



CITY COUNCIL

Kim Learnard, Mayor

Frank Destadio, Mayor Pro Tem | Laura Johnson, Post 1

Suzanne Brown, Post 2 | Clinton Holland, Post 3

SCAN FOR AGENDA
PACKET



Regular Meeting Agenda
February 1, 2024 | 6:30 PM
City Hall

1. **Call to Order**
2. **Pledge of Allegiance and Moment of Silence**
3. **Presentation**
 - A. Introduction of new President/CEO of the Fayette County Chamber of Commerce (Leonardo McClarty)
4. **Announcements, Awards, Special Recognition**
 - A. New Website Design (Yasmin Julio)
 - B. American Legion Post 50 Law Enforcement Officer of the Year and Firefighter of the Year
Law Enforcement Officer of the Year - Sergeant Brad Milstein
Firefighter of the Year - FF/AEMT Mitch Willis (Wayne Fowler, American Legion, Post 50)
5. **Public Comment**
6. **Agenda Changes**
7. **Minutes**
 - A. January 18, 2024 Regular Meeting Minutes
 - B. January 18, 2024 Executive Session Minutes
8. **Consent Agenda**
 - A. FY2024 Budget Amendment - Donation Acceptance for Portable Baseball Mounds
- Funding Source: Donation from the Peachtree City Little League.
9. **Old Agenda Items**
10. **New Agenda Items**
11. **Public Hearings**
 - A. 02-24-01 New Alcohol License - HOBNOB Tavern (Yasmin Julio)
 - B. 02-24-02 Annual Zoning Map and Zoning Ordinance Adoption (Robin Cailloux)
12. **Council/Staff Topics**

This agenda is subject to change at any time up to 24 hours prior to the scheduled meeting.

This meeting will be held in Council Chambers at City Hall.

A. Water Efficiency Code Update

13. Executive Session

14. Adjourn

It is the policy of the City of Peachtree City that all city-sponsored public meetings and events are accessible to people with disabilities. If you need assistance in participating in this meeting or event due to a disability as defined under the ADA, please call the City's ADA Coordinator, Dr. Teaa Allston-Bing at (770) 632-4276 or e-mail tallston-bing@peachtree-city.org at least three (3) business days before the scheduled meeting or event to request an accommodation.

This agenda is subject to change at any time up to 24 hours prior to the scheduled meeting.

This meeting will be held in Council Chambers at City Hall

City Council of Peachtree City
Meeting Minutes
Thursday, January 18, 2024
6:30 PM

Call to Order

The Mayor and City Council of Peachtree City met in regular session on Thursday, January 18, 2024. Mayor Kim Learnard called the meeting to order at 6:30 p.m. Others attending: Laura Johnson, Suzanne Brown, Clinton Holland, and Frank Destadio.

Pledge of Allegiance and Moment of Silence

Announcements, Awards, Special Recognition

A. Presentation of Award to the PTC Running Club for Runner Friendly Community by the Road Runners Club of America (RRCA)

The Mayor and Peachtree City Running Club President Shelly Collins announced that Peachtree City had earned the designation of Runner Friendly Community from the Road Runners Club of America. Shelly thanked the City, especially Public Safety and Public Works, for keeping Peachtree City a safe place for runners.

Public Comment

Resident Robin Brown said the owners of property adjacent to hers had graded their lot so that water was redirected onto her property, causing erosion and preventing the use of their pool. She cited several Code violations and asked Council to look into the matter. Her husband, Neil Jaffe, also reported that the neighbors had refused their offers of help through the hiring of engineers and added he was also unsatisfied with the City's response so far.

Cary Cook, noting that Council was planning to construct new pickleball courts at the Tennis Center, asked them not to close the courts at Braelinn as they had planned due to residents' complaints about noise. He said the Braelinn courts were needed to serve pickleball players on the south side of the city.

Agenda Changes

Minutes

A. January 4, 2024 Regular Meeting Minutes

Holland moved to approve the January 4, 2024, regular meeting minutes. Johnson seconded. Motion carried unanimously.

Quarterly Reports

A. 4th Quarter

The Mayor noted that the report said there had been more than 3,000 downloads of the Navigate PTC. Holland commended staff on creating an easy-to-understand format and urged citizens to go to the City website and take a look at the reports.

Consent Agenda

Destadio moved to approve Consent Agenda items A through C. Holland seconded. Motion carried unanimously. Learnard stated that they had just accepted a donation of \$12,494 from the Peachtree City Running Club for a freeze resistant water fountain at Battery Way.

A. FY2024 Budget Amendment - Donation Acceptance for Water Fountain

APPROVED 5-0

B. Amphitheater Stage Ceiling Reconstruction

APPROVED 5-0

C. Replacement of Grounds Leaf/Debris Loader

APPROVED 5-0

Old Agenda Items

None

New Agenda Items

A. 01-24-04 Fayette County Resurfacing IGA (0017812)

Public Works Director Jonathan Miller explained that the resurfacing of Huddleston Road was included on the County's 2019 Transportation Improvement Project (TIP) list, but, since that time, other projects had come up for Huddleston Road, including sewer and a left turn lane. It had become apparent that the road would have to be torn up and reworked for those projects, so it made no sense to pave Huddleston, then have to tear it up and repave it. Therefore, Miller continued, they were asking Council to remove the Huddleston paving project from the paving agreement.

Holland asked if they would lose the money if they did not repave at this time? Miller told him that the Federal money would go back into the TIP fund and could be used for other Peachtree City paving projects if there were cost overruns. Kelly Drive, McIntosh Trail, and Ebenezer were all earmarked for repaving in the TIP list. They could always apply for another TIP with the County when it was time to pave Huddleston. The City's estimated match of \$100,000 for Huddleston would be set aside in a special account for that purpose.

What was the timetable for Huddleston? Holland asked. Miller said the Water and Sewerage Authority (WASA) was planning for the running of sewer lines, which would require the road to be realigned in some places. There were plans for the adjacent cart path, and Miller said they had reached out to the Georgia Department of Transportation (GDOT) about new left turn lanes. The repaving would be done with the sewer project, he remarked.

What about the cost? Destadio asked. The \$100,000 was a 20% match, Miller stated, so the total cost would be around \$500,000.

Brown moved to approve New Agenda item 01-24-04 Fayette County Resurfacing IGA. Destadio seconded. Motion carried unanimously.

B. 01-24-05 Consider IMS Path Rating Proposal

This request was to replicate the City's street rating process with the cart paths by

employing Infrastructure Management Services (IMS) to conduct a survey of the 100 miles of paths to provide pavement condition indexes (PCIs), asset collection, and also allow for budget development for future paving. Right now, Miller explained, the paths were rated by multiple staff members going out in the field and conducting “windshield surveys,” which were very time-consuming and the ratings were subjective, although everyone did use a standard worksheet.

IMS would provide more objective data, using its equipment to look at pavement distresses, provide PCIs, project five-year models, and suggest prioritization of the paths for paving. It would capture all the path signage, showing where signs were and where they might be needed. IMS would also assess the paths for compatibility with the Americans with Disabilities Act (ADA).

The cost would be \$47,375 and that money would come from the 2023 Special Purpose Local Option Sales Tax (SPLOST), Miller stated.

Destadio moved to approve New Agenda item 01-24-05, IMS Path Rating Proposal at a cost of \$47,375. Holland seconded. Motion carried unanimously.

Public Hearings

A. 01-24-06 Sign Variance Request for 2801 Highway 54, Discount Tires

Planning and Development Director Robin Cailloux explained that this property was zoned General Commercial (GC) and was in the 54 Corridor Overlay District. GC properties were allowed a maximum wall area for a sign of 150 total square feet. The applicant was requesting a 184.7 square-foot wall sign and also had asked for an internally illuminated sign. The sign ordinance, Cailloux noted, prohibited internal illumination of a sign face, which is what was requested. Backlighting, sometimes called halo lighting, was permitted in the corridor, but the front face of a sign could not be internally illuminated.

Cailloux reminded Council that the sign variance criteria differed from the zoning variance criteria. The criteria required that the visibility of a conforming sign from the street be substantially impaired by existing trees, plants, natural features, signs building or structures and that placement of the sign elsewhere on the lot would not remedy the visual obstruction. Other criteria required that the visibility obstruction not have been created by the owner and that the variance would not create a safety hazard to pedestrians or vehicular traffic.

Mike Hammond of Apollo Signs represented the applicant, and he said Discount Tire had adopted a new format for its signage. It no longer used the linear format, but instead was stacking the words one above the other with “Discount” in large red letters and “Tire” in smaller letters below it. Code required that the square footage of each sign be calculated by drawing a rectangular box around the entire sign. But in this case, Hammond stated, there was a lot of dead space left over around the word “Tire,” so they were asking the calculate the square footage differently by

drawing the lines around the letters in each word.

He said the internal illumination was requested as a way to achieve more visibility by accenting the red and white colors in the logo. Halo lighting would substantially reduce that color difference.

The Mayor opened the public hearing. No one wished to speak either in favor or in opposition, and the Mayor closed the public hearing.

Brown moved to deny the request. Holland seconded.

The Mayor asked if any Council Member wished to comment, and Destadio said there appeared to be a lot of white space on the sign and asked if they could remove it in order to bring the sign into compliance. Holland said he had wondered about that, too. Cailloux explained that the white area he was referring to was part of the building itself, not the sign.

Holland said he did not like variances. He wanted to support commercial endeavors, but in this case, he could not because they could still stay within guidelines of the ordinance in regards to size. Brown noted that there was also the issue of the internal lighting, which she could not support, either.

Council voted unanimously to deny the requests.

Council/Staff Topics

A. City Council Retreat

Learnard announced that the annual City Council and Executive Leadership Team Retreat would be January 25 and 26 at Fayetteville City Hall.

City Manager Robert Curnow said they wanted to welcome Dr. Teaa Allston-Bing as the new Human Resources Director. Allston-Bing expressed her enthusiasm about the new position. Holland remarked that he took a class she taught through the Georgia Municipal Association and was much impressed.

Executive Session

Destadio moved to adjourn to executive session to discuss pending or threatened litigation at 7:09 p.m. Holland seconded. Motion carried unanimously.

Destadio moved to reconvene in regular session at 7:35 p.m. Holland seconded. Motion carried unanimously.

Adjourn

There being no further business, Holland moved to adjourn the meeting. Johnson seconded. Motion carried unanimously.

The meeting adjourned at 7:35 p.m.

Martha Barksdale, Recording Secretary

Kim Learnard, Mayor

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Robert Curnow, City Manager

FROM: Cathy Wilder, Recreation 1/23/2024
Paul Salvatore, Finance Director 1/23/2024
Justin Strickland, Assistant City Manager 1/25/2024

DATE: February 1, 2024

SUBJECT: FY2024 Budget Amendment - Donation Acceptance for Portable
Baseball Mounds

Recommendation:

Accept the donation from the Peachtree City Little League Association in the amount of \$15,294.00 and approve the budget amendment to add portable mounds to Peachtree Athletic Complex Baseball Fields.

Discussion:

Staff received a request to add portable mounds to baseball fields from the Peachtree City Little League Association. They wish to donate \$15,294.00 to pay for the mounds. Staff has received three quotes for the portable mounds and installation will be done to City standards with staff completing the work. The attached budget amendment accepts the \$15,294.00 in donations and budgets for the expense in the Neighborhood Parks Fund.

Budget Impact:

The attached budget amendment will increase both revenue and expense in the Special Revenue Neighborhood Parks Fund.

Attachments:

1. Budget Amendments for FY2024 - Donation PAC Baseball Mounds

CITY OF PEACHTREE CITY

BUDGET AMENDMENT

NUMBER 24-09

DATE 02/01/2024

[illegible]

NOW, THEREFORE, BE IT RESOLVED that this Council hereby amends the Fiscal Year 2024 Budget Resolution increasing both Revenue and Expense in the Neighborhood Parks Fund \$15,294 in order to budget for a donation from the Peachtree City Little League for new baseball mounds on the PAC fields.

Entered

Approved

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Robert Curnow, City Manager

FROM: Yasmin Julio, City Clerk 1/24/2024
Robert Curnow, City Manager 1/25/2024

DATE: February 1, 2024

SUBJECT: 02-24-01 New Alcohol License - HOBNOB Tavern

Recommendation:

Approve a new alcohol license for HOBNOB Tavern at 240 City Circle.

Discussion:

HOBNOB Tavern, 240 City Circle, has submitted a request for a new alcohol license. Mr. Nisan Yeremyan has requested to be appointed as the Licensee and Mr. Donald Gale Jr. has requested to be the License Representative.

The business location and both Mr. Yeremyan and Mr. Gale have met the requirements of the alcohol ordinance to be granted a license.

Budget Impact:

The budgetary impact of the alcohol beverage license will be positive. The applicant will be required to pay the annual fee for malt beverage, wine, and distilled spirits, which is \$5,000, plus \$500 for Sunday sales.

Attachments:

1. Redacted application
2. Sign



Office of the City Clerk

City of Peachtree City
 151 Willowbend Road
 Peachtree City, GA 30269
 Phone: 770-487-7657
 Fax: 770-631-2505
PeachtreeCityGA.gov

Application for Alcoholic Beverage License

Business Name: HOBNOB Peachtree City, Inc. d/b/a HOBNOB Tavern	Business Location: 240 City Circle Peachtree City, GA 30269	Number of Serving Bars: 1
Nature of Business: Restaurant	Mailing Address: [REDACTED] Polo Dr. Cumming, GA 30040	Business Phone Number: [REDACTED]
Name of Licensee: Nisan Yeremyan	Home Address: [REDACTED] Polo Dr. Cumming, GA 30040	Home/Cell Phone Number: [REDACTED]
Name of License Representative: Donald Richard Gale, Jr.	Home Address: 2 [REDACTED] Timberbrook Trace Marietta, GA 30066	Home/Cell Phone Number: [REDACTED]

Type of License:

Retail Consumption Dealer		Retail Package Dealer		Wholesale Dealer		Manufacturer	
Malt Beverage	☒	Malt Beverage	☐	Malt Beverage	☐	Malt Beverage	☐
Wine	☒	Wine	☐	Wine	☐	Wine	☐
Distilled Spirits	☒	Distilled Spirits	☐	Distilled Spirits	☐	Distilled Spirits	☐
Sunday Sales	☒	Holidays	☐		☐		☐

Please complete information below (use separate sheet if necessary):

Name: Individual Owner's Name, Partners' Names, Corporation Name, and name of Contact Person regarding License Changes, Taxes, etc.	Address: Please provide Home Addresses for the individuals listed	Phone Numbers: Please provide Home and Business Phone Numbers for individuals listed
Nisan Yeremyan 100% owner	[REDACTED] Polo Dr. Cumming, GA 30040	[REDACTED]

Contact Person:

Nisan Yeremyan

E-mail Addresses for License Applicant(s):

sean@hobnobatlanta.com

Is any person who owns an interest in the Alcohol License an employee of the City of Peachtree City? YES/NO

If YES, please provide name of employee: _____



ALCOHOLIC BEVERAGE LICENSE APPLIED FOR
HOBNOB Tavern
Hearing before City Council of the City of Peachtree City
On the **1st** day of **February 2024** at **6:30** p.m.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Robert Curnow, City Manager

FROM: Robin Cailloux, Planning Director 1/24/2024
Justin Strickland, Assistant City Manager 1/25/2024
Robert Curnow, City Manager 1/25/2024

DATE: February 1, 2024

SUBJECT: 02-24-02 Annual Zoning Map and Zoning Ordinance Adoption

Recommendation:

Re-adopt the Official Zoning Map and Zoning Ordinance.

Discussion:

The purpose of this agenda item is for Council to officially re-adopt the Peachtree City Zoning Map and Zoning Ordinance. These documents have been readopted annually by the City Council to ensure their validity and legal standing.

The Official Zoning Map and Zoning Ordinance have been updated as appropriate to reflect all map amendments adopted during calendar year 2023. No additional zoning map or text changes are included with the adoption of this ordinance.

Budget Impact:

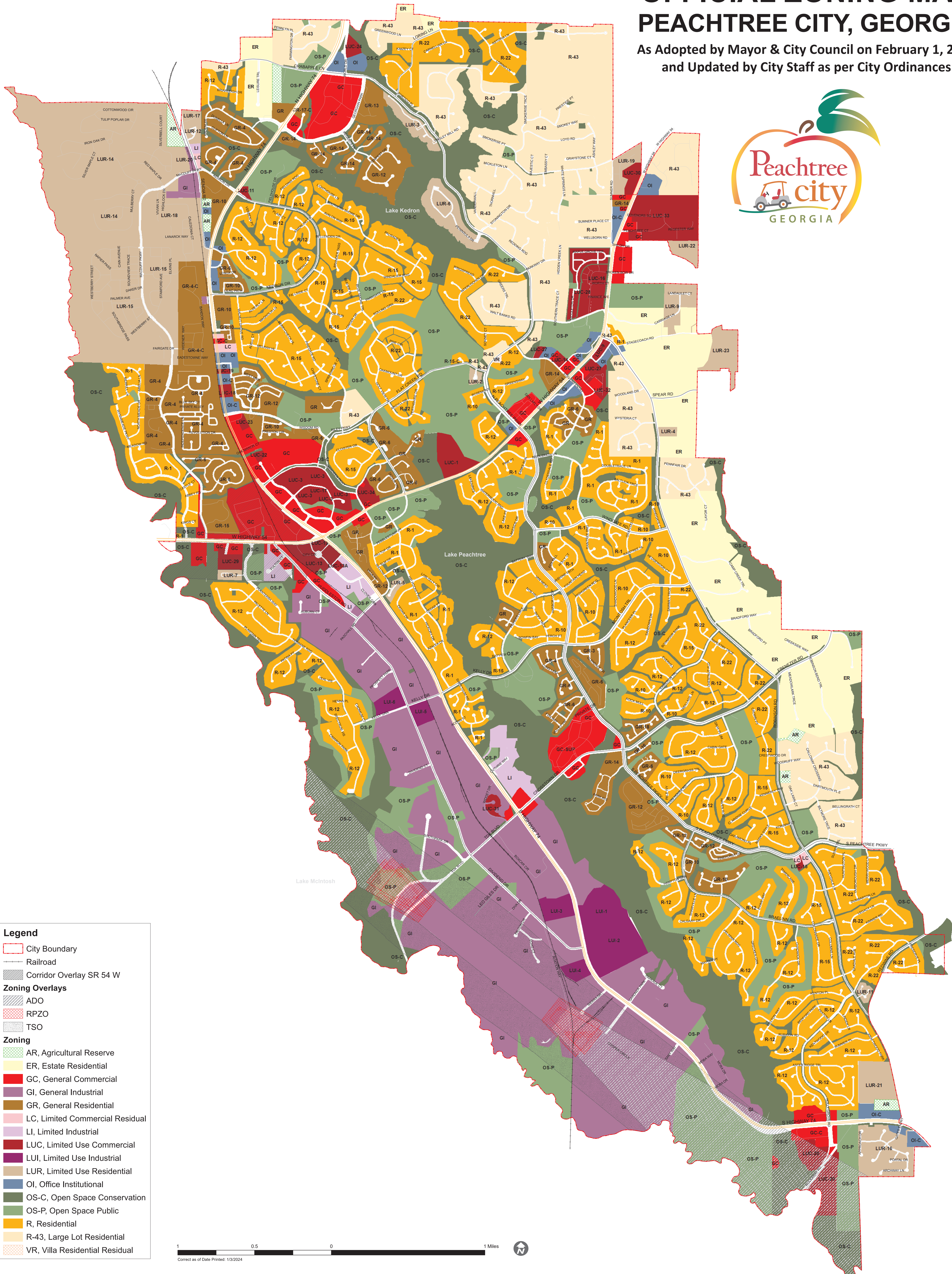
There are no budget impacts associated with this request.

Attachments:

1. Official Zoning Map 2024
2. Ordinance

OFFICIAL ZONING MAP PEACHTREE CITY, GEORGIA

As Adopted by Mayor & City Council on February 1, 2024
and Updated by City Staff as per City Ordinances



Legend

City Boundary

Railroad

Corridor Overlay SR 54 W

Zoning Overlays

ADO

RPZO

TSO

Zoning

AR, Agricultural Reserve

ER, Estate Residential

GC, General Commercial

GI, General Industrial

GR, General Residential

LC, Limited Commercial Residual

LI, Limited Industrial

LUC, Limited Use Commercial

LUI, Limited Use Industrial

LUR, Limited Use Residential

OI, Office Institutional

OS-C, Open Space Conservation

OS-P, Open Space Public

R, Residential

R-43, Large Lot Residential

VR, Villa Residential Residual

**AN ORDINANCE TO AMEND THE PEACHTREE CITY ZONING ORDINANCE,
SPECIFICALLY ARTICLE IV, ENACTMENT CLAUSE, AND
ARTICLE VII SECTION 702 DISTRICT BOUNDARIES,
TO FORMALLY ADOPT THE PEACHTREE CITY ZONING ORDINANCE
AND THE PEACHTREE CITY OFFICIAL ZONING MAP,
AND FOR OTHER PURPOSES**

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF PEACHTREE CITY, and it is hereby ordained by authority of the same, that:

Section1. Article IV – Enactment Clause of the Peachtree City Zoning Ordinance be amended as follows:

In accordance with an adopted land use and thoroughfare plan for the development of a new town and in pursuance of authority granted by the State of Georgia General Planning and Zoning Enabling Act of 1957, as amended [Zoning Procedures Law, O.C.G.A. § 36-66-1 et seq.], the City Council of the City of Peachtree City, Georgia, does hereby ordain and enact into law the articles and sections of this ordinance for application to the entire incorporated area of Peachtree City, Georgia.

The zoning map, dated ~~February 2, 2023~~ February 1, 2024 is hereby adopted as the official zoning map as a part of this zoning ordinance by the City Council of the City of Peachtree City, Georgia.

Section2. Article VII, Section 702 – District boundaries of the Peachtree City Zoning Ordinance be amended as follows:

The location and boundaries of each zoning district are as shown on the "Official Zoning Map of Peachtree City, Georgia." The city zoning map, dated September 12, 1977, as amended is hereby updated and replaced by the city zoning map dated ~~February 2, 2023~~ February 1, 2024. The zoning map dated ~~February 2, 2023~~ February 1, 2024 is hereby adopted and by such adoption all properties in the city are hereby zoned to the zoning classifications indicated for such properties on said map until such time as said property may be rezoned to some other zoning classification.

A copy of the zoning map shall be kept on file in the office of the city clerk, and preserved by the city clerk. It shall be the express duty of the city clerk or someone authorized by the city clerk, to replace the zoning map as it is amended by the city council. A copy of the zoning map shall be available for all persons desiring to examine it and shall be considered the official zoning map of the city.

As properties are rezoned, it shall be the express duty of the city clerk or their designee to make the authorized rezoning changes such that the zoning map reflects the changes authorized by the city governing authority. A copy of the zoning map shall be

available for all persons desiring to examine it and shall be considered the official zoning map of the city.

Section 3. All ordinances or parts thereof which conflict with the provisions of this ordinance are, to the extent of such conflict and except as hereinafter provided, hereby repealed.

Section 4. Should any provision of this ordinance be declared invalid by a Court of competent jurisdiction, such decision shall not affect the validity of this ordinance as a whole or any provision thereof other than the provisions specifically declared to be invalid. The City Council declares that it would have passed this ordinance and each subsection, sentence, clause and phrase thereof, irrespective of the fact that any one or more subsections, sentences, clauses or phrases may be declared invalid.

Section 5. This ordinance shall be in full force and effect upon its official adoption by the City Council.

Done, Ratified, and Passed this 1st day of February, 2024.

Kim Learnard, Mayor

Laura Johnson, Post 1

Suzanne Brown, Post 2

Clint Holland, Post 3

Frank Destadio, Post 4

Attest: _____
City Clerk