

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.

Meeting Video Link: https://www.youtube.com/watch?v=S_psxWpv8s0

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