



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

May 2, 2024 | 6:30 PM

City Hall

1. **Call to Order**
2. **Pledge of Allegiance and Moment of Silence**
3. **Announcements, Awards, Special Recognition**
4. **Public Comment**
5. **Agenda Changes**
6. **Minutes**
 - A. April 18, 2024 Regular Meeting Minutes
 - B. April 18, 2024 Executive Session Minutes
7. **Quarterly Reports**
 - A. January 2024 - March 2024
8. **Consent Agenda**
 - A. FY2024 Budget Amendment - BSA Software Cloud Conversion Agreement
- Funding Source: 100-1505-579142 Contingency - Information Systems
 - B. FY2024 Budget Amendment- Engineering Services
- Funding Source: 100-0000-389025 Surplus Carryover
 - C. FY2024 Budget Amendment - 2024 Walmart Local Community Grant
- Funding Source: 210-3210-531175 - PD Grants/Donation Fund - Operating Supplies
 - D. FY2024 Budget Amendment- TJX Law Enforcement Grant
 - E. FY2024 Budget Amendment - Sunset Sounds Sponsorships
- Funding Source: 100-6100-347960 - EVT-0082 - Sponsors - Sunset Sounds
 - F. FY2024 Budget Amendment - CVB Incentive Fund
- Funding Source: CVB Reserve Fund
 - G. Approve the annual renewal contract of a budgeted maintenance agreement for medical equipment.
- Funding Source: 100-3600-522200 Emergency Medical Services Equipment Repair & Maintenance
9. **General Discussion**

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. Administrative Variance Ordinances (Clint Holland)
- B. Certification of Compliance with O.C.G.A. 36-80-23 (Suzanne Brown)

10. Old Agenda Items

11. New Agenda Items

- A. 05-24-01 FY2025 Non-Profit Funding - Fayette County Council on Domestic Violence, Inc. d/b/a Promise Place
 - Funding Source: FY2025 100-1505-572020 Non-Divisional Payment to Non-Profit Organizations if approved.
- B. 05-24-02 FY2025 Non-Profit Funding - Fayette Senior Services, Inc.
 - Funding Source: FY2025 100-1505-572020 Non-Divisional Payment to Non-Profit Organizations if approved

12. Public Hearings

- A. 05-24-03 New Alcohol License - Flare Bourbon - 21 Eastbrook Bend, Suite 226 (Kamilla Hubner, Applicant)
- B. 05-24-04 Variance request from side setback, 838 Carnellian Lane (Jerry and Joanne Olin, Applicants)
- C. 05-24-05 Variance request from maximum fence height, 101 Cockspur Road (Bryan Bureau, Applicant)

13. Council/Staff Topics

14. Executive Session

15. 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, April 18, 2024
9:30 AM

Call to Order

The Mayor and Council of Peachtree City met in regular session on Thursday, April 18, 2024. Mayor Kim Learnard called the meeting to order at 9:30 a.m. Council members attending: Laura Johnson, Suzanne Brown, Clinton Holland, and Frank Destadio.

Pledge of Allegiance and Moment of Silence

Announcements, Awards, Special Recognition

A. Georgia Cities Week Proclamation

The Mayor read a proclamation declaring that the Georgia Municipal Association (GMA) had designated April 21-27 at Georgia Cities Week. She noted that City government was the government with the most impact on citizens.

Presentation

A. Police Department CALEA presentation

Police Chief Janet Moon presented the results of the Police Department's review by the Commission for Accreditation of Law Enforcement Agencies (CALEA). She gave a little background on CALEA and why this voluntary accreditation process was important to the department and its mission of delivering professional public safety services, noting that she currently served as a CALEA Commissioner on a national level. Peachtree City's was an Advanced Law Enforcement Accreditation department, which Moon explained meant they subscribed to 461 standards set by CALEA, as opposed to Tier One Accreditation, which had 180 standards.

Peachtree City Police Department had been accredited since 1992, and this was its 10th Meritorious Accreditation Award under the Gold Standard Assessment. Moon noted the immensity of this achievement, saying it was a testament to the men and women in the organization who had been doing this for so long. Of the 18,000 agencies in the United States, just 789 were accredited with CALEA. Only 29 of the 650 agencies in Georgia were accredited, Moon added. The benefit to citizens, she stated, was that the constant review required for accreditation enabled the Police Department to pick up on trends, patterns, or problems while they were small.

Lt. Kay Crider served as the Department's accreditation manager, in charge of keeping the process on track, and Moon presented her with a certificate of appreciation. As a CALEA Commissioner, Moon then presented the Department with its official certificate of advanced accreditation.

B. Peachtree City Fire Rescue ISO Class 1 Presentation

Fire Chief Clint Murphy reported that the Peachtree City Fire-Rescue Department had received a Class 1 rating from the Insurance Services Office (ISO). He read the department's mission statement, which said they were committed to providing quality emergency services through community education, prevention, and effective emergency response. Only 1% of the fire departments in the U.S. achieved the Class 1 ranking. The class was based on the Public Protection Classification standards. Emergency communication made up 10% of the ranking, while water supply accounted for 40%. That meant 50% was left up to the Fire Department.

However, there were also divergence points, which were penalty points, to consider. If water supply and communications ranked higher than the department's performance, penalty points were deducted for not moving together at the same rate. A department's rating was based on 100-point scale with five bonus points. Peachtree City's scores for emergency communications and water supply went up from the 2016 assessment, but the Fire Department went down by five points, which meant they were assessed three penalty points. Murphy said he would explain why and what they had already done to correct this. He again emphasized Peachtree City was still an ISO Class 1; nothing was lost during this process.

There were three main areas where they did not get as many points as possible, Murphy related. One was for ladder service, which looked at how ladder trucks were distributed throughout the city. Another was in the deployment analysis, which dealt with the location of fire stations. Personnel was the third area of deficiency.

Murphy presented a map showing Peachtree City's fire stations and the 2.5-mile areas they covered under ISO. Station 81 had the sole ladder truck. ISO's requirement was that they have three ladder trucks, and an assessment done by a company that was helping with the purchase and location of a new aerial truck agreed with that. He indicated where these trucks should be located but acknowledged the expense. A new aerial for the southside station had been ordered, and they intended to move the existing one to the north side. That would provide the most coverage based on data from the assessment and gain points on the next ISO evaluation.

Another map showed the deployment of Peachtree City's four existing fire stations, and the areas within a 1.5-mile distance, rather than 2.5 miles. Ideally, there would be six stations, with new stations in the north and in the south. Voters had approved those stations in the 2023 Special Purpose Local Option Sales Tax. Why were these new stations needed? Murphy presented photos that showed MacDuff Parkway under construction in 2016 and compared it with a photo of how it looked today. He did the same with a 2015 photo of the Cresswind area compared to the current massive development. He noted that did not include Everton or the townhome developments on MacDuff. This area was a small city within Peachtree City, and that was why they were putting a fire station there.

Murphy did the same with photos from the southside that showed the area of Mill Farms and The Gates. Where there were five horse farms in 2015, there soon would be 74 homes when Mill Farms was finished. The Gates had been completed in that timeframe. He showed how the Somerby senior community had grown and noted that emergency medical services (EMS) was called to Somerby every day.

How many people did it take to cover this? There were 17 people needed to fight a fire in a 2,000 square foot home. Murphy said they ran with 21 people on duty on average, which gave them some slack for ambulance calls.

In 2016, Murphy explained, there was a thriving volunteer program with 30 to 35 people, but now it had dwindled to one person. There were 27 or 28 part-time staff then; now it was three. They had tried and failed to hire new part-timers, so those positions had been converted to full-time. Also, people were out due to injury at all times. However, Murphy noted that hiring was easier now because the labor market was improving and also because Council had voted to increase salaries last year.

Murphy credited his staff, along with Council support, for them being able to hang on to the Class 1 rating, which required a score of 90. He pointed out the points gained in the Community Risk Reduction category, with efforts headed by Josh Teal in increasing social media activity and education. A newsletter, funded by the Peachtree City Firefighter Foundation, was sent to every residence in the city last fall.

Having a Class 1 rating meant Peachtree City homeowners paid the lowest fire insurance rates. Peachtree City was one of just 503 ISO Class 1 departments in the United States; there were just 24 in the state. Murphy thanked Council, staff, and the community for helping them maintain this rating and presented each Council member and the City Managers with one of the shields that went on the firefighters' helmets.

Destadio asked when the next assessment was? Murphy said typically it was every four or five years, although COVID delayed the assessment this time by a couple of years.

Public Comment

Steve Brown said four of the current Council members ran as fiscal conservatives; however, they were raising taxes and restricting free speech and public participation. He asked what citizens should expect from the budget that was being prepared now, commenting that voters had approved the SPLOST, but then learned it did not include a needed \$10 million of maintenance items. He also mentioned that the citizen recreation commission was being disbanded and said he felt citizens had no input in the recreation master plan that was being developed. He urged Council to listen to citizens.

Sue Reed said she oversaw the Fayette-Peachtree City Pickleball Club training program. Tyrone had allowed the club to use their facilities for free beginning training sessions, and she was asking Peachtree City to allow them to use four courts at Kedron Fieldhouse for two hours each week. The club would provide certified instructors and equipment. Pickleball Club President Loyd Smith echoed Reed's call for training sites, saying there was a need and a desire. He was aware new pickleball courts would be built in the future, but the city could provide courts for training now. The club would be willing to work with the Recreation Department on this, Smith added.

Joe Campbell said he served on the Convention and Visitors Bureau (CVB) and wanted to commend the CVB staff for the job they did on the recent Hops & Props event and for their work in bringing the city together through such events. He said he was looking forward to more community activities in the future.

Rebecca Thomas thanked Council for having a morning meeting and for listening to comments about Picnic Park. She said she hoped a free public splash pad could be installed on the site of the former All Children's Playground. The current splash pad was small and charged a user fee. Fayetteville and Newnan's splash pads were free to all users.

Caroline Bena also asked Council to remove the user fees at the splash pad. She had heard that user fees deterred people from other cities for using the splash pad, but she felt it deterred some residents from using it as well. Like Thomas, Bena said she, too, drove to Fayetteville and Newnan to use their splash pads and would welcome people from other cities coming to Peachtree City to use theirs. Maybe they would stay around to buy lunch or gasoline from a local business.

Jason Pohl talked about the new agenda process adopted by Council at its previous meeting. Pohl remarked that Council members Brown and Holland, and also citizen Steve Brown, had objected, saying this violated First Amendment rights. Pohl rebutted that no one's First Amendment rights had been violated, citing the fact that he was standing in front of them and speaking at that moment. He said the Mayor had responded to every email he had ever sent her. He was allowed to comment at public hearings. If someone had a good idea, two other Council members should support it. He also added that they were a representative democracy, not a direct democracy.

Blake Hayes thanked the Police Department for enforcing the school zone on Robinson Road. He asked Council to consider some things to help the Police. Robinson Road was zoned for 40 mph except in the school zones. To drop the speed limit to 25 for the school zone, State law said a warning sign advising of a school zone ahead had to be posted in advance, but there was not enough distance from the intersection with SR 54 and Robinson Road to post a sign. That meant the school zone started at the intersection of Robinson and Speer and ended at the Methodist church before the turnoff to the school. This could be eliminated if Council reduced the speed limit on this portion of Robinson to 35 mph, which would eliminate the need for the warning sign since the speed limit was being reduced by just 10 mph. Hayes also asked Council to

consider signs with flashing yellow lights to advise drivers of a school zone.

Agenda Changes

Destadio moved to pull item D out of the Consent Agenda and put it as a New Agenda item. Holland seconded. Motion carried unanimously.

Minutes

A. April 4, 2024 Regular Meeting Minutes

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

Consent Agenda

Holland moved to approve Consent Agenda items A, B, C, E, and F. Destadio seconded. Motion carried unanimously.

A. FY2024 Budget Amendment- Sunset Sounds Sponsorship

APPROVED 5-0

B. FY2024 Budget Amendment and Intent to Finance - Police Vehicles

APPROVED 5-0

C. Consider Path Easement from Peachtree City United Methodist Church

APPROVED 5-0

D. Reclassifications & Position Title Changes for Human Resources, CVB and Finance

Moved to New Agenda Item

E. Consider ADA Transition Plan Submittal to GDOT

APPROVED 5-0

F. Integrity Fusion Stormwater Facility Maintenance Agreement

APPROVED 5-0

Old Agenda Items

None

New Agenda Items

A. CA - D (From Consent Agenda) Reclassifications & Position Title Changes for Human Resources, CVB and Finance

Destadio asked Interim City Manager Justin Strickland to recap the costs. Strickland said the Human Resources position would be a 10% increase, coming to \$3,921.90 for the rest of this year and \$8,157.55 for the next fiscal year. The CVB position, which would be paid out of the CVB fund, would see a 5% position increase, which equaled \$1,351 for this year and \$2,810.08 for the full fiscal year. The Finance position was also a 5% increase, coming to \$1,785.14 for the balance of the year and \$3,714.34 for the full fiscal year. A budget amendment was not required, Strickland noted, saying all the costs were covered because of vacant

positions.

Destadio moved to approve as read. Holland seconded. Motion carried unanimously.

Public Hearings

None

Council/Staff Topics

A. GDOT Town Hall commendation

Learnard commended staff for coordinating what she deemed an “amazing” town hall on April 16 with City Engineers and the Georgia Department of Transportation. More than 200 people registered to attend.

B. Reminder about the upcoming morning meetings

Learnard said there would be morning Council meetings again on May 16 and June 20, and she hoped to see good attendance.

C. Celebration of Service for Robert Curnow

This was City Manager Robert Curnow’s final meeting, Learnard remarked, noting that when Curnow arrived in 2023, he brought 30 years of municipal government experience in a broad range of areas, including information technology and cybersecurity. She recalled that his first task was leading Council in a re-review of a comprehensive pay and benefits study that had not been fully implemented. The implementation of this study had bolstered staffing in every department, Learnard continued.

By summer, he had scrubbed each department’s budget, met with City leaders, and uncovered \$10 million of previously unidentified and deferred maintenance items. Learnard said he had the leadership and courage to bring this to their attention so they could start fixing what needed to be fixed. One of the first things they did when Curnow arrived was to purchase Zencity, which staff now used on a regular basis to poll citizens and get their feedback. Finally, she said, Curnow had built a cohesive staff and Council team and inspired them to work together on the vision of “uncompromised excellence.” Learnard told Curnow he was an amazing leader, mentor, and friend, and all they could say was “thank you.”

Destadio thanked Curnow for being a good friend and mentor and had led them through some tough times with a bit of levity.

Holland commended Curnow for working with five strong personalities on Council last year. He noted that Curnow showed him how to be a productive Councilman and had become a good friend. However, he was sure the team left behind would keep them in good hands.

Brown said she regretted no longer being able to tap into Curnow’s experience and

knowledge. She, too, said two fine people would be stepping into the void Curnow was leaving.

Johnson noted she had been on Council just three and a half months, so the first changes she noted when Curnow arrived were as a citizen, and she said they were obvious, mentioning the upswing in social media, newsletters, and other outreach to citizens. She commented on the Peachtree City 101 classes he had been conducting so residents could gain a better understanding of how government worked. Johnson said she had never heard a negative comment about Bob Curnow.

Curnow responded that he was honored and humbled to have had this opportunity to work with the talented women and men of Peachtree City, and he knew they would be in good hands going forward. He thanked staff for their support and said he would miss everyone.

Learnard said a reception in Curnow's honor would follow the meeting.

D. Need for discussion on administrative variance ordinances 1203 and 1204

Holland said he wanted to discuss Ordinances 1203 and 1204; those dealt with administrative zoning variances. Ordinance 1203 decided what type of variance was needed, and 1204 went into the details. Holland was requesting this be placed on a future Council agenda so they could discuss it further.

The administrative variance, he continued, allowed things that were not in the best interest of land planning and zoning. He noted that rear setbacks could be changed if it did not exceed 50% of the requirement, parking spaces could be decreased by 25%, and fence heights could be increased by 24% under an administrative variance. This was all done by a three-member committee consisting of the Zoning Administrator, City Manager, and one Council member. Variances should be done only on the dais, Holland asserted.

The administrative variance was adopted in December 2021, and Holland showed the number of all variances over the past four years. The number that came before Council remained steady at about 10 to 14 a year. There had only been three administrative variances granted before the ordinances were adopted in 2021, but there were nine in both 2022 and 2023, and three already in 2024, he reported.

Peachtree City had been well-served by detailed zoning and land use plans for decades, Holland remarked. He said the cause of the large increase in the numbers of administrative variances should be investigated by Council. He then made a motion that Administrative Variance Ordinances 1203 and 1204 be added as an agenda item at the next City Council meeting, May 2, 2024.

City Attorney Ted Meeker told him there was no need for a motion; he just needed

two other Council members to agree. Holland rescinded his motion and asked for a consensus to put this on the May 2 agenda for discussion.

The issue, Learnard commented, was did they think it was worth spending staff time on this? She said Holland had presented some good information, and she would like to sit down with him and discuss this before they gave staff direction to work on it.

That would be fine, Holland replied, but the issue now was putting this topic on the next meeting's agenda. Learnard said she saw the issue as being if they wanted to direct staff to spend time getting data on this. Holland again stated he was looking for two people to join him and put it on the May 2 agenda. A little staff time would be needed, but there would be discussions among the five Council members before that meeting, he commented.

Brown said she was in total agreement that this should be on the next agenda. Johnson asked if Holland wanted them to vote on a solution at the next meeting or just have a discussion?

Holland stated he wanted it on the agenda for investigation and discussion. They might not make a decision at that meeting or decide a workshop was needed. He just felt this needed to be discussed on the dais.

If this was something Council wanted to pursue and vote on at the next meeting, Meeker said, they would be initiating a text amendment to the Zoning Ordinance, which then would go to the Planning Commission for a public hearing. That could be the action taken at the next meeting, but, as he understood it, Holland was asking only for a discussion. Holland agreed, saying he was trying to follow the new rules Council had adopted.

Destadio explained that nothing could be voted on until it went to the Planning Commission. Holland had brought up some good information, but there would be a cost for the staff time to make these changes. Everything had a cost, and they needed all the information to make a smart decision.

Holland said this information on the number of variances was easily determined, although he agreed that the cost of implementing changes would have to be looked into by staff, but he said that should take very little staff time.

One of the points of the changes they made at the last meeting was that they would have the opportunity to talk to one another, the Mayor commented. This would allow for investigation and to figure out what they wanted to do. She said she would like to see this on Council/Staff Topics at the May 2 meeting because they would know by then what was not working under the current ordinance.

Brown stated that under the new rules they could bring something forward during

Council/Staff Topics and determine if it would be put on an agenda. The idea was not to have discussions behind the scenes before it was brought to the public dais.

She then read a statement:

"2024 04 18 Administrative Variance Comment to Council

I believe the Administrative Variance Ordinance Sections 1203 and 1204 need to be revised, or possibly rescinded completely.

I've wanted the revision since last summer when this issue was addressed by Councilman Holland.

I have several issues with the current ordinance as written:

It establishes a "fast-track" application for a homeowner to apply for:

- a- approval for a zoning violation built by a former owner,
- b- up to a 50% reduction of the rear setback on their property. That fact alone is the equivalent of negating the mandatory compliance with the rear setback for 13,000 residential units, and properties in the city.
- c- a decrease of up to 25% of a setback (front, side or rear) if the property adjoins a publicly-owned property and there is no other location for a proposed building expansion
- d- a decrease of up to 25% in the minimum number of parking spaces required by the parking ordinance
- e- an increase in the maximum height of a fence or wall with certain conditions.

Unfortunately, as it is written, Section 1204 allows for a three person committee to approve far too much.

I also object to any requirement that an applicant, must obtain letters of approval from their neighbors.

It's unfair to either require or allow a neighbor to have the power to either help approve or help deny a variance. I believe City Council should retain that responsibility.

Additionally, I attended an administrative variance meeting yesterday for a property I felt fell into category "c" because it adjoins a city-owned green belt. That would maximize the setback reduction to just 25%.

The planning Director interpreted the ordinance differently and justified that as written the ordinance used the word "or" in such a way that the applicant was permitted to apply under section "a" which allowed a 50% reduction in the rear setback.

I disagreed, but was out-voted by the Planning Director and the City Manager.

The lack of clarity in the ordinance is a problem.

The inability for us to agree on the classification of the application indicates a fundamental issue with the ordinance itself.

Furthermore, when it was modified in December 2021, there was a claim that the number of variance public hearings would be reduced as some applicants would qualify for an administrative variance instead.

The statistics showing the number of "variances by council" prior to the ordinance in 2020 and 2021 were 10 and 14, respectively. And after the ordinance was changed, we saw 11 and 13 in 2022 and 2023, respectively.

Those numbers show no reduction at all. There were 24 in the 2 years prior and 24 in the 2 years after the ordinance was changed.

The number of "Administrative Variances" was 3 in the 2 years prior, versus 18 in the 2 years after the ordinance was changed.

That is a significant increase in fact it's 6 times as many!

The prediction that the last ordinance change would save staff time, was wrong.

The last changes to this ordinance in December 2021 were a vast over-reach that is far too liberal in granting latitude away from compliance with our zoning setbacks, fence height and parking spaces required.

Additionally, the drawings in the application I reviewed yesterday had other inconsistencies between the plat drawing and the narrative they submitted. It claimed only the deck stairs would infringe into the setback, but showed a major section of the proposed new deck extending into the setback. It didn't clearly indicate exactly what would be built into the setback, or how far.

In contrast, I believe that having a full Public Hearing with our elected officials acting in their "quasi-judicial" capacity when holding the hearing allows them to ask specific questions that cannot be asked the way the current process is done.

From a legal standpoint, I question the advisability of the Director of Planning and Development being part of the approval process after they have had numerous conversations with applicants, guiding them through the application process. How does that comply with the quasi-judicial hearing requirement for a variance?

For all the reasons I outlined, the ordinance truly needs to be revised or rescinded."

Holland then said he was following the new policy that had been established at the last Council meeting. It said a Council member could bring an item forward for a consensus to get it on an agenda. They could find out the cost, so he was asking for a consensus to get it on the agenda, saying they could use this as an example of what it would take to follow through on a small change like this. He understood it would have to go to the Planning Commission, but right now he was following the rules and asking it be placed on the agenda.

Johnson said the ordinance did not require that a requested item be on the next agenda. Was there a recommended amount of time? Strickland said the question from staff was what did they want changed? Staff would do whatever Council directed them to do but needed to know what text changes they wanted.

Holland said he had submitted his suggestions for text changes to staff and Council a few weeks previously. Others might have other ideas, and that was why they needed to discuss this so they could determine if it had to go to the Planning Commission or come back to Council.

Any zoning ordinance change had to go through the Planning Commission, Destadio pointed out. Meeker said if this did appear on the agenda, the vote would be to initiate a text amendment, and that would start the process.

Brown said they needed the proposed changes submitted in the correct format as an agenda item.

Learnard asked Meeker to repeat his statement. He said if a majority of Council agreed to change this, it would have to be through a vote to initiate a text amendment to the Zoning Ordinance. That would then be referred to Planning Commission for a public hearing, and there were notice requirements for that, then notice requirements for the public hearing with Council. They could vet the red line changes that Holland was interested in, and staff could take that as a starting point. There might be issues from Planning, Administration, or Legal, but Council could start by debating those changes or adding others. He said it wasn't overly complicated.

With that as the starting point, Strickland said, this could be on the next agenda or a future one.

Johnson noted that she was already aware of how her fellow Council members felt about this, so this did not come as a surprise. She said Holland brought forth some good information and provided a sound starting point for discussion. Learnard and Destadio agreed.

E. Resolution against becoming a sanctuary city

Brown then said she wanted to discuss passing a resolution that declared that Peachtree City was not a sanctuary city.

She read from a prepared statement:

"2024 04 18 Need for a Resolution that Peachtree City is NOT a sanctuary city

Since being elected and sworn in as a Peachtree City Councilman I have wanted to address a serious matter that potentially threatens the safety and security of every citizen in Peachtree City.

I believe we, as the governing authority in Peachtree City have a duty and obligation to our citizens to declare that we are not a "sanctuary city".

This can be done by explicitly stating our position on immigration enforcement and cooperation with federal immigration authorities.

This can be done through a resolution, ordinance, or public statement by the city's leadership. The specifics may vary depending on the city's policies and practices, but the declaration should make it clear that Peachtree City will:

- NOT limit our cooperation with federal immigration agencies, and will
- NOT prohibit local law enforcement from inquiring about or enforcing immigration laws.
- Not prevent the detention of individuals based solely on their immigration status.

"NON-Sanctuary cities" declare that they will NOT restrict their police officers from sharing information with or assisting federal immigration authorities.

I think the Peachtree City Council should mandate that our officers cooperate with federal authorities in all immigration related matters;

As we make our declaration on these issues, we need to clearly communicate our declaration to our citizens, as well as to all local law enforcement agencies, including Fayette County Sheriff's office, Coweta County Sheriff's office, the Fayetteville Police Department, and other federal immigration authorities.

In doing so, we will ensure clarity and consistency in Peachtree City's approach to immigration.

We all know that Peachtree City is a planned community that has historically supported the safety and security of its' citizens, embraced a commitment to education and good schools, and fostered a high quality of life through a commitment to maintaining greenspace.

The state of Georgia does not embrace sanctuary cities. Yet many cities do and they are suffering because of it.

On March 6, 2024, Lieutenant Governor Burt Jones clearly stated the need for

HB301 to be passed by both the Georgia House and Senate to bolster enforcement of Georgia's existing law against sanctuary cities by rescinding sovereign immunity and immediately cease state funding for local governments that engage sanctuary policies.

Our Lieutenant Governor made that statement following the tragic murder of Laken Riley in Athens in February.

Lt. Governor Jones pointed out the Athens-Clarke County on March 6, 2024 when he said, "Athens-Clarke County local officials failed to protect the greatest asset that their county has: the students at the University of Georgia. Instead, they favored a radical agenda that puts the interests of illegal immigrants ahead of the citizens of Athens Clarke County. They, along with Joe Biden and Washington Democrats who have fought to open our borders to an invasion from illegal immigrants, are responsible for every action by every illegal immigrant they've allowed to live freely in our communities. As part of our ongoing commitment to protect Georgians, we are taking a stand against those who attempt to implement sanctuary policies that violate the law and harbor criminals."

Sadly, HB 301 did not clear the house and senate prior to the end of our legislative session. That means that we need to protect our citizens.

I believe that everyone currently sitting on the Peachtree City Council supports the safety and security of our citizens.

If Non-Government Organizations (NGO's) bring illegal immigrants to Peachtree City, it potentially endangers every citizen.

As someone whose mother was brutally murdered in 1977, I can tell you that the belief that it will never happen to you or your family, disappears in an instant. And like Laken Riley's family, I've had to live with the heartache and tragedy for the rest of my life.

- The hotels in Peachtree City are close to housing, senior living, and public schools.
- We do not have "public transportation".
- Illegal immigrant "squatters" are destroying Atlanta.
- Supporting illegal immigrants is bankrupting many cities across America.
- Not one dollar of our city budget should be spent to support illegal immigrants.
- We have a legal obligation to protect our citizens.
- That can be achieved by taking decisive action now.

I support legal immigration. I do not support illegal immigration. With over 10 million illegal immigrants entering the US in the last three years, we need to protect ourselves.

Peachtree City needs to declare that:

- we will NOT LIMIT our cooperation with federal immigration agencies
- we will NOT PROHIBIT our police department from inquiring about or enforcing immigration laws, and
- we must make it completely clear to every member of the Peachtree City Police department that they MUST enforce this policy to protect our citizens.
- we will Not prevent the detention of individuals based solely on their immigration status.
- we will support all federal immigration laws.

We need to declare that Peachtree City is NOT a sanctuary city.

I think we need to call an Special Session so that this issue can be discussed and approved by Peachtree City as an agenda item.

And, we need to do this now !

Truth be told, Peachtree City needed to do this three years ago. The threat to our citizens and our security is real.

Our citizens rely on us to protect them. We need to act.

To that end, I hereby make a motion that we place this issue on our next agenda and pass a Resolution to declare that Peachtree City is NOT a sanctuary city."

Learnard then said it was her understanding that Peachtree City was not now a sanctuary city. Johnson remarked that she and Holland had just attended a municipal law class, and she believed it was discussed there that every city had to declare annually that they were not a sanctuary city. Meeker replied that they were not allowed to be a sanctuary city.

Johnson asked how the city responded in a situation regarding sanctuary, and Meeker deferred to the Police Chief, but noted that Fayette County housed inmates and followed all Federal requirements when it came to immigration issues. Some cities directed staff to not be as strident in their enforcement, but he had never heard of that here.

Meeker asked Moon if there was a certification they had to sign each year, and she said she was not aware of anything. Destadio then reported a rumor he had heard that criminals got out of jail shortly after arrest in other areas but were held in Fayette County.

Moon agreed, saying if someone was arrested in Atlanta, they might be out of jail before the officer had completed the paperwork, but that was not the case here. Peachtree City had the reputation of being tough on crime. Meeker noted that the

jail was pretty stringent about letting Immigration and Customs Enforcement (ICE) know if there was an immigration violation. Moon said the Fayette Sheriff's Department was not a 287(g), which had an ICE component and deputies trained in that, but it did cooperate with Federal authorities.

Destadio said if they had all the right paperwork, he did not see that there was a problem now.

Moon mentioned that if they had an encounter with someone on the street and discovered that person was in the country illegally, the Police Department had no mechanism to take them into custody if they were not accused of a crime. If they were arrested, there was a mechanism for screening their immigration status, but Peachtree City Police could not just walk up to someone on the street and demand to see their green card. She said it was not uncommon for them to deal with people here illegally who were victims of crimes, and they were handled like any other citizen who was a victim because the Police were there to provide service to all.

Destadio said he believed they all agreed with what Brown said but needed a way to do it properly.

Brown said the other component was that, as a city, they should not spend city funds to support illegal immigrants. That factored into the deterioration of a lot of other cities that were spending funds to house illegal immigrants, she remarked, because they were having to cut their Police Departments and other areas of their budget. She thought the best way to prevent that was to come out with a resolution saying they were not a sanctuary city and would not spend money to support illegal immigrants.

As the people who approved the budget, Destadio pointed out, this Council would not approve any expenditures for that. Brown said things had a way of sneaking up on you.

Once you took a person into custody, Moon remarked, you were responsible for housing and feeding them. It could be a drain on those budgets. Meeker said she was talking about an inmate charge, not expenses to house immigrants not in custody.

Would it do them harm as a city to pass a resolution saying they were not a sanctuary city? Holland asked. Moon said it was a public policy decision they had to make as a Council. Holland noted that resolutions could be undone by another Council. It would be a resolution saying the city would continue following the law, Meeker remarked, and there would be no consequences from that.

Holland stated he would support putting the resolution on an agenda, and Brown said she would be happy to write it.

Johnson noted this was the first time this topic had been brought up, and she needed to know more. One thing she had learned since coming on Council was that something could sound like a really good idea but have unintended consequences. She said she needed time to educate herself. She had asked if other cities had done this, and Brown did not know of any. Johnson said she would not be comfortable making a decision at this time.

Destadio said he would quote Holland from a previous debate: "Was this a solution looking for a problem?" He wanted to see if there was a problem first. Johnson asked Moon if there was problem? Moon said they followed the laws and so did the Sheriff's Department; they had not seen a problem in their jurisdiction.

Based on the ordinance change approved at the last Council meeting, Brown commented that it was allowed to bring something up during Council/Staff Topics and ask that it be added to an agenda. If Johnson wanted more information, she could do her research before the next meeting. Johnson agreed that putting it on the next agenda for discussion did not mean they would have to vote. She could support that and would do her research before then. Johnson said Brown seemed to have some urgency about this, and she was not sure why, but was okay with continuing the discussion at the next meeting.

Strickland asked if the resolution would be on the next agenda? Brown said there would be a discussion, but she might write a rough draft of a resolution.

Holland said he hoped they would track these two examples to see how much staff time and cost was involved. That would help them understand the cost in the future. It might take a lot of time or they might be able to get it done in a day, he commented. Strickland said they could do that, but the interpretation would be subjective.

The Mayor asked if there were other Council/Staff topics, and Brown asked if they wanted to discuss the splash pad? Learnard noted they were planning another retreat for re-prioritization this summer, so it could be discussed then.

Executive Session

Holland moved to adjourn to Executive Session at 11:15 a.m. for discussion of pending or threatened litigation. Destadio seconded. Motion carried unanimously.

Holland moved to reconvene in regular session at 11:43 a.m. Brown seconded. Motion carried unanimously.

Adjourn

There being no further business, Holland moved to adjourn the meeting. Destadio seconded. Motion carried unanimously.
The Meeting adjourned at 11:47 a.m.

Martha Barksdale, Recording Secretary

Kim Learnard, Mayor

PUBLIC WORKS

Q1 2024

TRAFFIC SIGNS:

- 46 signs made
- 25 signs replaced
- 21 posts replaced
- 5 new installs



19

ENTRANCE SIGN
MAINTENANCE

41

SIGN POST
MAINTENANCE



TREES:

Public Works removed 254 trees within public ROW and city greenbelt.

RECYCLING CENTER:

168 MULCHERS



3,012 VISITORS

The Spring Cleanup will be held May 3rd & 4th at 101 Meade Field Drive.



PAVING:

57 potholes filled on cart paths and roads
0.71 miles of cart path paved
0 miles of roadway paved - road paving starts soon!
7 street patches

FLEET:

234 vehicles serviced
218 pieces of equipment serviced



ENGINEERING SERVICES

Q1 2024

HIGHLIGHTS:

- Awarded contracts for Field of Hope resurfacing & Tennis Center Pro Shop renovation projects
- Initiated inspections on 102 Guthrie Way
- Bid out Meade Field Lighting project
- Started Station 82 bay remodel
- 15 Land Disturbance Permits issued
- 37 Erosion Control Plan reviews
- 294 Building Permit and Site Plan Review

BUILDING MAINTENANCE:

- Completed remodel of City Hall restrooms, upper & lower
- Completed bathroom remodel, replacement of exterior doors & exterior main floor painting at Tennis Center
- Completed replacement of gutters/downspouts and replaced kitchen exhaust hood at Station 82
- Bid sent out for upper/lower HVAC units at upper concession stand at Riley Field
- Replaced brass electrical floor plates in breakroom at Library
- Replaced all interior lighting with LED fixtures on upper floor at McIntosh Place
- Replaced emergency concession walkway exit fixtures at Amphitheatre
- Installed new roof gutters and downspouts, recoated front porch walkway and poured replacement concrete steps at Amphitheater Box Office

STORMWATER:

12 DITCHES
CLEANED : **11.3** MILES OF
STREETS SWEEP

6 PIPES
CLEANED OUT : **253** LF PIPE
REPLACEMENT

15 Structure Repairs | 45 Structures Cleaned | 13 Detention Ponds Cleaned



RECREATION & SPECIAL EVENTS

Q1 2024

PROGRAMS:

KEDRON

38 programs
332 participants

KEDRON GYM

3863 total users
1542 paid daily fees
2321 used membership passes

GLENLOCH

27 programs
194 participants

KEDRON POOLS

3573 total users
1355 paid daily fees
2218 used membership passes

HIGHLIGHTS:

- Awarded Field of Hope turf replacement bid
- Began ticket sales for 2024 Fred Season
- Purchased and installed portable mounds for Little League
- Completed Amphitheatre Ceiling Reconstruction Project (allows improved lighting set up)
- Repaired step lighting at the Fred
- Turfplaning and laser grading on 6 baseball and 1 softball fields
- Applied 400 tons of infield mix to baseball and softball infields

ATHLETICS:

Basketball:

- 19 teams with 217 players

Volleyball:

- 16 teams with 143 players
- 15 Athletic Field Rentals
- 3 Tournaments

Tennis Center:

- 290 Memberships
- 40 ATLA Teams
- 385 Youth Program Participants
- 520 Adult Program Participants
- Hosted USTA Men's 50's and 55's Hardcourt National Championships



USTA Men's 50's and 55's Hardcourt National Championships



Father-Daughter Dance at Kedron Fieldhouse with 255 in Attendance



SPECIAL EVENTS:

Total City Special Events: 1
Total Non-City Events: 6



EXECUTIVE SERVICES

Q1 2024

HIGHLIGHTS

- For the first quarter of 2024, Public Communications continued to build a strong online community where residents and visitors can learn more about Peachtree City. Our followers on Facebook and Instagram increased by an average of 8.1%. Notably, our reach on Instagram also increased by 4.6%, reaching 27.6K users.
- Our YouTube channel continued its progress towards 1,000 total subscribers (currently at 891). Original videos highlighting economic development, the new Navigate PTC app, and Peachtree City's 65th birthday helped drive this growth.
- Council Facilities Tour of 25 city sites took place on March 28th.



Vinyl Wall Art Installation at City Hall



Slice of the City in Kedron Village - Feb. 28

NUMBERS



VISITORS TO CITY HALL

January - 2,398
February - 2,111
March - 2,506



OPEN RECORDS REQUESTS

January - 25
February - 32
March - 31



PTC 101 Returns for the first time since 2010



Municipal Summit - Mar. 16th



HUMAN RESOURCES

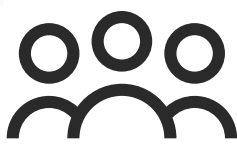
Q1 2024

EVENTS

- Univ. of Georgia Extension-Radon Education (Feb. 2024)
- Clayton State Student & Graduate Career Fair (Mar. 2024)



NUMBERS

 **349**
TOTAL EMPLOYEES

AVERAGE SALARY

\$60,128.19

19 **NEW HIRES**

TURNOVER RATE

1.7

6

SEPARATIONS

CURRENT VACANCIES

- Engineering - 2
- Finance - 1
- Fire - 4
- Grounds - 3
- Public Works - 7
- Recreation - 3

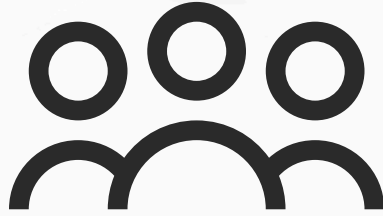
PRIORITY



LIBRARY SERVICES

Q1 2024

32,280
ACTIVE USERS



1,581 ITEMS ADDED **1,284** ITEMS WEEDED

EBOOKS/EAUDIO DOWNLOADS: **23,025**



5,237
REFERENCE ASSISTANCE

CIRCULATION **83,920**



WIFI USE: **18,814**
COMPUTER USE: **2,058**

IN PERSON VISITS: **31,580**

VOLUNTEER HOURS: **696**

PROGRAM ATTENDANCE: **2,980**



Portrait of Peachtree City founder Joel Cowan by artist Martin Pate



Art exhibit Tres Jolie, featuring the art of Trish Land and Honey Corbin



Preschoolers enjoying the new activity tables at the library's weekly StoryTime



Children enjoying the library's first Story Stroll at Drake Field



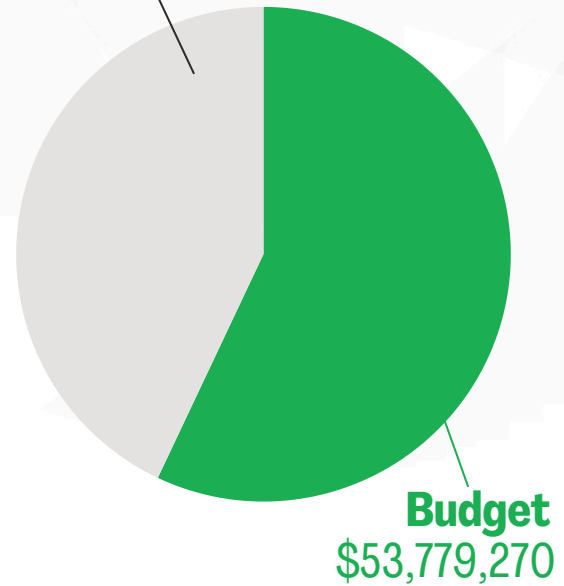
FINANCIAL AND ADMINISTRATIVE SERVICES

**JANUARY 1, 2024-
MARCH 31, 2024**

GENERAL FUND REVENUE

Actual
\$40,525,960

*CASH BASIS 1ST QUARTER FISCAL
YEAR AS OF DECEMBER 31, 2023



281 RESIDENTS 659 NON-RESIDENTS



940

**NEW GOLF CARTS
REGISTERED**



60

NEW BUSINESSES

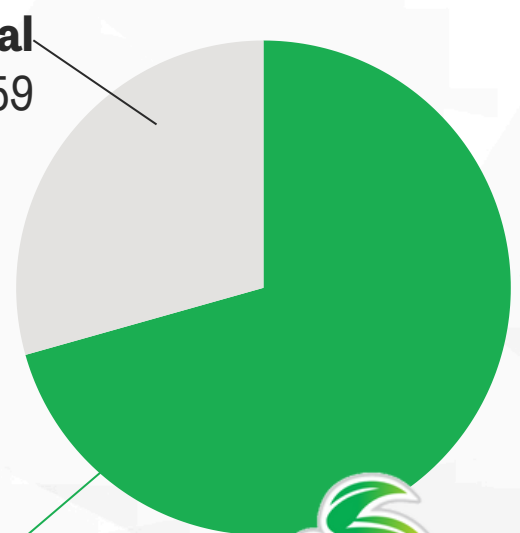
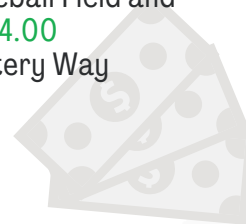
DONATIONS

- **PTC Little League** | Baseball Field and Portable Mounds: **\$15,294.00**
- **PTC Running Club** | Battery Way Fountain: **\$12,493.95**

\$27,787.95

GENERAL FUND EXPENDITURES

*CASH BASIS 1ST QUARTER FISCAL
YEAR AS OF DECEMBER 31, 2023



**CASH BASIS FISCAL YEAR TO DATE
AS OF MARCH 31, 2024
AT 50% OF THE FISCAL YEAR**

	General Fund	Other Funds
Cash	\$1,717,929	\$10,796,402
Investments	\$42,166,907	\$38,095,405
Total	\$43,884,836	\$48,891,807

Actual
\$22,365,959

Budget
\$53,779,270



VISITOR CENTER IMPACT:

- **Visitor Center Impact:**
 - In State Calls: 177
 - Out of State Calls: 132
 - Non-traced Calls: 3
 - Total Calls: 312
- Gift Store Sales (Gross): \$2,550.50
- YTD: \$2,550.50

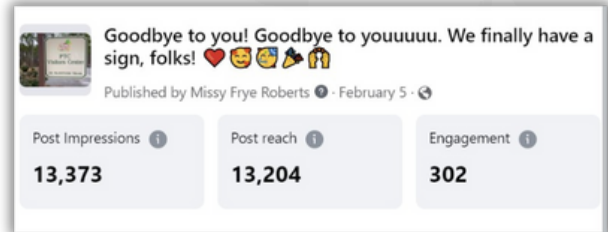
MARKETING HIGHLIGHTS:

- **2025 Hops and Props:**
 - 100 VIP and 251 general admission tickets sold.
 - Over 50 volunteers (including the CAF Airbase GA)
 - 21 Breweries represented

SOCIAL MEDIA SPOTLIGHT:

SALES HIGHLIGHTS:

- **Trade Shows attended:**
 - RCMA (booth with 12 other GA communities), San Antonio, TX
 - ABA (appointment based), Nashville, TN
 - Rendezvous South (appointment based), Spartanburg, SC
 - Southeast Tourism Domestic Showcase (appointment based), Little Rock, AR
- **Meetings/Education:**
 - GA CVB Annual Conference, Cartersville, GA
 - Carl Vinson Economic Development Landscape Course, Social Circle, GA
 - GSAE Quarterly Meeting, Atlanta, GA
 - Carl Vinson Economic Development Community Relations Course, Lawrenceville, GA
- **RFP's Generated:** 6
- **Site Tours:**
 - URGE 2024 Leadership Summit
- **Upcoming Sales Efforts:**
 - PTC Showcase, April 10th at the Hilton. Local attractions showcasing what they have to offer to visitors to all PTC hotel staff.
 - FAM Tour, May 14th. Planners from NC, SC, and Georgia.



HIGHLIGHTS:

- Annual dinner sponsored by the Foundation in January
- Water rescue of local at Line Creek
- 2nd on-site Apparatus Operator-Pumper class started in February.

INCIDENTS BY CATEGORY:

- Rescue & Emergency Medical Service Incident - 826
- Service Call - 241
- False Alarm & False Call - 95
- Good Intent Call - 80
- Hazardous Condition (No Fire) - 24
- Fire - 21
- Severe Weather & Natural Disaster - 1
- Overpressure Rupture, Explosion, Overheat (No Fire) - 1

NUMBERS:

1:15 AVG. PATIENT TRANSFER TIME AT HOSPITAL



TOP 3 TYPES OF EMERGENCY CALLS:

ILLNESS

312

278

FALLS

RESPIRATORY

201



POLICE

Q1 2024

- **Thefts including shoplifting** continue to be the most Common Part 1 Crime.
- Follow-up investigations assigned to patrol and cleared by arrest **increased by 20%** this quarter.
- In the First Quarter of 2024, the Crime Suppression Unit:
 - Executed 23 Search Warrants
 - Made 25 Felony Arrests
 - Recovered over 2 million dollars worth of Counterfeit Merchandise, firearms, and illicit narcotics
- Average Response time to Non-Emergency Calls is **5 minutes and 31 seconds**.
- 35 Community Events

DISPATCHED CALLS:

Dispatched Calls	1,858
Officer Initiated Calls	2,641
Security Checks	14,256

VEHICLE COLLISIONS:

Vehicle collisions dropped by 6% versus the same quarter last year.

Golf Cart collisions are down 38% versus the same quarter last year.

TRAFFIC ENFORCEMENT

Warnings - 63%
Citations - 37%

DUI ARRESTS UP 30%

over the same quarter last year

Drug Charges Total:	118
DUI Charges Total:	87
DUI Charges (0700-1959):	15
DUI Drugs:	18



MULTI-USE PATH PATROL

12% increase this quarter vs. 1st Quarter 2023
13% increase in citations issued to golf carts this year



Teaching De-Escalation Techniques at Evergreen Church



Community Engagement and Education



DARE School Graduation



Rotary Policeman of the Year



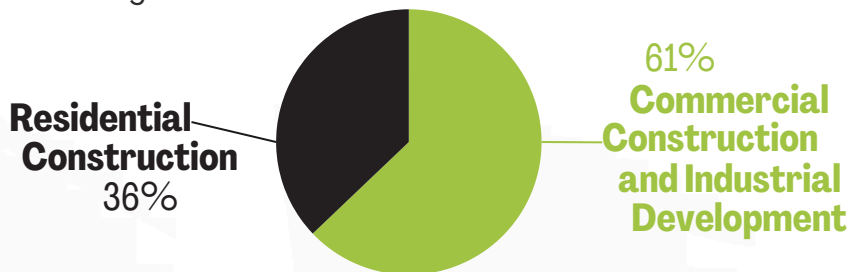
PLANNING AND DEVELOPMENT

Q1 2024

BUILDING PERMITS: 500 ISSUED

This is in line with the Q1 numbers over the last 5 years when you remove the COVID peak in 2020 and 2021.

- The number of building inspections dropped below a standard number to **1,259**. We typically perform around 1,700 in Q1. Remember to protect yourself! ALL permits require an inspection, so make sure your contractor got all the required inspections.
- The Planning Department drafted the final version of the Short Term Rental ordinance and presented it to City Council at the March 5 Workshop. The ordinance will be coming to a public hearing soon. Staff is busy behind the scenes preparing for the potential adoption of the ordinance by creating applications, a website page, an online mapping database, brochures, and more.
- Staff managed 4 Planning Commission meetings in Q1, as well as presenting Planning Commission 101, and at the Slice of the City in Kedron Village.



61% of construction value this quarter is for commercial and industrial development. **36%** of construction value is for residential construction; of which **46%** is for improvements and alterations to existing homes in the city.

CODE ENFORCEMENT

418 Code Enforcement Cases

50% Drop in Stop Work Orders issued for work done without a permit (only 8 cases)

85% Rate of Proactiveness (Goal: 80%)

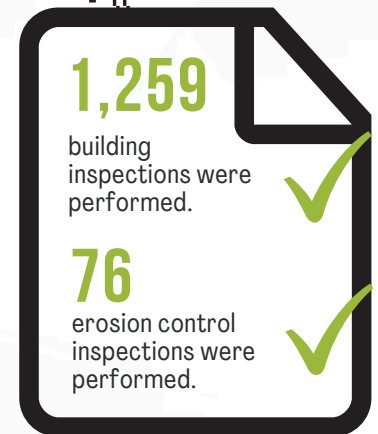
PARK & PATH ENFORCEMENT TEAM

The Park & Path Enforcement team tracked **162** patrol hours. They confiscated a whopping **23** signs along the paths and in the parks. Yikes! Along with the other **246** illegal signs confiscated by Code Enforcement, our team is busy keeping the City beautiful.



We surpassed our 5-day review time goal for residential building permits with an average of **4.8 days**. Unfortunately, we missed our 10-day review time goal for commercial building permits with an average of **12.3 days**.

76% of all permits were applied for online.



With the heavier rains that have become the new normal, the number of Erosion Control inspections have increased to **76** this quarter.



CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Justin Strickland, Interim City Manager

FROM: Paul Salvatore, Finance Director 4/24/2024
Justin Strickland, Interim City Manager 4/25/2024

DATE: May 2, 2024

SUBJECT: FY2024 Budget Amendment - BSA Software Cloud Conversion Agreement

Recommendation:

Approved attached budget amendment reallocating from Fund 400 Debt Service to Fund 100 General Fund and Service Agreement for the BSA ERP Software as a service (SaaS) conversion.

Discussion:

The City currently utilizes BSA ERP Software products under version BS&A.net, which is an on-premises version of the software that resides on city-owned servers and storage units. As a company, BSA and the products that they offer have grown and migrated to a cloud-based, or Software as a Service (SaaS) version. Management and staff had a demonstration of the upgrades available with this version and the consensus was that the upgrade would provide opportunities and efficiencies that are not available with the current on-premises version.

To upgrade to the SaaS version, implementation costs are \$49,100 upon commencement of implementation and \$49,100 once implementation and training is complete. The first year of SaaS fees of \$117,405 are due upon activation, which we currently anticipate happening in August 2024.

What this means for the current fiscal year budget is that we will need to pay half of the \$98,200 implementation fee of \$49,100 and 2 months of the \$117,405 annual fees at \$19,567.50 for a total cost of \$68,668.50 in FY 2024. These funds are budgeted and available for this expense this fiscal year, although the attached budget reallocation is necessary to move funds to the appropriate account.

In FY 2025 and future years, instead of paying approximately \$50,000 a year for BS&A.net and an undetermined amount for onsite server and storage unit costs, we would pay \$127,930 for access to BSA SaaS, which will reside on BS&A servers and storage that they will maintain.

Budget Impact:

The attached budget amendment would increase revenue and expenditures in the General Fund by \$55,415.00 and reduce revenue and expenditures in the Debt Service Fund by that same amount. The total cost for fiscal year 2024 for this conversion would be \$68,668.50 and then \$127,930 annually going forward.

Attachments:

1. Budget Amendments for FY2024 BSA Software upgrade

CITY OF PEACHTREE CITY

BUDGET AMENDMENT

NUMBER 24-15

DATE 05/03/2024

[illegible]

NOW , THEREFORE, BE IT RESOLVED Council hereby amends the Fiscal Year 2024 Budget Resolution to reallocate between funds for BSA ERP Software upgrade and implementation.

Entered

Approved

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Justin Strickland, Interim City Manager

FROM: David Borkowski, City Engineer 4/25/2024
Paul Salvatore, Finance Director 4/25/2024
Yasmin Julio, Interim Assistant City Manager 4/25/2024
Justin Strickland, Interim City Manager 4/26/2024

DATE: May 2, 2024

SUBJECT: FY2024 Budget Amendment- Engineering Services

Recommendation:

Approve the attached budget amendment of \$100,000 from General Fund Reserves to Engineering Professional Services.

Discussion:

This year has been a very busy year for Engineering Services. We have had several unplanned items come up, such as multiple air and water quality inspections, facility structural assessments, and surveys, along with the regularly budgeted items that have depleted the professional services line item. There have also been inflationary increases in some of our consultant's rates as well. Therefore, staff has projected out what is anticipated to be needed for the rest of this fiscal year, which includes design documents for a new boiler at Kedron due to the failure of the current boiler and ongoing regular plan reviews which we regularly budget for, and is requesting approval from Council for this transfer.

Budget Impact:

The attached budget amendment will increase revenues and expenditures in the general fund by \$100,000 with the revenue coming from general fund reserves (surplus carryover)

Attachments:

1. Budget Amendments for FY2024 - Engineering Professional Services

CITY OF PEACHTREE CITY

BUDGET AMENDMENT

NUMBER 24-17

DATE 05/02/2024

[illegible]

NOW , THEREFORE, BE IT RESOLVED Council hereby amends the Fiscal Year 2024 Budget Resolution to budget to increase Engineering Professional Services.

Entered

Approved

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Justin Strickland, Interim City Manager

FROM: Matt Myers, Assistant Police Chief 4/22/2024
Janet Moon, Police Chief 4/22/2024
Kelly Bush, Assistant Finance Director 4/25/2024
Paul Salvatore, Finance Director 4/25/2024
Justin Strickland, Interim City Manager 4/25/2024

DATE: May 2, 2024

SUBJECT: FY2024 Budget Amendment - 2024 Walmart Local Community Grant

Recommendation:

Approve the application for the Walmart Local Community Grant in the amount of \$5,000, and, if awarded, the attached budget amendment to allocate funding.

Discussion:

These funds would be awarded to the Peachtree City Police Department on behalf of Walmart. These funds would help support retail crime suppression in the City of Peachtree City.

Under the guidelines for this grant, these funds are required to "Support public safety programs through training programs or equipment in the United States." If this grant is approved and received, the funds will be used to directly improve patrol and surveillance in the area of Walmart and surrounding retail centers. This will directly influence the department's ability to reduce Part I retail crime in the City.

Budget Impact:

This grant would impact the Police Grants Fund by increasing both revenue and expenditures in the Grant Fund by \$5,000. No matching funds are required on behalf of the City.

Attachments:

1. Budget Amendments for FY2024 - PD Walmart Grant

CITY OF PEACHTREE CITY

BUDGET AMENDMENT

NUMBER 24-18

DATE 05/02/2024

[illegible]

NOW , THEREFORE, BE IT RESOLVED that this Council hereby amends the Fiscal Year 2024 Budget Resolution to budget for Walmart Donation/Grant.

Entered

Approved

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Justin Strickland, Interim City Manager

FROM: Matt Myers, Assistant Police Chief 4/25/2024
Janet Moon, Police Chief 4/25/2024
Kelly Bush, Assistant Finance Director 4/25/2024
Paul Salvatore, Finance Director 4/25/2024
Justin Strickland, Interim City Manager 4/25/2024

DATE: May 2, 2024

SUBJECT: FY2024 Budget Amendment- TJX Law Enforcement Grant

Recommendation:

Approve the Police Department to apply for and accept the TJX Law Enforcement grant for up to \$7,000, and if awarded, the attached budget amendment to allocate funding.

Discussion:

These funds would be awarded to the Peachtree City Police Department on behalf of TJX. These funds would help support retail crime suppression in the City of Peachtree City.

Under the guidelines for this grant, these funds are required to “support eligible law enforcement equipment and event attendance.” If this grant is approved and received, the funds will be used to directly improve patrol and surveillance in the area of T.J. Maxx, HomeGoods, and surrounding retail centers. This will directly influence the department’s ability to reduce Part I retail crimes in the City.

Budget Impact:

This grant would impact the Police Grants Fund by increasing both revenue and expenditures in the Grant Fund by up to \$7,000 - if awarded. No matching funds are required on behalf of the City to receive this grant.

Attachments:

1. Budget Amendments for FY2024 - TJX Law Enforcement Grant

CITY OF PEACHTREE CITY

BUDGET AMENDMENT

NUMBER 24-19

DATE 05/02/2024

[illegible]

NOW , THEREFORE, BE IT RESOLVED that this Council hereby amends the Fiscal Year 2024 Budget Resolution to budget for TJX Law Enforcement Grant.

Entered

Approved

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Justin Strickland, Interim City Manager

FROM: Cathy Wilder, Recreation Director 4/23/2024
Paul Salvatore, Finance Director 4/24/2024
Justin Strickland, Interim City Manager 4/25/2024

DATE: May 2, 2024

SUBJECT: FY2024 Budget Amendment - Sunset Sounds Sponsorships

Recommendation:

Approve attached budget amendment for the acceptance of sponsorship toward the Recreation Non-Support Program Sunset Sounds

Discussion:

Staff received a sponsorship from Floor and Decor in the amount of \$2,500 and a sponsorship from Cooper Lighting in the amount of \$5,000 towards the Sunset Sounds concert series.

The attached budget amendment accepts the \$7,500 in sponsorship and budgets for the expense in the recreation non-support programs.

Budget Impact:

The proposed budget amendment will increase both revenues and expenditures in the General Fund by \$7,500.

Attachments:

1. Budget Amendments for FY2024 - Sunset Sounds Cooper Lighting and Floor & Decor

CITY OF PEACHTREE CITY

BUDGET AMENDMENT

NUMBER 24-16

DATE 05/02/2024

[illegible]

NOW , THEREFORE, BE IT RESOLVED Council hereby amends the Fiscal Year 2024 Budget Resolution to budget for Sponsorship for the Sunset Sounds.

Entered

Approved

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Justin Strickland, Interim City Manager

FROM: Tyler Runyon, Convention and Visitors Bureau 4/25/2024
Executive Director
Paul Salvatore, Finance Director 4/25/2024
Justin Strickland, Interim City Manager 4/25/2024

DATE: May 2, 2024

SUBJECT: FY2024 Budget Amendment - CVB Incentive Fund

Recommendation:

Approve CVB (board approved) budget amendment of \$75,000 to allocate funds for use of an incentive fund.

Discussion:

The CVB board approved incentive fund would allow the CVB to use a portion of its excess reserve fund (a percentage of its budget size) to competitively pursue and capture future group business for both Peachtree City and its hotels. Upon discussion with the CVB board, it was decided that the use of these funds would directly impact securing new group business and assisting with retaining repeat group business for Peachtree City. The goal of this incentive is increasing the yearly hotel/motel tax (HMT). This concept is seen as a common practice and a proper use of budget throughout the industry, both within the state and nationally.

Budget Impact:

The budget amendment increases revenues and expenditures by \$75,000 with funds coming from CVB reserves.

Attachments:

None

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Justin Strickland, Interim City Manager

FROM: Kane Hicks 4/24/2024
Clint Murphy, Fire Chief 4/25/2024
Angela Egan, Purchasing Agent 4/25/2024
Paul Salvatore, Finance Director 4/25/2024
Justin Strickland, Interim City Manager 4/25/2024

DATE: May 2, 2024

SUBJECT: Approve the annual renewal contract of a budgeted maintenance agreement for medical equipment.

Recommendation:

Approve Stryker Pro Care, Inc. for preventative maintenance of the Fire Department's ambulance equipment (including stretchers, stair chairs, cardiac monitors, and automated chest compressors), and authorize the City Manager to sign annual maintenance agreements.

Discussion:

The Fire Department wishes to continue the practice of performing manufacturer authorized preventative maintenance on ambulance equipment in cases where a failure of such equipment may have catastrophic consequences. Ambulance equipment is one area where it is believed such an expense protects both our patients and our paramedics who provide patient care on our ambulances.

The Fire Department has worked with Stryker to ensure that only authorized and properly trained service technicians will work on this equipment. As each piece of equipment ends its initial factory warranty period, the attached service agreement will continue annual preventative maintenance for (1) additional year. The Department is requesting this annual agreement be approved for the current year and continued for the years 2024 (estimate \$47,000), 2025 (estimated \$52,000), and 2026 (estimated \$54,000).

Budget Impact:

The annual contract is budgeted and covers services on all Stryker-purchased ambulance equipment (including stretchers, stair chairs, cardiac monitors, and automated chest compressors). The Fire Department will renew this contract annually.

Attachments:

None

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Justin Strickland, Interim City Manager

FROM: Paul Salvatore, Finance Director 4/25/2024
Yasmin Julio, Interim Assistant City Manager 4/25/2024
Justin Strickland, Interim City Manager 4/25/2024

DATE: May 2, 2024

SUBJECT: 05-24-01 FY2025 Non-Profit Funding - Fayette County Council on Domestic Violence, Inc. d/b/a Promise Place

Recommendation:

Consider Fayette County Council on Domestic Violence, Inc. d/b/a Promise Place for non-profit funding in the FY2025 Budget.

Discussion:

The non-profit funding policy authorizes up to \$25,000 annually for the basic and general needs services in the community. Promise Place provides services the City does not meet; the basic and general needs of some of our residents who are victims of domestic violence, including emergency shelter, support groups, assistance in obtaining emergency protective orders, and in providing domestic violence and teen dating education programs. Peachtree City residents comprise a proportional amount of those served by the agency.

Attached is the request from Promise Place Executive Director Ashley Williams for the funding support of \$10,000 to support the ongoing efforts and urgent needs of the organization. Current policy does not allow for the award amount to exceed \$7,500 for basic needs.

Budget Impact:

If approved, this item will have a budgetary impact of \$7,500 in the FY2025 budget non-profit funding 100-1505-572020.

Attachments:

1. PTC Funding Request Letter
2. Non-Profit Funding Application)
3. 2022 990 COPY signed



March 4, 2024

Peachtree City Council
151 Willowbend Road
Peachtree City, GA

Dear City Council,

On behalf of Fayette County Council on Domestic Violence, Inc. d/b/a Promise Place, I would like to take this opportunity to thank Peachtree City for its ongoing support of the mission to help prevent and address domestic violence through awareness, education, and providing safety for the victims and their families, utilizing emergency shelter and transitional housing. In 2023, Promise Place assisted 2,986 victims of domestic violence. Of those served, that reported their county of residence, 278 were Fayette County residents with 101 reporting residing in Peachtree City. This is a slight increase in the number of Peachtree City residents reported in 2022.

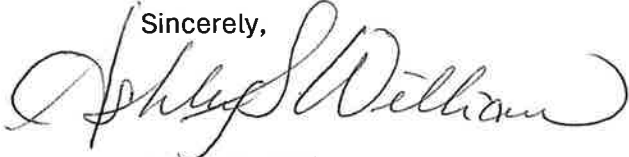
Our domestic violence emergency shelter provides immediate safety for victims of domestic violence and their children. Staff provide services and resources to families while in the shelter to maintain their safety and promote self sufficiency and housing stability. We provide all the clients' emergency needs while in the shelter, including but not limited to, utilities, security, maintenance costs, food, clothing, household essentials, and staff for 24 hours, year-round coverage. In addition to emergency shelter, Promise Place provides counseling services, legal advocacy, and many other programs to both the victim and their children to assist in the healing process from the trauma that they have experienced.

Promise Place collaborates with the Peachtree City Police Department as well as the other law enforcement agencies in Fayette County to ensure that domestic violence victims are given our information at the time of a violence incident and that police officers are able to contact us directly for assistance. This service is extremely important because when we assist domestic violence victims in escaping violent homes, we help reduce the number of 911 calls to officers, alleviating their volume of calls as well as reducing potential danger to officers responding to domestic violence calls. In 2023, Promise Place received a total of 2,832 calls on our crisis hotline. 278 calls were from victims in Fayette County in which 17% of the victims that provided their residence information were from Peachtree City.

The continued support from Peachtree City Council is allowing Promise Place to make a difference in the lives of domestic violence victims and their children in Peachtree City. Our Teen Dating Violence Prevention Program reached over 800 students from J.C. Booth Middle and McIntosh High School to educate the youth on healthy relationships and warning signs of teen dating violence. Our vision is to empower local communities to eradicate domestic violence and promote emotional and physical healing for our clients.

To help continue the much-needed services provided by Promise Place in our community, we are submitting a \$10,000 funding request from the FY 2025 Annual Budget designated funds for nonprofit organizations. Thank you in advance for your consideration of this funding request and your support in giving our clients HOPE as they transition from victims to SURVIVORS.

Sincerely,

A handwritten signature in cursive script, reading "Ashley S. Williams". The signature is written in dark ink and is positioned to the left of the printed name.

Ashley S. Williams
Executive Director

**OPR: City Hall
4/00 (Amended 02/09)**

Purpose	Section	I
Policy		II

I. Purpose

The Purpose of this regulation is to establish a policy for consistent response to requests for donations on behalf of non-profit organizations, including public schools, in Fayette County.

II. Policy

While the City of Peachtree City has no financial responsibility to assist non-profit organizations, including public schools, with funding or providing labor, there have been requests in the past for this assistance, and it is anticipated that there may be requests in the future. In an effort to ensure consistency, fairness, and compliance with anti-gratuities laws, the following guidelines have been established:

- A. Council will budget no more than \$25,000 annually for all non-profit funding.
- B. The City would assume no liability for any project for which the City provides funding and/or labor.
- C. Services provided to Peachtree City residents by a non-profit organization shall be addressed in a contract between the City of Peachtree City and the organization.
- D. Non-Profit Organizations

1. Basic Needs

As a general rule, funding for non-profit organizations serving Fayette County should be provided by the Fayette County Commission to ensure that Peachtree City residents are not subject to double payment through their municipal and County taxes. However, Council reserves the right to make contributions to non-profit organizations that provide services that meet the basic needs (food, shelter, protection) of Peachtree City residents based upon the merit of the request. Requests for funding for non-profit organizations that provide basic needs shall not require matching funds but such requests shall be prorated based upon the total annual budget of the organization and the percentage of Peachtree City residents served by the organization in comparison to the total number of people they serve. The amount of funding provided shall be the lesser of the amount requested, the amount of the annual budget used to serve Peachtree City residents based on the percentage of Peachtree City residents served, or \$7,500.00. The percentage of Peachtree City residents served will be based on the total number of residents and non-residents served for the 12-month period ending with the month prior to the month in which the request is made. These funds, once identified, will be budgeted for annually, upon written request by the organization that would be subject to prorated allocation as noted above.

2. General Needs

Should Council approve a funding request for an organization that provides for general needs (other than food, shelter and protection), a dollar for dollar match up to a limit of \$5,000 in funding/labor may be provided as a match to any non-government funding provided to the organization. If the organization serves people other than Peachtree City residents, request shall be prorated based upon the percentage of Peachtree City residents served in comparison to the total population served. The amount of funding provided shall be the lesser of the actual amount requested, the amount of the annual budget used to serve Peachtree City residents based on the percentage of Peachtree City residents served, or \$5,000.00. The percentage of Peachtree City residents served will be based on the total number of residents and non-residents served for the 12-month period ending with the month prior to the month in which the request is made. Requests from a non-profit organization in the General Needs category will be considered no more often than every five years.

3. Public Schools

- a. Each request for funding/labor will be considered by the Peachtree City Recreation Commission, who will forward a recommendation to the City Council for final decision.
 - b. Council will evaluate each request and make a decision based on the merit of the request.
 - c. No more than one request, per school, will be considered in any five consecutive year period.
 - d. Only Fayette County public schools whose attendance boundaries include Peachtree City will be eligible for consideration.
 - e. Requests for funding/labor must be for enhancements to playgrounds and playing fields only. Any playground/playing field for which the City makes a contribution must be made available for use by City residents when not being used by the school. A formal agreement with the School Board would be required.
 - f. Should Council approve a funding request, a dollar for dollar match up to a limit of \$5,000 in funding/labor may be provided as a match to any funding provided by the school or any school organization (i.e. booster club). All funding requests must be submitted by June 1.
- E. All requests for funding must be made using the attached form. 501c3 non-profit organizations should include a copy of the previous calendar year form 990. Other non-profits should attach a copy of their current fiscal year budget.
- F. The City Council will have final approval on all funding requests. All funding requests must be submitted to and approved by Council by June 1 for consideration for funding in the next fiscal year budget.
- G. In emergency situations (a sudden, urgent, need for help or relief, created by some unexpected financial event), the City Council may vote to provide funding outside of the provisions above from the Council Contingency Fund. Adherence to anti-gratuities requirements would still apply.

APPROVED:
Mayor and Councilmembers



Funding Request For Non-Profit Organizations

Organization Information:

Organization Name: Fayette County Council on Domestic Violence d/b/a Promise Place

Address: P.O. Box 854, Fayetteville, GA 30214

Phone #: (770) 461-3839 Fax #: N/A

Contact Person: Ashley Williams

Title: Executive Director

Financial Information:

Total Annual Budget: \$1,151,636.35

Total Clients Served Annually: 2,986

Peachtree City Residents Served Annually: 101

Funding Request Information:

Funding Amount Requested: \$10,000

Funding Use(s): Provide domestic violence services and resources to residents of Peachtree City

Additional Information on Organization/Services: Promise Place provides services to victims of domestic violence in Peachtree City, including crisis counseling, legal advocacy, financial literacy, emergency

shelter, and transitional housing. Our Teen Dating Violence Prevention Program is facilitated

at JC Booth and McIntosh High School. The annual Teen Dating Violence Prevention Summit is scheduled to be held in Fayette County in February 2025.

REQUIRED ATTACHMENTS: 501c3 non-profit organizations must provide a copy of the previous calendar year form 990. Other non-profits must provide a current fiscal year budget.

Date
Submitted: _____ *Council*
Approval Date: _____ *Amount*
Approved: _____

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Justin Strickland, Interim City Manager

FROM: Paul Salvatore, Finance Director 4/25/2024
Yasmin Julio, Interim Assistant City Manager 4/25/2024
Justin Strickland, Interim City Manager 4/25/2024

DATE: May 2, 2024

SUBJECT: 05-24-02 FY2025 Non-Profit Funding - Fayette Senior Services, Inc.

Recommendation:

Consider Fayette Senior Services, for funding in the FY2025 Budget.

Discussion:

The non-profit funding policy authorizes up to \$25,000 annually for the basic and general needs services in the community. This agreement with Fayette Senior Services helps to support the proportional number of Peachtree City residents receiving social services, including Meals on Wheels, congregate meals, transportation, and in-home personal care and homemaker services.

Attached is the request from Fayette Senior Services President and CEO Nancy Meaders for funding support of \$15,000 to support the ongoing efforts and urgent needs of the organization. Current policy does not allow for the award amount to exceed \$7,500 for basic needs.

Budget Impact:

If approved, this item will have a budgetary impact of \$7,500 in the FY2025 budget non-profit funding 100-1505-572020.

Attachments:

1. PTC FY-25 Rrequest ltr
2. Non-Profit Funding Forms (PTC)
3. 2022 990 FAYETTE SENIOR SERVICES, INC



March 13, 2024

Mr. Robert Curnow
City Manager
151 Willowbend Road
Peachtree City, GA 30269

RE: FY25 Request for Funding

Dear Mr. Curnow:

Fayette Senior Services, Inc. respectfully submits a request for funding assistance from the City of Peachtree City for the period July 1, 2024 through June 30, 2025 in exchange for social services provided to residents of Peachtree City.

In order to continue providing the same level of services that are essential to the health and well-being of Fayette County's rapidly growing aging population, Fayette Senior Services asks for a continuation of support in the amount of \$15,000. This support plays a significant role in our capacity to meet the current demand for essential services as established under the Older Americans Act. Many of these services are a lifeline to our seniors who need assistance with obtaining basic needs such as food, transportation and personal care services such as help with bathing and dressing. Enclosed are the Workload Indicators for Social Services for Peachtree City. The total amount of persons served represents 27% to date of our overall client base.

We sincerely appreciate the long-time support of the Peachtree City and look forward to a continued partnership and the cooperative efforts to make a meaningful difference in the lives of Fayette County seniors.

Sincerely,

Nancy Meaders

Nancy Meaders
President & CEO

**CAR 8-3 City Council Funding for Non-Profit
Organizations in Fayette County**

CAR 8-3

**OPR: City Hall
4/00 (Amended 02/09)**

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- D. Non-Profit Organizations

1. Basic Needs

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2. General Needs

Should Council approve a funding request for an organization that provides for general needs (other than food, shelter and protection), a dollar for dollar match up to a limit of \$5,000 in funding/labor may be provided as a match to any non-government funding provided to the organization. If the organization serves people other than Peachtree City residents, request shall be prorated based upon the percentage of Peachtree City residents served in comparison to the total population served. The amount of funding provided shall be the lesser of the actual amount requested, the amount of the annual budget used to serve Peachtree City residents based on the percentage of Peachtree City residents served, or \$5,000.00. The percentage of Peachtree City residents served will be based on the total number of residents and non-residents served for the 12-month period ending with the month prior to the month in which the request is made. Requests from a non-profit organization in the General Needs category will be considered no more often than every five years.

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 - f. Should Council approve a funding request, a dollar for dollar match up to a limit of \$5,000 in funding/labor may be provided as a match to any funding provided by the school or any school organization (i.e. booster club). All funding requests must be submitted by June 1.
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- G. In emergency situations (a sudden, urgent, need for help or relief, created by some unexpected financial event), the City Council may vote to provide funding outside of the provisions above from the Council Contingency Fund. Adherence to anti-gratuities requirements would still apply.

APPROVED:
Mayor and Councilmembers



**Funding Request
For Non-Profit Organizations**

Organization Information:

Organization Name: Fayette Senior Services, Inc.

Address: 4 Center Drive, Fayetteville, GA 30214

Phone #: 770-461-0813 Fax #: 770-461-2448

Contact Person: Nancy Meaders

Title: President & CEO

Financial Information:

Total Annual Budget: \$2,505,782.00

Total Clients Served Annually: 1127

Peachtree City Residents Served Annually: 305

Funding Request Information:

Funding Amount Requested: \$15,000

Funding Use(s): Social services to clients residing in Peachtree City

Additional Information on Organization/Services: Fayette Senior Services, Inc., provide social services to older adults who reside in Peachtree City. These services include home delivered and congregate meals, non-emergency medical transportation (rides to/from dialysis, chemo, radiation, doctor appts, pharmacy pickups, etc) and in-home svcs.

REQUIRED ATTACHMENTS: 501c3 non-profit organizations must provide a copy of the previous calendar year form 990. Other non-profits must provide a current fiscal year budget.

Date
Submitted: _____ *Council*
Approval Date: _____ *Amount*
Approved: _____

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Justin Strickland, Interim City Manager

FROM: Yasmin Julio, Interim Assistant City Manager 4/25/2024
Justin Strickland, Interim City Manager 4/25/2024

DATE: May 2, 2024

SUBJECT: 05-24-03 New Alcohol License - Flare Bourbon - 21 Eastbrook Bend, Suite 226

Recommendation:

Approve the attached application for a new alcohol license.

Discussion:

Flare Bourbon LLC, an alcohol broker, located at 21 Eastbrook Bend, Suite 226, has submitted a request for a new alcohol license. They have requested the LLC to be the Licensee and Ms. Kamilla Hubner be named as the License Representative.

The business location and Ms. Hubner meet the requirements of the alcohol ordinance to be granted a license.

Budget Impact:

The budgetary impact of the alcohol license will be positive. The applicant will be required to pay the annual fee for distilled beverages which is \$5,000.

Attachments:

1. application_Redacted
2. 1000008736



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: FLARE BOURBON LLC	Business Location: 21 Eastbrook Bend, STE 226 Peachtree City, GA 30269	Number of Serving Bars: 0 - No products (alcohol) stored at business (location)
Nature of Business: Alcohol Broker (In State)	Mailing Address: As above	Business Phone Number:
Name of Licensee: FLARE BOURBON LLC	Home Address: As above	Home/Cell Phone Number: [REDACTED]
Name of License Representative: KAMILLA HUBNER	Home Address: [REDACTED]	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		Broker	✓		

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
KAMILLA HUBNER	[REDACTED]	[REDACTED]
LEIGH HUBNER	[REDACTED]	[REDACTED]

Contact Person:

KAMILLA HUBNER

E-mail Addresses for License Applicant(s):

kamilla@flarebourbon.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: _____



21

21

FDC

GOLF CART
PARKING
ONLY

ALCOHOLIC BEVERAGE LICENSE APPLIED FOR
Flare Bourbon
Hearing before City Council of the City of Peachtree City
On: 2nd May 2024 6:30

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Justin Strickland, Interim City Manager

FROM: Robin Cailloux, Planning Director 4/25/2024
Justin Strickland, Interim City Manager 4/25/2024

DATE: May 2, 2024

SUBJECT: 05-24-04 Variance request from side setback, 838 Carnellian Lane

Recommendation:

Staff has no recommended conditions should City Council approve this variance request.

Discussion:

The Applicant is requesting relief in the form of a variance from the side setback requirement of 15 feet, Section 1004.1.h of the Zoning Ordinance, to allow an existing outdoor fireplace to remain. The property is part of the Kedron Hills Architectural Review Board (ARB) and is zoned R-22.

When Code Enforcement was made aware of the outdoor fireplace, they issued a Notice of Violation and required the property owner to apply for a building permit in accordance with Section 18-111.1(a), which states that a permit is required for any structure that is “regulated by the construction codes.” Only the fireplace/ chimney structure is regulated by the City’s construction codes because it is taller than 5 feet and therefore requires a suitable foundation. The purpose of this requirement is to prevent tipping or other failure of the chimney that could result in fire or other harm to life and property. The low seating area, outdoor water feature, and paved patio are not regulated by construction codes and may therefore encroach into the side setback area on a lot.

The property owner had a survey of the structure completed and discovered that a portion of the installation was located on their neighbor’s property. They have since removed the portion that crosses over the property line and are requesting a variance to allow the structure to encroach 15 feet into the required 15-foot side setback.

As part of the application, the Applicant has included a justification narrative, a survey, ARB approval form, and supporting letters from some neighbors.

Variance Criteria

In accordance with Section 1202 of the Zoning Ordinance, City Council may grant a variance when:

- a. Relief, if granted, would be in harmony with, or could be made to be in harmony with, the general purpose and intent of the zoning ordinance; or
- b. The application of the particular provision of the zoning ordinance to a particular piece of property, due to extraordinary and exceptional conditions pertaining to that property because of its size, shape, or topography, would create an unnecessary hardship for the owner while causing no detriment to the public.

Per section 1207 of the Peachtree City Zoning Ordinance, City Council shall consider the following factors when making a decision:

- a. There are special circumstances applicable to the property, including location, shape, size, surroundings, or topography so that the strict application of this ordinance denies the property of privileges enjoyed by other property in the vicinity and under identical zoning district classification;
- b. The strict or literal interpretation and application of this ordinance would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the Zoning Ordinance, or would deprive the Applicant of privileges granted to others in similar circumstances;
- c. There are exceptional or extraordinary circumstances or conditions applicable to the property involved or the intended development of the property which preclude the applicant from complying with this ordinance and that do not apply generally to other property in the same zoning district and which prevent the applicant from complying with existing regulations;
- d. The granting of such variance will not constitute the granting of special privileges inconsistent with the limitations on other property in the same zoning district;
- e. The granting of such variance will not be materially detrimental to the public health, safety, or general welfare nor injurious to property or improvements in the zone or neighborhood in which the property is located; and
- f. The granting of such variance will not create inconsistencies with any objective of the Comprehensive Plan.

Budget Impact:

There are no budget impacts associated with this item.

Attachments:

- 1. Survey
- 2. Applicant Narrative (2)
- 3. ARB Form_Redacted
- 4. Letters of Support_Redacted

N75°02'46"W 505.48' TO A MAGNAIL FOUND AT THE APPROXIMATE CENTERLINE INTERSECTION OF CARNELLIAN LANE AND ATERTON

NAIL SET AT BASE OF A BENT 1/2" REBAR FOUND

LINE	CHORD	CHORD BEARING	RADIUS	ARC
C1	276.59'	S17°05'55"E	225.00'	297.87'
L1	16.79'	S20°49'48"W	25.00'	30.76'
C2	28.86'	S56°05'02"W	25.00'	30.76'
C3	15.63'	S83°18'41"W	50.00'	15.69'

RETRACEMENT SURVEY

LOT 103
KEDRON HILLS, PHASE III
PLAT BOOK 30, PAGES 83-84

LEGEND
CONC. - CONCRETE
A/C - AIR CONDITIONER
DB - DEED BOOK
PB - PLAT BOOK

NORTH BASED ON
PB 30 PGS 83-84

SETBACK NOTE

THE SETBACKS PER THE SUBDIVISION PLAT ARE 50' ON THE FRONT, 15' ON THE SIDE, AND 30' ON THE REAR, PER CORRESPONDENCE WITH PEACHTREE CITY PLANNING DEPARTMENT. PER OUR ZONING ORDINANCE, ALL LOTS, REGARDLESS OF GEOMETRIC SHAPE OR OVERALL DIMENSIONS, SHALL HAVE ONE SETBACK AREA DESIGNATED AS THE REAR. HOWEVER, THIS OFFICE DID NOT RECEIVE A DETERMINATION AS TO WHICH PROPERTY LINE ON THIS LOT CONSTITUTES THE REAR. TO AVOID ANY SHOWN THE BUILDING LINES IN THE MANNER THAT WILL NOT PLACE THE EXISTING HOUSE OVER A BUILDING LINE. SETBACKS SHOWN SHOULD BE VERIFIED WITH PEACHTREE CITY PRIOR TO ANY DESIGN OR CONSTRUCTION.

THIS IS A RETRACEMENT SURVEY OF AN EXISTING TRACT OF LAND.

CURRENT OWNER:
OLIN LIVING TRUST
JEROME C. OLIN AND JOANNE T. OLIN, CO-TRUSTEES
DEED BOOK 5554, PAGES 164-165
PLAT BOOK 30, PAGES 83-84

THIS SURVEY WAS AUTHORIZED BY JERRY OLIN

ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES

PER THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS RULE 180-6-.09 THE TERM "CERTIFICATION RELATING TO LAND SURVEYING SERVICES" AS DEFINED IN O.C.G.A. 43-15-2(6) AND (11) SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED HEREON. NO CERTIFICATION OR LIABILITY IS EXTENDED TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT A RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS OR ENTITY.

THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE REPORT. THEREFORE, THE UNDERSIGNED SURVEYOR AND W.D. GRAY AND ASSOCIATES, INC. MAKE NO GUARANTEES, REPRESENTATIONS, OR WARRANTY REGARDING INFORMATION SHOWN HEREON PERTAINING TO RIGHTS-OF-WAY, EASEMENTS, RESTRICTIONS, RESERVATIONS, AGREEMENTS, SETBACK LINES, BUFFERS, AND OTHER SIMILAR MATTERS. OTHER CONDITIONS OR DOCUMENTS MAY EXIST THAT WOULD AFFECT THIS PROPERTY. NO LIABILITY IS ASSUMED FOR LOSS RELATING TO ANY MATTER THAT MIGHT BE DISCOVERED BY AN ABSTRACT OR TITLE SEARCH OF THE PROPERTY.

THE LATEST DATE OF FIELD WORK SHOWN IS APPLICABLE TO PROVISIONS OF STATUTES OF LIMITATION.

THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, COVENANTS, ZONING ORDINANCES, ENVIRONMENTAL RESTRICTIONS, AND RIGHTS-OF-WAY SHOWN OR NOT SHOWN, RECORDED OR NOT RECORDED.

W.D. GRAY AND ASSOCIATES, INC. HAS MADE NO INVESTIGATION AS TO THE EXISTENCE OR NON-EXISTENCE OF UNDERGROUND UTILITIES AND/OR STRUCTURES. BEFORE ANY LAND DISTURBANCE ACTIVITY BEGINS, UNDERGROUND UTILITIES SHOULD BE IDENTIFIED AND LOCATED. W.D. GRAY AND ASSOCIATES, INC. ASSUMES NO LIABILITY FOR LOSS OR DAMAGES CAUSED BY THE DISCOVERY OF OR DISTURBANCE OF UNDERGROUND UTILITIES AND/OR STRUCTURES.

UNLESS OTHERWISE STATED, ONLY EVIDENCE OF EASEMENTS OR STRUCTURES THERETO WHICH ARE READILY APPARENT FROM A CASUAL ABOVE GROUND VIEW OF THE PREMISES ARE SHOWN. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED OR BY W.D. GRAY AND ASSOCIATES, INC. FOR LOSS OR DAMAGES RELATING TO THE EXISTENCE OF ANY EASEMENT NOT DISCOVERED FROM THE CASUAL ABOVE GROUND VIEW OF THE PREMISES.

((iii)) This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information on the documents, maps, plats, or other instruments which created the parcel or parcels are stated herein. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION. AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 43-6-67.

01-10-2024

PREPARED FOR:

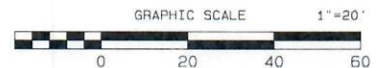
**JEROME C. OLIN
AND JOANNE T. OLIN**

**W.D. Gray and
Associates, Inc.**
land surveyors - planners

P.O. Box 3847 Peachtree City, GA 30269
(770) 486-7552 Fax (770) 486-0496

LSF000701

LAND LOT: 103	DATE OF SURVEY: 12-12-2023
DISTRICT: 7TH	DATE OF DRAWING: 01-05-2024
CITY OF PEACHTREE CITY FAYETTE COUNTY, GA	REV.
SCALE: 1" = 20'	JOB NO: 2309025



Narrative to Accompany Request for Variance

Jerry and Joanne Olin - 838 Carnellian Ln

The original builder located our home less than 25 feet at closest point to the rear property line on a lot that spans almost .8 acres. The plat that we received at closing (see attached plat), did not depict any setbacks in the rear area of our lot where we wished to improve our back yard space with a patio.

We undertook a project in August 2021 to install back yard patio pavers, a seat wall, fireplace and water feature. After much research, and after interviewing three companies, we chose Aabby Group to be our contractor for the project.

We asked our Aabby Group Project Manager Brent Houle if we required a Building Permit for our project. Houle told us that "he had installed fireplaces all over Peachtree City without a permit," and he also told us if the seat wall did not exceed 4 feet in height (ours was 18" high), a building permit was not required."

We researched the City's website for building permit guidance and we could not find the word "fireplace" or any specific reference to an outdoor fireplace as a "structure." As Aabby Group was an experienced, well known contractor in Peachtree City, we felt confident that we were receiving knowledgeable and accurate advice from them. We ultimately paid Aabby Group and their subcontractors \$61,782.60 to complete the project over 2 1/2 years ago.

During the Kedron Hills ARB approval process, our neighbors Ryan and Krista Aversman initialed the Kedron Hills ARB Modification Request/Approval form on 6-29-2021 (see attached), indicating that they had been consulted, and had no objections to our backyard project. At that same time when Mr. Olin asked Ryan Aversman if he needed to survey the lot prior to constructing our patio, Ryan Aversman said to Mr. Olin, "I don't care what you build as long as it is on your side of this hedge." Aversman's statement indicated that as they would be placed, none of our features would be an issue.

Aabby Group did not request a property line survey prior to starting construction because they also were convinced that the hedges indicated where the property line was located.

The Aversman's did not have any objections to our project, or the placement of our water feature, seat wall, and fireplace until 2 years after the project was completed. However on August 21st, 2023, Ryan Aversman notified us by text that he was going to commission another survey "in the interest of keeping property lines and easements intact." Then on September 3, 2023, the Aversman's filed a complaint with PTC Code Enforcement questioning if a building permit was obtained for the features on the back yard of the Olin's at 838 Carnellian Ln.

In December of 2023, we obtained our own land survey by W.D.Gray and Associates land surveyors (see attached 12/12/2023 survey). In January of 2023, we received the survey and plat, in which we discovered that a small corner of our fireplace, a tiny sliver of seat wall, and approximately 12" of a corner of our water feature were over the property line. None of these "incursions," are more than 12 inches over the property line.

The 3 separate areas mentioned are contained in a span approximately 20 feet in length and less than 12 inches in depth, and are located along the Aversman's flag lot driveway which spans over 350 feet from Carnellian Ln to their house.

We approached the Aversman's twice in attempts to resolve the property line issue. On January 24, 2024 we sent them an email requesting a permanent easement for the existing structures. On January 26, 2024, the Aversman's denied our request for a permanent easement.

On January 26, 2024 we again emailed the Aversman's, to see if we could purchase a small sliver of land from them which would put the contested areas on our side of the property line. The Aversman's replied the same day that they were not willing to sell us any land, and that the only resolution they were willing to accept was removal of any features from their side of the property line.

It should go without saying that in our opinion, the Aversman's have not been reasonable. This whole property line issue could have been

addressed neighbor to neighbor. But the Aversman's chose conflict escalation rather than conflict resolution.

In light of the Aversman's denials of our requests, we were left with no other option than to remove any portion of our structures/features that were over the property line. On February 9th, Aabby Group corrected the fireplace and seat wall issue. Both are modified and are now exclusively on our side of the property line. Code Enforcement inspected that same day, and found that our fireplace and seat wall were not over the the property line.

On February 14th, Aqua Creations, the Company who built our water feature finished modifying our water feature. The water feature is exclusively located on our side of the property line. Code enforcement inspected the water feature and found that it did not encroach on the property line.

Now that all property line issues have been resolved, we are requesting that the City grant us a variance to reduce our side setback from 15 feet to zero feet, so that our fireplace may remain.

How the Olin's Request for a Variance meets the required criteria

- A. Among our special circumstances are that we only have 24.7 feet at the back ("side" on the survey plat) of our house to create a patio and fireplace. Our plat did not depict a setback, and the Aabby Group did not advise us of any setback issue, so we were totally unaware of the setback requirement. If a variance is not granted, we would be deprived of the privilege and enjoyment of an outdoor fireplace, like many of our neighbors currently enjoy.
- B. If a variance is not granted, the resulting demolition of our fireplace would result in a substantial loss of our \$62,000 patio investment. This would create a huge financial and emotional hardship. Our backyard patio beautifies our property, our subdivision, and Peachtree City as a whole. Any one who has seen our fireplace and patio project have remarked about how beautiful it is. Tearing it down would result in diminished aesthetics for Kedron Hills and Peachtree City.
- C. Under the term extraordinary circumstances, we would cite no setbacks indicated on our plat, a lack of clarity on the permitting issue of a fire place on the city's website, and our contractor's assurances that a permit was not required for our project, and no mention of a 15 foot setback. Having employed a well known contractor for our project, we relied on Aabby Group to keep our project compliant with respect to all City requirements.
- D. The granting of this variance will not prevent any other homeowner from applying for, or being granted privilege directed and commenced by the City in our same zoning district.
- E. The granting of this variance does not in any way affect the public health, safety, or general welfare to anyone in our neighborhood as a matter of fact. On the contrary, this attractive project has only increased the general welfare and value and beauty of this property and the neighborhood.
- F. The granting of this variance will not create inconsistencies with the objective of beautifying the property or increasing its value substantially.

In consideration of our unique situation and circumstances, we respectfully request that the City Council grant us a "Special Exception Variance" to reduce our side setback by 100%, from 15 feet to zero feet, allowing us to keep our existing fireplace.

Jerry and Joanne Olin
838 Carnellian Ln
Peachtree City, GA 30269

**KEDRON HILLS - ARCHITECTURAL REVIEW BOARD (ARB)
MODIFICATION REQUEST/APPROVAL FORM**

Name: JERRY & JOANNE OLIN Date: 6-29-2021
Address: 838 CARNEHAN LN Phone: [REDACTED]
Email: [REDACTED]

Instructions

1. Please check all boxes that apply in the form below. Please submit appropriate documentation as noted. Missing information may result in delays of approval.
2. The Architectural Review Board will provide an initial response within 10 work
3. NOTE: Your proposed improvements may also require the review and approval of the Planning Department (770) 487-8901. You must submit plans separately to them (ARB c
4. Submit this form and all attachments (drawings, paint chips, etc.) to the mailbox at 376 Loring Lane or Scott Beamer, KHCA President, 376 Loring Lane.

Summary of proposed modifications

- ☐ A. Fences (specify materials, style, color)
☒ B. Landscaping (species, plans or sketch on and sketch on plat)
☐ C. Pool and spas (plans - 2 sets)
☐ D. Recreational equipment (picture or diagram; plat with location)
☐ E. Repainting (paint manufacturer and samples)
☐ F. Roof (manufacturer, type and color)
☐ G. Screening (specify material, style)
☐ H. Structure addition (plans - 2 sets; include elevations and sketch)
☐ I. Structure modifications (plans - 2 sets)
☐ J. Tree removal (sketch on plat, and justification)

☒ K. Other: ADDITION OF REAR PATIO, FIREPLACE & WATER FEATURE
(PAPERS)

Neighbor's initials: For information only, does not signify approval or disapproval by neighbor.

Neighbor: R.A. & K.A. (RYAN AVERSMAN & KRISTA AVERSMAN)

Project time frame: JULY 10 START DURATION - 10 DAYS

Contractor/Vendor (if applicable): ABBY GROUP

MIKE LEEDY - OWNER BRENT HOULE - PROJECT MANAGER

ARB USE ONLY

Date received: 7-1-2021 ☒ In person ☒ By mail ☐ By fax

Date reviewed: 7/7/21 Date responded: 7/6/21 + mail
PTC

Approved by: [Signature] 7/1/21 [initial] 7/1/21 [Signature] 7/6/21 [Signature] 7/7/21 []

ARB members, please make comments on reverse as needed.

VARIANCE request in OLIN'S backyard

Joanne Olin <[REDACTED]>

Fri 2/2/2024 3:03 AM

To: Jerry Olin <[REDACTED]>

Dear Neighbors,

We are providing this letter to all of our neighbors asking for support of our request to the city for a VARIANCE in our small backyard. This will mean the city will allow our fireplace and surrounding features to remain in place and not have to be torn down! You are welcome to come see our backyard anytime you would like. Here's some background for your reference.

When we built our backyard project over 2 years ago, in 2021, we had no idea we were building too close to our own property line. We used Aabby group for our project and asked them if a permit was necessary and they resoundingly said, "we don't need permits for outdoor fireplaces, your seat wall is only 18" high so no issue there and your water feature is not a structure so we're good to go".

We were also required by our HOA to have a neighbor initial the HOA paperwork advising of our project and so we had Ryan and Krista Aversman initial our paperwork. When they came over to our backyard to see what they were being requested to do, Ryan Aversman said, "I don't care what you do in your back yard just keep it on your side of the hedges". And we did just that.

Now, over 2 years later, Mr. and Mrs. Aversman has filed a formal complaint with the City Code Enforcement saying that we did not get a permit for our outdoor fireplace. We knew this already. They also have complained that our structures are over their flag lot driveway property line. This we did not know. The area of our structures that encroach over into their property totals slivers of inches, but it is their driveway piece of property.

Their complaint asks that we "remove the structures in their entirety". As everything is connected, this could become a \$62,000 nightmare, the original cost of our entire project. And that doesn't cover the demolition costs!

We have no need for a few more inches of someone else's property so we do not know where this behavior is coming from but it does feel a bit personal if not punitive.

So, we have applied to the city for a VARIANCE to allow these structures to remain in their entirety, except for the sliver of stone fireplace and seat wall which we now acknowledge is over their driveway portion of their property line. Yes, we will have to deconstruct those small pieces and part of our double stream rock water feature.

To be clear, the VARIANCE is about the City granting a building permit. It's a lengthy

process which on our contractor failed to accomplish.

Thanks for taking the time to review this letter.
In order to support our request for a VARIANCE, we are instructed to request acknowledgement of our request to all of our neighbors.

Thanks,
Jerry and Joanne Olin

PLEASE SIGN WITH YOUR ADDRESS ABOVE.

I Fully Support THE OLINS REQUEST
FOR A VARIANCE.

Mark A. [REDACTED]
CHENOWETH LANE
PEACHTREE CITY GA 30269
[REDACTED]
[REDACTED]

VARIANCE request in OLIN'S backyard

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Nick Kama Cotte & [REDACTED] Carmelham Ln
PLEASE SIGN WITH YOUR ADDRESS ABOVE. Peachtree City, GA 30669

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Joanne Olin <[REDACTED]>
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Jerry and Joanne Olin

Anne Houston & Elrod AS
[REDACTED] Carnellian Lane
Peachtree City, GA 30269

PLEASE SIGN WITH YOUR ADDRESS ABOVE.

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Thanks,
Jerry and Joanne Olin

 Carnellian Lane

Stacy Fink Paul Fink

PLEASE SIGN WITH YOUR ADDRESS ABOVE.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Justin Strickland, Interim City Manager

FROM: Robin Cailloux, Planning Director 4/25/2024
Justin Strickland, Interim City Manager 4/25/2024

DATE: May 2, 2024

SUBJECT: 05-24-05 Variance request from maximum fence height, 101
Cockspur Road

Recommendation:

Staff has no recommended conditions should City Council approve this variance request.

Discussion:

The Applicant is requesting relief in the form of a variance from the 4-foot maximum fence height when adjacent to a street, Section 18-165(e) of the Peachtree City Code of Ordinances. 101 Cockspur Lane is a corner lot. The applicant is requesting to build a 6-foot privacy fence along their property line abutting Golfview Drive.

As part of the application the Applicant has included a justification narrative, a site plan, letters of support from neighbors, and site photos, which are all attached to this memo.

Variance Criteria

In accordance with Section 1202 of the Zoning Ordinance, City Council may grant a variance when:

- a. Relief, if granted, would be in harmony with, or could be made to be in harmony with, the general purpose and intent of the zoning ordinance; or
- b. The application of the particular provision of the zoning ordinance to a particular piece of property, due to extraordinary and exceptional conditions pertaining to that property because of its size, shape, or topography, would create an unnecessary hardship for the owner while causing no detriment to the public.

Per section 1207 of the Peachtree City Zoning Ordinance, City Council shall consider the following factors when making a decision:

- a. There are special circumstances applicable to the property, including location, shape, size, surroundings, or topography so that the strict application of this

ordinance denies the property of privileges enjoyed by other property in the vicinity and under identical zoning district classification;

- b. The strict or literal interpretation and application of this ordinance would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the Zoning Ordinance, or would deprive the Applicant of privileges granted to others in similar circumstances;
- c. There are exceptional or extraordinary circumstances or conditions applicable to the property involved or the intended development of the property which preclude the applicant from complying with this ordinance and that do not apply generally to other property in the same zoning district and which prevent the applicant from complying with existing regulations;
- d. The granting of such variance will not constitute the granting of special privileges inconsistent with the limitations on other property in the same zoning district;
- e. The granting of such variance will not be materially detrimental to the public health, safety, or general welfare nor injurious to property or improvements in the zone or neighborhood in which the property is located; and
- f. The granting of such variance will not create inconsistencies with any objective of the Comprehensive Plan.

Budget Impact:

There are no budget impacts associated with this item.

Attachments:

- 1. Applicant Narrative
- 2. Site Plan
- 3. Supporting Documents (1)_Redacted

Support for Variance Request 101 Cockspur Court

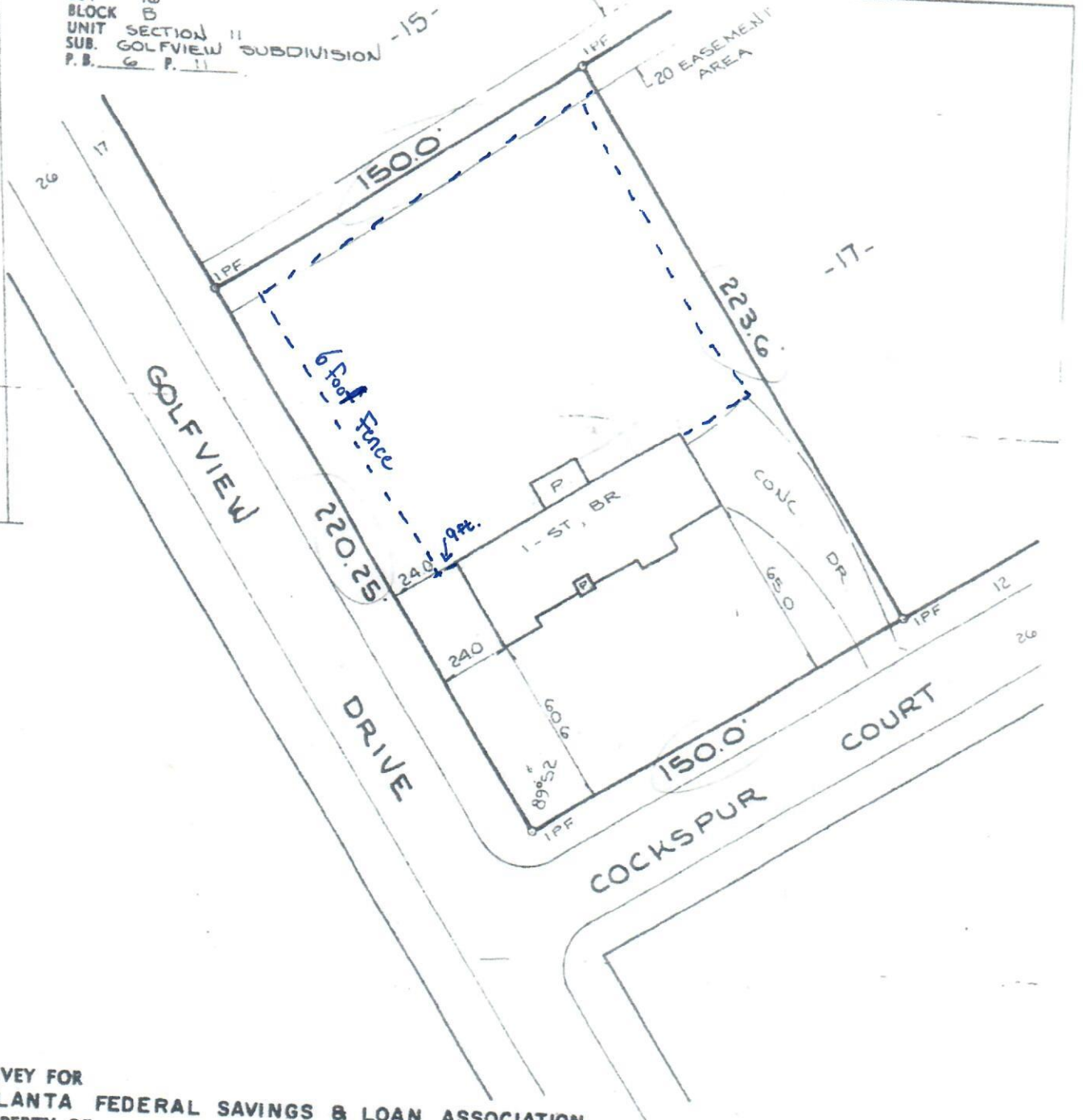
- a) The property is on the corner of Cockspur Court and Golfview Drive. Rules stipulate the fence would have to be 4ft tall as it runs parallel to Golfview Drive. Based on the high use of Golfview Drive and the city infrastructure including an easement and manhole, the homeowner is requesting a variance to make the backyard more accessible while maintaining the safety of his family.
- b) The main issue with this ordinance concerns the safety of my family. Golfview Drive is a main thoroughfare for residents of Golfview and Blue Smoke neighborhoods. A 4 foot see through fence allows access to a busy road far too accessible for children and pets.

The 5 year plan for 101 Cockspur Court includes upgrades to the backyard. Included in the plan is paved access to the backyard from Golfview Drive. The driveway would allow access to the basement. Under the sunroom is a covered area used as storage for tools and equipment requiring a truck to haul. A fence running directly along the line of the exterior of the house would block the view of cars entering the backyard, resulting in an unsafe condition for residents of 101 Cockspur Court.

The proposal of 3 yards off the side of the house would necessary sight lines to see people exiting the basement door. In most cases the driveway could be moved further back on the property. It is not possible in this case as the city installed an elevated manhole in the midline of the yard and was granted a storm water easement along the backside of the property.
- c) The corner lot paired with easements creates an extraordinary circumstance that limits the options of the homeowner. The four foot fence would not provide the necessary safety and a six foot fence abut to the house causes a sightline issue as the basement door is near the edge of the house and highly trafficked by children. Access to the backyard by truck is necessary but a safety hazard in the event it would run right along the side of the house where children play.
- d) There is precedent of this being the case as 6 properties within 1 mile of the subject property have similar fence layouts and structures on a corner lot.
- e) The fence will still have 30 feet of distance off the road and runs along a straightaway of Golf View Drive. It does not hinder the line of sight for cars along Golf View Drive nor the line of sight for the property adjacent to the backyard fence. Signed neighbor affidavit states they agree.
- f) The variance will not create inconsistencies with the any objective of the comprehensive master plan.

LOT 16
BLOCK B
UNIT SECTION 11
SUB. GOLFVIEW SUBDIVISION
P.B. 6 P. 11

MAG. NORTH



SURVEY FOR
ATLANTA FEDERAL SAVINGS & LOAN ASSOCIATION
PROPERTY OF

THOMAS BURKE

LAND LOT 126 7 DISTRICT

FAYETTE COUNTY, GEORGIA

SCALE 1" = 50 DATE: JULY 29, 1971

REG. LAND SURVEYOR NO. 1456

GEORGIA LAND SURVEYING CO., INC.

IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

101 Cockspur Court Variance Request- Neighbor Support.

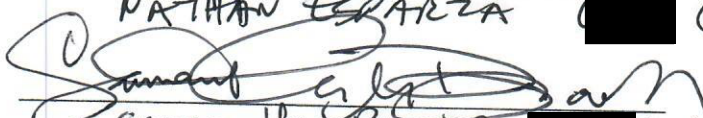
I understand the footprint of the fence and that the request includes a 6-foot privacy fence along Golfview Drive at the back of 101 Cockspur Court. I support the motion for the city council to approve the variance and allow the fence to be installed 3 yards off the exterior of the house to along Golfview Drive to the rear of the property line. I do not find any reason to believe this would negatively affect my property value or the safety of my property.

Signatures of 101 Cockspur Court neighbors,



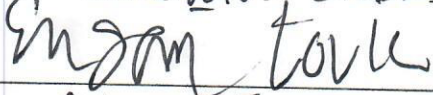
NATHAN ESPARZA

██████████ Golfview Dr. PTC, GA 30269



Samantha Brooks

██████████ Golfview Dr PTC GA 30269

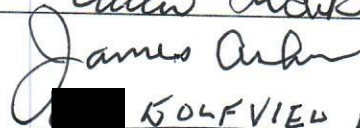


██████████ Golfview Dr

Allen Franklin



██████████ COCKSPUR CT PTC G 30269



- James Askew

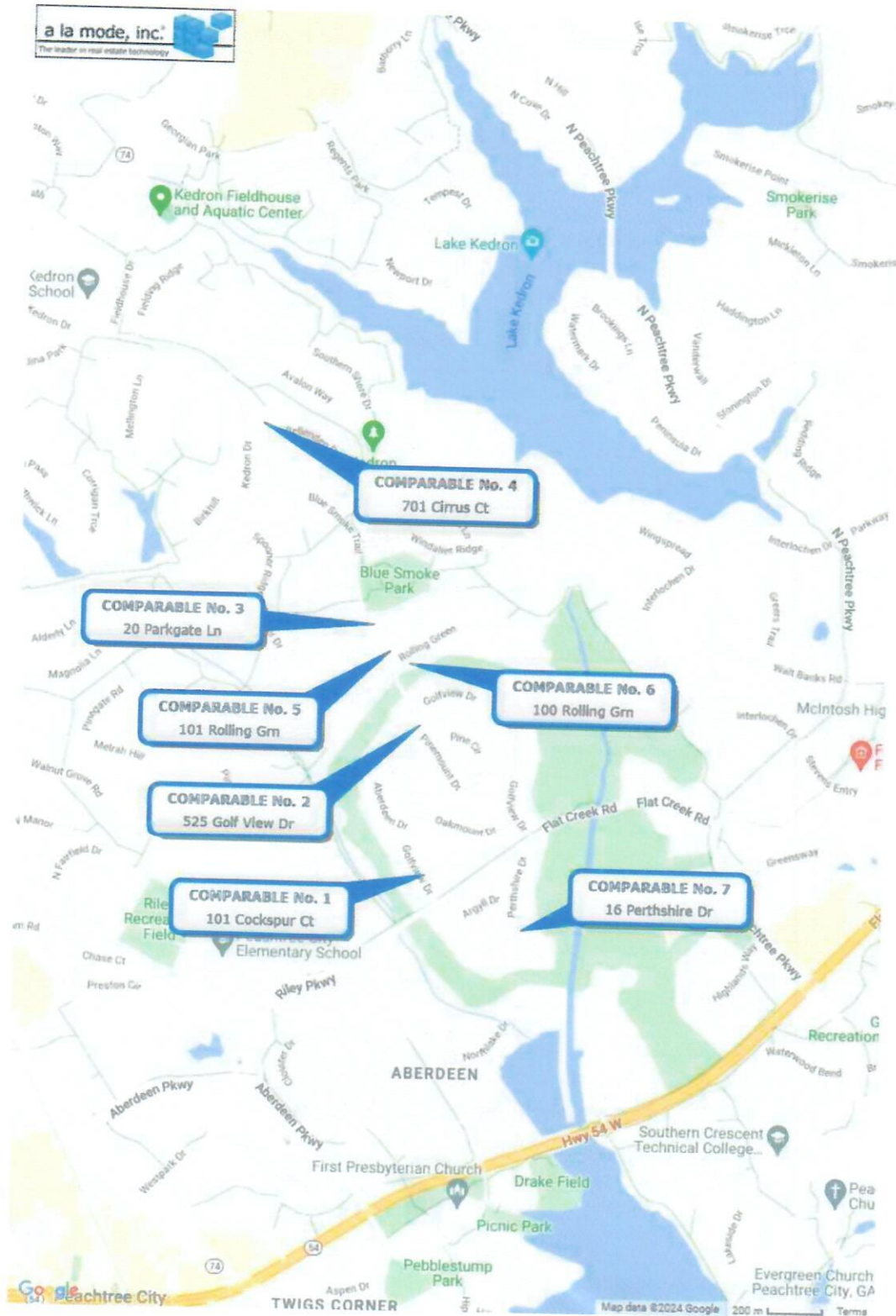
██████████ GOLFVIEW DR PTC, GA

Similar corner properties within 1 mile



Location Map

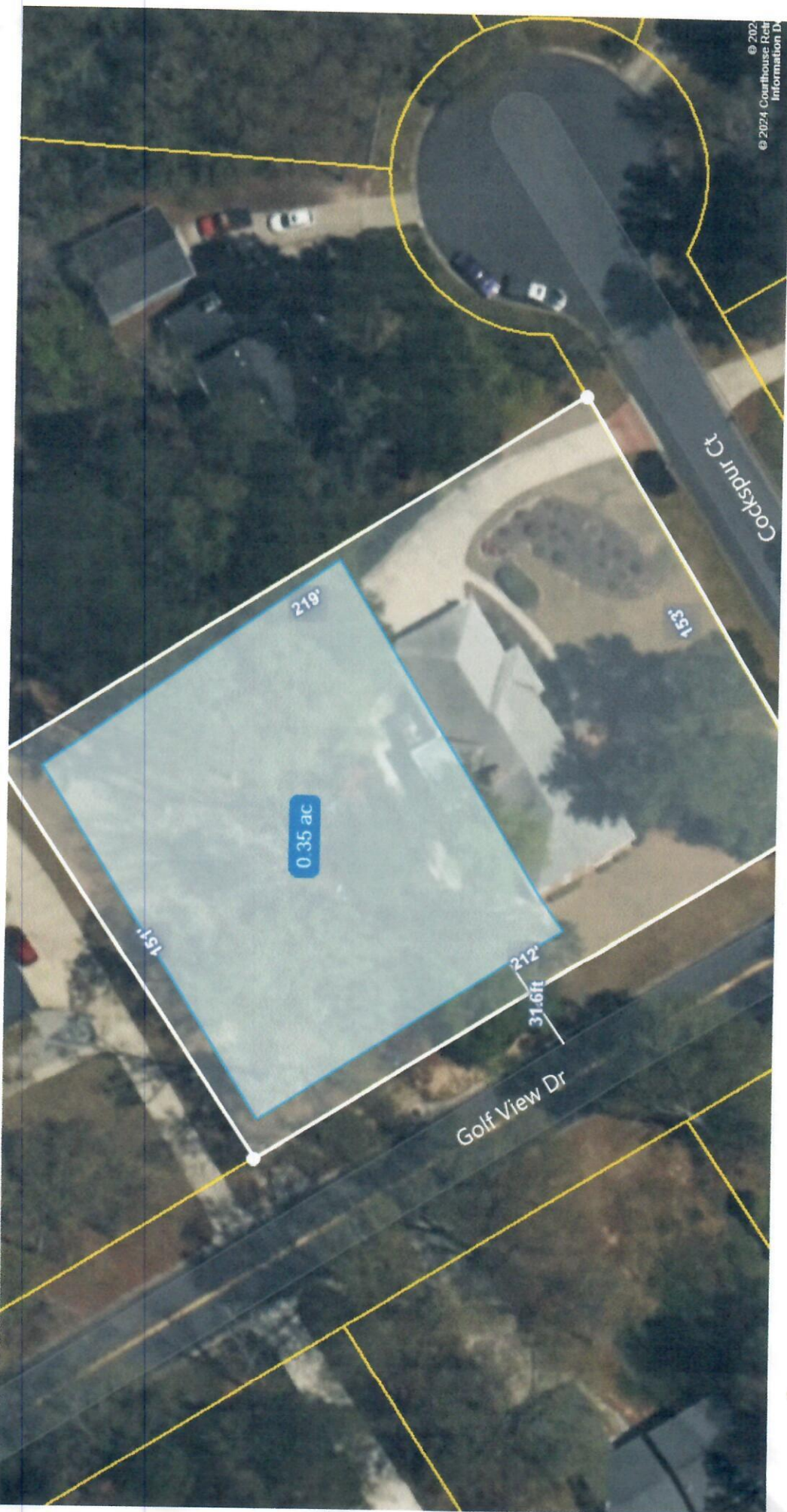
Borrower				
Property Address		403 Southbridge Pass		
City		Peachtree City	County	
Lender/Client			State	GA Zip Code 30269











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