



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

August 15, 2024 | 9:30 AM

City Hall

1. **Call to Order**
2. **Pledge of Allegiance and Moment of Silence**
3. **Announcements, Awards, Special Recognition**
4. **Presentation**
 - A. Safer Streets for All - Federal Grant (Matt Flynn and Richard Fangmann, Pond & Co.)
 - B. 2024 Community Survey (Zencity)
5. **Public Comment**
6. **Agenda Changes**
7. **Minutes**
 - A. July 30 and 31, 2024 City Council Retreat Minutes
 - B. August 1, 2024 City Council Meeting Minutes
 - C. August 1, 2024 Executive Session Minutes
8. **Consent Agenda**
 - A. Appointment of City Manager (Ted Meeker)
 - B. Crosstown and Peachtree Parkway Roundabout 100% Design Proposal
- Funding Source: 2017 SPLOST account 321-4220-541400-SP17-003.
9. **Old Agenda Items**
10. **New Agenda Items**
 - A. 08-24-05 Ordinance #1223 Council meeting time amendment (Yasmin Julio)
 - B. 08-24-06 Ordinance #1224 Public Participation amendment (Yasmin Julio)
 - C. 08-24-07 FY2025 Convention and Visitors Bureau Budget (Tyler Runyon)
 - D. 08-24-08 FY2025 Keep Peachtree City Beautiful, Inc. Budget (Al Yougel)
 - E. 08-24-09 Plumbing Code update (Robin Cailloux)
11. **Public Hearings**

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

This meeting will be held in the Frances Meaders Council Chambers at City Hall. Page 1 of 107

- A. 08-24-10 Variance request for rear setback encroachment, 515 Clearwater Cove (Kim Khan)
- B. 08-24-11 Variance request for increased parking, 705 Highway 54 W (VyStar Representative)
- C. 08-24-12 New Alcohol License - 9292 Korean BBQ, 220 City Circle, Suite 500 (Applicant Edmond Lo)

12. Council/Staff Topics

13. Executive Session

14. Adjourn

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

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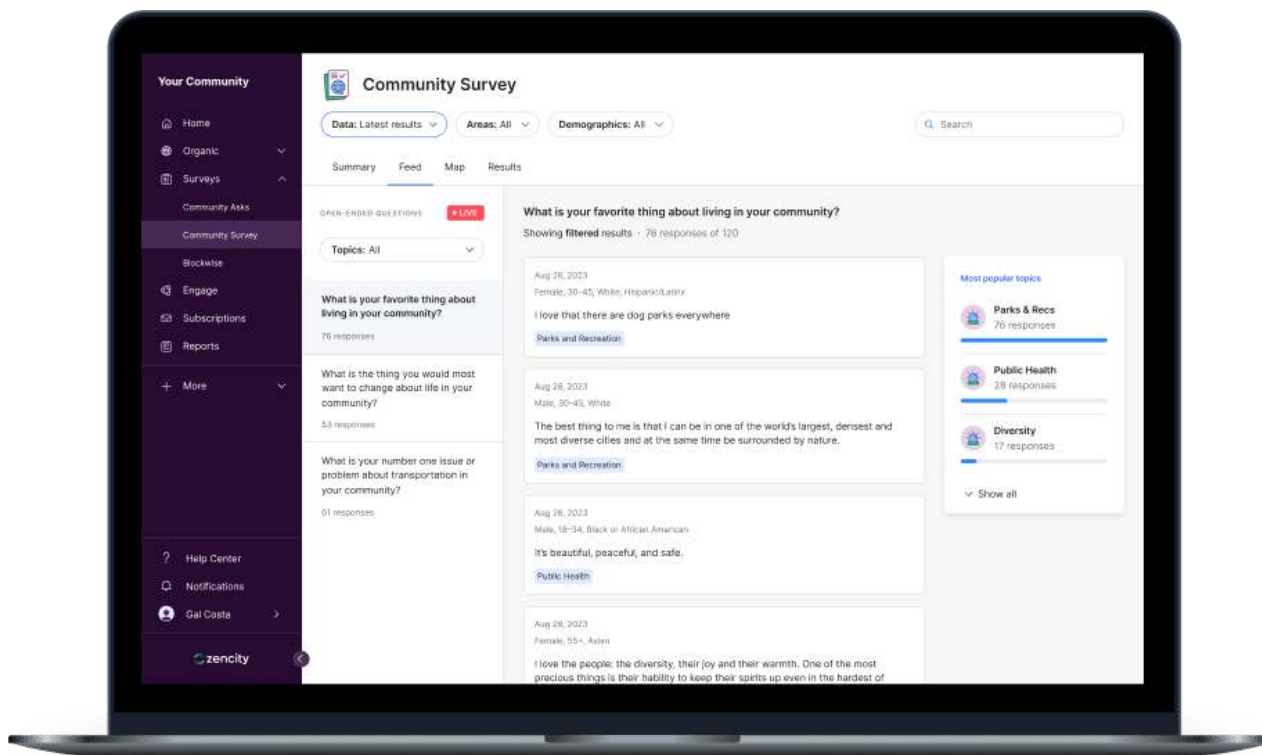
This meeting will be held in Council Chambers at City Hall



Peachtree City, GA

Community Survey

May - July 2024



The Zencity Community Survey

A recurring survey that never stops running, the Zencity Community Survey measures how satisfied residents are with their community and with local government-provided services and allows officials to compare these scores over time and against a cohort of similar communities.



Survey Methodology

1236 respondents were digitally recruited (e.g. over social media, mobile apps, local websites, and survey panels) between May - July 2024. Zencity built a representative sample by matching respondent data to the U.S. Census Bureau's race, ethnicity, age, and gender distributions in Peachtree City, GA. Finally, rake-weighting was applied as a statistical safeguard to balance out any remaining discrepancies in distribution, so no demographic group is overrepresented or underrepresented in the final score.

Score Calculation

The overall satisfaction score is calculated by averaging how each resident rated quality of life and community characteristics on a numeric scale (1-5), and classifying this average as satisfied, neutral, or not satisfied. The resulting score, then, is the weighted percentage of residents who gave an overall satisfied rating.

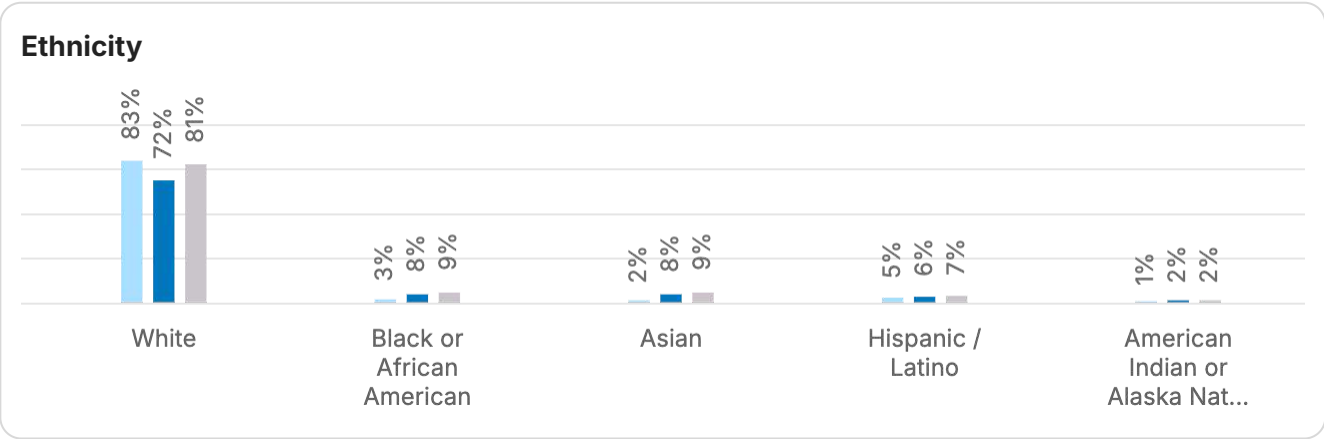
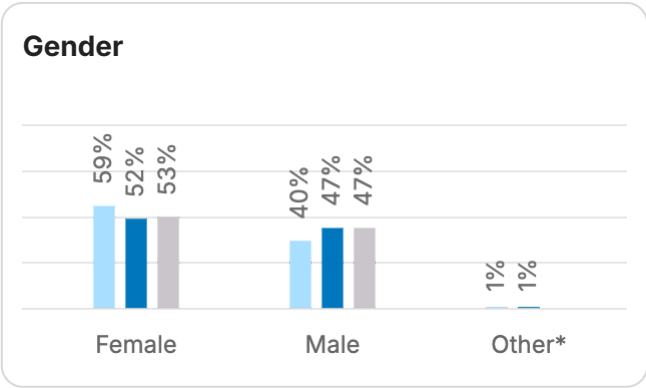
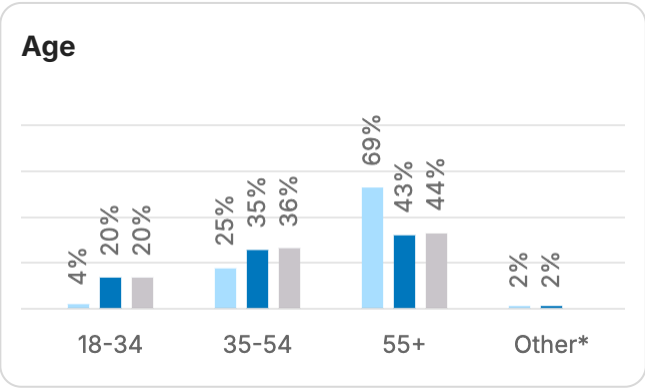
Sample Composition

1236 valid respondents

Key

- **Unweighted demographics** - What we collected, without adjustments
- **Weighted demographics** - Our sample, adjusted to be representative of the population
- **Population demographics** - The demographics of the 18+ population

* The "Other" category includes missing data, people who selected "prefer not to say", and other groups not defined in the census.



Overall Satisfaction

The overall satisfaction score is calculated from the questions in the two main sections of the survey: general quality of life and satisfaction with different characteristics of life in your community.

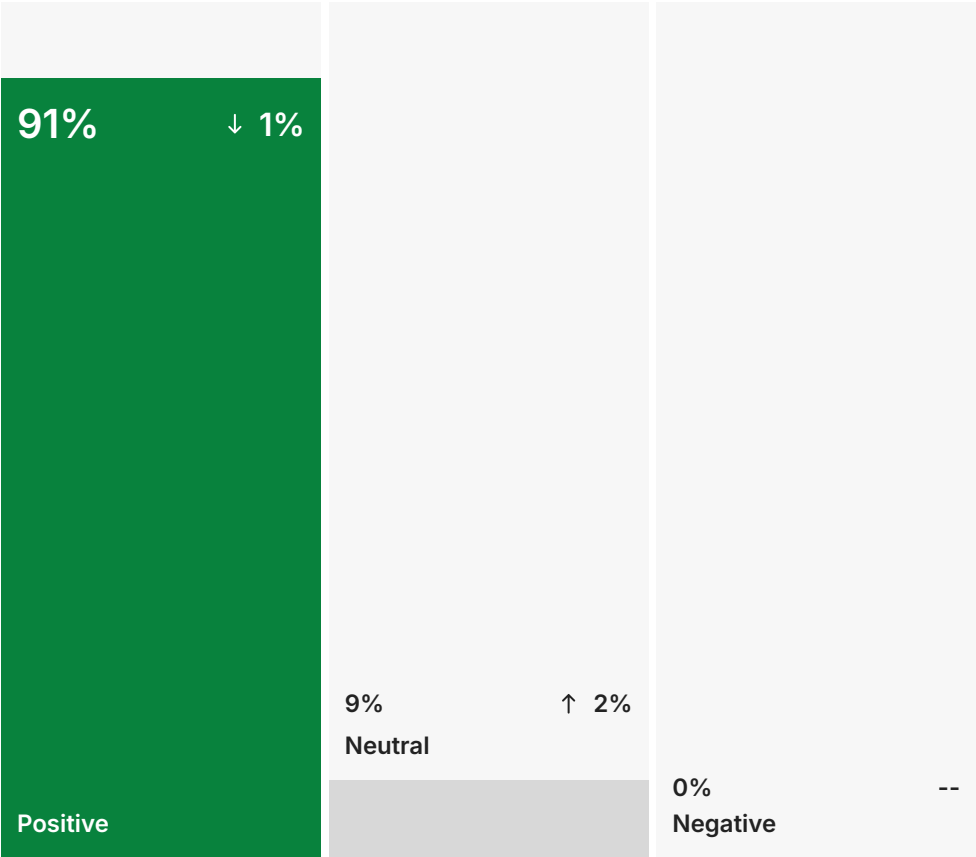
We take the average of these questions, then classify the score as positive (3+), neutral (1.5 to <3), or negative (≤ 1.5). The percentages represent the percent of respondents in each category.

If you have a previous cycle, the up (↑) and down (↓) arrows will show the change in percentage points.

91%

of 1236 surveyed residents are
satisfied with life in Peachtree
City

↓ 1% vs. previous cycle



These are the main measures of satisfaction in your community

The bars on the right show the proportion of responses that are positive (4 or 5), neutral (3), or negative (1 or 2). The percentages show the percent in the positive category.

We take the average of the Community Characteristics, then classify the score as positive (3+), neutral (1.5 to <3), or negative (≤1.5). The percentages represent the percent of respondents in each category.

If you have a previous cycle, the up (↑) and down (↓) arrows will show the change in percentage points.

QUESTION	RESIDENT SATISFACTION	
How is the overall quality of life in Peachtree City?	87% • ↓ 1%	
How likely are you to recommend Peachtree City as a place to live?	78% • ↓ 5%	
How likely are you to be living in Peachtree City 5 years from now?	75% • --	
Average rating from the Community Characteristics questions	90% • --	

Demographic Breakdown

Smaller sample sizes can lead to unreliable estimates. For this reason, we hide scores for groups under 30 respondents.

For groups between 30 and 49 respondents, we highlight the small sample size using an asterisk (*). Use these scores with caution.

DEMOGRAPHIC	GROUP	SCORE	N
Age	18-34	77% *	48
Age	35-54	93%	305
Age	55+	96%	857
Education	High school degree or less	82%	85
Education	Some college or college degree	91%	821
Education	Higher education degree	92%	293
Ethnicity	Black or African American	76% *	37
Ethnicity	Hispanic/Latino	63%	62

DEMOGRAPHIC	GROUP	SCORE	N
Ethnicity	White	91%	1032
Gender	Female	91%	725
Gender	Male	92%	496
Income	\$49,999 or less	85%	111
Income	\$50,000-\$149,999	89%	510
Income	\$150,000 or more	96%	383

Life in Peachtree City

The bars show the percent of respondents who reported positively (4 or 5) in response to questions about community characteristics.

We also display the percent of respondents who were neutral (3, shown with a gray dot) or negative (1 or 2, shown with a red dot).

Zencity Community Survey

Peachtree City, GA
May - July 2024

Powered by


COMMUNITY CHARACTERISTIC	SATISFACTION SCORE	CHANGE	KEY POSITIVE NEUTRAL NEGATIVE NON-SUBSTANTIATIVE ↓ ↑ CHANGE IN POSITIVE SCORE ↓ ↑ CHANGE IN NEGATIVE SCORE The 'Change' column shows the percentage point changes in positive and negative scores from the previous cycle. In addition, questions with the largest changes above 5% are highlighted.
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Zencity Community Survey

Peachtree City, GA
May - July 2024

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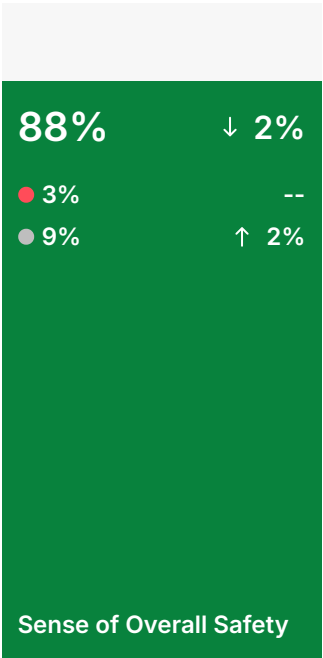

COMMUNITY CHARACTERISTIC	SATISFACTION SCORE	CHANGE	KEY
Acceptance of residents of all backgrounds	71% 16% 13%	↑ 2% - 0%	
Sense of community among residents	69% 23% 9%	↓ 3% ↑ 1%	● POSITIVE ● NEUTRAL ● NEGATIVE ○ NON-SUBSTANTIATIVE ↓ ↑ CHANGE IN POSITIVE SCORE ↓ ↑ CHANGE IN NEGATIVE SCORE
Quality of the city's recycling and litter pick-up services	67% 22% 11%	↑ 2% - 0%	
Quality of roads	63% 25% 11%	↓ 5% ↓ 1%	The 'Change' column shows the percentage point changes in positive and negative scores from the previous cycle. In addition, questions with the largest changes above 5% are highlighted.
Availability of a variety of art and cultural events	47% 35% 18%	↓ 2% ↑ 1%	
Ability of residents to give input to the Peachtree City government	42% 30% 28%	↓ 3% ↑ 6%	
Availability of jobs that pay a living wage	39% 33% 29%	↓ 2% ↑ 11%	
Availability of affordable housing	29% 33% 38%	↑ 2% ↑ 2%	

The ratings residents gave these parts of life showed a connection to their overall satisfaction

In order to appear here, a characteristic must a) demonstrate a strong correlation with how residents rated their overall satisfaction and b) receive a notably high or low satisfaction score

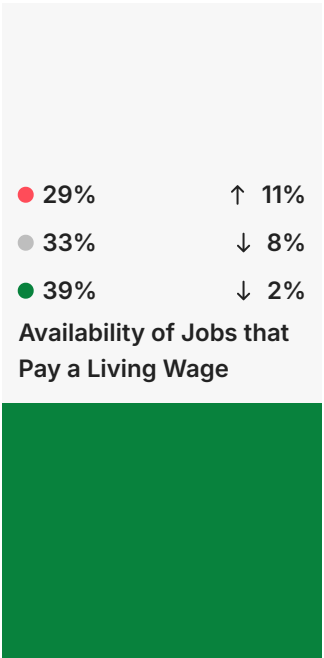
Maintain

High-scoring characteristics with strong correlation to overall satisfaction



Focus on

Low-scoring characteristics with strong correlation to overall satisfaction



Strengths

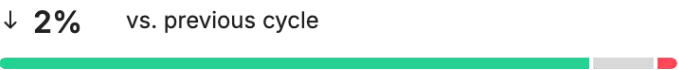
This community characteristic was selected because it had a high correlation with satisfaction AND received a notably high score.

The percentages shown indicate the percent of respondents who responded positively (4 or 5). The bars indicate the proportion of respondents who were positive, neutral (3), or negative (1 or 2).

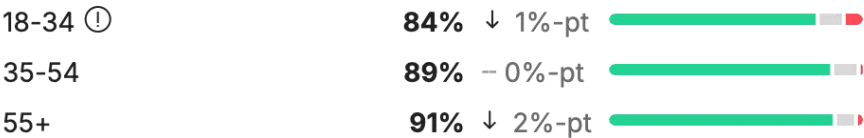
For groups between 30 and 49 respondents, we highlight the small sample size using an asterisk (*). Use these scores with caution.

88%

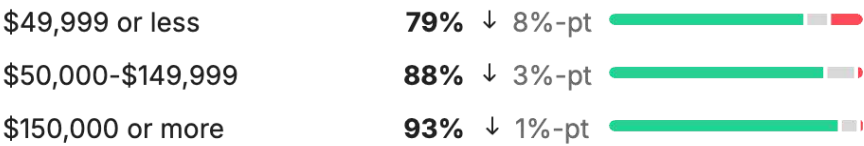
of residents are satisfied with
the sense of overall safety



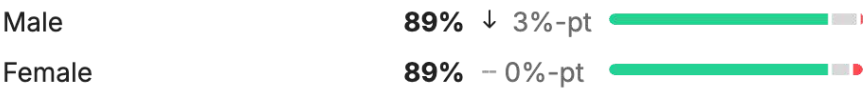
AGE



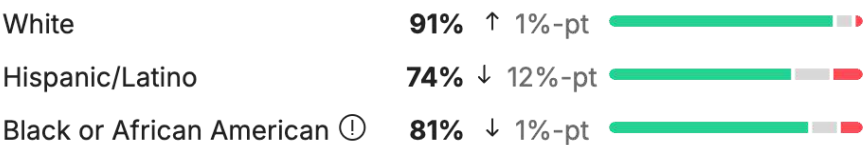
INCOME



GENDER



RACE/ETHNICITY



In Focus

This community characteristic was selected because it had a high correlation with satisfaction AND received a notably low score.

The percentages shown indicate the percent of respondents who responded positively (4 or 5). The bars indicate the proportion of respondents who were positive, neutral (3), or negative (1 or 2).

For groups between 30 and 49 respondents, we highlight the small sample size using an asterisk (*). Use these scores with caution.

39%

of residents are satisfied with
the availability of jobs that pay
a living wage

↓ 2% vs. previous cycle



Neutral
33% • ↓ 8%

Dissatisfied
29% • ↑ 11%

EDUCATION

High school degree or less	31% ↓ 12%-pt	
Some college or college degree	36% ↓ 5%-pt	
Higher education degree	46% ↑ 6%-pt	

INCOME

\$49,999 or less	21% ↓ 18%-pt	
\$50,000-\$149,999	35% ↓ 4%-pt	
\$150,000 or more	51% ↑ 6%-pt	

GENDER

Male	43% ↑ 3%-pt	
Female	34% ↓ 8%-pt	

Community Benchmark

How we compare Peachtree City, GA to other similar communities

Residents from more than 1,000 communities across the United States have participated in Zencity's Community Surveys. We use the combined results from these surveys to produce our benchmark estimates. By averaging across respondents from dozens or hundreds of different communities, it's possible to arrive at a picture of what the results for a "typical" community in that cohort look like. This offers a way to compare your results- particularly strengths and areas for improvement- within a greater context. Each community running a Community Survey with Zencity receives a customized community benchmark cohort that reflects its unique characteristics.

First, the cities, towns, and counties in the United States are allocated into cohorts using variables such as population size, geography, density, and demographics to group similar communities together. Then, each cohort's benchmarks are calculated using the same scoring methodology outlined in the Survey Methodology section. Finally, since recruitment methods can differ slightly according to the needs of each community, cohort benchmarks are adjusted accordingly to match the exact distribution of recruitment methods.

These are some of the communities represented in your cohort

Density is calculated by people per square mile of land area.

Diversity is measured by percentage of people who are not in the largest race or ethnicity group.

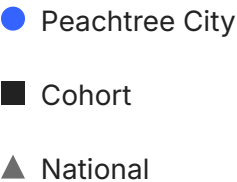
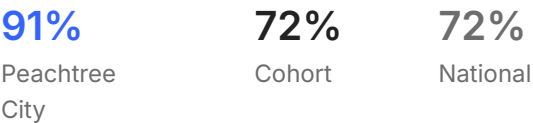
Median income is the median annual dollars of income per household.

The data displayed on this page was sourced from the U.S. Census Bureau's 2020 Census of Population and Housing.

COMMUNITY NAME	TOTAL POP	DENSITY	DIVERSITY	MEDIAN INCOME (\$)
Peachtree City, Georgia	38,414	1,528	19.63%	\$111,850
Tucker, Georgia	36,994	1,830	46.42%	\$80,311
McDonough, Georgia	29,134	2,178	20.53%	\$77,804
Woodstock, Georgia	35,171	2,722	19.66%	\$100,913
Evans, Georgia	37,456	1,482	19.90%	\$125,325
Douglasville, Georgia	35,252	1,536	32.86%	\$72,753

+ more communities with similar characteristics

The overall resident satisfaction in Peachtree City is **19% higher** than its cohort.



QUESTION	NATIONAL	COHORT	YOUR SCORE	SATISFACTION COMPARISON
How is the overall quality of life in Peachtree City?	62%	64%	87%	
How likely are you to recommend Peachtree City as a place to live?	60%	61%	78%	
How likely are you to be living in Peachtree City 5 years from now?	64%	67%	75%	

0%

25%

50%

75%

100%

Community Benchmark

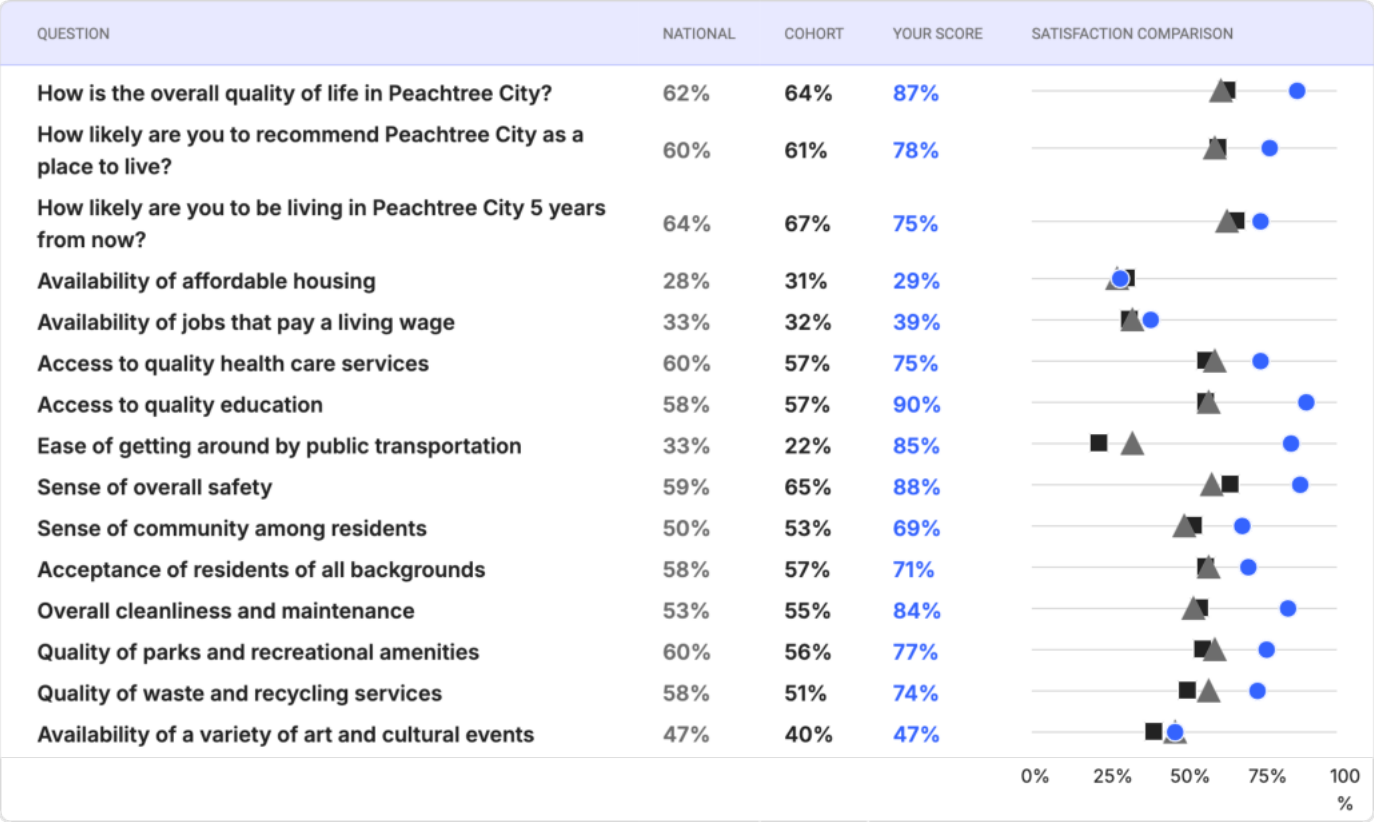
Peachtree City, GA
May - July 2024

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Satisfaction with Life in Peachtree City, GA

Breakdown by characteristic

- Peachtree City
- Cohort
- ▲ National



Free-Text Responses



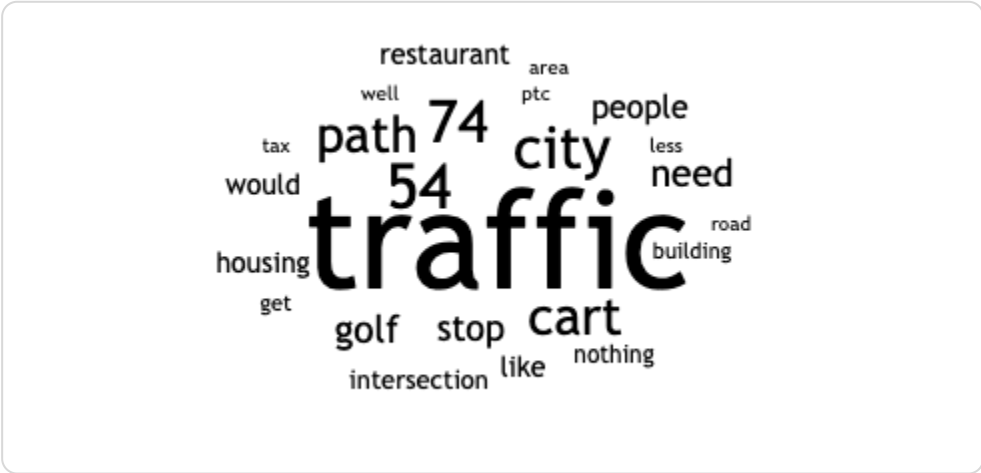
What residents love

Question: What is your favorite thing about living in Peachtree City?



What residents want changed

Question: What is the one thing you would change in Peachtree City?



Rotating Survey Section

The rotating survey section focuses on one issue per survey cycle and can be updated as new areas of interest emerge.

58%

of respondents support a city-
wide mandatory curbside
trash and recycling program

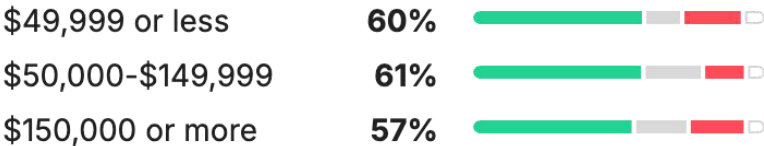


Neutral
19%

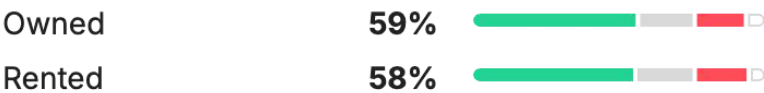
Dissatisfied
17%

The question: Would you support a city-wide mandatory curbside trash and recycling program?

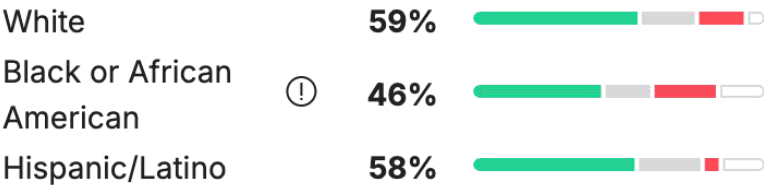
INCOME



HOME OWNERSHIP:

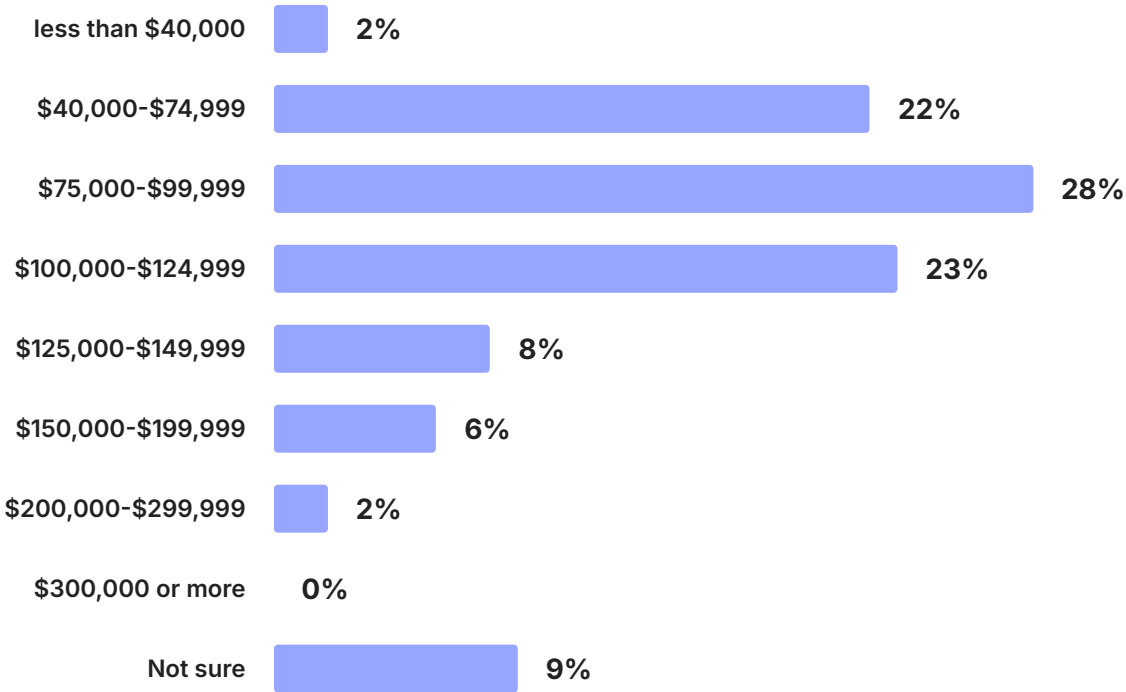


RACE/ETHNICITY



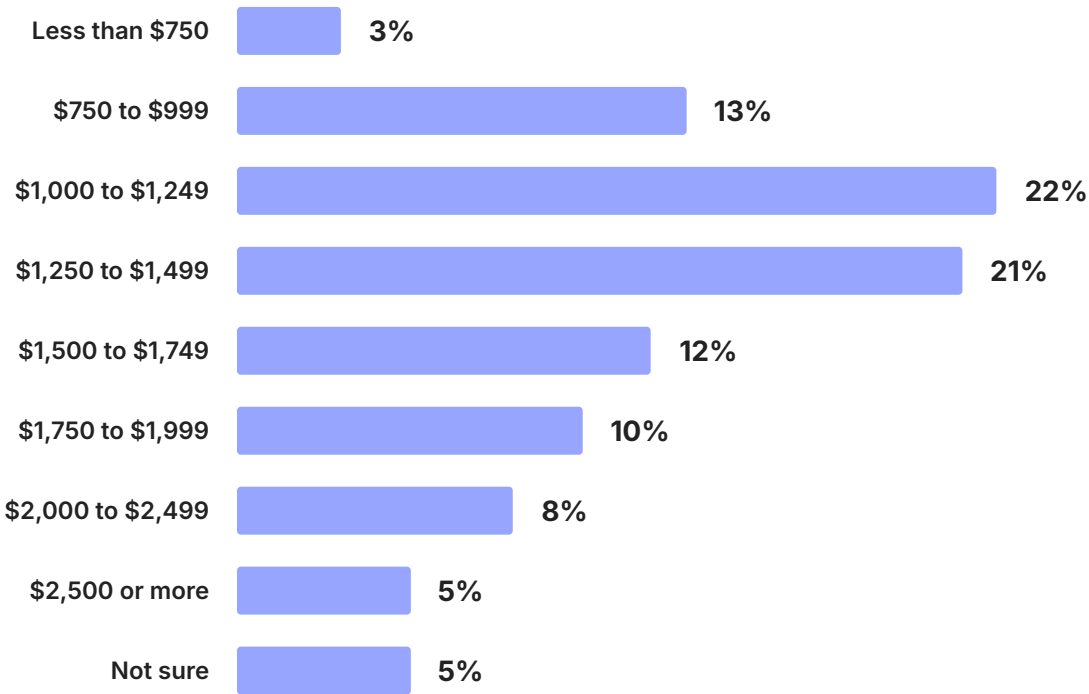
73% of respondents consider an annual living wage in Peachtree City to be between \$40,000 - \$124,999, with 28% considering it to be between \$75,000 - \$99,999.

The question: What would you consider an annual living wage per person for Peachtree City?



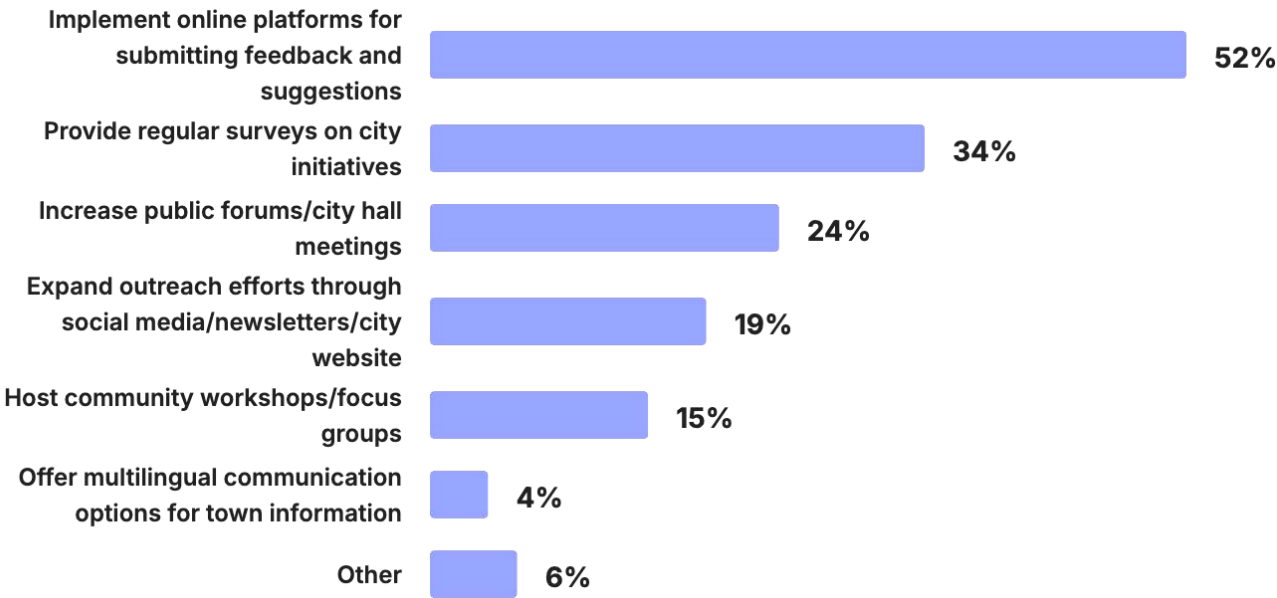
56% of respondents feel that an affordable monthly housing cost is between \$750 - \$1,499, with 22% saying it is between \$1000 - \$1250.

The question: What do you feel is an affordable monthly housing cost?



52% of respondents felt that the city could improve transparency and increase citizen input through implementing online platforms for submitting feedback and suggestions. An additional 34% felt it could be improved through regular surveys on city initiatives.

The question: In your opinion, what can the city do to improve transparency and increase citizen input in the decision-making process?



The Questionnaire

Section 1

General
Satisfaction

QUESTIONS	CHOICES
How is the overall quality of life in Peachtree City? *	1 - 5 Scale (Poor - Excellent)
How likely are you to recommend Peachtree City as a place to live? *	1 - 5 Scale (Very unlikely - Very likely)
How likely are you to be living in Peachtree City 5 years from now? *	1 - 5 Scale (Very unlikely - Very likely)
What is your favorite thing about living in Peachtree City?	Open Ended
What is the thing you would most want to change about life in Peachtree City?	Open Ended

Section 2

**Community
Characteristics**

QUESTIONS
Availability of affordable housing
Availability of jobs that pay a living wage
Access to quality health care services
Access to quality education
Availability of a variety of art and cultural events
Quality of roads
Ease of getting around via multi-use path system
Sense of overall safety
Sense of community among residents

QUESTIONS
Acceptance of residents of all backgrounds
Ability of residents to give input to the Peachtree City government
Overall cleanliness and maintenance
Quality of parks and recreational amenities
Reliability of waste-collection services
Quality of the city's recycling and litter pick-up services
Overall quality of services provided by Peachtree City

Section 3

Rotating
Survey Section

QUESTIONS	CHOICES
Would you support a city-wide mandatory curbside trash and recycling program?	Strongly support / Somewhat support / Neither support nor oppose / Somewhat oppose / Strongly oppose / I don't know
What would you consider an annual living wage per person for Peachtree City?	less than \$40,000 / \$40,000-\$74,999 / \$75,000-\$99,999 / \$100,000-\$124,999 / \$125,000-\$149,999 / \$150,000-\$199,999 / \$200,000-\$299,999 / \$300,000 or more / Not sure
What do you feel is an affordable monthly housing cost? (Rent/Mortgage costs)	Less than \$750 / \$750 to \$999 / \$1,000 to \$1,249 / \$1,250 to \$1,499 / \$1,500 to \$1,749 / \$1,750 to \$1,999 / \$2,000 to \$2,499 / \$2,500 or more / Not sure
In your opinion, what can the city do to improve transparency and increase citizen input in the decision-making process?	Increase public forums/city hall meetings / Implement online platforms for submitting feedback and suggestions / Provide regular surveys on city initiatives / Offer multilingual communication options for town information / Expand outreach efforts through social media/newsletters/city website / Host community workshops/focus groups / Other

Section 4

Demographics

QUESTIONS	CHOICES
In what year were you born? *	Open Ended
Which of the following do you identify as? *	Male / Female / Prefer to self-describe
Please state the gender you identify as.	Open Ended
Which one of these statements best describes your current situation? *	Full-time employed / Part-time employed / Self-employed / Unemployed / Student / Apprentice/intern / In early retirement (1-10 years) / In retirement (11 years or more) / Permanently disabled / Fulfilling domestic tasks or looking after children/family / Prefer not to say / Other
Are you of Hispanic, Latino, or Spanish origin? *	Yes / No / Prefer not to say
What is your race? *	White / Black or African American / American Indian or Alaska Native / Asian / Native Hawaiian, Samoan, Chamorro, or other Pacific Islander / Prefer not to say / Other
Is your home: *	Owned by you or someone in your household, with or without a mortgage or loan? / Rented? / Occupied without payment of rent? / Prefer not to say

Section 4
Demographics

QUESTIONS	CHOICES
What is the highest level of school you have completed or the highest degree you have received? *	Less than a high school diploma / High school graduate or GED / Some college but no degree / Associate degree in college / Bachelor's degree (For example: BA, AB, BS) / Master's degree (for example: MA, MS, MBA) / Professional School Degree (for example: MD, DDS, DVM, LLB, JD) / Doctorate degree (for example: PhD, EdD) / Prefer not to say
Do any children under the age of 18 live in your household at least half of the time? *	Yes / No / Prefer not to say
Were you born in the United States? *	Yes, born in the United States / No, born outside the United States / Prefer not to say
Which category best represents your household's total income over the past year? *	\$14,999 or less / \$15,000 to \$24,999 / \$25,000 to \$34,999 / \$35,000 to \$49,999 / \$50,000 to \$74,999 / \$75,000 to \$99,999 / \$100,000 to \$149,999 / \$150,000 to \$199,999 / \$200,000 to \$299,999 / \$300,000 or more / Prefer not to say



Published on August 13th, 2024 by Zencity

support@zencity.io

The Peachtree City City Council met Tuesday July 30 for the first day of a two-day retreat beginning at 9 a.m. at Suwanee City Hall. Present were Mayor Kim Learnard, Mayor Pro Tem Frank Destadio, Council Members Suzanne Brown, Clinton Holland, and Laura Johnson, along with Interim City Manager Justin Strickland and Interim Assistant City Manager Yasmin Julio. Also present were Administrative Assistant Hannah Thomas and Recording Secretary Martha Barksdale.

Suwanee City Manager Marty Allen and Assistant City Manager Denise Brinson stopped by to welcome the group and present an overview of the development program that had resulted in the Town Center on Main project as well as several new downtown parks.

Facilitator Suzette Arnold of the Carl Vinson Institute of Government at the University of Georgia introduced herself and led the participants in a brief ice breaker exercise. Arnold also laid down some ground rules for the discussions they would be having. She talked about how Council members should give staff direction but allow them to do their jobs without meddling. She also said it was important to remember that they all had their own perspectives but needed to work together to set priorities.

She explained that information went to the City Manager from Council (the policy makers) and was then filtered down to staff. Meanwhile, staff was giving the Manager information to be passed on to Council.

Next, Arnold said they would deviate from the printed agenda for an open discussion, as several Council members had asked to do. Strickland stated that he conducted the budget process this year the way it had been done in the three years he had been in Peachtree City. Every city did it differently, and he suggested changing the process next year and holding a pre-budget workshop with Council to get a clear idea of what they wanted.

Staff believed the list developed at the retreat in January was a priority list to be budgeted, and he said he was surprised to find some Council members did not view it that way.

Brown stated that she had expected pre-budget meetings so they could go over the priorities and get more of an idea of costs. Strickland noted that there were two workshops this year, then a public hearing on the budget. The budget was presented at the second workshop, and he said that is

when questions could have been asked. Next year, they would do it differently.

Holland said he agreed with Strickland and thought they should all submit ideas next year before the budget was created. Strickland said he envisioned it as him doing a presentation of staff priorities and what he believed were Council priorities. He could get feedback from Council and then start working on the budget.

Learnard said if they got into too much of their personal desires, they would lose the unified approach Arnold had mentioned. Council's job was to set policy and hand the details off to staff. She believed Strickland was frustrated because Council had stepped out of bounds.

A secondary issue, Julio remarked, was "singular, minority, majority." There were items brought forth by one Council Member, items brought up by two, and items brought up by three or four. Even though something might be favored by the majority, the one or two who were not in support would not let it go and move forward, creating frustration, Julio stated. She went on to talk about how staff must do what the majority wanted and could not pursue items that just one or two members supported. Strickland agreed, saying sometimes Council needed to seek consensus among themselves before reaching out to him.

Arnold asked if Council had work sessions? Strickland told her that in the city of Commerce where he previously worked, the Council had two meetings a month, with the first being a work session with the same agenda as the business meeting two weeks later. Council could ask questions then, and staff had two weeks to tie up loose ends and answer those questions. The next session was a voting session, which would be shorter because all the discussion had taken place at the work session.

Arnold asked Council Members to consider if their present systems were productive. Every member brought their own experiences to Council but should consider if their input was helpful or directing. She reiterated that it was staff's job to do the research, and Council's to hold them accountable and ask tough questions.

Arnold explained the terminology: a workshop was where information was presented and was educational in purpose, while a work session was where Council discussed business items.

Lernard proposed making the monthly morning meeting a work session and the evening meeting a quick business meeting. Holland said he liked that idea and noted that big items could be discussed at two work sessions if needed.

Johnson asked if staff would still be able to place items on the voting meeting agenda? Strickland said in Commerce what was on the work session agenda was what was on the business meeting agenda. That meant that sometimes there were delays, but Lernard said they could make exceptions.

Strickland then proposed eliminating the 2x2 meetings with Council and staff. Council agreed, saying the public work sessions could take their place.

Should the City Manager be able to add an item to a business meeting agenda, even if it had not been discussed at the work session, if it was necessary to make a decision before the next business meeting? Council agreed that this would be fine, within limits. Lernard said variance requests might be another case, and Johnson pointed out those were public hearings and could not be discussed in advance at a work session.

They moved on to discuss presentations by Council members at meetings, and Arnold asked if those were agenda items? Julio explained that there would be an item on the agenda, and staff would provide information, but then a Council member would have their own presentation that staff had not seen in advance. They did not want to correct the Council member at the meeting, but Julio said sometimes these presentations had incorrect information that then circulated among the public.

Holland said sometimes they might need several work sessions to hash things out, so that by the business meeting they could vote and move on, even if the vote was split.

Arnold also said they should decide if they wanted to allow presentations from Council members and how they should be structured. She said it might be best if they were shared among Council members prior to the work sessions so there would be no surprises.

They discussed the work sessions and meetings a bit more and decided it made sense to hold a work session as a morning meeting on the first Thursday of the month, then hold a business meeting with public hearings in the evening on the third Thursday. Council/staff topics could be added at the end of both the work session and business meeting agendas and that was when they would vote to decide if they wanted to add something to a future work session agenda. This schedule would start in September, they decided.

The discussion moved on to the budget and Strickland explained he had always taken priorities from what had come up at retreats, and Arnold said that was common. Johnson said she was concerned about Council meddling if they held a pre-budget work session. Strickland said he hoped it would help him get more of a feel for what Council wanted. It was staff's role to figure out how to accomplish that.

Brown said there was a difference between wanting something and putting it into the budget. She also said she was not happy with the new performance pay plan. Learnard said that was not Council's job, and Strickland said changes were needed in order for them to hire and retain people in a competitive market.

After the lunch break, Strickland again asked Council if there were changes they wanted in the budget. Destadio mentioned the splash pad cost and also the bridge at All Children's Playground, but Strickland said that was a 2017 Special Purpose Local Option Sales Tax (SPLOST) project.

Holland said they should be putting money aside for dredging Lake Peachtree, but Strickland said he liked the idea of putting that on a bond, and Holland agreed. Julio said they would look at several long-term projects for a bond, not just the dredging.

Strickland agreed that \$450,000 for the splash pad seemed high, but that is what the firm that was doing the Recreation Master Plan said it would cost.

The splash pad was planned for Pebblepocket Park, and the estimate was for renovating the entire area and could be scaled back.

Brown said she would rather wait until the Master Plan was complete to decide what got funded and in what order. Strickland said this was on the list from the retreat, and Learnard noted that suggestion came from Johnson, and they had all agreed with it. She again said Strickland had created a budget based on what they had told him.

Holland said the minutes from the January retreat said they could accomplish the goals with planning and cooperation, which he felt had not taken place. He asked to wait until the Recreation Master Plan was presented, maybe another year down the road.

Johnson spoke up, noting that the splash pad was her contribution to the priority list because it was important to her constituency of families with young children. She had promised them to work for a free splash pad and said she would not allow it to be pushed down the road.

Destadio said he could support a new splash pad in the budget, and Julio noted that meant the majority wanted it. Councilman Holland said he was okay with moving on as a majority of Council said they supported the item.

Brown said she had asked Johnson if she would support removing the gates and making the existing splash pad at Glenloch free? Johnson said it would be doing a disservice to the Glenloch pool, which charged admission, to have a free splash pad next to it. Also, a splash pad that charged admission might be less crowded than a free one, and some people would be willing to pay for that.

A safe crossing of SR 54 on the east side was one of Holland's passion projects. That was a 2023 SPLOST project, and it was complex, Strickland reported, but they were working on it.

Brown said she objected to funding an urban forestry manager in this year's budget, saying it could be funded later in the year. Learnard said they had a budget with 17 new positions that the City Manager said were necessary to do his job. She said she was not changing her position, and Destadio agreed that if Strickland said he needed those positions, he would support him. Johnson said she liked the budget.

Holland said it was good, but he thought their role was to add and remove things as a body, and he questioned funding an arborist for a whole year. Strickland said the current path supervisor, who was a certified arborist, spent most of his time on trees; this position was vital. Arnold then remarked that they needed to ask “why” questions and realize that changes in one area often had broad impacts.

Brown also questioned the economic development manager position and asked if it would overlap with what Retail Strategies was doing? Julio said this position would help the city retain businesses and attract new ones. They could see how this position worked out, then decide if it was necessary to retain Retail Strategies.

Was there a reason why the 911 feasibility study could not be delayed? Brown asked, and Strickland said both Police Chief Janet Moon and Fire Chief Clint Murphy were concerned with the quality of 911 services, mentioning problems with radios, among others. Fayetteville was concerned also, but the County had been unresponsive. Strickland said the physical space needed for a 911 center was not large, but they would have to purchase equipment.

Brown said her constituents wanted her to address the \$2.6 million in additional positions. The rich citizens would not suffer from taxes, but the poorer ones would, she remarked. Arnold said that was important.

Strickland said he wanted the City to move from being reactive to being proactive, and Holland said he was glad to see maintenance included in the budget.

Arnold then helped the group through an exercise regarding their needs, saying they needed to remember that everyone was flawed and needed grace to be extended and accepted.

She asked staff and Council to write down what they wanted from each other. Among the requests was that Council argue behind closed doors. They all agreed that there should be clarity about budgeted costs. Learnard also noted that Council’s attitudes directly affected staff, and Holland agreed they should be careful about what was said.

Arnold then led them in a two-minute pause, saying afterwards that taking a break gave everyone a change to reflect and reset. She said this was an effective tool that could be used at Council meetings.

Learnard added that Council members should not make demands of staff. Strickland said questions were fine; he just wanted everybody to have the same information. After more discussion, Arnold stepped in to say that trust and respect were key, but to receive them, you first had to give them.

Arnold then asked them to list several things they saw as Peachtree City's strengths, weaknesses, opportunities or threats. Under strengths, items included lifestyle, a solid master plan, paths, staff, parks, safety, pride, strict ordinances, and active citizens. Weaknesses listed included aging housing stock, relationship with the Atlanta Regional Commission, aging underground infrastructure, Council not trusting staff to do their jobs, Council relations, lack of forward thinking, resistance to change, traffic congestions, lack of pickleball facilities, and an aging populace.

Opportunities included developing a strategic plan, assisting Council members, city boundary study, changes in revenue sources, recreation plan update, new police complex, and utilizing creativity. Council and staff listed threats to Peachtree City as including crime, mistrust of staff by Council members, disunity of Council, loss of institutional knowledge, short-term rentals, arguing on the dais, public communication not related to facts, not investing into the city, and inflation.

Arnold remarked that they should address the weaknesses, but the threats often could not be controlled. She then asked the group to look at the threats, weaknesses, and opportunities and choose what they felt was most important. The items they chose included keeping Peachtree City's identity while still moving forward. Also deemed important was working to eliminate disunity in Council. Arnold pointed out that Peachtree City was looked at as a model community around the country.

Creating a strategic plan for the future got approval from everyone, and they decided to discuss that the following day. Other important topics included the lack of developable land and the aging infrastructure, along with an aging workforce.

All of these things could be covered in a strategic plan, Holland remarked.

Learnard said fixing Council disunity was a high priority, noting that there were disagreements, then there was mistrust. Arnold said it was not sustainable to keep working in a place where there was disunity. They had to first focus on the work and let personal grievances go.

Arnold used the final minutes of the day to ask for reflections on what they had accomplished. They all agreed that changing the form and functions of the Council meetings was good, with Johnson saying it was fantastic that they started off their day with that.

They decided to discuss the strategic plan on the next day, not going into details but looking at things such as timeline and what they wanted it to contain.

The retreat ended day one at 5 p.m.

The Peachtree City City Council met Wednesday July 31 for the second day of a two-day retreat beginning at 9 a.m. at Suwanee City Hall. Present were Mayor Kim Learnard, Mayor Pro Tem Frank Destadio, Council Members Suzanne Brown, Clinton Holland, and Laura Johnson, along with Interim City Manager Justin Strickland and Interim Assistant City Manager Yasmin Julio. Also present were Administrative Assistant Hannah Thomas and Recording Secretary Martha Barksdale.

Facilitator Suzette Arnold said they would continue with their discussion of opportunities, threats, and weaknesses in Peachtree City as they related to a potential strategic plan.

Firstly, Strickland and Council went over what was on the agenda for that week's Council meeting.

Next, they returned to their list of priorities, noting that three Council members mentioned the need for an annexation, or growth boundary, study. Brown said she thought it should be more of a policy than a specific plan, because they did not want to tip off property speculators that certain parcels could be annexed. They all agreed that input from the City Attorney and the Planning Director were needed before moving ahead.

Next, they moved on to the topic of allowing backyard hens in certain residential zonings. Learnard said she could support that. It had been one of Brown's pet projects, and they decided to move ahead and look at ordinances in other cities.

Increasing the property tax homestead exemption for lower income seniors was another item on the priority list, and Brown said Strickland had told her that 80 senior citizens took advantage of that in 2023. The current requirements were a household income of \$30,000 or less in order to remove \$5,000 from the assessed value, resulting in a \$40 savings. They decided the \$30,000 would be about \$45,000 in adjusted income and had looked at raising the income limits to \$50,000 or \$55,000 in order to take care of things for a few years into the future.

This was a way to help this demographic with an insignificant impact to the budget, Strickland said. If they took \$15,000 off the assessed value, Brown reported, it would reduce a tax bill by \$150. Council said they could support this but wanted more information.

Johnson then mentioned a need for path connectivity down the west side of SR 74 South. Learnard suggested they ask GDOT about the feasibility of a path instead of a sidewalk in that area. They began to talk about paths in other areas, and Strickland said this was something that could come before the Transportation Advisory Group.

Holland thought the Comprehensive Plan should be tweaked every year, as they did in some cities. Destadio then asked about why the plan designated villages that were not villages, such as Lexington Village. Strickland said the villages had not changed, but there were Braelinn and Kedron villages each had two village centers. Learnard said Lexington was not a village; it was a village center.

Brown and Holland then expressed dissatisfaction with the Comprehensive Plan approved in 2022, saying the citizen surveys were not structured correctly and the process felt rushed.

Learnard felt they should leave it alone; there would be another update in 2027. Destadio said he, too, was not happy with the process, but agreed with the Mayor that it was done, and they should leave it alone now. Learnard said staff members had been harassed, even through the newspapers, and it was an embarrassment.

Holland remarked that all he wanted was a more statistically significant gathering of data. He said it was not a statistically valid sample, but Learnard said it was, and she had the numbers. She again said she understood there were things they did not like, but it was two years ago.

Strickland said Holland might be talking about a short-term work plan, which was also for five years. It could be included in the Comp Plan, and Holland said that sounded like a good idea and maybe they should leave the Comp Plan alone.

Johnson weighed in, saying revamping the Comp Plan was not one of her priorities. She noted that Council would have to vote on any rezonings or policy changes in any case.

Learnard said her top priority was to learn what were healthy boundaries for Strickland. He said no one was intrusive about calling him during his off hours, and he did not mind calls if they were not excessive. He joked that he was more likely to contact one of them than vice versa.

Letting the alternate member of the Planning Commission vote when a regular member was absent was one of the Mayor's suggestions, and the other Council Members agreed.

Another idea was that Council Members should have the option to opt into the City health care plan. She said that might attract some younger candidates to run for office. The group said they did not need the insurance but could see where others might and this would be an incentive.

She also reported that Fayetteville Mayor Ed Johnson had said they would be more likely to qualify for Atlanta Regional Commission (ARC) money if they had a regional path/trail plan.

Did they want to talk about eliminating runoffs and going to a popular vote system? Learnard asked, saying runoffs were expensive. Could they move it from 50% to 45%, Brown asked, but Julio said that was not allowed by State law.

Brown and Holland said they could not support eliminating runoffs, while Johnson said she needed more information. Julio pointed out that typically the highest vote getter from the General Election won in a runoff. The 2023 runoffs cost \$32,000, she said. Destadio said he needed more information but would support what the majority wanted. Strickland said he would get back to them with more information.

Regarding the Crabapple Lane closing controversy, Learnard said Tyrone Mayor Eric Dial, who used to be a representative to the ARC board, had told her they were not guaranteed the \$1.7 in transportation improvement plan money even if their engineers requested it. ARC funding was discretionary.

Destadio said he was not on board with a unified development ordinance (UDO) done by an outside contractor, but he did want to hear from Planning Commission Chairman Scott Ritenour and Vice Chair Kenneth Hamner and give them direction. He also stated he did not want another overlay district for SR 54. Holland stated they had to watch what came out of the Planning Commission, but he was willing to hear them out.

The Battery Way restrooms were a priority of Johnson's. Strickland advised that Battery Way would be covered in the Recreation Master Plan.

Discussion then followed about why candy was not thrown at the Fourth of July parade, and Strickland said that was a decision of the Recreation staff that he questioned, but he thought they could try it. It was a safety issue, but Johnson said people complained that the parade was boring. Holland asked why there was no school band, and Julio said they tried to get one or even hire a band, but it was not possible.

Strickland said there were complaints about too many political vehicles and floats in the parade, but he was not going to do anything about that because of First Amendment issues. Julio said the complaints she saw on social media said it took the focus away from the Fourth of July. Thomas spoke up and said there were also complaints about parade entries that were more advertisements than celebrations of the Fourth.

After a lunch break, the group reconvened. Holland said he really wanted a SR 54 corridor study with leaders from Coweta County, Peachtree City, and perhaps Tyrone involved. He had an upcoming meeting with GDOT and intended to discuss it there.

Another issue was a pickleball venue, for which \$770,000 was earmarked in the 2023 SPLOST. Holland said they had to decide on a location, and Strickland said it would be covered in the Recreation Master Plan. The SPLOST called for a free facility. He mentioned that the Newnan Pickleball Association ran their facility, so maybe something similar could be done in Peachtree City. Johnson mentioned the Tennis Center, but someone else said pickleball and tennis did not mix.

Brown said she would like to see a cap on surplus revenue, or fund balance. Strickland asked if she meant they should have a minimum and maximum percentage? He said the Governmental Finance Officers Association recommended at least 30% in order to get the best interest rates on loans.

It just seemed like they were taxing current residents to pay for future projects, Brown continued. Learnard mentioned that the percentage was projected to go down in the next few years' budgets before leveling off. They discussed establishing a range, saying the number could be tweaked.

Strickland suggested a 20% range and mentioned 35% to 55%. He suggested they look at this next year when they knew more about the impact of House Bill 581, which dealt with capping home values.

Brown said she would like to extend the time for public comments at City Council meetings to three to four minutes each and also allow people to speak about items that were on that night's agenda.

Learnard said she felt three minutes was too long but was in favor of allowing agenda items to be addressed. Holland agreed about the agenda items and suggested two minutes. Destadio said three minutes and was in favor of allowing agenda items, and Johnson agreed.

Julio said they could move public comments to the next item on the agenda after the moment of silence. Holland mentioned limiting comments to Peachtree City residents, but the others said that would be difficult.

The group decided to change the ordinance to allow for comments of no more than three minutes and to allow agenda items to be addressed. Public comment would be at the top of the agenda.

Next, they went over other items on the opportunities list. Strickland mentioned a housing study; Learnard said that was her item but it could come off. Holland suggested they leave it but make it a low priority. Maybe it could be part of a broader study, Strickland said.

They also discussed a partnership with Southern Conservation Trust for \$4,000 a year, which everyone agreed was a bargain.

Holland and Learnard were united in support of a Tree Commission and having Peachtree City designated as a Tree City. All of this could help them obtain grant money in the future. They decided to back off right now, but it still would be a goal.

Going back to the strategic plan, Arnold cautioned them not to let it fall off the table. She explained they needed to set timelines and establish who would be responsible for keeping it moving forward.

Another project they decided to move ahead on was the border study, but Learnard pointed out it was not budgeted. Again, they said input from the City Attorney and Planning Director was needed, and Strickland suggested

they have a proposal by the end of October with an eye towards getting a plan completed during fiscal year 2025.

Continuing with the timeline discussion, a backyard hen ordinance could be ready for Council deliberation in about six months, it was decided. They first needed to decide on a short-term rental ordinance and the administrative variance ordinance. January 25 was mentioned as a date for the poultry.

Staff would need to consult with the City Attorney about the steps needed to get legislation introduced to change the senior homestead exemption. The final ordinance should go to the legislative delegation by December of this year in order to hold a referendum in November 2025.

Council decided that the Transportation Advisory Group would look at path connectivity issues, including SR 74 South. GDOT would have to be involved. The group should be in place by September, Strickland stated.

The Comp Plan would be left alone since an update was set to be done during 2026. Learnard suggested their focus be on identifying who they wanted to be as a city.

Also on the table was implementing the findings of the Recreation Master Plan.

They said citizens should be informing them on the strategic plan. Brown cautioned that she did not want them to make a list and then have it just appear on a budget. Encouraging industrial and commercial growth was important to Holland.

Julio advised them not to be fearful about costs when setting goals. Staff would share information about the costs. Johnson pointed out that they could issue bonds to spread costs to future years.

This was where vision came into play, the Mayor observed, and Johnson and Holland both remarked that they needed vision about what citizens wanted. Brown, too, said feedback from citizens was important, and Julio mentioned maintaining strategic priorities with an eye towards the Five Pillars they had established. Learnard suggested they get familiar with strategic plans for other cities.

They would need to start vetting consultants, but when? Learnard said wait until the new calendar year.

Brown remarked that some things would have to wait. Johnson said they could have both their wants and their needs, mentioning an aquatics center. Holland stated he hoped the strategic plan could focus on attracting businesses.

In summarizing their achievements during the retreat, Arnold said they had worked through some difficult topics, and she again reminded them to remember that everyone saw things with their own unique perspective.

Strickland noted that four new citizen committees would be starting up in the coming year. Council decided to hold a retreat locally in January to include the executive leadership team and maybe another Council retreat in August 2025. The retreat adjourned at 4 p.m.

Martha Barksdale, Recording Secretary

Kim Learnard, Mayor

City Council of Peachtree City
Meeting Minutes
Thursday, August 1, 2024
6:30 PM

Call to Order

The Peachtree City City Council met in regular session on Thursday, August 1, 2024, at City Hall. Mayor Kim Learnard called the meeting to order at 6:30 p.m. Others attending: Council Members Suzanne Brown, Frank Destadio, Clinton Holland, and Laura Johnson.

Pledge of Allegiance and Moment of Silence

Presentation

A. Presentation of Summer Intern Projects

Human Resources Director Dr. Teaa Allston-Bing introduced Dolapo Thomas, president of Peachtree City's first-ever cohort of paid interns. She introduced a short video featuring all 10 of the interns describing their experiences over the summer. Allston-Bing said the internship program had been a great success, and the Mayor added that the interns provided valuable services to the City.

Announcements, Awards, Special Recognition

None

Public Comment

Sue Reid thanked Council for opening up the Kedron courts for pickleball training and urged them to keep the pickleball community updated about plans for new facilities.

Blake Hayes thanked Council for getting the new path bridge open along SR 54 over Lake Peachtree. He went on to describe a new State law that imposed strict penalties for passing a stopped school bus and urged drivers to be cautious when school resumed.

Agenda Changes

None

Minutes

A. July 11, 2024 Special Called City Council Meeting Minutes

Destadio moved to approve the July 11, 2024, Special Called City Council meeting minutes. Holland seconded. Motion carried unanimously.

Quarterly Reports

A. Second Quarter 2024 Reports

Holland commended the Engineering Department for completing nine projects. He asked Planning Director Robin Cailloux about the high number of illegal signs. She said the elections had an impact, but there were also a lot of sports sign-up signs

confiscated by the City.

Consent Agenda

Holland moved to approve Consent Agenda items A and B. Johnson seconded. Motion carried unanimously.

Learnard noted they had just approved sponsorship donations of \$500 each from Mahaffey and Linkous Orthodontics and Fourth Corner Boxing Gym for the Back to School Bash.

A. FY2024 Budget Amendment - Back to School Bash sponsorship Mahaffey and Linkous Orthodontics, LLC and Fourth Corner Boxing Gym, LLC

APPROVED 5-0

B. FY2024 Budget Amendment - Code Enforcement Golf Cart Replacement

APPROVED 5-0

Old Agenda Items

A. 07-24-06 Resolution to Adopt FY2025 Operating Budget & CIP

Interim City Manager Justin Strickland said there had been workshops and a public hearing on the budget, along with discussions. The City usually was able to adopt its millage rate in August, but it would be pushed back to September this year because the County Tax Assessor was still working on the tax digest. However, he and the Finance Department were confident in adopting this budget and felt the numbers would be as projected.

Destadio said staff had done a good job by being able to lower the millage rate while identifying projects Council had requested.

Brown said her goal was to do a full rollback of the millage rate that would benefit citizens facing financial hardship. She had proposed that several positions, projects, and items be delayed, saying she wanted to cut all new positions that were not Public Safety and did not support the 3% cost of living increase or a new \$450,000 splash pad being funded in advance of the Recreation Master Plan.

Brown remarked that she and Holland were the only Council members who suggested delays or removal of projects. She called the planned .06 rollback “insignificant,” saying the 5.083 was a tax increase, and the \$28 million in reserve funds could be used to lessen the hardship for citizens. She said she could not achieve her goals but would not vote in favor of the proposed budget as a matter of principle.

Johnson noted this was her first time going through the budget process as a member of Council, and she said Strickland and staff did a good job of educating her and providing the information she requested. She noted the workshops were not well attended, but that all budgeting information was available to the public.

Holland thanked Strickland and his staff for their work. He said he felt 95% of the budget was excellent; there were a few items he did not like, but the majority of Council approved, and he could assure citizens that they were getting outstanding services for their tax dollars. Although Holland would have liked a rollback of up to .1, he said this was a well-done budget that served the needs of the community.

The proposed FY 2025 budget was \$56,834,098, Learnard stated, a 2.04% increase over the 2024 adjusted budget. She pointed out that the City Manager was proposing a .06 mill tax decrease. Peachtree City had decreased its millage rate over the past 12 years. Only 20% of the tax bill went to Peachtree City; the majority was for the County and the School Board.

Destadio moved to approve Old Agenda item 07-24-06 Resolution to Adopt FY2025 Operating Budget and CIP. Johnson seconded. Motion carried 4-1 with Destadio, Holland, Johnson, and Learnard voting in favor, and Brown voting against.

New Agenda Items

A. 08-24-01 Fee Schedule Update

Strickland reminded Council that they looked at the fee schedule before starting the budgeting process and that it had not been reviewed since 2019. He said had a copy of all the changes in the meeting packet, but they wanted to talk about changes in State law regarding how building permit fees were assessed.

Cailloux said she would be glad to answer questions about the previous presentation and all of those fees but would focus on changes to building permit fees in order to comply with House Bill 461, which prohibited fee calculation based on construction value, even though that was what was most commonly used throughout the country.

The building department contractor, SafeBuilt, had used data from 2020 until now to create an extensive table of per square foot costs based on construction type and occupancy category. Then staff and the Planning Department's summer intern compared permit fees charged since 2021 with the proposed permit fee schedule. Residential permits ended up being less expensive, Cailloux reported, while large industrial projects ended up being more expensive. However, that increase might be based on the fact that the previous fee was based on a construction value reported by the developer and might not have been as accurate as this new fee. Cailloux said there would be a learning curve, and next year they might return to Council for some tweaks to the fees.

Did the new law establish a maximum or a minimum? Brown asked. Cailloux replied that the law pertained to every type of fee a local jurisdiction could charge. There previously were four ways fees could be calculated, but this law changed it

to either per square foot, per hour, or a flat fee. Peachtree City went the route of per square foot since they did not know at the outset how many hours a project would take.

The designations in the chart did not match with Peachtree City's residential zoning districts, but Cailloux explained those were codes used internationally, familiar to anyone in the construction industry.

Johnson moved to approve New Agenda item 08-24-01, Fee Schedule Update. Destadio seconded. Motion carried unanimously.

B. 08-24-02 Joint Driveway Access Extension Request

Cailloux pointed out this property's location on SR 54 west of the intersection with SR 74, adjacent to City-owned property that used to have its own driveway, with the driveway for this site beside it. The Georgia Department of Transportation (GDOT) had requested these driveways be joined, and Council approved an 80-foot joint access easement in 2023. Now the applicant was requesting a longer joint access easement so they could utilize more of their property.

Teresa Curry represented the applicant and said this would be mutually beneficial to both her client now and the City in the future when it developed its property.

Learnard asked Cailloux to orient Council on the diagram provided by the applicant. She did and said the applicant would incur all building and maintenance on the driveway. Curry explained that her client, Take 5 Oil Change, wanted this extra length to accommodate a drive-thru coffee window. Shifting the driveway would allow them to fit that in. They anticipated some stacking of vehicles but they would not extend onto SR 54, she replied to a question from Destadio.

City Attorney Ted Meeker verified that there were no other changes to the easement agreement with the City other than the overall square footage. He said he would need final review of the easement document.

Meeker offered to phrase the motion: To approve the additional access easement area as set forth in New Agenda item 08-24-02 subject to final review of the easement agreement by the City Attorney. So moved, said Holland, and Destadio seconded. Brown said she liked the business option of adding the coffee shop in this location. Motion carried unanimously.

Public Hearings

A. 08-24-03 Variance request for reduced front setback, 1101 Moba Drive, Lot 8

This property was off SR 74 South in the Moba Industrial Park. The applicants were requesting the 50-foot front setback on lot 8 be reduced to 30 feet, similar to the variances that had already been granted on the other two internal lots. The applicant intended to combine lots 7 and 8 and construct one multi-tenant industrial

building. One tenant would be a large indoor athletic training facility.

Cailloux noted that the term “front setback” applied to any property line that abutted a public road, so this property technically had three front setbacks. They were keeping the full 60-foot depth of the landscape buffer along SR 74. She reminded Council of the six review criteria that outlined how a hardship for a variance was established.

The developer, Chuck Ogletree of Southtree Commercial, said they were planning a 100,000 square foot industrial building, and there were none on the market right now in Peachtree City and the surrounding area. The smaller units would be about 16,000 square feet, while the larger portion, about 50,000 square feet, was earmarked for an indoor pickleball facility.

Ogletree explained that pushing development back in order to maintain the 60-foot buffer constrained what they could do with the remainder of the property. He said he understood the reluctance to grant variances, but this was a unique site.

The Mayor opened the public hearing. One resident said having a facility such as this could go beyond what the Peachtree City/Fayette Pickleball Club could provide, offering training to turn players into professionals. Another resident commented on the growth of pickleball and said this facility would be a welcome addition. No one else wished to speak, either in favor or in opposition, and Learnard closed the public hearing.

Destadio told Ogletree he was sure he would bring a beautiful facility that would be welcomed.

Brown stated that her position on enforcing ordinances was based on harm to homeowners, but there were no nearby homes here to be affected. Council had heard a lot about the need for pickleball facilities. She said she usually opposed variances, but in this instance, there were no residential properties that would be impacted.

Johnson said was not basing her decision on what was going onto this property, but on the fact that there were exceptional hardships with this lot. She also noted the 60-foot landscape buffer would remain.

Holland confirmed this was involving only lot 8 and asked about completion times. Ogletree said late summer of next year. Holland also noted the Planning Commission would have to approve a landscape plan.

Holland moved to approve Public Hearing item 08-24-03 Variance request for reduced front setback, 1101 Moba Drive, Lot 8. Destadio seconded. Motion carried unanimously.

B. 08-24-04 Rezoning request from OI Office Institutional to GC General Commercial, 1999 Highway 54 and 2011 Highway 54

Cailloux said these properties were on SR 54 on the east side of the city. They were two lots that were part of an annexation in 2013 and contained two converted single-family homes now zoned for office use. There were conditions attached to the zoning, including no access to Sumner Road, an undisturbed 25-foot buffer on Sumner Road, and that the developer be responsible for building a path from the SR 54/Sumner Road intersection to the property to the north.

The Comprehensive Plan included a vision for how the city would be developed, Cailloux explained, and included a Future Land Use (FLU) map that showed this property as being within a village center. The concept of land use intensity called for the most intense uses, such as commercial and mixed use, at the village center, then stepping down to office and on to multi-family, then to single-family subdivisions. This was a way to buffer the less dense residential from the high intensity uses.

All three voting members who were present at the July 22 Planning Commission meeting voted to recommend denial. Staff also recommended denial, saying it did not meet the criteria for a rezoning request. Should Council vote to approve, staff recommended these conditions:

- No vehicular access from these tracts to or from Sumner Road.
 - A 25-foot undisturbed landscape buffer be preserved along Sumner Road.
- Additional landscaping might be required to create an evergreen buffer.

Attorney Steven Jones represented the applicant, accompanied by Foamworks founder Manny Kaloyannides. Others present were local builder and partner Chad Floyd, consultant Mike Bodker, property owner Joe Paletta and sound expert Dr. Kenneth Cunefare.

Jones said Foamworks was branded as an auto spa and offered a higher level of service than other car washes. Kaloyannides explained they created the business three years ago and now had 13 locations. He said they not only offered a more complete car wash experience but strived to be valued members of the community.

Jones went on to say there was no viable use for these properties as currently zoned. The property owners, Paletta and Dr. Cliff Bost, were using the two buildings for their own businesses because they could not sell. The properties had been on the market since they were annexed, and the only offers received were for automotive-related businesses, and those would require rezoning.

He also pointed out that the O-I zoning was an outlier in this area of SR 54, where he said most nearby properties were zoned GC or Limited Use Commercial (LUC) that backed up to residential uses. He mentioned the undesirable triangle shape of the property, saying that it made it difficult to comply with some O-I requirements.

He went over a list of O-I permitted uses but said the demand for many of those had dropped since the pandemic.

Jones remarked that they had tried to address some of the concerns brought up during last year's rezoning attempt. He showed how staff's recommended conditions would be incorporated and described plantings of six-foot evergreens atop a natural earthen berm along Sumner Road, plus a fence. Jones also presented a rendering of the car wash structure.

Next, Jones went over the six criteria with which a rezoning needed to comply. He said the GC zoning was appropriate for a village center, according to the Comp Plan, and that the O-I designation merely tracked the FLU map and was a spot zoning. Next, he noted that the trend on SR 54 in this area was commercial, and O-I was a vestige of previous market conditions.

The rezoning would not negatively impact adjacent properties, and Jones noted that they intended to impose conditions that would ameliorate any possible adverse effects. He also noted again that the property had no reasonable economic use as currently zoned and pointed out there had been no offers other than car wash/automotive over the past seven years.

The proposed rezoning would not burden existing streets, schools, or utilities, Jones said. He said car washes were not destinations. Their customers would be passersbys who decided to stop, so this would not result in an increase in traffic. The final criterion asked if there were changing conditions that supported the rezoning, and Jones mentioned the drop in demand for office space after COVID, but noted those conditions existed even before the pandemic.

A map showed the numerous car washes on the north, south, and west sides of the city, but Jones said there was not another automatic tunnel wash on the east side. A trip generation calculator figured that 40% of the traffic coming into the car wash would be from passing traffic that was already in the area.

Jones handed the presentation over to Cunefare, a former Georgia Tech professor now working as an acoustics noise control consultant. Cunefare said he was retained to assess the noise impact of Foamworks, using provided by GDOT and his own research at a Foamworks location. He also said he discovered the vacuum producers were not major noise producers, but the tunnel entrance and exit were. However, the noise levels were well within those set by the City noise ordinance.

A noise barrier wall or fence would block noise and should be placed inside the evergreen line. Foamworks had also committed to extending flanking walls that would serve as sound barriers to the property to the west. He showed noise levels as they would be west and north of the car wash property, pointing out that noise was always below the ambient noise from SR 54 and would not exceed the noise ordinance.

There were also concerns about lighting, and Jones stated that Foamworks self-imposed the night sky-friendly shielded downward lights that the City ordinance required.

He also showed photos of the existing natural buffer and tapering berm along Sumner. Jones said they would increase the height to make the berm consistent for its full length, then add the fence and the double-stacked row of evergreens to provide an auditory and visual buffer. The existing vegetative buffer was not adequate, he noted.

Jones concluded by saying Paletta would address them about the viable economic use of the property. Cunefare's study had shown that noise would not be an issue, said Jones, who asked Council to vote consistent with the Constitutional rights of the owners and afford them a viable use of their property.

The Mayor asked those who wished to speak to raise their hands. Holland moved to extend the public comment portion of the hearing to 20 minutes per side. Destadio seconded. Motion carried unanimously.

Learnard then called on those who supported the rezoning. Property owner Paletta said he was a commercial real estate broker and again noted that he and Dr. Bost had received offers only from tire stores and car washes. The marketplace was telling them what the property wanted to be, he commented. They had researched Foamworks and felt they would be good neighbors.

Kaloyannides said he understood the resistance but noted they had been awarded rezonings in strict communities such as Alpharetta and John's Creek. They wanted to be responsible members of the community. Other car washes did little to no noise reduction, he remarked, but they were not like that.

Bodker reported that this company had met with opposition in other communities but had overcome it and was now operating with no complaints.

No one else wished to speak in favor, and the Mayor called for opponents to come forward.

Jill Jensen said she had lived on Wellborn Road for 23 years and thought a car wash was not attractive at the entrance to the city. She questioned the width of the buffer and the fence height. Jensen also noted the many car washes in the city already and asked the property owners not to blame COVID for their bad business decision.

John Pitstick questioned the safety of car wash customers who would be turning onto SR 54. He said he could not find this property listed for sale anywhere except the owner's website. Pitstick cited a Georgia Supreme Court case that said it was

not sufficient to prove the owner would suffer an extreme detriment if a rezoning were not granted.

Traffic backup on SR 54 was also Sarah O'Neill's concern. She suggested the City purchase this land and create a cart path through it. She also said the owners should be more creative in their thinking about this property. Another question: would this impact water pressure in their homes? What about property values?

Bill Gibson was concerned about the fence height. Would it be on top of the berm? What if the car wash went out of business? Cele Eifert asked. The property would be zoned GC, and anything could come in.

Another area resident brought up the short distance from the car wash exit to the traffic light at Sumner. Mel Salzmann also had concerns about traffic, and Roger Adams mentioned the safety of pets and children walking along Sumner. Another resident expressed concern about her child who had autism and was sensitive to noise. She also wondered what this would do to Smokerise property values.

Car wash traffic often spilled out onto other roads, one resident stated, while another mentioned fears that the intersection at Sumner would be congested by this car wash.

No one else wished to speak, and the Mayor closed the public hearing.

Destadio said Council understood safety on Sumner was a concern, and many people sped on SR 54. Sumner had long needed a path.

Brown asked Cailloux if a path had been proposed for this property? Cailloux replied that there was a path in the Master Plan. This previous rezoning required that the developers install a path when the property was redeveloped, and the ordinance required it as well if a path was in the Master Plan. Brown wondered where it would be, and Cailloux noted it could not be in an undisturbed buffer. Strickland said it was in the Master Plan, but there was no design. It could be on the north or south side.

Brown confirmed that the Planning Commission did not see the data from Dr. Cunefare, and Cailloux said that was correct. His study was done as a result of the comments at the public hearing. Was there a requirement to send this, with that data, back to the Planning Commission? Brown asked. Cailloux said there was not, although Council had the authority to do that. She added that the two-step process gave the applicant a chance to respond to any objections that came up in the first public hearing.

Cailloux also pointed out that a 10-foot wall was not permitted unless Council made it a condition of zoning or the applicant came back for a variance. The maximum allowed was six feet. Jones stepped up to say the wall itself would not be 10 feet;

that height included the berm.

What about deceleration and acceleration lanes? asked Brown. GDOT usually required a deceleration lane when there was a change of use, Cailloux replied, but acceleration lanes were no longer permitted.

Johnson noted the applicant made a good presentation, but this did not adhere to the step-down policy. She, too, wondered what would go there if the car wash failed.

Holland asked Cunefare why he collected his sound data early on a Sunday morning? Cunefare said he wanted a time when other noises would be at a minimum.

Brown moved to deny New Agenda item 08-24-04, rezoning request from Office-Institutional to General Commercial, 1999 Highway 54 and 2011 Highway 54. Destadio seconded. Motion carried unanimously.

Council/Staff Topics

A. Purple Heart Day Ceremony

Learnard said Peachtree City was a designated Purple Heart City and August 7 was Purple Heart Day. Destadio explained that their commemoration would be at City Hall with a program, breakfast, and a flyover.

B. Back to School Bash

Learnard mentioned the Back to School Bash set for August 10.

C. Shredding Event

Learnard said another document shredding event was set for Aug. 24.

Holland reminded everyone to be careful on the roads because school started August 5.

Executive Session

Holland moved to adjourn to executive session at 9:01 p.m. to discuss personnel and pending or threatened litigation. Johnson seconded. Motion carried unanimously.

Holland moved to reconvene in regular session at 10:12 p.m. Brown seconded. Motion carried unanimously.

Adjourn

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

The meeting adjourned at 10:12 p.m.

Martha Barksdale, Recording Secretary

Kim Learnard, Mayor

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Justin Strickland, Interim City Manager

FROM: Angela Egan, Purchasing Agent
Kelly Bush, Assistant Finance Director
Yasmin Julio, Interim Assistant City Manager
Justin Strickland, Interim City Manager

DATE: August 15, 2024

SUBJECT: Crosstown and Peachtree Parkway Roundabout 100% Design Proposal

Recommendation:

Approve Integrated Science and Engineering's (ISE) proposal for the completion of 100% design plans in the amount of \$51,250.00.

Discussion:

At a previous council meeting staff presented the 60% design layout for a roundabout at the intersection of Peachtree Parkway and Crosstown Drive. Staff was authorized to pursue the roundabout concept to 100% design drawings. A proposal was then requested from the design consultant for the remainder of the design and staff is recommending approval of said proposal.

Budget Impact:

Funding is available in 2017 SPLOST Project 3.

Attachments:

None

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 8/9/2024
Justin Strickland, Interim City Manager 8/9/2024

DATE: August 15, 2024

SUBJECT: 08-24-05 Ordinance #1223 Council meeting time amendment

Recommendation:

Approve ordinance #1223 to amend City Ordinance Sec. 2-32 Time and place of meeting

Discussion:

The Mayor and Council during the last retreat discussed changing the format and time of the regularly scheduled Council meetings. Currently, two council members meet routinely, without a quorum, to be presented information by staff for upcoming Council meetings. This was the process established by the previous administration and city manager. The current Council shared an interest in maintaining transparency and collectively considered having one meeting per month as a dedicated Work Session to discuss, in-depth, the items put forth in front of them. This would allow for the presentations by staff to be given to all of City Council at the same time in a public forum which meets all criteria outlined in the open meeting law.

Additionally, the council recently approved a start time change for the second meeting of each month to take place at 9:30 am for the remainder of this year. However, to better facilitate the intent of the open forum at the work session, the Council discussed having the work session start at 9:30 am, which would be the first meeting of the month and the regular meeting to be held on the second meeting of every month at 6:30 pm. The attached ordinance reflects all requested changes.

Budget Impact:

There is no impact on the budget.

Attachments:

1. Council Meeting Time Ordinance

AN ORDINANCE TO AMEND ARTICLE II, CITY COUNCIL MEETING PROCEDURES AND RULES, OF THE PEACHTREE CITY ADMINISTRATION ORDINANCE, AS AMENDED, TO PROVIDE FOR THE TIME AND PLACE OF COUNCIL MEETINGS; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE FOR SEVERABILITY; TO ESTABLISH AN EFFECTIVE DATE; AND FOR OTHER PURPOSES

NOW THEREFORE, BE IT AND IT IS HEREBY ORDAINED BY THE CITY COUNCIL OF THE CITY OF PEACHTREE CITY, GEORGIA, THAT:

Section 1. Article II, Division 2, Section 2-32, of the Administration Ordinance of the City of Peachtree City, Georgia, as amended, is further amended and is to be codified as follows:

Sec. 2-32. - Time and place of meeting.

- (a) *Regular meetings.* Regular meetings of the city council of ~~the city~~ Peachtree City shall be held the first and third Thursday of each month ~~at 6:30 p.m.~~ in the Frances Meaders city Council chambers. Work sessions shall be held on the first Thursday of each month at 9:30 a.m. and council meetings shall be held on the third Thursday of every month at 6:30 p.m. However, the mayor shall be authorized to cancel meetings and make temporary changes in meeting dates when such actions are for the convenience of the public. Appropriate notice of such cancellation or change in meeting date shall be provided to the public and council members.
- (b) *Special meetings.* Special meetings shall be called by the mayor as needed. Any council member may request the mayor to call a special meeting and such meeting shall be called. At least 24 hours notice to the public must be provided.
- (c) *Time to end meetings.* No agenda item of an open meeting other than one under consideration will be discussed after 11:00 p.m. Council shall have the authority to suspend this requirement and adopt other procedures by majority vote.

Section 2. All ordinances or parts thereof which conflict with the provisions of this ordinance are, to the extent of such conflict and except as hereinafter provided, hereby repealed.

Section 3. Should any provision of this ordinance be declared invalid by a Court of competent jurisdiction, such decision shall not affect the validity of this ordinance as a whole or any provision thereof other than the provisions specifically declared to be invalid. The City Council declares that it would have passed this ordinance and each subsection, sentence, clause and

phrase thereof, irrespective of the fact that any one or more subsections, sentences, clauses or phrases may be declared invalid.

Section 4. ~~This ordinance shall be in full force and effect upon its official adoption by the City Council.~~ The effective date of this Ordinance shall be October 1, 2024.

This _____ day of _____ ~~2018~~2024.

~~Vanessa Fleisch~~Kim Learnard, Mayor

Laura Johnson, Post 1

Suzanne Brown, Post 2

Clinton Holland, Post 3

Frank Destadio, Post 4

Attest: _____
~~Betsy Tyler~~Yasmin Julio, City Clerk

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 8/9/2024
Justin Strickland, Interim City Manager 8/9/2024

DATE: August 15, 2024

SUBJECT: 08-24-06 Ordinance #1224 Public Participation amendment

Recommendation:

Approve ordinance #1224 to amend City Code 2-35 Public Participation

Discussion:

The current code and policy do not allow attendees of any particular meeting to speak on matters listed on the agenda during the public comment portion of the meeting. During the last retreat, the Council discussed changing that section of the ordinance. The attached ordinance reflects the recommended changes.

The council was previously advised that there are forward-facing policies that are not able to be viewed by the public without request. In the spirit of transparency, our city attorney is currently in the process of rewriting those policies to be incorporated into our codes. However, there is one policy that would have been specifically affected by this change. Hence, some of the changes reflected in this ordinance include the incorporation of that policy as well.

Budget Impact:

There is no impact to the budget.

Attachments:

1. Ordinance Public Hearings and Public Participation- yj edits

AN ORDINANCE TO AMEND ARTICLE II, CITY COUNCIL MEETING PROCEDURES AND RULES, OF THE PEACHTREE CITY ADMINISTRATION ORDINANCE, AS AMENDED, TO PROVIDE PUBLIC PARTICIPATION; ~~TO PROVIDE FOR PUBLIC HEARINGS~~; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE FOR SEVERABILITY; TO ESTABLISH AN EFFECTIVE DATE; AND FOR OTHER PURPOSES

NOW THEREFORE, BE IT AND IT IS HEREBY ORDAINED BY THE CITY COUNCIL OF THE CITY OF PEACHTREE CITY, GEORGIA, THAT:

Section 1. Article II, Division 2, Section 2-35, of the Administration Ordinance of the City of Peachtree City, Georgia, as amended, is further amended and is to be codified as follows:

Sec. 2-35. - Public participation.

- ~~(a) (a) Right to address council. Persons other than council members may be permitted to address the council only upon specific agenda items except during the public comment portion of the meeting that is conducted before any agenda items are discussed. Guidelines addressing the public comment portion of the meeting are established by council and a copy is maintained in the city clerk's office.~~
- ~~(a) (1) Each speaker must pre-register with City staff no earlier than 30 minutes prior to the start of the meeting or later than the start time of the meeting.~~
- ~~(2) Each speaker will be called to speak in the order in which he/she registered.~~
- ~~(3) Each speaker, when called to speak, will proceed to the microphone and state his/her name and address.~~
- ~~(4) Each speaker will be limited to 3 (three) minutes and this time may only be extended by a majority vote of the Mayor and Council.~~
- ~~(5) Comments must be directed to City Council.~~
- ~~(6) Council will be hearers and not engage in dialogue with the speaker.~~
- ~~(7) A record of comments made will be included in the official Council meeting minutes.~~
- ~~(8) AThe 30-minute time limit for public comments per meeting, may only be extended by the majority vote of Council.~~
- ~~(9) The public comment period shall not be utilized to comment on items listed on the agenda under Public Hearing.~~
- ~~(b) Manner to address council. A person who desires to address the council on a specific agenda item shall raise their hand to be acknowledged by the mayor or presiding officer. They shall then step to the podium, state his or her name, neighborhood, and group affiliation (if any) and speak clearly into the microphone.~~
- ~~(c) Time limit on public remarks. Persons granted permission to speak on a specific agenda item shall limit their comments to two minutes speaking time per item, with a limit of ten minutes per item allocated to comments.. A majority vote of the council may extend the time limitations of this rule.~~

(~~db~~) Public comment to be germane. ~~Public comments on a specific agenda item must be directed to the subject under consideration.~~ The presiding officer shall rule on the germaneness of these comments. Anyone making personal, impertinent, or slanderous remarks shall be barred by the presiding officer from further comment before the council during the meeting.

(~~ec~~) Applause. The mayor or presiding officer can determine individuals to be out of order for applauding public comments. Applause for public comment is discouraged as it may discourage individuals with opposing views from speaking.

Section 32. All ordinances or parts thereof which conflict with the provisions of this ordinance are, to the extent of such conflict and except as hereinafter provided, hereby repealed.

Section 4.3 Should any provision of this ordinance be declared invalid by a Court of competent jurisdiction, such decision shall not affect the validity of this ordinance as a whole or any provision thereof other than the provisions specifically declared to be invalid. The City Council declares that it would have passed this ordinance and each subsection, sentence, clause and phrase thereof, irrespective of the fact that any one or more subsections, sentences, clauses or phrases may be declared invalid.

Section 54. This ordinance shall be in full force and effect upon its official adoption by the City Council.

This _____ day of _____ ~~2018~~2024.

~~Vanessa Fleisch~~Kim Learnard, Mayor

Laura Johnson, Post 1

Suzanne Brown, Post 2

Clinton Holland, Post 3

Frank Destadio, Post 4

Attest: _____
Yasmin Julio, City Clerk

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Justin Strickland, Interim City Manager

FROM: Kelly Bush, Assistant Finance Director 8/9/2024
Tyler Runyon, Convention and Visitors Bureau
Executive Director 8/9/2024
Justin Strickland, Interim City Manager 8/9/2024

DATE: August 15, 2024

SUBJECT: 08-24-07 FY2025 Convention and Visitors Bureau Budget

Recommendation:

Approve the fiscal year 2025 budget for the Peachtree City Convention and Visitors Bureau (CVB)

Discussion:

The Peachtree City CVB Board of Directors met on June 19, 2024 and approved the FY2025 Proposed Budget. Attached please find a copy of the fiscal year 2025 budget for your review.

Budget Impact:

Attachments:

1. CVB Budget FY2025

	FY2024			FY2025 Proposed Budget			
	As of May 31, 2024			Budget Request	% Of Budget	Variance	% Change
	Current Budget	Actual	Projected				
Sources of Funds							
Total Sources of Funds:	\$ 946,296	\$ 426,169	\$ 916,953	\$ 1,044,586	100%	\$ 98,290	15%
	FY2024			FY2025 Proposed Budget			
	As of May 31, 2024			Budget Request	% Of Budget	Variance	% Change
	Current Budget	Actual	Projected				
Expenses							
Total Contractual Labor	\$ 400,842	\$ 193,221	\$ 361,987	\$ 400,842	40%	\$ -	0%
Total Sales/Marketing/Promotion	\$ 427,275	\$ 286,072	\$ 378,617	\$ 478,894	48%	\$ 51,619	12%
Administrative & General Operations	\$ 118,179	\$ 65,083	\$ 86,703	\$ 124,850	12%	\$ 6,671	6%
Total Capital Expenditures	\$ -	\$ -	\$ -	\$ -	0%	\$ -	100%
Total Expenses	\$ 946,296	\$ 544,377	\$ 827,307	\$ 1,004,586	100%	\$ 58,290	118%
Change in Net position	\$ -	\$ (118,208)	\$ 89,646				
Net position, beginning of year	\$ 661,835	\$ 661,835	\$ 661,835				
Net position, end of year	\$ 661,835	\$ 543,627	\$ 751,481				

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Justin Strickland, Interim City Manager

FROM: Kelly Bush, Assistant Finance Director 8/9/2024
Al Yougel, KPTCB Director 8/9/2024
Justin Strickland, Interim City Manager 8/9/2024

DATE: August 15, 2024

SUBJECT: 08-24-08 FY2025 Keep Peachtree City Beautiful, Inc. Budget

Recommendation:

Approve the fiscal year 2025 budget for Keep Peachtree City Beautiful, Inc. (KPTCB)

Discussion:

As part of the intergovernmental agreement between the City of Peachtree City and Keep Peachtree City Beautiful, Inc., a 501(c)(3) and a blended component unit of the City beginning in fiscal year 2012, an annual budget for the organization must be presented to Council. Attached please find a copy of the fiscal year 2025 budget for your review.

Budget Impact:

The waste haulers franchise fees included in this budget in the amount of \$46,783 agree with the City's franchise fee collections and quarterly disbursements to Keep Peachtree City Beautiful, Inc. recorded in a City Special Revenue Fund.

Attachments:

1. FY25 KPTCB Budget

Keep Peachtree City Beautiful, Inc.
Fiscal Year 2025
October 1, 2024 - September 30, 2025

<u>REVENUE</u>	Original FY2024	Proposed FY2025	Amount Variance
Waste Haulers Franchise Fees	\$ 45,540.00	\$ 46,783.00	\$ 1,243.00
Recyclables/Fees	\$ 5,321.00	\$ 5,321.00	\$ -
Litter/Compost Contract	\$ 50,388.00	\$ 50,388.00	\$ -
Cart Path Litter/Trash	\$ 45,760.00	\$ 45,760.00	\$ -
Line Creek Litter/Trash	\$ 7,800.00	\$ 7,800.00	\$ -
Recycle PTC Subsidy	\$ 6,430.00	\$ 6,430.00	\$ -
Surplus Carryover (Fund Balance)	\$ -	\$ 13,855.00	\$ 13,855.00
Total Revenue	\$ 161,239.00	\$ 176,337.00	\$ 15,098.00

<u>EXPENDITURES</u>	Original FY2023	Proposed FY2025	\$ Amount Variance
Purchased/Contracted Services:			
Professional Services Tax/990 Preparation	\$ 2,000.00	\$ 2,000.00	\$ -
Contract Services Bin Pulls	\$ 33,600.00	\$ 42,200.00	\$ 8,600.00
Repairs & Maint Equipment	\$ 1,500.00	\$ 2,956.00	\$ 1,456.00
Repairs & Maint Vehicles Trucks	\$ 1,500.00	\$ 1,500.00	\$ -
Rental/Lease Cubesmart	\$ 2,580.00	\$ 2,580.00	\$ -
Cardboard Compactor	\$ 4,800.00	\$ 4,800.00	\$ -
Office/Utilities	\$ 2,200.00	\$ 2,200.00	\$ -
Insurance Dir/Officer	\$ 725.00	\$ 725.00	\$ -
Worker's Comp	\$ 1,600.00	\$ 1,600.00	\$ -
General Liability	\$ 730.00	\$ 730.00	\$ -
Other	\$ 200.00	\$ 200.00	\$ -
Communications Verizon	\$ 1,200.00	\$ 1,200.00	\$ -
Printing & Duplication	\$ 350.00	\$ 2,617.00	\$ 2,267.00
Postage Office	\$ 120.00	\$ 120.00	\$ -
Travel Other	\$ -	\$ -	\$ -
Dues & Fees KAB	\$ 250.00	\$ 250.00	\$ -
Other	\$ 450.00	\$ 450.00	\$ -
Contract Labor	\$ 93,800.00	\$ 97,383.00	\$ 3,583.00
			\$ -
Total Purchased/Contracted Services	\$ 147,605.00	\$ 163,511.00	\$ 15,906.00
Supplies:			
Office Supplies	\$ 900.00	\$ 900.00	\$ -
Operating Supplies Materials	\$ 3,826.00	\$ 3,826.00	\$ -
Gasoline	\$ 7,308.00	\$ 6,500.00	\$ (808.00)
Small Tools & Equipment	\$ 800.00	\$ 800.00	\$ -
Uniforms Shirts/Vests	\$ 800.00	\$ 800.00	\$ -
Total Supplies	\$ 13,634.00	\$ 12,826.00	\$ (808.00)
Total Expenditures	\$ 161,239.00	\$ 176,337.00	\$ 15,098.00

FY23 Revenue - Actual	\$ 115,324.82	
FY23 Expense - Actual	\$ 172,787.81	
Beginning Fund Balance	\$ 117,816.21	
	\$ (57,462.99)	
Ending Fund Balance	\$ 60,353.22	34%

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Justin Strickland, Interim City Manager

FROM: Robin Cailloux, Planning Director 7/29/2024
Justin Strickland, Interim City Manager 8/9/2024

DATE: August 15, 2024

SUBJECT: 08-24-09 Plumbing Code update

Recommendation:

Staff recommends adoption of the resolution and ordinance to amend the Peachtree City plumbing code as presented.

Discussion:

Peachtree City is within the Metropolitan North Georgia Water Planning District, which has adopted a 5-year strategic plan as required by State law. This plan includes projects and policies that local governments, water service providers, stormwater service providers, and sewer service providers must complete within the next five years.

The first project that Peachtree City is responsible for completing is the adoption of an update to the building plumbing code to increase water efficiency. The City transmitted our proposed plumbing code amendments to the Department of Community Affairs (DCA) for their review and comment. DCA has responded with approval of the amendments.

A copy of the Resolution to adopt the updated plumbing code and a copy of the Ordinance to update the Peachtree City plumbing code is attached to this memo. A summary of the proposed plumbing code includes:

1. Added landscape irrigation definitions in the Definitions Section
2. Reduced maximum flow in bathroom and kitchen fixtures. For example, a bathroom faucet maximum flow rate is reduced from 1.5 gallons per minute to 1.2 gallons per minute.
3. Added Water Cooling Tower efficiency measures
4. Added landscape irrigation fixture requirements. Irrigation is not required, but if irrigation is installed and is connected to the public water system, the heads must meet these new standards.
5. Expanded the ability of golf courses to use reclaimed treated wastewater from private septic systems to irrigate greens. (None in the City)

6. Added specific reference to ANSI 2020 Water Efficiency Standards as an acceptable source of good engineering practices in water system hydraulic design.

Budget Impact:

There are no budget impacts associated with this item.

Attachments:

1. Resolution
2. Ordinance to Update Plumbing Code

RESOLUTION#08152024 - NA-E

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PEACHTREE CITY ADOPTING THE LOCAL AMENDMENT TO PLUMBING CODE FOR WATER EFFICIENCY

WHEREAS, the current minimum water efficiency requirements for buildings in the City of Peachtree City jurisdiction is the Georgia State Minimum Standard Plumbing Code ("Georgia Plumbing Code") as approved and adopted by the Georgia Department of Community Affairs ("DCA") from time to time;

WHEREAS, the City of Peachtree City, like all local governments in the State of Georgia, is authorized under O.C.G.A. § 8-2-25(c) to adopt local requirements that are more stringent than the Georgia Plumbing Code based on local climatic, geologic, topographic, or public safety factors;

WHEREAS, the City of Peachtree City has followed the required procedures in O.C.G.A. § 8-2-25(c) for local adoption of the Local Amendments to Plumbing Code for water efficiency, and DCA has recommended that they be adopted.

WHEREAS, the long-term availability, reliability, and resiliency of water supplies is a critical need of the City of Peachtree City and water efficiency is essential to meeting this need;

WHEREAS, the City of Peachtree City is adopting the Local Amendments to Plumbing Code to meet this critical need and to comply the requirements of Metropolitan North Georgia Water Planning District's 2022 Water Resources Plan in the WSWC-8 Action Item on Metro Water District – Water Efficiency Code Requirements.

BE IT THEREFORE RESOLVED, the Mayor and Council of the City of Peachtree City find that:

1. Based on local climatic, geographic, topographic, and public safety factors, it is justified in adopting the water efficiency requirements in the Local Amendments to Plumbing Code that are more stringent than the Georgia Plumbing Code;

2. The City of Peachtree City has followed the required procedures in O.C.G.A. § 8-2-25(c); and

3. The City of Peachtree City hereby adopts the Local Amendments to Plumbing Code, which will take effect on January 1, 2024.

SO RESOLVED, this 15th day of August, 2024.

Attest: _____
Yasmin, Julio, City Clerk

Kim Learnard, Mayor

Laura Johnson, Post 1

Suzanne Brown, Post 2

Clint Holland, Post 3

Frank Destadio, Post 4

**AN ORDINANCE TO AMEND THE PEACHTREE CITY CODE OF
ORDINANCES TO ADOPT THE LOCAL AMENDMENT TO
PLUMBING CODE FOR WATER EFFICIENCY, AND FOR OTHER
PURPOSES**

NOW THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF PEACHTREE CITY, AND IT IS HEREBY ORDAINED by authority of the same that:

Section 1. The Peachtree City Code of Ordinances Chapter 18 Buildings and Construction, Article VI, Plumbing Code, Section 18-50 (c) be replaced in its entirety with the following:

(c) Amendments to plumbing code:

- (1) Chapter 2, Section 202 General Definitions. Add in alphabetical order and revise, as applicable, the following definitions:

KITCHEN FAUCET OR KITCHEN FAUCET REPLACEMENT AERATOR. A kitchen faucet or kitchen faucet replacement aerator that allows a flow of no more than 1.8 gallons of water per minute at a pressure of 60 pounds per square inch and conforms to the applicable requirements in ASME A112.18.1/CSA B125.1.

LAVATORY FAUCET OR LAVATORY FAUCET REPLACEMENT AERATOR. A lavatory faucet or lavatory faucet replacement aerator that allows a flow of no more than 1.2 gallons per minute at a pressure of 60 pounds per square inch and is listed to the WaterSense High Efficiency Lavatory Faucet Specification.

LANDSCAPE IRRIGATION.

Flow sensor. An inline device in a landscape irrigation system that produces a repeatable signal proportional to flow rate.

Lawn or Landscape Irrigation system. An assembly of component parts that is permanently installed for the controlled distribution of water to irrigate landscapes such as ground cover, trees, shrubs, and other plants. Lawn and Landscape Irrigation System refer to the same system.

Master shut-off valve. An automatic valve such as a gate valve, ball valve, or butterfly valve) installed as part of the landscape irrigation system capable of being automatically closed by the WaterSense controller. When this valve is closed water will not be supplied to the landscape irrigation system.

Pressure regulating device. A device designed to maintain pressure within the landscape irrigation system at the manufacturer's recommended operating pressure and that protects against sudden spikes or drops from the water source.

Rain sensor shut-off. An electric device that detects and measures rainfall amounts and overrides the cycle of a landscape irrigation system so as to turn off such system when a predetermined amount of rain has fallen.

WaterSense irrigation controller. Is a weather-based or soil moisture-based irrigation controller labeled under the U.S. Environmental Protection Agency's WaterSense program, which includes standalone controllers, add-on devices, and plug-in devices that use current weather data as a basis for scheduling irrigation.

WaterSense spray sprinkler bodies. A sprinkler body with integral pressure regulation, generating optimal water spray and coverage labeled under the U.S. Environmental Protection Agency's WaterSense program.

SHOWER HEAD. A shower head that allows a flow of no more than the average of 2.0 gallons of water per minute at 80 pounds per square inch of pressure, is listed in the WaterSense Specification for Showerheads, and meets the US Department Definition of Energy definition of showerhead.

- (2) Chapter 6, Section 604.4 Maximum Flow and Water Consumption. Revise Section 604.4 to read as follows:

Consistent with the general approach taken in Georgia, these Maximum Flow and Water Consumption requirements and related definitions in Section 604.4 of the plumbing code shall apply to all plumbing systems, including those in one- and two-family dwellings. The maximum water consumption flow rates and quantities for all plumbing fixtures and fixture fittings shall be in accordance with Table 604.4.

Exceptions:

1. Blowout design water closets having a water consumption not greater than $3\frac{1}{2}$ gallons (13 L) per flushing cycle.
2. Vegetable sprays.
3. Clinical sinks having a water consumption not greater than $4\frac{1}{2}$ gallons (17 L) per flushing cycle.
4. Laundry tray sinks and service sinks.
5. Emergency showers and eye wash stations.

TABLE 604.4
MAXIMUM FLOW RATES AND CONSUMPTION FOR
PLUMBING FIXTURES AND FIXTURE FITTINGS

PLUMBING FIXTURE OR FIXTURE FITTING	MAXIMUM FLOW RATE OR QUANTITY ^b
Lavatory faucet and replacement aerators, private	WaterSense Labeled & 1.2 gpm at 60 psi ^f
Lavatory faucet, public (metering)	0.25 gallon per metering cycle
Lavatory, public (other than metering)	0.5 gpm at 60 psi
Showerhead ^a	WaterSense Labeled & 2.0 gpm at 80 psi ^f
Kitchen faucet and replacement aerators	1.8 gpm at 60 psi ^{f, g}
Urinal	0.5 gallon per flushing cycle ^f
Water closet	1.28 gallons per flushing cycle ^{c, d, e, f}

For SI: 1 gallon = 3.785 L, 1 gallon per minute = 3.785 L/m,
1 pound per square inch = 6.895 kPa.

- a. A hand-held shower spray is a shower head. As point of clarification, multiple shower heads may be installed in a single shower enclosure so long as each shower head individually meets the maximum flow rate, the WaterSense requirements, and the US Department of Energy definition of showerhead. However, multiple shower heads are not recommended for water efficiency purposes.
- b. Consumption tolerances shall be determined from referenced standards.
- c. For flushometer valves and flushometer tanks, the average flush volume shall not exceed 1.28 gallons.

- d. For single flush water closets, including gravity, pressure assisted and electro-hydraulic tank types, the average flush volume shall not exceed 1.28 gallons.
- e. For dual flush water closets, the average flush volume of two reduced flushes and one full flush shall not exceed 1.28 gallons.
- f. See 2014 GA Amendment to Section 301.1.2 'Waiver from requirements of high efficiency plumbing fixtures'.
- g. Kitchen faucets are permitted to temporarily increase the flow above the maximum rate, but not to exceed 2.2 gpm (8.3 L/m) at 60 psi (414 kPa) and must revert to a maximum flow rate of 1.8 gpm (6.8 L/m) at 60 psi (414 kPa) upon valve closure.

604.4.1 Clothes Washers. Residential clothes washers shall be in accordance with the Energy Star program requirements.

604.4.2 Cooling Tower Water Efficiency.

604.4.2.1 Once-Through Cooling. Once-through cooling using potable water is prohibited.

604.4.2.2 Cooling Towers and Evaporative Coolers. Cooling towers and evaporative coolers shall be equipped with makeup water and blow down meters, conductivity controllers and overflow alarms. Cooling towers shall be equipped with efficiency drift eliminators that achieve drift reduction to 0.002 percent of the circulated water volume for counterflow towers and 0.005 percent for crossflow towers.

604.4.2.3 Cooling Tower Makeup Water. Water used for air conditioning, cooling towers shall not be discharged where the hardness of the basin water is less than 1500 mg/L. Exception: Where any of the following conditions of the basin water are present: total suspended solids exceed 25 ppm, CaCO₃ exceeds 600 ppm, chlorides exceed 250 ppm, sulfates exceed 250 ppm, or silica exceeds 150 ppm.

604.4.3 Landscape Irrigation System Efficiency Requirements. The requirements in Section 604.4.3 apply to all new landscape irrigation systems connected to the public water system except those (a) used for agricultural operations as defined in the Official Code of Georgia Section 1-3-3, (b) used for golf courses, and (c) dependent upon a nonpublic water source. Nothing in this Code or this Section 604.4.3 is intended to require that landscape irrigation systems must be installed at all premises. The landscape irrigation efficiency requirements in this Section 604.4.3 apply only when someone voluntarily chooses, or is otherwise required by some requirement beyond this Code, to install a landscape irrigation system on premises.

604.4.3.1 Avoiding Water Waste Through Design. All new landscape irrigation systems shall adhere to the following design standards:

1. Pop-up type sprinkler heads shall pop-up to a height above vegetation level of not less than four (4) inches above the soil level when emitting water.
2. Pop-up spray heads or rotary sprinkler heads must direct flow away from any adjacent surfaces and must not be installed closer than four inches from impervious surfaces.
3. Areas less than ten (10) feet in width in any direction shall be irrigated with subsurface irrigation or by other means that produces no overspray or runoff.
4. Narrow or irregular shaped landscaped areas, less than four (4) feet in any direction across opposing boundaries shall not be irrigated by any irrigation emission device except sub-surface or low flow emitters with flow rates not to exceed 6.3 gallons per hour.

604.4.3.2 Landscape Irrigation System Required Components. All new landscape irrigation systems shall include the following components:

1. A rain sensor shut-off installed in an area that is unobstructed by trees, roof over hangs, or anything else that might block rain from triggering the rain sensor shutoff.
2. A master shut-off valve for each controller installed as close as possible to the point of connection of the water but downstream of the backflow prevention assembly.
3. Pressure-regulating devices such as valve pressure regulators, sprinkler head pressure regulators, inline pressure regulators, WaterSense spray sprinkler bodies, or other devices shall be installed as needed to achieve the manufacturer's recommended pressure range at the emission devices for optimal performance.
4. Except for landscape irrigation systems serving a single-family home, all other systems must also include:
 - a. a WaterSense irrigation controller; and
 - b. at least one flow sensor, which must be installed at or near the supply point of the landscape irrigation system and shall interface with the control system, that when connected to the WaterSense controller will detect and report high flow conditions to such controller and automatically shut master valves. The flow sensor serves to aid in detecting leaks or abnormal flow conditions by suspending irrigation. High flow

conditions should be consistent with manufacturers' recommendations and specifications.

- (3) Chapter 13 NONPOTABLE WATER SYSTEMS, Section 1304 Reclaimed Water Systems. Revise Section 1304.3.2 to read as follows:

1304.3.2 Connections to water supply. Reclaimed water provided from a reclaimed wastewater treatment system permitted by the Environmental Protection Division may be used to supply water closets, urinals, trap primers for floor drains and floor sinks, water features and other uses approved by the Authority Having Jurisdiction, in motels, hotels, apartment and condominium buildings, and commercial, industrial, and institutional buildings, where the individual guest or occupant does not have access to plumbing. Also, other systems that may use a lesser quality of water than potable water such as water chillers, carwashes or an industrial process may be supplied with reclaimed water provided from a reclaimed wastewater treatment facility permitted by the Environmental Protection Division. The use of reclaimed water sourced from any new private reclaimed wastewater treatment system for outdoor irrigation shall be limited to golf courses and agriculture operations as defined in the Official Code of Georgia Section 1-3-3, and such reclaimed water shall not be approved for use for irrigating any other outdoor landscape such as ground cover, tree, shrubs, or other plants. These limitations do not apply to reclaimed water sourced from existing private reclaimed water systems or from existing or new, governmentally-owned reclaimed wastewater treatment systems.

- (4) Appendix E, Section E101.1.2. Revise Section E.101.1.2 to read as follows:

Because of the variable conditions encountered in hydraulic design, it is impractical to specify definite and detailed rules for sizing of the water piping system. Accordingly, other sizing or design methods conforming to good engineering practice standards are acceptable alternatives to those presented herein. Without limiting the foregoing, such acceptable design methods may include for multi-family buildings the Peak Water Demand Calculator from the IAPMO/ANSI 2020 Water Efficiency and Sanitation Standard for the Built Environment, which accounts for the demands of water-conserving plumbing fixtures, fixture fittings, and appliances. If future versions of the Peak Water Demand Calculator including other building types, such as commercial, such updated version shall be an acceptable design method.

Section 2. All ordinances or parts thereof which conflict with the provisions of this ordinance are, to the extent of such conflict and except as hereinafter provided, hereby repealed.

Section 3. Should any provision of this ordinance be declared invalid by a Court of competent jurisdiction, such decision shall not affect the validity of this ordinance as a whole or any provision thereof other than the provisions specifically declared to be invalid. The City Council declares that it would have passed this ordinance and each subsection, sentence, clause and phrase thereof, irrespective of

the fact that any one or more subsections, sentences, clauses or phrases may be declared invalid.

Section 4. This ordinance shall be in full force and effect upon its official adoption by the City Council.

Done, Ratified, and Passed this 15th day of August, 2024.

Attest: _____
Yasmin Julio, City Clerk

Kim Learnard, Mayor

Laura Johnson, Post 1

Suzanne Brown, Post 2

Clinton Holland, Post 3

Frank Destadio, Post 4

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Justin Strickland, Interim City Manager

FROM: Robin Cailloux, Planning Director 7/29/2024
Justin Strickland, Interim City Manager 8/9/2024

DATE: August 15, 2024

SUBJECT: 08-24-10 Variance request for rear setback encroachment, 515 Clearwater Cove

Recommendation:

Staff has no recommended conditions of approval should City Council decide to approve the variance request.

Discussion:

The property owner of 515 Clearwater Cove is requesting relief in the form of a variance from the rear setback requirement to allow rebuilding an existing deck into an enclosed sunroom [Section 1004.4(h) of the Zoning Ordinance]. The applicant is requesting to encroach 12 feet into the required 20-foot rear setback.

The applicant purchased the property with an existing deck, built by a previous owner without a permit, that encroaches 11 feet into the rear setback. Similar rear setback variances have been granted to other properties on this street, including:

- 516 Clearwater Cove (10-foot encroachment approved in 2008)
- 518 Clearwater Cove (10-foot encroachment approved in 2002)
- 520 Clearwater Cove (2-foot encroachment approved in 2018)

As part of the application the Applicant has included a justification narrative, letters of support from adjacent neighbors, and existing survey, and a proposed site plan, which are attached to this memo. Please note that the applicant's narrative states they want to rebuild the porch, but have since updated their request and their letters of support from their neighbors with the desire to build a sunroom.

Variance Consideration

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:

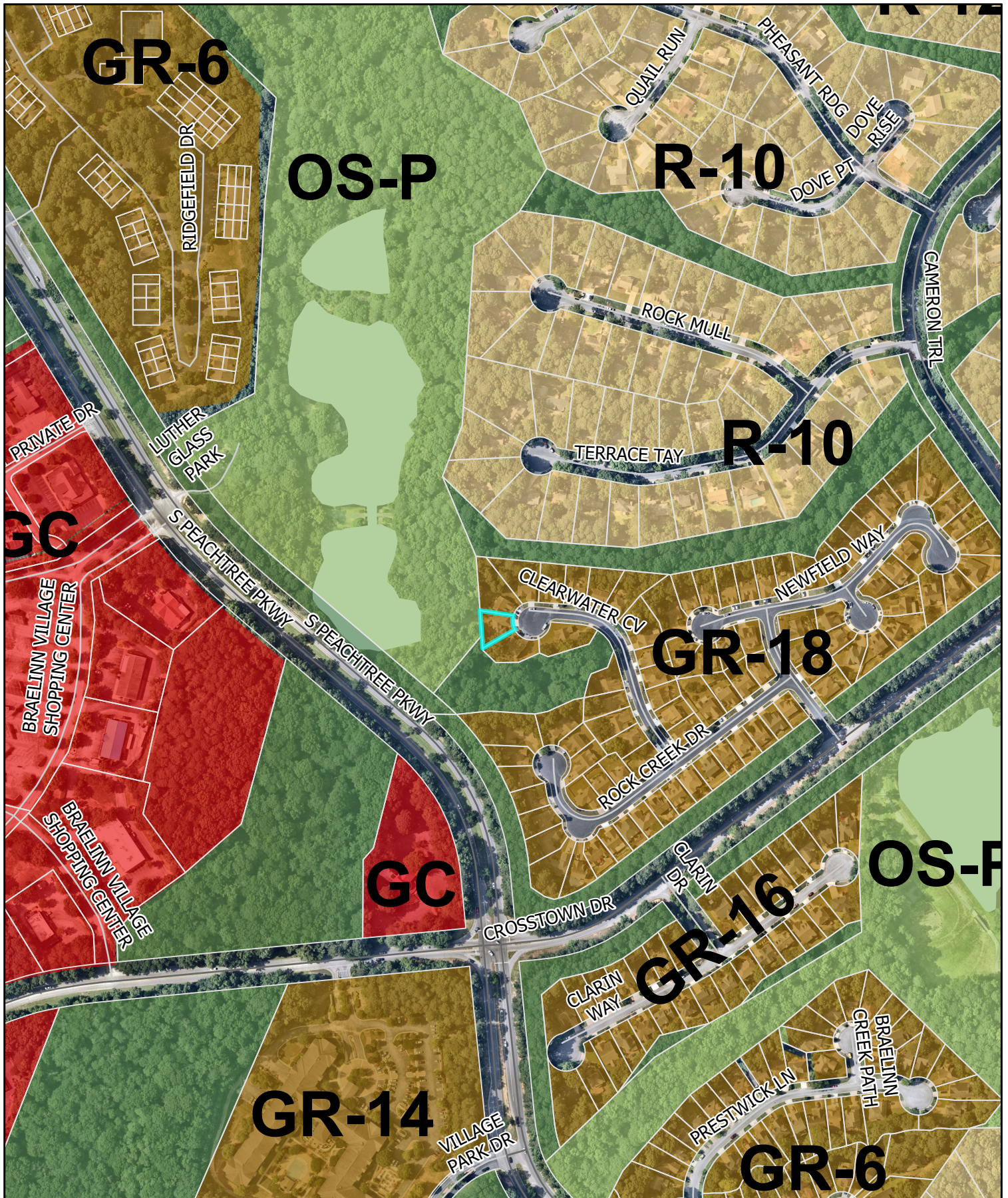
- a. There are special circumstances applicable to the property, including location, shape, size, surroundings, or topography so that the strict application of this ordinance denies the property of privileges enjoyed by other property in the vicinity and under identical zoning district classification;
- 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. Zoning Map
- 2. Applicant Narrative
- 3. Proposed Site Plan
- 4. Letters of Support
- 5. Current Survey

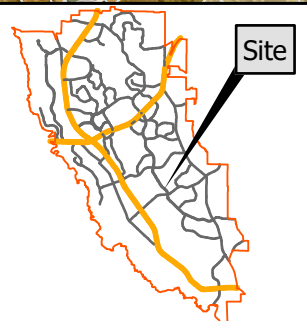


Zoning Map

515 Clearwater Cove
Rear Setback Variance Request

2024

For informational purposes only



APPLICANT NARRATIVE

I am writing to request an [REDACTED] variance concerning the deck at my residence, located at 515 Clearwater Cove, Peachtree City, Ga, 30269. I recently discovered that the deck was constructed without a permit by the previous owners and is situated within the setback area, an issue which has come to light as I plan to rebuild and repair the existing structure.

As a new homeowner, I was unaware of this non-compliance when I purchased the property. The deck is a critical component of my home, providing a necessary outdoor space for my family. Unfortunately, due to its placement in the setback, I am unable to proceed with essential repairs and improvements without obtaining a variance.

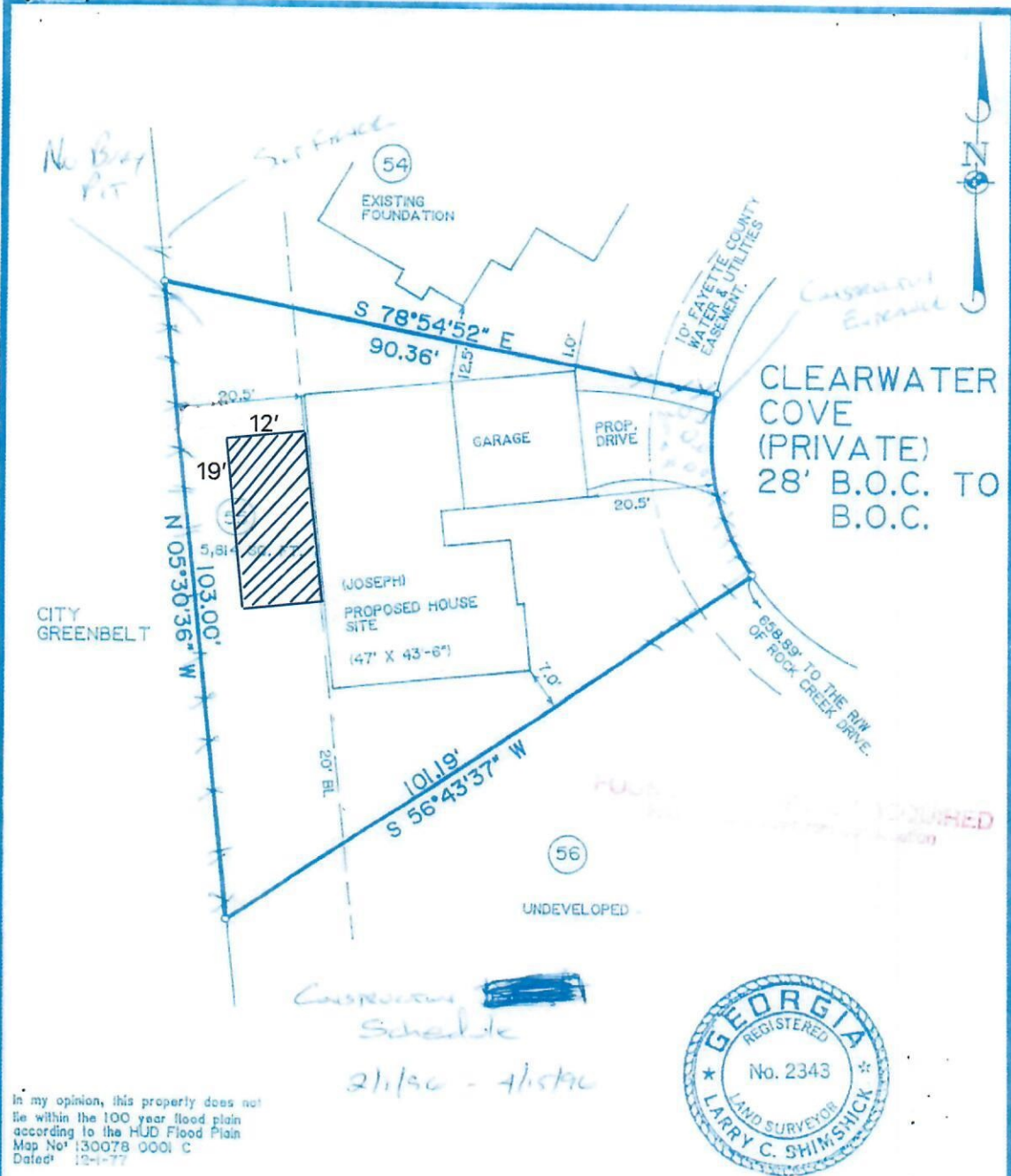
I kindly request your understanding and approval of this variance, as it will allow me to rectify the situation by bringing the deck into compliance and ensuring it is safe and functional. I am committed to working with the necessary departments to ensure all future work meets code requirements and adheres to proper procedures.

Thank you for your time and consideration. I look forward to your positive response and am happy to provide any additional information or documentation you may need.

Sincerely,

Kim Khan

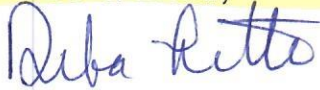
A handwritten signature in cursive script that reads "Kim Khan".



My name is Debra Little and I live at 517 Clearwater Cove, Peachtree City, GA 30269.

I live next door and I give my permission for Kim Khan & Rahel Khan at 515 Clearwater Cove, Peachtree City, Ga 30269 to build their sunroom and I am in support of them obtaining a variance that maybe needed to build their sunroom.

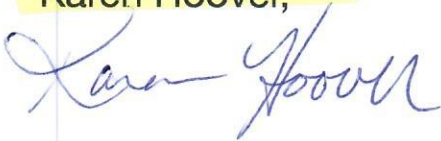
Debra Little,



My name is Karen Hoover and I live at 513 Clearwater Cove,
Peachtree City, GA 30269.

I live next door and I give my permission for Kim Khan & Rahel Khan
at 515 Clearwater Cove, Peachtree City, Ga 30269 to build their
sunroom and I am in support of them obtaining a variance that maybe
needed to build their sunroom.

Karen Hoover,



RETRACEMENT SURVEY BROOKFIELD SUBDIVISION LOT 55 PLAT BOOK 27, PAGES 28-32

CURRENT OWNER:
KIM SOKHEANG KHAN AND MOHAMMED RAHEL KHAN
PER LIMITED WARRANTY DEED DATED NOVEMBER 30, 2021
AND RECORDED IN DEED BOOK 5413, PAGES 548-549.

NORTH BASED OFF
REFERENCED
SUBDIVISION PLAT

A=29.97'
Lc=29.27'
N73°48'00"E
R=40.00'

S85°51'42"E
14.87'
1/2" REBAR
FOUND

N

MAGNAIL
FOUND

CLEARWATER COVE
(PRIVATE)

MAGNAIL
AT APPROXIMATE
CENTER OF CUL-DE-SAC

5/8" REBAR
FOUND

100 YEAR EXISTING FLOOD
ELEVATION PER PEACHTREE
CITY GIS
ELEVATION = 787.68

N/F
BROOKFIELD SUBDIVISION
LOT 54
PLAT BOOK 27, PAGES 28-32

578°50'39"E 90.36'

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. 43-45-2(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.

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.

THE LOCATION OF FIELD RUN ELEVATIONS ARE SUBJECT TO CHANGE DUE TO
NATURAL ACCRETION, EROSION, AND AVULSION. DUE TO THE IRREGULAR NATURE
OF FIELD LOCATED ELEVATIONS AND DIFFERENCES IN COMPUTER SOFTWARE
USED TO GENERATE THESE LINES, IT IS LIKELY THAT ANY OTHER SURVEYORS
LOCATION WOULD DIFFER SLIGHTLY FROM WHAT IS SHOWN.

VERTICAL DATUM IS NAVD83 PER EGPS REAL TIME NETWORK

N05°30'36"W 103.40'
(RECORD BEARING)

N/F
CITY GREENBELT
SHOWN ON FINAL PLAT OF
BROOKFIELD SUBDIVISION
PLAT BOOK 27, PAGES 28-32
AND FAYETTE COUNTY GIS

EXISTING HOUSE

LOT 55
0.13 +/- ACRES
5817.1 +/- SQ FT

FLOOR
ELEVATION = 792.6

GROUND
ELEVATION
= 788.6'

EXISTING
DECK AND
STEPS

GROUND
ELEVATION
= 788.7'

A=28.81'
Lc=28.19'
N31°48'21"E
R=40.00'

A=30.97'
Lc=30.15'
S11°30'15"E
R=40.00'

1/2" REBAR
SET

10' FAYETTE COUNTY
WATER AND UTILITIES
EASEMENT

S56°43'21"W 101.16'

N/F
BROOKFIELD SUBDIVISION
LOT 56
PLAT BOOK 27, PAGES 28-32

100 YEAR EXISTING FLOOD
ELEVATION PER PEACHTREE
CITY GIS
ELEVATION = 787.68

5/8" REBAR
FOUND

N/F
CITY GREENBELT
SHOWN ON FINAL PLAT OF
BROOKFIELD SUBDIVISION
PLAT BOOK 27, PAGES 28-32
AND FAYETTE COUNTY GIS

CLOSURE DATA
FIELD CLOSURE = 1" : 11.406
ANGLE POINT ERROR = < 10"
EQUIPMENT USED: SEDMAX ZOOM 95
CARLSON BR7 RECEIVER
ADJUSTMENT METHOD: NONE
PLAT CLOSURE = 1" : 122.858

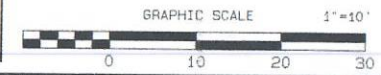
IN MY OPINION, THIS PROPERTY DOES NOT
LIE WITHIN THE 100 YEAR FLOOD PLAIN AS
SHOWN ON THE FLOOD INSURANCE
RATE MAP: 1314300093E
DATED: SEPTEMBER 26, 2008
***** HOWEVER *****
ACCORDING TO THE PEACHTREE CITY STUDY
MADE AVAILABLE ON THE PEACHTREE CITY GIS.
A PORTION OF THIS PROPERTY DOES LIE WITHIN
THE EXISTING 100 YEAR FLOOD HAZARD AS SHOWN.

(111) 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 of the documents,
maps, plats, or other instruments which created the parcel or parcels are stated herein. RECORDED 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 15-6-67.

Matthew J. Langley
MATTHEW J. LANGLEY GEORGIA PROFESSIONAL LAND SURVEYOR # 3287 - DATE: 06/18/2024

PER REFERENCED SUBDIVISION PLAT:

ZONED: GR-18
SETBACKS:
FRONT - 20' #
SIDE - 0' #
REAR - 20' #
(FRONT) CAN BE 15' IF GARAGE IS 20'
(SIDE) 0' PROVIDED THAT AT LEAST 10' SEPARATION
IS MAINTAINED BETWEEN DWELLINGS AND ONE 20'
SEPARATION IS PROVIDED FOR EVERY 10 UNITS.



**W.D. Gray and
Associates, Inc.**

LSF000701

land surveyors - planners

160 Greencastle Road Suite B
Tyrone, GA 30290

(770) 486-7552 Fax (770) 486-0496

PREPARED FOR AND AUTHORIZED BY:

KIM KHAN

LAND LOT: 40

DISTRICT: 6TH

FAYETTE COUNTY, GA
CITY OF PEACHTREE CITY

SCALE: 1" = 10'

DATE OF SURVEY: 06/18/2024

DATE OF DRAWING: 06/18/2024

REV.

JOB NO: 2406017

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Justin Strickland, Interim City Manager

FROM: Robin Cailloux, Planning Director 7/29/2024
Justin Strickland, Interim City Manager 8/9/2024

DATE: August 15, 2024

SUBJECT: 08-24-11 Variance request for increased parking, 705 Highway 54 W

Recommendation:

Should the City Council decide to approve the variance request, staff recommends approval with the following condition:

- The tree replacement requirements calculated for the additional paved surfaces (both impervious and pervious) shall be doubled and reflected on the landscape plan [as per Section 1108(b)(1) of the Land Development Ordinance].

Discussion:

The property owner of 705 Highway 54 is requesting relief in the form of a variance from the parking lot designs standard stating that permanent off-street automobile parking shall not exceed 125 percent of the minimum number of spaces required [Section 1108 of the Land Development Ordinance].

The property is currently zoned GC General Commercial (see attached zoning map). The applicant is redeveloping the property by razing the existing structure and replacing it with a newer, smaller bank building. As a result, the site must come into compliance with all current development standards, including a deeper landscape buffer along Highway 54 and current parking lot requirements.

Per the zoning code parking ordinance, the parking calculation is based on the use and square footage of the structure. Therefore, the required parking calculation for the smaller bank building results in fewer spaces than are currently on the site. The site currently has 31 parking spaces. The maximum permissible parking spaces on the redeveloped site with the smaller building would be 14 spaces. The applicant is requesting 24 parking spaces which exceeds 125% of the minimum required parking spaces and therefore requires a variance. However, staff notes that the requested number of spaces is a reduction from the number of spaces currently on the site, and that the property is located within a shopping center that could accommodate overflow parking if necessary.

As part of the application, the applicant has included a justification narrative and a site plan, which are attached to this memo.

Variance Consideration

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.

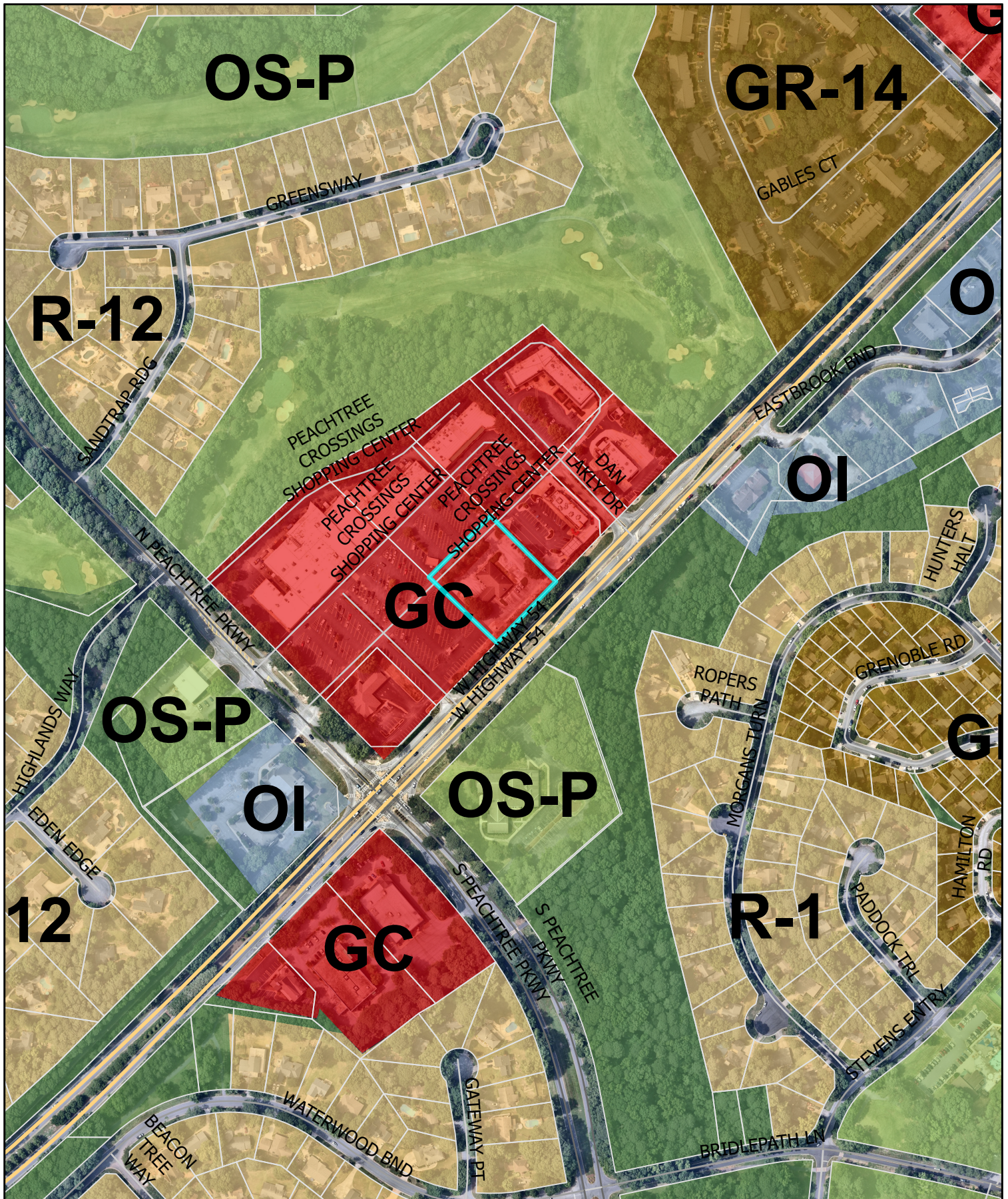
Budget Impact:

There are no budget impacts associated with this item.

Attachments:

- 1. Zoning Map
- 2. Applicant Narrative

3. Proposed Site Plan



Zoning Map

705 Highway 54
Parking Variance Request

2024

For informational purposes only





June 24, 2024

Peachtree City Planning Department
153 Willowbend Road
Peachtree City, GA 30269

RE: VyStar Credit Union- Peachtree City
705 Hwy 54, Peachtree City, GA 30269
Variance Request Support

- 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 privileges enjoyed by other property in the vicinity and under identical zoning district classification.**

Due to the site being located off Highway 54, the landscape buffer and parking setback had to be increased to become compliant with the current code. This has reduced the buildable area on the site. Although the size of the proposed structure could be increased to be allotted more parking spaces per code, the site would be cramped for space which would hinder the traffic flow onsite.

- 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.**

The intent of the General Commercial zoning district is to encourage the formation and continuance of a stable, economically healthy, and compatible environment for businesses to serve city and regional commercial needs. VyStar Credit Union would greatly struggle to serve the needs of their customers with the fourteen parking spaces that are allowed per the code. Eight employees are integral to their day-to-day operation and the current maximum parking calculation is not sufficient to accommodate the employees without significantly impacting the customer's access. Interacting with the community is also very important to VyStar. They host community financial literacy events at their sites that are open to the public, so they will need more parking to accommodate those as well.

Additionally, the intent of the tree and vegetation section of the Land Development Code is primarily oriented toward new development and ensuring the City's existing natural features are preserved rather than the redevelopment of an existing impervious surface. The proposed VyStar Credit Union project will enhance the existing trees and vegetation by increasing the landscape buffers. The existing impervious surface of the site will be reduced, thus greatly improving the overall property.



- c) **There are exceptional or extraordinary circumstances or conditions applicable to the property involved or 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.**

The current site has 31 parking spaces and was operating under the same use that is being proposed. There is also a Wells Fargo Bank in the same shopping center with the same zoning that has more parking spaces than would be compliant with the parking calculation in the current code.

These two examples show that more parking is necessary for banking uses and that the shopping center can accommodate the traffic flow. If the proposed building was the same footprint as the current vacant building, we would be allowed to keep the existing number of spaces per the Planning Department. The current code is punishing the property owner for trying to improve the site by limiting parking. The current code punishes the property owner if they need to build a smaller building. A larger building is required to be allotted more parking spaces without a variance. The existing site does not have the capacity to accommodate a larger VyStar branch.

- 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.**

The parking calculation is based on the use and square footage of the structure, not the zoning district. The maximum parking count allowed varies drastically due to this so it would not be granting special privileges. For example, if a drive-through restaurant with the same square footage was built on the same site, they would be allowed almost double the parking spaces just due to their use.

- 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.**

Granting this variance will have little to no impact on the neighborhood or community members. The site currently has 31 parking spaces and was previously operating under the same use that is being proposed. VyStar Credit Union is requesting 24 parking spaces, so although they are requesting a variance to increase what is allowed per the current code, it is a reduction to overall spaces on the site. The site is also located within a shopping center that was designed to accommodate a large flow of traffic.

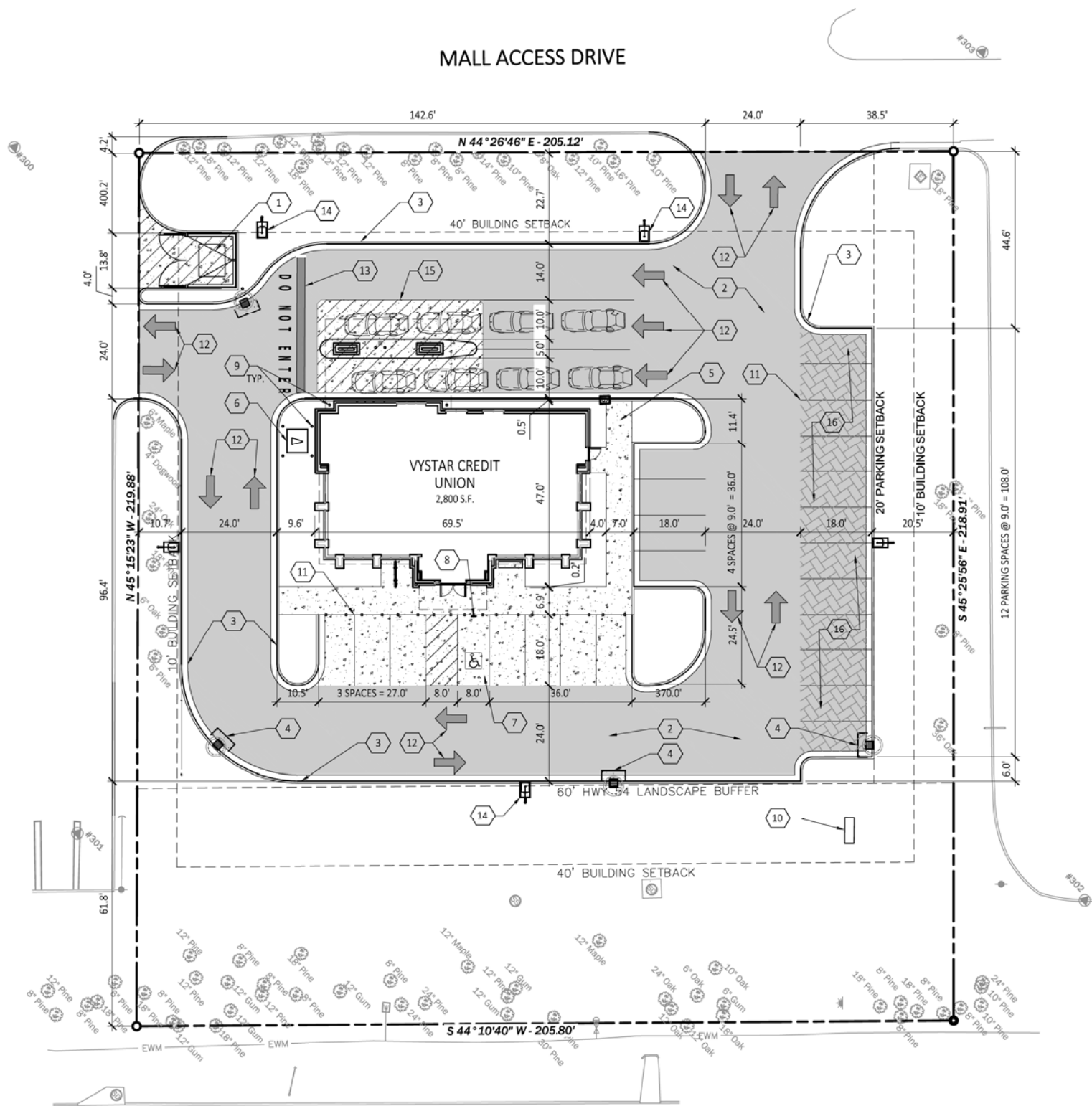
- f) **The granting of such variance will not create inconsistencies with any objective of the comprehensive plan.**

The proposed development improves the green area of the site which is consistent with the comprehensive plan. Additionally, one of the current access points to the site will be closed off to improve the traffic flow. The variance allowing the additional parking does not create



inconsistencies with the comprehensive plan. The site will be improved overall and in line with the plan for the community.

Point ID	Northing	Easting	Elevation	Description
300	1240326.231	2174002.771	848.33	PK NAIL
301	1240216.221	2174137.048	844.26	PK NAIL
302	1240385.210	2174327.073	843.03	PK NAIL
303	1240516.818	2174156.740	849.75	PK NAIL



GEORGIA HIGHWAY 54 - FLOY FARR PARKWAY
80' RIGHT-OF WAY

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 8/9/2024
Justin Strickland, Interim City Manager 8/9/2024

DATE: August 15, 2024

SUBJECT: 08-24-12 New Alcohol License - 9292 Korean BBQ, 220 City Circle, Suite 500

Recommendation:

Approve the attached application for a new alcohol license.

Discussion:

SJSJ LLC d/b/a 9292 Korean BBQ, 220 City Circle, Suite 500, has submitted a request for a new alcohol license. James Kim has requested to be appointed as the Licensee and Edmond Lo has requested to be appointed as the License Representative. Both Mr. Kim and Mr. Lo, along with the business location, have met the requirements of the alcohol ordinance to be granted a license.

Budget Impact:

The budgetary impact of the alcohol beverage license will be positive. The applicant will be required to pay the fee for distilled spirits, malt beverages and wine, which is \$2,500 for the remainder of 2024 and \$5,000 annually going forward. Sunday sales will be an additional \$250 and \$500 annually.

Attachments:

1. Redacted application
2. 1000010274



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: SJSJ LLC (DBA 9292 KOREAN BBQ)	Business Location: 220 City Cir. STE 500	Number of Serving Bars: 1
Nature of Business: Full-Service Restaurants	Mailing Address: [REDACTED]	Business Phone Number: [REDACTED]
Name of Licensee: JAMES KIM	Home Address: [REDACTED]	Home/Cell Phone Number: [REDACTED]
Name of License Representative: EDMOND LO	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	☐		☐		☐

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
EUN JUNG KIM	[REDACTED]	[REDACTED]

Contact Person: EUN JUNG KIM

E-mail Addresses for License Applicant(s): [REDACTED]

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: N/A

9292 KOREAN BBQ

192

For the Safety of Our Community
NO SKATEBOARDING
NO ROLLERBLADING
NO WALK BEHINDS
& SCOOTERS

ALCOHOLIC BEVERAGE LICENSE APPLIED FOR
9292 Korean BBQ
Hearing before City Council of the City of Peachtree City
On the **15th** day of **August 2024** at **9:30AM**