



CITY COUNCIL

Kim Learnard, Mayor

Phil Prebor, Mayor Pro Tem | Mike King, Post 2

Clinton Holland, Post 3 | Frank Destadio, Post 4

SCAN FOR AGENDA PACKET



Revised Regular Meeting Agenda

October 19, 2023 | 6:30 PM

City Hall

1. **Call to Order**
2. **Pledge of Allegiance and Moment of Silence**
3. **Announcements, Awards, Special Recognition**
4. **Presentation**
 - A. Amphitheater 2023 Season Recap (Quinn Bledsoe)
5. **Public Comment**
6. **Agenda Changes**
7. **Minutes**
 - A. October 5, 2023 Regular Meeting Minutes
8. **Quarterly Reports**
 - A. 3rd Quarter Reports (2023)
9. **Consent Agenda**
 - A. Purchase of F250 for Stormwater Department
 - B. Purchase of Two Roller-Compactor Replacements
 - C. Purchase of F150 for Building Maintenance Department
10. **Old Agenda Items**
11. **New Agenda Items**
 - A. 10-23-05 Gerresheimer Manufacturing Plant Expansion- Phase I-4 (Niki Vanderslice, FCDA)
 - B. 10-23-06 Fayette County Board of Elections September 29th Meeting, List Maintenance Billing Discussion (City Council)
12. **Public Hearings**
 - A. 10-23-07 Variance for 507 Pine Circle (Bob Barnard)
13. **Council/Staff Topics**
14. **Executive Session**

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

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

15. Adjourn

It is the policy of the City of Peachtree City that all city-sponsored public meetings and events are accessible to people with disabilities. If you need assistance in participating in this meeting or event due to a disability as defined under the ADA, please call the City's ADA Coordinator Yasmin Julio at (770) 632-4261 or e-mail yjulio@peachtree-city.org at least three (3) business days prior to the scheduled meeting or event to request an accommodation.

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

This meeting will be held in Council Chambers at City Hall

City Council of Peachtree City
Meeting Minutes
Thursday, October 5, 2023
6:30 PM

Call to Order

The Mayor and Council of Peachtree City met in regular session on Thursday, October 5, 2023. Mayor Kim Learnard called the meeting to order at 6:30 p.m. Council members attending: Frank Destadio, Clinton Holland, and Mike King. Phil Prebor was out of town.

Pledge of Allegiance and Moment of Silence

Announcements, Awards, Special Recognition

The Mayor mentioned that the Fire Department was holding its annual pumpkin sale at Station 81 on Paschal Road.

Public Comment

None

Agenda Changes

Minutes

King moved to approve the September 21, 2023 regular meeting minutes and the September 21, 2023 executive session minutes. Holland seconded. Motion carried unanimously.

A. September 21, 2023 Regular Meeting Minutes

APPROVED 4-0

B. September 21, 2023 Executive Session Minutes

APPROVED 4-0

Consent Agenda

Holland moved to approve Consent Agenda items A through F. Destadio seconded. Motion carried unanimously.

Learnard noted they had just approved the appointment of Joe Campbell to the Convention and Visitor's Bureau Board. She asked Campbell to stand and thanked him for volunteering to serve.

A. Huddleston Road Sewer, Road Improvement, and Cart Path Project

Agreement- Peachtree City WASA

APPROVED 4-0

B. Stormwater Maintenance Agreement - Peachtree City Orthodontics - 101

Gates Entry

APPROVED 4-0

C. Stormwater Maintenance Agreement - Peachtree Cardiology - 100 McWilliams

Drive
APPROVED 4-0

D. 118 Lexington Pass Pipe Replacement
APPROVED 4-0

E. 211 Van Ness Pipe Replacement
APPROVED 4-0

F. Consider appointment to the Convention and Visitors Bureau Board
APPROVED 4-0

Old Agenda Items

None

New Agenda Items

None

Public Hearings

A. 10-23-01 New Alcohol License - Linda Nails Salon, 100 N. Peachtree Parkway, Suite 36

City Clerk Yasmin Julio said this was a new alcohol license for Linda Nails Salon. She noted it was common for businesses of this type to offer a hospitality drink while customers were receiving services. The owner and the location met all requirements for an alcohol license.

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

Destadio moved to approve Public Hearing item 10-23-01 New Alcohol License - Linda Nails Salon, 100 N. Peachtree Parkway, Suite 36. King seconded. Motion carried unanimously.

B. 10-23-02 Variance request for 270 Parkade Court to encroach into rear setback

Planning and Development Director Robin Cailloux explained this property was on the Flat Creek side of the Industrial Park. There was an existing building on the property and that was where they were asking for a rear setback encroachment of 24.6 feet into the required 50-foot rear setback. There was an existing uncovered concrete pad in the back which was permitted because it was not considered a structure. They wanted to cover about half of it with a steel roof structure, Cailloux reported, and as soon as a roof was added, this became a structure and had to meet the setback requirement. They were proposing this for outdoor storage and materials handling. Should Council approve this, staff had no recommended conditions.

Learnard asked if the applicant had comments, and he said he did not.

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

King said he had no objections because the company needed this covered space. The woods would still block visibility from Panasonic, which was the neighbor to the north. He wanted Council to do what they could to keep businesses here and keep them happy.

Destadio asked Cailloux if Panasonic had commented? She said they had not. She noted that Planning staff did not contact neighbors, but the applicant might have more information.

Steve Carroll said he represented Lewis General Contractors, the contractor for Integrity Fusion. They sent a letter to Panasonic, but there was no one local to comment on something like this, so they had heard nothing back. He, too, pointed out the deep wooded buffer between the properties, adding there was a valley there that would prevent future development.

Destadio confirmed with Carroll there was no way to move this because it was going on top of an existing concrete pad.

While he was in favor of industrial expansion, Holland stated that he did not like to break rules and set precedents, so he could not support this. This variance was too large; he might consider a foot or two. Could they do something on the side or on a different spot? He also was concerned about the lack of input from Panasonic.

Learnard said they could not just give lip service to supporting industries; they needed to take action to support business needs.

Destadio said he agreed with Holland on variances, but this was an existing pad, and it was well-buffered. Like King said, they needed to support the industrial base. He could support this.

Destadio moved to approve Public Hearing item 10-23-02, Variance request for 270 Parkade Court to encroach into rear setback. King seconded. Motion carried 3-1, with Destadio, Learnard, and King voting in favor, and Holland in opposition.

C. 10-23-03 Variance request for 319 Sandalin to encroach into rear setback

This property was on a cul-de-sac in the north side of the city. Normally, Cailloux explained, this request would qualify for an administrative variance, but that required letters of support from all neighbors, and there was one neighbor from whom they were not able to obtain a letter. Their only option was to go through the full variance process.

She said they were asking to encroach one and a half feet into the 30-foot rear

setback in order to rebuild an existing deck. When the deck was built in the 1980s, International Building Code, and therefore the City, did not require building permits. Staff caught this encroachment when they applied for the permit to rebuild the deck this year.

There was a variance granted to this property in 2000 for the construction of a sunroom, but the motion to grant that variance made it very clear it was only for the sunroom, Cailloux remarked.

If Council approved this variance, staff had no recommended conditions.

The applicants, Rodney and Annette Strong, were present. Rodney Strong explained the variance would be one foot, two inches into the setback for just one corner of the deck. Annette Strong clarified that they were not going any further back; they just wanted to rebuild the deck where it was.

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

Destadio asked why the one neighbor did not endorse this, and the Stronges said they did not ask that neighbor. Everyone along the back where the deck was had written letters, Annette Strong said. The neighbor who did not was on the other side from the deck. King asked if that was house number 320? The Stronges said that was correct.

Learnard emphasized this was a request to rebuild a deck that encroached one foot, two inches into a 30-foot setback. She confirmed with Cailloux that was where the deck was right now, and this encroachment was discovered as part of the permitting process. Cailloux noted that the Stronges applied for a permit, which was a requirement that many people ignored.

Was it possible to put the new deck in at an angle, keeping it within the setback line? Holland asked. He thought it could be an interesting design. The Stronges said they wanted to replace it like it was; it could not be turned without ruining the appearance. They said they had photos of the deck as it was now.

Holland questioned why they did not ask the other neighbors, saying if they had their approval, they would not have had to come before Council. Annette Strong explained there had been issues over property lines with those neighbors in the past, and she was sure they would not okay this project. They were not on friendly terms.

Destadio asked to see the photos.

Rodney Strong said they had lived there more than 30 years and always sought permits and tried to do the right thing.

King said he talked to the neighbors at 320. He wanted to hear from every neighbor when reviewing a variance request. Those neighbors cited problems of their own, he reported. He said he would not go into details, but there was some angst going on, and he was not in favor of approving this.

Learnard again pointed out that the sunroom was already encroaching on the setback, and it was hard to imagine how one foot, two inches could be some kind of affront to anyone. There had not been complaints from the neighbors about the deck that had been there for many years. She said she was usually a stickler for adhering to the ordinances regarding variances, but this seemed clear-cut. While there may have been issues over a fence, that did not mean they should not be able to replace an existing deck with the same deck.

The Mayor asked to see the photos. She pointed out the deck and the steps, noting that it was not large or imposing. Rodney Strong said the steps were not in the setback. One foot on the corner was in the setback, Learnard stated, it had been like that all along. Was Council going to tell them they could not build it again?

Holland suggested they postpone a decision until the Stronges got approval from the next-door neighbor. That was not coming, Learnard remarked. She asked the Stronges about that, and they agreed.

The Mayor summed up the situation: four out of five neighbors signed a letter saying this would be no problem. Just one neighbor objected to replacing an existing deck with the same deck that was one foot over the setback line.

She could make that argument all she wanted, Holland stated, but there were laws and setbacks for a reason. He did not like variances, and here was another one where Council was asked to make changes and did not have the agreement of all the surrounding property owners.

King had no further comments, nor did Destadio. Learnard asked what would happen if they denied this? Did the Stronges have to rip out the deck?

King said they could leave it as it was, and they might get a vote when Council changed in three months. Right now, if they voted, he believed it would fail.

Cailloux asked City Attorney Ted Meeker if the Stronges would have to take down the existing deck. She noted that it was built when permits were not required. Meeker said Councils in the past had done that, but it was up to this Council.

That was absolutely outrageous, Learnard remarked. They wanted to make an improvement to their property. Meeker said you could make an argument that the deck was grandfathered in as it was. The problem was that it did not comply with the setback when it was built because there was no permit required.

Could they ask the applicants to withdraw their request? Learnard asked, and Cailloux said withdrawal would mean they would not have to wait six months to resubmit as they would if it was denied.

Learnard said she was defeated and apologized to the applicants, asking them if they wanted to withdraw the request until there was a new Council. King pointed out they could bring it back sooner to a meeting where there was a full Council.

Meeker noted that if and when the neighbor okayed this, it would fall under an administrative variance and would not have to come to Council. That might not be a viable option, but it was an option.

Learnard told the applicants that if they chose to withdraw the request, it could be submitted in the near future. Since three Council members were against this, they would be looking at January after the new Council took office, she explained.

Rodney Strong asked King if he spoke with the rest of the neighbors, and King said he did. Even though four out of five were in favor, one was not, and King said he wanted to know their feelings. Annette Strong pointed out that the deck was not on that neighbor's side. King said their elevation was higher, and they looked down on the deck. The deck was already there, the Strong's pointed out.

Would they have to pay for another variance? Rodney Strong asked, and Cailloux and Learnard said the City would work with them. He went on to say he felt this was unfair. They had lived there 31 years and got permits every time they wanted to build something. The deck was already there, and objections were just ludicrous, his wife added.

The applicants had two options, Learnard stated: to let this go to a vote and have it denied or return in January when there were two new Council members. Annette Strong said they would withdraw.

D. 10-23-04 Variance request for 140 Tamerlane to encroach into rear setback

Code Enforcement discovered construction of a patio cover already in progress without a permit, Cailloux explained, and a stop-work order was issued. The property was on a cul-de-sac on the south side and backed up to Braelinn Golf Course. The site plan submitted after the stop-work order showed a 28-foot encroachment into a 30-foot rear setback. The owners would like the variance in order to keep the structure already built.

A variance was granted when this house was originally constructed because it encroached into the rear setback, meaning no structure could be added to the back without another variance. They had letters of support from all their neighbors except the golf course.

Given the amount of work that had already been done, Cailloux said staff recommended requiring an as-built survey if Council approved the variance in order to get measurements of where the structure and footings were located.

She displayed photos the applicant had provided, pointing out the house, a covered structure, and a fieldstone patio. The structure was attached to their house. Cailloux indicated the tree line, which was the property of the golf course.

The applicant, Jihad Hojaij, said they bought this house in 2004 and had always believed the buffer at the golf course was part of their property. His family maintained it, not the golf course.

The concrete pad was present in 2004, and they had not built anything in the rear until now. He commented that their survey showed the fence around the pool encroached three feet into the setback. The canopy they were building was six feet inside the fence line.

That was why staff requested an as-built survey as a condition if approved, Cailloux remarked.

Hojaij also noted they had letters of support from the neighbors on either side of their property.

The Mayor opened the public hearing. No one wished to speak in favor of this variance. Suzanne Brown spoke in opposition, saying that Hojaij had her sympathies for his mistake, but a variance of 28 feet for a 30-foot setback was beyond intolerable.

King agreed it would make the view from the golf course better, but he had issues with someone starting a building project without a permit. He noted that he believed 28 feet into the setback was a bit much.

Destadio and Holland said they agreed, with Holland adding that he would want to see a statement from the golf course agreeing that this structure could be built right up to their property line. He recalled the previous variance request for one foot that they were against, remarking that there was no way he could approve a 28-foot variance.

Holland moved to deny Public Hearing item 10-23-04, variance request for 140 Tamerlane to encroach into rear setback. Destadio seconded. Motion carried unanimously.

Council/Staff Topics

A. Discussion of sewer accessibility to the seven-acre tract south of Starr's Mill school complex.

Learnard explained there was a property owner south of the Starr's Mill School complex who owned a seven-acre tract that they would like Peachtree City sewer to access. This was outside the city limits, and the Water and Sewerage Authority (WASA) was not able to run sewers outside the city without Council permission, in accordance with the bond documents.

King said he saw no benefit to the City, adding that they would be setting precedent. He pointed out this was a bigger issue than it seemed. If they decided to annex this property, they would have to take in the school complex as well.

Holland agreed, but noted the situation might change if they did an annexation study in 2024. Right now, though, he was against extending sewer to this area because it was outside the city.

Destadio concurred, remarking that this was part of the bond. They had already been attempted lawsuits because of different things, and he did not want to jeopardize the bond and the situation with WASA. Destadio was against doing this just for this one person.

It would set a precedent of running City sewer outside the borders, Learnard stated. While property owners on the other three sides of Peachtree City would love to see that happen, it would be disadvantageous for the City and WASA. She told the City Manager that Council direction had been made very clear.

Executive Session

Adjourn

There being no further business, King moved to adjourn at 7:13 p.m. Holland seconded. Motion carried unanimously.

Martha Barksdale, Recording Secretary

Kim Learnard, Mayor

PUBLIC WORKS

Q3 2023



- 42 SIGNS MADE
- 28 SIGNS REPLACED
- 19 POSTS REPLACED
- 16 NEW INSTALLS



SIGN-POST
MAINTENANCE
OCCURRED
44 TIMES

TREES:

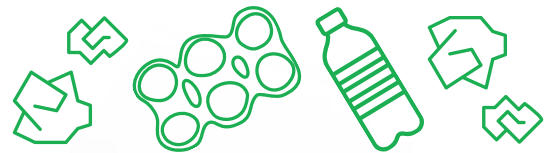
Public Works removed 115 trees within public ROW and city greenbelt.



RECYCLING CENTER:

212 MULCHERS  2219 VISITORS

53 trees have been removed and repairs are ongoing at the Boardwalk.



PAVING:

36 potholes filled on cart paths and roads
4.5 miles of cart path paved
6.66 miles of roadway paved
2 street patches
7 curb repairs

FLEET:

551 pieces of equipment and vehicles serviced

ENGINEERING SERVICES

Q3 2023

HIGHLIGHTS:

- Ordered Slope Mower
- Ordered Street Sweeper
- Bid and Awarded biennial bridge maintenance contract
- Completed drainage modifications at Tennis Center Main Clubhouse
- 43 Land Disturbance Permits issued
- 42 Erosion Control Plan reviews
- 257 Building Permit and Site Plan Reviews

BUILDING MAINTENANCE:

- Completed quarterly maintenance for pest control
- Completed backflow inspections on City Facilities
- Completed sprinkler tests on City Facilities
- Finished Riley Field pressbox building repairs
- Finished water proofing walls at Tennis Center Main Clubhouse
- Started Repainting City Hall Interior
- Started Exterior Painting of City Hall

STORMWATER:

5 DITCHES CLEANED

940 LINEAR FEET OF DITCHES CLEANED

12.47 MILES OF STREETS SWEEPED

7 DETENTION PONDS CLEANED

229 DRAINS CLEANED

RECREATION AND SPECIAL EVENTS

Q3 2023

PROGRAMS:

KEDRON: 35 PROGRAMS | 323 PARTICIPANTS

GLENLOCH: 24 PROGRAMS | 113 PARTICIPANTS

KEDRON GYM

- 3,887 total users
- 2,596 paid daily fees
- 1,291 used membership passes

KEDRON POOL

- 5,880 total users
- 2,686 paid daily fees
- 3,194 used membership passes

GLENLOCH POOL

- 4,616 total users
- 3,887 paid daily fees
- 729 used membership passes

EVENTS:



5 CITY-SPONSORED EVENTS
12 SPECIAL EVENTS

FACILITIES:

- Refurbished and pressure washed playgrounds
- Built practice wall and repaired Riley Field building
- Installed air structure over Kedron Pool
- Added timed locks on park restroom doors
- Awarded Master Plan contract and held kick-off meeting
- Fertilized 37 athletic fields using 6,350 lbs of fertilizer
- Completed record Fred season with 8 sold-out concerts

ATHLETICS:

Adult Basketball (season complete): 22 teams | 250 participants | 42 games
Adult Volleyball (in season): 16 teams | 142 participants | 24 games

12 Youth Associations races, tournaments, camps, meets and clinics

10 Athletic events from outside organizations hosted at city facilities



EXECUTIVE SERVICES

Q3 2023



Visitors to City Hall:

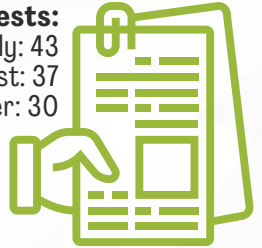
July: 2,235
August: 2,540
September: 2,443

7,218 VISITORS TOTAL

Open Record Requests:

July: 43
August: 37
September: 30

110 REQUESTS TOTAL



HIGHLIGHTS:



- YouTube views increased over 500% from Q2 to Q3, with over 100,000 views and over 2,400 hours of watch time.
- Instagram reach expanded significantly, rising from 13,300 in Q2 to 230,000 in Q3.
- Facebook page visits increased 35% from Q2 to Q3, with 31,710 visitors.
- Facebook page likes increased by 643, bringing us closer to the 13,000 likes milestone.
- Weekly e-newsletter subscribers increased by 152, and the open rate increased from 53% to 54%.

19K

Followers Across All Platforms

Our reach on Instagram expanded significantly, rising from 13,300 in the second quarter to an impressive 230,000 in the third quarter. Moreover, more individuals are now visiting Peachtree City's official Facebook page, with 31,710 visitors, marking a 35% increase from the second quarter. Furthermore, we gained an additional 643 likes on our Facebook page, bringing us closer to the 13,000 likes milestone.



Livestreams

We ensured transparency by live streaming all planning commission and city council meetings, allowing both in-person attendees and those desiring to watch from the comfort of their homes access to official government proceedings.

54%

Newsletter Open Rate
Up 1% from Q2

152+

152 NEW NEWSLETTER SUBSCRIBERS

The public communications team is committed to concluding 2023 on a strong note and establishing a solid foundation for an even more robust 2024. We will continue to develop and implement innovative strategies to engage our audience and share the Peachtree City story.

Our team produced **19 videos**, garnered **over 100,000 views** and accumulated more than **2,400 hours** watch time in the 3rd quarter on YouTube.

During Q3, our YouTube channel experienced remarkable growth compared to Q2, during which we had around 20,000 views and just over 400 hours of watch time.

Additionally, we attracted 249 new subscribers to our channel. It's worth noting that over a third of our YouTube audience falls within the 18 to 44 age group.

HUMAN RESOURCES AND RISK MANAGEMENT

2023


TOTAL EMPLOYEES:
328

13 NEW HIRES

4.50 TURNOVER RATE

15 SEPARATIONS

AVERAGE SALARY:
\$59,292.54

CURRENT VACANCIES:

PAST EVENTS:

Safety Committee Meeting - June 2023
Medicare Consultant Seminar - August 2023
Wellness Fair - September 2023

UPCOMING EVENTS:

Mission Square Retirement Seminar - October 2023
Walking Challenge - Nov/Dec 2023
Holiday Luncheon - December 2023



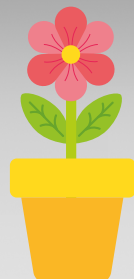
Administration - 1
CVB - 1
Engineering - 2
Finance - 3
Fire - 5
Human Resources - 1
Police - 7
Public Works - 7
Recreation - 2



LIBRARY SERVICES

Q3 2023

30,974
ACTIVE
USERS



ITEMS ADDED: 969
ITEMS WEEDED: 418

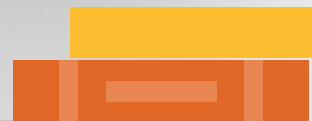


EBOOKS/EAUDIOS
DOWNLOADED:
20,011



REFERENCE
ASSISTANCE:
5,222

CIRCULATION:
91,163



WIFI USE:
15,634



42,329 IN-PERSON VISITS
591 VOLUNTEER HOURS
3,151 PROGRAM ATTENDEES



COMPUTER USE:
2,232



FINANCIAL AND ADMINISTRATIVE SERVICES

JULY-
SEPT. 2023



NEW GOLF CARTS REGISTERED:

593 RESIDENTS
82 NON-RESIDENTS

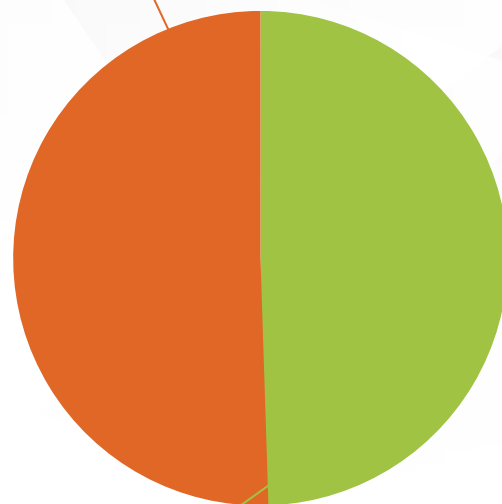


CASH BASIS FISCAL YEAR
AS OF SEPTEMBER 30, 2023

	General Fund	Other Funds
Cash	\$1,402,726	\$8,694,789
Investment	\$27,424,562	\$35,694,045
Total	\$28,827,288	\$44,388,834

GENERAL FUND REVENUE

Actual
\$48,895,089

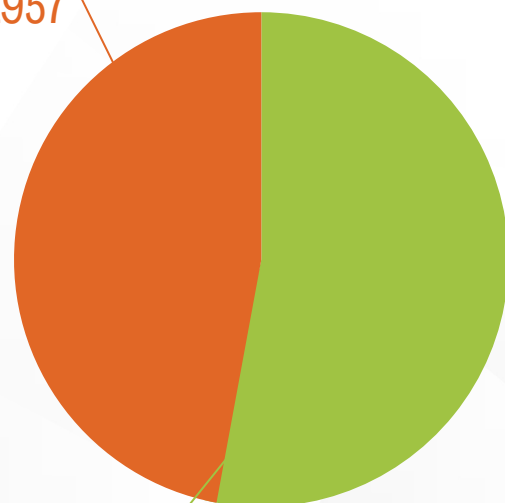


Budget
\$47,901,341

*CASH BASIS FISCAL YEAR
AS OF SEPTEMBER 30, 2023

GENERAL FUND EXPENDITURES

Actual
\$42,645,1957



Budget
\$47,901,341

*CASH BASIS FISCAL YEAR
AS OF SEPTEMBER 30, 2023

CITY OF PEACHTREE CITY
 QUARTERLY REPORT
 GENERAL FUND AND HOTEL/MOTEL TAX FUND
 BUDGET COMPARISON (UNAUDITED)
 QUARTER ENDED SEPTEMBER 30, 2023

PERCENTAGE OF BUDGET YEAR COMPLETED 100 % (ACTUAL TRANSACTIONS STILL PENDING)

GENERAL FUND REVENUES BY MAJOR CATEGORIES				
Description	2023 Budget	YTD Actual	Dollar Difference	Percentage To-Date
General Property Taxes	\$ 21,716,204	\$ 21,651,092	\$ (65,112)	99.70%
Franchise Taxes	2,833,339	3,064,161	230,822	108.15%
Local Option Sales Tax	10,249,704	10,993,258	743,554	107.25%
Other Sales & Use Taxes	1,061,008	990,669	(70,339)	93.37%
Business Taxes	3,621,894	4,009,932	388,038	110.71%
Licenses & Permits	1,998,597	1,811,248	(187,349)	90.63%
Intergovernmental/Grants	280,598	289,673	9,075	103.23%
Charges for Services	1,265,150	1,584,854	319,704	125.27%
EMS Billings	990,000	755,218	(234,782)	76.28%
Fines & Forfeitures	994,780	1,286,878	292,098	129.36%
Investment Income	76,650	1,175,799	1,099,149	1533.98%
Other Revenue	202,106	298,995	96,889	147.94%
Other Financing Sources	665,644	983,313	317,669	147.72%
Total General Fund Revenues	\$ 45,955,674	\$ 48,895,089	\$ 2,939,415	106.40%
Surplus Carryover	1,945,667			
Total General Fund	\$ 47,901,341			

GENERAL FUND EXPENDITURES BY DIVISION AND/OR TYPE				
Division and/or Type	2023 Budget	YTD Actual	Dollar Difference	Percentage To-Date
Executive Services	\$ 1,373,968	\$ 955,213	\$ 418,755	69.52%
Administrative Services	1,289,492	1,094,821	194,671	84.90%
Financial Services	3,067,954	2,922,663	145,291	95.26%
Police Services	10,103,321	9,500,341	602,980	94.03%
Fire/EMS Services	11,227,596	10,583,659	643,937	94.26%
Public Works/Building Maint./Engineer/Grounds	8,310,671	7,440,295	870,376	89.53%
Planning & Development/Code Enforcement	1,868,455	1,552,388	316,067	83.08%
Library Administration Services	1,187,130	1,141,764	45,366	96.18%
Recreation & Special Events.	4,127,840	3,590,050	537,790	86.97%
Non-Divisional:				
Unemployment Insurance	20,000	5,417	14,583	27.09%
Non-Profit Organizations	30,000	25,000	5,000	83.33%
Transfer to Airport Authority	12,750	12,750	-	100.00%
Transfer to Keep PTC Beautiful	6,430	6,430	-	100.00%
Transfers to Other Funds	4,938,441	3,539,203	1,399,238	71.67%
Liability Insurance	125,000	131,695	(6,695)	105.36%
Litigation Services	245,612	78,917	166,695	32.13%
Contingency - Facilities Maintenance	150,000	30,925	119,075	20.62%
General Administration/Miscellaneous	682,777	33,665	649,112	4.93%
	6,211,010	3,864,002	2,347,008	
Budgeted Savings	(866,096)	-	(866,096)	0.00%
Total General Fund	\$ 47,901,341	\$ 42,645,195	\$ 5,256,146	89.03%

HOTEL / MOTEL FUND REVENUES				
Description	2023 Budget	YTD Actual	Dollar Difference	Percentage To-Date
Total Hotel/ Motel Taxes	\$ 1,748,384	\$ 1,897,259	\$ 148,875	108.52%

HOTEL / MOTEL TRANSFERS OUT				
Type	2023 Budget	YTD Actual	Dollar Difference	Percentage To-Date
Transfer to General Fund	\$ 655,644	\$ 711,472	\$ (55,828)	108.52%
Transfer to Tourism Association	764,918	830,051	(65,133)	108.52%
Transfer to Hotel/Motel - TPD Fund	327,822	355,736	(27,914)	108.52%
Total Hotel/ Motel Transfers Out	\$ 1,748,384	\$ 1,897,259	\$ (120,961)	108.52%

TOURISM

Q3 2023

VISITOR TOUCHES:

369 TOTAL CALLS 200 IN-STATE CALLS 158 OUT-OF-STATE CALLS 4 INTERNATIONAL CALLS
3 EXTENSION CALLS 1 RESTRICTED CALL 3 BLOCKED CALLS

GIFT STORE SALES: \$3,632.50

GROUP AND M&C SALES:

DEFINITE:

- Philanthropy SE Workshop (May 2024)
- Multiverse Convention (3 years, starting in 2024)



NEW LEADS:

- Accounting and Financial Womens Alliance– 2025
- Hauntlanta - 2025
- Bioenergy – 2024 smaller meetings
- Religious Conference Management Association – 2024 smaller meetings
- American Physical Therapy Association - 2024 smaller meetings

SHOWS ATTENDED

- ASAE Conference - Atlanta (August 2023)

FACEBOOK SPOTLIGHT:



Experience the excitement of the PTC Rotary Club Dragon Boat Festival this year, on September 23! Speed...

Published by Hootsuite · September 8 at 8:03 AM ·

Post Impressions ⓘ	Post reach ⓘ	Post Engagement ⓘ
95,100	44,959	5,433



Celebrate Hispanic culture at the Hispanic Heritage Festival on September 30. The festival will feature lively...

Published by Hootsuite · September 15 at 8:04 AM ·

Post Impressions ⓘ	Post reach ⓘ	Engagement ⓘ
169,067	66,773	12,541

MARKETING AND AD HIGHLIGHTS:

- Source Magazine (Annual)
- Convention South (July, August)
- Woman’s Day (August)
- Southbound (Fall 2023)
- Taste, Travel & Tour (Fall 2023)
- GA State Parks Digital (Annual)

WEBSITE:

VIEW HERE!

Total Sessions: 5,009
Mobile: 3,225
Desktop: 1,698
Tablet: 86
Unique Users: 4,213
Pageviews: 8,510

PTC PASSPORT DATA:

Total Sessions: 8,760
Mobile: 7,528
Desktop: 869
Tablet: 302
Smart TV: 1
Unique Users: 7,605
Page views: 18,652

HISPANIC HERITAGE FESTIVAL BOOSTED AD INSIGHT:



HIGHLIGHTS:

Peachtree City Fire Department conducted water rescue training throughout July and August. This training prepares all members for water-based events and trains specialized Water Rescue Team members with more advanced skills.

We also completed driver's training and road safety for all members.

911 Memorial Walk around Lake Peachtree:



NUMBERS:

421 FIRE CALLS

1,006 EMS CALLS



TYPES OF EMERGENCY CALLS:

- Fire
- EMS
- Hazardous Condition (non-fire)
- Service
- Good Intent
- False Alarm

TOP EMS PATIENT COMPLAINTS

- 1 Weakness
- 2 Pain
- 3 Respiratory Distress



AVERAGE RESPONSE TIME



POLICE

Q3 2023

CRIME:

Part I Crimes increased 18%
over the same time period last year.

Why the big increase? Shoplifting!

If we remove the increase in shoplifting cases this year, our **part 1 crimes would be down 26%!**



calls for Service
UP 2%



VEHICLE COLLISIONS:

Vehicle collisions dropped by 10%
over the same time period in 2022.

Vehicle Collisions with Injuries dropped by 4%
over the same time period in 2022.



TRAFFIC ENFORCEMENT:

52% WARNINGS
48% CITATIONS



Average Response time to Non-Emergency Calls

5 MINUTES 6 SECONDS

3rd Quarter Community Outreach

20 COMMUNITY EVENTS



Top Ten Calls for Service Year to Date:

- | | |
|------------------------------|------------------------------|
| 1. Suspicious Activity: 1371 | 6. Mechanical Breakdown: 594 |
| 2. Information Call: 1050 | 7. Verbal Altercation: 503 |
| 3. Alarms: 1021 | 8. Fire Assist: 463 |
| 4. Welfare Check: 929 | 9. Theft: 449 |
| 5. Collision: 837 | 10. Car Lockout: 36 |

Follow-up investigations assigned to Criminal Investigations and cleared by arrest **increased by 17%** over the year to date in 2022.

Follow-up investigations assigned to patrol and cleared by arrest **increased by 132%** over the year to date in 2022.

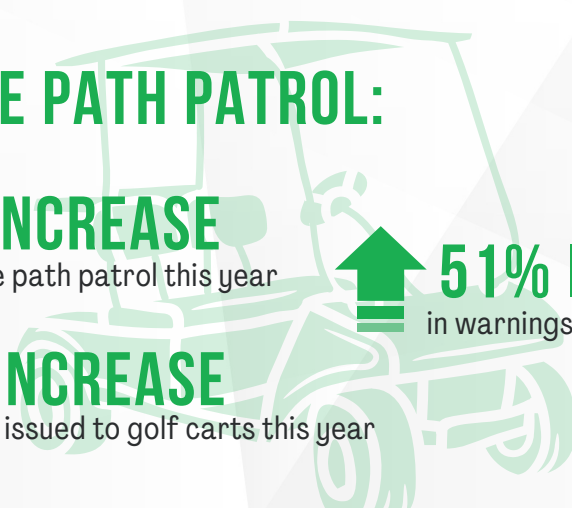


MULTI-USE PATH PATROL:

13% INCREASE
in multi-use path patrol this year

16% INCREASE
in citations issued to golf carts this year

51% INCREASE
in warnings issued to golf carts this year



PLANNING AND DEVELOPMENT

Q3 2023

BUILDING PERMITS: 668 ISSUED IN Q3 2023

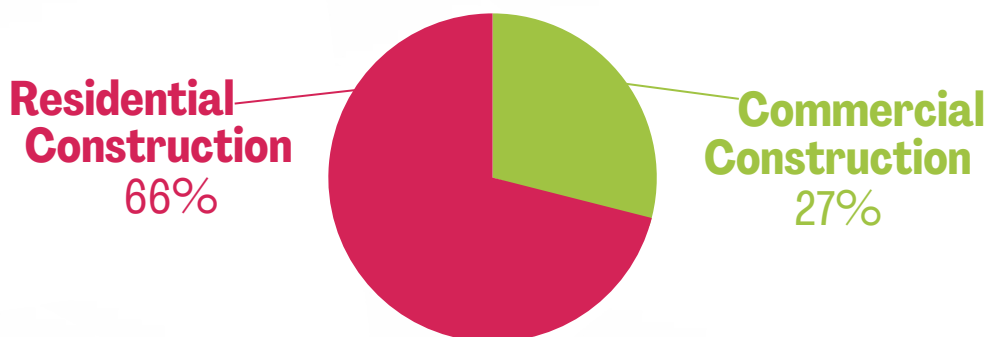
 **20% INCREASE**
Over the last five years

 **2% REDUCTION**
From last year (2022 was a peak)

The average review time on **commercial building permits was 8.9 days** (10-day goal) and the average review time on **residential building permits was 5 days** (5-day goal).

66% of all permits were applied for online. This is a decrease from Q2.

With the completion of the Cresswind and Wilksmoor Woods subdivisions, residential construction is down. The value of commercial construction (\$9.7 M) returned to normal ratios compared to residential construction (\$23.8 M) in the city.



101 New online users created accounts to apply for permits online

43 LDP permits issued using new streamlined process and automated email notifications

As the area for residential development shrinks, the number of residential development plans has also shrunk. Only 4 residential development plans were reviewed in Q3, compared to 9 in Q3 2022. We exceeded our review time goals for development plans. **The average review time on commercial development plan reviews was 10.3 days** (14-day goal) and **10.1 days on residential development plans** (14-day goal).

Code enforcement had 537 cases this quarter, which is a 39% decrease since Q2. One officer has been out on light duty, effectively reducing staff time in the field. They exceeded their goal of being 80% proactive with a rate of 85.7%.

537 Code Enforcement Cases

 **39%** decrease since Q2

 **85.7%** Rate of Proactiveness

The Park & Path Enforcement team increased their patrol hours to 899.5 hours. They recorded 2,445 service interactions and issued 131 notices of violation. They confiscated 86 illegal signs.

1% Increase over Q2

869.25 Hours of Patrol

Planning staff assisted with 11 variances, 3 rezoning, and 2 annexation requests. Staff created a map of all annexations since 2000 along with a summary of each annexation.

Staff created GIS data of HOA facilities, Publicly-owned property, and Undeveloped land, which will be used in creating the upcoming Parks & Special Events Master Plan.

PARK AND PATH ENFORCEMENT TEAM

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Robert Curnow, City Manager

FROM:

Angela Egan, Purchasing Agent	10/12/2023
Kelly Bush, Assistant Finance Director	10/12/2023
Paul Salvatore, Finance Director	10/12/2023
Justin Strickland, Assistant City Manager	10/13/2023
Robert Curnow, City Manager	10/13/2023

DATE: October 19, 2023

SUBJECT: Purchase of F250 for Stormwater Department

Recommendation:

Approve the purchase of a 2024 F250 from Allan Vigil Ford for the amount of \$49,815.

Discussion:

Staff has budgeted this as a replacement for vehicle 6008 in the Stormwater Department. This replacement vehicle as quoted by Allan Vigil Ford is a State Contract price. Staff has reviewed and approved the specifications for this vehicle and is requesting Council approval so the vehicle can be ordered.

Budget Impact:

Sufficient funds are available in the Stormwater Vehicles line item (521-4250-542200)

Attachments:

None

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Robert Curnow, City Manager

FROM: Angela Egan, Purchasing Agent 10/12/2023
Paul Salvatore, Finance Director 10/12/2023
Justin Strickland, Assistant City Manager 10/13/2023
Robert Curnow, City Manager 10/13/2023

DATE: October 19, 2023

SUBJECT: Purchase of Two Roller-Compactor Replacements

Recommendation:

Approve the purchase of two Sakai SW354 47" Double Drum Rollers from Reynolds-Warren Equipment Company for \$53,740 each, for a total purchase of \$107,480.

Discussion:

Staff researched options for Roller-Compactors and received the following quotes:

Reynolds-Warren - Sakai SW354 - with 3 Yr. warranty - \$53,740.00
Ascendum Machinery - Volvo DD25BW - with 2 Yr. warranty - \$52,913.00
Tractor & Equipment Co. - Hamm HD 12iVV - with 2 Yr. warranty - \$59,500.00

The staff was most impressed by the Sakai unit they inspected and tested at a demonstration. The mechanics were impressed by the basic operator controls without a lot of electronics, and its component layout looked favorable for service and maintenance. This Roller comes standard with a 3 Year or 3000-hour warranty, which is a longer time frame than the other brands we considered. These units are also currently in stock or available in a short timeframe.

Budget Impact:

Sufficient funds are available and budgets within the FY 2024 CIP.

Attachments:

None

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Robert Curnow, City Manager

FROM:

Angela Egan, Purchasing Agent	10/12/2023
Kelly Bush, Assistant Finance Director	10/12/2023
Paul Salvatore, Finance Director	10/12/2023
Justin Strickland, Assistant City Manager	10/13/2023
Robert Curnow, City Manager	10/13/2023

DATE: October 19, 2023

SUBJECT: Purchase of F150 for Building Maintenance Department

Recommendation:

Approve the purchase of a 2024 F150 from Allan Vigil Ford for the amount of \$47,133.

Discussion:

Staff has budgeted this as a replacement for vehicle 3087 in the Building Maintenance Department. This replacement vehicle as quoted by Allan Vigil Ford is a State Contract price. Staff has reviewed and approved the specifications for this vehicle and is requesting Council approval so the vehicle can be ordered.

Budget Impact:

Sufficient funds are available in the CIP fund for this vehicle.

Attachments:

None

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Robert Curnow, City Manager

FROM: Robin Cailloux, Planning Director 10/13/2023
Paul Salvatore, Finance Director 10/13/2023
Justin Strickland, Assistant City Manager 10/13/2023
Robert Curnow, City Manager 10/13/2023

DATE: October 19, 2023

SUBJECT: 10-23-05 Gerresheimer Manufacturing Plant Expansion- Phase I-4

Recommendation:

Based on the unusually high investment, job creation, and the positive impact the project will have on Peachtree City's economy, staff recommends that City Council approve all three requests of the applicant to include providing expedited permit reviews, exempting 100% of the impact fees, and accepting the \$40,000 contribution for the off-site planting alternative compliance program.

Discussion:

The City codes provide options for exemption/waiver for impact fees and other requirements as economic development incentives for businesses meeting certain criteria. During the August 1, 2023 City Council meeting, the Council expressed an interest in continuing to work with the Fayette County Development Authority to ensure that businesses are aware of these potential incentives so that Peachtree City is competitive compared to other surrounding areas.

As mentioned in the request letter attached to this memo, Gerresheimer is looking to expand their operations to a second facility within a 20-minute drive time of their current facility located at Highway 74 South. The request is for expedited permitting, a waiver of impact fees and the use of the alternative compliance utilizing the offsite planting program.

Breakdown of Request:

1. Expedited Permitting- Our Planning and Development department outsources the review of plans and inspections via a third-party contractor, Safebuilt.

Staff Comment: We are able to provide the expedited permitting and inspections for the project. The anticipated cost savings of this incentive to the requestor is approximately \$20,000.

2. Exemption of Impact Fees:

As per ordinance 307.8.(a)Exemption policy: The city council of Peachtree City finds that certain office or industrial uses that create unusually high investment, economic or job creation benefits represent extraordinary economic development and employment growth of public benefit to the City of Peachtree City in proportion to the creation of such benefits. To encourage such development projects, the city council may consider granting a reduction in the impact fee based on a determination and relative to the extent that the business or project represents extraordinary economic development and employment growth of public benefit to Peachtree City, as adopted in the exemption criteria. It is also recognized that the cost of system improvements otherwise foregone through exemption of any impact fee must be funded through revenue sources other than impact fees.

The following factors, among others, shall be considered in determining the extent to which a development project represents extraordinary economic development and employment growth of public benefit to the City of Peachtree City:

1. Use: Preference will be given to the construction or expansion of national or regional corporate office facilities and to construction or expansion of projects related to industries primarily involved in research and development, assembly, manufacturing or distribution. Particular consideration will be given to development and/or redevelopment of structures in those areas identified as character areas in the city's comprehensive plan.
2. Investment: The total amount of new private capital investment in land, buildings and equipment related to the project and to the total capital investment in current facilities if the project expands an existing business within the city.
3. Annual economic impact: The total annual amount of new wages, purchases, employee travel and training and related expenses, and other expenditures that will be generated as a result of the project and to the total annual economic impact of current facilities if the project expands an existing business within the city.
4. Job creation:
 - a. The total number of jobs created and/or retained as a result of the project.
 - b. The number of jobs created and/or retained paying at least 100 percent of the average wage for Fayette County as established by the Georgia Department of Labor.
 - c. The number of jobs created or retained that are exempt managerial and/or professional and/or senior executive jobs.

Staff Comment: Based on the data provided in the request letter, all guidelines have been met to qualify for an impact fee exemption of up to 50% for a project

representing extraordinary economic development and employment growth under the evaluation criteria, an additional exemption of up to 25% which will be located entirely within the Peachtree City Industrial area and an additional exemption of up to 25% for a project which represents an expansion of an existing building already located within the Peachtree City Industrial area. The anticipated cost savings of this incentive to the requestor is approximately \$251,109.

3. Alternative Compliance- Off-Site Planting Program

As per Sec 1114.5(a) Overview. In those instances where the available land within a project site cannot bear the total number of canopy and/or understory trees required by this ordinance, the city hereby establishes an alternative compliance program.

Alternative compliance shall be limited to either an off-site planting program or a contribution to the city's tree fund as described herein:

Consideration of alternative compliance shall adhere to the following guidelines:

- (1) All canopy and understory trees that can reasonably be planted on a project site shall be provided. The remaining trees shall be considered for alternative compliance.
- (2) In no instance shall more than 50 percent of the canopy and understory trees required by this ordinance be met through alternative compliance.
- (3) Requests for alternative compliance shall be considered as a part of the established landscape plan review process.

Off-site planting provides an opportunity to utilize canopy and understory trees to re-vegetate city-owned property, open space, recreation facilities and road rights-of-way. Per City ordinance, off-site plantings shall be permitted on city-owned property only. Locations for off-site plantings and species of trees shall be identified by the planning and development director or his/her designee prior to preparation of the off-site planting plan. Off-site planting shall be considered in accordance with all guidelines set forth in the ordinances. The approval of this request would still require a review from staff and the Planning Commission during submission of the project's landscape plan. The anticipated cost savings of this incentive to the requestor is approximately \$366,061.

Budget Impact:

According to the ordinance, the amount of system improvements of \$251,109 foregone through exemption of any impact fee must be funded through revenue sources other than impact fees. The total amount for all requests is an estimated savings to the requestor of about \$637,170; however, there is no actual budget reduction on the part of the City for the waiver or exemptions granted within this request.

However, if one were to consider waiving these fees as costing the City the opportunity of future revenue, staff have created a "Break Even" **estimation** of when the City will collect property tax equivalent to the loss of these potential revenues. If all 4 phases of the project are built within the next 10 years, the City will collect property taxes in excess of \$637,170 by 2030. If only 2 phases of the project are built within the next 10 years, the City will collect property taxes in excess of \$637,170 by 2031.

Attachments:

1. Request Letter

Medical Systems

Gerresheimer Peachtree City (USA), L.P.
650 Highway 74 South, P.O.Box 2568
Peachtree City, GA 30269
USA

T +1.770.631.4939
info-mds@gerresheimer.com
www.gerresheimer.com

October 12, 2023

City of Peachtree City, GA
Mayor Kim Learnard and the City Council
151 Willowbend Road
Peachtree City, GA 30269

Attn: Robert Curnow MPA, City Manager

Re: Gerresheimer Manufacturing Plant Expansion – Phases 1 – 4

Gerresheimer would like to present to the Mayor and Council of Peachtree City for consideration our request of the following items:

- 1) We are requesting expedited permitting for our proposed expansion in Peachtree City, GA. Currently, we are evaluating opportunities for expanding our investment and presence in the region based on awarded contracts and opportunities to compete for future contracts. A significant consideration is the timeline to deliver to our customers. Expedited permitting will allow the project to move forward and meet our commitments.
- 2) Under the Code of Ordinances for the City of Peachtree City Georgia, Appendix B - Land Development Ordinance: Article III, §307 Development Impact Fee Ordinance, subsection 8 Exemptions, paragraph c.
 - a) Paragraph 1: We are requesting a Business-related development and expansion project impact fee exemption of 50% on all four phases of our future project build given the below evaluation criteria from paragraph b:
 - i.) Use: All expansion phases are for an Advanced Manufacturing facility that will manufacture and assemble medical devices for pharmaceutical companies.
 - ii.) Investment: New private capital investments for the first phase will exceed \$160 million, 50% contributed by Gerresheimer and 50% by our main Customer.
 - iii.) Annual economic impact: The total new wages upon completion of the Phase 1 expansion would be \$11.4M/annual, not including benefits, training and travel. This project will require frequent visits from German colleagues that stay in the Peachtree City area.

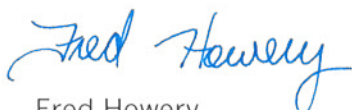
- iv.) Job creation: The expansion for Phase 1 to a second advanced manufacturing location in Peachtree City would provide an additional 214 jobs to the City with an average pay of \$56k/annual. This would include managerial and professional positions in addition to skilled tradespersons, operators and technicians. 61 of the jobs pay above \$56k/annual. 20 positions are exempt managerial or higher with an average salary above \$85k/annual.
 - b) Paragraph 2: We are requesting an additional impact fee exemption of 25% as the entirety of the expansion project will be located within the character area of the Peachtree City Industrial Park for the future targeted industry of Advanced Manufacturing.
 - c) Paragraph 3: We are requesting an additional impact fee exemption of 25%. Our current property location is undergoing an expansion which we did not request an exemption for. The current expansion utilizes the remaining available space on our property. We want to expand our existing location within the same character area of the Peachtree City Industrial Park approx. 1.4 miles away.
- 3) Article XI, Division 3, §1114.5 - Alternative compliance; due to the limited tree clearing for the four project phases; we are requesting to partner with Peachtree City through the identified off-site planting program with a donation of \$40,000. We would propose working with City staff to determine location(s) for the planting to occur on City property.

Since our initial investment in the 650 Highway 74, Peachtree City location, we have expanded our facilities to include a Research and Development program (TCC) and additional 40,000 ft² manufacturing halls. All available space has been utilized at this location through our current expansion. Gerresheimer must build a second facility within a 20-minute drive time of our Peachtree City location.

As Gerresheimer has experience growth over the last 30 years, our commitment and investment in Peachtree City has also grown. The final selection of our next site for Phases 1-4, will be largely dependent on net cost of project and timeline to occupy building(s). This is a competitive project with available sites in other counties in the region. Your assistance in these request will allow our company to continue to grow and invest in the future of Peachtree city.

Sincerely,

Gerresheimer Peachtree City (USA), L.P.



Fred Howery
Sr. Plant Director/President/CEO



Katie Clark
Head of Commercial Affairs

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Robert Curnow, City Manager

FROM:

DATE: October 19, 2023

SUBJECT: 10-23-06 Fayette County Board of Elections September 29th Meeting,
List Maintenance Billing Discussion

Recommendation:

Discussion:

Budget Impact:

Attachments:

None

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Robert Curnow, City Manager

FROM: Robin Cailloux, Planning Director 10/12/2023
Justin Strickland, Assistant City Manager 10/13/2023
Robert Curnow, City Manager 10/13/2023

DATE: October 19, 2023

SUBJECT: 10-23-07 Variance for 507 Pine Circle

Recommendation:

Should the City Council decide to approve the variance request, staff recommends approval with these conditions:

1. The detached garage shall be built of the same materials, roof pitch and colors as the main house.
2. A foundation survey of the garage and an As-Built survey of the entire property, including the pool, shall be provided prior to the issuance of a Certificate of Occupancy for the home or a Certificate of Completion for the pool, as appropriate.

Discussion:

The Applicant purchased the home in March 2023. They conducted a survey and found that the home currently encroaches into the required building setbacks at multiple locations. The home owners would also like to add a detached garage to the home and an in-ground pool, both of which would also encroach into required setbacks.

Therefore, the Applicant is requesting relief in the form of variances from these setback requirements:

- 7.9- foot encroachment of existing home into 50-foot front setback
- 19- foot encroachment of existing home into 30-foot rear setback
- 6.5- foot encroachment into 50-foot front setback for proposed garage
- 21.1- foot encroachment into 30-foot rear setback for proposed garage
- 2.6-foot encroachment into 4-foot required pool setback

The home was built in 1969. Historical zoning maps show that the property was zoned R-150 when the home was built. The entire City was rezoned in 1977, converting to the current zoning districts we have today. The R-150 zoning district was re-numbered to

R-22. The R-150 building setbacks were the same when the home was built as the R-22 zoning setbacks are today:

- Front setback: 50 feet
- Side setback: 15 feet
- Rear setback: 30 feet

The lot is an unusually-shaped wide triangular lot on the curve of Pine Circle. It backs up to a narrow city-owned greenbelt. This residential area was platted in 1967 with these narrow greenbelts weaving between lots, and many current residents are not aware that the land is owned by the City. This is evidenced by the construction of a privacy fence incorporating the city land into the rear yard of this lot. The fence was not permitted, and dense hedges along Pine Circle obscure it from view. However, the current property owners propose to remove the fence and are not requesting to be allowed to keep it.

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 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:

1. 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;
2. 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;
3. 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;

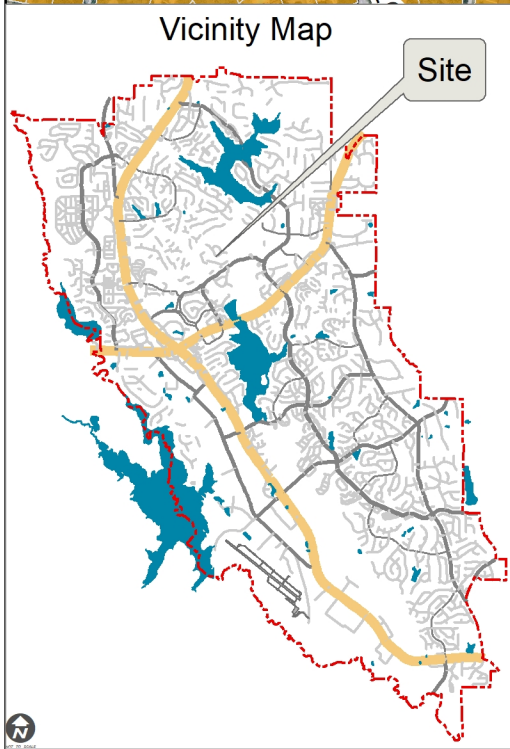
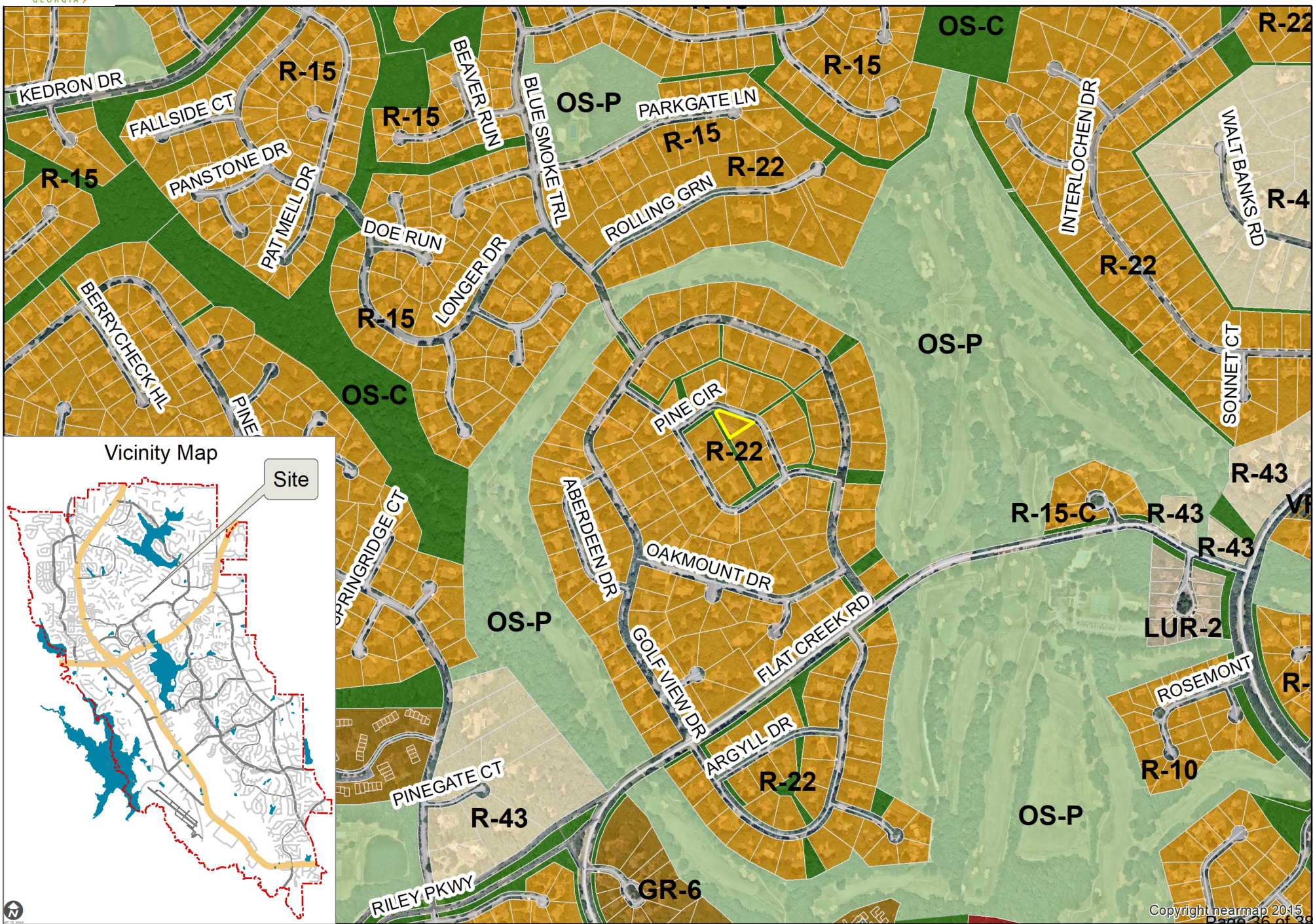
4. The granting of such variance will not constitute the granting of special privileges inconsistent with the limitations on other property in the same zoning district;
5. The granting of such variance will not be materially detrimental to the public health, safety, or general welfare nor injurious to property or improvements in the zone or neighborhood in which the property is located; and
6. 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 the request.

Attachments:

1. Zoning Map
2. Applicant Narrative
3. Site Plan



APPLICANT NARRATIVE



P.O. BOX 398, Brooks, GA 30205 (770) 461-8418
Website – remodelingdreams.com

August 21, 2023

RE: Request for Variances

Nathan and Alexa Jew
507 Pine Circle
Peachtree City, GA 30269

Agent: Bob Barnard
Barnard & Associates Remodeling, Inc
PO Box 398
Brooks, GA 30205

To whom it may concern:

The Jews purchased this property back in March of 2023. They contacted our company about doing a whole house renovation in May of 2023. We did the design work and proceeded to permit back in July. We were denied a permit based on a lot of issues.

Attached is plat of the property with everything currently shown on the property. Note the previous owner had a fence in the greenbelt (note that every property owner along this greenbelt is parked in it, using for gardening, sheds, etc.), the driveway crosses the greenbelt, the front of the home is encroaching on the front set back, and the rear sunroom is encroaching on the rear setbacks. The original zoning had set backs of 30' front, 10' side and 30' rear. Not sure when the zoning was changed.

But due to the shape of the lot and the green belt on the rear it has created a lot that basically is locked from any construction. The owner is requesting variances on the following items (see attached plat with request locations):

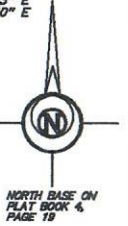
1. Main house front garage is encroaching on the current zoning/building line.
2. Proposed new front porch will encroach on the current zoning/building line.
3. Proposed pool due to lack of space. Would need a side building set back variance.
4. Proposed pool due to lack of space. Would need a rear building set back variance.
5. Sunroom is encroaching on rear building set back.
6. Proposed garage would need a rear building line variance.
7. Proposed garage would need a side building line variance.
8. Proposed garage would need a front building line variance.
9. Variance for driveway crossing the green belt.

If you have any questions feel free to contact me at 770-527-7835 or bob@remodelingdreams.com.

**LOT 6, BLOCK "E"
GOLFVIEW SUBDIVISION
SECTION 9
PLAT BOOK 4, PAGE 18**

CURVE TABLE

#	Radius	Delta	Length	Chord	Tangent	Chord Bearing
1	77.31'	03°20'08"	4.50'	4.50'	2.25'	S 89°53'23" E
2	118.24'	16°48'10"	34.68'	34.55'	17.48'	S 54°29'10" E



RESERVED FOR CLERK OF SUPERIOR COURT

LEGEND

A/C = AIR CONDITIONER
B/L = BUILDING LINE
C/C = CONCRETE
CTP = CROWN TOP PIPE
R/W = RIGHT-OF-WAY

NOTE: ALL 1/2" REBAR SET ARE 18" N LENGTH WITH YELLOW PLASTIC CAP STAMPED LSF 000701

NOTES

1. THIS IS A RETRADEMENT SURVEY OF AN EXISTING TRACT AS RECORDED IN DEED BOOK 5562, PAGES 180-182, AND PLAT BOOK 4, PAGE 18, FAYETTE COUNTY, GEORGIA RECORDS.
2. CURRENT OWNER: NATHAN J. JEW AND ALEXA JEW PER DEED BOOK 5562, PAGES 180-182, FAYETTE COUNTY, GEORGIA RECORDS AS OF 03-02-2023.
3. THIS SURVEY WAS AUTHORIZED BY BOB BARNARD.
4. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
5. RECORD BEARING APPLIED TO NORTH PROPERTY LINE.

NOTE: ZONED R-25
ZONING AND SETBACKS PER CONTRACTOR (BOB BARNARD) AND SHOULD BE VERIFIED BEFORE PLANNING AND CONSTRUCTION.

PER THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS RULE 180-S-09 THE TERM CERTIFICATION AS USED IN BOARD RULE 180-S-09(2) AND (3) AND RELATING TO PROFESSIONAL ENGINEERING OR LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESS OR IMPLIED.

THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, COVENANTS, ZONING ORDINANCES, ENVIRONMENTAL RESTRICTIONS, BUFFERS, 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.

THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE REPORT. THEREFORE, THE UNDERSIGNED SURVEYOR AND W.D. GRAY AND ASSOCIATES, INC. HAVE 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 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 document, map, plan, or other instruments which created the parcel or parcels are stated herein. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY 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 16-6-57.

Larry Shmishick, Ga. PLS No. 2343
08-08-2023
Date



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

In my professional opinion, this property does not lie within the 100 year flood plain as shown on the FLOOD INSURANCE RATE MAP.
Map Number: 131132007E
Dated: SEPTEMBER 26, 2008

LOT 5, BLOCK "E"
GOLFVIEW SUBDIVISION
SECTION 9
PLAT BOOK 4, PAGE 19

4. Pool rear building line

3. Pool side building line

5. Rear room building line

6. Rear garage building line

7. Side garage building line

8. Front porch set back

9. set back front

10. Front garage building line

11. 1/2" REBAR & CAP SET

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