

Planning Commission of Peachtree City
Meeting Minutes
Monday, September 9, 2024
6:30 PM

Pledge of Allegiance

Chairman Scott Ritenour opened the meeting with the Pledge of Allegiance. Vice Chairman Kenneth Hamner, Andrew Kriz, Mitzi Johnston, Felicia Reeves, and Alternate Ray Liotta were also in attendance. Also present were Planning Director Robin Cailloux, Senior Planner Lora Hooks, Recording Secretary Martha Barksdale, and IT Specialist Steven Shelton.

Additions or Deletions

None

Announcements and Reports

Planning Director Cailloux mentioned the next meeting would be quite full. There are two public hearings and several new agenda items. She also mentioned it would be Commissioner Johnston's last meeting.

Approval of Minutes

1. Planning Commission Meeting August 26, 2024

Johnston moved to approve the August 26, 2024, meeting minutes. Kriz seconded. Motion carried unanimously.

Public Hearing

None

Old Agenda Items

None

New Agenda Items

1. ~~Building Elevations, Car Wash, 210 Stevens Entry~~
Postponed

2. ~~Conceptual Site Plan & Building Elevations, Vystar Credit Union, 705 HWY 54 W~~
Postponed

Workshop Items

1. Planning Commission Presentation to City Council about Ordinance Updates

Hamner said previous discussions about their November presentation on a unified development ordinance (UDO) to City Council had yielded a few questions they could talk through and consider.

The first question asked what concerns and opinions City Council members might express, and Ritenour related a discussion he had with a Councilmember who was concerned that the adoption of style guidelines would force developers to make every building look the same. He said he told the Councilmember that was not the intent; they wanted to allow for creativity while still setting bounds.

Kriz said Peachtree City had always emphasized upscale design but encouraged variations. Hamner summarized it by saying they were looking to allow for creativity while promoting cohesiveness and that should be made clear in their presentation, especially when discussing the UDO, which would apply everywhere. The overlay districts had a more direct impact, but still allowed for flexibility. Ritenour cited mandatory golf cart parking as an example of the cohesiveness they wanted to see, but they also wanted developers to know they could propose interesting ideas.

During the last UDO attempt, it seemed that some people did not understand that it was just a restructuring of the ordinances, not a re-creation of them, Cailloux remarked. Much of its purpose was to eliminate duplication, update things, and make necessary additions.

Liotta said it seemed they would be looking at themes for the different overlay districts, and the language should reflect that. They were talking about performance, not specifics, so they should say what they wanted to achieve and work with the developers on how to accomplish that.

Liotta added that he was on that UDO committee and believed there was a misunderstanding about what was being changed and what wasn't. He understood it to be a codification of the ordinances, although there might be some recommendations for changes to improve the efficiency of Planning staff and correct things in the ordinances that were not working. That needed to be made clear in the presentation to Council.

Should there be members of the UDO committee besides the Planning Commission? Kriz said they had discussed if City Council members should be involved, but he also noted that these would be public meetings; anyone could show up, and he thought they should encourage Council members to do so. Ritenour agreed, although Council would have to be involved to some extent, and they would need to check in with Council periodically to make sure they were on track, but Council members don't need to be members of the committee.

They did need to figure out how to identify and engage experts in the field, he continued. Cailloux noted that the Planning Commission represented a spectrum of the community and could reach out to others on specific issues.

Did everyone on the Planning Commission want to be on the committee? Hamner asked, and they said they did, with the exception of Johnston. Cailloux asked if

they wanted to devote one of their meetings each month to the UDO, and they agreed that was a good idea.

Reeves said she liked the idea of updating Council on a regular basis. She cautioned that bringing in too many experts could bog down the process, though. Ritenour said he felt the size of the first UDO committee contributed to the problems. He said they wanted input, but it had to be controlled.

Kriz asked if Council could create guidelines regarding public input. Cailloux said the Planning Commission should decide how much time they wanted to devote to public comment. She preferred a more informal give and take rather than strict time limits. If many people showed up, they could set a time limit. Liotta suggested an agenda, and Ritenour said they would have to have one. Reeves asked Cailloux if she would be attending the meetings, and she said she would, but only to provide a knowledge base and to take directions.

Was there an established bank of experts they could call on? Hamner asked, and Cailloux said it was not that organized. Council knew people, as did Planning and Engineering. They could also get the word out in the community that input was needed. Liotta said they would need someone in the planning or land development industry to pull this together, and Cailloux replied they would need legal advice, too. That's where a consultant would come in.

Johnston asked about budget, and Cailloux reported the previous consultant had told her they would be interested in coming back. The cost certainly would be more than \$40,000, which was the threshold for requiring Council approval. Liotta noted that the Comprehensive Plan called for hiring someone for the UDO, and it said it would be more than \$100,000.

Hamner asked where the money would come from. When the UDO project was disbanded, Cailloux said, the funding that had not been spent went back to the Capital Improvement Plan as contingency for construction projects that went over budget. Some of that money was still there and could be used with Council approval. Liotta asked if there was any opportunity for State or regional grants, and Cailloux said probably not because they were very tailored. Kriz suggested community foundations. Cailloux added that the City had just hired a grant coordinator who might be able to find some money.

The next question asked if other municipalities in the area had UDOs. Ritenour said he knew Fayetteville did. Cailloux said they had collected UDOs from other metro jurisdictions, and they ranged from countywide UDOs to more of the Fayetteville/Main Street type UDO. Ritenour said he would like to review them as a way to get ideas, and Cailloux responded that they could create a UDO website with all of these resources. Kriz agreed that it was good to have comparables.

Next, they considered how remote meetings could be facilitated while maintaining

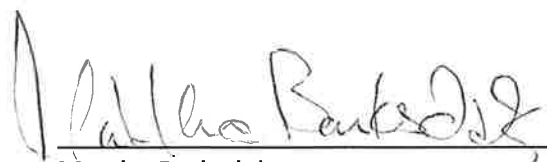
voting regulations. Cailloux said they could be done as long as there was no public hearing or voting component. Ritenour observed that voting wouldn't come until the end. Cailloux said it would be good habit to have a few in-person meetings, although they could share information through email.

What ordinances would be addressed? Cailloux said she and Hooks had been keeping a tally of issues over the years, although they would never find everything. The City Attorney advised them to stay away from signage because of Constitutional rights issues. That left a chapter on building codes, health, which included the noise ordinance, as well as the Land Development Ordinance (LDO) and zoning. She had sent them a spreadsheet of the issues they had found, and Liotta said he found it to be a good start and had triggered some ideas.

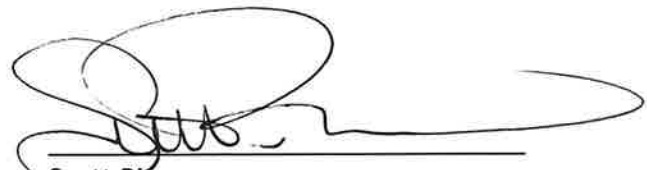
Ritenour mentioned interacting with the newly formed Recreation and Transportation Advisory Groups if anything came up concerning those areas. He then asked if the arts in public spaces would fall under the Planning Commission's work, and Cailloux said typically that would be left to a separate arts or cultural advisory committee that worked with developers. Should they identify a need for something like that? Ritenour wondered. Cailloux said there was a hole in the development ordinance for cultural contributions, which could include art installations. Their final recommendation could include not only the UDO document, but also an executive summary that included these recommendations.

Hamner said he would take their discussion and begin working on the presentation again. The presentation to Council would be November 21. Due to Council's change in the way they are holding their meetings with regards to public hearings, it might be that some of the Planning Commission's meetings will be busier than others, so if their September 23 meeting was too packed, they might want to hold off on another discussion until the October 14 meeting. Hamner pointed out that he would be absent from that meeting due to school fall break. Cailloux said she wasn't ready to recommend canceling that meeting yet, but they would see.

There being no further business, Kriz moved to adjourn at 7:27 p.m. Reeves seconded. Motion carried unanimously.



Martha Barksdale



Scott Ritenour