

**UDO Steering Committee of Peachtree City**  
**Meeting Minutes**  
**Monday, February 10, 2025**  
**6:30 PM**

**Call to Order**

The Peachtree City Unified Development Ordinance Steering Committee held its first meeting on Feb. 10, 2025, in the City Hall Community Room. Chairman Kenneth Hamner called the meeting to order at 6:30 p.m. Others present were Andrew Kriz, Raymond Liotta, and Felicia Reeves, along with Senior Planner Lora Hooks. Scott Ritenour and Brett Hanes were absent.

**Announcements**

None

**Public Comment**

Keith Larson asked the committee to include alternate mode parking capacity requirements in the design guidelines it would be creating as part of the UDO. Adequate charging stations were also needed. He said Peachtree City was falling behind other communities in these regards. He thought an ordinance change for this would be a good “quick fix” change the committee could recommend.

**Minutes**

None

**Discussion**

**1. Review Fayetteville's UDO**

Hamner said Fayetteville had just undergone the UDO process, and their UDO was available on the city's website. Since the full UDO was more than 400 pages, Hamner presented a slim version to the committee members with just the table of contents for each section. The first section covered administration, with the next looking at zoning and land use. A third section dealt with land development, with the fourth covering site development. The final section covered rules and regulations for building and construction. This table of contents was about 20 pages, which gave them an idea of the scope of the process, and also provided a guideline for what could go in Peachtree City's UDO.

Hooks said it was interesting that Fayetteville's UDO included building regulations, which they had not considered in Peachtree City. Kriz noted there were two appendices; one listed all the definitions. Liotta asked if they had a list of the ordinances they were dealing with, and Hamner said that was something they needed to compile. Hooks pointed out they hadn't mentioned the building code section, which would include fences and pools. There was the zoning ordinance, the land development ordinance, the building code and signage. The corridor overlays were in the zoning section.

Kriz said it would be good to have someone go through Peachtree City's ordinances and decide where they would fit in this framework. Hamner and Liotta agreed. Hooks offered to list what they currently had in Teams to get them started on how to organize the UDO.

## **2. Review Microsoft Teams Space**

Next, the committee looked at Microsoft Teams and talked about how to organize their work. Hamner had included a folder for kickoff materials, which included their presentation to Council, plus a folder for meeting materials and another for mission goals and objectives.

## **3. Review Task Tracker**

There was a Task Tracker that could reinforce collaboration and keep track of what they were doing and update the status of various tasks. Kriz suggested they reconcile the Task Tracker at the end of each meeting.

## **4. Develop Mission Statement**

Next, they talked about creating a mission statement and identifying the goals and objectives for the UDO group. Hamner had created some examples with ChatGPT. He also created a SMART model that summarized their purpose, but said that, too, would need work. Liotta said he would like to think more on the goals, and Hamner suggested they work on it on their own time and post their ideas in Teams.

## **5. Identify Goals and Objectives**

None

## **6. Identify Next Steps**

How often would they meet? Reeves asked. Hamner said one of the two monthly Planning Commission meetings could be more UDO-focused, depending on the regular meeting agenda. Liotta said the meeting could have a UDO section, and Hooks said they could have special called meetings if needed and meet in the Community Room.

Reeves asked if they could set up meetings in Teams, but Hamner said they had to be careful about Open Meetings laws. Hamner said posting things in Teams would be okay. Hooks said she would check what they could do.

Looking at what their next steps should be, Hamner said they needed to identify all their ordinances, establish a framework, work on goals, objectives, and a mission statement. They had talked about getting a consultant, but that would require looping in City Council. Hooks said new Planning Director Shayla Reed had suggested they show Council the breadth of documents they were dealing with in order to persuade them that hiring a consultant was needed. Council needed to see the magnitude of the project and that identifying everything and writing the UDO would be beyond the scope of this committee.

## 7. Final Comments

Hamner asked how much effort would be involved in identifying all the ordinances. Hooks said she had a good idea of what they were, but there were many ordinances she did not deal with. However, Liotta said she had a good working knowledge of everything and could identify which ones should go together in the same sections. Reeves asked how much extra work this would be for Hooks, and she replied that it depended on what the committee wanted to do. Kriz said she should tell them how long something would take and if it was something a consultant should do. That would bolster their case for hiring a consultant, Reeves commented. They would need someone to pick apart their ordinances and draft the document, Hooks stated. In the end, the committee would become reviewers. Kriz wondered how long it would take to hire a consultant.

Hamner suggested they ask someone in Fayetteville who worked with the UDO to come in and brief them on their process. The others agreed that was a good idea. The Planning Director should be the one to interface with Fayetteville, Liotta noted.

This was a good list to get started on, Hamner said. Larson spoke up and said the proposal to Council in November mentioned there might be some quick fixes they could do ahead of the full UDO, such as requiring new developments to include golf cart and bicycle parking. Hamner said that made sense and added it to the list. Kriz said that was something they might not want to wait two years or so for the full UDO. Hooks also brought up parking at medical offices and banks; changes in their business models had created the need for more parking than was currently allowed. That could be another quick fix. Hamner cautioned them that this had been presented to Council as a consolidation and organization of existing ordinances and not for adding or changing ordinances.

Liotta asked if they would encounter antiquated things in the ordinance, and Hamner said updating those were in their purview. Liotta observed that one of the issues that sent the last UDO committee off the rails was that some members thought it would just be a codification of language. Hamner said they were very clear that this would include modernization. Kriz pointed out that Council would have the final say, and Liotta stated that they were not talking about zoning changes.

Liotta asked if the speed of approval was an issue, and Hooks said people had told her it was faster to get something approved in Peachtree City than in other places. She said this UDO would probably make staff more efficient.

They decided to have another UDO meeting at the first Planning Commission meeting in March and do a brief check-in at the February 24 meeting. Kriz said it seemed to be a good plan to have a substantive UDO discussion during the workshop portion of the Planning Commission meetings, but they could change it if needed.

Larson asked if there would be a page on the City website to cover the UDO, and Hooks said there probably would be in the Planning Department's section and there could be a link to the page from the homepage. Liotta said it might quell rumors if all the information was out there.

**Adjourn**

There being no further business, Kriz moved to adjourn at 7:42 p.m. Liotta seconded. Motion carried unanimously.



Martha Barksdale



Kenneth Hamner