

UDO Steering Committee of Peachtree City
Meeting Minutes
Monday, April 14, 2025
6:30 PM

Call to Order

Chairman Kenneth Hamner called the meeting to order. Committee members Scott Ritenour, Andrew Kriz, and Felicia Reeves were also present. Brett Hanes was absent. Also in attendance were Planning Director Shayla Reed, Recording Secretary Martha Barksdale, and IT Specialist Elijah Brewer.

Announcements

Planning Director Reed reported staff reached out to Fayetteville's planning team to invite them to come speak to the committee about their experience with their UDO process. They are interested in coming and staff is waiting for confirmation from them. Secondly, Reed mentioned a staff meeting will be scheduled to discuss a website presence for the UDO.

Public Comment

Steve Brown questioned why the committee is taking on this assignment when there are three council positions opening up this year. He stated the new council may not want to pursue the UDO.

Minutes

1. UDO Steering Committee Meeting March 24, 2025

Approved, 4-0

Discussion

1. Create UDO first draft outline to structure regulations logically

Chairman Hamner explained how the Peachtree City UDO outline was created. The Fayetteville UDO outline and Peachtree City's online ordinances were entered into an AI model that generated a complete draft, Peachtree City-centric outline.

2. Learn from Fayetteville's UDO process to adopt best practices

Reed iterated the UDO document will not be completed this year. The goal is to be complete by the end of 2026. She also emphasized how extensive the project will be.

3. Establish a website presence for transparency and updates

Reed mentioned again that a staff discussion for a UDO website page is in motion. In addition, she stated staff is working with the IT department to create an email account for the UDO for all committee members to receive communication from the public.

4. Communicate plan to City Council to keep officials engaged

Hamner stated the first UDO update to be presented to the City Council is projected for the second City Council meeting in May.

5. Identify first round of all existing zoning, land use, site development, and building regulations to spot overlaps, conflicts, and outdated provisions

Reed commented she is consistently reviewing the codes to identify conflicts and considering ways for it to make more sense to all users.

6. Potentially recruit experts/consultants for legal and planning expertise

Hamner clarified the extent of involvement they would like to see from a consultant, which is more of a background role. Reed confirmed it will still be a significant amount of work for the Committee.

7. Identify and promote "Quick Wins"

Hamner mentioned the native plants and invasive species text amendment that will be presented to the Planning Commission and then the City Council sometime this summer. He also said the Transportation Advisory Committee had sent him some suggestions for quick wins. Kriz pointed out how golf cart parking had been a challenging subject for the Planning Commission in the past.

Adjourn

Hamner mentioned he would not be at the April 28th meeting and since the committee is ahead of schedule, he suggested they could put off meeting again until May. The committee agreed.