



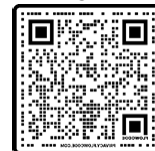
CITY COUNCIL

Kim Learnard, Mayor

Clinton Holland, Mayor Pro Tem | Laura Johnson, Post 1

Suzanne Brown, Post 2 | Vacant, Post 4

SCAN FOR AGENDA
PACKET



Revised Regular Meeting Agenda

October 16, 2025 | 6:30 PM

City Hall

1. **Call to Order**
2. **Pledge of Allegiance and Moment of Silence**
3. **Announcements, Awards, Special Recognition**
4. **Public Comment**
5. **Agenda Changes**
6. **Minutes**
 - A. September 18, 2025 City Council Meeting Minutes
 - B. October 2, 2025 City Council Work Session Minutes
 - C. October 2, 2025 Executive Session Minutes
7. **Consent Agenda**
 - A. FY26 Budget Amendment and Ordinance Amendment to Motorized Cart Decal Placement
 - B. MEJA Headquarters - Stormwater Maintenance Agreement
 - C. REM WP LAND LLC - Stormwater Maintenance Agreement
 - D. Primrose - Stormwater Maintenance Agreement
 - E. VyStar Credit Union - Stormwater Maintenance Agreement
 - F. 100 Gates Entry - Stormwater Maintenance Agreement
 - G. **Sponsorship Acceptance and FY26 Budget Amendment**
8. **Old Agenda Items**
9. **New Agenda Items**
 - A. 10-25-05 2025 Maintenance and Operation Millage Rate (Kelly Bush)
 - B. 10-25-06 FY2026 Budget Amendment — Memorial Bench (Dustin Farron)
 - C. ~~10-25-07 Consider a text amendment to the Sign Ordinance, Chapter 66, for revisions to roof sign regulations~~ **Postponed due to advertising requirements** (Shayla Reed)
10. **Public Hearings**
 - A. 10-25-08 Variance request from rear setback, 207 Clydesdale Rd. (Shayla Reed)

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 115

- B. 10-25-09 Variance request from rear setback, 101 Bay Pt. (Shayla Reed)
- C. 10-25-10 Variance request from building setbacks and landscape buffer requirement, 1501 Georgian Park (Shayla Reed)

11. Council/Staff Topics

12. Executive Session

13. 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 and are in compliance with Title VI of the Civil Rights Act of 1964. If you need assistance in participating in this meeting or event due to a disability as defined under the ADA or need assistance per Title VI, please contact the City's Title VI and 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.

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, September 18, 2025
6:30 PM

Call to Order

The Mayor and Council of Peachtree City met in regular session on Thursday, September 18, 2025. Mayor Kim Learnard called the meeting to order at 6:30 p.m. Council members attending: Laura Johnson, Suzanne Brown, and Clinton Holland.

Pledge of Allegiance and Moment of Silence

Announcements, Awards, Special Recognition

None

Public Comment

Brown moved that public comment time be extended so everyone was allowed to speak for the allotted three minutes. Johnson seconded. Motion carried unanimously.

Cliff Jackson, a member of the Peachtree City Hockey Association (PHA) Board, said it was not true that there was no travel hockey team. He pointed out players throughout the room displaying photos of travel teams and their awards. There was no 8-U team because that team was being phased out in travel tournaments, but if the interest was there, they could start one again. A new travel hockey program would split the local talent and reduce competitiveness, Jackson stated. He explained that this new club was formed after the PHA suspended a coach for one season. He asked Council to allow the PHA to remain as the single hockey association in the city.

Steve Brown said he and former Councilman Eric Imker had reviewed the proposed budget and saw multiple pathways to achieve a full rollback. He questioned how Council intended to approve a budget when they did not yet have the tax digest. Brown mentioned that the City Manager had said they were relying on a federal grant given out during the pandemic to fund maintenance projects instead of a fire station. He called the budget process unsustainable and claimed the Mayor had rezoned industrial land for residential use which would impact taxes for future residents.

Jeremy Richardson, an officer with the PHA, related that he had seen firsthand what could happen with division in a sports program and wanted PHA to avoid it. The PHA had worked to meet the needs of all hockey families and operate transparently, and travel teams were part of their history and would continue.

Hockey parent and coach Justin Reece said he wanted to explain that this rift began when a coach violated the Roller Hockey Association and the Amateur Athletic Association code of conduct, shared by the PHA, and was suspended for one year. If a league failed to enforce this code of conduct, it could be banned from future play. Many parents disagreed with that suspension, and the new hockey club was created to circumvent it, Reece remarked.

Peachtree City-Fayette Pickleball Club member Cheryl Averill asked Council to honor the voices of citizens in the 2023 Special Purpose Local Option Sales Tax (SPLOST) vote and move forward with plans to construct 18 pickleball courts at Meade.

Chad Dollahite said he did not see a need to duplicate what was already being offered through the PHA. He countered claims that the PHA travel teams were not competitive travel teams by listing medals they had won.

Chris York thanked all the parents who had turned out for the meeting. He said he had sons in the PHA and also registered with the new Fayette Hockey Club because it would open more doors for players. There was no reason to prevent rink access, he said, because this new club was not competition to the PHA.

Eric Bahne asked Council to approve the Fayette Hockey Club's request for rink time. Bahne said the PHA's practice of fielding an all-star team for travel play was not competitive. His son now played in north Atlanta with an elite ice hockey team. He said it was time to reconsider Peachtree City's policy that only City recreation leagues could use the facilities.

Mike Murtaugh commended the Recreation Advisory Group's (RAG) for its collaborative work to develop a recommendation on a pickleball complex. He said RAG had been serious stewards of the SPLOST money, and he urged Council to listen to their proposal and vote yes.

Matthew Pitts said he had been a PHA coach, and his son played on the 8-U travel team organized by a group of parents. He said the new travel club would allow the 8-U team to play and travel. He urged Council to allow the new hockey club to have rink time.

Jeff Williams mentioned the growth of pickleball, saying it appealed to all ages and was inexpensive to play. He pointed to nearby pickleball facilities, noting that the local players were asking only for something comparable.

Young hockey player Jack Pitts and his friends asked Council to approve the Fayette Hockey Club's request because that club would give them a chance to play travel hockey with kids their own age.

Melissa Maranzano, who had a husband and son who played with the PHA, said Peachtree City did not need another hockey program. She noted that soccer had a recreation league and a travel club in Peachtree City, but they were affiliated, with the recreation league being the parent of the travel teams. She asked Council to think of the PHA as they did the larger soccer association, saying the current league had everyone's best interest at heart and did not cater only to certain age groups.

Jacqueline Edwards wanted to introduce her sorority, Delta Sigma Theta, founded in 1913. Last year, they chartered a Fayette County alumnae chapter, which had grown to

236 members. This was a community service organization, with projects including scholarships and partnerships with other organizations.

Fayette Hockey Club President Jim Forrestal told Council that hockey season had started and the club's 29 registered players and 25 families were excited about a new approach to travel hockey while continuing to play recreation hockey. All they wanted was three hours of practice time. He said they had complied with Peachtree City facility usage requirements and had worked out an agreement on sharing rink time with the PHA. Forrestal asked that Council allow them to have a one-year facility usage agreement.

Paul Schultz commented that he understood that approval of the budget was being held up because the reserve fund was not being reduced. He said the reserves were a rainy day fund to be used, for instance, in times of economic uncertainty or in case of natural disasters. Schultz pointed out that a reduction to a 25% reserve would reduce the average homeowner's tax bill by about \$1,000, but it would have to increase by that amount the next year because there would be no more reserve to give back. He also stated that the reserve was not mentioned by any citizen in the public meetings on the budget, so perhaps it was not a major issue to citizens.

PHA President Chip Yarri told Council he wanted to leave them with an idea of the consequences if they made the wrong decision. He said dividing hockey into two programs would set a precedent for every other recreation sport in the City. This situation in other municipalities had led to confusion, strained facilities, and loss of trust, and Yarris urged Council not to let this happen in Peachtree City. Yarri mentioned the lack of an 8-U program, saying the PHA dropped that program because of lack of interest and because young players did not have skills for that setting. Also, the governing associations above them were dropping 8-U.

Valerie Alexander thanked the children present for behaving so well. She then commented she had worked with City staff through her involvement with the Convention and Visitors Bureau (CVB), Launch Fayette, and Peachtree City 101 and commended them for crafting a comprehensive budget that responded to every Council request presented to them. She noted Holland's demand to lower taxes benefited only businesses, not homeowners, and it also discouraged staff who had worked on the budget for months. She asked Council to pass the budget and support staff in doing the job they had been hired to do.

Agenda Changes

Brown moved to move Consent Agenda items A, D, and E to the New Agenda items for discussion. Holland seconded. Motion carried unanimously.

Minutes

Holland moved to approve the August 21, 2025 City Council meeting minutes, the August 21, 2025 executive session minutes, the September 4, 2025 City Council work session minutes, and the September 4, 2025 executive session minutes. Brown seconded. Motion carried unanimously.

- A. August 21, 2025 City Council Meeting Minutes**
APPROVED 4-0
- B. August 21, 2025 Executive Session Minutes**
APPROVED 4-0
- C. September 4, 2025 City Council Work Session Minutes**
APPROVED 4-0
- D. September 4, 2025 Executive Session Minutes**
APPROVED 4-0

Consent Agenda

Brown moved to approve Consent Agenda items B, C, F, and G. Johnson seconded. Motion carried unanimously.

The Mayor announced they had just appointed Margaret Amalfitano to the Airport Authority, with Kevin Brady as the alternate, and Scott Ritenour and Hans Gant to the Planning Commission, with Kenneth Hamner as the alternate.

- A. Consider appointments to the Airport Authority**
APPROVED 4-0
- B. Consider appointments to the Planning Commission**
APPROVED 4-0
- C. Tree Trimming and Removal Services Bid**
APPROVED 4-0
- D. Master Lease-Purchase – Lease Schedule #5**
APPROVED 4-0

New Agenda Items

- A. 09-25-02 New Alcohol License, The Wine Bar, 312 Willowbend Rd**
Deputy City Clerk Stacey Collins said this was an application from Michael Surapine and Bailey Surapine-Meen for The Wine Bar, 312 Willowbend Road. The applicants and the location met all requirements. They would be selling wine, beer, and distilled spirits, including Sunday sales.

Johnson moved to approve New Agenda item 09-25-02, New Alcohol License, The Wine Bar, 312 Willowbend Road. Brown seconded. Motion carried unanimously.

- B. 09-25-03 Fayette Hockey Club for a Facility Usage Agreement**
Assistant Recreation Director Michelle Johnson asked if there were any questions about the facility usage agreement for the Fayette Hockey Club. City Manager Justin Strickland said it was on the agenda at the request of Mayor and Council

from a previous meeting. The RAG decided to add this request to their agenda and wanted to make a recommendation to Council. He introduced RAG Chair Erin McDowell.

McDowell explained that several RAG members had experience with facility usage agreements and, based on the group's discussion, RAG voted unanimously to recommend Council deny the Fayette Hockey Club's request as a way to reinforce the City's commitment to recreational play and to the established PHA that already provided recreational and travel programs. RAG believed awarding a second program would undermine established partnerships, create scheduling and prioritization conflicts, and open the door to unnecessary future disputes. It would also hamper the ability of individual citizens to use the City's sole rink.

She said the City's commitment must remain to recreational play over travel, particularly when an existing organization offered both. It was not up to the City to determine the level of competition, but McDowell noted that Peachtree City's leagues remained some of the strongest in the area and in the state. True recreational play should be the heartbeat of the program, and they did not want to lose sight of that, McDowell concluded. Local organizations died when the focus shifted to travel, and the children were the one who suffered when adults could not get along.

Johnson observed that situations like this were often presented as being simple to fix, but, upon investigation, turned out to be more complex. She said she was grateful for the communication she had with both sides between the last meeting and this meeting. She attended the RAG meeting, made a house call, and talked to friends who had been affiliated with the hockey program. She thanked McDowell and RAG for their work, saying McDowell's experience as president of a league gave insight into what could happen if two associations were allowed to exist.

Johnson said the root of this was from a disagreement and could be solved. It would be devastating to the recreational programs, she remarked, if Council decided to accommodate every time there was a disagreement and a group wanted to split off. The Fayette Hockey Club was a splinter group, with 100% of its players coming from the PHA. Johnson said she supported PHA and was encouraged that they said they would consider opening an 8-U team. The Fayette Hockey Club players could join that team.

She concluded by saying she admired the passion the coaches, players, and parents had showed for hockey and felt that the differences could be resolved.

Brown said a vote against approving this would be a vote against the children, noting that they could not force the groups to get along. The fact that PHA was fighting Fayette Hockey Club's request for three hours of practice time was proof. She remarked that the new club had done everything they had been asked to do and to deny this would only hurt the kids.

Holland agreed with Brown that denial would hurt the children. He remarked that the Fayette Hockey Club was seeking high-skill players versus recreation hockey. There was no ordinance that barred having two organizations. Denial excluded the players who sought high-level competition. This would involve coordinating the recreation schedule to allow for sharing the facilities, and he said the Recreation Department could afford to set aside three hours. He thought the two leagues should share the rink.

Holland moved to approve New Agenda item 09-25-03, Fayette Hockey Club Facility Usage Agreement. Brown seconded. The motion was denied by a 2-2 vote, with Brown and Holland voting in favor, Johnson and Learnard in opposition.

C. Consider appointment to the Convention and Visitors Bureau Board

Brown objected to re-appointing a person who was running in the current municipal election and moved to re-convene the committee for a different selection or postpone this selection until after the election, at the committee's choice. Holland seconded.

Learnard asked what difference it made if the appointee was a candidate. They might or might not win. She also pointed out that only one person showed up to interview for this position, so it was not a matter of choosing a candidate. However, she said, they had a great interview, and this was a well-qualified person with experience on this board.

Brown said he could remain on the board until after the election, adding that it conveyed the wrong idea to appoint a candidate. Learnard asked what she thought they should do, and Brown re-stated her motion to either re-convene the committee or wait until after the election to make an appointment.

The nominee in question, Joe Campbell, stated the CVB Board had previously had a situation where a position was not filled right away, so that person stayed on until it was filled. City Attorney Ted Meeker said he believed the bylaws allowed for that. Strickland noted that the term ended September 30, and Meeker added that the person would stay on.

Johnson made sure her understanding was correct that Campbell would stay on the board but not officially be appointed until after the election. Learnard said that was her understanding. Meeker said he would be in the position until someone else was appointed or he was re-appointed. Johnson asked if there was something illegal about him being appointed while a candidate, and Meeker told her there was not.

She asked Council if there was anything about Campbell's service that had been disappointing and should keep him from serving in this role. She said she did not understand the reasoning for this. Campbell responded that it was because he was

running for the same Council post as Holland.

Learnard said these appointments were made by a committee consisting of the Mayor, a Councilmember, and the board, commission or authority chairperson. They went through a public posting of the position. This happened every summer, and they tried to be consistent and get a good number of applicants. In this case, there were only two applicants, but one could not make it to the interview. Campbell was the remaining candidate; he was extremely qualified, and the committee made its recommendation.

Holland called the question. Motion carried 3-1, with Brown, Holland, and Learnard voting in favor, and Johnson opposed.

Collins then asked if that meant the committee would start again with the same applicants? Brown said it was the committee's choice, and Learnard said they would have to figure it out.

D. Consider appointments to the Transportation Advisory Group

An incumbent who was not recommended for re-appointment, Keith Larson, was one of the most knowledgeable members and deserved to be re-appointed, Brown stated. Holland agreed, saying Larson was involved in County and State transportation matters. He was someone with outstanding credentials, and it was a travesty he was not re-appointed, Holland commented.

Learnard said she wished Brown and Holland had asked her why they appointed three quality people to the Transportation Advisory Group (TAG) and did not re-appoint Larson. She said she would have told them the same thing she told Larson when she called him and told him he was not re-appointed. She said she told him she was his biggest fan and she wanted him to continue his work with the County and State because they needed his input. There was now an opportunity for him to be effective and to introduce three more qualified people who wanted to get involved.

Holland countered by saying Larson told him Learnard said they were going to take TAG in a different direction. Learnard said there were three citizen volunteers who had been vetted and interviewed. They were the ones the committee chose. She told Holland he was relying on emotion, not communication. Learnard agreed that the appointment of three new people was going in a different direction. She said she wished Holland had talked to her about this, and Holland said she should call him instead of texting.

Johnson noted that it was the Mayor's role to appoint these committees, but she could bring in others to help her as she had done. Larson had served his term, but it was the natural progression to look at others. She asked Brown and Johnson if they had met the three people nominated to TAG? They deserved a chance to serve the community just like Larson. She thanked Larson and said she

appreciated what he had done, but they had qualified individuals who would do a great job and deserved a change to serve.

No one could have the amount of experience and knowledge that Larson held, Brown responded. He had demonstrated his commitment to transportation for the four and a half years she had attended Council meetings and deserved to be re-appointed.

Learnard asked Meeker if she was correct that the City Charter said the Mayor could make appointments and served as an ex-officio member of all committees. Meeker said that was correct. Learnard said if this was not approved, she would make these three appointments. She mentioned that Larson would continue to serve the City, and they needed to show support for these three people who were qualified.

Holland said Larson was truly the best of the best of the best and the best transportation person in the City had been pushed aside after a year. He did not question the qualifications of the three nominees but said they could not touch Larson's expertise.

Johnson moved to approve Consent Agenda item D, the appointment of the three individuals selected for the TAG. Learnard seconded. Motion failed by a 2-2 vote, with Johnson and Learnard voting in favor; Brown and Holland voting against.

Learnard asked Meeker to advise her how to proceed as she appointed Heidi Becker, Jesse Wrice, and Joshua Hicks to the TAG. Meeker said he would first have to review the enabling ordinance for the group.

E. Consider appointments to the Recreation Advisory Group

Brown stated that she asked this be removed from the Consent Agenda because it involved the appointment of a candidate in the current City Council election. She said he was not a candidate at the time of the appointment committee meeting, but he was now, and she did not believe they should re-appoint anyone who was running for office. She moved to re-convene the committee for a different selection or postpone this appointment until after the election, at the committee's choice. Holland seconded.

Learnard asked Meeker to look at the RAG's bylaws and see if the current candidate could remain until after the election. She then mentioned that there were two other nominees; how could they get them on board?

Meeker said there was a motion and second on the table. If there was just one nominee they wanted to hold, but approve the other two, then that motion could be made, he explained. Brown then withdrew her motion and Holland his second.

Learnard said that would require a motion to approve Mike Pappas and Jordan

Childress and delay the approval of Polacek. Holland seconded. Learnard said it was her understanding that Polacek would remain in the position until the committee could reconvene. Meeker said he would have to check the bylaws, but it seemed that the person could remain in the seat until a new appointment was approved.

Motion carried 3-1, with Holland, Brown, and Learnard voting in favor, and Johnson voting against.

Johnson said she would like to make a motion to re-appoint Polacek and Pappas to three-year terms and to appoint Jordan Childress to fill the remainder of the term vacated by Derek White. Meeker said there had already been a motion that was approved to appoint Pappas and Childress. Now they would need a motion to reconsider Polacek, and it would have to pass. Johnson said she would not hold it up any longer.

Old Agenda Items

A. 08-25-7F Pickleball Meade Site Update

Assistant City Manager Chris Hobby said he had been working on the pickleball project since joining the City late last year. He noted that the amount of public participation in Peachtree City far exceeded what he had encountered in other cities. RAG had met twice for public comment on the pickleball and asked Tarkett Sports to change the plans to reflect the needs expressed by the public.

RAG had made a unanimous recommendation to proceed with this design. During their discussions, they removed many items in an effort to be responsible about the budget, Hobby said, adding that, to his understanding, the pickleball community supported this recommendation.

Scott George of Tarkett Sports echoed Hobby's comment about the strength of public involvement in Peachtree City. He showed a layout of the proposal, with 18 courts, a gathering plaza on the west side, and 50 parking spaces. Stormwater management structures would be on the southwest corner of the site. They had reduced the number of shade structures at RAG's request, down to a total of eight with the idea that more could be added later. He showed a layout that included a playground on the east side, but that was not part of this proposal, just a request from RAG to show what could be done. There was also a shelter house to the north of the playground.

A depiction of a court showed a four-foot dividing fence between courts, shade structures, and an area where sponsorship banners could be placed. Logos or murals could be painted on the courts at an additional cost, George said. There would be paved walkways in between the courts, with drinking fountains at either end.

George showed a breakdown of the costs. The base scope, which included the courts, grading, walkways, stormwater, and lighting, came to about \$1.3 million. Other items, such as the canopies, landscaping, benches, and fencing, totaled a little more than \$633,000. The initial design charges, already approved by Council, were about \$249,000. A few items were still awaiting a final cost, including the fountains, landscaping, and the entrance sign. George mentioned that the City might want to do the landscaping themselves. In total, the project was \$2,376,092.05.

He noted that this project was about 13% below what most of their cooperative contracts totaled. There was a 10% contingency, which could be used only with the City's approval. It might be used for something like rock removal when installing the lights or anything the City decided to add during construction and would go back to the City if unused.

Learnard asked Hobby what they would be voting on. Hobby said RAG's recommendation that Council approve moving forward with this project as presented for the total budget number of \$2,376,092.05.

Learnard said she was proud of the effort RAG had put into this.

Brown said Peachtree City deserved the best, but she felt this process was rushed because it was election season. She cited the failing hockey rink as an example of a rushed project. The pickleball project was bumped up to a tier one project in the SPLOST list, Brown noted, and two of the people who voted in favor of that were no longer on Council. Now, she went on, they had been hit with a bloated project budget, a rushed timeline, and a proposal that put them into direct competition with private businesses.

Maintenance costs for this facility would be significant, Brown remarked, yet the courts would provide free access for all, even people who did not pay taxes in Peachtree City. Other high maintenance facilities, like the Tennis Center and Kedron pool, charged fees; why was this different? Many people had complained that the proposed location was not convenient.

Brown said a public/private partnership was worth consideration. She also asked why non-resident members of the Pickleball Club had not asked their own local governments to invest in pickleball?

This timeline was too aggressive, designed to force a vote before the election, she remarked. She said she supported exploring better locations, public/private partnerships, and user fees and strongly opposed the vote until after the election in November. There was speculation this project was being used to buy votes, and by delaying action, Brown said they could prove they operated transparently and with fiscal responsibility. Peachtree City deserved thoughtful planning, not political theater, she concluded.

Johnson, looking at the packed house, noted this importance of recreation to Peachtree City's residents, saying it was why many people moved here. She had attended both of the RAG meetings where this proposal was ironed out, not as a participant, but a listener, and said they went through this proposal line by line. She reflected that it was inaccurate to say this was rushed, noting that pickleball players had been asking for this for years. She thanked RAG for their diligence, noting that it was this Council that thought they needed the RAG.

She acknowledged it was a higher cost than what was projected, but the SPLOST, which was the source of funding, had a \$7 million contingency fund. A person from the SPLOST committee spoke at a RAG meeting, Johnson related, and he said not allocating enough money was common in a SPLOST because having a larger contingency fund allowed them to allot money where needed.

Regarding location, the Recreation Master Plan pointed out a need for more recreation on the south side. Johnson also said she did not feel that this vote was rushed; it had come when it came, and citizens deserved to see where their elected officials stood on these topics. She then read from recent meeting minutes where Holland had said he supported 18 new courts. Johnson noted that there were still opportunities for public-private partnerships.

Johnson moved to approve Old Agenda item 08-25-7F Pickleball Meade Site Update for the amount of \$2,376,092.05. Learnard seconded.

Holland stated he was in favor of 18 courts but was concerned about all the amenities in this proposal. He appreciated RAG's work, he said, but they did not talk about the money. The SPLOST estimated the cost at \$770,000, but the actual cost was three times that. Holland said they did have a \$7 million contingency but that was for a new fire station on the south side. He did not think pickleball was more important than a fire station. He wanted to satisfy the pickleball players, but safety should be number one.

Holland wanted to scrutinize the amenities included in the pickleball project. Did they need benches initially? Public Works could do some of the items listed as amenities, which would cut costs. He wanted 18 courts but thought they needed to separate the amenities from the courts. They could start on the courts but save the amenities for another year. He proposed they only approve the base scope for \$1.3 million and save the \$7 million contingency for the fire station. He asked if he could amend the motion, and Meeker said someone would have to withdraw their motion and second. Learnard refused.

Learnard commented that she often took her grandchildren to Newnan with their bikes to use the Pump Track for free. They sometimes visited the Castle Park for free. Peachtree City had a free splash pad, tennis courts, and playgrounds. That's what cities did: provide facilities for people to come and play for free, she stated.

These courts were intended to be free.

The SPLOST committee brought its proposed \$67 million project list to Council in September 2022. Council debated one item—bathrooms at Battery Way Park. Because they feared that opposition from neighbors would result in the SPLOST being voted down, Council unanimously decided to substitute the pickleball facility. The SPLOST was voted in resoundingly in 2023. Now, two years later, private businesses had decided to put indoor pickleball courts.

She said this City pickleball project was the result of years of review and planning, and they should ensure it met Peachtree City's standard of uncompromised excellence. It was clear this was what the citizens wanted.

Johnson asked George if they would lose the 13% discount if they proceeded only with the base scope? George said that was correct. There would be additional costs to come back for a second phase. There were several items on the alternate list that should be done initially because it would involve demolition of concrete to come back later. The dividing fences and perimeter gates were examples. The City could certainly do some items, such as the fence top caps and benches. George said grading for the parking lot could be done by the City, but Tarkett would have all the equipment to do it onsite already. He said they could forego parking lot lighting if they wanted.

Johnson mentioned that they had experience with a project where costs were cut, and now the City was having to pay to have it rebuilt. She did not think they should be squabbling over water fountains or benches. Sure, this was a high cost, but that's what it was, Johnson continued.

RAG Chair McDowell explained the list of alternates RAG had recommended was developed in collaboration with citizens. Some items might seem like upgrades, but were necessary, such as the eight-foot fence that would allow novice players to keep their shots on the court. There were no excessive upgrades, she told Council, just what Peachtree City needed to be the best of the best.

Johnson said prices would not be going down and this was least expensive it was ever going to be. They had a 13% discount. She mentioned that shade and a championship court had been removed. The four-foot fences were important for safety. This was what was involved in building a nice facility with a 13% discount, she concluded.

Brown recalled that there was initially discussion about how the City could do a lot of work itself; where was that now? Strickland said they would be paving the parking lot. Holland said he believed Public Works could do a lot more. His suggestion was to send this project to staff and bring it back to the next meeting for a vote.

Johnson mentioned that they would save money by having Tarkett do the grading. She asked Hobby what the City could do. He said if they moved Public Works to this project, that would take away from their everyday tasks, such as mowing. He mentioned Tarkett provided a 10-year warranty on this project, with a 50-year warranty on the concrete. There would be no maintenance at all for 10 years, and he said he had never seen a 50-year warranty on concrete in his career. They could move Public Works to this project, but it would take away from something else, he concluded. They just did not have the staff to do it.

Holland said he was not trying to cut corners and do things cheaply. He was just looking for a better deal.

Brown asked Strickland if using money from the contingency would leave any other projects short? He said he had no concern that SPLOST would run out of money and that they would not be able to complete all the projects, including the fire station. Johnson noted that they were legally obligated to spend all the SPLOST money.

Holland said he was not in favor of doing all the alternates because it was taxpayer dollars they were spending. He was in favor of the courts but was trying to spend their money wisely. Some things might need to be kicked down the road.

Learnard said she believed Holland wanted to know that a project related to public safety would not be compromised, and that was reasonable. He said he felt better after Strickland said that was not a concern. He also understood from Hobby that there was nothing they could pull from the list and have the City complete. Strickland said there were things they could do, but it was a matter of opportunity costs. Holland said they could put off cutting grass to save money on this. He wanted staff to talk to Tarkett and figure out what the City could do.

Learnard said that was what Tarkett had been doing with the RAG for the past few weeks. George said the list was originally \$2.7 million, but they had drilled it down to \$2.3 million. He also reminded Council that the \$2.3 million included about \$190,000 in contingency that he hoped the City would not need to use.

Again, Learnard said those were the considerations RAG took on, with staff in the room. They had pared that larger number down and decided paving was all that the City could reasonably do. Hobby assured Holland that they would not touch that contingency unless they ran into rock, which he did not think they would. That would be about \$200,000 in savings.

Holland said it made him nervous because he understood the importance of fire stations and having them in strategic sites around the city.

Johnson said she appreciated that Holland wanted to be a good steward of tax dollars. She noted that the alternate list was really not that long. It would cost more

money for the City to do the grading. RAG had removed some of the canopies, and George had said it would cost more to add them later. What about parking lot lights? Johnson asked, noting that leaving them off would save \$75,000. Hobby said they would have to be added later.

Police Chief Janet Moon stepped up to say that from a crime reduction perspective, parking lot lights were mandatory. This was an area of town that was already very dark and having an unlit parking lot was just an invitation to people who wanted to break into cars. Holland said he was recommending that staff install them, not to omit them.

Public Works Director Jonathan Miller said they did not have the equipment to install the parking lot lights and would have to hire subcontractors. He then said if Public Works did other items off the list, they would not be able to do their normal jobs. They would also have to meet Tarkett's deadlines, and it was difficult when you had multiple hands involved and could delay the project. The paving they could do; the grading, Tarkett should handle. The only thing he saw that could be pulled off was \$26,000 for seeding. He said Recreation could do some of the fence top caps, perhaps. Maybe they could pull things out as they went along.

Holland said he respected Miller's opinion. Holland asked George if he could make it a \$2 million project. George said it was already well below the normal market cost. He also mentioned the warranties. He said the timing of the year was why they were seeing the numbers they were seeing. Typically, they would not see numbers this low, but they had enjoyed the discussions with the community or staff. George said this was the best deal he could give them. Once things got under way, and Hobby wanted the City to do a few more things, George said he would work with him.

Brown said she was still suffering from sticker shock. She also mentioned that the County was no longer paying Peachtree City for County residents to use City recreation facilities. There were many pickleball players who did not live in Peachtree City, yet Peachtree City was spending its SPLOST money on this. She was reassured that there was adequate funding for other projects. In conclusion, she said she did not want to hear any demands for more recreation facilities to be built. The Recreation Master Plan was a long range plan, and this was a pretty sizable chunk of money.

Holland said he was glad they had gone through this painful process, and Learnard said she was, too. He said he felt like he had gotten the answers he needed.

Johnson wanted to make sure everyone understood each of the costs and how they were justified. Holland said his next battle would be for the fire station. Brown noted that the City would be building the parking lot, and the number of spaces was insufficient. Golf cart parking was needed, too. Holland asked Strickland if he was satisfied, and he said he was.

Learnard called the vote. The motion to approve this project carried unanimously.

Learnard called for a break. The meeting resumed at 9:25 p.m.

B. 07-24-06 Resolution #08212025-OA-A to Adopt FY2026 Operating Budget & CIP

Strickland showed a timeline of the budget process. Council set budget goals at an April 3 work session, he said, and he, Hobby, and Finance Director Kelly Bush met with all department heads during the week of May 5. The proposed budget was sent to Council and released to the public on May 30. The budget was reviewed at a work session on June 5. A special called meeting on the budget was set for June 18, but Council decided it was not needed. A public hearing on the proposed budget and CIP was held on July 11. The adoption was scheduled, but tabled, at the August 21 meeting. Strickland said he needed direction on what to do.

At the August 21 meeting, Brown stated, Strickland had said he would rather cut the budget than use reserve funds, so she had asked him for a specific list of things that could be removed. The first item on that list was the fire training tower at \$387,000, followed by a Public Works equipment operator at \$87,353; two golf carts for Code Enforcement at \$30,000, plus two part-time Code Enforcement officers at \$87,105. Also on the list were salaries divided among all departments at \$50,611. These cuts added up to \$642,069.

Brown said she asked Strickland if this would put them in the position of having a full rollback, and he said he thought that would be sufficient. Brown then moved to amend the proposed budget with the proposed cuts, which would take \$642,069 out of it to equal a full rollback of the millage rate for fiscal year 2026. Holland seconded.

Holland wanted everyone to know this was without any cuts in the number of employees. There were no cuts to Police or Fire. All services would continue at the same level. These cuts were extras in the budget, and he said they were not needed for efficient operations of the City. That satisfied his demand at the last meeting for a rollback. He thanked staff for proposing these cuts and Brown for asking for them.

Johnson asked how salaries were cut without staff taking a hit. Strickland said the \$642,069 was originally for the employee merit program. The one change between the June 5 budget and the July 11 budget was reallocating those merit funds for these other things. There was about \$50,000 left over that they were going to possibly to give one-time awards to employees who had excelled.

Holland said they were not taking away any positions, and Johnson noted they were taking away merit awards.

At the retreat in January, Johnson said, Council asked Strickland to get the budget to them as soon as possible, and he delivered it on May 30, which she had been told was the earliest ever. After the August 21 meeting, she looked back over the June 5 meeting minutes to see what Council had said about this year's budget. Holland had stated he was glad to see new Code Enforcement officers added to the paths, as did Brown. None of this was part of that discussion.

Council was asked if they needed an extra meeting in June to go over the budget, and they unanimously told staff they were fine, Johnson related. She said Strickland offered to meet with Councilmembers individually.

There were two meetings after which changes were made to the budget by the City Manager. She reflected that the City Manager was in a difficult position because of Council dynamics. Out of those two meetings, he decided to reduce salaries by the \$642,069. He was asked what he would put back in, and he suggested the fire training tower, the Code Enforcement, and the golf carts. She said Strickland approached her and Learnard and told them what had been decided. She said she asked him if, after those changes, Brown and Holland would support the budget, and his feeling was that they would. She and Learnard agreed that they could support this compromise.

There was also a public hearing on the budget where the only people who came to speak were in favor of it. Then, Johnson continued, the August 21 meeting happened. There was a policy that they did not run the City off of reserves, so this led her to believe that dipping into the reserves was not brought up in those private two meetings.

She said she first saw this list of proposed cuts less than three hours before the start of the meeting, and she did not know how she could be a responsible representative of the citizens by approving something they had not had a chance to weigh in on. There had been ample opportunity for these ideas to have been brought forward. She added that she was not necessarily against these things, but she wanted citizen input before making any changes. She said she could not support Brown's motion because this had not been an open process.

On June 28, 2024, Learnard said she sent an email to Council and the City Manager regarding the budget process. At that time, there were two Council members going through the budget process for the first time. She wrote then that Holland had been having meetings with staff behind closed doors, and that deeply concerned her because this was supposed to be a public process. She had explained how Fayetteville, Newnan, and Tyrone presented their budgets. She could not overstate the importance of public participation.

Seeing this today, Learnard stated, might indicate that this was not a well-thought-out process. Where was the government transparency? Did they need another public hearing? They had had a very responsible process, with agreement from

Council that things were fine. The City Manager had given his best effort in preparing this budget. She presented a clip from the July meeting of Holland saying that living in Peachtree City was a bargain from a tax standpoint. He complimented Strickland for putting the budget together. Learnard said all of these objections had come after all the public meetings.

Holland was right that they should ask all the questions, she stated. That's why they had all the meetings and all the give and take. This year should be the one year in which they should have to have a conversation about rollbacks. Last year they reduced the millage rate from 6.043 to 5.983, and this year they had agreed to maintain that lower millage rate. Because of House Bill 581, the assessments on homesteaded properties were frozen.

Strickland explained assessments were not frozen, but the amount of taxes would be the same as last year. Bush clarified that was because the taxable assessment would remain the same as the previous year. That was effectively a rollback for homesteaders, the Mayor commented.

After all those meetings and input, Learnard said, they could not expect her to vote in favor of a proposal she never saw before that day.

Holland said when he was elected in 2024, he often met with the City Manager when he had questions, and the Mayor did, too. Was that not allowed? He did not want to point fingers when the real point was cutting the budget so everyone would pay less taxes. These cuts were what was recommended by the City Manager. He asked Learnard if she was not supporting the City Manager's recommended budget?

Learnard asked Strickland if the list they had received that day was what he would recommend, and Strickland replied it was not. The list was his response to Brown's and Holland's question regarding what he would cut if they wanted a rollback. He said his proposed budget was what he supported, but if Council decided to roll back the millage rate, these would be his recommendations to cut. If that was Council's decision, they needed to cut things that did not yet exist over existing items.

Johnson asked Strickland which budget he most supported, the original one or the one where compromises were made? Strickland told her he felt the original proposed budget was the best version.

A month ago, Brown said she and Holland suggested they take money from the reserves and use it to offset what they would have to levy in taxes. That was defeated, and they were told not to use reserves for budget, even though it would be a one-time thing. She had been emailing everyone over the past few weeks regarding potential cuts. Strickland had said he had rather cut the budget than use reserves, and this was the list of cuts he came up with, Brown continued.

The City Manager felt the original was the best version, Johnson stated, so that was the budget she wanted, but she was willing to cut the reserves if done responsibly. She understood that the City Manager had promised the fire training tower to the Fire Department for quite a while. If it was built, it would help maintain the ISO rating of 1, which would lower homeowners' insurance premiums for citizens. She suggested they go back to the original June 5 budget but take the money for the fire tower from the reserves. Citizens would be saving money on fire insurance. Learnard said she could support that. Johnson mentioned that this was a one-time expense, which was how the reserves were supposed to be used. If they went back to the June 5 budget, staff would get their merit increases.

Johnson said there were benefits to having the reserves. They were there for worst-case scenarios, but they could give some back to the citizens in a responsible manner, such as a fire tower.

If they wanted to talk about surprises, Holland said he would like to recall in 2023 when Johnson and Learnard "sprung" ordinance 1216 on the Council. That ordinance limited the ability of citizens and Council to place items on the agenda. He said he was given no time to research it. At least today, they got three hours to look at the list.

Johnson said she felt like this was a tangent, and they were losing focus. However, she wanted to clarify her portion of that. She said she proposed an amendment to 1216 and remembered calling Holland before the meeting. Also, she agreed at the last meeting that they should revisit this. She recalled that Holland told her during the phone call that he thought he could support her amendment. When she called Brown, Brown told her she would speak about First Amendment rights but did not offer support.

Brown returned the discussion to the budget, saying the money they were talking about was supposed to be a merit pay program for staff that they had cut into component parts. There were issues with some of them. They had learned that a bigger Police presence was what was needed on the paths, not more Code Enforcement officers. So they could remove the two part-time Code Enforcement and their golf carts. The Public Works operator was supposed to be a second street sweeper employee. There was already a fire training tower in Fayette County, so there could be a cooperative agreement to continue its use by Peachtree City. The remaining \$50,000 was for merit pay at the City Manager's discretion, Brown explained.

She said this started with a \$650,000 merit pay program on top of a \$500,000 cost of living adjustment (COLA). Brown said guaranteed pay raises year after year were not sustainable.

Strickland corrected her, noting that they did not currently have a street sweeper

operator in Public Works.

Johnson asked if the merit was year after year, and Strickland said it was because it was a salary increase. They had done awards in 2023, but this year they did salaries and had proposed the same thing for next year.

None of this was unreasonable, Learnard said, and asked if they could pass the original proposed budget and continue the conversations. She noted that a budget was just a plan or a forecast for the coming year. It did not bind them to all of these individual things.

What they were doing now was not fair to staff, Learnard said, pointing out that employees were worried about their paychecks. Brown scoffed at that, but Strickland verified that he had had a lot of questions from staff. Learnard again said she would be happy to have these discussions later if they could just pass the original budget.

There was nothing on the list that was not reasonable, the Mayor continued, and Holland said in that case they should pass the amended version. They were talking about less than 1% of the budget. He said they could have another public meeting if transparency was an issue. He said he had rather approve an amended budget or postpone it and have another meeting.

Brown said another meeting was not necessary. This was a small amount of money, but it would put them in a situation to have a full rollback, which was her goal. The biggest concession she was willing to make was to add the street sweeper back into the budget.

Learnard asked if they could pass the budget and make these changes as amendments, but Holland said he wanted them to be part of the budget. Learnard said she did not see why they could not have had these discussions over the past few months. Holland said he had talked with her many times about the reserves. Learnard agreed they had discussed the reserves but pointed out that Holland said he approved of the budget when initially presented with it. Brown added that she had never said that.

The motion had been to approve the budget with the listed changes. It was denied by a 2-2 vote, with Brown and Holland voting in favor, Johnson and Learnard against.

Learnard asked Meeker if they needed to pass a continuing resolution. He said it would need to be passed before October 1 so spending could continue.

Brown made an amended motion to take out everything that was proposed except the Public Works equipment operator. Holland seconded.

Brown explained this would cut the budget by about \$550,000. Learnard asked her why she opposed the fire training tower. Brown said they might have the money later in the year, and there were other alternatives.

Johnson said the lack of transparency was a roadblock for her. Brown said this was the small tweak that would allow for a rollback. Holland said it was a compromise instead of using the reserves.

There were a lot of opinions in the community about how the August 21 meeting went, Johnson continued, and some people might want to express their opinions about any changes. There was a lot of emotion out there. She said she understood why they might want to pass a budget now, but part of the process was citizen input. Holland said he agreed and had no problem with having another meeting.

Brown remarked that she got the numbers on pickleball less than a week prior, but they went ahead and had a vote. What they were looking at tonight amounted to minor changes. The fire training tower could come out of reserves, but Holland said it first needed to come out of the budget.

Johnson asked about the process of amending the proposed budget, and Strickland said it was within Council's rights to suggest amendments. She again wondered why they were making changes after they told citizens they were okay with it, but Holland said he had changed his mind, like he had done after the pickleball discussion. This was not a major change in the budget.

Learnard asked Strickland about the \$50,000. Strickland said that what remained of the salary changes and would enable him to give one-time awards to employees who excelled.

Learnard stated that it was 100% objectionable how this was handled, but she also wanted a budget.

Brown stated that one of her biggest objections last year was to the merit pay and how it was crafted. That needed to be fixed, but that was a separate issue.

Brown told the Mayor she was willing to leave a small amount of money to be used as merit awards. Brown said they could cut the two Code Enforcement officers, the carts, and the fire training tower, keeping the Public Works equipment operator at \$87,353 and the \$50,611 for salaries. That was about \$130,000, leaving a cut of about \$500,000, which should equal what was needed for a rollback. Learnard said she could live with that.

Strickland said that was not guaranteed because they did not yet have the digest from the County. He said they usually estimated the tax digest initially and had been within 1% the past two years.

Learnard remarked that she could agree with the motion, and it was critical that they pass a budget.

Brown moved to cut the fire training tower at \$387,000, the two Code Enforcement carts for \$30,000, the two Code Enforcement part-time salaries in the amount of \$87,105. Meeker corrected her phrasing, saying she wanted to approve the budget as presented with the following changes: elimination of the fire training tower at \$387,000, removal of the two Code Enforcement carts for \$30,000, and removal of the two Code Enforcement part-time salaries in the amount of \$87,105. Strickland thought it should say it would be balanced with a commensurate reduction in property tax revenue in order to have a balanced budget. Brown said so moved. Learnard seconded.

Johnson asked Strickland for his opinion, and Brown noted that he worked at the pleasure of Council, and Strickland agreed. Johnson said she hoped they could look at the fire training tower in the future, and Brown agreed that there would be opportunities. Learnard said she would hold her to that.

The Mayor called for a vote, and the motion passed unanimously.

C. 04-02-05 FY2026 Fee Schedule

Brown moved to approve New Agenda item 04-02-05, FY2026 Fee Schedule. Johnson seconded.

Holland remarked that the County would no longer pay Peachtree City to use their facilities, and he hoped the City Manager had raised the fees enough to compensate for that loss. Strickland said it all came down to usage and would be evaluated after this first year. He intended to review the fee schedule every year, and it could be adjusted.

Motion carried unanimously.

Public Hearings

None

Council/Staff Topics

A. Council Work Session Temporary Time Change Due to Construction (December 2025 - June 2026)

Collins recalled that at the last work session, the City Engineer mentioned that morning work sessions would be moved to Thursday nights due to construction at City Hall. This would begin with the December work session. Strickland said they usually had just one meeting in December.

B. Low Speed Vehicles

Holland said the TAG had been discussing low-speed vehicles (LSVs), which State law said could only be used on the roads. He wanted action taken soon to keep

them off the paths. They had to be registered for the street.

Meeker said TAG was working on some ordinance changes. TAG Chairman Schultz said opinions were split. They would take it up again when the new TAG members joined.

C. Moratorium on multi-family housing

Brown proposed they adopt a moratorium on rezoning for multi-family housing, as had been done in the past. Meeker said it would have to go to the Planning Commission, which Brown said she understood. She moved to place this on the Council agenda for discussion at the October 2 work session. Holland seconded.

Johnson asked about issues that could arise during a long-term moratorium. He said in Peachtree City it was perfunctorily reviewed every year without any real debate. There were ways to achieve goals without having a moratorium, such as by eliminating certain zoning classifications. You could also do an inventory of housing needs, such as one that showed the needed for over-55 housing and was later used in a lawsuit against the City. Meeker said his concern was letting a moratorium just drag on without any supporting data.

Brown said she wanted to discuss this openly, and Johnson said she would be happy to discuss it.

Learnard said she believed they stopped doing the moratorium because the same Council that imposed it also had the right to lift it if there was a project they wanted to consider.

Brown said putting a moratorium in place would keep staff from spending time on requests they had no intention of approving. Meeker said if that was their desire, they should get certain things out of the zoning ordinance.

Motion carried unanimously.

Police Patrols

Brown also said she wanted the Police to conduct more rigorous monitoring on the path system.

Advisory Group Holdovers

Meeker referred back to discussion earlier in the meeting regarding advisory group members retaining their seats. He said he had been researching the matter, and, unless something was stated in the enabling document, the incumbent could remain until a successor was appointed.

Brown said they needed to address the stopping and starting times of the terms for these groups. It should be near the beginning of a Council term. Meeker said he

would be bringing that up in a few weeks regarding the Public Facilities Authority.

Executive Session

Adjourn

There being no further business, Holland moved to adjourn at 10;37 p.m. Brown seconded. Motion carried unanimously.

Martha Barksdale, Recording Secretary

Kim Learnard, Mayor

City Council of Peachtree City
Meeting Minutes
Thursday, October 2, 2025
9:30 AM

Call to Order

The Mayor and Council of Peachtree City met in regular work session on Thursday, October 2, 2025 in Council Chambers at City Hall. Mayor Kim Learnard called the meeting to order at 9:30 a.m. Council members attending: Laura Johnson, Suzanne Brown, and Clinton Holland.

Pledge of Allegiance and Moment of Silence

Public Comment

None

Agenda Changes

None

Work Session Discussion Items

A. Agenda Item Request Ordinance

This ordinance had long needed updating, Holland stated, and then moved to amend Ordinance 1218 as described in the material he had distributed to Council. Johnson asked if they were allowed to vote on this that day, and City Clerk Yasmin Julio told her that their work sessions met all the requirements of a meeting under State law, so voting was allowed. Brown seconded Holland's motion.

The Mayor asked Holland to help them understand what he had proposed. Holland said he would like to read the proposal, then comment.

His proposed amendment was to Ordinance 1218, Sec. 2-33.- Agenda, and read as follows:

(c) Agenda item request. City staff with approval from the City Manager may request to have an item placed on the agenda by filing such request in writing with the city clerk prior to noon on the Thursday preceding the Council meeting. Any Council Member and the Mayor may submit a written request to the city clerk for the inclusion of an item on the agenda of a regular Council meeting, provided such request is announced in Council/Staff Topics at least one Council meeting prior to the scheduled meeting date. A motion or item previously decided by the Council shall not be placed on the agenda or brought before the body within 180 days of its disposition, except by a member who voted with the prevailing side. All proposed agenda items shall be accompanied by supporting documentation, including draft materials, relevant background information, and source citations to be submitted to the City Clerk by the Mayor, Council members, or City staff prior to the publication of the meeting agenda packet.

He went on to list and expand on the purposes he believed were served by his proposal:

1. To safeguard the deliberative rights of all Council members by ensuring no member was arbitrarily or repeatedly denied the opportunity to place items on the agenda for consideration by the full body.
2. To allow for re-addressing an issue if it was discovered that changes were necessary. This could be made only by members who voted with the prevailing side.
3. To promote transparency and adequate preparation, which, Holland stated, was a concern of Johnson's that he took seriously, by requiring that agenda items be disclosed by Council members with sufficient lead time, thereby addressing concerns regarding short notice and lack of awareness of upcoming matters.
4. To ensure the availability of supporting documentation, including drafts, background materials, and proposed actions within the published agenda packet, thereby enabling Council members and the public to review and understand the issues prior to the meeting. Holland said the practice of distributing substantive material during the meeting itself undermined informed deliberation and public trust.

Johnson said she had discussed this with Holland and was grateful for the change requiring an item to first be mentioned in Council/Staff Topics. She appreciated the transparency to allow citizens to hear about an item and see who was presenting it.

She wanted to add that the proposal also included a memo that detailed the purpose of the item. Holland said they would give all necessary information to the City Clerk. Learnard asked Julio about this, and Julio said she would recommend saying "memo" specifically because a memo was typically included for each item in the agenda packet, along with supporting documents.

Brown noted that Council members did not have access to the template for memos. Julio said they could give them access to the memo function on CivicClerk, but staff also could format it if they had the information.

Johnson asked how they could add "memo" to the amendment. City Attorney Ted Meeker suggested not adding memo, instead saying the request should be accompanied by a description of the proposal, followed by the other requirements for submission. Johnson said she would be satisfied with that addition.

The ordinance was passed in April 2024, Learnard remarked, and it said that "under Council/Staff topics, consensus must be reached in a public meeting by Mayor and Council," while Holland's amendment said "such request must be announced in Council/Staff Topics at least one Council meeting prior." She asked what the difference was.

Holland stated that a consensus was not required in his amended ordinance. Johnson asked if staff had the opportunity to look through Holland's amendment before that day. City Manager Justin Strickland said he had, and Meeker said he had received it and reviewed it that morning and thought the verbiage was fine. Julio asked if source citations were required, and Meeker suggested adding the words "if applicable."

Learnard asked what was meant by "any member of Council and the Mayor," and Meeker proposed removing "and the Mayor," because the Mayor was a member of Council. Any member of Council could do this, he stated, and Holland agreed that was the intention.

The intent of what they signed on to in April 2024 was that valuable staff time not be wasted researching items that ultimately would not pass, Learnard stated, and asked how this carried forward that respect for staff time.

Strickland said if a Council member brought something forward, it would not require staff's attention until after the full Council had debated it and decided it had merit. Then staff would get involved. Johnson said that was what she had in mind. Learnard pointed out that Holland's amendment said it would be announced in Council/Staff topics, but Strickland said that was not the case.

Brown said what it meant was that she would submit a request to put something on the agenda and also say something verbally during Council/Staff topics at the meeting preceding the one where it would be on the agenda. So there would not need to be a consensus before it was placed on the agenda, Learnard said. Meeker said he could see a situation where the Council member announced something at one meeting but did not submit documentation until the deadline set forth in the amendment.

There was merit in some of this, Learnard remarked, but she had not seen it until that morning and felt it was rushed to have a vote, even though it might be that this was a good idea. She said she could not vote on something they were still hashing through. Learnard stated she wanted thoughtful changes that were respectful of staff time and of one another.

Could they wait to vote until the next meeting? Johnson asked. That would give staff a little more time, and Council could possibly be unified in support.

Holland said the substance was what they were voting on, but Learnard responded that they were voting on details that they were still hashing out. She said there could be a lot of merit in this, but she wanted more time and perhaps an opportunity to talk it over with staff, as he had done.

Johnson said she had thought they would not be voting on this that day, even though she had communicated with Holland before the meeting. She supported

this but wanted transparency and did not see the issue in waiting a few more weeks.

Learnard asked Holland and Brown if they would like to rescind their motion and second. Brown said she could if the changes they had discussed were incorporated into the amended language and it was put on the next meeting's agenda.

Holland said the only changes he saw were "source citations, if applicable." Johnson saw three: striking out "and the Mayor," adding "description," and "if applicable."

Brown rescinded her second. Holland said he would amend the motion to strike the words "and the Mayor," and add "if applicable" after "source citations." Meeker said he needed to read the motion in full.

Holland read:

Motion to amend Ordinance 1218 to read as follows:

Sec. 2-33.- Agenda.

(c) Agenda item request. City staff with approval from the City Manager may request to have an item placed on the agenda by filing such request in writing with the City Clerk prior to noon on the Thursday preceding the council meeting. Any Council Member may submit a written request to the City Clerk for the inclusion of an item on the agenda of a regular Council meeting, provided such request is announced in Council/Staff Topics at least one Council meeting prior to the scheduled meeting date. A motion or item previously decided by the council shall not be placed on the agenda or brought before the body within 180 days of its disposition, except by a member who voted with the prevailing side. All proposed agenda items shall be accompanied by supporting documentation, including draft materials, relevant background information, and source citations, if applicable, to be submitted to the City Clerk by the Mayor, Council members, or City staff prior to the publication of the meeting agenda packet.

Brown seconded.

Johnson asked if it should include "item description," and Holland replied that "supporting documentation" was sufficient. Johnson said she would appreciate if the motion included "item description."

Meeker said someone needed to make a motion to amend the verbiage of the initial motion, then they could vote on the actual amendment. Brown moved to do so, and Holland seconded. Motion carried 3-1, with Brown, Holland, and Johnson voting in favor, Learnard against.

Now Meeker said they could vote on the substantive motion to make the change to

section 2-33 of the City's Code of Ordinances. Learnard said there had been a motion and a second. Johnson again said she would be more comfortable if they held off on this vote until the next meeting and asked Strickland if he felt there was anything else that needed changing. He said there was not. Brown responded that this was a procedural change regarding Council actions, and they had the latitude to make those changes and could always go back and correct anything they wanted.

Learnard said there was merit in this, but she thought these changes should be thoughtfully made, and the first time she had seen that was that morning. She said she did not know why she was not contacted.

Holland's final motion was to amend Ordinance 1218 as follows:

Sec. 2-33.- Agenda.

(c) Agenda item request. City staff with approval from the City Manager may request to have an item placed on the agenda by filing such request in writing with the City Clerk prior to noon on the Thursday preceding the council meeting. Any Council Member may submit a written request to the City Clerk for the inclusion of an item on the agenda of a regular Council meeting, provided such request is announced in Council/Staff Topics at least one Council meeting prior to the scheduled meeting date. A motion or item previously decided by the council shall not be placed on the agenda or brought before the body within 180 days of its disposition, except by a member who voted with the prevailing side. All proposed agenda items shall be accompanied by an item description, supporting documentation, including draft materials, relevant background information, and source citations, if applicable, to be submitted to the City Clerk by the Mayor, Council members, or City staff prior to the publication of the meeting agenda packet.

Motion carried 3-1 with Brown, Holland, and Johnson voting in favor; Learnard opposed.

B. Multifamily Housing Moratorium

A copy of a prior moratorium had been distributed to all Council members and was included in the meeting packet, Brown said. She then moved to approve the language of the moratorium as written, with the exception of changing the duration of the moratorium to 180 days, to move forward with the requisite public hearing at the next regularly scheduled Council meeting that complied with State law and allowed for vote of Council. Holland seconded the motion.

This would not require a public hearing, Meeker stated, because it would not be considered a final zoning decision, but, if the moratorium was adopted, Council should have a substantive discussion about what they wanted going forward to show that they were working toward a goal. An example would be to make changes in the zoning districts that currently allowed multi-family so it would not be allowed. Meeker said a moratorium should be a means of pausing things while

zoning changes were being made, such as the adoption of a Unified Development Ordinance or the updating of a Comprehensive Plan. He asked Council for direction about what they were trying to accomplish and what changes they would like to see.

Brown said she agreed, and Meeker told her 180 days should be adequate to make any changes, but they could extend the moratorium if needed.

Brown said she wanted to consider the wording in the 2022 Comprehensive Plan, adding the many citizens did not want multi-family complexes built in Peachtree City. Could that be accomplished along with the zoning changes?

The Comprehensive Plan was due for updating in 2027, Strickland pointed out, and work would start on that next year. Johnson asked if a moratorium would be more appropriate then, but Brown said it was important to get it in place now so developers would not hear of the proposed zoning changes and flood the zoning office before those changes were adopted. The zoning changes should take priority over changing the Comprehensive Plan.

Johnson said she just wanted to make sure they had a clear goal. Brown said there were compelling reasons to adopt the moratorium that day.

Meeker asked when the last multi-family rezoning request had been, and Strickland said he believed it was for the senior apartments on Aberdeen Parkway, which was dropped after the Planning Commission recommended denial. Brown mentioned the townhouses on MacDuff and the mixed-use at Partners Pizza. Learnard said she believed the last apartments were Hearthside.

Meeker said it did not matter which came first, the zoning change or the Comp Plan change, but he just wanted to make sure they were consistent. Johnson remarked that she just wanted to make sure that they would be looking at the zoning changes going forward.

The Mayor called for the vote, and the motion passed unanimously.

C. Motorized Cart Decal Placement Ordinance

Strickland said the Transportation Advisory Group (TAG) had recommended Council consider requiring cart registration decals be moved to the front and rear of the carts instead of on the sides and had made a presentation to Council.

He acknowledged that finding a way to place a sticker on the rear was tricky, but said the purpose was lost when the stickers were on the sides because they were difficult to read when an incident happened. The decals often were obscured by weather covers on the cart, even though the ordinance said the decals should be visible at all times.

TAG had recommended the decals be placed at the bottom of the windshield on the passenger side and on the rear deck, and this change in placement was the only change proposed in the ordinance. Strickland said he had talked with the three major cart dealers in the city, and they had assured them they would be able to help residents with finding a way to affix their decals in the rear.

Their concern was with the windshield placement because having to replace a windshield was common and that would require getting a new decal every time. The dealers' suggestion was to say the decal had to be on the front. That could be on the windshield, but could be elsewhere on the front. There were also other places than the rear deck where a decal could be placed and visible.

Strickland said he recommended they push the due date from January to March in order for the City to get the changes made and publicized. The dealers said winter would be the best time for them because it was their slower season.

Strickland then showed a new streamlined design for the decals. The height would be lessened, but the numbers would stay the same size.

This would be a big change for about 11,000 residents, Learnard remarked, and asked Strickland to expound on the reasons. Strickland said it had been discussed by previous councils for at least five years, as well as by citizens. Safety concerns spurred TAG to investigate it. Citizens had complained that they could not report reckless activity because they could not read the registration number as the cart passed. It would aid law enforcement as well. He had asked about having the decal only on the front or the back, and the Police had responded that both front and rear would be best.

Holland asked if most carts had a rear deck that was large enough to accommodate a decal of 2.25 inches in height? Strickland said some did, but many carts would require an addition to the rear deck for the decal. Finding a spot for a front decal should not be a problem. Strickland noted that one dealer told him they sold a model that did not have a place for a side decal; also, some newer carts had actual license plate holders on the front and rear.

Brown said that if she attached a metal decal holder to the rear deck of her own cart, it would drag and bend hitting certain places in the paths. She would have to make accommodations for the rain cover, but it was do-able. This change was something citizens had asked about for years, she said, and it was time to take action. It would not be easy in the transition, but better in the long run.

Strickland asked if Council wanted the verbiage regarding the placement to be more general? Most agreed that keeping it simply "front and rear" was best.

However, Holland commented, what was important was that they be affixed to the cart in such a manner as to be fully visible at all times. However, the noses of some

carts were flat, and the decal could not be read from the front, only from above. He wondered if they needed language to clarify that. Strickland said “visible at all times” should cover that. Brown proposed adding the terms “forward-facing” and “rear-facing.” Holland asked that staff give some thought to this.

The decals were renewed every three years, Johnson clarified, and were due next year. She thought this was the best way to go ahead and get this done.

Strickland added that he had provided estimates for what these changes would cost, but those numbers could change.

D. Feeding Wildlife Ordinance

Staff was asked at the last meeting to draft an ordinance regulating wildlife feeding, and it was in the packet, Assistant City Manager Chris Hobby stated. The key provisions were to curb feeding of wildlife and feral animals, and it would apply to all property in Peachtree City. Exceptions would include feeding songbirds using feeders, feeding fish, and trap, neuter and release programs. The Police and Code Enforcement would be assigned to enforce this, and fines for violators would be set at the discretion of the Municipal Court judge.

The main issue was how this could be enforced, which Hobby said was a valid concern. He noted that he was able to find only one other similar local ordinance in the State.

Johnson asked about migratory birds and waterfowl, which were not mentioned. She noted that many people in Peachtree City liked to feed the geese, and Hobby said that would be allowed.

Brown said this was a good first reading, but some tweaks were needed. She was in favor of doing something, but was struck by the strength of this ordinance. She noted that State law said deer could be baited on private property, while this ordinance forbade it. This was a good place to start, but some more discussion was needed.

Holland agreed with Brown, adding that enforcement was an issue. Did they want the Police using their time to check for feeders?

Learnard pointed out that only one jurisdiction had a similar law, which was very telling. She said it was over-reach, and maybe they should rely on public communications to get the word out. This ordinance did not seem necessary.

Maybe the City could put out information on not feeding animals, Holland said, and Learnard added that this was not enforceable and was overreach. Brown said she was willing to put it on hold if they had better public messaging about how damaging it was to feed the deer. Learnard and Johnson agreed, with Johnson saying they should try communications as a first step.

Council instructed Hobby to put this on hold until they tried other options. They would still have this ordinance if they needed it.

New Agenda Items

A. 10-25-01 New Alcohol License - Smore Bake Standard

Julio said this was a request for an alcohol license allowing serving of wine during cake decorating and baking classes at a new business in the Willow District. The applicant and the location met the City's requirements.

Holland moved to approve New Agenda item 10-25-01, New Alcohol License - Smore Bake Standard. Brown seconded.

Holland asked if this business made s'mores? Julio said she did not know, but the idea was that you could come to the class and bake various treats while having some wine. Meeker explained it would be a bake shop that offered classes.

Motions carried unanimously.

The Mayor called for a five-minute break. The meeting resumed at 10:50 a.m.

B. 10-25-02 New Qualified Location Permit - Let's Go Pickleball

Let's Go Pickleball on Moba Drive had submitted a request to become a qualified location. Qualified locations did not sell or serve alcohol during daily operations but could apply for a special events alcohol permit, when necessary, such as at a tournament, Julio stated. The applicant and the location met the City's requirements.

Brown moved to approve New Agenda item 10-25-02, New Qualified Location Permit - Let's Go Pickleball. Holland seconded. Motion carried unanimously.

C. 10-25-03 Official Intent to Finance Resolution

This was the list of capital equipment included in the budget, Financial Services Director Kelly Bush explained. It was purchased throughout the year and financed at the end of the year. This was giving them permission to do that.

Holland moved to approve New Agenda item 10-25-03 Official Intent to Finance Resolution. Brown seconded. Motion carried unanimously.

D. 10-25-04 Resolution Adopting the 2025 Capital Improvement Element

Planning Director Shayla Reed said she was asking Council to pass a resolution to adopt the annual update of the 2025 Capital Improvements Element (CIE). The State had reviewed this and found it to be accurate. Passing it would allow the City to continue collecting impact fees.

Holland moved to approve New Agenda item 10-25-04, a resolution adopting the

2025 Capital Improvement Element. Brown seconded. Motion carried unanimously.

Council/Staff Topics

The Mayor noted that this was Food Truck Thursday at Drake Field and that the first Family Football Saturday was set for that Saturday at Drake Field.

Strickland said they had received the tax digest from the County and calculated the rollback rate at 5.844 mills. This would not require public hearings, and he planned to ask Council to adopt the millage rate at the next meeting.

Executive Session

Johnson moved to adjourn to executive session at 10:55 a.m. to discuss pending or threatened litigation. Holland seconded. Motion carried unanimously.

Holland moved to reconvene in regular session at 11:05 a.m. Brown seconded. Motion carried unanimously.

Adjourn

Motion to deny the claim of Keith and Valli Farmer as presented.

APPROVED 4-0

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

Martha Barksdale, Recording Secretary

Kim Learnard, Mayor

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Justin Strickland, City Manager

FROM: Jonathan Miller, Public Works Director 10/09/2025
Kelly Bush, Financial & Administrative Services Director 10/10/2025
Chris Hobby, Assistant City Manager 10/10/2025
Justin Strickland, City Manager 10/10/2025

DATE: October 16, 2025

SUBJECT: FY26 Budget Amendment and Ordinance Amendment to Motorized Cart Decal Placement

Recommendation:

Approve the attached Ordinance Amendment to Motorized Cart Decal Placement and FY26 Budget Amendment.

Discussion:

The Transportation Advisory Group conducted research and community outreach discussions regarding the placement of the registration decals on motorized carts. The consensus of the Transportation Advisory Group is that decals should be located on the front passenger side lower window and rear deck of carts. Staff brought this forward to the City Council at the October 2, 2025, Work Session. During the discussion, the consensus of Council was to leave the placement of the decals more broad but also specific enough that they are visible to other users of the paths. The attached draft version was reviewed by the City Manager, City Clerk, and City Attorney.

The cost for the motorized cart decal replacement project based on the new reduced-size layout:

- 16,500 decals with new reduced size (8" x 2.25"): \$69,135.00
- Mailing & logistics (Third Millennium): \$10,869.88
- Postage (First-Class Presort estimated @ \$0.51 per piece): \$8,415.00

Total Project: \$88,419.88

Please note that this total does not include renewal sticker pricing, which we will purchase separately as part of our normal annual renewal schedule process.

On scheduling:

Residential renewals are typically due December 31, with notices going out in October. Non-Residential renewals usually follow in early December, with a January 31 due date.

Given the 6-week production time for decals, the 1–2 months TMA will need for logistics prep, the City Hall renovation starting in November, and the importance of marketing the new decal placement, staff recommends delaying the renewal season until after the New Year to keep things coordinated and manageable.

A revised timeline would look like:

- **Residential renewals** mailed in early January, with a March 31 due date.
- **Non-Residential renewals** mailed in early February, with an April 30 due date.

Budget Impact:

\$88,419.88. Cash Reserves (One time expense). Ongoing renewals and decals are budgeted every year.

Attachments:

1. Draft Tag Placement Ordinance
2. Budget Amendment 26-01 Golf Cart Decals

Sec. 78-92. Registration/decal/transfer requirements.

- (a) *Motorized carts.* It shall be the duty of every owner of an electric or gasoline-powered motorized cart that is operated over the ~~recreation paths~~path system and streets and those areas accessible by the public within the corporate limits of the city to register the cart with the city within ten business days of the date of purchase. Two numerical decals shall be issued upon registration; and a record of each motorized cart number, along with the name and address of the owner, shall be maintained by the finance division. Registration decals must be affixed to both the front and rear of the golf cart, one on each end. Each decal shall be affixed or mounted in a location that is unobstructed, clearly legible, and oriented so as to be plainly visible at all times to persons, including but not limited to city law enforcement and code enforcement personnel, to persons and public safety personnel on the city's path system and roadways for identification and public safety purposes. ~~The decals must be affixed to the sides of the front passenger side lower windshield and the rear deck of the cart in such a manner as to be fully visible at all times.~~ The failure to have a current registration and decals on a motorized cart shall be a violation of this section and subject the owner of such cart to the penalties set forth in section 1-11.
- (1) *Registration fee.* The registration fee shall be \$15.00 per year for each cart. Registered carts shall display the required numbered decal issued by the finance division.
- (2) *Nonresident user fee.* In addition to the registration fee, an annual path system user fee shall be established by the mayor and city council and be charged for each cart registered by nonresidents of the city. The nonresident fee is due by January 31 each year and shall be paid annually until such time as the cart is released and decals are returned to the city.
- (3) *Assessment and proration of fees.*
- a. Resident registration fees shall be assessed as follows:
1. Registration year: \$45.00 (for the subsequent three-calendar year period);
 2. Year 1 - \$45.00 (\$30.00 on or after July 1);
 3. Year 2 - \$30.00 (\$15.00 on or after July 1);
 4. Year 3/new registration year - \$15.00 (\$45.00 for subsequent three-year period after registration renewals commence).
- b. Nonresident fees shall be assessed annually and shall be due by January 31 of the calendar year covered. The nonresident fee shall be prorated for carts purchased after January 31 of the first calendar year of ownership as follows:
1. Registration on or after April 1 - 75 percent;
 2. Registration on or after July 1 - 50 percent;
 3. Registration on or after October 1 - 25 percent.
- Failure to pay the annual registration and nonresident user fee by January 31 will result in a \$20.00 penalty and the cart shall be considered an unregistered cart after January 31 until such time as the annual fees and penalties are paid.
- c. Golf cart rental companies located within the city limits may register rental fleet carts annually.
- d. Assessed registration and nonresident user fees shall remain with the cart and attached decals. Recovery of these fees upon the sale of a cart shall be part of the negotiated price between seller and buyer.

-
- (4) *Registration and payment deadline.* If a cart is not registered within ten business days of purchase, a \$20.00 penalty will be applied in addition to the registration fee; and the cart shall be considered an unregistered cart after the ten-business-day period. If the registration is not renewed within the designated renewal period of a registration year, a \$20.00 penalty will be applied in addition to the registration fee.
- (5) *Transfers.* Upon occurrence of a sale of the cart to another person who shall operate the cart over the recreation paths and streets of the city, the registration must be transferred to the new owner within ten business days of the change in ownership at a cost of \$15.00. If the new owner is not a city resident, the nonresident fees for the balance of the year shall be prorated as described in paragraph (3) above. If the registration is not transferred within ten business days, a \$20.00 penalty will be applied in addition to the \$15.00 transfer charge; and the cart shall be considered an unregistered cart after the ten-business-day period. Dealers acquiring a registered cart exclusively for resale (non-rental) shall not be required to pay the transfer charge, but shall notify the city of the transfer within ten business days of receiving the cart, and of the ultimate disposition of the cart within ten business days of sale.
- (6) *Special tourism events.* Council may, at its discretion, waive registration requirements for special events of a limited duration to which out-of-city residents may bring carts as participants.
- Registration requirements will be waived for a five-day period beginning July 2 and ending July 6 for the annual 4th of July activities.
- (7) *Homeowner relocation.* In the event that a registered motorized cart owner changes his/her address or contact information after the motorized cart is registered, that owner shall have 60 days to provide their new contact information to the finance division. If the ownership information is not updated within 60 days of relocation, a \$20.00 penalty will be applied and the cart shall be considered an unregistered cart after the 60-day period.

City residents relocating outside the corporate city limits shall be responsible for the annual nonresident user fee for all registered carts. The fee shall be prorated for the first year of payment as described in paragraph (3) above.

(b) *Gasoline carts.*

- (1) Every gasoline powered motorized cart shall at all times be equipped with an exhaust system in good working order and in constant operation, meeting the following specifications:
- The exhaust system shall include the piping leading from the flange of the exhaust manifold to and including the muffler and exhaust pipes or include any and all parts specified by the manufacturer.
 - The exhaust system and its elements shall be securely fastened, including the consideration of missing or broken brackets or hangers.
 - The engine and powered mechanism of every cart shall be so equipped, adjusted and tuned as to prevent the escape of excessive smoke or fumes.
- (2) It shall be unlawful for the owner of any gasoline powered motorized cart to operate or permit the operation of such cart on which any device controlling or abating atmospheric emissions, which is placed on a cart by the manufacturer, to render the device unserviceable by removal, alteration or which interferes with its operation.

- (c) *Rental carts.* Cart dealers and distributors, as well as other commercial establishments, may rent carts to the public for use on the recreation paths and streets and those areas accessible by the public of the city. Each such establishment renting carts shall be required to register each such rental cart in accordance with subsections (a) and (b) of this section and shall maintain a written record of each person who rents each cart.

Renters shall be required to furnish positive identification, shall be provided a copy of this article to read, and must be at least 16 years of age. The registration fee and transfer fees and regulations shall be the same as those in subsections (a) and (b).

- (d) *Electric personal assistive mobility device (EPAMD).* EPAMDs shall be subject to the same registration requirements outlined above in subsections (a) and (c).
- (e) *Age, number of registrants limited.* Only those persons 18 years of age or older may register a motorized cart. Cart registration may be in one person's name only, and the registration form must be signed by that person.
- (f) *LSMV.* No LSMV shall be operated on the paved recreational paths or streets located within the territorial boundaries of the city unless it is legally registered and insured according to laws of the state.

(Code 1980, § 19-31; Ord. No. 779, 12-20-2001; Ord. No. 786, 9-5-2002; Ord. No. 867, § 1, 1-19-2006; Ord. No. 873, § 1, 2-16-2006; Ord. No. 901, § 1, 4-19-2007; Ord. No. 924, § 1, 12-6-2007; Ord. No. 970, § 1, 4-16-2009; Ord. No. 1017, § 4, 1-6-2011; Ord. No. 1100, § 1, 1-7-2016; Ord. No. 1131, § 1, 9-7-2017)

Editor's note(s)—Ord. No. 1100, § 1, adopted January 7, 2016, changed the title of § 78-92 from "Registration/transfer requirements" to "Registration/decal/transfer requirements."

[illegible]

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Justin Strickland, City Manager

FROM: David Borkowski, City Engineer 10/08/2025
Yasmin Julio, City Clerk/ Director of Executive Services 10/08/2025
Chris Hobby, Assistant City Manager 10/09/2025
Justin Strickland, City Manager 10/09/2025

DATE: October 16, 2025

SUBJECT: MEJA Headquarters - Stormwater Maintenance Agreement

Recommendation:

Authorize the Mayor to execute the attached Stormwater Management Facility Maintenance Agreement with Jason Rogers - Bogie Development LLC.

Discussion:

The City's stormwater management ordinance requires that all new developments submit an agreement to the City stating that they will maintain the stormwater best management practices that they install. The agreement does not obligate the City financially or require the City to perform maintenance.

Bogie Development LLC has submitted their agreement to the City and staff recommends signing the agreement in accordance with our ordinance.

Budget Impact:

There is no budget impact with this item.

Attachments:

1. Stormwater Maintenance Agreement - 407 Dividend

Record and return to:

Cinnamon Mack
City of Peachtree City
209 McIntosh Road
Peachtree City, Georgia 30269

STORMWATER MANAGEMENT FACILITY MAINTENANCE AGREEMENT

THIS AGREEMENT, made and entered into this ___ day of _____, by and between Jason Rogers - Bogie Development LLC, a Georgia resident (hereinafter called the "Landowner") and **PEACHTREE CITY, GEORGIA** (hereinafter called the "City").

WITNESSETH, that WHEREAS, the Landowner is the owner of certain real property described as 407 Dividend Drive, Peachtree City, Georgia, as recorded by deed in the land records of Fayette County, Georgia, Deed Book 1621, Page 99-102 (hereinafter called the "Property");

WHEREAS, the Landowner is proceeding to build on and develop a portion of the property as shown on Exhibit "A";

WHEREAS, the Site Plan/Subdivision Plan known as "407 Dividend Drive", dated _____, and approved by the City on _____ (hereinafter called the "Plan"), which is expressly made a part hereof, as approved or to be approved by the City, provides for management of stormwater, as indicated, within the confines of the Property;

WHEREAS the City and the Landowner, its successors and assigns, including any office park or industrial park association, agree that the health, safety, and welfare of the residents of Peachtree City, Georgia, require that on-site stormwater management facilities be constructed and maintained on the Property; and

WHEREAS, the City requires that on-site stormwater management facilities as shown on the Plan be constructed and adequately maintained by the Landowner, its successors and assigns, including any office park or industrial park association.

NOW, THEREFORE, in consideration of the foregoing premises, the mutual covenants contained herein, and the following terms and conditions, the parties hereto agree as follows:

1. The on-site stormwater management facilities shall be constructed by the Landowner, its successors and assigns, in accordance with the plans and specifications identified in the Plan.
2. The Landowner, its successors and assigns, including any office park or industrial park association, shall adequately maintain the stormwater management facilities. This includes all pipes, channels or other conveyances built to convey stormwater to the facility, as well as all structures, improvements, and vegetation provided to control the quantity and quality of the stormwater. Adequate maintenance is herein defined as good working condition so that these facilities are performing their design functions. The Stormwater Structural Control Maintenance Checklists found in the latest edition of the *Georgia Stormwater Management Manual* are to be used to establish what constitutes "good working condition," under this Agreement.

3. The Landowner, its successors and assigns, shall inspect the stormwater management facility and submit an inspection report annually. The purpose of the inspection is to assure safe and proper functioning of the facilities. The inspection shall cover the entire facilities, berms, outlet structure, pond areas, access roads, etc. Deficiencies shall be noted in the inspection report.
4. The Landowner, its successors and assigns, hereby grant permission to the City, its authorized agents and employees, to enter upon the Property and to inspect the stormwater management facilities whenever the City deems necessary. The purpose of inspection is to follow-up on reported deficiencies and/or to respond to citizen complaints. The City shall provide the Landowner, its successors and assigns, copies of the inspection findings and a directive to commence with the repairs if necessary.
5. In the event the Landowner, its successors and assigns, fails to maintain the stormwater management facilities in good working condition acceptable to the City, the City may enter upon the Property and take whatever steps necessary to correct deficiencies identified in the inspection report and to charge the costs of such repairs to the Landowner, its successors and assigns. The Landowner shall be given notice of the deficiencies identified in the inspection report so as to take the necessary corrective action. Such corrective action shall be completed within thirty (30) days of the Landowner's receipt of such notice. In the event that the Landowner cannot complete such remedial action within this time period, the Landowner shall provide a schedule for completion, which scheduled must be approved by the City. This provision shall not be construed to allow the City to erect any structure of permanent nature on the land of the Landowner outside of the easement for the stormwater management facilities. It is expressly understood and agreed that the City is under no obligation to routinely maintain or repair said facilities, and in no event shall this Agreement be construed to impose any such obligation on the City.
6. The Landowner, its successors and assigns, will perform the work necessary to keep these facilities in good working order as appropriate. In the event a maintenance schedule for the stormwater management facilities (including sediment removal) is outlined on the approved plans, the schedule will be followed.
7. In the event the City, pursuant to this Agreement, performs work of any nature, or expends any funds in performance of said work for labor, use of equipment, supplies, materials, and the like, the Landowner, its successors and assigns, shall reimburse the City upon demand, within thirty (30) day of receipt thereof for all actual costs incurred by the City hereunder.
8. This agreement imposes no liability of any kind whatsoever on the City and the Landowner agrees to indemnify and hold the City harmless from any liability in the event the stormwater management facilities fail to operate properly.
9. This agreement shall be recorded among the land records of Fayette County, Georgia, and shall constitute a covenant running with the land, and shall be binding on the Landowner, its administrators, executors, assigns, heirs and any other successors in interests, including any office park or industrial park association.

WITNESS the following signatures and seals:

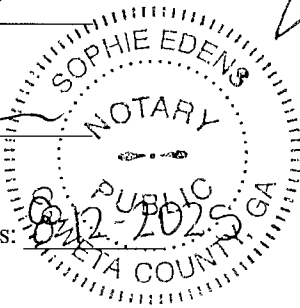
Signed, sealed and delivered
in the presence of:

Matthew Mear

Witness

Sophie Eden
Notary Public

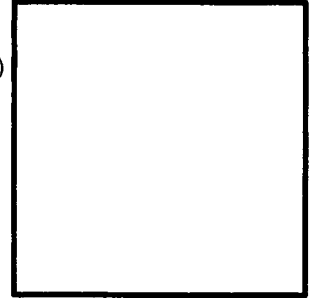
My commission expires:



Jason Rogers
(Owner Signature)
Jason Rogers - Bogle Development LLC

(Corp. Seal if applicable)

(Owner Printed Name & Company Name)



Signed, sealed and delivered
in the presence of:

PEACHTREE CITY, GEORGIA

By: _____

(Seal)

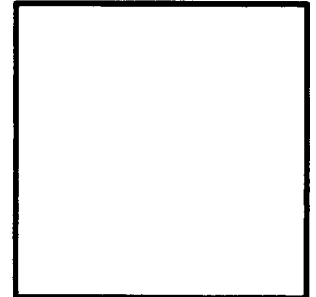
Name: _____

Title: _____

Witness

Notary Public

My commission expires: _____



Maintenance Facility Contact Information: (Please print or type)

Name

E-mail address

Address

City/State/Zip

Telephone Number

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Justin Strickland, City Manager

FROM: David Borkowski, City Engineer 10/08/2025
Yasmin Julio, City Clerk/ Director of Executive Services 10/08/2025
Chris Hobby, Assistant City Manager 10/09/2025
Justin Strickland, City Manager 10/09/2025

DATE: October 16, 2025

SUBJECT: REM WP LAND LLC - Stormwater Maintenance Agreement

Recommendation:

Authorize the Mayor to execute the attached Stormwater Management Facility Maintenance Agreement with REM WP LAND, LLC.

Discussion:

The City's stormwater management ordinance requires that all new developments submit an agreement to the City stating that they will maintain the stormwater best management practices that they install. The agreement does not obligate the City financially or require the City to perform maintenance.

REM WP Land LLC has submitted their agreement to the City and staff recommends signing the agreement in accordance with our ordinance.

Budget Impact:

There is no budget impact with this item.

Attachments:

1. Stormwater Maintenance Agreement - 455 Northlake

Record and return to:

Cinnamon Mack
City of Peachtree City
209 McIntosh Road
Peachtree City, Georgia 30269

STORMWATER MANAGEMENT FACILITY MAINTENANCE AGREEMENT

THIS AGREEMENT, made and entered into this 5 day of Dec, by and between **REM WP LAND, LLC**, a Georgia company (hereinafter called the "Landowner") and **PEACHTREE CITY, GEORGIA** (hereinafter called the "City").

WITNESSETH, that WHEREAS, the Landowner is the owner of certain real property described as Northlake Drive, Peachtree City, GA 30269, as recorded by deed in the land records of Fayette County, Georgia, Deed Book 5609, Page 0305 (hereinafter called the "Property");

WHEREAS, the Landowner is proceeding to build on and develop a portion of the property as shown on Exhibit "A";

WHEREAS, the Site Plan/Subdivision Plan known as "EMC 403 WESTPARK, LLC," dated 7/15/2024, and approved by the City on 8/28/2024 (hereinafter called the "Plan"), which is expressly made a part hereof, as approved or to be approved by the City, provides for management of stormwater, as indicated, within the confines of the Property;

WHEREAS the City and the Landowner, its successors and assigns, including any office park or industrial park association, agree that the health, safety, and welfare of the residents of Peachtree City, Georgia, require that on-site stormwater management facilities be constructed and maintained on the Property; and

WHEREAS, the City requires that on-site stormwater management facilities as shown on the Plan be constructed and adequately maintained by the Landowner, its successors and assigns, including any office park or industrial park association.

NOW, THEREFORE, in consideration of the foregoing premises, the mutual covenants contained herein, and the following terms and conditions, the parties hereto agree as follows:

1. The on-site stormwater management facilities shall be constructed by the Landowner, its successors and assigns, in accordance with the plans and specifications identified in the Plan.
2. The Landowner, its successors and assigns, including any office park or industrial park association, shall adequately maintain the stormwater management facilities. This includes all pipes, channels or other conveyances built to convey stormwater to the facility, as well as all structures, improvements, and vegetation provided to control the quantity and quality of the stormwater. Adequate maintenance is herein defined as good working condition so that these facilities are performing their design functions. The Stormwater Structural Control Maintenance Checklists found in the latest edition of the *Georgia Stormwater Management Manual* are to be used to establish what constitutes "good working condition," under this Agreement.

3. The Landowner, its successors and assigns, shall inspect the stormwater management facility and submit an inspection report annually. The purpose of the inspection is to assure safe and proper functioning of the facilities. The inspection shall cover the entire facilities, berms, outlet structure, pond areas, access roads, etc. Deficiencies shall be noted in the inspection report.
4. The Landowner, its successors and assigns, hereby grant permission to the City, its authorized agents and employees, to enter upon the Property and to inspect the stormwater management facilities whenever the City deems necessary. The purpose of inspection is to follow-up on reported deficiencies and/or to respond to citizen complaints. The City shall provide the Landowner, its successors and assigns, copies of the inspection findings and a directive to commence with the repairs if necessary.
5. In the event the Landowner, its successors and assigns, fails to maintain the stormwater management facilities in good working condition acceptable to the City, the City may enter upon the Property and take whatever steps necessary to correct deficiencies identified in the inspection report and to charge the costs of such repairs to the Landowner, its successors and assigns. The Landowner shall be given notice of the deficiencies identified in the inspection report so as to take the necessary corrective action. Such corrective action shall be completed within thirty (30) days of the Landowner's receipt of such notice. In the event that the Landowner cannot complete such remedial action within this time period, the Landowner shall provide a schedule for completion, which scheduled must be approved by the City. This provision shall not be construed to allow the City to erect any structure of permanent nature on the land of the Landowner outside of the easement for the stormwater management facilities. It is expressly understood and agreed that the City is under no obligation to routinely maintain or repair said facilities, and in no event shall this Agreement be construed to impose any such obligation on the City.
6. The Landowner, its successors and assigns, will perform the work necessary to keep these facilities in good working order as appropriate. In the event a maintenance schedule for the stormwater management facilities (including sediment removal) is outlined on the approved plans, the schedule will be followed.
7. In the event the City, pursuant to this Agreement, performs work of any nature, or expends any funds in performance of said work for labor, use of equipment, supplies, materials, and the like, the Landowner, its successors and assigns, shall reimburse the City upon demand, within thirty (30) day of receipt thereof for all actual costs incurred by the City hereunder.
8. This agreement imposes no liability of any kind whatsoever on the City and the Landowner agrees to indemnify and hold the City harmless from any liability in the event the stormwater management facilities fail to operate properly.
9. This agreement shall be recorded among the land records of Fayette County, Georgia, and shall constitute a covenant running with the land, and shall be binding on the Landowner, its administrators, executors, assigns, heirs and any other successors in interests, including any office park or industrial park association.

WITNESS the following signatures and seals:

Signed, sealed and delivered
in the presence of:

Witness

Notary Public

My commission expires:



(Owner Signature)

Richard Tran R2M WP
(Owner Printed Name & Company Name)

(Corp. Seal if applicable)

Signed, sealed and delivered
in the presence of:

Witness

Notary Public

My commission expires: _____

PEACHTREE CITY, GEORGIA

By: _____

Name: _____

Title: _____

(Seal)

Maintenance Facility Contact Information: (Please print or type)

Name

E-mail address

Address

City/State/Zip

Telephone Number

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Justin Strickland, City Manager

FROM: David Borkowski, City Engineer 10/08/2025
Yasmin Julio, City Clerk/ Director of Executive Services 10/08/2025
Chris Hobby, Assistant City Manager 10/09/2025
Justin Strickland, City Manager 10/09/2025

DATE: October 16, 2025

SUBJECT: Primrose - Stormwater Maintenance Agreement

Recommendation:

Authorize the Mayor to execute the attached Stormwater Management Facility Maintenance Agreement with Georgia Eagle Properties, LLC.

Discussion:

The City's stormwater management ordinance requires that all new developments submit an agreement to the City stating that they will maintain the stormwater best management practices that they install. The agreement does not obligate the City financially or require the City to perform maintenance.

Georgia Eagle Properties, LLC has submitted their agreement to the City and staff recommends signing the agreement in accordance with our ordinance.

Budget Impact:

There is no budget impact with this item.

Attachments:

1. Stormwater Maintenance Agreement - Primrose

Record and return to:

Cinnamon Mack
City of Peachtree City
209 McIntosh Road
Peachtree City, Georgia 30269

STORMWATER MANAGEMENT FACILITY MAINTENANCE AGREEMENT

THIS AGREEMENT, made and entered into this ___ day of October 2024, by and between Georgia Eagle Properties, LLC, a Georgia resident (hereinafter called the "Landowner") and **PEACHTREE CITY, GEORGIA** (hereinafter called the "City").

WITNESSETH, that WHEREAS, the Landowner is the owner of certain real property described as 110 Wilshire Village Dr., Peachtree City, GA 30269, as recorded by deed in the land records of Fayette County, Georgia, Deed Book 3483, Page 319 (hereinafter called the "Property");

WHEREAS, the Landowner is proceeding to build on and develop a portion of the property as shown on Exhibit "A";

WHEREAS, the Site Plan/Subdivision Plan known as "Primrose School at Wilshire Village", dated 7/22/24, and approved by the City on 9/27/2024 (hereinafter called the "Plan"), which is expressly made a part hereof, as approved or to be approved by the City, provides for management of stormwater, as indicated, within the confines of the Property;

WHEREAS the City and the Landowner, its successors and assigns, including any office park or industrial park association, agree that the health, safety, and welfare of the residents of Peachtree City, Georgia, require that on-site stormwater management facilities be constructed and maintained on the Property; and

WHEREAS, the City requires that on-site stormwater management facilities as shown on the Plan be constructed and adequately maintained by the Landowner, its successors and assigns, including any office park or industrial park association.

NOW, THEREFORE, in consideration of the foregoing premises, the mutual covenants contained herein, and the following terms and conditions, the parties hereto agree as follows:

1. The on-site stormwater management facilities shall be constructed by the Landowner, its successors and assigns, in accordance with the plans and specifications identified in the Plan.
2. The Landowner, its successors and assigns, including any office park or industrial park association, shall adequately maintain the stormwater management facilities. This includes all pipes, channels or other conveyances built to convey stormwater to the facility, as well as all structures, improvements, and vegetation provided to control the quantity and quality of the stormwater. Adequate maintenance is herein defined as good working condition so that these facilities are performing their design functions. The Stormwater Structural Control Maintenance Checklists found in the latest edition of the *Georgia Stormwater Management Manual* are to be used to establish what constitutes "good working condition," under this Agreement.

Ver. 7/28/23

3. The Landowner, its successors and assigns, shall inspect the stormwater management facility and submit an inspection report annually. The purpose of the inspection is to assure safe and proper functioning of the facilities. The inspection shall cover the entire facilities, berms, outlet structure, pond areas, access roads, etc. Deficiencies shall be noted in the inspection report.
4. The Landowner, its successors and assigns, hereby grant permission to the City, its authorized agents and employees, to enter upon the Property and to inspect the stormwater management facilities whenever the City deems necessary. The purpose of inspection is to follow-up on reported deficiencies and/or to respond to citizen complaints. The City shall provide the Landowner, its successors and assigns, copies of the inspection findings and a directive to commence with the repairs if necessary.
5. In the event the Landowner, its successors and assigns, fails to maintain the stormwater management facilities in good working condition acceptable to the City, the City may enter upon the Property and take whatever steps necessary to correct deficiencies identified in the inspection report and to charge the costs of such repairs to the Landowner, its successors and assigns. The Landowner shall be given notice of the deficiencies identified in the inspection report so as to take the necessary corrective action. Such corrective action shall be completed within thirty (30) days of the Landowner's receipt of such notice. In the event that the Landowner cannot complete such remedial action within this time period, the Landowner shall provide a schedule for completion, which scheduled must be approved by the City. This provision shall not be construed to allow the City to erect any structure of permanent nature on the land of the Landowner outside of the easement for the stormwater management facilities. It is expressly understood and agreed that the City is under no obligation to routinely maintain or repair said facilities, and in no event shall this Agreement be construed to impose any such obligation on the City.
6. The Landowner, its successors and assigns, will perform the work necessary to keep these facilities in good working order as appropriate. In the event a maintenance schedule for the stormwater management facilities (including sediment removal) is outlined on the approved plans, the schedule will be followed.
7. In the event the City, pursuant to this Agreement, performs work of any nature, or expends any funds in performance of said work for labor, use of equipment, supplies, materials, and the like, the Landowner, its successors and assigns, shall reimburse the City upon demand, within thirty (30) day of receipt thereof for all actual costs incurred by the City hereunder.
8. This agreement imposes no liability of any kind whatsoever on the City and the Landowner agrees to indemnify and hold the City harmless from any liability in the event the stormwater management facilities fail to operate properly.
9. This agreement shall be recorded among the land records of Fayette County, Georgia, and shall constitute a covenant running with the land, and shall be binding on the Landowner, its administrators, executors, assigns, heirs and any other successors in interests, including any office park or industrial park association.

WITNESS the following signatures and seals:

Signed, sealed and delivered
in the presence of:

[Signature]

Witness

[Signature]

Notary Public

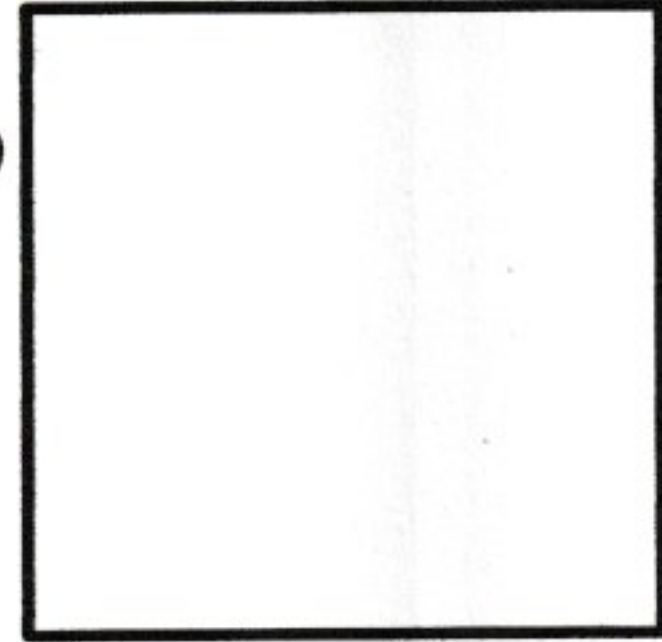
My commission expires: Jan 23, 2026



P. S. Gandhi (Corp. Seal if applicable)
(Owner Signature)

Prashant Gandhi, Georgia Eagle Properties, LLC

(Owner Printed Name & Company Name)



Signed, sealed and delivered
in the presence of:

Witness

Notary Public

My commission expires: _____

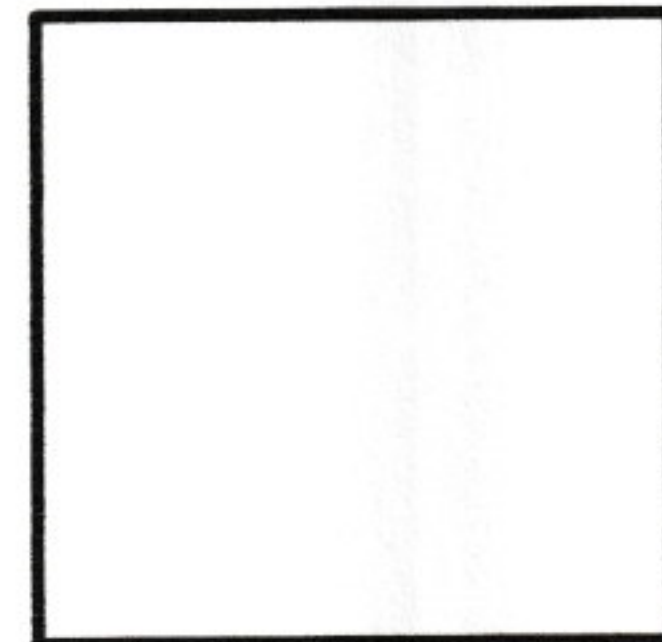
PEACHTREE CITY, GEORGIA

By: _____

(Seal)

Name: _____

Title: _____



Maintenance Facility Contact Information: (Please print or type)

Name

E-mail address

Address

City/State/Zip

Telephone Number

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Justin Strickland, City Manager

FROM: David Borkowski, City Engineer 10/08/2025
Yasmin Julio, City Clerk/ Director of Executive Services 10/08/2025
Chris Hobby, Assistant City Manager 10/09/2025
Justin Strickland, City Manager 10/09/2025

DATE: October 16, 2025

SUBJECT: VyStar Credit Union - Stormwater Maintenance Agreement

Recommendation:

Authorize the Mayor to execute the attached Stormwater Management Facility Maintenance Agreement with Vystar Credit Union.

Discussion:

The City's stormwater management ordinance requires that all new developments submit an agreement to the City stating that they will maintain the stormwater best management practices that they install. The agreement does not obligate the City financially or require the City to perform maintenance.

VyStar Credit Union has submitted their agreement to the City and staff recommends signing the agreement in accordance with our ordinance.

Budget Impact:

There is no budget impact with this item.

Attachments:

1. Stormwater Maintenance Agreement - Vystar Credit Union

Record and return to:

Cinnamon Mack
City of Peachtree City
209 McIntosh Road
Peachtree City, Georgia 30269

STORMWATER MANAGEMENT FACILITY MAINTENANCE AGREEMENT

THIS AGREEMENT, made and entered into this 23 day of June, by and between
VyStar Credit Union, a Georgia resident (hereinafter called the
“Landowner”) and **PEACHTREE CITY, GEORGIA** (hereinafter called the “City”).

WITNESSETH, that WHEREAS, the Landowner is the owner of certain real property described as
705 Highway 54, Peachtree City, GA, as recorded by deed in the land records of
Fayette County, Georgia, Deed Book 221, Page 586 (hereinafter called the “Property”);

WHEREAS, the Landowner is proceeding to build on and develop a portion of the property as
shown on Exhibit “A”;

WHEREAS, the Site Plan/Subdivision Plan known as
“Parcel D - J.R. Wood Surveyors and Planners, Inc.,” dated 11/8/1977, and approved by the City on
3/6/1980 (hereinafter called the “Plan”), which is expressly made a part hereof, as approved or
to be approved by the City, provides for management of stormwater, as indicated, within the confines of
the Property;

WHEREAS the City and the Landowner, its successors and assigns, including any office park or
industrial park association, agree that the health, safety, and welfare of the residents of Peachtree City,
Georgia, require that on-site stormwater management facilities be constructed and maintained on the
Property; and

WHEREAS, the City requires that on-site stormwater management facilities as shown on the Plan
be constructed and adequately maintained by the Landowner, its successors and assigns, including any
office park or industrial park association.

NOW, THEREFORE, in consideration of the foregoing premises, the mutual covenants contained
herein, and the following terms and conditions, the parties hereto agree as follows:

1. The on-site stormwater management facilities shall be constructed by the Landowner, its successors and assigns, in accordance with the plans and specifications identified in the Plan.
2. The Landowner, its successors and assigns, including any office park or industrial park association, shall adequately maintain the stormwater management facilities. This includes all pipes, channels or other conveyances built to convey stormwater to the facility, as well as all structures, improvements, and vegetation provided to control the quantity and quality of the stormwater. Adequate maintenance is herein defined as good working condition so that these facilities are performing their design functions. The Stormwater Structural Control Maintenance Checklists found in the latest edition of the *Georgia Stormwater Management Manual* are to be used to establish what constitutes “good working condition,” under this Agreement.

3. The Landowner, its successors and assigns, shall inspect the stormwater management facility and submit an inspection report annually. The purpose of the inspection is to assure safe and proper functioning of the facilities. The inspection shall cover the entire facilities, berms, outlet structure, pond areas, access roads, etc. Deficiencies shall be noted in the inspection report.
4. The Landowner, its successors and assigns, hereby grant permission to the City, its authorized agents and employees, to enter upon the Property and to inspect the stormwater management facilities whenever the City deems necessary. The purpose of inspection is to follow-up on reported deficiencies and/or to respond to citizen complaints. The City shall provide the Landowner, its successors and assigns, copies of the inspection findings and a directive to commence with the repairs if necessary.
5. In the event the Landowner, its successors and assigns, fails to maintain the stormwater management facilities in good working condition acceptable to the City, the City may enter upon the Property and take whatever steps necessary to correct deficiencies identified in the inspection report and to charge the costs of such repairs to the Landowner, its successors and assigns. The Landowner shall be given notice of the deficiencies identified in the inspection report so as to take the necessary corrective action. Such corrective action shall be completed within thirty (30) days of the Landowner's receipt of such notice. In the event that the Landowner cannot complete such remedial action within this time period, the Landowner shall provide a schedule for completion, which scheduled must be approved by the City. This provision shall not be construed to allow the City to erect any structure of permanent nature on the land of the Landowner outside of the easement for the stormwater management facilities. It is expressly understood and agreed that the City is under no obligation to routinely maintain or repair said facilities, and in no event shall this Agreement be construed to impose any such obligation on the City.
6. The Landowner, its successors and assigns, will perform the work necessary to keep these facilities in good working order as appropriate. In the event a maintenance schedule for the stormwater management facilities (including sediment removal) is outlined on the approved plans, the schedule will be followed.
7. In the event the City, pursuant to this Agreement, performs work of any nature, or expends any funds in performance of said work for labor, use of equipment, supplies, materials, and the like, the Landowner, its successors and assigns, shall reimburse the City upon demand, within thirty (30) day of receipt thereof for all actual costs incurred by the City hereunder.
8. This agreement imposes no liability of any kind whatsoever on the City and the Landowner agrees to indemnify and hold the City harmless from any liability in the event the stormwater management facilities fail to operate properly.
9. This agreement shall be recorded among the land records of Fayette County, Georgia, and shall constitute a covenant running with the land, and shall be binding on the Landowner, its administrators, executors, assigns, heirs and any other successors in interests, including any office park or industrial park association.

WITNESS the following signatures and seals:

Signed, sealed and delivered
in the presence of:

Johanna Palmer

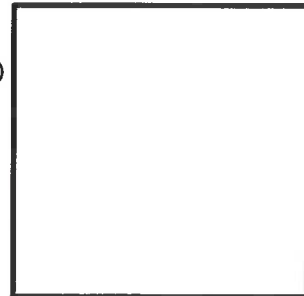
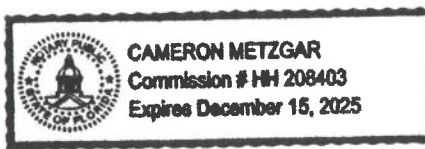
Witness

Cameron Metzgar

Notary Public

My commission expires: 12-15-25

[Signature] (Corp. Seal if applicable)
(Owner Signature)
Daniel Hicks
(Owner Printed Name & Company Name)



Signed, sealed and delivered
in the presence of:

Witness

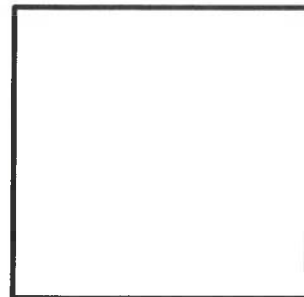
Notary Public

My commission expires: _____

PEACHTREE CITY, GEORGIA

By: _____
Name: _____
Title: _____

(Seal)



Maintenance Facility Contact Information: (Please print or type)

Daniel Hicks

Name

76 S Laura St

Address

Jacksonville, FL 32202

City/State/Zip

(904) 612-5679

Telephone Number

hicksd@vystarcu.org

E-mail address

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Justin Strickland, City Manager

FROM: David Borkowski, City Engineer 10/08/2025
Yasmin Julio, City Clerk/ Director of Executive Services 10/08/2025
Chris Hobby, Assistant City Manager 10/09/2025
Justin Strickland, City Manager 10/09/2025

DATE: October 16, 2025

SUBJECT: 100 Gates Entry - Stormwater Maintenance Agreement

Recommendation:

Authorize the Mayor to execute the attached Stormwater Management Facility Maintenance Agreement with Christina McKeller and John Haycock.

Discussion:

The City's stormwater management ordinance requires that all new developments submit an agreement to the City stating that they will maintain the stormwater best management practices that they install. The agreement does not obligate the City financially or require the City to perform maintenance.

Christina McKeller and John Haycock have submitted their agreement to the City and staff recommends signing the agreement in accordance with our ordinance.

Budget Impact:

There is no budget impact with this item.

Attachments:

1. Stormwater Maintenance Agreement-100 Gates Entry

Record and return to:

Cinnamon Mack
City of Peachtree City
209 McIntosh Road
Peachtree City, Georgia 30269

STORMWATER MANAGEMENT FACILITY MAINTENANCE AGREEMENT

THIS AGREEMENT, made and entered into this ___ day of June, by and between Christina McKeller and John Haycock, a Georgia resident (hereinafter called the "Landowner") and PEACHTREE CITY, GEORGIA (hereinafter called the "City").

WITNESSETH, that WHEREAS, the Landowner is the owner of certain real property, described as Land Lot 18 of the 6th District, City of Peachtree City, Fayette County, Ga (Parcel # 0603 019), as recorded by deed in the land records of Fayette County, Georgia, Deed Book ____, Page ____ (hereinafter called the "Property");

WHEREAS, the Landowner is proceeding to build on and develop a portion of the property as shown on Exhibit "A";

WHEREAS, the Site Plan/Subdivision Plan known as "Peachtree Professional Center", dated 15 May 2025, and approved by the City on 6 June 2025 (hereinafter called the "Plan"), which is expressly made a part hereof, as approved or to be approved by the City, provides for management of stormwater, as indicated, within the confines of the Property;

WHEREAS the City and the Landowner, its successors and assigns, including any office park or industrial park association, agree that the health, safety, and welfare of the residents of Peachtree City, Georgia, require that on-site stormwater management facilities be constructed and maintained on the Property; and

WHEREAS, the City requires that on-site stormwater management facilities as shown on the Plan be constructed and adequately maintained by the Landowner, its successors and assigns, including any office park or industrial park association.

NOW, THEREFORE, in consideration of the foregoing premises, the mutual covenants contained herein, and the following terms and conditions, the parties hereto agree as follows:

1. The on-site stormwater management facilities shall be constructed by the Landowner, its successors and assigns, in accordance with the plans and specifications identified in the Plan.
2. The Landowner, its successors and assigns, including any office park or industrial park association, shall adequately maintain the stormwater management facilities. This includes all pipes, channels or other conveyances built to convey stormwater to the facility, as well as all structures, improvements, and vegetation provided to control the quantity and quality of the stormwater. Adequate maintenance is herein defined as good working condition so that these facilities are performing their design functions. The Stormwater Structural Control Maintenance Checklists found in the latest edition of the *Georgia Stormwater Management Manual* are to be used to establish what constitutes "good working condition," under this Agreement.

3. The Landowner, its successors and assigns, shall inspect the stormwater management facility and submit an inspection report annually. The purpose of the inspection is to assure safe and proper functioning of the facilities. The inspection shall cover the entire facilities, berms, outlet structure, pond areas, access roads, etc. Deficiencies shall be noted in the inspection report.
4. The Landowner, its successors and assigns, hereby grant permission to the City, its authorized agents and employees, to enter upon the Property and to inspect the stormwater management facilities whenever the City deems necessary. The purpose of inspection is to follow-up on reported deficiencies and/or to respond to citizen complaints. The City shall provide the Landowner, its successors and assigns, copies of the inspection findings and a directive to commence with the repairs if necessary.
5. In the event the Landowner, its successors and assigns, fails to maintain the stormwater management facilities in good working condition acceptable to the City, the City may enter upon the Property and take whatever steps necessary to correct deficiencies identified in the inspection report and to charge the costs of such repairs to the Landowner, its successors and assigns. The Landowner shall be given notice of the deficiencies identified in the inspection report so as to take the necessary corrective action. Such corrective action shall be completed within thirty (30) days of the Landowner's receipt of such notice. In the event that the Landowner cannot complete such remedial action within this time period, the Landowner shall provide a schedule for completion, which scheduled must be approved by the City. This provision shall not be construed to allow the City to erect any structure of permanent nature on the land of the Landowner outside of the easement for the stormwater management facilities. It is expressly understood and agreed that the City is under no obligation to routinely maintain or repair said facilities, and in no event shall this Agreement be construed to impose any such obligation on the City.
6. The Landowner, its successors and assigns, will perform the work necessary to keep these facilities in good working order as appropriate. In the event a maintenance schedule for the stormwater management facilities (including sediment removal) is outlined on the approved plans, the schedule will be followed.
7. In the event the City, pursuant to this Agreement, performs work of any nature, or expends any funds in performance of said work for labor, use of equipment, supplies, materials, and the like, the Landowner, its successors and assigns, shall reimburse the City upon demand, within thirty (30) day of receipt thereof for all actual costs incurred by the City hereunder.
8. This agreement imposes no liability of any kind whatsoever on the City and the Landowner agrees to indemnify and hold the City harmless from any liability in the event the stormwater management facilities fail to operate properly.
9. This agreement shall be recorded among the land records of Fayette County, Georgia, and shall constitute a covenant running with the land, and shall be binding on the Landowner, its administrators, executors, assigns, heirs and any other successors in interests, including any office park or industrial park association.

WITNESS the following signatures and seals:

Signed, sealed and delivered
in the presence of:

Tyler Hendrix
Witness

Heresa Hess
Notary Public

My commission expires: 03-26-27



Signed, sealed and delivered
in the presence of:

Witness

Notary Public

My commission expires: _____

Christina McKellar (Corp. Seal if applicable)

(Owner Signature)

Christina McKellar
(Owner Printed Name & Company Name)

PTC Dental Properties

John Haycock
PTC DENTAL PROPERTIES

PEACHTREE CITY, GEORGIA

By: _____

(Seal)

Name: _____

Title: _____

Maintenance Facility Contact Information: (Please print or type)

Name

E-mail address

Address

City/State/Zip

Telephone Number

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Justin Strickland, City Manager

FROM: Kelly Bush, Financial & Administrative Services Director 10/13/2025
Justin Strickland, City Manager 10/13/2025

DATE: October 16, 2025

SUBJECT: Sponsorship Acceptance and FY26 Budget Amendment

Recommendation:

Approve the attached budget amendment 26-03 for the acceptance of a Sponsorship for Recreation Non-Support Programs – from Class 101 (The Elevation Group 5.0, Inc).

Discussion:

Staff received a sponsorship from Class 101 (The Elevation Group 5.0 Inc) for our Fall Festival and two remaining Family Football Saturdays in the amount of \$5,000.

The attached budget amendment accepts the \$5,000 in sponsorship and budgets for the expense in the recreation non-support programs.

Budget Impact:

The proposed budget amendment will increase both revenues and expenditures in the General Fund.

Attachments:

1. Budget Amendment 26-03 Special Event

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Justin Strickland, City Manager

FROM: Kelly Bush, Financial & Administrative Services Director 10/09/2025
Justin Strickland, City Manager 10/10/2025

DATE: October 16, 2025

SUBJECT: 10-25-05 2025 Maintenance and Operation Millage Rate

Recommendation:

Adopt the Maintenance and Operation millage rate at 5.844 mills.

Discussion:

State law requires that cities advertise the “Notice of Current Tax Digest and Five-Year History of Levy” prior to adopting a millage rate. With that requirement completed, the City Council may now take action to adopt the 2025 millage rate.

As discussed during the FY 2026 budget meetings and ultimately the adopted FY 2026 Budget, property tax revenue estimates were reduced to account for the full rollback millage rate. Based on the 2025 tax digest provided by Fayette County, the rollback rate is calculated at .139 mills. The rollback rate will reduce the Maintenance and Operation millage rate from the current 5.983 mills down to 5.844 mills.

Budget Impact:

Approval of the proposed millage rate will authorize the 2025 tax levy. Staff estimates the levy will generate a total of \$23,828,311 in M&O tax revenue in FY2026.

Attachments:

1. Tax Year 2025 5 year History Notice

NOTICE OF CURRENT TAX DIGEST AND FIVE-YEAR HISTORY OF LEVY

The Mayor and City Council of Peachtree City will meet on Thursday October 16, 2025 and establish the Ad Valorem Tax Millage rate for 2025. The meeting will be held at 6:30 P.M. in the City Hall Council Chambers located at 151 Willowbend Road, Peachtree City, Georgia. Pursuant to the requirements of O.C.G.A. 48-5-32, the City does hereby publish the following presentation of the current tax digest and levy along with the history of the tax digest and levy for the past five years.

Peachtree City	2020	2021	2022	2023	2024	2025
Real & Personal	\$2,750,321,519	\$2,881,429,190	\$3,355,672,746	\$3,815,341,207	\$4,091,981,432	\$4,414,018,581
Motor Vehicle	\$17,781,650	\$14,393,530	\$12,616,150	\$12,854,600	\$12,271,000	\$11,681,710
Mobile Homes	\$0	\$0	\$0	\$0	\$0	\$0
Timber - 100%	\$0	\$0	\$0	\$0	\$0	\$0
Heavy Duty Equipment	\$40,102	\$27,706	\$108,485	\$88,601	\$0	\$35,652
Gross Digest	\$2,768,143,271	\$2,895,850,426	\$3,368,397,381	\$3,828,284,408	\$4,104,252,432	\$4,425,735,943
Less M&O Exemptions	\$127,507,697	\$149,188,265	\$138,699,748	\$193,330,031	\$156,618,518	\$348,338,407
Net M&O Digest	\$2,640,635,574	\$2,746,662,161	\$3,229,697,633	\$3,634,954,377	\$3,947,633,914	\$4,077,397,536
Gross M&O Millage	9.326	9.175	9.056	9.019	8.805	8.843
Less Rollbacks	3.094	3.132	3.013	2.976	2.822	2.999
Net M&O Millage	6.232	6.043	6.043	6.043	5.983	5.844
Net Taxes Levied	\$16,456,441	\$16,598,079	\$19,517,063	\$21,966,029	\$23,618,694	\$23,828,311
Net Taxes \$ Increase/(Decrease)	\$746,288	\$141,638	\$2,918,984	\$2,448,966	\$1,652,665	\$209,617
Net Taxes % Increase	4.75%	0.86%	17.59%	12.55%	7.52%	0.89%
Bond Exemptions	\$0	\$0	\$0	\$0	\$0	\$0
Net Bond Digest	\$0	\$0	\$0	\$0	\$0	\$0
Bond Millage	0	0	0	0	0	0
Bond Taxes Levied	\$0	\$0	\$0	\$0	\$0	\$0
Total Millage	6.232	6.043	6.043	6.043	5.983	5.844
Total Taxes Levied	\$16,456,441	\$16,598,079	\$19,517,063	\$21,966,029	\$23,618,694	\$23,828,311

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Justin Strickland, City Manager

FROM: Harold Layton 10/10/2025
Dustin Farron, Assistant Financial & Administrative Services Director 10/10/2025
Kelly Bush, Financial & Administrative Services Director 10/10/2025
Justin Strickland, City Manager 10/10/2025

DATE: October 16, 2025

SUBJECT: 10-25-06 FY2026 Budget Amendment — Memorial Bench

Recommendation:

Approve the attached budget amendment 26-02 for the donation and purchase of a memorial bench in Fund 200 – the Neighborhood Parks Fund.

Discussion:

Staff received a donation from John & Margarita Kerr for a memorial bench – Play and Love Every Day – Cherish Every Moment – Cathy Wilder Forever Loved — to be placed at Line Creek Nature Area. The donation is in the amount of \$2,070.77. The attached budget amendment accepts the donation and budgets for the expense to purchase and place the bench.

Budget Impact:

The proposed budget amendment will increase both revenue and expenditures in the Neighborhood Parks Fund.

Attachments:

1. Budget Amendment 26-02 Memorial Bench

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Justin Strickland, City Manager

FROM: Shayla Reed, Planning Director 10/10/2025
Justin Strickland, City Manager 10/10/2025

DATE: October 16, 2025

SUBJECT: ~~10-25-07 Consider a text amendment to the Sign Ordinance, Chapter 66, for revisions to roof sign regulations~~ **Postponed due to advertising requirements**

Recommendation:

The Planning Commission reviewed the conflicts in the sign ordinance and the changes proposed by staff and recommended approving the proposed revisions to roof sign regulations.

Discussion:

Staff has identified language conflicts in the current Sign Ordinance. The ordinance prohibits and defines "Roof Signs". However, it allows Roof Signs by way of a Parapet wall.

Sec. 66-3. - Definitions

Roof sign means a sign erected upon and above a roof structure and wholly supported by the roof structure or a structure placed upon a roof. Roof signs shall also constitute any signage placed upon a sloped building fascia intended to appear as or actually be roof elements of the building.

Sec. 66-5. - Prohibited signs

The following types of signs are prohibited within the city:

(8) Roof signs

Sec. 66-15. - Retail, commercial, office, or industrial (LC, GC, LUC, OI, LI, GI, LUI).

(7) For any building that is primarily used for retail and service commercial, office/institutional or industrial purposes, no part of a wall or building sign shall extend above the eave line or the top of a parapet on the wall to which it is attached.

Proposed Language

Sec. 66-3. - Definitions

Add additional definition:

Parapet Wall is a low protective wall or barrier extending above a roof, balcony, or platform as an integral part of a wall that extends above the roof structure of a building.

Sec. 66-15. - Retail, commercial, office, or industrial (LC, GC, LUC, OI, LI, GI, LUI)

For any building that is primarily used for retail and service commercial, office/institutional or industrial purposes, no part of a wall or building sign shall extend above the eave line or ~~the top of~~ along a parapet on the wall to which it is attached.

Relative Ordinances

1. Sec. 66-3. - Definitions
2. Sec. 66-5 - Prohibited signs
3. Sec. 66-15 - Retail, commercial, office, or industrial (LC, GC, LUC, OI, LI, GI, LUI)

Budget Impact:

There are no budget impacts associated with this request.

Attachments:

1. Sec. 66-3 - Definitions
2. Sec. 66-5. - Prohibited signs
3. Sec. 66-15. - Retail, commercial, office or institutional (LC, GC, LUC, OI, LI, GI, LUI).

Sec. 66-3. - Definitions.

As used in this chapter, the following terms shall have the meanings respectively ascribed to them.

Awning means a roof-like-cover that project from the wall of a building for the purpose of shielding a doorway, walkway, or window from the elements. Awnings are often made of metal, fabric or flexible plastic supported by a rigid frame, and may be retracted into the face of the building.

Beacon means any light with one or more beams directed into the atmosphere or directed at one or more points not on the same zoned lot as the light source; also, any light with one or more beams that rotate or move.

Building official means the building official of the city or his or her designee.

Business premises means a building, suite, office, or other unit used for nonresidential purposes. In the case of businesses licensed by the city, the area occupied by a single business license holder shall be deemed as one business premises. In the case of professionals paying individual taxes to the city, each professional corporation, partnership, or other entity in which the professional participates shall be considered the occupant and all area occupied by that occupant shall be the business premises. For the purpose of this chapter, business premises shall include nonresidential space occupied by charitable organizations, political organizations, institutions or other noncommercial entities.

Canopy means a roof-like structure supported by columns or projecting from a building and open on at least three sides.

Code enforcement officer means the code enforcement officer of the city or his or her designee.

City planner means the city planner of the city or his or her designee.

Commercial message means any sign wording, logo, or other representation that, directly or indirectly, names, advertises, or calls attention to a business, product, service, or other commercial activity.

Flag means any fabric, banner, or bunting containing distinctive colors, patterns, or symbols used as a symbol of government, political subdivision, or other entity.

Frontage or *street frontage* means the width in linear feet of a lot where it abuts the right-of-way of any street from which access may be directly gained.

Fronts or *fronting on a street*. A business "fronts" on a street when the lot line on the property on which the business is located also forms the line marking the edge of a publicly dedicated right-of-way.

Lot. See definition of "zoned lot" herein.

Marquee means any permanent, roof-like structure projecting beyond a building or extending along and projecting beyond the wall of the building, generally designed and constructed to provide protection from the weather.

Non-commercial message means any sign wording, logo or other representation promoting an activity or idea other than a commercial message.

Pennant means any lightweight plastic, fabric, or material, whether or not containing a message of any kind, suspended from a rope, wire, or string, usually in series, designed to move in the wind as a means of attracting attention.

Person means any association, company, corporation, firm, organization, or partnership, singular or plural, of any kind.

Principal building means a building in which the primary use of the lot on which the building is located is conducted.

Setback means the distance from the property line to the nearest part of the applicable building, structure or sign, measured from the property line to that portion of the building, structure or sign which is most proximate to such line.

Sign means any structure, display, or device that is used to advertise, identify, direct, or attract attention to a business, institution, organization, person, idea, product, service, event or location by any means, including words, letters, figures, design characteristics, symbols, logos, fixtures, colors, movement or illumination. Individual signs shall be defined as follows:

A-frame or *easel sign* means a portable sign consisting of two sign faces placed back-to-back and hinged together at the top in such a manner that each sign face leans toward the other, connecting at the top and forming a self-supporting structure which is not permanently affixed to the ground.

Animated sign means any sign, including spinners, which involves motion or rotation of any part by any means, or which is illuminated by flashing, intermittent, or color changing light or lighting, or which uses movement or change of lighting to depict action or create a special effect or scene.

Awning sign means a sign imposed or painted upon an awning.

Banner means any sign of lightweight fabric or similar material that is mounted to a building or structure. Flags, as defined herein, shall not be considered banners.

Blade sign means a sign affixed to a wall and extending more than four inches from the surface of such wall and perpendicular to the wall surface.

Building identifier sign means a sign posted on the corner of a building in a multiple building development that provides an identifying number or letter for the building that distinguishes that building from others in the development.

Building sign means a sign that in any manner is fastened to, projects from, or is placed upon the exterior wall, window, or door of a building.

Changeable copy sign means a sign panel that allows the display of words, numbers, symbols and/or graphics on a temporary basis by the use of interchangeable letters or graphics manually mounted to the sign face.

Directional sign means a sign used to give direction or specific instruction to the traveling public, such as, but not limited to, "enter," "exit," "no parking," "drive through," etc. Such signs shall contain only instructional information designed to facilitate the safe movement of traffic onto, from and within a property.

Externally-illuminated sign means any sign that is partially or completely illuminated at any time by an artificial light source that directly or indirectly illuminates the face of the sign from outside the sign structure.

Internally-illuminated sign means any sign that is illuminated by an artificial light source from within the sign structure over any or all of its sign face (prohibited).

Marquee sign means any sign attached to, in any manner, or made a part of a marquee (prohibited).

Monument sign means any sign supported by structures or supports that are placed on, or anchored in, the ground and that are independent from any building or other structure. A monument sign may include individual letters, numbers, figures mounted on a surface composed of stone, brick or other permanent structures. The supporting structure must rest on the ground.

Multi-tenant building directory means a sign posted on business premises of more than 25,000 square feet and containing multiple tenants, directing the public to the location of specific tenants within the complex.

Portable sign means any sign not permanently attached to the ground or other permanent structure, or sign designed to be transported, including, but not limited to, signs designed to be transported by means of wheels; A—frame signs; signs erected to serve drive-through lanes; balloons used as signs; umbrellas used for advertising; and signs attached to or painted on vehicles parked and visible from the public right-of-way, unless said vehicle is used in the normal, day-to-day operations of the business, then the vehicle shall be parked in a designated parking space at the location of the business and furthest from the right-of-way at the location of the business.

Roof sign means a sign erected upon and above a roof structure and wholly supported by the roof structure or a structure placed upon the roof. Roof signs shall also constitute any signage placed upon sloped building fascia intended to appear as or actually be roof elements of the building.

Shared sign means a sign that serves as common or collective use for a group of persons or businesses operating on the same lot such as, but not limited to, a shopping center or business park. Ownership of and responsibility for a shared sign shall remain with the owner of the building or buildings served by the sign.

Sign face means that portion of the surface of a sign structure where words, letters, figures, symbols, logos, fixtures, colors, or other design elements are or may be located in order to convey the message, idea, or intent for which the sign has been erected or placed. The sign face may be composed of two or more modules on the same surface that are separated or surrounded by portions of a sign structure not intended to contain any advertising message or idea and are purely structural or decorative in nature.

Spectacular sign or device means spectacular sign or device includes, but is not limited to:

- (1) Any piece or strip of cloth, paper, canvas, plastic or similar material, including banners, but excluding flags, on which a message, slogan or emblem is painted, drawn or otherwise projected, colored or shaped;
- (2) Any advertising display, sign or copy that is animated;
- (3) Balloons, air and gas filled devices;
- (4) Streamers; or
- (5) Other attention-getting devices.

Standard informational sign means a sign intended for temporary use comprised of rigid plastic, cardboard, or wood, measuring not more than six square feet in sign area, and erected on a metal or wooden stake measuring not more than one and one-half inches in width in residential districts or placed within the window of a building in non-residential districts.

Subdivision sign means a sign located at the main entrances to a residential, commercial, or industrial subdivision as an aid to the traveling public and for the purpose of ensuring prompt emergency response.

Suspended sign means a sign that is suspended from the underside of a horizontal plane surface and is supported by such surface.

Temporary sign means any sign that is used only temporarily and is not permanently mounted or affixed to the ground.

Wall sign means a sign that is fastened or painted directly to the exterior wall of a building and extends from the surface of the wall no more than 15 inches.

Window sign means any type of sign that is located on the interior of a business premises and is either attached to or is located within 48 inches of an exterior window and is intended primarily to be viewed from the exterior of the premises. Glass doors are to be considered windows for the purposes of administration of this article. Merchandise located within a window shall not be considered a window sign, as long as there are no commercial messages attached to or associated with the display of merchandise.

Street means a public or private thoroughfare used, or intended to be used, for passage or travel by motor vehicles.

Street frontage means the length of any property line of a zoned lot, which property line abuts a legally accessible street right-of-way. For the purposes of determining yard requirements on corner lots, all sides of a lot adjacent to streets shall be considered frontage, and yards shall be provided as indicated under the zoning definition for yards.

Window means an opening made in the wall of a building to admit light and air, and/or to furnish a view; provided, however, that as such term is used herein, the term "window" shall not include the framework for such opening but shall only include the glass or translucent portion of such opening.

Zoned lot means a parcel of land in single ownership that is of sufficient size to meet minimum zoning requirements for area, coverage, and use, and that can provide such yards and other open spaces as required by the zoning regulations.

(Ord. No. 1196, § 1, 3-3-2022)

Sec. 66-5. - Prohibited signs.

The following types of signs are prohibited within the city:

- (1) Signs imitating warning signals; signs displaying lights resembling the flashing lights customarily used in traffic signals or in police, fire, ambulance, or rescue vehicles; signs using words, slogans, dimensional shape or size, or colors of governmental traffic signs in such a manner as to resemble official traffic signs.
- (2) Signs with lights blinking and/or flashing in series, lines, or rows.
- (3) Flashing, blinking, fluctuating, or otherwise animated signs.
- (4) Signs attached to fences, trees, utility poles or boxes or traffic control devices; signs painted on or otherwise attached to, supported by, leaning or resting on rocks or other natural objects; signs, other than those placed by a local, state or federal government, located within the public street right-of-way or within five feet of the edge of curb or closest edge of the pavement of any public street.
- (5) Signs emitting or utilizing in any manner any sound capable of being detected on a public road by a person of normal hearing.
- (6) Signs which obstruct any fire escape, any means of egress or ventilation, or prevent free passage from one part of a roof to any other part thereof; signs attached in any manner to any fire escape.
- (7) Banners, fringe, twirling, sidewalk or curb-type signs, balloons, streamers, pennants, portable display signs, air or gas filled figures and other similar temporary signs, other than as specifically authorized in this chapter.
- (8) Roof signs.
- (9) Signs displaying any statement, word, character or illustration of an obscene nature.
- (10) Illuminated signs from or to which direct rays of light are projected onto a lot other than on the lot where the illumination occurs.
- (11) Portable signs, other than as specifically authorized by this chapter.
- (12) Beacons or similar devices.
- (13) Vending machines, trash cans, or other outdoor devices which display a commercial message if the total area of the commercial message is more than two square feet in area.
- (14) Animated signs.
- (15) Awning signs.
- (16) Internally-illuminated signs, other than as specifically authorized by this chapter.
- (17) Marquee signs.
- (18) Bench signs.

No sign otherwise prohibited by this chapter shall be installed within a building in such a manner that it is visible from the public right-of-way.

(Ord. No. 1196, § 1, 3-3-2022)

For properties which are zoned for any retail, commercial, office or industrial use, such properties may post only such signs as are authorized by this section. Authorized signs shall comply with the following requirements:

- (1) Monument signs. Such property may contain one or more monument signs in accordance with the following:
 - a. Except for regulatory signs approved and erected by appropriate federal, state or local authorities, no signs shall be constructed, erected or maintained within a public right-of-way.
 - b. Only one monument sign per platted lot shall be allowed along the right-of-way, provided that for business premises fronting on more than one street, one monument sign shall be allowed along no more than two right-of-way frontages, which signs shall be separated a minimum of 200 feet.
 - c. All monument signs shall be located within a landscaped island with curb and gutter or within a landscaped area. No monument sign shall be permitted to encroach in a parking area to such extent that the remaining parking spaces fail to meet the minimum standards of the zoning ordinance for off-street parking.
 - d. The maximum sign area of any monument sign, inclusive of any border and trim, but excluding the base, apron, supports and other structural members shall be:
 1. On lots zoned for retail or commercial use with a single tenant, 35 square feet in sign area.
 2. On lots zoned for retail or commercial use with more than one tenant, including signs that are shared, 50 square feet in sign area.
 3. On lots zoned for office use, 35 square feet in sign area.
 4. On lots zoned for industrial use with a single tenant, 35 square feet in sign area.
 5. On lots zoned for industrial use with more than one tenant, including signs that are shared, 50 square feet in sign area.
 - e. For lots that contain the retail sale of liquid fuel for vehicles, no more than 50 percent of the monument sign area may include digital numbers for the display of current rates. Content of the sign that is displayed through the use of digital numbers shall change no more than one time over a 24 hour period. Colors of the digital numbers shall be red or green in color only.
- (2) Drive thru lanes. In addition to any other monument signs authorized by this section, if such property contains a business premises where materials are delivered or services offered at a drive thru delivery point other than on the front side of the building, then one additional

monument sign per delivery point shall be allowed to be located on the property in the side or rear yard; no such sign shall exceed 32 square feet in sign area nor five feet in height. The location of the additional sign on the lot shall be included as part of the application package for permit. Additionally, no sign allowed by this paragraph shall be oriented in such a manner as to be viewable from public right-of-way, i.e., the sign must be oriented away from the traveling public and only toward the lane serving the drive thru window. Internally illuminated screens may be used on the additional sign so long as light illuminating from the board shall not be visible from any public right-of-way or adjacent residentially-used lot.

(3) Wall signs (retail and commercial zoning districts).

- a. For a single tenant building and/ or multi-tenant building with less than 100 linear feet of building frontage, the aggregate wall sign area for each tenant shall be limited to no more than one and one-half square feet per linear foot of building frontage. The maximum area of the wall sign for each tenant shall not exceed 100 square feet.
- b. For a single tenant building and/ or a multi-tenant building with more than 100 linear feet of building frontage, the aggregate wall sign area for each tenant shall be limited to no more than two and one-half square feet per linear foot of building frontage. The maximum size of the wall sign for each tenant shall not exceed 150 square feet.

(4) Wall signs (office zoning districts).

- a. For a single or multi-tenant office building, the aggregate wall sign area shall be limited to one-half square feet per linear foot of building frontage to a maximum of 30 square feet.
- b. Each tenant within a multi-tenant office building that has direct access from the exterior of the building into the actual tenant space may have one wall sign not to exceed ten square feet located immediately adjacent to or above the entrance to the tenant space.
- c. In a multi-building office complex, each building may have one building identifier sign not exceeding five square feet.

(5) Wall signs (industrial zoning districts).

- a. For an industrial building occupied by a single tenant, the aggregate wall sign area shall not exceed one-half square feet per linear foot of building frontage, up to a maximum total of 50 square feet.
- b. For a multi-tenant industrial building, each tenant shall be allowed one wall sign not to exceed 30 square feet. In a multi-building complex, each building may have one building identifier sign not exceeding five square feet.
- c. For an industrial building with single-tenant or multi-tenant occupancy and more than 30,000 square feet of gross floor area, the aggregate wall sign area shall not exceed one square foot per linear foot of building frontage, up to a maximum total of 150 feet.

(6)

Wall signs may be flat against the wall or pinned away from the wall, but in no case project more than 15 inches from the wall surface.

- (7) For any building that is primarily used for retail and service commercial, office/institutional or industrial purposes, no part of a wall or building sign shall extend above the eave line or the top of a parapet on the wall to which it is attached.
- (8) For any building that is primarily used for retail and service commercial purposes, no part of a wall sign shall be located more than 36 feet above the existing level of the ground. In addition, for any retail or service commercial buildings, no sign shall be installed on any wall over the level of the bottom of any second story window on that wall unless the building is a multi-tenant structure where tenants have direct access from their second floor space to the outside. This direct access must include outside walkways and stairways properly designed for public use.
- (9) Signs may not cover or interrupt architectural features of a structure.
- (10) Multi-frontage sites are calculated with one major frontage only. The building frontage shall be determined by using the address of the building.
- (11) Multi-tenant building directory. Each development shall be permitted no more than one multi-tenant building directory for every 25,000 square feet of total building square footage per platted lot in accordance with the following conditions:
 - a. Each directory may be two-sided and shall measure no greater than four feet in width and seven feet in height from finish grade to the top of the sign.
 - b. The area of display on each directory shall measure no greater than three feet by six feet.
 - c. A minimum of 50 percent of the total number of directories shall be located within 20 feet of the face of the building(s) on the subject property.
 - d. Directories shall be located no closer than 200 feet from the nearest public street right-of-way and shall be oriented such that the directory graphics are not legible from off-site.
 - e. Directories shall not be located within 400 linear feet of each other, as measured in a straight line between each directory.
 - f. Directories shall not be located in such a manner that they obstruct established emergency access routes within a development.
 - g. Each directory shall be placed within a landscaped island of no less than ten feet in width with curb and gutter.
 - h. Lighting shall be limited to indirect lighting only and shall not exceed two footcandles or less at any point on the directory. Internal illumination is prohibited.
 - i. Directory graphics shall be incorporated into the master sign program for each development.

- (12) Directional signs. In addition to any other signs authorized herein, any such property may contain not more than two directional signs per driveway entrance. Such signs are limited to no more than 24 inches in height and no more than two square feet in sign area.
- (13) Blade signs. Where blade signs are approved as a part of the overall sign program for a particular retail or commercial development, the blade sign shall not exceed six square feet in area and shall maintain a seven-foot clearance between finish grade and the bottom of the sign. Blade signs shall not be internally illuminated.
- (14) Master sign plan. All multiple-occupancy development complexes, such as shopping centers or planned industrial parks, may submit to the city planner a master sign plan prior to the issuance of new sign permits, which plan must comply with all provisions of this chapter. The master sign plan shall be designed by the applicant for the development for the purpose of ensuring coordinated signage throughout the development.

The master sign plan shall establish standards and criteria for all signs in the complex, which require permits and shall address, at a minimum, the following:

- a. Proposed sign locations.
- b. Approved materials and colors, including background colors and an acceptable palette of colors to stand out from the background.
- c. Type of illumination, including fixture specifications and wattage.
- d. Design of free standing and wall sign structures.
- e. Size.
- f. Quantity.
- g. Uniform standards for non-business signage, including directional and informational signs.
- h. Identification of delivery or rear access door by name and suite number.

The city planner shall approve the master sign plan for a development if it complies in all respects with the standards of this chapter. Once approved, the master sign plan shall control signs erected within the development, subject to subsequent amendments to the master sign plan or future amendments to the sign code of the city.

All applications for sign permits for signage within a multiple-occupancy development complex shall comply with the master sign plan.

Any amendments to a master sign plan must be approved by the city planner and the property owner(s) within the development complex before such amendment will become effective. Approval by the city planner shall be determined on the basis of compliance with the standards of this chapter.

It shall be the responsibility of the owner or leasing agent of the property to provide the occupant with a copy of the approved master sign plan.

The signing for new businesses within existing projects shall comply with the provisions of this chapter.

- (15) Banners. Banners shall be permitted in all retail, commercial, office and industrial zoning districts of the city, and shall be permitted for a period not to exceed 14 calendar days at any one time. Only one banner shall be permitted for an individual tenant or business during a period of 120 days. The maximum size of a permitted banner shall not exceed 35 square feet. Banners shall be securely attached to a building and maintain a seven-foot clearance between walking surface and bottom edge of the banner if placed over a walk surface. Banners shall not be attached to the roof of the structure, or above the parapet line of the structure.
- (16) Window signs. Except as otherwise provided in this chapter, window signs are allowed for each tenant within commercial zoning districts only (GC, LC, and LUC). Window signs are defined as any type of sign that is located on the interior of a business premises and is either attached to or is located within 48 inches of an exterior window and is intended primarily to be viewed from the exterior of the premises. Window signs may be installed without a permit, but they must be installed in accordance with the provisions of this chapter.

Window signage applied directly to the window shall be limited to decal-type or direct adhesion graphics. No panels, boxes or other items mounted directly against the face of the window shall be allowed.

- a. Only half of the windows of the business premises may be used to display window signs; and
 - b. No more than six windows shall be used to display window signs; and
 - c. If the business premises has three windows or less, no more than two windows shall be used to display window signs.
 - d. No more than 50 percent of an area of a window shall be used to display window signs, and no window sign shall extend from one window to another. As used in this section, the term "window" shall include only the glass portion of a window, and shall not include any frames or other non-glass portion of such window. Glass doors are to be considered windows for the purposes of administering this article.
 - e. Temporary writing or graphics applied to the glass or window, such as by marker, paint or shoe polish, shall be prohibited.
- (17) Any sign permitted under section 66-17.
 - (18)

If a lot contains a mixture of commercial, industrial and/or residential uses, the signage requirements shall be based on the base zoning district in which the mixed-use development is located.

(Ord. No. 1196, § 1, 3-3-2022)

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Justin Strickland, City Manager

FROM: Shayla Reed, Planning Director 10/10/2025
Justin Strickland, City Manager 10/10/2025

DATE: October 16, 2025

SUBJECT: 10-25-08 Variance request from rear setback, 207 Clydesdale Rd.

Recommendation:

Should the City Council decide to approve the variance request, staff has no recommended conditions.

Discussion:

The subject property is located at 207 Clydesdale Road. The development consists of a 2-story residential structure and is zoned R-1 (one-family residential districts).

The applicant is requesting relief in the form of a variance from the rear setback requirement [Section 1011.4 (h) which requires a minimum rear setback depth of 30 feet. The applicant is responsible for the existing deck and structure within the setback. The application proposes a reduction in the required rear yard setback from 30 feet to 15 feet, representing a 15-foot variance. Additions to the home were constructed by both previous and current owners without the benefit of issued building permits.

As part of the application, the applicant has included a justification of the request and a site plan showing the proposed development layout. A hardship statement was not included in the application. In addition, please review the attached correspondence from neighboring property owners regarding their support or opposition.

Zoning Map



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 request.

Attachments:

- 1. Applicant Narrative
- 2. Site Plan-encroachment
- 3. Site Plan showing proposed pool
- 4. Photos
- 5. Neighbor Approvals

7-14-25

WE ARE IN CONTRACT WITH
JIM POOL COMPANY FOR A POOL
PROJECT AT OUR HOME, 207
CLYDEDALE RD, PTC. IT HAS
BEEN DISCOVERED THAT ADDITIONS,
DONE IN THE 1980'S, BY MY
IN-LAWS THAT BUILT THIS HOUSE
IN 1973, ENCROACHED INTO
THE ALLOWABLE REAR SETBACK.

WE WERE ABLE TO BUY THIS
HOME IN 2014 WHEN THEY HAD
RECENTLY PASSED. I UNDERSTAND
THAT A VARIANCE TO THE SETBACK
ENCROACHMENT IS REQUIRED.

PICTURES AND MEASUREMENTS ARE
ATTACHED. WE HOPE TO BE ABLE
TO MOVE FORWARD WITH PROJECTS
AND ADDITIONS AND NEED THIS
VARIANCE TO BE ALLOWED.

THANK YOU,
MICHELE & WADE PATRICK

RETRACEMENT SURVEY LOT 18 - BLOCK A FETLOCK MEADOWS SECTION I

CURRENT OWNER:
BARBARA JEAN GRUBBS AND MICHAEL LYN PATRICK PER
WARRANTY DEED DATED OCTOBER 2, 2011
AND RECORDED IN DEED BOOK 3925, PAGES 441-442
REFERENCE PLAT BOOK 7, PAGES 41-42
ALSO REFERENCE PLAT BOOK 6, PAGES 29-30

CLYDESDALE ROAD
(50' R/W)

NORTH BASIN CDP PLAT
BOOK 7, PAGES 41-42

N

LEGEND:
SMH - SANITARY SEWER MAIN/PIPE
R/R - RIGHT-OF-WAY
N/P - NOTED OR PROPOSED
CONC - CONCRETE

CLOSURE DATA
FIELD CLOSURE = 1" = 56.430
ANGLE POINT ERROR = < 10"
EQUIPMENT USED: GEOMAX ZOOM 95
ADJUSTMENT METHOD: NONE
PLAT CLOSURE = 1" = 114.032

SPOT ELEVATION SHOWN IS NAVD 83 PER GPS REAL TIME NETWORK
THIS TOPOGRAPHIC DATA SHOWN HEREON WAS OBTAINED FROM THE
FAYETTE COUNTY GIS WEBSITE AND IS NOT CERTIFIED AS CORRECT BY
THIS SURVEYOR. USERS OF THIS DATA DO SO AT THEIR OWN RISK

BUILDING SETBACKS TAKEN FROM THE PEACHTREE CITY
PLANNING AND ZONING DEPARTMENT WEBSITE FOR
H-1 ZONING AS SHOWN ON THE ONLINE ZONING MAP

RIGHT-OF-WAY AND EASEMENTS TAKEN FROM THE
REFERENCED SUBDIVISION PLAT

PER THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS
RULE 160-6-.09 THE TERM CERTIFICATION RELATING TO LAND SURVEYING
SERVICES AS DEFINED IN O.C.G.A. 43-10-1(5) 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.

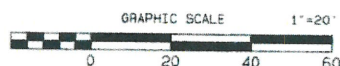
THIS PLAT HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY
MAILED HEREON. NO CLAIM OF LIABILITY IS EXTENDED TO ANY OTHER PERSON,
PERSONS OR ENTITY WITHOUT A RE-CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON,
PERSONS OR ENTITY.

THIS SURVEY HAS BEEN DONE WITHOUT THE BENEFIT OF A "TITLE REPORT". THEREFORE, THE
UNDERSIGNED SURVEYOR AND HIS ASSOCIATES, INC. MAKE NO GUARANTEES,
REPRESENTATIONS, OR WARRANTIES 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
OF TITLE TO ANY MATTER THAT MIGHT BE DISCOVERED BY AN ABSTRACT OR TITLE SEARCH
OF THE PROPERTY.

THE LATEST DATE OF FIELD WORK SHOWN IS APPLICABLE TO PROVISIONS
OF STATUTES OF LIMITATION.

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 OBTAINING, 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.



Matthew J. Langley
MATTHEW J. LANGLEY, GEORGIA PROFESSIONAL LAND SURVEYOR # 3227

07/26/2025
DATE

**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:

WADE PATRICK

LAND LOT: 95

DISTRICT: 7TH

FAYETTE COUNTY, GA
CITY OF PEACHTREE CITY

SCALE: 1" = 20'

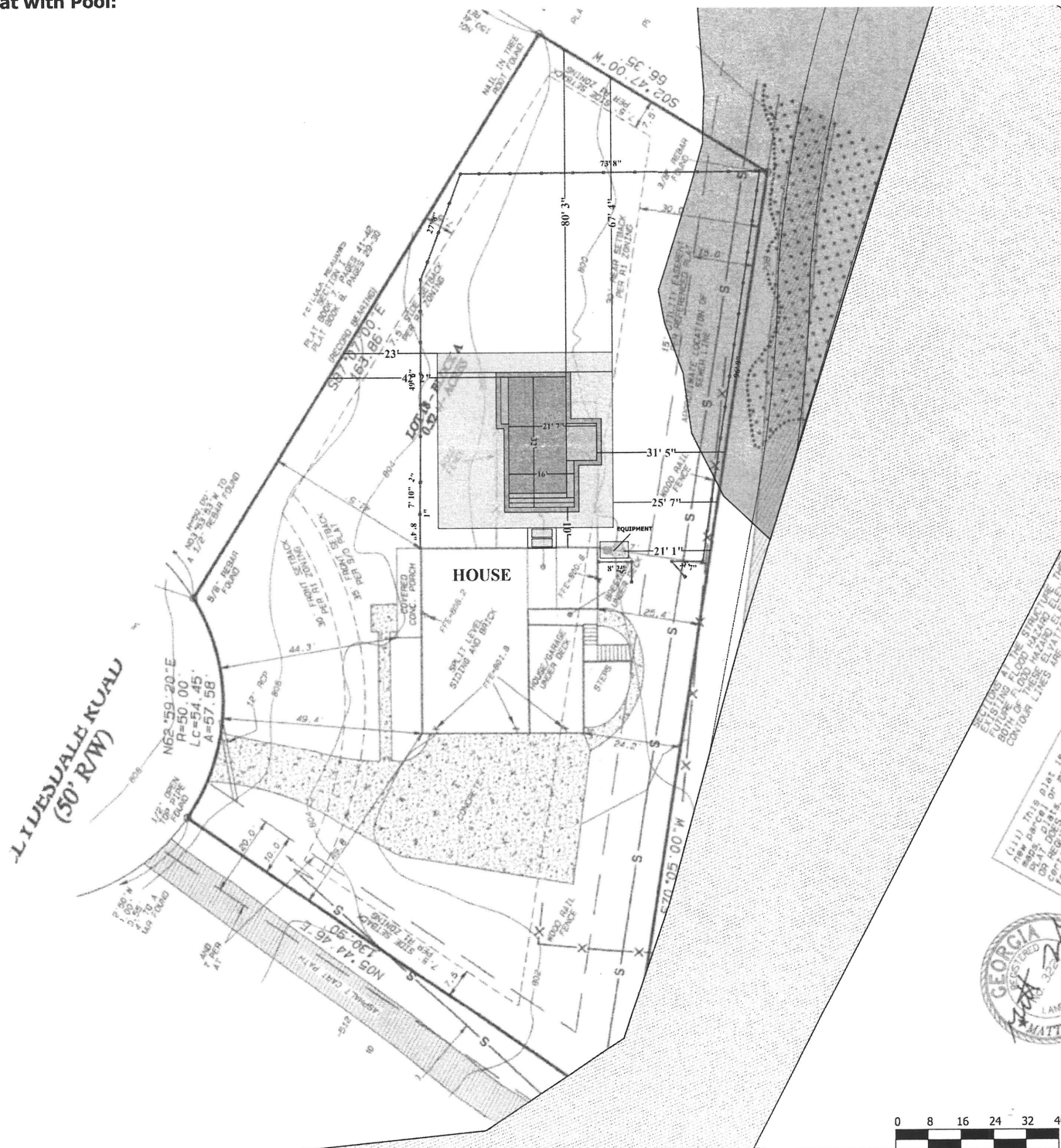
LAST DATE OF
FIELD WORK: 05/21/2025

DATE OF DRAWING: 05/22/2025

REVISED 07/26/2025 TO SHOW
PROPOSED REAR SETBACK

JOB NO: 2412007

Plat with Pool:



Attached plans are the property of
J&M Pool Company

Location Info

Client Name: Wade Patrick
Address: 207 Clydesdale Road
City: Peachtree City
Zip/Postal Code: 30269

Project Info

Project Name: Patrick, Wade- 207 Clydesdale Rd R0
3.14.25
Description:
Designer Name: Amanda Miller
Company Name: J&M Pools

Plans Information

Notes:

Permitting

Plat with
Pool





WADE & MICHELE PATRICK
207 CLYDESDALE RD

WE ARE WANTING TO ADD
A POOL TO OUR PROPERTY AND
IT HAS BEEN BROUGHT TO OUR
ATTENTION THAT A VARIANCE
TO THE SETBACK ALLOWED
WILL BE REQUIRED. THE GARAGE,
DECK, AND DEN THAT WERE
ADDED TO THE HOME IN THE
1980'S ENROACHED IN TO
THE 30' SETBACK ON THE REAR
PROPERTY LINE. THE POOL IS
ACTUALLY BEING BUILT ON THE
SIDE BUT A VARIANCE WILL
STILL BE REQUIRED.

IF THIS WOULD BE OK WITH
YOU, AND YOU WOULD BE IN
FAVOR OF THIS PROJECT, PLEASE
SIGN AND ADDRESS.

Andrew Zenger
208 Clydesdale Rd.

THANK YOU
THE PATRICKS

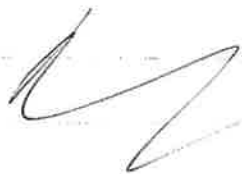
- So excited for the pool addition,
looking forward to it!

WADE & MICHELE PATRICK
207 CLYDEDALE RD

WE ARE WANTING TO ADD
A POOL TO OUR PROPERTY AND
IT HAS BEEN BROUGHT TO OUR
ATTENTION THAT A VARIANCE
TO THE SETBACK ALLOWED
WILL BE REQUIRED. THE GARAGE,
DECK, AND DEN THAT WERE
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THE 30' SETBACK ON THE REAR
PROPERTY LINE. THE POOL IS
ACTUALLY BEING BUILT ON THE
SIDE BUT A VARIANCE WILL
STILL BE REQUIRED.

IF THIS WOULD BE OK WITH
YOU, AND YOU WOULD BE IN
FAVOR OF THIS PROJECT, PLEASE
SIGN AND ADDRESS.

I agree to the above
Kelven F. Taylor



26TV125

THANK YOU
THE PATRICK'S

141 Scattergood Dr
Pleasanton, CA
94566

WADE & MICHELE PATRICK
207 CLYDEDALE RD

WE ARE WANTING TO ADD
A POOL TO OUR PROPERTY AND
IT HAS BEEN BROUGHT TO OUR
ATTENTION THAT A VARIANCE
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WILL BE REQUIRED. THE GARAGE,
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STILL BE REQUIRED.

IF THIS WOULD BE OK WITH
YOU, AND YOU WOULD BE IN
FAVOR OF THIS PROJECT, PLEASE
SIGN AND ADDRESS.

Kim Allison

THANK YOU
THE PATRICKS

Kim Allison 205 Clydesdale Rd
we're really excited!!

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Justin Strickland, City Manager

FROM: Shayla Reed, Planning Director 10/10/2025
Justin Strickland, City Manager 10/10/2025

DATE: October 16, 2025

SUBJECT: 10-25-09 Variance request from rear setback, 101 Bay Pt.

Recommendation:

Should the City Council decide to approve the variance request, staff has no recommended conditions.

Discussion:

The subject property is located at 101 Bay Point. The development consists of a 2-story residential structure and is zoned R-1 (one-family residential districts).

The applicant is seeking a variance from Section 1011.4(h), which requires a minimum rear setback of 30 feet. Construction of an enclosed porch was initiated without a building permit, and work was halted by Code Enforcement. Upon review, it was determined that the proposed porch would encroach into the required rear setback. The applicant is requesting a variance to reduce the required rear setback by 3 feet, from 30 feet to 27 feet.

As part of the application, the applicant has included a justification of the request and a site plan showing the proposed development layout. The applicant cites a hardship resulting from the shape of the lot and the existing location of the home. They assert that relocating the porch would interfere with the home's existing doorway. The applicant's full justification is attached. In addition, please review the attached correspondence from neighboring property owners regarding their support or opposition.

Zoning Map



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 request.

Attachments:

1. Applicant Narrative
2. Survey
3. Site Plan
4. Photo of porch
5. Neighbor Letters of Approval

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

July 21, 2025

Dear Sir or Madam,

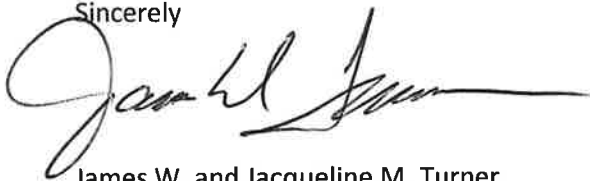
We have filed for a building permit to build a covered porch over our existing patio at 101 Bay Pt, Peachtree City, GA 30269. In the past there was some shade against the summer heat. However, the trees in our yard were pines had several issues. One was leaning towards our neighbor's house at 103 Bay Point and the other was diseased. Therefore, the removal of those trees was necessary.

Additionally, my neighbor also had some very overgrown English Privet that provided some shade at the fence line but none at the house. That neighbor has now sold that house and the new owner removed the English Privet.

After filing for a building permit for the porch, we learned one corner is approximately 2 feet too close to the property line. After learning this, we evaluated various alternatives. Unfortunately, due to the shape of our property and the location of our house on the property, moving the porch would impact the doorway. Moving the doorway is not possible due to the kitchen cabinets directly next to the door inside the house. There is no existing overhang or other part of the house that provides shade in the backyard.

We believe obtaining this variance in order to build the porch would make our back yard much more enjoyable for us and our dogs as well as enhance our house and its value.

Sincerely



James W. and Jacqueline M. Turner
101 Bay Pt
Peachtree City, GA 30269



SUBJECT PROPERTY

OWNER: JAMES TURNER (PER TAX ASSESSOR)
SITE ADDRESS: 101 BAY POINT, PEACHTREE CITY, GA, 30269
AREA: 0.32 ACRES
PARCEL #: 071709022
REFERENCES:
1) DEED BOOK 3035 - PAGE 644
2) PLAT BOOK 8 - PAGE 39 (LOT 96)

ZONING INFORMATION

R - 1 ZONING DISTRICT (ONE-FAMILY RESIDENTIAL)

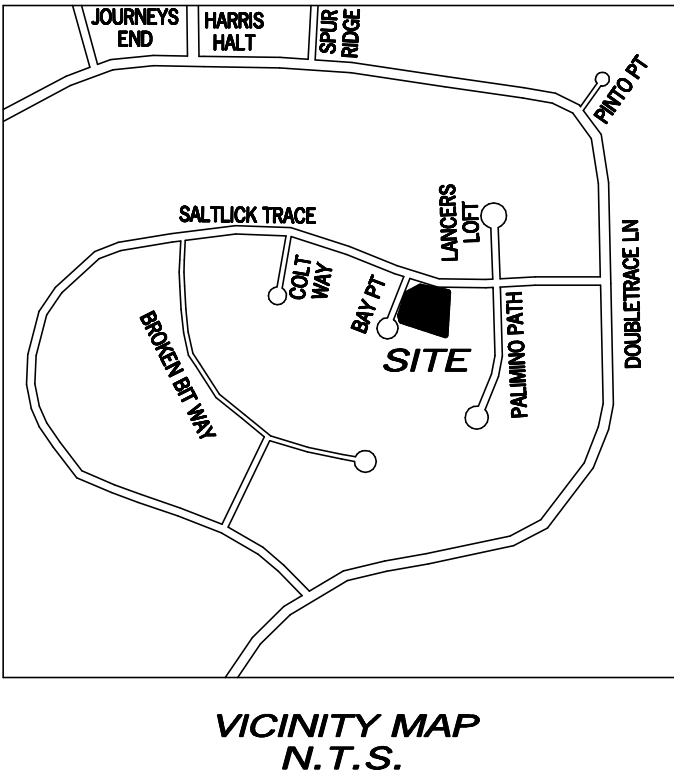
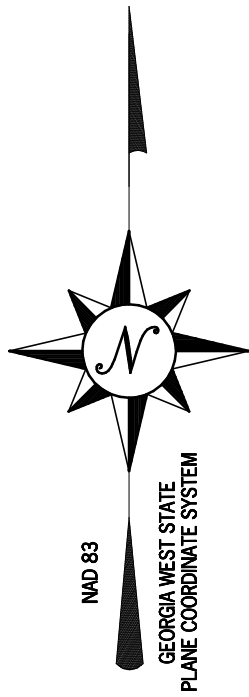
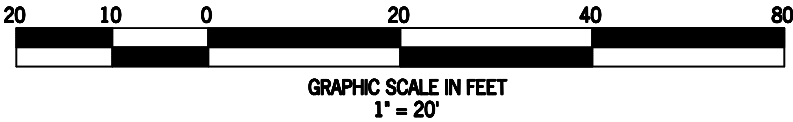
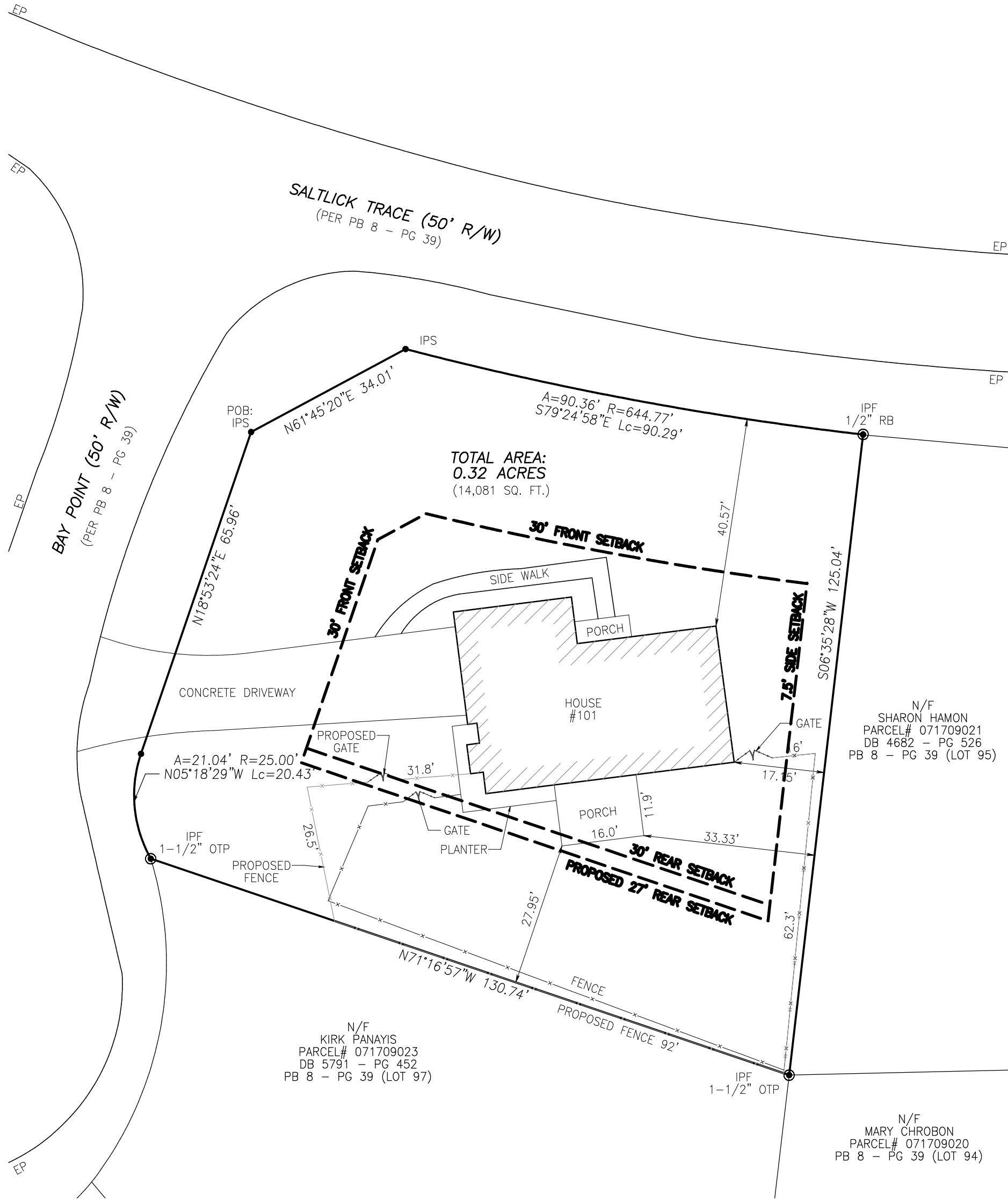
- MINIMUM FRONT YARD SETBACK: 30 FEET
- MINIMUM SIDE YARD SETBACK: 7.5 FEET
- MINIMUM REAR YARD SETBACK: 30 FEET

ZONING INFORMATION SHOW HEREON HAS BEEN TAKEN FROM THE PEACHTREE CITY ONLINE ZONING MAPS AND THE PEACHTREE CITY CODE OF ORDINANCES. ALL ZONING INFORMATION WILL NEED TO BE VERIFIED BY THE PROPER ZONING OFFICIALS.



- SYMBOLS
- IPF = - AS SHOWN HEREON
IPS = - CAPPED 1/2" REBAR TO BE SET
- LEGEND
- POC POINT OF COMMENCEMENT
POB POINT OF BEGINNING
N/F NOW OR FORMERLY
PB PLAT BOOK
DB DEED BOOK
PG PAGE
OTP OPEN TOP PIPE
IPF IRON PIN FOUND
IPS IRON PIN TO BE SET (CAPPED 1/2" REBAR)
B.F.E. BASE FLOOD ELEVATION
LL LAND LOT

RECORDING NOTE
THIS SURVEY SHOULD NOT BE RECORDED WITH THE FAYETTE COUNTY CLERK OF SUPERIOR COURT IN CURRENT FORM AND SHOULD NOT BE USED TO CONVEY TITLE.



GENERAL NOTES

- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT TITLE; THEREFORE, THE UNDERSIGNED AND CHARLES D. MCCANN GAPLS #2245 MAKES NO GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION SHOWN
- THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION, BELIEF AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.
- THE FIELD DATA UPON WHICH THIS SURVEY IS BASED ON HAS A RELATIVE POSITIONAL ACCURACY OF 0.02 FEET HORIZONTAL AT THE 95% CONFIDENCE LEVEL.
- EQUIPMENT USED FOR ANGULAR AND LINEAR MEASUREMENTS: CARLSON BRX7 GNSS DUAL FREQUENCY RECEIVER, IN COMBINATION WITH A LEICA TCPR 1203+ ROBOTIC TOTAL STATION. (DATE OF LAST FIELD VISIT: 05-05-25)
- THE PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 208,426 FEET.
- THE BASIS FOR THE DIRECTIONS SHOWN HEREON IS: GRID NORTH AS DEFINED BY NAD 83 AND NAVD 88 (GEOID 18) DATUM, GEORGIA WEST ZONE, AND DETERMINED THROUGH RTK-GPS METHODS UTILIZING A GNSS REAL TIME NETWORK SOLUTION BY MCCANN LAND SURVEYORS.
- NO PORTION OF THIS SITE APPEARS TO BE IN A SPECIAL FLOOD AREA AS DEFINED BY THE FAYETTE COUNTY F.E.M.A. F.I.R.M. COMMUNITY PANEL NUMBER 13113C0093E DATED 9-26-2008.
- THIS IS NOT A BOUNDARY SURVEY AND SHOULD NOT BE USED FOR RECORDING PURPOSES.



Know what's below.
Call before you dig.

MCCANN LAND SURVEYORS
315 SOUTH 9TH STREET
GRIFFIN, GA 30224
mccannls.com
(o) (470) 204-7080

A SITE PLAN FOR:

JAMES TURNER

LAND LOT 66 7TH DISTRICT FAYETTE COUNTY, GA

MCLS JOB #25092	
DRAWN BY BHS	CHECKED BY CDM & CAM
ISSUE DATE	07/02/2025
LAST REVISION	08/08/2025
DRAWING NUMBER 1 OF 1	

SUBJECT PROPERTY

OWNER: JAMES TURNER (PER TAX ASSESSOR)
 SITE ADDRESS: 101 BAY POINT, PEACHTREE CITY, GA, 30269
 AREA: 0.32 ACRES
 PARCEL #: 071709022
 REFERENCES:
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ZONING INFORMATION

R-1 ZONING DISTRICT (ONE-FAMILY RESIDENTIAL)

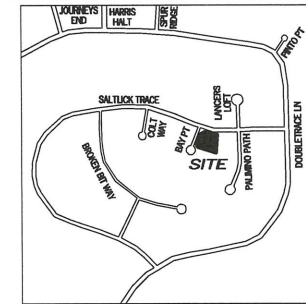
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RECORDING NOTE

THIS SURVEY SHOULD NOT BE RECORDED WITH THE FAYETTE COUNTY CLERK OF SUPERIOR COURT IN CURRENT FORM AND SHOULD NOT BE USED TO CONVEY TITLE.



VICINITY MAP
N.T.S.

MCCANN LAND SURVEYORS
 315 SOUTH 9TH STREET
 GRIFFIN, GA 30224
 mccannls.com
 (678) 204-7080

GENERAL NOTES

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT TITLE; THEREFORE, THE UNDERSIGNED AND CHARLES D. MCCANN GAPS #2245 MAKES NO GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION SHOWN.

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THE FIELD DATA UPON WHICH THIS SURVEY IS BASED ON HAS A RELATIVE POSITIONAL ACCURACY OF 0.02 FEET HORIZONTAL AT THE 95% CONFIDENCE LEVEL.

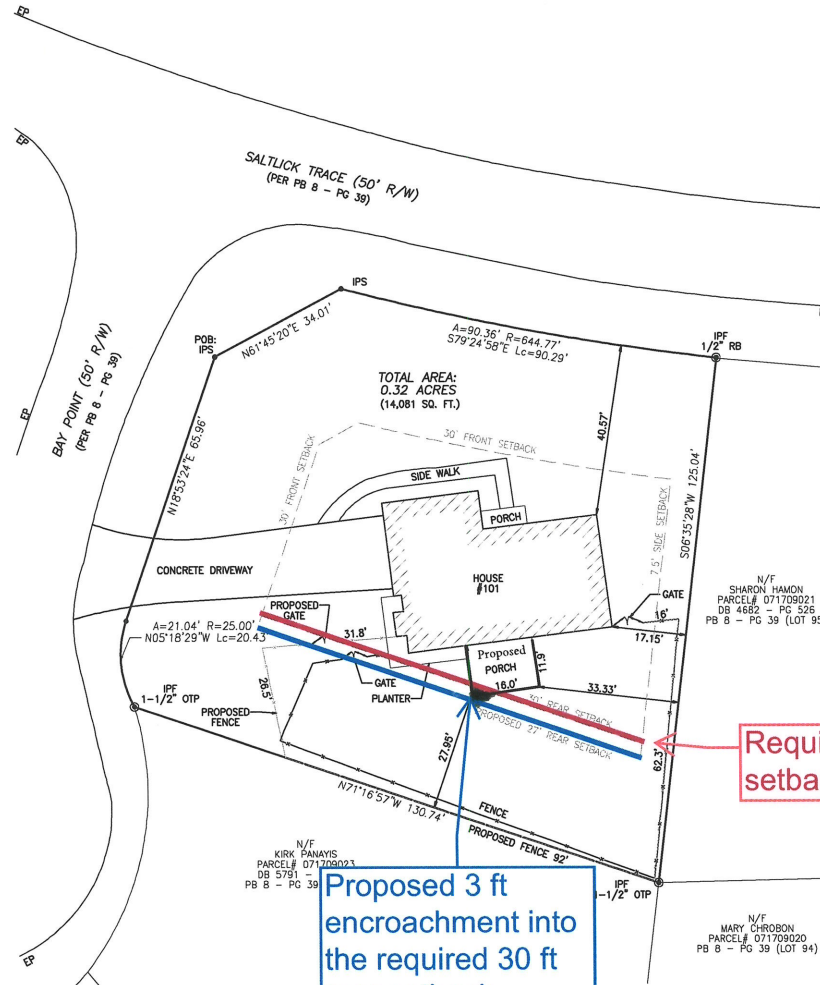
EQUIPMENT USED FOR ANGULAR AND LINEAR MEASUREMENTS: CARLSON BROU GNSS DUAL FREQUENCY RECEIVER, IN COMBINATION WITH A LEICA TOP 1203+ ROBOTIC TOTAL STATION. (DATE OF LAST FIELD VISIT: 05-05-23)

THE PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 208,426 FEET.

THE BASIS FOR THE DIRECTIONS SHOWN HEREON IS: GRID NORTH AS DEFINED BY NAD 83 AND NAD 83 (GEOID 18) DATUM, GEORGIA WEST ZONE AND DETERMINED THROUGH RTK/GPS METHODS UTILIZING A GNSS REAL TIME NETWORK SOLUTION BY MCCANN LAND SURVEYORS.

NO PORTION OF THIS SITE APPEARS TO BE IN A SPECIAL FLOOD AREA AS DEFINED BY THE FAYETTE COUNTY F.E.M.A. FLOOD COMMUNITY PANEL NUMBER 1311300092 DATED 9-25-2008.

THIS IS NOT A BOUNDARY SURVEY AND SHOULD NOT BE USED FOR RECORDING PURPOSES.



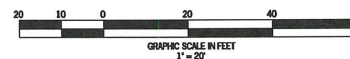
Required 30 ft rear setback

Proposed 3 ft encroachment into the required 30 ft rear setback



**Know what's below.
Call before you dig.**

SYMBOLS
 IPF = ○ - AS SHOWN HEREON
 PS = ● - CAPPED 1/2" REBAR TO BE SET
LEGEND
 POC POINT OF COMMENCEMENT
 POB POINT OF BEGINNING
 N/F NOW OR FORMERLY
 PB PLAT BOOK
 DB DEED BOOK
 PG PAGE
 OTP OPEN TOP PIPE
 IPF BORN PIV FOUND
 PS BORN PIV TO BE SET CAPPED 1/2" REBAR
 N.F.E. BASE FLOOD ELEVATION
 LL LAND LOT



A SITE PLAN FOR:

JAMES TURNER

FAYETTE COUNTY, GA

7TH DISTRICT

LAND LOT 66

MCLS JOB
#25092

DRAWN BY BHS	CHECKED BY COM & CAM
ISSUE DATE 07/02/2025	
LAST REVISION 08/08/2025	
DRAWING NUMBER 1 OF 1	



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

July 21, 2025

Dear Sir or Madam,

I have learned that James W. and Jacqueline M. Turner at 101 Bay Pt, Peachtree City, GA 30269 intend to build a covered porch over their existing patio. The porch will apparently be around 2 feet into the city setback ordinances and will require a variance of those ordinances in order to obtain a permit to build the porch. I would like to have it on record that I have no objection to the variance in order for James W. and Jacqueline M. Turner to build the porch over the existing patio.

Sincerely



Sharon Hamon
100 Palomino Path
Peachtree City, GA 30269

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

July 21, 2025

Dear Sir or Madam,

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Sincerely

A handwritten signature in dark ink, appearing to read "John Chrobon". The signature is fluid and cursive, with the first name "John" and last name "Chrobon" clearly distinguishable.

John Chrobon
102 Palomino Path
Peachtree City, GA 30269

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

July 21, 2025

Dear Sir or Madam,

I have learned that James W. and Jacqueline M. Turner at 101 Bay Pt, Peachtree City, GA 30269 intend to build a covered porch over their existing patio. The porch will apparently be around 2 feet into the city setback ordinances and will require a variance of those ordinances in order to obtain a permit to build the porch. I would like to have it on record that I have no objection to the variance in order for James W. and Jacqueline M. Turner to build the porch over the existing patio.

Sincerely



Mary Chrobok
102 Palomino Path
Peachtree City, GA 30269

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

Sun 20th July 2025

Dear PTC Building Department,

I have learned that James W. and Jacqueline M. Turner at 101 Bay Pt, Peachtree City, GA 30269 intend to build a covered porch over their existing patio.

The porch will apparently be around 2 feet into the city setback ordinances and will require a variance of those ordinances in order to obtain a permit to build the porch.

I would like to have it on record that I have no objections to the variance, in order for James W. and Jacqueline M. Turner to build the porch over the existing patio.

Kirk Panayis
Owner of Property:
103 Bay Pt
Peachtree City, GA 30269

Sincerely

A handwritten signature in black ink, appearing to read 'Kirk Panayis', with a stylized, cursive script.

Kirk Panayis
108 Doubletrace Ln
Peachtree City, GA 30269

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Justin Strickland, City Manager

FROM: Shayla Reed, Planning Director 10/10/2025
Justin Strickland, City Manager 10/10/2025

DATE: October 16, 2025

SUBJECT: 10-25-10 Variance request from building setbacks and landscape buffer requirement, 1501 Georgian Park

Recommendation:

Should the City Council decide to approve the variance request, staff has no recommended conditions.

Discussion:

The subject property is located at 1501 Georgian Park. The proposed development will consist of a daycare facility.

The applicant is seeking a variance from the following sections:

- Section 1006.5(c) front yard setback for buildings, which requires a minimum rear setback of 40 feet.
- Section 1006.5(d) side yard setback, which requires a minimum rear setback of 10 feet.
- Section 1006.5(e) rear yard setback, which requires a minimum rear setback of 20 feet.
- Section 723.3, Village Collector Roads, which requires a continuous 25-foot-wide tree-save/landscape buffer to be established for any nonresidential development adjacent to a village collector road. Georgian Park is a Village Collector.

Construction of the proposed development would include a 12,000-sf structure for a daycare facility with parking of 40 standard spaces and 4 golf- cart spaces. This collectively would cause for encroachments into three restricted setback areas and a buffer.

The applicant is requesting a variance to reduce the required setbacks, as noted below:

- Front yard setback, for buildings, reduction from 40 feet to 26'-1"

- Side yard setback, for buildings, reduction from 10 feet to 5'- 8"
- Rear yard setback, for buildings, reduction from 20 feet to 6' - 2"
- Section 723.3, Village Collector Roads, reduction from a 25-foot-wide tree-save/landscape buffer to 17'-1"

As part of the application, the applicant has included a justification of the request and a site plan showing the proposed development layout. The applicant cites a hardship resulting from topographic issues, as noted in their application. The applicant's full justification is attached.

Zoning Map



Variance Consideration (Zoning Ordinance)

In accordance with Section 1202 of the Zoning Ordinance, City Council may grant a variance when:

- 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***
- 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.*

Variance Consideration (Land Development Ordinance)

In accordance with Section 1303 of the Land Development Ordinance, City Council may grant a variance when:

- 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 land development 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; and*
- 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.*

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

Budget Impact:

There are no budget items associated with this request.

Attachments:

1. Applicant Narrative
2. Exhibits
3. Site Plan-setback encroachments
4. Site Plan-buffer encroachment

Detailed Report Providing Support for Request

Property: 1501 Georgian Park, Peachtree City, GA

In support of the variance request for the proposed retaining walls at the subject property, we respectfully submit the following justification addressing the criteria set forth in the Peachtree City Zoning and Land Development Ordinances:

(a) Special circumstances applicable to the property

The subject property exhibits more than 30 feet of topographic fall across the site. This significant grade change creates a condition whereby the site is effectively undevelopable without the use of retaining walls to manage elevation differences and allow for safe, functional, and code-compliant site development. The unique topographic constraints of the site are not generally applicable to other nearby properties of similar zoning classification.

(b) Strict or literal interpretation of the ordinance

Strict application of the ordinance, which prohibits retaining walls within the building setback area, would prevent development of the site entirely. The natural grade prohibits feasible construction of necessary infrastructure and improvements without the use of retaining walls in these locations. Such literal interpretation would create an unnecessary hardship inconsistent with the intent of the ordinance, which is to balance development with community standards and public welfare.

(c) Exceptional or extraordinary circumstances

The extraordinary topographic conditions preclude the site from being reasonably developed without relief from the ordinance. The need for retaining walls within the setback area and limited disturbance within the buffer is driven entirely by the property's natural conditions rather than the intended development itself. Importantly, the inclusion of retaining walls within setbacks has been consistent with the Conceptual Site Plan Approval previously granted by the Planning Commission, which followed public discussion of wall locations and heights.

(d) Granting of special privileges

The requested variance does not constitute the granting of special privileges, as it simply allows the property to be reasonably developed in light of its natural topographic challenges. Other properties without such conditions can be developed without requiring this relief.

(e) Detriment to public health, safety, or welfare

The proposed walls will not be materially detrimental to the public health, safety, or welfare. To the contrary, the retaining walls are designed to manage the significant grade changes in a safe manner that reduces potential erosion, drainage, or slope stability hazards. Additionally, a 4–6 foot safety fence will be installed at the top of all retaining walls to provide enhanced protection for the public and adjacent properties. The walls selected are brick, which match the aesthetic of surrounding developments and promote a cohesive and attractive streetscape.

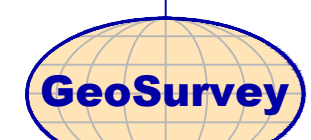
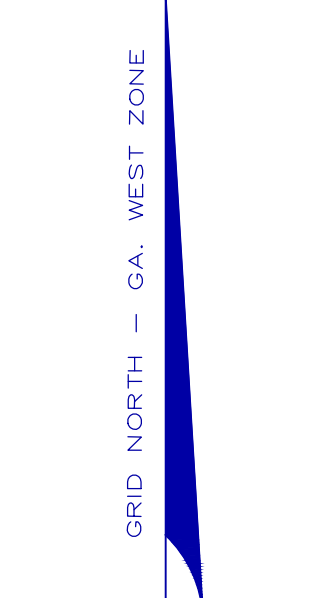
The variance request also includes limited disturbance within the landscape buffer to allow for installation of geogrid stabilization behind the mechanically stabilized earth (MSE) retaining walls.

Following excavation, the developer agrees to restore the disturbed area with new landscaping and to provide an additional landscape buffer along the recently publicly dedicated Regents Park extension. The new buffer area will exceed the amount of buffer temporarily disturbed, ensuring that the overall landscape screening is preserved and enhanced.

(f) Consistency with the comprehensive plan

The proposed variance is consistent with the City's Comprehensive Plan. The site design has been carefully reviewed by the Planning Commission, which granted Conceptual Site Plan Approval after discussion at a Public Hearing on February 24, 2025. A formal Conceptual Site Plan Approval letter was subsequently issued on March 3, 2025. Multiple site plan and retaining wall alternatives were evaluated during the design process, including a revision to reduce disturbance along the Regents Park extension. Alternative retaining wall designs were deemed not fitting, cohesive, or desirable from either the City's or the public's perspective. The proposed plan represents the most balanced approach to achieving feasible site development while minimizing impacts and maintaining compatibility with the surrounding community.

(CLERK OF COURT RECORDING INFORMATION)



UTILITY NOTE

THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON LOCATION OF MARKINGS PROVIDED BY GROUNDHAWK. 355 ONETA STREET - SUITE D200 ATHENS, GEORGIA 30601 (762) 728-9155. GROUNDHAWK UTILIZED SEVERAL TECHNIQUES INCLUDING, BUT NOT LIMITED TO, ELECTROMAGNETIC, MAGNETIC LOCATION FOR FERROUS METALS, ACOUSTIC AND PASSIVE FREQUENCIES TO DESIGNATE AND MARK BURIED UTILITIES ON THE SURFACE WITH PAINT AND FLAGS COVERING THE ENTIRE AREA OF THE PROJECT.

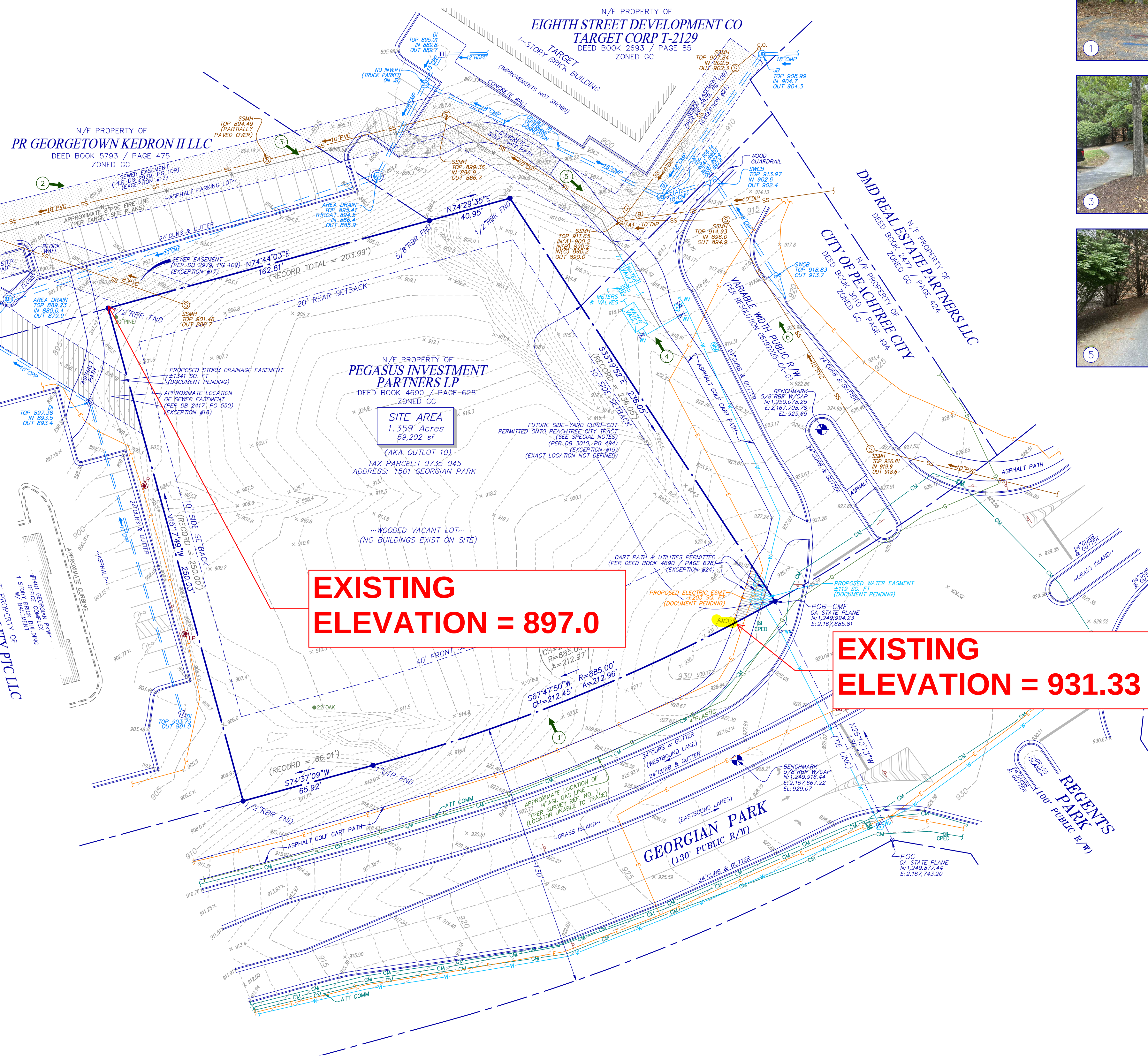
THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. UNDERGROUND UTILITIES NOT OBSERVED OR LOCATED UTILIZING THIS TECHNIQUE MAY EXIST ON THIS SITE BUT NOT BE SHOWN, AND MAY BE FOUND UPON EXCAVATION. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

INFORMATION REGARDING MATERIAL AND SIZE OF UTILITIES IS BASED ON RECORDS ACQUIRED FROM THE UTILITY OWNERS.

PLEASE NOTE: THE UNDERGROUND UTILITIES SHOWN HEREON WERE BASED ON MARKINGS OBSERVED IN THE FIELD AT THE DATE OF THE SURVEY. SAID MARKINGS PROVIDED BY GROUNDHAWK (SEE "UTILITY NOTE" FOR PRIVATE UTILITY CONSULTANT). CONSULTANT MARKINGS ARE BASED ON A NUMBER OF SOURCES: 811 DESIGN TICKET (#240927-002166) RECORDS OBTAINED BY THE UTILITY CONSULTANT, AS WELL AS SITE PLANS AND/OR OBSERVED VISIBLE EVIDENCE ON THE SITE.

LEGEND

STANDARD ABBREVIATIONS	STANDARD SYMBOLS
AC AIR CONDITIONER	BP POWER POLE
BH BORE HOLE	GL GUY WIRE
BSL BUILDING SETBACK LINE	LP POWER LINE
CI CURB INLET	LP LIGHT POLE
CMF CORRUGATED METAL PIPE	ET ELECTRIC TRANSFORMER
CMF CONCRETE MONUMENT FND	
CO SANITARY CLEANOUT	WV WATER VAULT
CPED COMMUNICATION PEDESTAL	
CIP CROWDED TOP PIPE	
DI DROP INLET	
DIP DUCTILE IRON PIPE	
DWCB DOUBLE WING CATCH BASIN	
FND FOUND	
GM GAS METER	
INV INVERT	
JB JUNCTION BOX	
MF MANHOLE	
NF NAIL FOUND	
NS NAIL SET	
OCS OUTLET CONTROL STRUCTURE	
OP OPEN TOP PIPE	
PBX POWER BOX	
PM POWER METER	
POB POINT OF BEGINNING	
POC POINT OF COMMENCEMENT	
PRC REINFORCED CONCRETE PIPE	
RFB IRON REINFORCING BAR	
RBS 5/8" RFB SET CAPPED LSF 621	
SS SANITARY SEWER	
SWB SINGLE WING CATCH BASIN	
TRANS ELECTRIC TRANSFORMER	



SURVEYOR CERTIFICATION (ALTA)

To: Old National Bank, as lender.
InSite Holdings, L.L.C., an Illinois limited liability company.
InSite Real Estate Investment Properties, L.L.C., an Illinois limited liability company.
PEACHTREE CITY, GA (1501 Georgian Park) LLC, an Illinois limited liability company.
First American Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 6(a), 6(b), 7(a), 7(b), 8, 9, 10, 11a, 11b, 13, 14, 16, 17, 18, and 19 of Table A thereof. The field work was completed on 6-11-2025.

Survey Date: 6-11-2025



Professional Land Surveying Services
1660 Barnes Mill Road
Marietta, Georgia 30062
Phone: (770) 795-9900
Fax: (770) 795-8880
www.geosurvey.com
EMAIL: info@geosurvey.com
Certificate of Authorization #LSF-000621

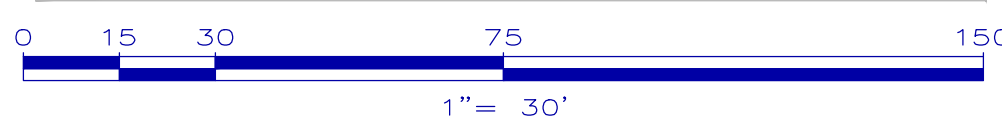
SHEET 1 OF 2

*SEE SHEET 2 FOR TITLE EXCEPTIONS AND PROPERTY DESCRIPTIONS

CLOSURE STATEMENT

THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 98,712 AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. A TRIMBLE "S" SERIES TOTAL STATION AND TRIMBLE TSC SERIES DATA COLLECTOR WERE USED TO COLLECT THIS FIELD DATA. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 108,688 FEET. _GEE_ INIT.

GRAPHIC SCALE

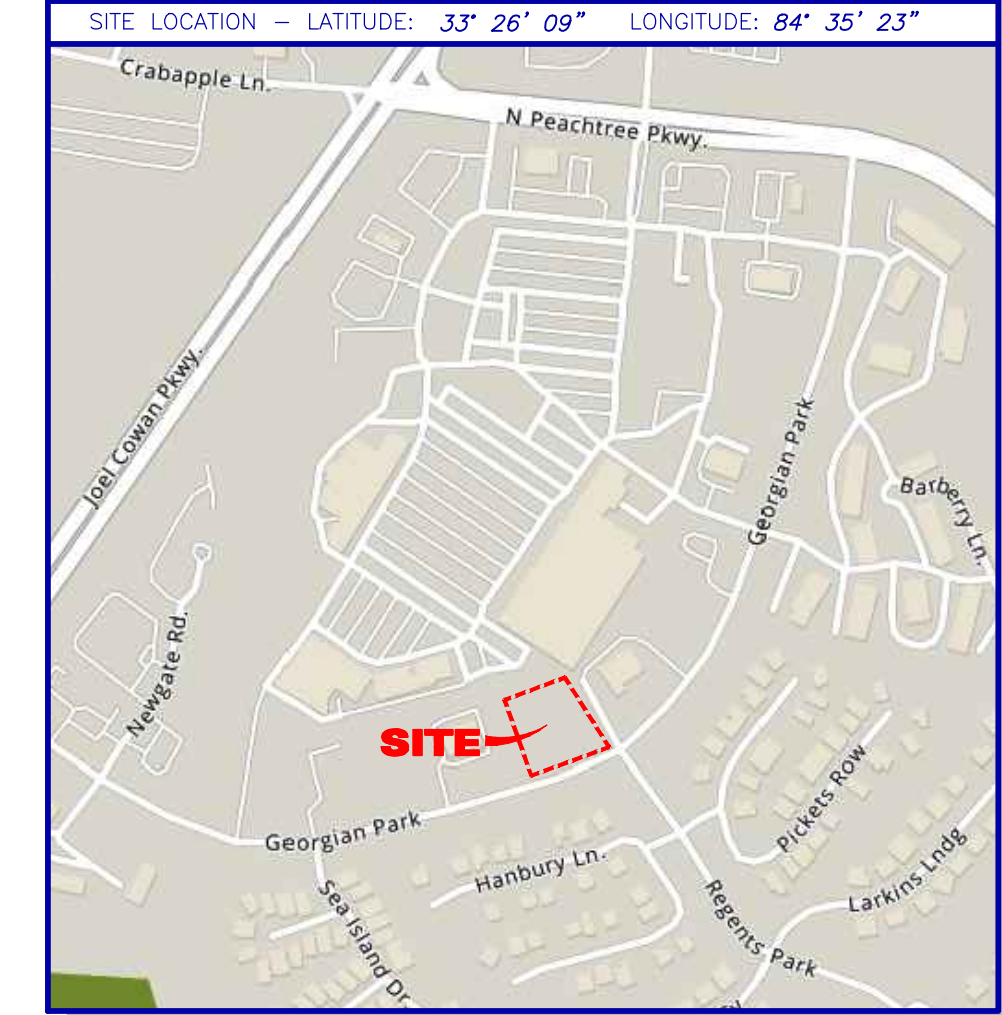


IF YOU DIG

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Or Call 800-282-7411



VICINITY MAP



GENERAL NOTES

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

REVISIONS LISTED ON THIS SURVEY APPLY ONLY TO THE SPECIFIC CHANGES REFERENCED, AND DO NOT CONSTITUTE AN UPDATE OF OTHER DATA ON THIS SURVEY. THE "SURVEY DATE" SHOWN HEREON IS THE APPLICABLE DATE AS RELATED TO PROVISIONS OF STATUTES OF LIMITATION UNLESS SPECIFICALLY NOTED OTHERWISE.

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 13113C0087E, AND THE DATE OF SAID MAP IS SEPTEMBER 26, 2008. THIS DETERMINATION WAS MADE BY GRAPHICAL MEANS IN DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

PLEASE NOTE: HARDWOOD TREES 20-INCH DBH (DIAMETER AT BREAST HEIGHT) & LARGER, PINES/SOFTWOODS 24-INCH DBH & LARGER, AND UNDER-STORY TREES 6-INCH DBH & LARGER WERE LOCATED FOR THIS SURVEY.

THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS, AND BASED ON POSITIONAL VALUES FOR THE VIRTUAL REFERENCE STATION NETWORK DEVELOPED BY GPS SOLUTIONS. THE HORIZONTAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1983(2011)-STATE PLANE COORDINATE SYSTEM OF GEORGIA-WEST ZONE. THE VERTICAL REFERENCE FRAME IS NORTH AMERICAN VERTICAL DATUM OF 1988. ANY DIRECTIONS OR DIMENSIONS SHOWN ARE RECTANGULAR, GROUND LEVEL PROJECTION OF THE STATE PLANE COORDINATE SYSTEM.

PER ZONING LETTER FROM PEACHTREE CITY PLANNING & DEVELOPMENT, DATED AUGUST 19, 2025, THE SITE IS ZONED "GC" (GENERAL COMMERCIAL DISTRICT) PER SAID ZONING LETTER THE FOLLOWING MINIMUM YARD SETBACKS APPLY:
FRONT - 40 FEET (BUILDING) & 20 FEET (PARKING)
REAR - 10 FEET
SIDE - 10 FEET
ZONING AND SETBACKS SHOULD BE CONFIRMED AND VERIFIED BY PLANNING AND ZONING PRIOR TO DESIGN OR CONSTRUCTION ACTIVITIES.

RIGHT-OF-WAY LINES SHOWN ON THIS SURVEY THAT ARE NOT ACTUAL BOUNDARIES OF THE SUBJECT TRACT ARE DEPICTED GRAPHICALLY AND ARE SHOWN APPROXIMATELY FOR INFORMATIONAL PURPOSES ONLY. SAID RIGHT-OF-WAY LINES SHOULD NOT BE UTILIZED FOR DESIGN PURPOSES.

SURVEY REFERENCES
1. ALTA/ACSM LAND TITLE SURVEY FOR FCD- DEVELOPMENT, LLC AND FIRST AMERICAN TITLE INSURANCE COMPANY, PREPARED BY WELBORN LAND SURVEYING, INC., DATED JANUARY 14, 2003, LAST REVISED MAY 9, 2003.

ALTA CERTIFICATION TABLE "A" NOTES:

Item 2 - The subject property address per above referenced Zoning Lettered is 1501 Georgian Park.
Item 16 - No evidence of current earth moving work, building construction or building additions was observed at the date of survey.
Item 17 - No evidence was observed indicating changes in street right of way lines either completed or proposed.

SPECIAL NOTES

No evidence of wetlands delineation was observed during the course of the survey.
During the course of the Survey, no above ground visible evidence was observed on the site including use as a solid waste dump, sanitary landfill, or cemetery/burial grounds.

No visible above-ground encroachments were observed at the date of survey.

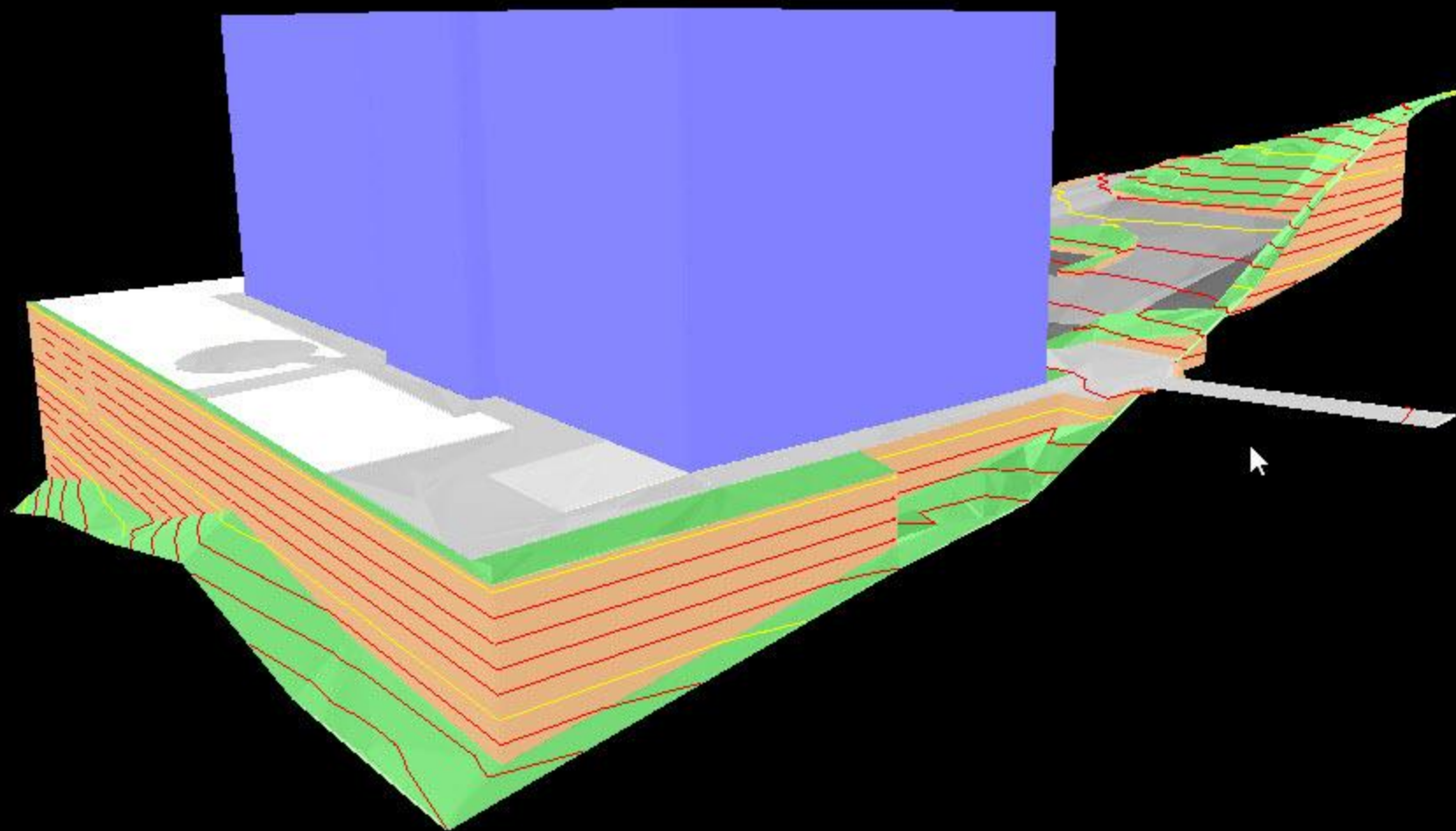
ACCESS STATEMENT - At the date of this survey, the subject property had road frontage along a Variable Public Right-of-way (Resolution D6192025-CA-C) to the northeast. A future right-of-way is permitted within the designated area shown on the survey per Deed Book 3010, Page 494.

SURVEYOR CERTIFICATION (GA)

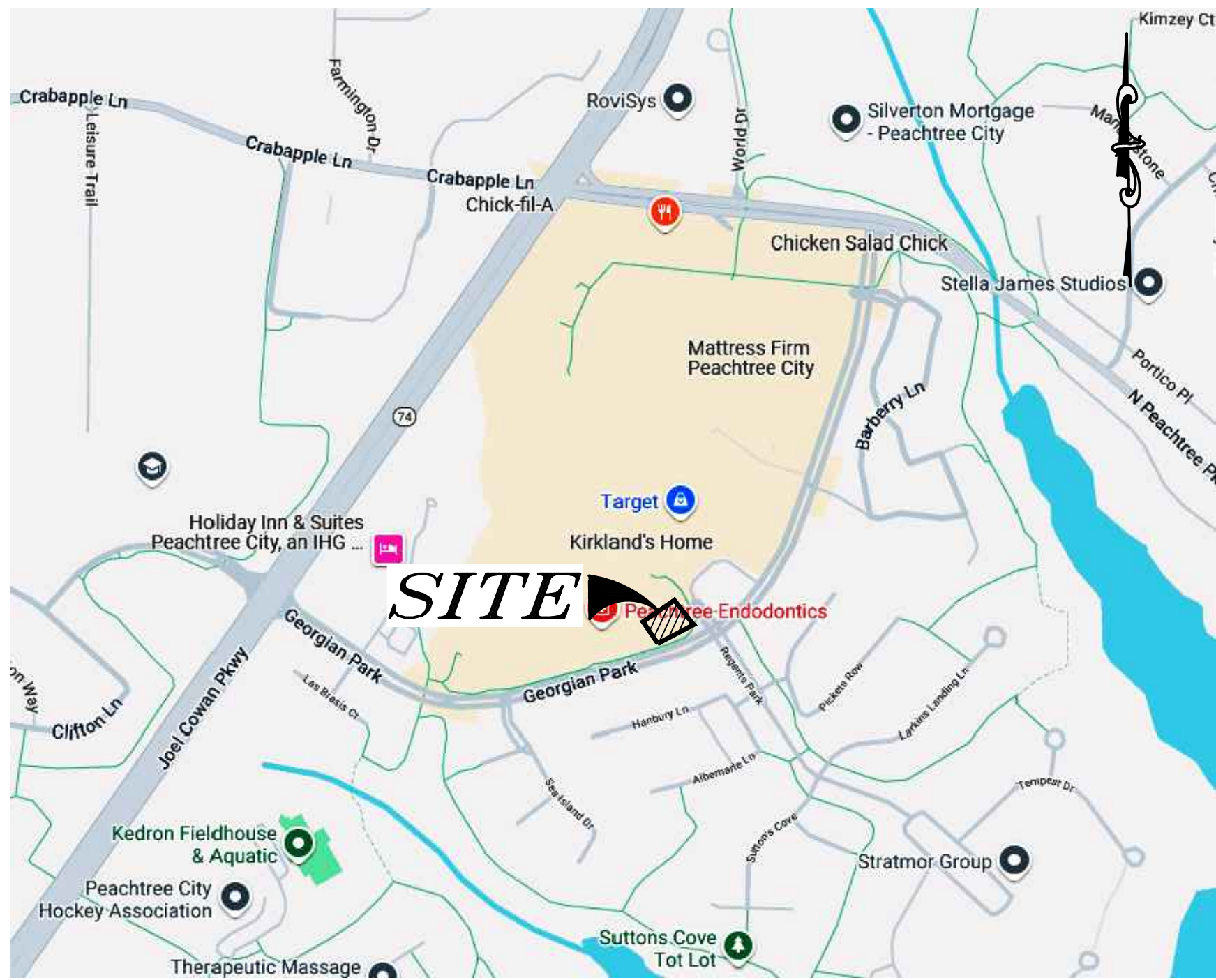
This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDED INFORMATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUSTAINABILITY 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 15-6-6.

David L. Hester
Georgia Registered
Land Surveyor # 3042

ALTA/NSPS LAND TITLE SURVEY			
Kedron Village - Outlot 10			
FOR			
Old National Bank			
InSite Holdings, L.L.C.			
InSite Real Estate Investment Properties, L.L.C.			
Peachtree City, GA (1501 Georgian Park) LLC			
First American Title Insurance Company			
GS JOB NO:	20063003	DRAWING SCALE:	1"= 30'
FIELD WORK:	JE	CITY:	PEACHTREE CITY
PROJ MGR:	GEE	COUNTY:	FAYETTE
REVIEWED:	DLH	STATE:	GA
DWG FILE:	20063003-3.dwg	LAND LOT:	134
		DISTRICT:	7TH
SURVEY DATE:	6-11-25	REVISIONS (SEE GENERAL NOTES)	
		1. 8/22/25	ADDRESSED COMMENTS FROM 7/27/25



		Clearing & Topsoil	\$	15,094.6
		Cut & Fill	\$	74,878.4
		Retaining Wall	\$	111,050.1
EarthCut	1,518.0 cy	Paving	\$	41,711.0
RockCut	0.0 cy	Curb	\$	15,501.4
UnsuitableCut	0.0 cy	Sidewalk	\$	21,136.2
Fill	5,865.8 cy	Total	\$	264,450.5
Import	4,347.8 cy			
Export	0.0 cy			
NOTE: For the most accurate estimate, project should be submitted to the solver.				



LOCATION MAP
N.T.S.

NOTE: ALL FENCING WILL REQUIRE A SEPARATE PERMIT. PER THE FENCE REGULATIONS FOR A GC ZONING DISTRICT: NO FENCE WHICH IS CONSTRUCTED OF WIRE, INCLUDING CHAIN LINK FENCING, AND NO FENCE IN EXCESS OF FOUR FEET IN HEIGHT SHALL BE INSTALLED BETWEEN THE PRINCIPAL STRUCTURE ON A ZONING LOT AND ANY ADJOINING STREET RIGHT-OF-WAY LINE. ON A ZONING LOT WITH MULTIPLE STREET FRONTAGES, THIS RESTRICTION SHALL APPLY ON ALL STREET FRONTAGES

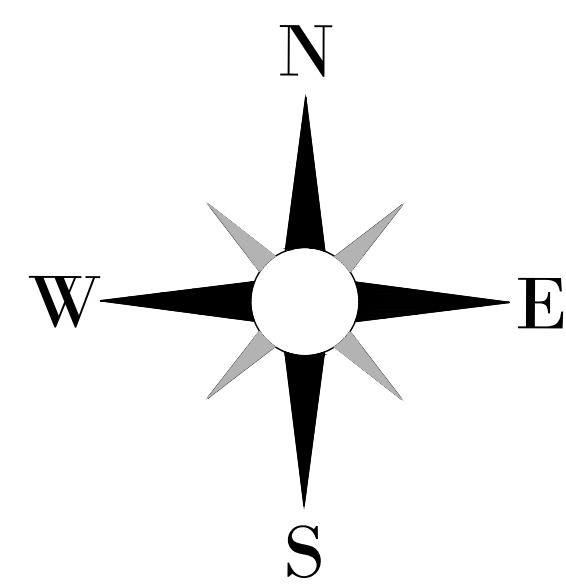
- PEACHTREE CITY SITE PLAN NOTES:**
1. PROJECT NAME: DAYCARE FACILITY
 2. ADDRESS: 1501 GEORGIAN PARK, PEACHTREE CITY, GA 30269
 3. OWNER OF RECORD: PEGASUS INVESTMENT PARTNERS, LP
 4. DEVELOPER: INSITE REAL ESTATE, LLC
1400 16TH STREET, SUITE 300
OAK BROOK, IL. 60523-8854
 5. PRESENT ZONING: GC (GENERAL COMMERCIAL DISTRICT)
 6. PARCEL NUMBER: 0735 048
 7. LANDSCAPE DESIGN: THE LANDSCAPE PLAN SHALL COMPLY WITH ALL PEACHTREE CITY LANDSCAPE DESIGN REQUIREMENTS
 8. SITE LIGHTING DESIGN: THE SITE LIGHTING DESIGN WILL COMPLY WITH ALL PEACHTREE CITY SITE LIGHTING DESIGN REQUIREMENTS
 9. STORMWATER MANAGEMENT DESIGN: STORMWATER DETENTION FOR THIS SITE IS PROVIDED BY THE EXISTING DETENTION POND LOCATED ON THE KEDRON VILLAGE SHOPPING CENTER SITE. WATER QUALITY AND RUNOFF REDUCTION VOLUME MEASURES WILL BE PROVIDED AS PART OF THE ON-SITE DRAINAGE SYSTEM DESIGN
 10. MAXIMUM IMPERVIOUS AREA ALLOWED IS 75% OF SITE AREA
IMPERVIOUS AREA ALLOWED= 1.359ac (59,189sf x 0.75=1.02ac (44,431sf)
IMPERVIOUS AREA PROPOSED: 0.98ac (42,688sf), 72% OF THE TOTAL AREA
MINIMUM OF 100sf PER 1/3 OF THE CENTER'S CAPACITY FOR CHILDREN.
CAPACITY OF PROPOSED FACILITY:
REQUIRED OUTDOOR SPACE= 160 CHILDREN/3 x 100sf= 5,334sf
OUTDOOR SPACE PROVIDED= 9,199sf
 11. OUTDOOR SPACE REQUIREMENT FOR CHILD CARE FACILITY PER GEORGIA: MINIMUM OF 100sf PER 1/3 OF THE CENTER'S CAPACITY FOR CHILDREN.

CONCEPT PLAN SHALL EXPIRE 12 MONTHS FROM THE DATE OF APPROVAL IF A FINAL SITE PLAN HAS NOT BEEN SUBMITTED TO THE CITY PLANNER

RETAINING WALLS FOUR FEET HIGH AND TALLER SHALL BE DESIGNED BY A LICENSED ENGINEER AND REQUIRE A SEPARATE REVIEW AND PERMIT

SITE DATA						
TENANT	BLDG. AREA (S.F.)	MIN. PARKING SPACES REQUIRED	MAX. PARKING SPACES ALLOWED	PARKING SPACES PROVIDED		SITE AREA
STANDARD	HC	TOTAL	GOLF CART			
DAYCARE FACILITY	12,000	40	50	38	2	40
						4
						1,359 ACRES

PARKING REQUIREMENTS ARE BASED ON "DAYCARE FACILITY." THERE IS NO SPECIFIC LISTING IN THE CITY ORDINANCE FOR A DAYCARE FACILITY, BUT PEACHTREE CITY PLANNING AND DEVELOPMENT DEPARTMENT., THE MINIMUM PARKING REQUIREMENT IS 1 SPACE PER 300 sf GFA AND THE MAXIMUM IS 125% OF THE MINIMUM SPACES REQUIRED.

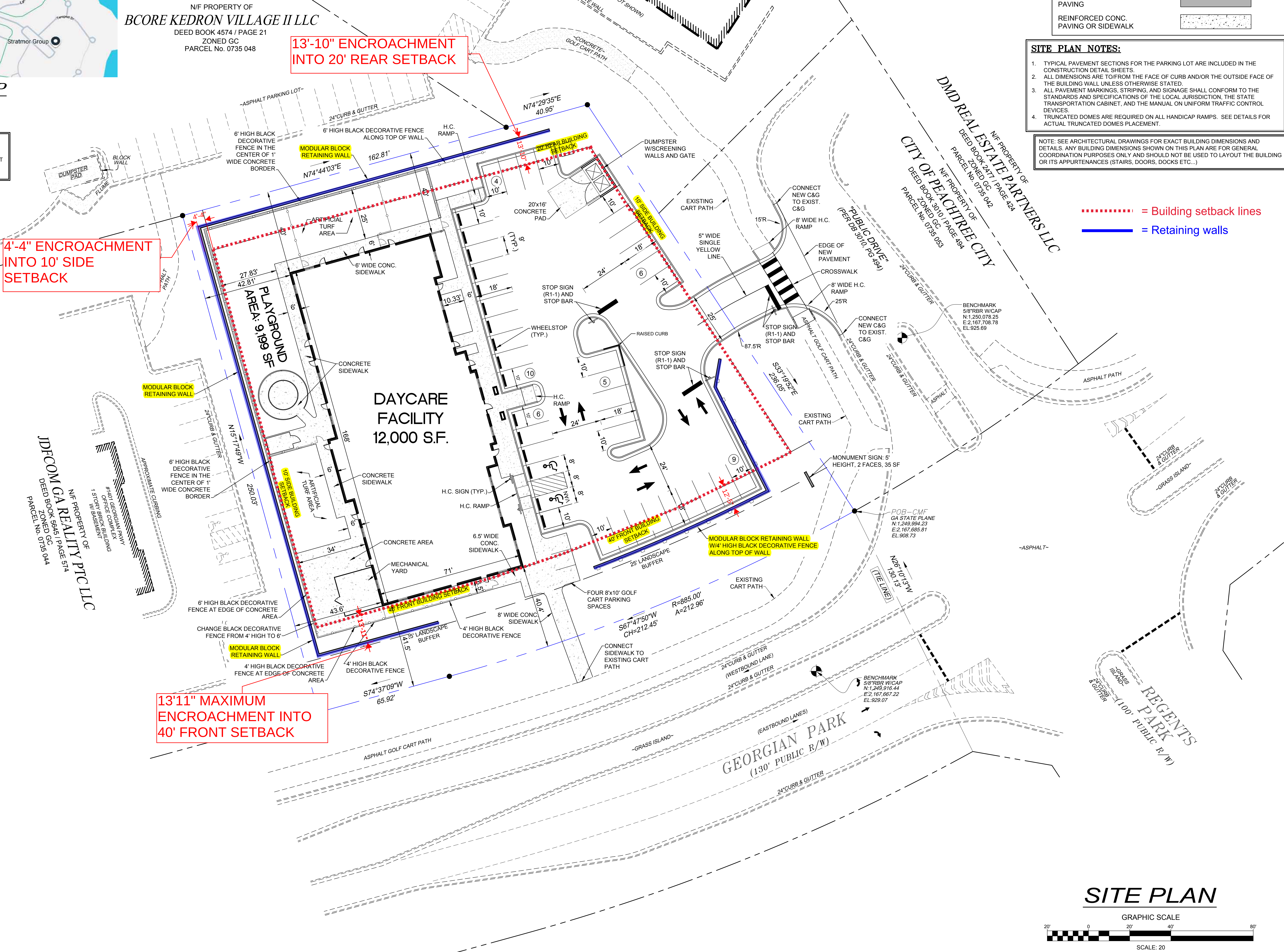


LEGEND	
EXISTING FEATURES	---
EXISTING BUILDING	---
PROPOSED FEATURES	---
PROPOSED BUILDING	---
PROPERTY LINES	---
CHAIN LINK FENCE	---
HEAVY DUTY ASPHALT PAVING	---
REINFORCED CONC. PAVING OR SIDEWALK	---

- SITE PLAN NOTES:**
1. TYPICAL PAVEMENT SECTIONS FOR THE PARKING LOT ARE INCLUDED IN THE CONSTRUCTION DETAIL SHEETS.
 2. ALL DIMENSIONS ARE TO/FROM THE FACE OF CURB AND/OR THE OUTSIDE FACE OF THE BUILDING WALL UNLESS OTHERWISE STATED.
 3. ALL PAVEMENT MARKINGS, STRIPING, AND SIGNAGE SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE LOCAL JURISDICTION, THE STATE TRANSPORTATION CABINET, AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
 4. TRUNCATED DOMES ARE REQUIRED ON ALL HANDICAP RAMPS. SEE DETAILS FOR ACTUAL TRUNCATED DOMES PLACEMENT.

NOTE: SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND DETAILS. ANY BUILDING DIMENSIONS SHOWN ON THIS PLAN ARE FOR GENERAL COORDINATION PURPOSES ONLY AND SHOULD NOT BE USED TO LAYOUT THE BUILDING OR ITS APPURTENANCES (STAIRS, DOORS, DOCKS ETC...)

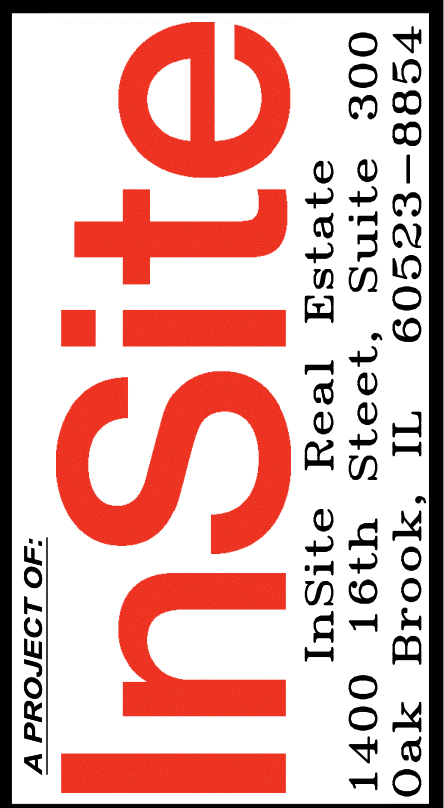
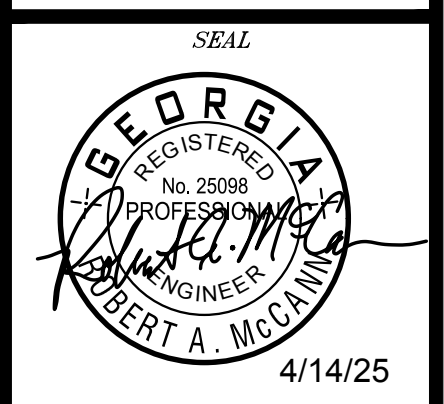
..... = Building setback lines
--- = Retaining walls



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THE LOCATION OF ALL UTILITIES (ABOVE OR BELOW GROUND) SHOWN ON THESE DRAWINGS ARE APPROXIMATE & WERE OBTAINED FROM OBSERVATIONS AT THE SITE AND/OR FROM THE UTILITY OWNERS. HANES, GIPSON & ASSOC., INC. DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. IT SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY OR HIS AGENT AND/OR THE CONTRACTOR TO DETERMINE EXACT LOCATIONS OF EXISTING UTILITIES ABOVE OR BELOW GROUND) & TO NOTIFY UTILITY OWNERS BEFORE BEGINNING ANY CONSTRUCTION.

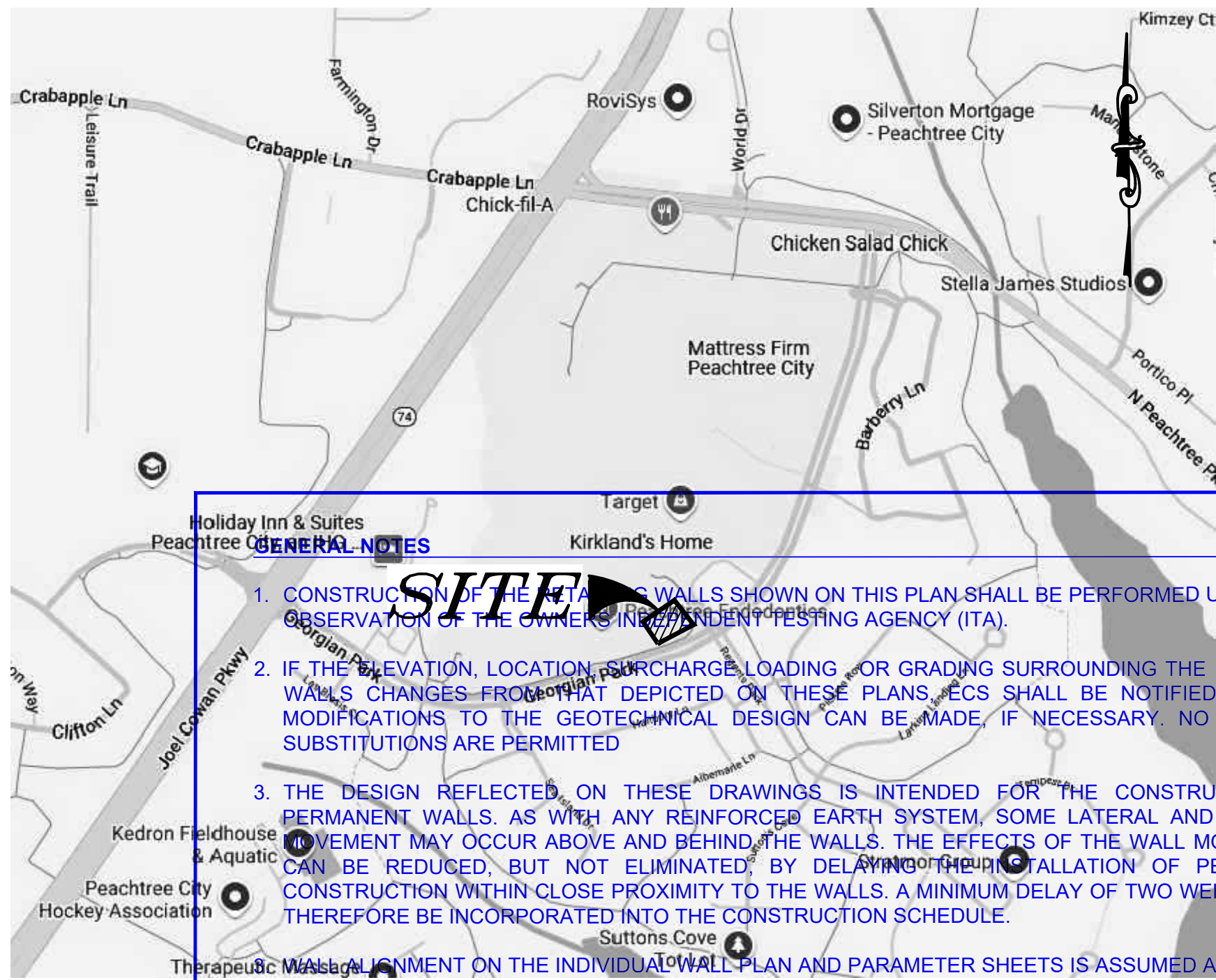
CAUTION-NOTE TO CONTRACTOR
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. GA. LAW REQUIRES THE CONTRACTOR TO CALL THE UTILITY PROTECTION CENTER AT LEAST 48 HOURS (BUT NO MORE THAN 10 WORKING DAYS) BEFORE ANY EXCAVATION TO REQUEST FIELD LOCATION OF UTILITIES. LOCATE SERVICES SHALL INCLUDE TRAFFIC SIGNAL AND FIBER OPTIC EQUIPMENT. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE THE RELOCATION OF ALL THE UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



DAY CARE FACILITY
1501 GEORGIAN PARK
PEACHTREE CITY, GEORGIA
LAND LOT 134, 7th DISTRICT

NO.	BY	DATE	DESCRIPTION
1	TUP	06/04/25	CITY+COUNTY COMMENTS
2	TUP	07/21/25	CITY+COUNTY COMMENTS

DRAWN BY	CHECKED BY
TUP	RAM
DATE	
4/14/25	
SHEET TITLE	
SITE PLAN	
SHEET NUMBER	
C1.0	



- GENERAL NOTES:**
- CONSTRUCTION OF THE RETAINING WALLS SHOWN ON THIS PLAN SHALL BE PERFORMED UNDER THE OBSERVATION OF THE OWNER'S INDEPENDENT TESTING AGENCY (ITA).
 - IF THE ELEVATION, LOCATION, BURIAL, OR GRADING SURROUNDING THE RETAINING WALLS CHANGES FROM THAT DEPICTED ON THESE PLANS, EGS SHALL BE NOTIFIED SO THAT MODIFICATIONS TO THE GEOTECHNICAL DESIGN CAN BE MADE, IF NECESSARY. NO MATERIAL SUBSTITUTIONS ARE PERMITTED.
 - THE DESIGN REFLECTED ON THESE DRAWINGS IS INTENDED FOR THE CONSTRUCTION OF PERMANENT WALLS. AS WITH ANY REINFORCED EARTH SYSTEM, SOME LATERAL AND VERTICAL MOVEMENT MAY OCCUR ABOVE AND BEHIND THE WALLS. THE EFFECTS OF THE WALL MOVEMENTS CAN BE REDUCED, BUT NOT ELIMINATED, BY DELAYING THE INSTALLATION OF PERMANENT CONSTRUCTION WITHIN CLOSE PROXIMITY TO THE WALLS. A MINIMUM DELAY OF TWO WEEKS SHALL THEREFORE BE INCORPORATED INTO THE CONSTRUCTION SCHEDULE.
 - CONTRACTOR SHALL BENCHMARK TEMPORARY EXCAVATIONS AS NECESSARY IN COMPLIANCE WITH LOCAL CODES TO FACILITATE WALL CONSTRUCTION.
 - THESE PLANS SHALL NOT BE SCALED OR USED FOR LOCATION OF PAVEMENTS, STRUCTURES OR RETAINING WALLS. THE CONTRACTOR SHALL PROVIDE LAYOUT AND COORDINATION AS NEEDED BY THE WALL CONTRACTOR.
 - UTILITIES WITHIN THE REINFORCED AND RETAINED ZONES AND UTILITIES WITHIN A 1' HAZARDOUS ZONE OF INFLUENCE FROM THE REAR BASE OF THE REINFORCED ZONE SHALL BE INSTALLED SIMULTANEOUSLY WITH THE RETAINING WALL BACKFILL.
 - UTILITIES AT THE TOE AND UNDERNEATH THE RETAINING WALL SHALL BE INSTALLED PRIOR TO RETAINING WALL CONSTRUCTION.
 - SHOULD UTILITY PENETRATIONS THROUGH OR BELOW THE WALLS NOT SHOWN ON THESE PLANS BE PROPOSED, THE ECS EOR SHALL BE NOTIFIED.

LOCATION MAP

PEACHTREE CITY SITE PLAN NOTES:

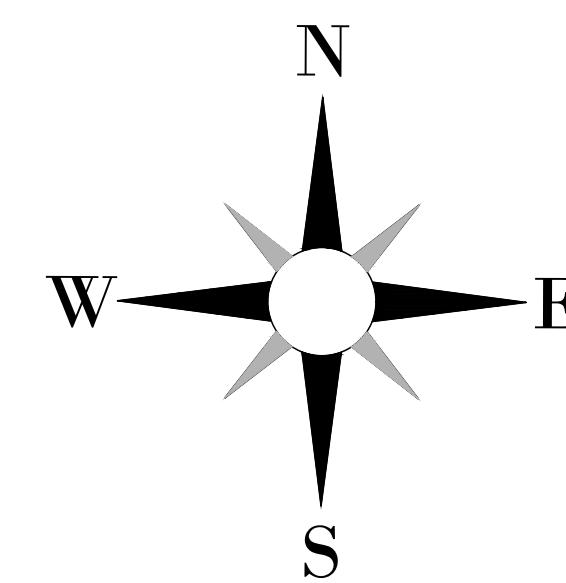
- PROJECT NAME: DAYCARE FACILITY
- ADDRESS: 1501 GEORGIAN PARK, PEACHTREE CITY, GA 30269
- OWNER OF RECORD: PEGASUS INVESTMENT PARTNERS, LP
- DEVELOPER: INSITE REAL ESTATE, LLC
- 1400 16TH STREET, SUITE 300
- OAK BROOK, IL 60523-8854
- PRESENT ZONING: GC (GENERAL COMMERCIAL DISTRICT)
- PARCEL NUMBER: 0735 048
- LANDSCAPE DESIGN: THE LANDSCAPE PLAN SHALL COMPLY WITH ALL PEACHTREE CITY LANDSCAPE DESIGN REQUIREMENTS
- SITE LIGHTING DESIGN: THE SITE LIGHTING DESIGN WILL COMPLY WITH ALL PEACHTREE CITY SITE LIGHTING DESIGN REQUIREMENTS
- STORMWATER MANAGEMENT DESIGN: STORMWATER DETENTION FOR THIS SITE IS PROVIDED BY THE EXISTING DETENTION POND LOCATED ON THE KEDRON VILLAGE SHOPPING CENTER SITE. WATER QUALITY AND RUNOFF REDUCTION VOLUME MEASURES WILL BE PROVIDED AS PART OF THE ON-SITE DRAINAGE SYSTEM DESIGN
- MAXIMUM IMPERVIOUS AREA ALLOWED IS 75% OF SITE AREA
- IMPERVIOUS AREA ALLOWED: 1.359ac (59,189sf) x 0.75 = 1.02ac (44,431sf)
- IMPERVIOUS AREA PROPOSED: 0.98ac (42,688sf), 72% OF THE TOTAL AREA
- MINIMUM OF 100sf PER 1/3 OF THE CENTER'S CAPACITY FOR CHILDREN
- OUTDOOR SPACE REQUIREMENT FOR CHILD CARE FACILITY PER GEORGIA CAPACITY OF PROPOSED FACILITY
- REQUIRED OUTDOOR SPACE = 160 CHILDREN/3 x 100sf = 5,334sf
- OUTDOOR SPACE PROVIDED = 9,199sf

CONCEPT PLAN SHALL EXPIRE 12 MONTHS FROM THE DATE OF APPROVAL IF A FINAL SITE PLAN HAS NOT BEEN SUBMITTED TO THE CITY PLANNER

RETAINING WALLS FOUR FEET HIGH AND TALLER SHALL BE DESIGNED BY A LICENSED ENGINEER AND REQUIRE A SEPARATE REVIEW AND PERMIT

SITE DATA							
TENANT	BLDG. AREA (S.F.)	MIN. PARKING SPACES REQUIRED	MAX. PARKING SPACES ALLOWED	PARKING SPACES PROVIDED		GOLF CART	SITE AREA
DAYCARE FACILITY	12,000	40	50	38	2	40	4
				1,359 ACRES			

PARKING REQUIREMENTS ARE BASED ON "DAYCARE FACILITY." THERE IS NO SPECIFIC LISTING IN THE CITY ORDINANCE FOR A DAYCARE FACILITY, BUT PEACHTREE CITY PLANNING AND DEVELOPMENT DEPARTMENT., THE MINIMUM PARKING REQUIREMENT IS 1 SPACE PER 300 sf GFA AND THE MAXIMUM IS 125% OF THE MINIMUM SPACES REQUIRED.



LEGEND	
EXISTING FEATURES	
EXISTING BUILDING	
PROPOSED FEATURES	
PROPOSED BUILDING	
PROPOSED FENCES	
PLANNING DEPARTMENT	
REINFORCED CONCRETE	
PAVING OR SIDEWALK	

SITE PLAN NOTES:

- TYPICAL PAVEMENT SECTIONS FOR THE PARKING LOT ARE INCLUDED IN THE CONSTRUCTION DETAIL SHEETS.
- ALL DIMENSIONS ARE TO THE TOP OF CURB AND/OR THE OUTSIDE FACE OF THE BUILDING UNLESS OTHERWISE STATED.
- ALL PAVEMENT MARKINGS, STRIPS, AND SIGNAGE SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE LOCAL JURISDICTION, THE STATE TRANSPORTATION DEPARTMENT, AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- TRUNCATED DOWNS ARE REQUIRED ON ALL HANDICAP RAMPS. SEE DETAILS FOR ACTUAL TRUNCATED DOWNS PLACEMENT.

NOTE: SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND DETAILS. ANY BUILDING DIMENSIONS SHOWN ON THIS PLAN ARE FOR GENERAL COORDINATION PURPOSES ONLY AND SHOULD NOT BE USED TO LAYOUT THE BUILDING OR ITS APPURTENANCES (STAIRS, DOORS, DOCKS ETC...)

N/F PROPERTY OF
BKORE KEDRON VILLAGE II LLC
DEED BOOK 4574 / PAGE 21
ZONED GC
PARCEL NO. 0735 048

DAYCARE FACILITY
12,000 S.F.

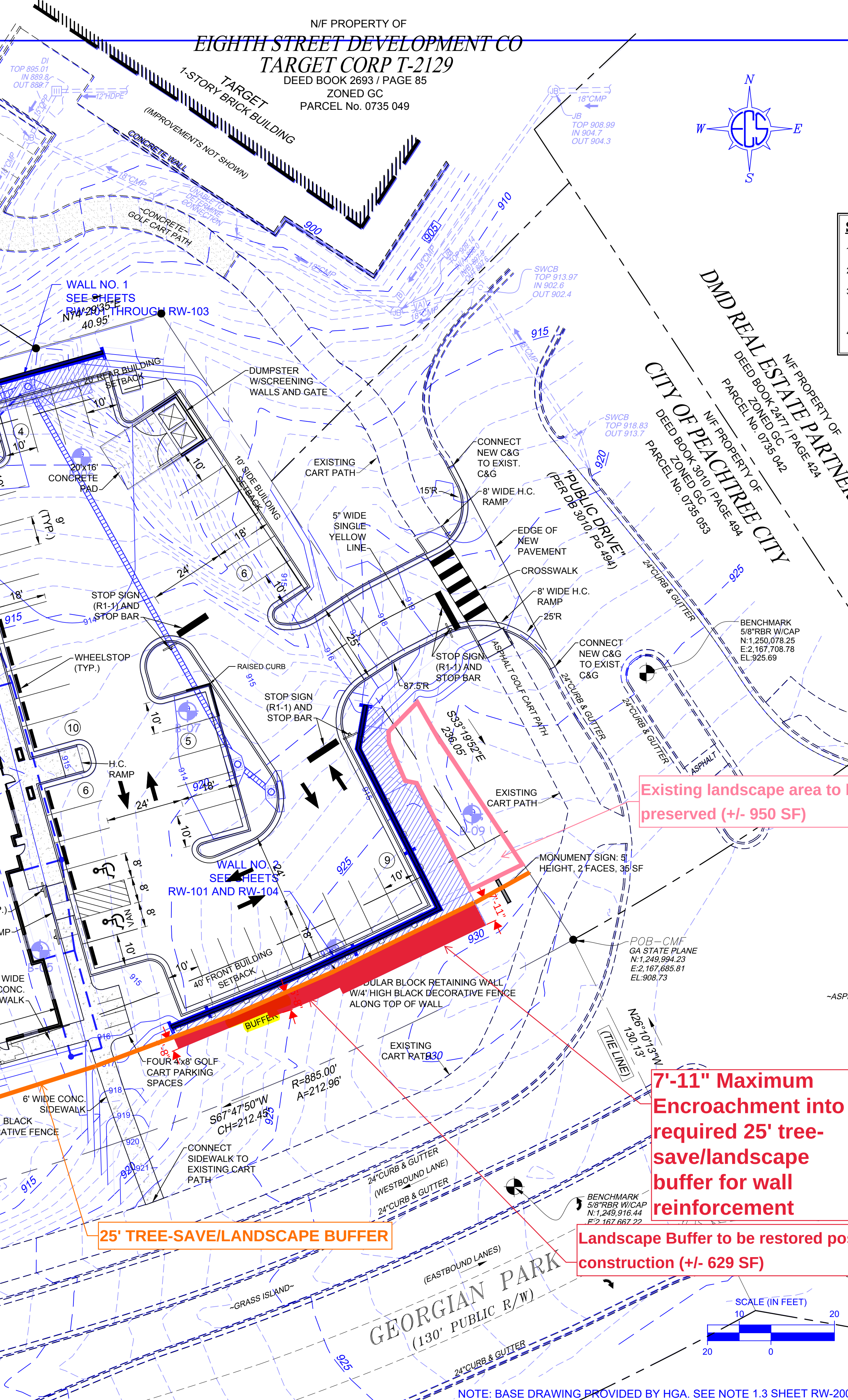


Know what's below.
Call before you dig.
Dial 811
Or Call 800-282-7411

THE LOCATION OF ALL UTILITIES (ABOVE OR BELOW GROUND) SHOWN ON THESE DRAWINGS ARE APPROXIMATE & WERE OBTAINED FROM OBSERVATIONS AT THE SITE AND/OR FROM THE UTILITY OWNERS. HAINES, GIPSON & ASSOC., INC. DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. IT SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY OR HIS AGENT AND/OR THE CONTRACTOR TO DETERMINE EXACT LOCATIONS OF EXISTING UTILITIES ABOVE OR BELOW GROUND & TO NOTIFY UTILITY OWNERS BEFORE BEGINNING ANY CONSTRUCTION.

CAUTION-NOTE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. GA. LAW REQUIRES THE CONTRACTOR TO CALL THE UTILITY PROTECTION CENTER AT LEAST 48 HOURS (BUT NO MORE THAN 10 WORKING DAYS) BEFORE ANY EXCAVATION TO REQUEST FIELD LOCATION OF UTILITIES. LOCATE SERVICES SHALL INCLUDE TRAFFIC SIGNAL AND FIBER OPTIC EQUIPMENT. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE THE RELOCATION OF ALL THE UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

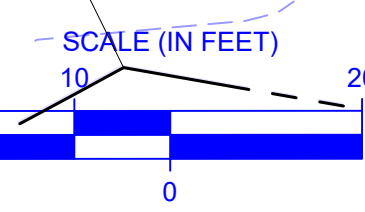


Existing landscape area to be preserved (+/- 950 SF)

7'-11" Maximum Encroachment into required 25' tree-save/landscape buffer for wall reinforcement

Landscape Buffer to be restored post construction (+/- 629 SF)

25' TREE-SAVE/LANDSCAPE BUFFER



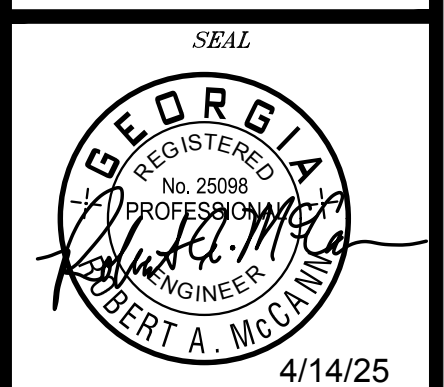
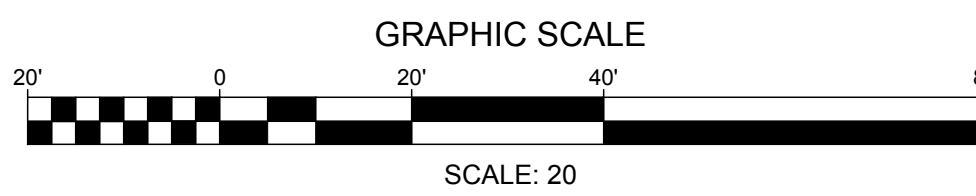
NOTE: BASE DRAWING PROVIDED BY HGA. SEE NOTE 1.3 SHEET RW-200.

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ENGINEER	SLH	DRAFTING	JMC
SCALE	AS SHOWN		
PROJECT NO.	10:12582-C		
SHEET	RW-100		
DATE	06/25/2025		

Proposed Tree-save/Landscape Buffer Encroachment

SITE PLAN



InSite
InSite Real Estate
1400 16th Street, Suite 300
Oak Brook, IL 60523-8854

DAY CARE FACILITY
1501 GEORGIAN PARK
PEACHTREE CITY, GEORGIA
LAND LOT 134, 7th DISTRICT

NO.	BY	DATE	DESCRIPTION
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DRAWN BY	TUP	CHECKED BY	RAM
DATE	4/14/25		
SHEET TITLE	SITE PLAN		
SHEET NUMBER	C1.0		