

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.

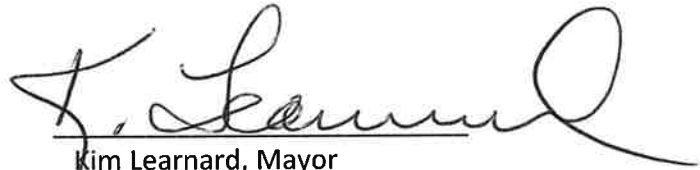
Adjourn

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