

City Council of Peachtree City
Meeting Minutes
Thursday, October 16, 2025
6:30 PM

Call to Order

The Mayor and Council of Peachtree City met in regular session on Thursday, October 16, 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

Public Comment

Stephanie Roman asked Council to reconsider the wildlife feeding ordinance discussed at the October 2 work session. She outlined some of the drawbacks of feeding deer and said several Georgia cities had ordinances banning their feeding by residents, adding that this was a humane way to address deer overpopulation.

Agenda Changes

None

Minutes

Holland moved to approve the September 18, 2025 City Council meeting minutes, the October 2, 2025 City Council work session minutes, and the October 2, 2025 executive session minutes. Brown seconded. Motion carried unanimously.

A. September 18, 2025 City Council Meeting Minutes

APPROVED 4-0

B. October 2, 2025 City Council Work Session Minutes

APPROVED 4-0

C. October 2, 2025 Executive Session Minutes

APPROVED 4-0

Consent Agenda

Johnson moved to approve Consent Agenda items A through G with an effective date of April 1, 2026 for item A. Holland seconded. Motion carried unanimously.

City Manager Justin Strickland showed what the new decals would look like. The numbers would remain the same size as the current decals, but the decals had been streamlined as a way to make it easier for cart owners to find spaces on the front and back. That would lower the cost for the City, too. Renewals would be pushed back until April 1 to give people time to make the changes, and there would be a public communications campaign to get the word out.

Holland asked about ways to remove the old decals, other than scraping. Strickland said the side stickers could remain as long as the new decals were on the front and

back.

A. FY26 Budget Amendment and Ordinance Amendment to Motorized Cart Decal Placement

Effective date of April 1, 2026.

APPROVED 4-0

B. MEJA Headquarters - Stormwater Maintenance Agreement

APPROVED 4-0

C. REM WP LAND LLC - Stormwater Maintenance Agreement

APPROVED 4-0

D. Primrose - Stormwater Maintenance Agreement

APPROVED 4-0

E. VyStar Credit Union - Stormwater Maintenance Agreement

APPROVED 4-0

F. 100 Gates Entry - Stormwater Maintenance Agreement

APPROVED 4-0

G. Sponsorship Acceptance and FY26 Budget Amendment

APPROVED 4-0

Old Agenda Items

None

New Agenda Items

A. 10-25-05 2025 Maintenance and Operation Millage Rate

Financial Services Director Kelly Bush said State law required advertising the notice of current tax digest and five-year history of levy, and they had done so. Staff proposed a full rollback of .139 mills from the current 5.983 mills down to 5.844 mills.

Brown moved to adopt the Maintenance and Operation millage rate at 5.844 mills. Holland seconded.

Holland asked about a line on the five-year history that showed the net tax dollar increase or decrease, noting that it went from almost \$3 million in 2022 to a little over \$209,000 for 2025. He asked if that would be the new way forward.

Bush replied that all homesteaded property values were frozen for this year, so the \$200,000 was just new growth. Going forward, Council would have the option to increase up to 3% or to the consumer price index (CPI), whichever was lower. Bush said it would be much lower going forward.

Motion carried unanimously.

B. 10-25-06 FY2026 Budget Amendment — Memorial Bench

Strickland said John and Margarita Kerr had made a donation for a memorial bench to be placed at the Line Creek Nature Area. It would read "Play and Love Every Day – Cherish Every Moment – Cathy Wilder Forever Loved."

Holland moved to approve New Agenda item 10-25-06, a budget amendment for the donation and purchase of a memorial bench for Cathy Wilder in the amount of \$2,077.77.

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

Public Hearings

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

Planning Director Shayla Reed pointed out the property's location on a zoning map and said the applicant had requested a reduction in the rear yard setback from 30 feet to 15 feet to accommodate a small portion of an existing deck and the entire staircase. The deck and stairs were built through a permit in 2018, Reed continued.

The applicant was now requesting a permit to construct a pool, which would be within the setback lines, but in the process of getting that permit, it was discovered that the deck was outside of the setback. He needed to bring it into compliance through a variance in order to proceed with the pool. Reed then indicated the variance criteria that Council should consider when making their decision.

The applicant, Wade Patrick, also explained that the pool would be within the setback. He said his mother- and father-in-law originally owned the house, and he and his wife acquired it in 2016. In 2018, he rebuilt the existing deck and did not change the footprint. That was a permitted job, he continued.

The Mayor opened the public hearing. No one wished to speak either in favor or against the variance, and she closed the hearing.

Brown asked why the tax records showed that the Patricks owned the house in 2012, and Patrick said his mother-in-law died in 2016, but his wife had been on the deed before then. Brown then asked if he added the stairs when he rebuilt the deck in 2018, and Patrick said they were existing. He replaced but did not expand them.

She asked Patrick why he did not get a survey when he rebuilt the deck in 2018. He said he thought it would be fine because he was simply replacing what existed, but he was stopped during the process and told he had to get a permit, so he did.

There was no mention of a survey at that time.

Learnard verified that the pool was not encroaching any setbacks. Patrick pointed to corners of the house that were 24 and 27 feet from the 30-foot setback line and noted that the stairs were 15 feet from the line. Learnard asked when the deck and other additions were built, and Patrick said it was in the early 1980s.

Did the City sign off on the deck rebuild in 2018? Johnson asked, and Patrick said they did not. She, too, verified that this deck as it stood now was the same size as what was built 40 years ago. Learnard said she had no problem with this variance, and Johnson agreed.

Brown wondered if he could change the configuration of the stairs so they did not protrude so far into the setback. Patrick said the power to the house was in this area and could not be blocked. Also, he said, it would not be attractive. He noted that he had to get this variance in order to do anything to the house, even a kitchen remodel.

Brown said this was a common circumstance in Peachtree City that Council had to deal with due to changes in zoning and building regulations over the years. Learnard noted that the neighbors had signed on in support. There was a variance process because sometimes there was no other way. Brown agreed.

Holland wanted to see a photo from 2018 or before. Strickland said they had satellite imagery and found an image from 2010 that showed the deck and stairs.

Brown moved to approve Public Hearing item 10-25-08, variance request in the amount of 15 feet into the 30-foot rear setback at 207 Clydesdale Road. Johnson seconded. Motion carried unanimously.

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

Reed indicated this property on a zoning map and said the request was for a reduction in the rear yard setback from 30 feet to 27 feet to allow the construction of an enclosed porch. There had been a stop work order issued due to active construction without a permit. Reed said about three feet on a corner of the porch would be in the setback.

The applicant, James Turner, explained that they decided to enclose an existing patio to create some shade after having several trees removed from their back yard. He commented that he had a lot of work done to the house and had believed the person building the porch had pulled all necessary permits. Turner also explained that the topography of his lot wouldn't allow for a deck.

The Mayor opened the public hearing. Neighbor Edward Geiger noted that this patio slab was original to the house and said he had no objection to the variance. No one else wished to speak, and Learnard closed the public hearing.

Johnson asked if there were permits for the other work Turner had mentioned, and he said there were. This slab, Turner continued, was original to the house, which he believed was built in 1982. Learnard confirmed that this was a request to cover only that existing slab.

Should this not have been an administrative variance since it was for 10% of the setback distance? Holland asked. Brown said it should not, and Reed said it required a full Council variance. Brown commented that since the ordinance was changed, the only administrative variances were for pre-existing situations that were two feet or less into a setback.

This lot was almost a perfect square, Brown noted, but the problem was that the house was further back on the lot than it needed to be. The slab was not a structure, so there was no problem with it going into the setback. She also cautioned that it was best from homeowners to not rely on builders to obtain permits.

She told Turner she had determined that he could expand the slab and move the structure to the east or reduce the size of the structure to get it out of the setback. Turner explained that moving it to the east would reduce their already minimal flat area. Learnard asked if Council could see the additional photos of the lot that Turner had provided.

Holland then said he was correct about a 10% setback reduction being allowed for administrative variances. It was in section 1204 of the zoning ordinance, (1)(b).

Turner explained the photos, saying he had tried to show the rolling topography. He also mentioned that there was an electrical outlet on the patio and a faucet on the other side, so moving the structure would not be feasible. He had already done repairs for termite damage in this area and did not want to have to tear it up again.

Learnard said it might be an administrative variance, but the decision was Council's now. City Attorney Ted Meeker said he did not believe it was an administrative variance, as did Brown. Learnard summarized the situation, saying the patio was hot because the trees were gone; the slab had existed for many years, and the topography made another location difficult.

Johnson said Brown had made a good point about the location of the house on the lot, but that could not be corrected now. She said she would be inclined to approve this variance because of that.

Learnard noted there were letters of support from three neighbors. Brown and Holland commented that people should ensure permits were obtained, and Brown said granting variances when the lack of a permit was discovered sent the wrong message.

Johnson noted that he had applied for permits for other work, but what Brown said was true. Holland said he did not like variances but had realized that they were needed in certain cases. This was for only three feet, and he could support it.

Johnson moved to approve Public Hearing item 10-25-09, variance request from rear setback, 101 Bay Point. Holland seconded. Motion carried unanimously.

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

This request was for four variances, Reed said, and the site abutted the Kedron Shopping Center and a residential area. The topography had made design challenging; a retaining wall would be needed to retain soil on a steep slope. The front setback was requested to be reduced from 40 feet to 26 feet, 1 inch; the side setback from 10 feet to 5 feet, 8 inches, and the rear setback from 20 feet to 6 feet, 2 inches. These changes would allow for parking spaces and a playground in addition to the retaining wall. There were two criteria Council should consider for the zoning component.

The applicant was also asking to reduce the 25-foot landscape buffer to 17 feet, 1 inch, while constructing the retaining wall. The buffer would be replanted when construction was complete, Reed stated. She presented the criteria for this variance as stated in the Land Development Ordinance (LDO).

The applicant's representative explained they would be building a daycare facility with a 10,000 square foot playground. Due to the topography, they had permission from the State to reduce the size of the playground from the required 16,000 square feet. The retaining wall along the playground would go up to 16 feet high, while the wall along Georgian Park would be 13 feet at its highest point.

He stressed that the landscape buffer disturbance would be only during construction. However, after talking with the City Engineer and with Reed, he asked to change the reduction request to 12 feet because of the way the wall would be constructed. They had a landscape plan and were committed to replacing the vegetation once completed.

The Mayor opened the public hearing. Property owner Robert Vassey said he had owned this property since 2009 and had spent more than \$30,000 on elevations and site plans, but no one had expressed interest. He thought this daycare facility would be a benefit to the community and urged Council to approve the variance. No one else wished to speak, and Learnard closed the public hearing.

Holland asked if the concept plan had been reviewed by the Planning Commission, and Reed said it had, but not the variance, which went only before Council. He said he was in favor of this project, noting that the landscaping was important and verified that it would be replanted.

Brown described her reaction as "shocked" when seeing the steep slope of the property from west to east and applauded the developer for their willingness to make this site usable. She said a day care facility was much needed in that section of the city. Brown said she understood it was necessary to remove the trees and had confidence that the developers would make good decisions and work with the Planning Commission on a landscape plan. The applicant noted that they would also be preserving the trees around the entrance on the southeast corner of the site, even though it was not required.

Johnson agreed that additional day care was needed in Peachtree City and said she understood the hardships around developing this site.

Learnard asked for a motion to approve this variance with what was originally presented as a variance from the 25-foot landscape buffer to 17 feet, 1 inch, further reduced to 12 feet. So moved, said Holland, with Brown seconding. Motion carried unanimously.

Council/Staff Topics

1. Magnolia Arts Festival

Learnard noted that Magnolia Arts Festival was that weekend.

2. Pickleball courts at Meade Field

The groundbreaking for the new pickleball courts was set for the following day, the Mayor announced.

3. Deer Hunting Pilot Program

Brown said she intended to reopen the discussions for the deer hunting pilot program. She had a few ideas for modifications, gleaned from discussions on social media and with hunters, to discuss with Assistant City Manager Chris Hobby and planned to get this on the next agenda.

Executive Session

None

Adjourn

There being no further business, Holland moved to adjourn at 7:37 p.m. Johnson seconded. Motion carried unanimously.



Martha Barksdale, Recording Secretary



Kim Learnard, Mayor