

**Planning Commission of Peachtree City**  
**Abbreviated Meeting Minutes**  
**Monday, January 26, 2026**  
**6:30 PM**

**Call to Order**

Present at the meeting were Chairman Scott Ritenour, Vice-Chairman Andrew Kriz, Commissioners Hans Gant, Jack Allen, Robert Halverson, and Alternate Kenneth Hamner. Also in attendance were Planning and Development Director Shayla Reed, Senior Planner Lora Hooks, Recording Secretary Martha Barksdale, and IT Specialists Ken Couch and Ryan Williams. In addition, the City Manager, Justin Strickland, and Councilwoman Suzanne Brown attended the meeting.

**Pledge of Allegiance**

Chairman Ritenour opened the meeting with the Pledge of Allegiance.

**Announcements**

Ritenour explained to the audience that there would be no public comment allowed during the meeting.

**Presentations**

None

**Agenda Changes**

None

**Minutes**

**1. Planning Commission Meeting January 12, 2026**

Approved, 5-0

**Old Agenda Items**

None

**New Agenda Items**

**1. Discussion to consider a text amendment to the Parking Ordinance, Sec. 909, Off-Street Automobile Parking Requirements**

Director Reed explained the need for an amendment to the parking ordinances originated with the Commissioners' desire to require golf cart parking since developers were already required to provide connections to the multi-use path system. Reed also stated it was recommended to review the entire parking ordinance for other possible changes. A discussion ensued with commissioners debating what the criteria should be for a golf cart parking. In addition, they discussed revising the automobile parking requirement for medical offices as well as a potential update to require bicycle parking and storage.

**2. Discussion to consider a text amendment to the Lighting Ordinance, Sec. 731.2 of the Land Development Ordinance**

Director Reed explained the current ordinance for lighting lists specific types of permitted lighting. LED lighting is not listed as a permitted type. Based on the

current trends, staff is asking that LED lighting be added as a permitted type. A short discussion ensued.

Halverson requested an additional change to the ordinance. He requested the last sentence of Section 731.2 be revised to clarify that similar types of lighting applications should use similar lighting types vs. the same type of lighting being required for all fixtures throughout the site.

Ritenour proposed the language be revised to suggest that LED lighting is the preferred type of lighting.

### **Public Hearings**

#### **1. Consider a text amendment to Section 917 of the city's Code of Ordinances related to Short-Term Rentals**

Commissioner Kriz made a motion to recommend denial of the text amendment for the Short-Term Rental ordinance with the following comments:

- Homeowners wishing to rent their homes during the FIFA World Cup should register with the City.
- Local contact information should be provided.
- Operational guidelines should be distributed to those who register.

Motion approved, 5-0

### **Workshop Items**

#### **1. Concept Plat, Bradshaw Estates, 201 Sumner Road**

The commissioners discussed the proposed plat with staff and the developer's representative and shared the following comments and concerns for the developer to consider before bringing the plat back for a vote:

- Connectivity between the northern and southern sections to improve response times for Fire, EMS, and PD; consider a gate, similar to Planterra Ridge, to deter cut through traffic.
- Show the layout for Phase 3 of the development so the commissioners can make a final determination based on the complete layout for the subdivision.
- Show all proposed cart path connections to the multi-use path system.
- Consider reducing density.
- Further clarify the plans for stormwater.
- Provide more details for the 50-foot buffer proposed adjacent to the entrance road (Road A).
- Add notes to the plans regarding trip generation.

### **Member/Staff Topics**

None

### **Adjourn**

