



# CITY COUNCIL

Kim Learnard, Mayor  
Suzanne Brown, Mayor Pro Tem | Laura Johnson, Post 1  
Clinton Holland, Post 3 | Michael Polacek, Post 4

SCAN FOR AGENDA  
PACKET



## Revised Work Session Agenda

March 5, 2026 | 6:30 PM  
City Hall

1. **Call to Order**
2. **Pledge of Allegiance and Moment of Silence**
3. **Announcements, Awards, & Special Recognition**
  - A. Excellence in Trauma Care for Region IV Awards (Clint Murphy)
4. **Public Comment**
5. **Agenda Changes**
6. **Minutes**
  - A. January 29, 2026 City Council Retreat Minutes - Day 1 & 2
  - B. February 12, 2026 Special Called Meeting Minutes
  - C. February 12, 2026 Executive Session Minutes
7. **Consent**
  - A. Resolution #03052026-CA-A 2025-2030 Hazard Mitigation Plan
  - B. Agreement for Kedron Field House to be used as a Red Cross Disaster Relief Shelter
  - C. Alcohol License Extension- The Wine Bar
  - D. FY2025 Budget Amendment - Housekeeping
  - E. Spyglass Island Renaming
8. **New Agenda Items**
  - A. ~~03-26-01 2025 Georgia Municipal Association (GMA) Safety Grant and Liability Management Grant~~ (Postponed by Dr. TAB)
  - B. 03-26-02 Consideration of Text Amendment to Sign Ordinance – Halo-lit (Reverse Channel/Backlit) Wall Signs (Shayla Reed)
9. **Work Session Discussion Items**
  - A. Public Art Master Plan (Chris Hobby)
  - B. Chapters 70 and 78 Ordinance Amendments (Jonathan Miller)
  - C. Stormwater Utility Rate Presentation (David Borkowski)
  - D. Multiple Police Station Buildings Renovation Design (David Borkowski)

- E. New HVAC Equipment for Library (David Borkowski)
- F. Multifamily Moratorium Resolution (Ted Meeker)

**10. Council/Staff Topics**

**11. Executive Session**

**12. 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](mailto: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, January 29, 2026**  
**9:00 AM**

The Peachtree City Council held its winter retreat on Thursday, January 29 and Friday January 30, 2026, at the Ben Robertson Community Center in Kennesaw, Georgia. Mayor Kim Learnard convened the first day's session at 9 a.m. Council Members Suzanne Brown, Clinton Holland, Laura Johnson, and Michael Polacek were present, along with City Manager Justin Strickland, Assistant City Manager Chris Hobby, City Clerk Yasmin Julio, and Deputy City Clerk Stacey Collins. The facilitator was Michael Hourihan of the Carl Vinson Institute of Government at the University of Georgia.

Hourihan gave some information on his background and his work. He guaranteed that by the end of the next day they would have a priority list of projects and a workable action plan of how to move them forward.

Kennesaw Mayor Derek Easterling shared his thoughts on leadership and governance and described some of Kennesaw's assets, such as the new recreation center. Hourihan seized on one of Easterling's points, commenting that leaders did not lead from the front, they led from the back by providing direction and vision.

Hourihan asked the Council to define governance. The Mayor said it meant providing the infrastructure and services that citizens had come to expect. Holland added that it was making sure there were zero complaints from citizens. Julio suggested it involved leading.

Governance was how an organization was set up and operated, Hourihan stated, and it could be functional or dysfunctional. Elected officials set the strategy, which was the vision and mission for the city, then shared that vision with staff who would follow through with the tactics they needed to achieve it. Council should know why they were doing something and what would happen if they did not do it. The action plan would help them get from where they were now to where they wanted to be.

Hourihan also talked about the importance of presenting a unified front to the public, even if the outcome was not what you personally wanted. If the majority of Council voted for something, then everyone should get behind it, at least publicly, he said. It was now the mission. He promised they would talk later about consensus and making the best decisions for the good of the city and its residents, even if it was difficult.

He asked Council to consider themselves as being like chaperones at a school dance. They were on the balcony, looking down at the party. Staff was sometimes overseeing things from the balcony but were usually on the floor in the thick of the action. They all worked toward achieving the vision, but their roles were different.

Council had the big picture, but their direction to staff should pass through the City Manager, who decided how staff should work to achieve those goals. Council should not come down to the dance floor to give orders to staff, Hourihan explained. The City Manager should be the intermediary.

Hourihan asked for their thoughts. Strickland said he thought they had a good Council that did a good job of communicating to him and letting him talk to staff.

Learnard then referred back to the balcony scenario, recalling that the City Manager had recently brought them a list of proposed changes in Human Resources policies. It was a routine matter that he needed done in order to do his job, she said, but some Council members spent hours scrutinizing and finetuning the requests when what they should do was trust the City Manager when he said that's what he needed to do his job. Hourihan agreed that it was not the best use of anyone's time. The vision was to reduce turnover of City staff, and they should trust the City Manager to recommend the right action.

The issue with that specific instance, Brown offered, was that questions were not being answered behind the scenes. She discovered that the written policy had not kept up with what staff had been doing. Things had not been done according to the written policy for quite some time, she said, and she found that unacceptable. Hourihan said that was understandable, and the policy should be changed. Brown said she felt the delay in changing the policy was an egregious policy.

Brown then mentioned that Holland had to ask a lot of questions; that was his personality style, and he needed to do that in order to reach a decision. Learnard remarked that, at some point, they needed to do what Mayor Easterling had said, and get their questions answered ahead of time and just vote. It did not need to be turned into a diatribe in a meeting.

The public was watching, Hourihan cautioned, and forming an opinion of how the City was being run. Their behavior should match their intentions. Debate should take place at work sessions, and there should be a unified front after the vote at a regular meeting. He also warned them against keeping score when things did not go their way.

They were having trouble with making decisions and then moving on, Learnard stated. Hourihan said they should make decisions and move on. Hourihan also reminded them of the law of unintended consequences, saying they should weigh intentions versus behaviors.

Council then discussed their expectations from each other. Polacek said he appreciated open-mindedness and talking through disagreements rather than hashing it out in the public eye. Listening to understand was important, Hourihan remarked. Polacek said he respected every one of his peers and had been pleased with his reception so far.

Holland felt respect for each other was essential to good communication and key to the success of the Council. That respect would be passed down to staff, he stated. Hourihan said that trust and respect were on a spectrum, and it took time to build both of those. Learnard said trust stemmed from honesty.

After a short break, the session resumed at 10:23 a.m. Finance Director Kelly Bush, Convention and Visitors Bureau (CVB) Director Tyler Runyon, Library Director Jill Prouty, City Engineer Dave Borkowski, Planning and Development Director Shayla Reed, Human Resources Director Dr. Teaa Allston-Bing, Recreation Director Harold Layton, Fire Chief Clint Murphy, and Police Chief Janet Moon joined the group, and Hourihan asked everyone to introduce themselves.

He told the group that having clear expectations was the only way to be happy. Later they would talk about what Council expected from staff and what staff expected from Council.

### **Five Pillars Project and Review of Previous Priorities**

Strickland said he wanted to update Council and staff on progress with ongoing and planned projects. After that, staff would present information on some current and future projects, but Council would not be asked to decide anything right now on most of them.

He started with their first pillar of good government, A Safe, Family-Friendly Community. The Carriage Lane cart path was a project of the 2017 Special Purpose Local Option Sales Tax (SPLOST), Strickland said. It would not be done until the bridge over SR 54 to McIntosh High was completed because they were connected. Strickland said he thought they would bid out the design for this.

The library elevator was complete. The North Hill path had been designed and the bid would go out this week, Borkowski said.

The railroad would only give them six feet for the Paschal Road path, which would limit it to one cart at a time. Borkowski said CSX would consider it as a sidewalk for pedestrians only. They could move forward with the six-foot design, said Strickland, and Holland and Learnard said they would like to go ahead and build the six-foot wide path. Johnson agreed. Brown said they should put up warning signs and build it to get the carts off the road.

The design was complete on the Walt Banks and Peachtree Parkway path. Borkowski said it should be started this year, but getting the easements might be a problem.

The bridge to connect Drake Field and All Children's Playground, a 2017 SPLOST project, was in design with Kiewit, Borkowski said. Strickland said this was a Kiewit project because it was part of a package with the SR 54 bridge and the Gateway Bridge.

Would this interfere with drainage issues at Drake Field? Holland asked, and Strickland

said it should not. Strickland said Layton was confident they could work on the drainage problems in-house. Would it interfere with the dredging of Lake Peachtree? Holland wondered, and Brokowski said they would have to look at options other than what they had done in the past.

The Pebblepocket Splash Pad had been bid out, but they did not like the bids. There was \$391,000 left for the project, Strickland said. Johnson said she had been concerned last year about the impact on the paying pool at Glenloch by it being next to a free splash pad, but it turned out the pool still did really well.

She said she would be comfortable pivoting from the Pebblepocket splash pad plan and mentioned that many people had commented to her that they would like to see a playground at the Meade pickleball complex. Johnson acknowledged there was a need for shade structures as well and also mentioned that the big screen they rented for football watching parties at Drake Field cost \$5,000 per event. She proposed the splash pad money be used for a park at Meade, shade structures, and a big screen.

Strickland said they could discuss it that afternoon with Layton. Holland said sun shades would be a good purchase, and Polacek remarked that the lack of them was a complaint he often heard.

The City Hall elevator was under construction, Strickland continued. The path along Kelly Drive to the businesses on SR 74 was making progress, but not in design yet. Strickland said they needed to discuss the difficulty of replacing sidewalks with paths along State highways.

The County had applied for a TIP grant for a SR 54 corridor study, Strickland said. He listed two more items that were completed from last year's project list: free admission at the splash pad and an increased senior homestead exemption. The burn ordinance had been passed, but they would be discussing it again during this retreat. The Police Chief was now allowed to swear in new Police officers. They had instituted a deer management program on City property, and Strickland said he was satisfied with the results.

The second of the Five Pillars, Active Healthy Community, included the Tennis Center renovations. Some had been done, and Strickland said almost \$300,000 was left in the Tennis Center account, but that money and more would be needed for the new courts. Holland asked about drainage problems on the clay courts, and Strickland said the courts needed to be completely re-done. They discussed lighting projects at Meade, as well as at the lacrosse and baseball fields, which were done, as was the Recreation Master Plan and the Lake Peachtree bridge.

The City wanted the County to pay for most of the lake dredging, and the contract did not allow for that until 2030. Another project that had been on their list and had been accomplished was re-forming the relationship with Southern Conservation Trust. The pickleball venue at Meade was under construction, and they agreed to discuss shade

structures. They would be getting shade structures at Glenloch, along with new furniture. Strickland said they would be talking about Glenloch and other recreation projects later.

Prouty said studies of foot traffic at various times at the library showed that the slowest times were between 6 and 8 p.m. on Tuesdays and Thursdays. Holland said he did not see any need to expand hours, and Prouty remarked they had adjusted schedules and she was content to leave the operating hours as they were. Prouty noted the big improvement with the interior renovations.

Layton said he would talk about the Drake Field restroom project later. The Kelly Drive Park was in the future, Strickland continued, but it would get done. Holland mentioned plans to relocate the Veterans' Memorial to Kelly Drive Park when ready. \$1 million had been allocated in the 2023 SPLOST.

The Kedron pool enclosure was in design, Strickland continued, but there was lots to talk about later that day. The hockey rink was not funded, and Holland said he wanted Council to discuss it the next day. The Battery Way Park update was also coming later.

The Recreation Master Plan called for taking a big open space at Braelinn and use it for several sports, including a cricket pitch. The Mayor suggested calling it a multi-purpose space, and Holland said he wanted bleachers there. They needed to think about lighting, Strickland added. When the new pickleball complex opened, Council agreed that they would convert the pickleball courts at Braelinn back to tennis.

The conversation moved on to the popularity of the park at Braelinn and the need for a playground. Strickland said they could start the design with some of the \$1.2 million in SPLOST money designated for playgrounds. Learnard suggested the Recreation Advisory Group (RAG) look at all the tot lots and see which ones could be closed due to lack of use. The rest of the money could be used for other tot lots and parks, Holland observed.

Moving on to projects that fell under the Attractive Community pillar, Strickland said the Gateway Bridge landscaping was complete. The fieldhouse roof was done; the Tree City USA designation had been completed; a backyard chicken ordinance had been adopted; the Liberty Tree had been planted; the Planning Commission's request to form a UDO Committee was approved. The vines on the SR 74 soundwall would be removed in the spring.

Strickland said they had looked into the (lack of) brightness of the MacDuff bridge sign and got a price of \$25,000 to install brighter ones. They could see how much money was left at the end of the fiscal year. The Tyrone welcome bridge was on the path master plan. The Planning Commission was working on an invasive plant ordinance.

They discussed problems with silt buildup in the lagoons. Learnard said the lagoon at Luther Glass Park in particular was in need of maintenance. Holland said he thought it

should be a separate project.

The Peachtree Parkway/Crosstown roundabout was in design, and land acquisition would be the next step. It would be a long process, Strickland advised, with Borkowski saying utility relocation would be a major undertaking.

Polacek asked if they could start on the Parkway/Robinson Road roundabout, and Strickland said they could move ahead on design once some of the path projects were knocked out.

The construction of dual left turn lanes at Huddleston Road would start in March, and the improved signage for the SR 54/74 intersection was currently being put in place.

Under the pillar of A Thriving and Resilient Business Community, Strickland noted they had created an economic development manager position. They had said they wanted to create an economic development plan, but Strickland said he would have to see if he thought that would be useful. A grant writer had been hired, but the government then put a freeze on grants.

Council would vote on the boundary study request for proposals (RFPs) at the February 12 meeting. Public/private partnerships were on the list, and Holland added that he wanted to discuss that further with Council. The addition of non-profit groups to the website had been done, as had the listings of yard sales.

Renovations to City Hall, a project under the Innovative, High-Performing, and Sustainable Community pillar, were underway. They were waiting on money from Congress for the Police Department expansion and gun range, but a bond would be needed for funding, as well.

The E-911 study had been done, and Murphy said they were working on the Huddleston tower based on the results. The County had been working to fix things, and the final report was being drafted by the consultants, and Murphy thought they would get a recommendation on whether they should continue to partner with the County or look for another partner.

They would be talking about the employee development evaluations later, Strickland reported. He said maintenance was always ongoing, but he was happy with where they were and would be removing it from the list. After lunch, they would hear about the stormwater rate study.

They had talked about health insurance options for Council, as well as deciding against changing Council elections to popular vote as a way to save money by eliminating runoffs. He said Council did not want a strategic plan, but Julio suggested they consider listing the appropriate one of the Five Pillars by each agenda item. Learnard wanted to talk more about that later.

Plans had been to hold two Council retreats per year, but they had not been doing that.

The budget processes had been updated, and they had changed the schedule of work sessions and Council meetings. The 2027 Comprehensive Plan would come up later in the retreat, as would talks about the general fund balance. Council had agreed to let the Planning Commission alternate member vote when another member was absent. Another change was to the out-of-city recreation fees with the County.

### **Staff Topics**

After a short break for lunch, the discussion resumed at 12:39 p.m. with department heads talking with Council about pressing issues.

### **Engineering**

Borkowski explained that the degradation of the stormwater system was outpacing the ability to keep up with repairs and emergency projects. A consultant had looked at the system and rate structures, with the goal to increase revenues and make it self-funding. Borkowski explained that residential customers accounted for much more revenue than commercial.

He talked about how rates were set and how credits could be granted as incentives. He mentioned that the Fayette County Schools got a credit of 75%, which the consultant said was not the norm and recommended bringing it down to 50%.

Currently, a complex tiered system for billing was utilized based on the impervious surfaces on a property. Customers were billed twice a year. Borkowski said the rate schedule was last updated in 2013, and the funding was not keeping up with inflation and needs. They had to dip into reserves for the last couple of emergency projects. He went over the costs for items such as pipelining and also the need for additional employees and equipment to enable them to execute upcoming projects. Holland asked about pro-active maintenance, and Borkowski said they tried, but could not keep up with the aging system.

He showed the existing fee structure and also how they proposed to simplify it by eliminating the tiers for single-family homes and going to flat fees. Some people would pay more, but others would save money. Rates for attached residential would change, too. Commercial customers would see higher rates, but there were credits they could apply for, Borkowski noted. He went over the revised rates for the various types of customers and showed how the residential, commercial and industrial contributions would be almost the same amount. A comparison of Peachtree City's proposed new rates to neighboring cities showed that Peachtree City was in the middle.

The consultant recommended a rate of \$14 a month per residence, but Borkowski said they were looking at \$10. Strickland said inflation had been about 40% since the last increase, and this would be about the same amount. If they did not raise it to \$14 now, they would need to evaluate the stormwater fee and inflation each year. They would also be looking at a \$5.5 million bond for capital projects along with the rate increase.

Strickland said they would bring this to a work session and do this presentation over

again.

Johnson suggested they should look at a higher rate that would not have to be raised for five years or so. Hourihan observed it might be less painful to go ahead and raise the fee to \$14. It would hurt at first, but then it would be over. If an increase came up every year, Council would fight the same battle over and over.

Bush stated that residential stormwater could be put on the County tax bill like City taxes were. That would be easier on citizens and would help the City keep track of stormwater collections when a home was sold. Brown said many people would like this because they were aggravated that they got another bill.

The group decided to put the rate increase to \$14 on a future Council agenda.

### **Executive Services**

Julio stated that Brown had wanted them to consider the timing of the appointment of members to boards, authorities, committees and groups, saying they should coincide with Council terms. These volunteer boards had staggered terms that did not always coincide with municipal elections. The length of terms varied, with the Planning Commission three years and the CVB Board two years, for example. Julio added that certain authorities, including the Airport Authority and Planning Commission, had terms that were approved by the State and changing them would require going through the State Legislature.

Every two years, Brown commented, they had elections for two Council seats or two Council seats and the Mayor. Volunteer board appointments were made in October. Elections were in November, so it was possible that there could be a board that most people on the Council did not want. She thought board appointments could be made in January when the new members had been sworn in.

Julio said the term would have to be changed because some terms were four years, so some Council members would never get to appoint a member. Also, there were times when newly elected officials who did not understand what those boards did. They would be interviewing people for a job they did not understand. If the appointments remained in October, the new Council members would have a chance to get a better understanding.

Johnson said she could see both sides, but there were only so many ways they could alter it. She had not seen enough problems to merit a change. Learnard agreed with that and noted that an outgoing Council member already had understanding of these groups. She thought the process worked. Polacek said he had no opinion, and Holland said it should stay as it was.

Council did not renew the last resolution affirming Peachtree City as a City of Civility. Julio provided them with a sample resolution and asked if this was something they brought back to a meeting. Johnson was in favor of that, and Holland he would be, now

that their new member had joined the Council. Learnard agreed. Julio asked if it could be on the February 12. Brown did not agree, but the majority prevailed.

Strickland said they had remained a City of Ethics, which did not have to be renewed every year.

### **Finance**

In July, Bush stated, the State raised the threshold for sealed bids from \$100,000 to \$250,000. Peachtree City's ordinance still said \$100,000, and that change would be coming before Council soon.

She then remarked that the City Manager could approve budgeted items up to \$40,000, but every budgeted item had already been approved by Council. Bush thought the limit should be raised to \$100,000, while Hobby had asked why budgeted items needed additional approval at all. She said this would make the purchasing process more efficient.

The threshold for unbudgeted items was \$5,000. If it was more than that, the City Manager had to approve it. Bush asked Council if they were comfortable raising that and to what amount? Strickland said he texted some other City managers, and the lowest amount any of them had was \$100,000 for budgeted items. The \$40,000 had been in place for a long time in Peachtree City.

Learnard remarked that it gave Council the opportunity to be aware of what was being purchased, and she could not imagine they would deny a budgeted item. Bush said she presented an intent to finance list every September and the budget also contained a list of intended purchases.

Holland asked what he needed to do his job, and Strickland said he would be comfortable with \$100,000. It would streamline the process. Brown said she was in favor, and Bush said Strickland could notify Council in his weekly email. Holland proposed a limit of \$200,000, and the other Council members agreed. Bush suggested \$50,000 for unbudgeted items. This would be coming to a future Council meeting. Bush clarified that budget amendments would always have to come to Council. Learnard said this was what the City Manager needed to do his job.

Bush also said that they would be adding some new requirements for bids between \$100,000 to \$250,000, even though they would no longer be sealed bids.

She then said she was asking for an additional full-time deputy court clerk to help handle the increased caseload and additional requirements. Learnard told her to do it now if it was needed, but Strickland said to wait with personnel requests until the HR director's presentation.

### **Fire-Rescue**

Murphy showed a photo of the three-story fire tower he was asking for, saying this type

was the least expensive and could be re-configured for various purposes. Fire crews could train on the tower and having it would give Peachtree City points toward their Insurance Services Office (ISO) to help them keep their top rating. The cost would be \$353,000, which included the cost of the tower and the foundation.

Johnson mentioned that this was in the proposed fiscal year 2026 budget but was removed. She said it should have been done, and Polacek agreed. Brown said her thought on removing it was that they could find the money later, and Bush said they had money in reserves.

Murphy asked how Council wanted to proceed? Strickland suggested they put it on an agenda, do a budget amendment and buy it out of reserves.

He then showed plans for the new Fire Station 85 on SR 74 South, pointing out various administrative and living areas and saying it would complement nearby buildings. Hobby said they would take the plans and get the pricing down to a guaranteed maximum. Learnard noted there was \$2.5 million in a SPLOST line item, but that would not be enough. Strickland noted that SPLOST was projected to bring in \$67 million but \$80 million would be more like it.

### **Police**

Moon said she understood Council wanted to talk about path enforcement and the possibility of creating a division to handle that. She said there were not any large issues to deal with; kids riding mini-bike type vehicles seemed to be the biggest problem.

Brown mentioned the abundance of illegal vehicles on the paths and said she thought about having someone stationed on the paths, maybe at Battery Way, to stop these vehicles. Word would get out that the City was cracking down.

It cost about \$226,000 to onboard additional head count, Moon remarked. Creating a path patrol would require four additional officers at a total cost of about \$1 million. Code Enforcement was supposed to be the eyes and ears of the Police on the paths. Moon said she was committed to enforcing the path rules and this year, she had some additional school resource officers and planned to use them on the paths during the summer. She asked Council to allow her to try that for one year.

The Rotary Club had offered to donate a golf cart to the Police Department. This would make patrolling the paths easier, Moon said, and Council agreed that would be good.

### **Planning and Zoning**

Reed explained that the Atlanta Regional Commission (ARC) could draft the comprehensive plan update. Strickland said he wanted to meet with the ARC, but he had worked with other regional commissions. Although they were not obligated to the ARC, he did not think they should do the comp plan in-house. Reed said she had been contacted by several private firms.

Learnard asked about cost, and Reed said there was no cost with the ARC. She said she had worked with them on a comp plan in the past, and they did a good job but looked at things on a regional level.

Brown wanted to review any surveys before they were released to the public, saying that ARC had its own agenda not in line with Peachtree City's. Reed said Council could review documents before they were put out to the public, and the ARC would work with staff and the Council.

The RFP had gone out for the UDO consultant, Reed said, and it would come before Council in March. Strickland reminded them that several years ago, \$120,000 was budgeted for a consultant, but the UDO project was abandoned. That money was put in a contingency fund and was still available. Reed said they were asking for the study to be completed by the end of the year or first of next year. The Planning Commission would still oversee the work, Strickland said.

Reed also said there had been some problems with the transition of the permitting team. She was requesting that they add a permanent full-time employee to handle phone calls. This person had been on the job in a temporary role for about six months. They were still working to improve services, and the new position would help. This could be on the March agenda, Strickland stated.

### **Recreation**

Recreation was coming off a hard year, Layton remarked, and they were trying to get back on track.

He said \$120,000 had been budgeted to replace four spotlights at the amphitheater, and the bids had come in at \$84,000. Layton also mentioned getting two fryers at \$2,191 each and a grill at \$2,100 before the first concert on April 4. They were also looking to get four murals painted at a cost of \$8,500.

He wanted to move the Special Events Assistant to Special Events and Marketing Coordinator, which meant a budget increase of \$7,685.49. That person was currently performing those duties now. They currently had a part-time Athletic Coordinator and needed to make that position full-time for a budget increase of \$51,308. The new programming this person had brought had a revenue stream of more than \$47,500, Layton said, and they were looking for ways to bring in more revenue.

Then he moved on to the big project—the Kedron Aquatics facility. Design Option A maintained the current pool configurations and called for replacing the plaster walls. The structure would cover the same area as the bubble, and existing plumbing would be utilized. Option B added ramps in conformance with the Americans with Disabilities Act (ADA) requirements, meaning one wall of the pool would have to be torn out. Other specificities were the same. Borkowski mentioned that, structurally, Option B was not ideal.

Layton said the rough cost for these options would be \$450 to \$500 per square foot, bringing the total estimate to \$3.6 million.

Option C-1 called for moving the instructional pool to accommodate a better ramp design. There would be one pool structure for two pools. It would also allow for a larger sun deck that was away from the parking lot.

Layton said Option C-2 was the better option in his opinion because of the location of the ramps at the front. Even with a ramp, they would need steps as a second means of egress, he reported, and those would be hard to fit in on a lap pool. The cost for either C-1 or C-2 would be about \$6 million to \$6.5 million for the total project.

Learnard asked if C-1 and C-2 meant digging a new hole and having two pools side by side, and Layton said that was correct. Borkowski said he supported the C options because he was worried about structural issues when constructing around 30-year-old pools. ADA requirements made it tight for wheelchair access when putting the Sprung structure around the pool, Layton noted. The alternative would be to add a ramp to the instructional pool and use the current lift system in the big pool. They would still have to add the steps, though. Learnard asked Layton his opinion, and he said some form of C-2 would fix a lot of the issues.

There could be an Option D, which would be C-2 built at a different location, Layton revealed. He did not have a cost estimate.

Council discussed several issues, including the location of the Sprung structure on C-2. Layton said the sun deck would probably prove to be very popular, and Borkowski said there were engineering advantages with that layout, too.

Johnson mentioned that five public high school swim teams used the Kedron pool, but the school system would not be contributing at all to this project. Layton noted that the schools would have to find another place to practice while this facility was under construction, and they could negotiate a price for them to return. Right now the schools paid \$10 a child. Johnson observed that many times Peachtree City citizens had to wait for the high school swim teams to finish practice before they could use the pool.

Johnson asked if this would be part of the facilities bond, and Layton said it was. Brown wanted fees to at least be high enough to recoup some of the costs. She went on to say that the people using the pool should pay for it, but the Mayor intervened to note that Recreation was a service that the City provided because that was what citizens wanted. Johnson noted that outstanding facilities added to property values.

Holland wanted to pursue C-2 or D. If the City was going to do it, they should do it right. Brown remarked that no one had mentioned that a larger facility would have larger maintenance costs. Polacek said that was his concern and that the school system agreement needed renegotiation. Learnard stated that she would support C-2, and Johnson said she had misgivings about all the options.

Moving on, Layton explained they currently paid United Pools \$392,950 annually to manage the Kedron and Glenloch pools, the Glenloch splashpad, and the City Hall fountain. This was the final year of the contract, and United Pools had asked for an increase. There had been issues with United, and Layton said he had talked with them and believed the issues were resolved but wanted to put an RFP out for pool management services. He knew there would be an increase regardless of who they contracted with. Depending on the details of the contract, the cost could be between \$567,000 to around \$646,000, with \$475,000 of that going for Kedron.

Layton said he wanted to use this year when Kedron was closed to put out the RFP. When they got those numbers back, they could look at setting the fee schedule. Strickland said he had tasked Layton with figuring out what it would cost to run the pools in-house.

The World Cup was coming to Atlanta this year, and Layton said they had a lot of activities in the works and a lot of people were willing to partner with them.

For the Fourth of July, he had looked into the possibility of having a drone show, and the cost for 100 drones would be \$40,000 for 15 minutes. He had researched the cost of a free concert at The Fred and what artists were available in a price range of \$25,000 to \$100,000. Layton said his maintenance techs were willing to work extra hours for the concert.

Johnson had concerns about the limited size of the amphitheater and thought maybe a carnival with rides would be better. Holland mentioned that this would be the 250<sup>th</sup> anniversary of the United States this year and wanted a patriotic program.

The parade would follow the same format as last year, and Layton said the Peachtree City Wind Ensemble would be playing in front of the library before the fireworks.

Strickland liked the carnival idea. The Police Chief said they would have to pay for outside security if there was an extra day of events because the officers could not handle the addition to their already heavy July 4<sup>th</sup> workload.

Layton estimated the total cost for everything they had discussed at around \$300,000. Johnson said she wanted to know what they were going to do before agreeing to a number. Learnard wanted to know more about the drone show, and others assured her it was visible from a long distance and would be amazing. Polacek said 100 drones did not sound like enough. The drone show could start at 9:20 p.m., followed by the fireworks, Layton explained. Council agreed to go for the drone show.

Layton said a carnival would be more of a public-private partnership, with the City offering the site, and the carnival company providing everything else. Julio said it was probably too late to get someone booked for this year. Johnson suggested a smaller event with a bouncy house and so on.

Holland asked for a list of the possibilities and the costs. They agreed on the drone show and needed to see what artists they could get for a free concert on July 3. Learnard said her inclination was to not hold the concert. They should not spend the money and put staff to the extra effort for an event that could accommodate only 3,000 people. Hobby reported they could do the drone show and get a Ferris wheel and a carousel for \$60,000. He proposed allocating \$100,000 and let Recreation see what they could put together for the Fourth.

Layton explained the details of the sun shades proposed for Glenloch. He moved on to a more controversial project, the restrooms at Battery Way, saying residents in that area were very much against them. The restrooms would be similar to what was at the Line Creek Nature Area, and Learnard said they would protect the neighbors as much as possible. Polacek noted that it was unclear what exactly the neighbors objected to. RAG had asked them to propose some ideas. Layton then showed a proposed design for Drake Field restrooms.

Another proposed purchase was a 16 foot by 9 foot LED screen on a trailer for \$120,421. It could be used in any location, and they could sell advertisements on signs around the screens. This was a little larger than the screen they rented for \$5,000 per use.

Additional shade structures were needed at Picnic Park and they had a quoted installed price of \$18,441.

Because the session was running long, Strickland said he would distribute information to Council and let Dr. TAB give a brief presentation. He would talk to Council later about her proposals. She said she had met with employees in all departments, and she was going to talk about a few of their requests.

She explained a proposed increase in the annual leave cap, saying Peachtree City was below market. She also mentioned adding an additional tier to the leave structure. She and Council discussed how this would work, with the Mayor concluding that Council trusted her and Strickland to reconcile what employees wanted with what the City could do.

Allston-Bing presented a timeline of how the merit program and cost of living adjustments (COLA) had been used in Peachtree City. Merit increases had been used in the past but were dropped for several years and re-instituted in 2025, then put on pause in 2026 due to budget. She asked for it to be reinstated because it provided a way to tie compensation with performance. Employees had been asking about it. Strickland said they needed to have a conversation about the future of the merit program in general.

She next mentioned that a compensation and classification study was needed. It was recommended every three years, and the last was done in 2023, but it was not

implemented. Allston-Bing also gave information on an incentive offered to employees who opted out of the City's health insurance coverage.

Paid parental leave for up to six weeks was another option she presented to Council. Council agreed this would be a good idea. They also agreed that the City should begin paying the pension dues for Police and Fire. The cost would be \$32,760.

### **Fayette County Development Authority**

Staff left the meeting at 4:50 p.m. The retreat resumed at 5:01 p.m. with Fayette County Development Authority (FCDA) President Niki Vanderslice. She began by saying that more than 700 people participated in creating an economic plan for Fayette County last year and devised some strategies to initiate it. She told Council it was up to them to figure out how Peachtree City could integrate into the plan.

Part of the strategy involved tweaking the traditional five targeted industries. The new plan incorporated six: corporate headquarters, digital and creative media, legacy business and industry, sports and health performance, advanced manufacturing, and technology. Vanderslice talked about the strategies for supporting these industries.

She mentioned that of the 127,000 people who lived in Fayette County, only 12,000 of those worked in the county. About 41,000 Fayette residents left the county for work, and almost the same number commuted from other counties to their jobs in Fayette.

Vanderslice went on to talk about future plans and possibilities to attract new jobs and build new facilities, both industrial and sports-related, some of which involved cooperation between the County and the cities. They also discussed how annexation would factor into this.

The goals of Foremost Fayette were:

- create a unified vision through collaboration and communication;
- engage in an ongoing targeted communication campaign related to economic development;
- explore future growth needs for the Development Authority;
- embrace legacy businesses while seeking economic diversification;
- continue to build a more livable community.

They moved on to discuss housing issues, and the looming problem of aging residents and young people having few options for affordable housing in walkable communities. It was more profitable for a builder to put one million dollar house on an acre than it was to put four \$250,000 homes on that acre, Brown said, with Vanderslice replying that was where the City could offer incentives to make these projects more viable.

Other upcoming projects were discussed, and Council told Vanderslice they needed to talk with her further. The Mayor said Council should be aware of what was going on

around them and look at the consequences.

Julio mentioned that Peachtree City's occupational tax was based on the number of employees a business had. Other jurisdictions based their occupational tax on revenue. Unless they changed this, Peachtree City would never make a lot of revenue like those cities were doing from large industries.

The group adjourned for the day at 6:32 p.m.

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Martha Barksdale, Recording Secretary

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Kim Learnard, Mayor

**City Council of Peachtree City**  
**Meeting Minutes**  
**Friday, January 30, 2026**  
**9:00 AM**

The Peachtree City Council continued its winter retreat on Friday January 30, 2026, at the Ben Robertson Community Center in Kennesaw, Georgia. Mayor Kim Learnard convened the second day's session at 9:05 a.m. Council Members Suzanne Brown, Clinton Holland, Laura Johnson, and Michael Polacek were present, along with City Manager Justin Strickland, Assistant City Manager Chris Hobby, City Clerk Yasmin Julio, and Deputy City Clerk Stacey Collins. The facilitator was Michael Hourihan of the Carl Vinson Institute of Government at the University of Georgia.

The group considered what had been discussed the previous day, which Holland said he was proud of the exchange they had with staff. There were always tough decisions to be made and Hourihan said they needed to always consider what was best for the City. The opinions of the loudest people were not always the opinion of the majority.

Hourihan told them they needed to look at the demographics for Georgia in 2050 and make decisions with regard to the coming population changes, especially growth in the 55 and older population.

Next, he wanted them to finish the conversation about what they wanted from each other and from staff. In addition to having good communication passed through the City Manager, staff wanted Council to be consistent, Hourihan stated.

He had often heard from staff in other cities that Council kept information from them, and that they were too concerned with public opinion. Brown said staff could tell them what they wanted, but Council had to face the taxpayers. It was a balancing act, Hourihan agreed.

Learnard commended Strickland for putting together a top-notch staff that knew what they needed to do their jobs. Brown said she often wished she could call a staff member when she had a quick question, instead of having to go through the City Manager. Strickland said he understood, but it was a matter of respecting staff's time.

Learnard then said that Strickland and staff were very good at providing information, but there had been times when Council had been hard on staff by being inconsistent in their decisions. Strickland handled that like a professional, she noted.

What did they want from each other? Hourihan asked. Johnson acknowledged that they got frustrated with each other, but she thought they did a good job of getting past things and communicated well.

Learnard wanted honesty, recalled that Strickland spent weeks answering questions

about the budget only to have two Council members decide at the 11<sup>th</sup> hour that they would not pass that budget. She said it was unfair to Strickland and everyone who had worked on the budget. Now they had the opportunity this year to have a very public process, and she asked the City Manager to restrict all discussions to the five or so public meetings they had planned. Polacek said he supported that.

Last year, Learnard said, Strickland spent many hours in individual conversations about the budget, only to get slapped in the face during a meeting when they were supposed to pass the budget. This year, she asked that all budget conversations be done in public.

Hourihan said they needed to move past last year. They had the opportunity to create a new future.

Tied in with that, Learnard continued, was the concept that when they make a decision they stick with it. Last year they decided against an annexation study; now, they were asking staff to repeat the process. They had voted unanimously to adopt a burn ban. She knew change was hard, and citizens would complain, but they needed to move on and come up with ideas for yard debris pickup. The idea of going back and second-guessing decisions was very hard on staff, Learnard remarked.

Strickland said Peachtree City had the best staff he had ever worked with. At the staff retreat in December, though, many of them mentioned that 2025 was a tough year, and they felt like they had a lack of direction from Council. He said he told them he thought they would be having a better direction going forward, with clear goals established. The new comp plan would help and having a full Council meant that decisions would be made.

Hourihan noted that inconsistency was very challenging to a staff. Strickland stated that many of them watched the Council meetings and saw the occasional discord. Julio's concern was that staff was putting in a lot of work coming up with plans and proposals, only to have Council dissect them and sometimes lay them aside.

They had work sessions, Learnard stated, that provided the opportunity to ask questions and have conversations. When they got to the regular meeting, they should be able to bring the item up, have a motion and a second, maybe a brief comment, then a vote. She requested that Holland ask his questions at the work session, not the meetings. Holland said he always had questions and had to get them answered, but he pledged to try to keep them to the work sessions.

Brown said she felt like the session yesterday helped staff see that Council was not working against them. Learnard said she believed that is because Council stayed on the balcony and let staff tell them what they needed in order to do their jobs. Strickland said he just wanted Council to trust staff's opinions, and Julio asked that they respect the research staff had done.

Hourihan then led an exercise to help everyone determine their communication style as either bold, expressive, sympathetic/steady, or technical and how all these styles could work together.

### **Priorities**

Hourihan divided the Council members from staff and asked them to list four priorities for Peachtree City for the next year. Staff's list was staff additions, merit/COLA raise, facilities bond, public art, and adequate funding for excellence.

Learnard asked about the last one, and Hobby explained that they should aim for the best in whatever they did. However, many times they demanded excellence, but only wanted to fund adequate. Learnard said she felt excellence came from staff.

Polacek wondered about public art, and Julio said they had discussed establishing a public art program similar to what Council saw on their retreat in Suwannee a few years ago. Hobby had drafted a public art program plan. Julio said ideas included outdoor art exhibits, and Holland suggested it even spread over to benches along the paths. Julio noted that funding would be needed, but Hourihan asked how much would really be required? The City could provide materials, and the artist could do the work for the exposure. Hobby said his plan mentioned asking developers to donate to the city's art program. They would need an arts advisory group, too, Holland remarked. Council agreed that the arts program was something they could move forward with.

Learnard asked about staff additions and merit pay and did Strickland want that on the next year's budget? Julio said she wanted to transfer the photographer/videographer position to full-time now. Public Works needed three more maintenance techs in order to create a full-time highway crew. Hobby said it would be good to have them before spring, and they decided to move money from the annual temp employee budget. Council agreed the day before on a full-time Planning employee and shifting the Recreation employees as Layton had asked.

Hourihan then stated that each person would get five votes to use to select what they considered the most important priorities. They broke for lunch and a tour of Kennesaw's new community center at 12:06 p.m.

The retreat resumed at 12:50 p.m.

Strickland mentioned a pothole in Wilshire Village. It was on a private driveway and was not the City's responsibility. The City Attorney advised Strickland to warn the owner, then put barriers and block the road until the owner fixed it.

Fayette Forward was talking about naming the County path system, he said, but it did not mean Peachtree City was naming theirs.

He then mentioned that the Planning Commission had voted to recommend Council deny the suspension of the short-term rental ordinance during the World Cup. If Council

did approve it, the Planning Commission wanted registration and a local contact person. Strickland said the Planning Commission mentioned that they had worked for several years on this ordinance and did not think it should be entirely suspended for two months.

Brown said the Internal Revenue Service would allow people to rent their personal residence for up to two weeks and not report the income, but many people thought they could rent their house for the whole two months without reporting. Brown thought they should educate the public about the law. Julio and Learnard said that was not the City's job.

Strickland said this was on the agenda for the February 12 meeting. Learnard said she was shocked the Planning Commission did not support a program in which the rest of the County would be participating. Strickland said Forward Fayette would have a list of homes and would share it with Peachtree City.

He then explained they had \$476,000 from deciding not to build the Pebblepocket splash pad and listed some projects that could come out of that, including the Glenloch shade structures and the LED trailer. The remaining \$227,000 could be used at the Meade playground, and he showed a concept of what it could look like.

Johnson stated that a park at the pickleball complex was something many people had asked her about. Polacek agreed and was especially enthusiastic about the LED screen. Learnard asked if they needed shade for the playground, and Strickland said it depended on the location. Holland said he could support these projects and thought the Pickleball Club might donate for shade structures. Strickland said this would come back as a budget amendment on the February 12 meeting.

Finally, they discussed the burn ordinance. Brown asked that a big drawing be displayed showing privately-owned residential properties and their size. She said 80% of the properties would not be eligible for outdoor burning. Brown thought they could allow regulated burns on the remaining properties.

Learnard noted that Council unanimously voted to ban burning because the Fire Marshal had explained it was not about fire; smoke was the hazard. Even a three-acre lot would not contain the smoke, she said. She mentioned the families that had come to Council and asked for the ban, and Brown said some of them were not city residents. Learnard noted enforcement was another issue. Brown said only 1,113 properties would qualify to burn.

Learnard repeated that this was an example of making a decision, then moving on. On the priority chart, there were 10 stickers expressing interest in single-hauler trash removal with a corollary for removing yard waste, and that was the conversation they needed to have, the Mayor stated.

Brown said it was a hardship for the largest property owners to have to dispose of their

waste without being allowed to burn it. She mentioned that burning had been allowed for many decades without problems.

Hourihan said they should just put it on the agenda and vote, but Learnard said they had already done that and banned burning unanimously. Brown said now two Council members wanted to open it up again to the largest properties.

Polacek said he was not saying he would ever be opposed to changing this, but wanted to find a solution in the meantime. He thought it was premature, only nine months after the vote, to make changes. Brown countered that many people could not deal with the yard waste themselves. She thought they put too much emphasis on smoke and not enough on their own citizens. Of those large lots, Strickland said, 61 unique addresses pulled burn permits in the past year for a total of 200 times.

Polacek said this was related to the single hauler trash collection. He said he respected that Council voted unanimously for the burn ban and wanted to give it more time. Brown said anyone who voted in favor had the right to bring it back. She thought they made the wrong decision for a small group of homeowners. Polacek said he needed to review the original presentation.

Holland suggested they let it be for awhile until they come up with another solution. Polacek agreed. Learnard said they did not need to reconsider this now. Johnson wanted to know what it would cost to provide debris disposal, but she was not in favor of rescinding the burn ordinance. Brown said she wanted to change the ordinance or suspend it until May 1 for the large properties. The decision was 4-1 not to reconsider.

The priority with the most votes was merit/COLA. Strickland said Peachtree City had previously done merit and COLA, then only COLAs, then neither. Last year, they just did a COLA. He wanted to be able to give a consistent message to staff. Last year, they awarded merit by committee. It cost money but paid off in morale and in retention. He did not want to have to look at it every year. Council determined how much would be in the pot every year, up to 3%. He just wanted to know if they would have the program or not. The amount would be decided every year.

Brown explained how salary increases worked in the Federal government. She said she did not think it was sustainable for all employees, except those who received unsatisfactory reviews, to get merit raises every year. Strickland said that was not how it worked. Only the top employees in each department would get merit raises.

Learnard said Strickland had a plan and understood how much money they could responsibly allocate. Collins pointed out that not everyone could move up to another position, and Strickland said merit pay was a way to compensate for not having a step scale. Hourihan said they should know exactly how much the merit would cost them each year.

COLA was important to keep Peachtree City competitive with other municipalities. He

was not a supporter of automatic increases for longevity, but did think outstanding performance could be recognized monetarily.

Strickland said he was asking to keep the merit program the way it was designed two years ago. The debate every year should be how much to put into merit pay. Last year they asked for 2%, which was about \$650,000. Learnard pointed out that was cut from the budget. Holland said he would be in favor of the merit program.

Hourihan said the harsh reality was that each job had value but at some point it would cap out. If someone wanted more money, they might have to look for a new job. Strickland said that was true, but he needed a way to move people across the scale.

Brown said she was trying to prevent them from blowing the budget up with 5% raises to everyone every year. Strickland told her they needed to trust him and staff that they would not let that happen. It did not have to be an ordinance, but he wanted consistency.

Johnson said she did not understand until last year that merit was exponential and not a one-time bonus. She would like to see a spreadsheet that showed what would happen in the future, even though she trusted Strickland. Strickland said he just wanted the employees to know what to expect. The Mayor thought they would keep merit with an eye on the funding.

They decided to make the requested personnel changes for the communications officers, the right-of-way crews, and the recreation workers. The court employee would start in June and would be \$23,800 for the remainder of the year. This would be on the February 12 meeting agenda.

Infrastructure was listed as a priority, and Polacek said he had thought about assessing Robinson Road for a roundabout and moving ahead on the bridge over SR 54. Hourihan put Hobby down as the coordinator of these projects. Borkowski had asked for an additional engineer, Strickland remarked.

They all wanted to investigate single-hauler trash service. Johnson said many people had their own long-time haulers and would resent government dictating who to use. Julio remarked that the City's franchise agreement had no teeth right now. The City got many complaint calls, but could not hold the haulers accountable. Johnson said she was uncomfortable telling companies they could no longer do business in Peachtree City. Polacek agreed but said it would save homeowners money. Learnard mused about implementing a zoned system.

Holland said he would like to see staff get this proposal ready and bring it to Council. Strickland offered to take it to bid and get some costs. If they did not like the bids, they did not have to do it. Strickland remarked that he could have a bid out and reviewed by May.

Julio offered to clean up the master plan for an arts program and send it to Council within a few weeks.

Learnard mentioned she had discussed naming City facilities for some of the founders for several years. M.T. Allen was the first library director and served many years. Her family would like to honor her by naming the library for her. Another founder's family had also requested commemoration. Allen's family had offered to raise money for a new sign for the library, and the other dedication should come at a nominal cost.

Polacek and Johnson were fine with this, with Johnson saying she did not want any surprise costs. Strickland offered to get a quote on re-doing the building sign. Brown did not support the library re-naming but did support the other. Holland said he was okay with both, but also wanted to see a plaque added at the new Liberty Tree. Learnard asked for a quote on that, too.

At Braelinn, they had funding for switching the tennis courts and a playground. SPLOST had \$1.2 million for playgrounds, Learnard said, and asked Strickland how they should be prioritized. Strickland said he would like to put about \$500,000 in Braelinn, and Polacek projected that Battery Way would be about \$225,000. They were not talking about the multi-use field now, and there was no money for it, but Strickland said the projected cost would be about \$1.2 million on the low end and up to \$4 million on the high end.

They agreed to move playground money out of the SPLOST funding line for Braelinn at \$500,000, Battery Way, \$250,00 and Bluesmoke, \$250,000. This would have to go to RAG. Hobby asked if RAG could go through a list of playgrounds and tot lots and decide which ones they wanted to close. They could come back with the budget for those playgrounds. Strickland said people wanted to do Braelinn and Battery Way, but they could leave Bluesmoke out and have \$450,000 remaining for RAG to work with. It could be used as a contingency fund. April was set as the deadline for the recommendations.

They were going to have to do something with the bubble at Kedron, Learnard said. There was no money allocated to fund it right now; they were counting on it being part of the facilities bond if needed. Strickland and Bush recommended paying half out of cash reserves and funding the rest with the bond.

Johnson asked if they could get out of the contract on the bubble, and Strickland said they could just pay them for the work they had done and let it go. The cost had jumped to about \$7 million and required much more work than was first thought. She wondered if they could just build a seasonal pool.

Polacek said the doubling of the pool management costs floored him. The city could take over the maintenance, but was that something they wanted to do? The schools' use of the facility was another conversation for another day.

There was a bubble that was no longer usable, Brown outlined, and they could either have an outdoor seasonal pool or put a Sprung structure over one pool and ignore the other pool. Hobby said it was more than a worn-out bubble; it was a worn-out pool. Learnard said the aquatics center and fieldhouse were built by a bond referendum, but Julio said recreation bonds had a history of failing.

Hourihan asked if they would consider a public-private partnership with the pool, but Strickland pointed out that it was connected to the fieldhouse. Brown said citizens got angry when they talked about getting rid of any City property.

The Mayor admitted they all got a surprise when they heard those costs the day before, but she heard from Borkowski that it would be a better solution than to make a new bubble over both pools. Johnson said she thought she would come around to the idea, but right now it was a lot to consider. She could not imagine not having that pool there.

Learnard said putting a second pool next to the existing pool was not that big a deal from an engineering standpoint. It was a better solution than the original plan and would also give them more open space. Layton seemed to be excited about that solution. Council's job was to find the funding. The cost was estimated at \$6 million to \$6.5 million. In the future there might be a county-wide natatorium, but they were tasked to find the right solution now.

Hobby suggested they complete the design on C-2 and come back with more information. Polacek said he wanted to prioritize Peachtree City residents, and Hobby again said they would be closed a year and could re-examine fees and schedules when they re-opened.

Could a multi-purpose field go on the facilities authority bond? Learnard asked, and Strickland said it could. Learnard suggested it be added to the bond in its entire amount. She would be okay with taking half of the money for Kedron out of the reserves and putting half on the bond.

Strickland said he would ask Council for a resolution of intent to finance when the first project came before them and put all the projects on there with an estimate of how much they would borrow. It did not commit them to borrowing immediately. They planned to pay for everything in cash, then take out the bond to reimburse themselves. The total for all the projects would be \$15 million, and they would pay half with the bond and the other half with the reserves, Strickland remarked. That would take the reserves down to about \$23 million. He said fund balance and reserves were different. Fund balance was not all cash. He said that would keep the reserves within their policy.

Would it hurt them to reduce the reserves all at once? Brown asked. Strickland said a split like this should not hurt them. Johnson said if they were comfortable, then she was, too.

Julio listed the numbers for the personnel changes they had discussed. Court clerk

would be \$23,890 for the rest of the year starting in June; communications, starting in March, \$49,102; planning clerk starting in March, \$6,524; three maintenance techs, starting in March, \$121,190. However, \$100,000 would be moved from the amount budgeted for temporary labor. Julio mentioned that they budgeted \$76,000 for the election that did not get used. She wanted to use \$18,000 from that for AI chat in all departments.

Learnard asked if anyone objected to Johnson getting started with the youth council? Johnson had a list of what she would need and what she hoped they could do, and said she could talk about it more at a future Council meeting. They all agreed this would be a good idea and supported this project. There should be a small budget of maybe \$5,000.

Johnson also wanted to discuss dividing the travel and training budget for Council. There was \$24,500 budgeted for all of Council. Johnson asked if they wanted to allot each member a certain amount and, if they went over, Council would have to approve the expenditure. Polacek said this would be a good budget conversation for next year.

There being no further business, the retreat adjourned at 3:30 p.m.

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Martha Barksdale, Recording Secretary

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Kim Learnard, Mayor

**City Council of Peachtree City**  
**Meeting Minutes**  
**Thursday, February 12, 2026**  
**6:30 PM**

**Call to Order**

The City Council of Peachtree City met in a special called meeting on Thursday, February 12, 2026, Mayor Kim Learnard called the meeting to order at 6:30 p.m. Others attending: Mayor Pro tem Suzanne Brown, and Council members Clinton Holland, Laura Johnson, and Michael Polacek.

**Pledge of Allegiance and Moment of Silence**

**Announcements, Awards, Special Recognition**

None

**Public Comment**

Before the comments from the public, the Mayor wanted to correct what she termed some “shocking misinformation” published that day on social media. She explained that the agenda item regarding an annexation study would simply authorize a professional organization to review and evaluate their municipal boundaries and analyze potential annexation areas from a land use perspective.

The study was not tied to any particular property, development, project, or proposal. Council started talking about an annexation, or boundary, study in 2023. Learnard explained it was typical for a city to conduct an annexation study every five years, but Peachtree City had not done one since 2014. The analysis would provide Council with data and objective recommendations so they could thoughtfully consider how to manage the city’s boundaries in the future.

Development in neighboring cities and counties had impacted Peachtree City directly, she remarked, mentioning traffic on SR 54 from the Sharpsburg area. They could not sit idly by and assume things would go well for Peachtree City. A plan was needed that would keep Peachtree City in the decision-making seat.

Learnard assured residents that no decisions about zoning or annexations were being made that night and that Council remained committed to honesty and transparency, which might not be found on Facebook. The study was only about gathering facts and providing options, and the findings would be presented at a future public meeting.

She then opened the Public Comments section of the meeting.

Jeremy Santos of Archway Lane in The Gates said he built his home in 2017 with City permitting and inspections at every stage. A professional surveyor surveyed the property and placed stakes at the property line. Two years later they obtained a pool and a fence permit, and those structures had been in place for more than a decade.

However, he said he was now receiving notices that his fence was encroaching on the

City-owned greenbelt behind his house. Santos said he understood mistakes happened, but they had paid every fee, followed every rule and passed every inspection. It seemed the City was going back and trying to find something to “hang their hats” on and were ordering the fences be relocated despite multiple approvals.

Santos explained that if he lowered the fence down the slope from the greenspace, the fence would effectively be a foot high, which would allow people to climb onto their property. Child safety would be a concern.

It would also require revision of the erosion control and drainage methods they had installed. Most of these revisions would take place on the greenspace side, at a cost to taxpayers, he remarked, saying the City had already spent \$3,200 to make their case. He asked Council to add this to a future agenda for an open discussion.

Greg Vouga, spoke for Archway Lane resident Larry Lightenheiser, who could not attend. Lightenheiser said his fence line, which encroached on the greenspace, had been in place for eight years and was in line with those of the neighbors’ on either side. They worked with the contour of the land to make the properties safer for all and had invested time and money on the upkeep of the greenbelt.

It was in the City’s best interests to leave these fences where they were, Robin Vouga told Council. Their fence was 10 feet into the greenbelt. A variance was not an option, so they were asking Council to use their function as controllers of all property within the City to allow the fences to remain. She noted that one of their strategic pillars was “An Attractive Community,” and she said the fences were attractive where they were, atop the rise of the greenbelt. She also noted that the City would have to take care of the greenspace, maybe even grade it, if the fences were moved. It would be fiscally responsible to let the neighbors continue taking care of the property for free.

Vouga said there were two opinions she hoped Council would consider: granting an easement for the property owners or a \$0, 99-year lease.

Carrie Walton, also of Archway Lane, said her situation was slightly different. She relocated to Peachtree City last year and bought this house, with a fence that they had since discovered was four feet into the greenspace. She asked Council to grant them an easement with the condition that if the land use changed, they would move the fence.

Another Archway Lane neighbor, Blake Roeder, said he had lived in his house almost three years, and the house had been there nine years with the fence installed by the previous owner. He said a child or a deer could hop the fence right into the pool if the fence was moved to where the City said it should be. There was also a retaining wall that, if demolished, would cause erosion on the City property.

Roeder’s next door neighbor, Sean Manuel, said he supported what the others had said. He presented a letter from the neighbors on the other side of the greenspace, who

were in Senoia. They also wanted the fence to remain where it was because they were concerned about the safety risk to their children if it was removed.

### **Agenda Changes**

None

### **Quarterly Reports**

#### **A. 4th Quarter 2025**

Learnard commended staff for the job they did on the quarterly reports and they were available on the City website. Brown asked about the annual report for 2025, and Strickland said that should be ready by the second meeting in March.

### **Minutes**

Holland moved to approve the January 15, 2026 City Council meeting minutes and the January 15, 2026 Executive Session minutes. Brown seconded. Motion carried unanimously.

#### **A. January 15, 2026 City Council Meeting Minutes**

**Approved 5,0**

#### **B. January 15, 2026 Executive Session Minutes**

**Approved 5,0**

### **Consent Agenda**

Polacek moved to approve Consent Agenda items A-L with item K removed for discussion. Holland seconded. Motion carried unanimously.

Learnard noted that they had approved the appointment of Tricia Stearnes to the Library Board, Joseph Tesoriero to the Recreation Advisory Group (RAG), and Joe Campbell to the Convention and Visitors Bureau (CVB) Board of Directors. Council also had accepted a \$5,000 donation from Mahaffey Linkous Orthodontics to sponsor events including the Father-Daughter Dance, Family Formal, and a mother-son event, and the Mayor thanked them.

Going back to item K, Recreation Director Harold Layton said the additions being considered included a 15-minute drone show prior to the fireworks. They also were looking at purchasing 2,800 square feet of docking materials so the fireworks could be launched from Lake Peachtree, which would open up Drake Field for other events, such as a Sunset Sounds concert from 3-6 p.m., followed by the Peachtree Wind Ensemble playing until the start of the fireworks show.

Johnson inquired about the lifespan of the docking; Layton said it should be at least 20 years. The Mayor asked if they would have to store and maintain it, and Layton said they would. Installation should be simple, and it would be decked with plywood. Buoys would be set up around the dock on the lake.

The line item amount for all this was \$100,000 and Learnard noted if they purchased the docking, they would have it for many subsequent years. Layton added they were looking to see what they could do around City Hall that day. There would be food vendors, and they hoped to bring in inflatable slides.

Polacek asked about funding for Public Safety, and Fire Chief Clint Murphy said it would help his department because the restricted zone would be totally over the lake. Layton said they would probably close the boat launch area and station the Fire Department there. Johnson wanted to know how they would protect the dock during the days it was set up in advance, and Layton said they would try to set it up close to the time the fireworks would arrive, and the company would have to stay there once they arrived.

Holland asked if the \$100,000 included the cost of Fire and Police protection during the events. Layton said that was covered in the normal Fourth of July operations budget.

Would the water level of the lake be back up by then? Brown asked. Strickland said the level would be raised starting in March.

Polacek verified with Strickland that this money was one-time use, coming from the cash reserves. Polacek said this was a great opportunity to better utilize Drake Field on the Fourth and encouraged local businesses and community organizations to consider donations.

Holland moved to approve Consent Agenda item K, FY26 budget amendment – 4th of July 250th anniversary celebration additions. Polacek seconded. Motion carried unanimously.

- A. Consider appointment to the Fayette County Library Board  
Approved 5,0**
- B. Consider appointment to the Recreation Advisory Group  
Approved 5,0**
- C. Consider Convention and Visitors Bureau Board appointment  
Approved 5,0**
- D. New Alcohol License - The Oink Joint, 2868-2870 Highway 54  
Approved 5,0**
- E. New Alcohol License - Soulstice Serenity, Inc. d/b/a Woodhouse Spa, 214 City Circle  
Approved 5,0**
- F. Kinder Care - Stormwater Maintenance Agreement**

Approved 5,0

**G. FY26 Budget Amendment and Sponsorship Acceptance – Mahaffey Linkous Orthodontics**

Approved 5,0

**H. FY26 Budget Amendment & Position Reclassifications**

Approved 5,0

**I. FY26 Budget Amendment – State Seizure Fund Forfeiture Proceeds**

Approved 5,0

**J. Resolution #02122026-CA-J Personnel Policy Revisions**

Approved 5,0

**K. FY26 Budget Amendment – 4th of July 250th Anniversary Celebration Additions**

Approved 5,0

**L. Ordinance #1246 Fiscal Control Ordinance**

Approved 5,0

**Old Agenda Items**

**A. Approve Resolution #02152026-OA-A Pledge to Practice and Promote Civility in the City of Peachtree City**

The Mayor said they had been through this in detail and asked for a motion. Brown said she had a comment, but Learnard asked for a motion and second before any discussion.

Holland moved to approve Resolution #02152026-OA-A , Pledge to Practice and Promote Civility in the City of Peachtree City. Johnson seconded.

Brown then stated her opinion about the Georgia Municipal Association’s Cities of Civility program, saying a piece of paper with a pledge and some signatures on it did not and could not make you civil, although it might make you appear civil to someone who read the name of your city on the GMA website.

There were 536 cities in Georgia, Brown remarked, but only 93 were listed as Cities of Civility on the GMA website, just 17.35% of the total. Brown added that was down from 135 last year. She named some of the cities that were missing, noting that the GMA was based in Atlanta, yet Atlanta was not on the list. She named other municipalities not listed, including Newnan, Tyrone, Fairburn, Sandy Springs, Columbus, Marietta, Athens, Augusta, Valdosta, and Macon. Brown asked if those cities felt as she did: that signing a piece of paper to make you feel like you were civil was not as good as simply being civil?

She noted that nothing would happen if they did not sign the pledge and went on to say she thought they should not sign until every Council member could say that for an entire year Council had seen civility from every member, both on the dais and off. Right now, Brown concluded, she would not sign.

No one else wished to comment, and Learnard called for the vote. Motion carried 4-1 with Holland, Johnson, Learnard, and Polacek voting in favor; Brown, opposed.

### **New Agenda Items**

#### **A. ~~02-26-01 Gun Range Renovation Design~~ (Removed by City Manager)**

#### **B. 02-26-02 FY26 Budget Amendment- Annexation Plan RFP**

Planning and Zoning Director Shayla Reed stated that Council would not be taking any action on annexation; they were being asked to authorize a study. The request for proposals (RFP) was sent out in December, and they were due back in January. They received three proposals, and staff recommended that KB Advisory Group, the firm with the highest score from the evaluation team, be awarded the contract.

President and Owner, Geoff Koski, was present. He explained that KB Advisory Group was a 25-year-old firm based in Atlanta but worked all over the state. He said most of the work focused on the economics of planning, including annexations.

Learnard asked what Peachtree City could expect as a deliverable? Koski first listed some of their past projects, including a feasibility study for creating the new city of Mulberry and an annexation study for McDonough. For Peachtree City, they would look at the actual costs of extending City services to specific parcels suggested by Council and staff, then analyze any potential fiscal benefits to the City.

The deliverable would include a comprehensive report, complete with numbers and maps, along with an executive summary of the findings. Koski said they would not make recommendations on annexing, just lay out the quantifiable pros and cons. There would be one public meeting near the end of the process, before the report was finalized. The project should be complete in four months, which would be June if they got started in February.

Holland said he had been a proponent of doing an annexation study since he joined Council because they needed to look at what the city could potentially become.

Holland moved to approve New Agenda item 02-26-02, FY26 Budget Amendment-

Annexation Plan RFP in the amount of \$65,000. Johnson seconded. Motion carried unanimously.

**C. 02-26-03 Reallocate Pebble Pocket Splash Pad CIP Funding**

Layton said they were looking to reallocate funding for the Pebblepocket Splash Pad to other Capital Improvement Plan (CIP) projects. These projects were a playground at the new Meade pickleball complex, shade structures at All Children's Playground and the Glenloch pool, and a new video trailer. The Mayor noted that this was discussed during their retreat.

Johnson moved to approve New Agenda item 02-26-03, Reallocate Pebblepocket Splash Pad CIP Funding in the amount of \$391,000. Polacek seconded. Motion carried unanimously.

**D. 02-26-04 FY26 Budget Amendment- Readyly Agreement**

City Clerk Yasmin Julio said there was a gap in services regarding phone calls after hours or when City staff were assisting residents in person. One solution would be to implement an AI-powered resident engagement service that would provide 24/7 support via web chat, phone, and text, making it easier for residents to access information, report issues, and navigate city services without increasing staff workload.

Bill Morck of Readyly and a solutions engineer demonstrated the solution they were proposing for Peachtree City, going through several scenarios involving hypothetical calls from residents. This AI assistant could handle any call volume and about 200 languages, Morck stated. He stressed the precautions they took for security and privacy and that all information was drawn from the City website. The team also demonstrated how easy it was to request a human response. The system would be able to answer questions for all City departments.

Polacek said he had experience with a similar system, and it greatly improved customer experience. He noted that this was being funded this year with savings from the election and asked about funding in future years.

Julio said this one time would be a savings, but this would be an annual budgeted expense if they wished to continue. The contract had a clause that allowed them to pull out at the 3-, 12-, and 24-month mark, Johnson remarked.

Johnson asked how the questions would get to the proper person, and Julio said they would be working with all departments during set-up. What about a concern reported on chat? They would be able to see what was being submitted, Julio responded.

Brown asked if there was a satisfaction survey at the end of the call and could Council see that before renewing the contract? Julio said there would be public-facing dashboard that showed what questions were being asked and situations

reported. Brown wanted to know if there was a way to gauge customer satisfaction and also track the most common things people were calling for. Julio said they did that now and moved links to those topics to the forefront of the web pages. Morck showed how the dashboard would be set up and noted that seeing what questions they couldn't answer could be helpful, too.

Brown liked the idea because not everyone functioned on a 9-5 schedule. Others could not navigate the website.

Holland said he was in favor of this type of AI and asked how long it would take to implement this. Morck said they had done a lot of the work already and should be able to roll out the chat in a couple of weeks. Within six weeks, everything should be functional.

The first year cost would be pro-rated at \$18,000, Holland noted, with \$40,000 for the second year, and \$35,000 for the third year. How much would they be paying now? he asked. Julio said this year, they would be paying just \$18,000. Afterwards, it would be on the fiscal year schedule.

Learnard commented there was a lot to work out, but she was excited about providing this to the citizens.

Johnson moved to approve budget amendment 26-17 for the reallocation of funding for an AI-powered resident engagement service in the amount of \$18,000. Brown seconded. Motion carried unanimously.

**E. 02-26-05 FY26 Budget Amendment- Fire Training Tower**

Murphy requested asking Council authorize funds for the construction of a fire safety tower at Station 81 as had been discussed several times over the years, most recently at the Council retreat. He explained this was not a traditional building; it was made of scaffolding and could be reconfigured for various training scenarios. Having this tower would add a little more than an entire point to the Insurance Services Offices (ISO) rating, helping to maintain a Class 1 status.

Holland, noting this was removed this item from the budget last year, moved to approve New Agenda item 02-26-05 FY26, Budget Amendment- Fire Training Tower, in the amount of \$353,000. Polacek seconded. Motion carried unanimously.

**Public Hearings**

**A. 02-26-06 Consider a text amendment to revise land use regulations to permit Cosmetic Tattooing and Microblading**

Reed said this was a proposed text amendment initiated during a Council meeting in March of 2025. The Planning Commission had held several discussions to iron out the details, and this was the proposal from their September 8 meeting.

Currently, Reed said tattoo parlors were prohibited in properties zoned General Commercial (GC) and that would not change. Reed had included a definition of tattooing to be added to the ordinance, along with definitions of cosmetic tattooing, microblading, and body art. These definitions were what the State used.

Council had directed staff to present language for permitted uses and restricted uses. If permitted, staff recommended it be in Light Industrial (LI) zoning districts where salon-style uses were currently allowed. The Planning Commission asked to see where those locations were in the city and also asked if other cities had distance requirements between these types of businesses. Reed displayed zoning maps that indicated the locations of LI districts. In most cases, they were adjacent to GC districts.

The Planning Commission proposed that these businesses be separated by at least 5,000 feet as a way to avoid over-saturation. If Council wanted to restrict microblading services, body art studios, and cosmetic tattooing, they could add those terms to the ordinance with tattoo parlors.

Learnard opened the public hearing. Jessica White said she owned Perfect Peach Waxing on Peachtree Parkway and Robinson Road. She said microblading and cosmetic tattooing could be a big part of her business because she had many clients dealing with hair loss. Right now, she was having to turn clients away, and they were taking their business to other cities.

No one else wished to speak either in favor or in opposition, and the Mayor closed the public hearing.

Learnard said she, Strickland, and Reed had spent many hours on this. Peachtree City was unique in having a prohibition on tattoo parlors, although there were a few that were grandfathered in. They were trying to continue that prohibition but find a way to allow these other uses.

She said they had met with two representatives from the County Health Department that afternoon, but they couldn't be present at the Council meeting. Learnard asked Reed if they were considering adding only microblading or microblading and cosmetic tattooing. Reed said it would be just microblading.

Other cities had distance requirements because they did not prohibit tattooing, Learnard pointed out, and that was a way they could effectively limit the number of tattoo parlors. She was not sure that was necessary in Peachtree City, where tattoo parlors were prohibited.

Brown, noting how complex this was, said she wanted to keep the prohibition on tattoo parlors and had planned to make sure that would be the case. Now, she said she was just confused and suggested they continue this discussion at another

meeting.

Was Perfect Peach Waxing in an LI zoning district? Johnson asked, and Reed said she did not know.

Given the excellent definitions they had, the Mayor stated, they could have a conversation about microblading only in certain locations, such as GC and LI. She suggested they do that and eliminate the distance requirements. Staff could return with conclusions on enforcement because the ordinance would only be as good as its enforcement.

The Health Department would do inspections every six months and also had a permitting process that differentiated between microblading, tattooing, and body art. Learnard suggested that Peachtree City not release the occupational tax until the Department of Public Health permit was provided. Reed said that should work but would have to be coordinated with the Health Department.

Learnard suggested looking at microblading only, eliminating the distance requirement, and allowing it in GC and LI. They also would need to establish a communications channel with the Health Department regarding enforceability. She thought they could then have something Council could support.

Brown asked if microblading was like an upper layer tattoo, and Reed said it was, but it used a different ink and a shallower depth on the skin. Cosmetic tattooing went to a deeper layer on the skin. Brown said microblading seemed to be the way to go.

Holland moved to continue this topic to the second meeting in March. Brown seconded. Motion carried unanimously.

**B. 02-26-07 Consider a text amendment to Section 917 of the city's Code of Ordinances related to Short-Term Rentals**

Reed said the Council initiated this text amendment in August, and the Planning Commission made its recommendation in January. This amendment would allow property owners to let their homes as short-term rentals (STR) during the FIFA World Cup from June 1 to July 31, 2026, without having to receive a permit from the City or pay fees to the City. Income from rentals of 14 days or fewer would be exempt from income tax.

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

Learnard said she watched the video of the Planning Commission's discussion of this and noted they were concerned about protecting citizens. If Council wanted to approve this, she said, the Planning Commission proposed requiring registration of the property and information for a local contact person for the purpose of public

safety. She said she called the Planning Commission Chair Scott Ritenour, and he agreed that those were the two salient points.

She then emailed Fayette Forward President Eric Dial, and he said all registered property owners would be listed on the Soccer Housing Bureau website. This would include the property owners' contact information. Dial agreed to share this information with City Managers, updated weekly, starting in mid-May. As of two weeks ago, she said 12 properties in Peachtree City were listed, but none were rented. Homeowners Associations (HOAs) had the authority to prohibit rentals. Learnard said Dial followed up and said the homeowner would be the point of contact, but if they were not local, it would be the Housing Bureau.

She thanked the Planning Commission for their diligence.

Polacek said he appreciated Dial's response and hoped they could educate homeowners about the process. Johnson agreed, saying this was a big opportunity that they should support.

Brown also was glad properties would be registered. She recalled that Planning Commissioner Andrew Kriz suggested copies of Peachtree City's STR requirements be distributed to these homeowners.

There would be eight games in Atlanta, starting on June 15 and ending July 15. Should they narrow the dates to coincide with these games, taking four weeks away? Brown noted that the Augusta rule only allowed tax-free rentals for two weeks.

Holland said he supported lifting the STR ordinance for this period. He thought the time period could be shortened, but not as much as Brown had suggested because there could be delays in games.

Learnard suggested they leave the dates as proposed. Polacek asked where that timeframe came from. City Attorney Ted Meeker said he believed it came from Council. Brown said she did not know if many of these rentals would be for long stays. Strickland remarked that they could be getting families of players who arrived early to train. Maybe some people would want to stay afterwards, Johnson noted. Holland then said he had changed his mind and thought they should keep the original dates.

Holland moved to approve Public Hearing item 02-26-07 text amendment to Section 917 of the city's Code of Ordinances related to Short-Term Rentals. Johnson seconded. Motion carried unanimously.

## **Council/Staff Topics**

### **a. UDO ordinance changes**

Johnson noted that Kenneth Hamner would no longer be serving on the Planning

Commission but wanted to continue on the Unified Development Ordinance (UDO) Steering Committee. Currently, members of the Steering Committee had to be members of the Planning Commission, and Hamner was asking that be changed to former members of the Planning Commission as well.

**b. Utility Permits**

Polacek said he had been working with Pinegate residents who had lost water service due to fiber installation crews hitting water lines. He thanked the City and County for meeting with AT&T leadership, which resulted in a stop work order, and the subcontractor being fired. He wanted to ensure this did not happen again and hoped they could discuss how to put some teeth into their ordinance.

Meeker said he thought there was a right of way encroachment ordinance dealing with this and said he would check on it. City Engineer Dave Borkowski said there was a right of way permit application. These cases in Pinegate were the fault of the subcontractor. He said the ordinance said they had to leave the property as they found it.

**c. Parental Leave**

Polacek mentioned that in the Consent Agenda they approved six weeks of paid parental leave for City employees. This was a way to back up their philosophy of families first and recruit and retain employees.

**d. Path Patrols**

At the retreat, Brown commented, they discussed using the school resources officers to patrol the paths during the summer. She wondered if there was some unused money somewhere they could use to start that earlier.

Police Chief Janet Moon said they had someone on the path every day this week, but there was no excess money. They were trying to work schedules so someone could be out there more. Strickland said a resident had mentioned seeing the new Police Smart car out on the path that day.

**Executive Session**

Johnson moved to adjourn to Executive Session at 8:20 p.m. to discuss pending or threatened litigation. Holland seconded. Motion carried unanimously.

Brown moved to reconvene in regular session at 8:40 p.m. Johnson seconded. Motion carried unanimously.

**To deny the claims of Rachel O'Toole & Sohail Butt, Approved 5-0.**

**Adjourn**

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

The meeting adjourned at 8:43 p.m.

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Martha Barksdale, Recording Secretary

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Kim Learnard, Mayor

# CITY OF PEACHTREE CITY

## INTEROFFICE MEMORANDUM

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**MEMO TO:** Mayor and City Council

**VIA:** Justin Strickland, City Manager

**FROM:** Clint Murphy, Fire Chief 02/26/2026  
Justin Strickland, City Manager 02/27/2026

**DATE:** March 5, 2026

**SUBJECT:** Resolution #03052026-CA-A 2025-2030 Hazard Mitigation Plan

---

**Recommendation:**

Approve resolution #03052026-CA-A adopting the Fayette County Hazard Mitigation Plan 2025–2030.

**Discussion:**

The Fayette County Hazard Mitigation Plan 2025–2030 is intended to evaluate hazards, identify resources, and implement actions to reduce future damage and protect public health and safety. This adoption meets FEMA requirements for eligibility for the Hazard Mitigation Grant Program and will be updated every five years.

**Budget Impact:**

No Budget Impact.

**Attachments:**

1. Fayette County Hazard Mitigation Plan Update 2025 FINAL DRAFT



DRAFT

FAYETTE COUNTY, GEORGIA

2025 UPDATE

# HAZARD MITIGATION PLAN

PARTICIPATING JURISDICTIONS:

FAYETTE COUNTY  
TOWN OF BROOKS  
CITY OF FAYETTEVILLE

CITY OF PEACHTREE CITY  
TOWN OF TYRONE  
TOWN OF WOOLSEY

## Acknowledgements

This document was funded in part by the Hazard Mitigation Planning Grant awarded to the Fayette County Emergency Management Agency by the Georgia Emergency Management Agency (GEMA) to fulfill the requirements of the Federal Disaster Mitigation Act of 2000 (DMA 2000). Fayette County's Hazard Mitigation Plan 2020 was updated by the Fayette County Local Hazard Mitigation Planning Committee and was prepared by iParametrics. For additional information, please contact Fayette County Emergency Management Agency.

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## Local Hazard Mitigation Planning Committee

Brian Davis, Assistant Chief, Community Affairs and EMA Director, Fayette County Fire and Emergency Services

## Consultant Team



## Preface

### Mitigation Vision for the Future

Emergency managers succeed or fail based on how well they follow the following fundamental principles of emergency management, mitigation, preparedness, response, and recovery. Purposefully, our emergency management forefathers put the word mitigation first as a “means” to prevent or minimize the effects of disasters.

Mitigation is commonly defined as sustained actions taken to reduce or eliminate long-term risk to people and property from hazards and their effects. Hazard mitigation focuses attention and resources on community policies and actions that will produce successive benefits over time. A mitigation plan states the aspirations and specific courses of action that a community intends to follow to reduce vulnerability and exposure to future hazard events. These plans are formulated through a systematic process centered on the participation of citizens, businesses, public officials, and other community stakeholders.

Mitigation forms, or should form, the very foundation of every emergency management agency. To reduce, minimize, or eliminate hazards in their communities, emergency management agencies adopt and implement mitigation practices. The Federal DMA 2000 sets the benchmark and outlines the criteria for communities with the vision to implement hazard mitigation practices in their communities.

Fayette County and its municipalities realize the benefits achieved by the development and implementation of mitigation plans and strategies in their community. Fayette County's elected officials, public safety organizations, planners, and many others have proven that by working

together towards the development and implementation of this plan, they can reduce the loss of life and property in their communities.

The jurisdictions covered by this plan include the following:

- Fayette County
- Town of Brooks
- City of Fayetteville
- City of Peachtree City
- Town of Tyrone
- Town of Woolsey

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## Acronyms

Acronym	Full Word
AWIA	America's Water Infrastructure Act
CDC	Center for Disease Control and Prevention
DMA 2000	Federal Disaster Mitigation Act of 2000
DR	Major Disaster Declaration
EM	Emergency Declaration
EMAP	Emergency Management Accreditation Program
EMS   MC	EMS Management and Consultants
EPA	Environmental Protection Agency
FBI	Federal Bureau of Investigation
FEMA	Federal Emergency Management Agency
FIRM	Flood Insurance Rate Map
FIS	Fire Intensity Scale
GDOT	Georgia Department of Transportation
GEMA	Georgia Emergency Management Agency
GFC	Georgia Forestry Commission
GIS	Geographic Information Systems
HAZMAT	Hazardous Materials
HMGP	Hazard Mitigation Grant Program
LHMPC	Local Hazard Mitigation Planning Committee
MMI	Modified Mercalli Intensity
NCEI	National Centers for Environmental Information
NFIP	National Flood Insurance Program
NOAA	National Oceanic and Atmospheric Administration
NPS	National Park Service
NRC	National Response Center
NWS	National Weather Service
PA	Public Assistance Grant Program
RCRAInfo	Resource Conservation and Recovery Act Information
SD	Substantial Damage
SFHA	Special Flood Hazard Area
SGSF	Southern Group of State Foresters
SI	Substantial Improvement
SPC	Storm Prediction Center
SPLOST	Special Purpose Local Option Sales Tax
THIRA	Threat and Hazard Identification and Risk Assessment
USDM	United States Drought Monitor
USGS	United States Geologic Survey
WUI	Wildland-Urban Interface

## Resolution – Fayette County, Georgia Fayette County Hazard Mitigation Plan 2025 to 2030

WHEREAS, Fayette County and its municipalities recognize that it is threatened by several different types of natural and man-made hazards that can result in loss of life, property loss, economic hardship and threats to public health and safety; and

WHEREAS, the Federal Emergency Management Agency (FEMA) has required that every county and municipality have a pre-disaster mitigation plan in place, and requires the adoption of such plans in order to receive funding from the Hazard Mitigation Grant Program; and

WHEREAS, a Hazard Mitigation Plan is a community’s plan for evaluating hazards, identifying resources and capabilities, selecting appropriate actions, and developing and implementing the preferred mitigation actions to eliminate or reduce future damage in order to protect the health, safety and welfare of the residents in the community; and

WHEREAS, the Fayette County Hazard Mitigation Plan 2025 to 2030 has been prepared in accordance with FEMA requirements at 44 CFR 201.6; and

WHEREAS, the Plan will be updated every five years;

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of Fayette County, Georgia, that:

Fayette County, Georgia, has adopted the Fayette County Hazard Mitigation Plan 2025 to 2030; and

It is intended that the Plan be a working document and is the first of many steps toward improving rational, long-range mitigation planning and budgeting for Fayette County and its municipalities.

PASSED, APPROVED AND ADOPTED by the Fayette County Board of Commissioners in regular session this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

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Chairperson

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County Clerk

## Resolution – Town of Brooks, Georgia Fayette County Hazard Mitigation Plan 2025 to 2030

WHEREAS, Fayette County and its municipalities recognize that it is threatened by several different types of natural and man-made hazards that can result in loss of life, property loss, economic hardship and threats to public health and safety; and

WHEREAS, the Federal Emergency Management Agency (FEMA) has required that every county and municipality have a pre-disaster mitigation plan in place, and requires the adoption of such plans in order to receive funding from the Hazard Mitigation Grant Program; and

WHEREAS, a Hazard Mitigation Plan is a community’s plan for evaluating hazards, identifying resources and capabilities, selecting appropriate actions, and developing and implementing the preferred mitigation actions to eliminate or reduce future damage in order to protect the health, safety and welfare of the residents in the community; and

WHEREAS, the Fayette County Hazard Mitigation Plan 2025 to 2030 has been prepared in accordance with FEMA requirements at 44 CFR 201.6; and

WHEREAS, the Plan will be updated every five years;

NOW, THEREFORE, BE IT RESOLVED, by the Town Council of Brooks, Georgia, that:

The Town of Brooks, Georgia, has adopted the Fayette County Hazard Mitigation Plan 2025 to 2030; and

It is intended that the Plan be a working document and is the first of many steps toward improving rational, long-range mitigation planning and budgeting for Fayette County and its municipalities.

PASSED, APPROVED AND ADOPTED by the Mayor and Town Council of Brooks, Georgia in regular session this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

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Mayor

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Town Clerk

**Resolution – City of Fayetteville, Georgia**  
**Fayette County Hazard Mitigation Plan 2025 to 2030**

WHEREAS, Fayette County and its municipalities recognize that it is threatened by several different types of natural and man-made hazards that can result in loss of life, property loss, economic hardship and threats to public health and safety; and

WHEREAS, the Federal Emergency Management Agency (FEMA) has required that every county and municipality have a pre-disaster mitigation plan in place, and requires the adoption of such plans in order to receive funding from the Hazard Mitigation Grant Program; and

WHEREAS, a Hazard Mitigation Plan is a community’s plan for evaluating hazards, identifying resources and capabilities, selecting appropriate actions, and developing and implementing the preferred mitigation actions to eliminate or reduce future damage in order to protect the health, safety and welfare of the residents in the community; and

WHEREAS, the Fayette County Hazard Mitigation Plan 2025 to 2030 has been prepared in accordance with FEMA requirements at 44 CFR 201.6; and

WHEREAS, the Plan will be updated every five years;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of Fayetteville, Georgia, that:

The City of Fayetteville, Georgia, has adopted the Fayette County Hazard Mitigation Plan 2025 to 2030; and

It is intended that the Plan be a working document and is the first of many steps toward improving rational, long-range mitigation planning and budgeting for Fayette County and its municipalities.

PASSED, APPROVED AND ADOPTED by the Mayor and City Council of Fayetteville, Georgia in regular session this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

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Mayor

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City Clerk

**Resolution – City of Peachtree City, Georgia**  
**Fayette County Hazard Mitigation Plan 2025 to 2030**

WHEREAS, Fayette County and its municipalities recognize that it is threatened by several different types of natural and man-made hazards that can result in loss of life, property loss, economic hardship and threats to public health and safety; and

WHEREAS, the Federal Emergency Management Agency (FEMA) has required that every county and municipality have a pre-disaster mitigation plan in place, and requires the adoption of such plans in order to receive funding from the Hazard Mitigation Grant Program; and

WHEREAS, a Hazard Mitigation Plan is a community’s plan for evaluating hazards, identifying resources and capabilities, selecting appropriate actions, and developing and implementing the preferred mitigation actions to eliminate or reduce future damage in order to protect the health, safety and welfare of the residents in the community; and

WHEREAS, the Fayette County Hazard Mitigation Plan 2025 to 2030 has been prepared in accordance with FEMA requirements at 44 CFR 201.6; and

WHEREAS, the Plan will be updated every five years;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of Peachtree City, Georgia, that:

The City of Peachtree City, Georgia, has adopted the Fayette County Hazard Mitigation Plan 2025 to 2030; and

It is intended that the Plan be a working document and is the first of many steps toward improving rational, long-range mitigation planning and budgeting for Fayette County and its municipalities.

PASSED, APPROVED AND ADOPTED by the Mayor and City Council of Peachtree City, Georgia in regular session this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

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Mayor

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City Clerk

## Resolution – Town of Tyrone, Georgia Fayette County Hazard Mitigation Plan 2025 to 2030

WHEREAS, Fayette County and its municipalities recognize that it is threatened by several different types of natural and man-made hazards that can result in loss of life, property loss, economic hardship and threats to public health and safety; and

WHEREAS, the Federal Emergency Management Agency (FEMA) has required that every county and municipality have a pre-disaster mitigation plan in place, and requires the adoption of such plans in order to receive funding from the Hazard Mitigation Grant Program; and

WHEREAS, a Hazard Mitigation Plan is a community’s plan for evaluating hazards, identifying resources and capabilities, selecting appropriate actions, and developing and implementing the preferred mitigation actions to eliminate or reduce future damage in order to protect the health, safety and welfare of the residents in the community; and

WHEREAS, the Fayette County Hazard Mitigation Plan 2025 to 2030 has been prepared in accordance with FEMA requirements at 44 CFR 201.6; and

WHEREAS, the Plan will be updated every five years;

NOW, THEREFORE, BE IT RESOLVED, by the Town Council of Tyrone, Georgia, that:

The Town of Tyrone, Georgia, has adopted the Fayette County Hazard Mitigation Plan 2025 to 2030; and

It is intended that the Plan be a working document and is the first of many steps toward improving rational, long-range mitigation planning and budgeting for Fayette County and its municipalities.

PASSED, APPROVED AND ADOPTED by the Mayor and Town Council of Tyrone, Georgia in regular session this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

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Mayor

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Town Clerk

## Resolution – Town of Woolsey, Georgia Fayette County Hazard Mitigation Plan 2025 to 2030

WHEREAS, Fayette County and its municipalities recognize that it is threatened by several different types of natural and man-made hazards that can result in loss of life, property loss, economic hardship and threats to public health and safety; and

WHEREAS, the Federal Emergency Management Agency (FEMA) has required that every county and municipality have a pre-disaster mitigation plan in place, and requires the adoption of such plans in order to receive funding from the Hazard Mitigation Grant Program; and

WHEREAS, a Hazard Mitigation Plan is a community’s plan for evaluating hazards, identifying resources and capabilities, selecting appropriate actions, and developing and implementing the preferred mitigation actions to eliminate or reduce future damage in order to protect the health, safety and welfare of the residents in the community; and

WHEREAS, the Fayette County Hazard Mitigation Plan 2025 to 2030 has been prepared in accordance with FEMA requirements at 44 CFR 201.6; and

WHEREAS, the Plan will be updated every five years;

NOW, THEREFORE, BE IT RESOLVED, by the Town Council of Woolsey, Georgia, that:

The Town of Woolsey, Georgia, has adopted the Fayette County Hazard Mitigation Plan 2025 to 2030; and

It is intended that the Plan be a working document and is the first of many steps toward improving rational, long-range mitigation planning and budgeting for Fayette County and its municipalities.

PASSED, APPROVED AND ADOPTED by the Mayor and Town Council of Woolsey, Georgia in regular session this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

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Mayor

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Town Clerk

## Chapter 1 Introduction

### 1.1 Summary of Updates for Chapter 1

The following table provides a description of each section of this chapter and a summary of the changes that have been made to the Fayette County Hazard Mitigation Plan 2020.

Chapter 1 Section	Updates
Introduction	Identification of mitigation goals
Authority	Verbiage updated
Funding	Verbiage updated
Scope	Verbiage updated
Purpose	No changes
Consistency with Federal and State Mitigation Policies	No changes
Planning Process	Restructured section (previous sections included “Plan Review”, “Hazard Mitigation Plan Update Committee”, “Public Participation”) Updated to match the 2025 planning process
Multi-Jurisdictional Considerations	No changes
Incorporation of Existing Plans, Studies, and Resources	Updated with new plan, study, and resource incorporations

### 1.2 Introduction

The Fayette County Hazard Mitigation Plan Update is the first phase of a multi-hazard mitigation strategy for the entire community. This Plan encourages cooperation among various organizations and crosses political sub-divisions. As written, this Plan fulfills the requirements of the Federal DMA 2000. DMA 2000 provides federal assistance to state and local emergency management agencies and other disaster response organizations to reduce damage from disasters. The Act is administered by the Georgis Emergency Management Agency (GEMA) and the Federal Emergency Management Agency (FEMA).

It is important that state and local government, public-private partnerships, and community citizens can see the results of these mitigation efforts; therefore, the goals and strategies need to be achievable. Fayette County’s Local Hazard Mitigation Planning Committee (LHMPC) adopted the following goals during plan development:

- GOAL 1: Protect the public health and safety
- GOAL 2: Reduce and eliminate (to the extent possible) community exposure to natural and technological hazard events
- GOAL 3: Reduce loss and damage to private property and public infrastructure resulting from natural or technological hazards
- GOAL 4: Maintain continuity of public and private sector operations during and after hazard events
- GOAL 5: Respond promptly, appropriately, and efficiently in the event of natural or technological hazards

This plan complies with all requirements and scope of work as described in Fayette County’s

Hazard Mitigation Grant application.

### 1.3 Authority

In the past, federal legislation has provided funding for disaster relief, recovery, and some hazard mitigation planning. The Federal Disaster Mitigation Act of 2000 (DMA 2000) is the latest legislation to improve the planning aspect of that process; it reinforces the importance of mitigation planning and emphasizes planning for disasters before they occur. The DMA 2000 creates the framework for state, local, tribal and territorial governments to engage in hazard mitigation planning and to receive certain types of non-emergency disaster assistance.

State and local communities must have an approved mitigation plan in place prior to receiving certain mitigation grants, including the Hazard Mitigation Grant Program (HMGP) and Public Assistance Grant Program (PA). Local mitigation plans must demonstrate that their proposed mitigation measures are based on a sound planning process that accounts for the risk to and the capabilities of the individual communities. To implement the new DMA 2000 requirements, FEMA prepared an Interim Final Rule, published in the Federal Register on February 26, 2002 at 44 CFR Parts 201 and 206, which establishes planning and funding criteria for states and local communities.

Developed in accordance with current state and federal rules and regulations governing local hazard mitigation plans, Fayette County's Updated Hazard Mitigation Plan will be brought forth to each participating jurisdiction in Fayette County to be formally adopted. The Plan shall be routinely monitored and revised to maintain compliance with the following provisions, rules, and legislation:

Section 322, Mitigation Planning, of the Robert T. Stafford Disaster Relief and Emergency Assistance Act, as enacted by Section 104 of the Disaster Mitigation Act of 2000 (P.L. 106-390); and FEMA's Interim Final Rule published in the Federal Register on February 26, 2002, at 44 CFR Part 201.

### 1.4 Funding

Fayette County was awarded a Hazard Mitigation Planning Grant by FEMA through GEMA for the update of Fayette County's 2025 Hazard Mitigation Plan.

### 1.5 Scope

The scope of the Fayette County Hazard Mitigation Plan encompasses all areas of Fayette County, including municipalities. The Plan identifies all natural and technological hazards that could threaten life and property in Fayette County. The scope of this Plan includes both short and long-term mitigation strategies with implementation and possible sources of project funding.

### 1.6 Purpose

The purpose of the Fayette County Hazard Mitigation Plan is to:

- Protect life, promote safety, and preserve property by reducing the potential for future damages and economic losses that result from natural and technological hazards;
- Make communities in Fayette County safer places to live, work, and play;
- Qualify for grant funding in both the pre-disaster and post-disaster environments;
- Speed the recovery and redevelopment process following future disaster events;
- Demonstrate a firm local commitment to hazard mitigation principles; and

- Comply with state and federal legislative requirements for local multi-jurisdictional hazard mitigation plans.

## 1.7 Consistency with Federal and State Mitigation Policies

The Plan is intended to enhance and complement state and federal recommendations for the mitigation of natural and technological hazards in the following ways:

- Substantially reduce the risk of life, injuries, and hardship from the destruction of natural and technological disasters on an ongoing basis;
- Create greater public awareness about the need for individual preparedness and about the need to build safer, more disaster resistant communities;
- Develop strategies for long-term community sustainability during community disasters; and,
- Develop governmental and business continuity plans that will continue essential private sector and governmental activities during disasters.

FEMA publishes several guidance documents for local governments on mitigating natural disasters. The updated Fayette County Hazard Mitigation Plan recognizes, adopts, incorporates, and endorses the following principles:

- Develop a strategic mitigation plan for Fayette County;
- Enforce current building codes;
- Develop incentives to promote mitigation;
- Incorporate mitigation of natural hazards into land use plans;
- Promote awareness of mitigation opportunities and programs throughout our community on a continual basis; and,
- Identify potential funding sources for mitigation projects.

The private sector is often an overlooked segment of the community during disasters. It is vital that this sector of a community is included in mitigation efforts that are consistent with state and federal recommendations, such as the following:

- Develop mitigation incentives with insurance agencies and lending institutions;
- Encourage the creation of a business continuity plan for the continuance of commerce during and following a disaster; and
- Partner with local businesses to educate customers about potential hazards in the community and possible mitigation ideas.

Individual citizens must be made aware of the hazards they may encounter. Additionally, they must be educated on how to protect themselves from the hazards they face. They must be shown that mitigation is an important part of reducing loss of life and property in their community. Their support is critical to the success of any mitigation effort. The updated Fayette County Hazard Mitigation Plan supports the following FEMA recommendations regarding individual citizens:

- Become educated on the hazards that may impact your community;
- Become part of the process by supporting and encouraging mitigation programs that reduce vulnerability to disasters; and,
- An individual's responsibility is to safeguard his/her family, as well as themselves, prior to a disaster event.

## 1.8 Planning Process

### Requirement §201.6(c)(1)

The development of this Plan was guided by a collaborative, inclusive planning process that prioritizes broad community engagement and interagency coordination. Hazard mitigation planning is most effective when it reflects the diverse needs, capacities, and insights of the entire community, including local government staff and emergency managers, neighboring jurisdictions, private sector partners, nonprofit organizations, and the public.

This Plan recognizes that successful mitigation depends on understanding local risks, identifying shared vulnerabilities, and building partnerships that can carry mitigation actions forward before, during, and after disasters. To that end, the planning team made deliberate efforts to include a wide range of stakeholders in the planning process, drawing on local expertise and promoting transparency and trust. The contractor, iParametrics, had the primary responsibility for organizing and managing the Plan update as well as incorporating updates into the Plan document. The insights and content were primarily gathered through a series of meetings with the Fayette County project management team, the LHMPC, and the public.

#### 1.8.1 Project Kick-Off Meeting

On January 28, 2025, the consultant, iParametrics, met with the Fayette County project management team to initiate the project kick-off. During the meeting, the attendees formally introduced themselves, reviewed the project scope, and discussed the project plan and timeline. A Hazard Mitigation Planning Specialist, Lucy Herring, from GEMA also attended as a resource for State requirements and expectations. The attendees also discussed the formulation of the LHMPC.

#### 1.8.2 Local Hazard Mitigation Planning Committee

##### Requirement §201.6(b)(2)

The LHMPC served as the core advisory body responsible for guiding the development of this Plan update. Comprised of representatives various organizations, the committee brought together a diverse set of expertise and perspectives. Members provided valuable input on hazard identification, vulnerability assessments, and the selection and prioritization of mitigation actions. The LHMPC played a critical role in ensuring that the planning process was inclusive, data-driven, and aligned with the community's goals and regulatory frameworks. Appendix A includes the email invitation sent to stakeholders invited to participate on the LHMPC. Table 1-1 below lists the members that served on the 2025 Fayette County LHMPC.

*Table 1-1. Members of the 2025 Fayette County Local Hazard Mitigation Planning Committee*

Name	Organization	Title
Alan Jones	City of Fayetteville	Assistant City Manager
Anita Godbee	Fayette County Parks and Recreation Department	Director
Audrey Toney	Fayette County Public Schools	Assistant Superintendent, Operations
Beverlyn Ming	Georgia Department of Public Health, District 4	Nurse Manager
Brian Davis	Fayette County Fire and Emergency Services	Assistant Chief, Community Affairs and EMA Director
Brian Eubanks	Fayette County Sheriff's Office	Director, Field Operations Division
Bryan Clanton	Fayette County Marshal's Office	Deputy Marshal

Bryan D. Keller	Fayette County Environmental Management Department	Director
Caitlin Reul	Fayette County Department of Building Safety	Assistant Building Official
Cajen Rhodes	City of Fayetteville Public Services	Assistant Director
Chet Ripka	Fayette County 911 Communications	Operations Manager
Chris Hindman	City of Fayetteville Public Services	Director
Chris Peacock	City of Fayetteville Fire Department	Deputy Chief
Courtney Hassenzahl	Fayette County Environmental Management Department	Assistant Director
Deborah L Bell	Fayette County Board of Commissioners	Director, Planning and Zoning
Glenn Polk	Spalding County Office of Homeland Security and Emergency Management	Director
Janet Moon	Peachtree City Police Department	Chief of Police
Jeffrey Hill	Fayette County Fire and Emergency Services	Fire Chief
Katy Vogt	Fayette County 911 Communications	Director
Kenny Wright	Town of Woolsey	Councilman
Kim Toal	University of Georgia	Fayette County Extension Coordinator and ANR Agent
Lee Ann Bartlett	Fayette County Board of Assessors	Chief Appraiser
Lem Miller	Fayette County Marshal's Office	Chief Marshal
Leslie Nieber	Fayette County Department of Building Safety	Building Official/Director
Linda Black	City of Fayetteville Fire Department	Fire Chief
Matthew Scott Bergen	Fayette County Environmental Management Department	Utility Manager
Maurice Ungaro	Town of Brooks	Town Manager
Michael Jones	Fayette County Sheriff's Office	Assistant Director, Field Operations Division
Philip Mallon	Fayette County Public Works	County Engineer
Randy Mundy	Town of Tyrone Police Department	Chief of Police
Rob McCool	Fayette County Information Technology	Director
Sam Anglin	Peachtree City Fire Rescue	Division Chief
Scott Gray	City of Fayetteville Police Department	Chief of Police
Sheri Russo	Georgia Emergency Management Agency	Field Coordinator
Ted Lombard	Fayette County Public Schools	Coordinator for Safety, Athletics and Discipline
Terri Collins	Spalding County Fire Department	Fire and Emergency Management Planner
Tracy H. Thompson	Fayette County Animal Shelter	Animal Control Director
Van Brock	Town of Tyrone Police Department	Major
Vanessa Tigert	Fayette County Water System	Director
Vicky Chapman	Piedmont Fayette Hospital	Environment of Care and Safety Coordinator

The LHMPC met regularly throughout the planning process to provide input, review materials, and ensure alignment with local priorities. Key meetings and topics included (sign-in sheets are provided in Appendix A):

- April 2, 2025: The first LHMPC meeting was conducted to introduce the hazard mitigation planning process, discuss the list of hazards applicable to the planning area,

review the community profile and discuss changes since the last Update, and develop a plan for the public involvement strategy.

- June 4, 2025: The second LHMPC meeting was conducted to review the risk assessment and complete the vulnerability summary, discuss the capability assessment, and begin to review the mitigation actions from the previous Plan.
- July 10, 2025: The third LHMPC meeting was conducted to review the mitigation actions from the previous Plan, discuss the current Plan's mitigation strategy, including the mitigation goals and new mitigation actions, and discuss the Plan's implementation and maintenance.

### 1.8.3 Public Participation and Additional Stakeholders

#### Requirement §201.6(b)(1)

Public awareness is a key component of any community's overall mitigation strategy. As citizens become more involved in decisions that affect their safety, they may develop a greater respect for the natural hazards present in their community, and thus, may take the steps necessary to reduce potential impacts of those hazards.

A list of public outreach initiatives and engagement with additional stakeholders is listed below:

- July 19, 2025: The LHMPC arranged for participation at the Fayette County Parks and Recreation's Cruisin' with Cars and Coffee event. The community event was hosted at the County's Administrative Complex, where participants could gather to see classic and new cars, while enjoying coffee from a local business. As part of the event, the project consultant and Fayette County EMA Director set up an informational table to educate participants on the Plan update and solicit feedback on the community's hazards of concerns and desired mitigation actions. All hazards that the public were concerned with, including wind and hazardous material release, were incorporated into the Plan. The public did not provide any additional mitigation actions during this event.

*Figure 1-1. Pictures from the County's Cruisin' with Cars and Coffee event*



- July 22, 2025: The Plan's project team virtually met with the president of the Fayette County Chamber of Commerce, Leonardo McClarty, CCE. The meeting introduced the Fayette County Chamber of Commerce to the purpose and planning process of the Plan and discussed how the Chamber of Commerce could become involved through the public comment period.

- August 1, 2025 to August 29, 2025: After completion of the initial draft, the Plan was opened for public comment. The Plan was posted to the Fayette County website with an overview of hazard mitigation planning and a solicitation for feedback (Figure 1-2). A flyer was also created to market the public comment period and was distributed in the following ways:
  - Fayette County Fire and EMS Instagram Profile
  - Fayette County Fire and EMS Facebook Page
  - Fayette County Fire and EMS Mobile Application
  - Fayette County Chamber of Commerce Email

Associated materials are included in Appendix A.

- August 1, 2025: During the public comment period, the draft Plan was also forwarded to neighboring jurisdictions for comment with an example email provided in Appendix A:
  - Clayton County: David Vazquez, Chief Resilience Officer and Director of Emergency Management, Clayton County Emergency Management Agency
  - Coweta County: Michael Terrell, Director, Coweta County Emergency Management Agency
  - Fulton County: Joseph Barasoain, Director, Atlanta-Fulton County Emergency Management Agency
  - Spalding County: Glenn Polk, Fire Chief, Administration and Emergency Management, Spalding County Fire Department, Director, Spalding County Office of Homeland Security and Emergency Management

Comments were received from a representative from a neighboring jurisdiction, who commented that the plan is very thorough and builds cooperation across communities.

Figure 1-2. Draft Plan posted on the Fayette County website during the public comment period



Figure 1-3. Flyer marketing the public comment period for the draft Plan

**WE WANT YOUR FEEDBACK**

**2025 Hazard Mitigation Plan Public Comment Period**

Fayette County is currently in the process of updating its multi-jurisdictional Hazard Mitigation Plan, a vital document that outlines strategies to reduce the County's vulnerability to natural, human-caused, and technological hazards. The Plan helps protect lives, property, and infrastructure by identifying potential risks and prioritizing actions to minimize their impacts.

We are seeking public input to ensure the Plan reflects community concerns and incorporates local knowledge. We invite residents, businesses, and stakeholders to review the draft Plan and submit comments during the open public comment period from August 1 through August 29, 2025.

To review a copy of the 2025 draft Hazard Mitigation Plan, scan the QR code.

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Community Affairs/TMA Director  
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Project Consultant  
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 **FAYETTE**  
COUNTY, GA

## 1.9 Multi-Jurisdictional Considerations

### Requirement §201.6(c)(1)

FEMA does not require cities and towns to adopt a local hazard mitigation plan. However, the Federal DMA 2000 requires that all municipalities, wishing to be eligible to receive Hazard Mitigation Grants through FEMA, must adopt a local multi-hazard mitigation plan and must update that plan every 5 years. Fayette County's most recent Hazard Mitigation Plan was developed in 2020 and approved by FEMA in 2021. The 2025 Mitigation Plan is the fourth 5-year update. This FEMA-approved 2025 Hazard Mitigation Plan makes Fayette County, City of Fayetteville, City of Peachtree City, Town of Brooks, Town of Tyrone and Town of Woolsey eligible for additional FEMA hazard mitigation grant opportunities.

As set forth by Georgia House Bill 489, the Emergency Management Agency is the implementing agency for projects pertaining to hazard mitigation. Fayette County is dedicated to work in the best interests of the County, as well as, its municipalities. A few mitigation strategies in Fayette County's 2025 Plan apply to a specific municipality. Unless noted otherwise, mitigation strategies apply equally to all jurisdictions. During the creation and update of this Plan, Fayette County Emergency Management Agency solicited and received participation from the following Fayette County municipalities: City of Fayetteville, City of Peachtree City, Town of Brooks, Town of Tyrone, and Town of Woolsey.

## 1.10 Incorporation of Existing Plans, Studies, and Resources

Requirement §201.6(b)(3)

State Requirement Element F3

Throughout the planning process, this Plan was informed by existing plans, studies, reports, and technical information. The planning team reviewed the resources outlined in Table 1-2. Note that the “Area of Incorporation” column within the table lists the initial area of incorporations that may also inform subsequent sections of the Plan; for example, the INSERT was reviewed and documented during the capability assessment, which then helped inform the mitigation actions.

*Table 1-2. Resources reviewed during the planning process to inform the Plan*

Type	Name	Area of Incorporation
Handbook	Federal Emergency Management Agency Local Mitigation Planning Handbook	Entirety of Plan
Plan	2020 Fayette County Hazard Mitigation Plan	Entirety of Plan (baseline for the 2025 Plan)
Plan	State of Georgia 2024 Georgia Hazard Mitigation Strategy	Entirety of Plan
Dataset	Federal Emergency Management Agency National Flood Hazard Layer National Flood Insurance Program OpenFEMA Disaster Declarations Summaries OpenFEMA Public Assistance Projects Details	Community Profile (historic declarations and obligations data) Risk Assessment
Dataset	United States Census Bureau Decennial Census American Community Survey	Community Profile
Dataset	Atlanta Regional Commission County Data Profiles	Community Profile
Dataset	Georgia Department of Labor Area Labor Profile	Community Profile
Dataset	Iowa State University Iowa Environmental Mesonet NWS Watch, Warning, and Advisories	Risk Assessment
Dataset	National Oceanic and Atmospheric Administration Historical Hurricane Tracks National Center for Environmental Information Storm Events Database	Risk Assessment
Report	University of Georgia Hazard Risk Analyses Supplement to the Fayette County Joint Hazard Mitigation Plan	Risk Assessment
Dataset	United States Drought Monitor	Risk Assessment
Dataset	Southern Group of State Foresters Southern Wildfire Risk Explorer	Risk Assessment
Dataset	Georgia Forestry Commission Georgia Historical State Wildfires Dashboard	Risk Assessment
Dataset	United States Geologic Survey Earthquake Catalog National Seismic Hazard Maps	Risk Assessment
Dataset	Centers for Disease Control and Prevention	Risk Assessment

	National Environmental Public Health Tracking Network	
Dataset	United States Coast Guard National Response Center	Risk Assessment
Dataset	United States Environmental Protection Agency RCRAInfo Database	Risk Assessment
Dataset; Report	State of Georgia Environmental Protection Division Safe Dams Program	Risk Assessment
Dataset	Georgia Department of Transportation Crash Reporting	Risk Assessment
Plan	Fayette County Comprehensive Plan	Capability Assessment
Plan	Fayette County Local Emergency Operations Plan	Capability Assessment

## Chapter 2 Fayette County Profile

### 2.1 Summary of Updates for Chapter 2

The following table provides a description of each section of this chapter and a summary of the changes that have been made to the Fayette County Hazard Mitigation Plan 2020.

Chapter 2 Section	Updates
Past Hazards and Notable Events	Previous information was carried over to Chapter 3 Table of FEMA-declared disasters was added This section was combined with “Past Notable Events” from last update
History	Verbiage updated
Demographics	Updated section to include additional data and updated data Added narrative to accompany visualizations and data tables
Economy	Updated section to include additional data and updated data Added narrative to accompany visualizations and data tables
Government	Verbiage updated
Transportation	No changes
Climate	No changes
Utilities	No changes
Municipalities	Verbiage updated
Community Changes	New section – not in 2020 Plan

### 2.2 Past Hazards and Notable Events

Fayette County, Georgia, has faced many and a diversity of natural hazards in its long history, including, but not limited to, severe thunderstorms, flooding, winter weather, tornadoes, hurricanes, and drought. Chapter 3 details the types of hazards relevant to Fayette County and includes an assessment of the location, extent, previous occurrences, and probability of each hazard type.

Since 1964, Fayette County has received 13 Presidential Disaster Declarations (Federal Emergency Management Agency (FEMA)-declared emergency and major disasters). The Emergency Declarations (EM) and Major Disaster Declarations (DR) are listed in Table 2-1.

*Table 2-1. EM and DR Declarations for Fayette County (source: FEMA)*

Disaster Number	Declaration Type	Declaration Date	Incident Type	Declaration Name
3616	EM	September 26, 2024	Tropical Storm	HURRICANE HELENE
4501	DR	March 29, 2020	Biological	COVID-19 PANDEMIC
3464	EM	March 13, 2020	Biological	COVID-19
4338	DR	September 15, 2017	Hurricane	HURRICANE IRMA
3387	EM	September 8, 2017	Hurricane	HURRICANE IRMA

Disaster Number	Declaration Type	Declaration Date	Incident Type	Declaration Name
4259	DR	February 26, 2016	Severe Storm	SEVERE STORMS AND FLOODING
4165	DR	March 6, 2014	Severe Ice Storm	SEVERE WINTER STORM
3368	EM	February 11, 2014	Severe Ice Storm	SEVERE WINTER STORM
3218	EM	September 5, 2005	Hurricane	HURRICANE KATRINA EVACUATION
1071	DR	October 10, 1995	Hurricane	HURRICANE OPAL
1033	DR	July 7, 1994	Tornado	TORNADOES, FLOODING TORRENTIAL RAIN (TROP STORM ALBERTO)
3097	EM	March 15, 1993	Snowstorm	SEVERE SNOWFALL, WINTER STORM
3044	EM	July 20, 1977	Drought	DROUGHT

## 2.3 History

Fayette County was enacted as a result of the Land Lottery Draw of 1821. The land was ceded from the Creek Indian Nation and 5 new counties were created: Fayette, Henry, Houston, Dooly, Monroe. Fayette is therefore an original county (not created from other counties) and the 49<sup>th</sup> county in Georgia. At its inception, Fayette County extended north to what is now Atlanta and east past the present-day location of Jonesboro. Over time, 4 counties were formed in part from its original boundaries: Campbell (now part of Fulton), DeKalb, Clayton, and Spalding. It is presumed that some of the early settlers, being veterans of the Revolutionary War, played a pivotal role in naming the county in honor of the Marquis de LaFayette, a French nobleman who fought alongside General George Washington during the war.

Fayetteville was named as the county seat in 1823 and the present-day courthouse in the town square was built in 1825. It remains the oldest courthouse in Georgia and is still in municipal use. Although there were a few small, named communities, Fayetteville remained the only city until the 1900s.

Fayette County holds historical significance in that during the Civil War, cavalry activity took place in the middle of the county. A Confederate wagon supply train comprising several hundred wagons was burned just two miles west of Fayetteville. The following day, one of the final cavalry skirmishes of the war took place nearby. These events were indirectly linked to the larger context of the Battle of Atlanta.

In addition, Fayette County has literary connections. In the 1930s, Margaret Mitchell spent time in Fayette County researching facts for her novel, *Gone with the Wind*. Her great-grandfather, Phillip Fitzgerald, came to Fayette County in the 1830s and the Fitzgeralds were the prototypes for the O'Hara in the book. They are buried in the Fayetteville City Cemetery. The Holliday family also hailed from Fayette County. Notably, one of John Henry "Doc" Holliday's cousins married into the Fitzgerald family, making the legendary figure of the Old West a "kissin' cousin" of Margaret Mitchell.

Peachtree City was officially incorporated in 1959 and is recognized as the only successful pre-planned city in the southeastern United States. A notable feature of its City Plaza is a water fountain, gifted by the Japanese companies that have established a presence in Peachtree City. Today, Fayette County encompasses 5 incorporated municipalities: Fayetteville, Peachtree City, Tyrone, Brooks, and Woolsey.

## 2.4 Demographics

Fayette County has a population of approximately 120,000 residents. Table 2-2 presents data on Fayette County’s demographics and its changes between 2010 and 2023, while Figure 2-1 focuses on the changes that happened since the last Plan update in 2020. Table 2-3 compares the demographics of Fayette County to the demographics of the State of Georgia. Table 2-4 presents the population and changes within the incorporated municipalities in Fayette County.

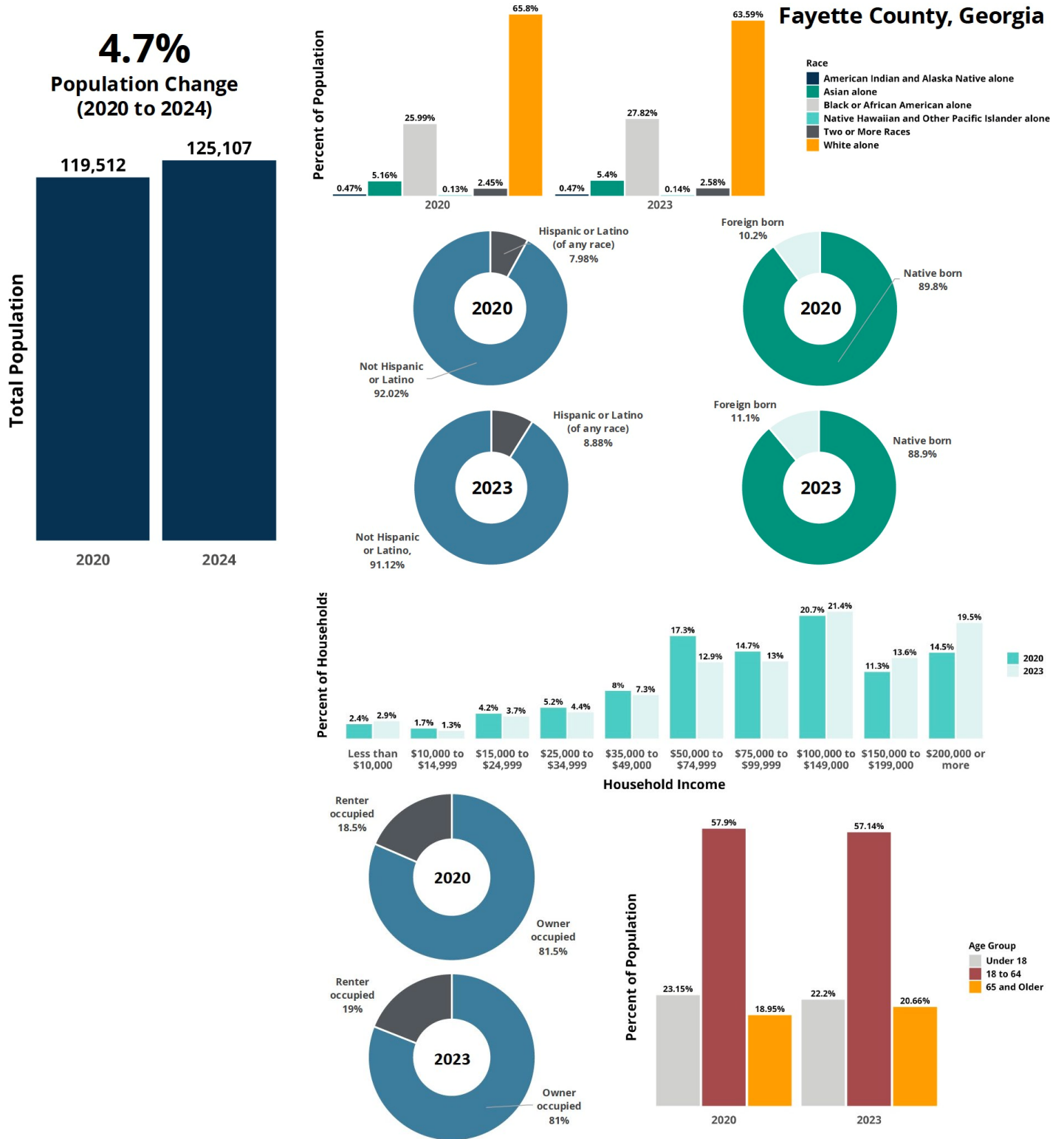
*Table 2-2. Demographic changes in Fayette County between 2010 and 2023 (source: Atlanta Regional Commission)*

	2010	2023	Change
<b>Total Population</b>	105,344	120,689	15,345
Non-Hispanic White	69.6%	56.9%	-12.8%
Non-Hispanic Black or African American	18.9%	25.2%	6.3%
Non-Hispanic Asian	3.9%	4.7%	0.8%
Hispanic or Latino (any race)	5.7%	8.3%	2.6%
Median Age	41.2	43.3	2.1
High School Graduate or Higher	93.6%	95.0%	1.4%
Bachelor's Degree or Higher	41.5%	48.1%	6.6%
Unemployment Rate	5.6%	3.7%	-1.9%
People Below Poverty	4.7%	5.5%	0.8%
<b>Total Housing Units</b>	40,205	45,896	5,691
Occupied Housing Units	93.7%	95.1%	1.4%
Owner-Occupied	84.5%	81.0%	-3.5%
Renter-Occupied	15.5%	19.0%	3.5%

*Table 2-3. Demographic comparison between Fayette County and the State of Georgia (source: Atlanta Regional Commission)*

	2019 to 2023		
	Fayette County	State of Georgia	Difference
<b>Total Population</b>	120,689	10,822,590	
Non-Hispanic White	56.9%	49.8%	7.1%
Non-Hispanic Black or African American	25.2%	31.0%	-5.8%
Non-Hispanic Asian	4.7%	4.3%	0.4%
Hispanic or Latino (any race)	8.3%	10.7%	-2.4%
Median Age	43.3	37.4	5.9
High School Graduate or Higher	95.0%	89.0%	6.0%
Bachelor's Degree or Higher	48.1%	34.2%	13.9%
Unemployment Rate	3.7%	5.1%	-1.4%
People Below Poverty	5.5%	13.5%	-8.0%
<b>Total Housing Units</b>	45,896	4,483,873	
Occupied Housing Units	95.1%	89.4%	5.7%
Owner-Occupied	81.0%	65.4%	15.6%
Renter-Occupied	19.0%	34.6%	-15.6%

Figure 2-1. Demographic changes in Fayette County since the last plan update in 2020 (source: American Community Survey)



*Table 2-4. Population changes in incorporated municipalities in Fayette County (source: US Census Bureau and American Community Survey)*

	2000 Census	2010 Census	2020 American Community Survey	2023 American Community Survey	Population Change (2020 to 2023)
Brooks	553	524	507	693	36.7%
Fayetteville	11,148	15,945	17,902	19,364	8.2%
Peachtree City	31,580	34,364	35,844	38,977	8.7%
Tyrone	3,916	6,879	7,427	7,803	5.1%
Woolsey	175	158	195	253	29.7%

Fayette County has experienced steady growth and demographic shifts over the past decade, with a population increase of over 15,000 residents from 2010 to 2023. As of 2023, the county's total population stands at approximately 120,689, reflecting a 14.6% growth since 2010 and 4.7% growth since 2020. This growth has been accompanied by increased racial and ethnic diversity. While Non-Hispanic White residents remain the majority, their proportion has declined by nearly 13% since 2010. In contrast, the Non-Hispanic Black or African American population has grown by over 6%, and the Hispanic or Latino population has increased by 2.6% in that same period.

Educational attainment in Fayette County is notably high. 95.0% of adults have completed high school, and nearly half (48.1%) hold a bachelor's degree or higher - both significantly above the state averages. The county also boasts a relatively low unemployment rate of 3.7%, well below the state average, and a modest poverty rate of 5.5%, which is nearly 8% lower than the state's.

Housing growth has kept pace with the population, with 45,896 housing units reported in 2023, up from 40,205 in 2010. The vast majority (81.0%) of occupied housing units are owner-occupied, but the percentage of owner-occupied housing units over the past decade has decreased with renting becoming more prevalent.

When compared with the State of Georgia, Fayette County tends to skew older (median age of 43.3 versus 37.4 statewide). Further, the percentage of residents in Fayette County that are 65 and older has increased by about 2% between 2020 and 2023.

At the municipal level, all 5 incorporated areas of Fayette County have seen population growth since 2020. Between 2020 and 2023 almost all the county's population growth occurred in the incorporated areas of the county. Notably, Brooks and Woolsey have experienced significant percentage increases at 36.7% and 29.7%, respectively, highlighting changing development patterns even in the county's less densely populated areas.

## 2.5 Economy

Fayette County exhibits a dynamic and diversified economy, with significant contributions from both goods-producing and service-providing sectors. As analyzed above, the unemployment rate in Fayette County in 2023 was 3.7%, which is 1.9% less than the county's rate in 2010 and 1.4% below the State average of 5.1%. Based on 3<sup>rd</sup> quarter data from 2024, the economy has a higher dominance of service-producing industries, which is characteristic of many suburban counties with proximity to major metropolitan areas. However, goods-producing sectors still maintain a substantial presence and contribute meaningfully to employment and business diversity.

The service-producing sector constitutes the vast majority of employment and business activity in Fayette County, comprising industries that cater to both individual and commercial needs.

- Health Care and Social Assistance is the largest employer, with 6,580 employees across 611 establishments, reflecting the county’s aging population and the demand for medical and care services.
- Accommodation and Food Services and Retail Trade also play pivotal roles, employing 6,781 and 6,666 people, respectively. These sectors support local consumption and tourism, particularly in hubs like Peachtree City and Fayetteville.
- Educational Services, Professional, Scientific, and Technical Services, and Finance and Insurance are also key service-oriented industries, with the latter two offering some of the highest average weekly wages (over \$1,500), indicating their role in supporting a higher-income, skilled labor force.

While smaller in scale, the goods-producing sector remains vital to Fayette County’s economy, particularly in construction and manufacturing.

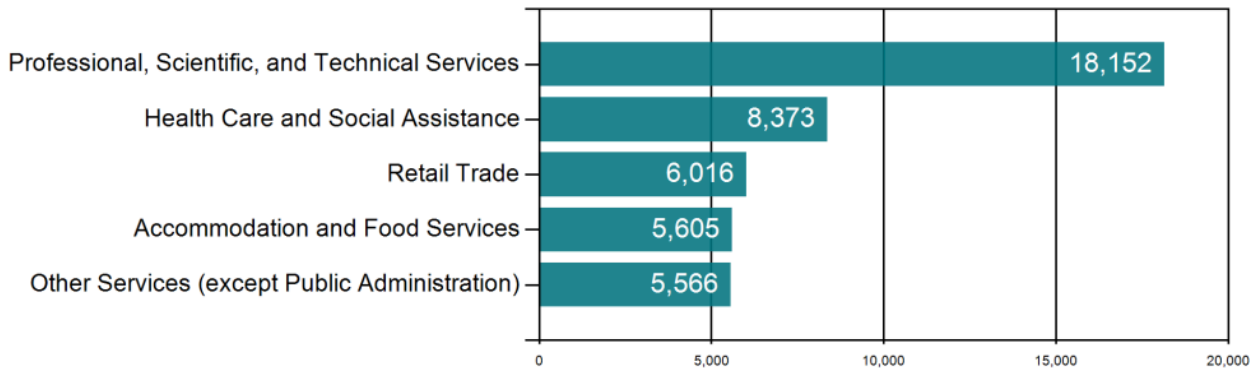
- Construction is the largest goods-producing industry, with 3,038 employees spread across 399 firms. This reflects ongoing residential and commercial development within the county, driven by population growth and infrastructure needs.
- Manufacturing, while more limited in employment (1,759 employees), provides essential industrial output and contributes to economic diversity. The relatively smaller number of 93 manufacturing firms indicates a concentrated but stable industrial base.

Figure 2-2. Top industries in Fayette Area for 3<sup>rd</sup> quarter of 2024 (source: Georgia Department of Labor)

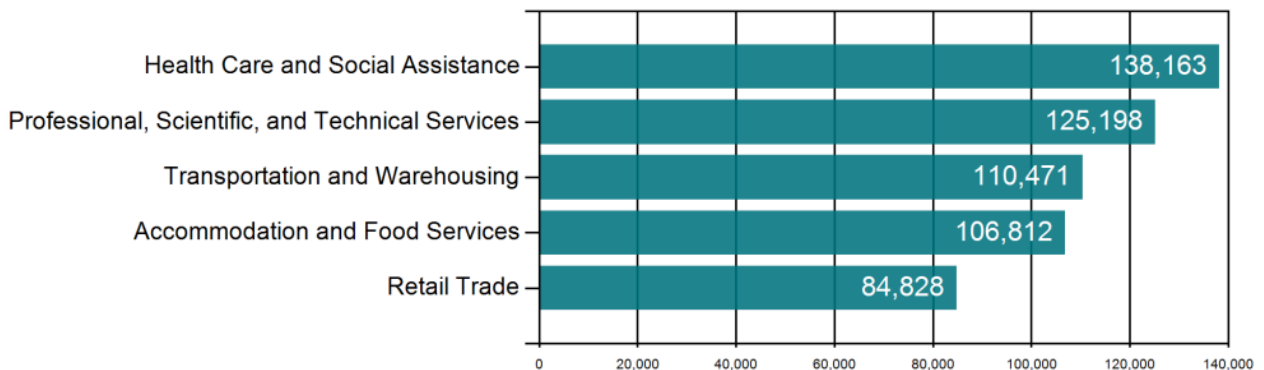
## Top Industries - 3rd Quarter of 2024

### Fayette Area

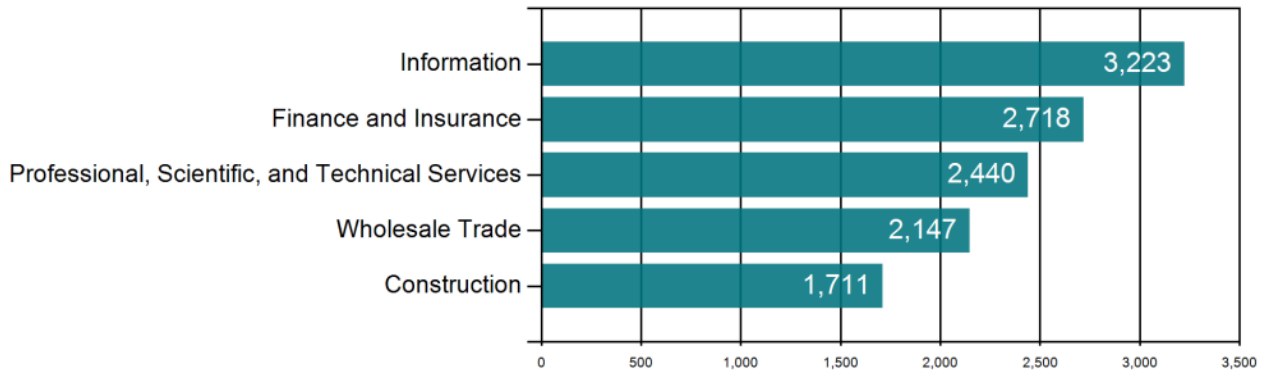
#### Top Industries by Firms



#### Top Industries by Employment



**Top Industries by Weekly Wages**



The ten largest private employers, in alphabetical order, in Fayette County include:

- Administaff Companies, Inc.
- Cooper Lighting, LLC
- Cornerstone Building Brands Service
- Gerresheimer Peachtree City US
- Hoshizaki America, Inc.
- Matsushita Electric Corp Of America
- Publix Super Markets, Inc.
- Rinnai America Corporation
- The Kroger Company
- Walmart

**2.6 Government**

Fayette County operates under a Commission-Administrator form of government, as defined in the County Charter. This structure includes a 5-member Board of Commissioners, with each commissioner elected from 1 of 5 geographic districts. Commissioners serve staggered 4-year terms, ensuring continuity in governance. While each commissioner is elected by their district, all serve the broader interests of the entire county. The daily operations of the county are managed by a County Administrator, who is appointed by the Board.

The Board of Commissioners holds legislative authority at the county level. Their primary responsibilities include:

- Enacting local laws (ordinances) to safeguard public health, safety, and welfare.
- Adopting an annual balanced budget that funds both county operations and allocates resources to the constitutional officers, other elected officials, the judiciary, and state-mandated programs funded at the local level.
- Ensuring the delivery of essential public services to residents.
- Setting the county millage rate annually, which partially funds the county budget. The Board also accepts the school district’s millage rate and a state assessment, which is submitted to the Georgia Department of Revenue.

The Board introduces, deliberates, and enacts new ordinances while frequently updating existing ones to address evolving community needs. All ordinances require a public hearing, typically conducted during regular Commission meetings. The Board also passes numerous resolutions and proclamations throughout the year.

Generally, the Board is empowered to enact any local legislation deemed necessary for the well-being of the county, provided it does not conflict with state or federal laws, or infringe upon constitutional rights. All proposals are reviewed by legal counsel to ensure compliance before being brought to a public forum.

The Board of Commissioners provide many services that citizens expect through the revenues that are raised annually. These include:

- Emergency Services: Fire and ambulance services, E-911 dispatch, and emergency management.
- Community Services: Zoning and planning, code enforcement, building and vehicle maintenance, animal control, and public libraries.
- Infrastructure: Road maintenance and public works.
- State-Mandated Functions: Law enforcement, jail operations, Superior, Probate, Magistrate, and Juvenile Courts, tax assessment and collection, elections management, and the District Attorney’s office (in partnership with neighboring counties).

### 2.7 Transportation

Fayette County’s transportation system consists primarily of state highways and county-maintained roads. State highways 54, 74, 85, 92, 279, and 314 are major transportation routes that carry the majority of passenger and commercial traffic in and out of Fayette County. Congestion in these transportation corridors create traffic problems, primarily because of population growth. There are no interstate, federal highway, or mass transit systems servicing Fayette County.

Atlanta Regional Airport, near Peachtree City, has one paved 5000-foot runway that services charter and private aircraft. There are no commercial flights into or out of Atlanta Regional Airport. Additionally, Fayette County has five private airfields.

### 2.8 Climate

Fayette County, like much of Georgia, enjoys a temperate climate with 4 well-defined seasons: warm to hot summers; brisk fall temperatures; relatively brief, cool winters; and a warm spring season.

*Table 2-5. Average monthly temperatures in the State of Georgia and Fayette County (Fahrenheit)*

Month	State of Georgia Average Temperature	Fayette County Average Temperature
January	46	43
February	49	45
March	56	54
April	63	62
May	70	69
June	77	77
July	80	78
August	79	78
September	74	72
October	64	61
November	56	51
December	48	47

## 2.9 Utilities

Fayette County's utility needs are met by a variety of public and private entities.

Electrical power in Fayette County is provided by the Coweta-Fayette Electric Membership Corporate, which provides approximately 70% of the county's electrical service, and Georgia Power, which provides the remaining 30%.

Propane and natural gas are the primary sources of heating and cooking fuel for Fayette County's residents. Atlanta Gas Light is the primary natural gas provider in Fayette County. Some areas of Fayette County remain reliant on the delivery of propane as a fuel source for heat and cooking.

Fayette County has both private and public water systems. The Fayette County Water System is a public utility and is the largest water provider in the county. The system provides drinking water and water for fire protection for part of unincorporated Fayette County, Tyrone, Brooks, Woolsey, and Peachtree City. This system has a pumping capacity of 18 million gallons per day. The City of Fayetteville provides water and sewage services for their jurisdiction. Peachtree City Water and Sewer Authority provides sewage services to Peachtree City. Fayette County has 4 large reservoirs which serve as the main water sources for the Fayette County Water System. Additionally, the City of Fayetteville has 1 reservoir and a variety of wells that serve as the main water sources for the city's water system. Approximately 60% of Fayette County residents are connected either to a public or private pressurized water system. The remainder of citizens rely on wells located on their private property.

## 2.10 Municipalities

### 2.10.1 City of Fayetteville

Founded on March 28, 1823, Fayetteville became the county seat of Fayette County, which had been established two years earlier in 1821. Its location was selected by the county's first grand jury, and later that same year, it was incorporated by the Georgia State Legislature. Both the city and county were named in honor of the Marquis de Lafayette, a French hero of the American Revolutionary War.

Fayetteville experienced significant growth leading up to the Civil War and rebounded after Reconstruction. A key milestone occurred in 1888, when the Atlanta-Fort Valley railroad began operations through the city. That same year, Fayetteville was reincorporated as a city, with its boundaries extended to a one-mile radius from the historic courthouse.

Throughout its history, Fayetteville has been impacted by multiple natural disasters, including tornadoes, blizzards, ice storms, and flooding. Despite these challenges, the city has preserved much of its historical architecture, particularly around the historic courthouse square.

Today, Fayetteville serves as the administrative center of Fayette County, housing many county government offices. Notable attractions include the Historic Fayette County Courthouse, Southern Ground Amphitheater, Holliday-Dorsey-Fife House Museum, and the Historic Train Depot. The city is governed by a Mayor and a 5-member City Council, elected by residents. Municipal services include administrative operations, community and economic development, building inspections, fire and police protection, public works, solid waste, stormwater, and water and sewer services.

### 2.10.2 City of Peachtree City

Peachtree City's origins trace back to Woodland Era Indigenous peoples more than 12,000 years ago. The area later became historically significant through Chief William McIntosh, a Creek leader who, in 1821, ceded land – including future Fayette County territory – to the federal government. McIntosh's legacy is honored throughout the region, notably with the naming of McIntosh High School.

In the 1950s, real estate developers assembled over 12,000 acres to create a master-planned city. Chartered on March 9, 1959, Peachtree City was designed around distinct village centers, Aberdeen, Braelinn, Glenloch, Kedron, and Wilksmoor, each with dedicated amenities such as schools, shopping centers, and recreational spaces. Although originally envisioned to host 75,000 to 80,000 residents, the city's land use plan was revised in the 1970s to support 40,000 to 50,000.

Peachtree City is now recognized for its golf cart-friendly infrastructure, boasting over 100 miles of multi-use paths. It has become a hub for film and television productions, with credits including *The Walking Dead* and *Sweet Home Alabama*. Popular destinations include The Fred Amphitheater, Lake McIntosh Park, and the Commemorative Air Force Dixie Wing Museum.

The city is governed by a Mayor and 4 City Councilmembers, and provides comprehensive services including administration, engineering, planning and development, code enforcement, public safety (fire, EMS, and police), solid waste management, recreation, and library services.

### 2.10.3 Town of Brooks

Located in southern Fayette County, Brooks occupies land once traversed by Creek Nation trade routes. Originally known as Haistentown and later Sharon Grove, the community saw growth in the late 1800s with the arrival of the railroad. In 1871, local planter Hillery Brooks donated land for a train depot, lending his name to the settlement, which became known as Brooks Station, later shortened to Brooks in 1905.

By the early 20th century, Brooks had a thriving downtown supported by agriculture (primarily cotton). The town suffered economic hardship during the Depression and a devastating hailstorm in 1933, but rebounded over time. Growth resumed after World War II, fueled by proximity to Atlanta's aviation industry.

The town charter was reactivated in 1964, and today Brooks is governed by a Mayor and 5 Councilmembers. It provides administrative, sewer, and solid waste services. The town maintains a rural character, with a close-knit community and preserved historical charm.

### 2.10.4 Town of Tyrone

Tyrone's early roots lie in Creek Indian territory, with Scottish and Irish settlers arriving in the late 1800s, drawn by the landscape's resemblance to County Tyrone in Northern Ireland. The name "Tyrone" was adopted by the Birmingham and Atlantic Railroad in 1907, and the town was officially incorporated in 1911.

Today, Tyrone is a growing municipality that blends historical heritage with modern amenities. The town is governed by a Mayor and 4 Councilmembers, with a Town Manager overseeing daily operations. Services include administration, public safety, public works, planning and zoning, library services, sanitation, and environmental services.

### 2.10.5 Town of Woolsey

Established in 1893 and originally known as Woolseyville, the Town of Woolsey was founded by Dr. I.G. Woolsey, a physician, minister, and Civil War surgeon. The town emerged as an agricultural center in the late 1800s, with corn and cotton as staple crops. By the 1920s, Woolsey featured a variety of community establishments, including a bank, post office, library, general store, and one-room schoolhouse.

Though small, Woolsey has retained its rural and pastoral identity. The town celebrated its centennial in 1993, and today offers residents a peaceful lifestyle with modest commercial amenities, local small businesses, a fire station, and community institutions like Woolsey Baptist Church and the Masonic Lodge.

Woolsey is governed by a Mayor and 3 Councilmembers, who are elected by residents.

## 2.11 Community Changes

### Requirement 201.6(d)(3)

Since the last Plan update, Fayette County has experienced or anticipates notable demographic, economic, and land use transformations, all of which have important implications for the county's vulnerability to natural and human-caused hazards.

#### 2.11.1 Population Growth and Urbanization

Fayette County's population has continued to grow steadily, with particularly marked increases in its incorporated municipalities. As more people move into the county, the density of residential development increases, particularly in formerly low-density or rural zones. This change increases the county's vulnerability as it places added stress on transportation networks, utility systems, and emergency response capabilities. Further, population growth also leads to increased development in areas that may previously have served as natural buffers or open space, potentially exacerbating hazard risks and vulnerability.

#### 2.11.2 Demographic Diversification and Housing Shifts

Fayette County's population has become increasingly diverse, with notable growth in communities of color and immigrant populations. This demographic shift brings both cultural vibrancy and new considerations for language access, culturally competent outreach, and equitable hazard communication in emergency preparedness efforts.

Simultaneously, there has been a measurable increase in the number of renter-occupied households, particularly in urbanizing nodes and near commercial hubs. Renters often face higher vulnerability in disaster scenarios due to limited control over building conditions, reduced access to insurance, and potential barriers to evacuation or recovery resources.

#### 2.11.3 Land Use Changes and Development Trends

Major development projects are reshaping the land use landscape of Fayette County and introducing increased vulnerabilities:

- **Data Center Construction:** The emergence of data centers, constructed on land that was previously agricultural, residential, or vacant, marks a significant economic and infrastructure shift. These facilities are highly sensitive to power loss, flooding, and cyber-related hazards, and their presence introduces critical infrastructure risks not previously

dominant in the county. The growth of this sector will also likely contribute to increased population growth to meet employment demands with vulnerabilities detailed above.

- **Future U.S. Soccer National Training Center:** Fayette County is set to become the future home of the U.S. Soccer National Training Center, a nationally significant development that will increase tourism, traffic, and regional visibility. While the facility presents major economic and cultural benefits, it also creates new demands on transportation infrastructure, emergency services, and mass gathering safety protocols, especially during peak events and national programming.
- **Trilith Development:** The continued expansion of Trilith, a mixed-use development anchored by a major film studio, further transforms the county's profile. With its combination of residential neighborhoods, creative industry facilities, and commercial amenities, Trilith introduces urban-scale density and energy needs to what was once a more rural setting. The development intensifies vulnerability to service disruptions, transportation bottlenecks, and resource strain during emergencies.
- **Fayetteville Town Center Development:** The proposed 38-acre Town Center development along Grady Avenue aims to transform land into a mixed-use civic and residential hub featuring greenspace, municipal facilities, housing, and commercial amenities. As a central node for community engagement and urban revitalization, the development introduces increased population density and infrastructure demand. This shift presents vulnerabilities related to stormwater runoff, traffic congestion, and emergency access. Additionally, with expanded public gathering areas and event programming likely, the development will require enhanced public safety planning and hazard mitigation for mass gatherings and critical infrastructure resilience.

## Chapter 3 Hazard Profiles

### 3.1 Summary of Updates for Chapter 3

The following table provides a description of each section of this chapter and a summary of the changes that have been made to the Fayette County Hazard Mitigation Plan 2020.

Chapter 3 Section	Updates
Risk Assessment	Chapter structure and THIRA process was updated to better reflect current Plan requirements, which is reflected in this section
Natural Hazard: Thunderstorm	Structure updated to reflect updated THIRA process described in “Risk Assessment” Content revised and data updated
Natural Hazard: Winter Storm	Structure updated to reflect updated THIRA process described in “Risk Assessment” Content revised and data updated
Natural Hazard: Flooding	Structure updated to reflect updated THIRA process described in “Risk Assessment” Content revised and data updated
Natural Hazard: Tornado	Structure updated to reflect updated THIRA process described in “Risk Assessment” Content revised and data updated
Natural Hazard: Drought	Structure updated to reflect updated THIRA process described in “Risk Assessment” Content revised and data updated
Natural Hazard: Wildfire	Structure updated to reflect updated THIRA process described in “Risk Assessment” Content revised and data updated
Natural Hazard: Earthquake	Structure updated to reflect updated THIRA process described in “Risk Assessment” Content revised and data updated
Natural Hazard: Tropical Cyclone	Structure updated to reflect updated THIRA process described in “Risk Assessment” Content revised and data updated
Natural Hazard: Extreme Temperature	Structure updated to reflect updated THIRA process described in “Risk Assessment” Content revised and data updated
Technological Hazard: Hazardous Material	Structure updated to reflect updated THIRA process described in “Risk Assessment” Content revised and data updated

Technological Hazard: Dam Failure	Structure updated to reflect updated THIRA process described in “Risk Assessment” Content revised and data updated
Technological Hazard: Transportation Incident	Structure updated to reflect updated THIRA process described in “Risk Assessment” Content revised and data updated
Technological Hazard: Terrorism	Structure updated to reflect updated THIRA process described in “Risk Assessment” Content revised and data updated
Technological Hazard: Infrastructure Failure	Structure updated to reflect updated THIRA process described in “Risk Assessment” Content revised and data updated
Technological Hazard: Emergent Infectious Disease	Structure updated to reflect updated THIRA process described in “Risk Assessment” Content revised and data updated
Technological Hazard: Cyberattack	New section – not in 2020 Plan
Vulnerability Summary	New section – not in 2020 Plan

### 3.2 Risk Assessment

#### Requirement 201.6(c)(2)(i)

The Fayette County Local Hazard Mitigation Planning Committee (LHMPC) conducted a comprehensive Threat and Hazard Identification and Risk Assessment (THIRA) for Fayette County and all municipalities. This assessment developed the hazard basis for this plan. The assessment includes the following components for each hazard:

- Hazard Identification: The LHMPC undertook a comprehensive review to identify hazards considered relevant and impactful to Fayette County. The LHMPC grounded their selections in a combination of local knowledge, past hazard events, existing planning documents, and state-level guidance. The LHMPC identified 9 natural hazards and 7 technological hazards for this Hazard Mitigation Plan.

The 9 natural hazards remain consistent with the 2020 Plan. In comparing the hazard inventory to the inventory in the 2024 Georgia Hazard Mitigation Strategy, Fayette County omitted the following hazards:

- Coastal Hazards (storm surge, coastal flooding): Fayette County is an inland jurisdiction with no exposure to risks such as storm surge, saltwater intrusion, or coastal erosion.
- Geologic Hazards (sinkhole, landslide): The LHMPC based the omission on the 2024 Georgia Hazard Mitigation Strategy’s hazard maps (Figure 2.92 and Figure 2.93), which show low potential for such hazards in Fayette County. Historical occurrence and local geological assessments corroborated this conclusion.

However, 1 technological hazard, cyberattack, was added. The inclusion of cyberattack acknowledges the growing risk posed by the hazard to local government systems, public infrastructure, and community services. The LHMPC recognized that as Fayette County

continues to digitize its operations and rely more heavily on interconnected technologies, it must also prepare for potential disruptions caused by malicious cyber activity.

- Hazard Profile: Each hazard was profiled with the following sections:
  - Hazard Description: This section defines the hazard type and introduces any scales that may be used to classify the severity of the hazard.
  - Location and Extent: This section details the geographic area within the county that could be affected by the hazard and the expected range of intensity.
  - Previous Occurrences: This section lists any historical occurrences recorded in Fayette County.
  - Probability: This section evaluates the probability of each hazard using historical data as well as future condition data (e.g. land use change, population change, etc.). In some cases, probability levels were determined using the following scale:
    - Unlikely: Occurring every 50 years or less
    - Somewhat Likely: Occurring every 20 to 50 years
    - Likely: Occurring every 5 to 20 years
    - Highly Likely: Occurring every 1 to 5 years
    - Extremely Likely: Occurring every 1 year or more
  - Impacts: This section details the likely impacts (e.g. to people, infrastructure, economy, etc.) given a hazard occurrence and addresses how impacts may change with future conditions (e.g. land use change, population change, etc.).
  - Multi-Jurisdictional Considerations: Each jurisdiction was considered when determining the potential hazard impact.
  
- Vulnerability Summary: The above sections in the risk assessment evaluate the hazards, vulnerable assets and potential impacts and losses. This section summarizes the information through a series of problem statements to help the community understand its most significant risks and vulnerabilities. This section is key in informing the mitigation strategy.

## 3.3 Natural Hazards

### 3.3.1 Thunderstorm

#### 3.3.1.1 Hazard Description

This section focuses on thunderstorms, including high wind, lightning, and hail. Other elements of thunderstorms, such as tornadoes and flooding, are addressed in their own sections later in this Plan.

#### *Thunderstorms*

Thunderstorms are formed when moist air near the earth's surface is forced upward through some catalyst (convection or frontal system). As the moist air rises, the air condenses to form clouds. Because condensation is a warming process, the cloud continues to expand upward. When the initial updraft is halted by the upper troposphere, both the anvil shape and a downdraft form. This system of up-drafting and down-drafting air columns is termed a "cell."

As the process of updrafts and downdrafts feeds the cell, the interior particulates of the cloud collide and combine to form rain and hail, which falls when the formations are heavy enough to push through the updraft. The collision of water and ice particles within the cloud creates a large electrical field that must discharge to reduce charge separation. This discharge is the lightning that occurs from cloud to ground or cloud to cloud in the thunderstorm cell. In the

final stage of development, the updraft weakens as the downdraft-driven precipitation continues until the cell dies.

Each thunderstorm cell can extend several miles across its base and to reach 40,000 feet in altitude. Thunderstorm cells may compound and move abreast to form a squall line of cells, extending farther than any individual cell's potential.

In terms of temporal characteristics, thunderstorms exhibit no true seasonality in that occurrences happen throughout the year. Convectively driven systems dominate the summer while frontal driven systems dominate during the other seasons. The rate of onset is rapid in that a single cell endures only 20 minutes. However, various cells in different stages of development may form a thunderstorm that lasts up to a few hours as it moves across the surface.

### *High Wind*

Straight-line winds are powerful outflow winds that emanate from a thunderstorm, moving in a straight path at the surface, distinct from the rotational winds of a tornado. These winds result from the rapid downward movement of cool air hitting the ground and spreading out in all directions. The Beaufort Scale is commonly used to measure wind speed and potential damage correlations.

*Table 3-1. Beaufort scale (source: National Oceanic and Atmospheric Administration (NOAA))*

Beaufort Number	Wind Speed (mph)	Effects on Land	Effects on Water
0	Under 1	Calm, smoke rises vertically	Sea surface smooth and mirror-like
1	1-3	Smoke drift indicates wind direction, vanes do not move	Scaly ripples, no foam crests
2	4-7	Wind felt on face, leaves rustle, vanes begin to move	Small wavelets, crests glassy, no breaking
3	8-12	Leaves, small twigs in constant motion. Light flags extended.	Large wavelets, crests begin to break, scattered whitecaps
4	13-18	Dust, leaves, and loose paper raised up; small branches move	Small waves (1-4 feet) becoming longer, numerous whitecaps
5	19-24	Small trees begin to sway	Moderate waves (4-8 feet) taking longer form, many whitecaps, some spray
6	25-31	Large branches of trees in motion, whistling heard in wires	Larger waves (8-13 feet), whitecaps common, more spray
7	32-38	While trees in motion, resistance felt in walking against the wind	Sea heaps up, waves 13-19 feet, white foam streaks off breakers
8	39-46	Twigs and small branches broken off trees	Moderately high (18-25 feet) waves of greater length, edges of crests begin to break into spindrift, foam blown in streaks
9	47-54	Slight structural damage occurs, slate blown from roofs	High waves (23-32 feet), sea begins to roll, dense streaks of foam, spray reduces visibility
10	55-63	Seldom experienced on land, trees broken, structural damage occurs	Very high waves (29-41 feet) with overhanging crests, sea white with densely blown foam, heavy rolling, lowered visibility

Beaufort Number	Wind Speed (mph)	Effects on Land	Effects on Water
11	64-72	Very rarely experienced on land, usually with widespread damage	Exceptionally high (37-52 feet) waves, foam patches cover sea, visibility more reduced
12	73 or higher	Violence and destruction	Air filled with foam, waves over 45 feet, sea completely white with driving spray, visibility greatly reduced

### Lightning

Lightning occurs when the difference between the positive and negative charges of the upper layers of the cloud and the earth's surface becomes great enough to overcome the resistance of the insulating air. The current flows along the forced conductive path to the surface (in cloud to ground lightning) and reaches up to 100 million volts of electrical potential. In Georgia, lightning strikes peak in July, with June and August being second highest in occurrence. There is currently no scale to measure the severity of lightning strikes.

### Hail

Hail is a form of precipitation that forms during the updraft and downdraft-driven turbulence within the cloud. The hailstones are formed by layers of accumulated ice (with more layers creating larger hailstones) that can range from the size of a pea to the size of a grapefruit. Hailstones span a variety of shapes but usually take a spherical form.

*Table 3-2. Typical damage experienced with varying hailstone sizes (source: Tornado and Storm Research Organization)*

Intensity Category	Diameter (inches)	Size Description	Typical Damage Impacts
Hard Hail	0.2-0.4	Pea	No damage
Potentially Damaging	0.4-0.6	Mothball	Slight general damage to plants, crops
Significant	0.6-0.8	Grape	Significant damage to crops and vegetation
Severe	0.8-1.2	Walnut	Severe damage to crops, damage to glass and plastic, paint and wood scored
Severe	1.2-1.6	Ping pong ball	Widespread glass damage, vehicle bodywork damage
Destructive	1.6-2.0	Golf ball	Wholesale destruction of glass, damage to tiled roofs, significant risk of injuries
Destructive	2.0-2.4	Hen's egg	Bodywork of grounded aircraft dented, brick walls pitted
Destructive	2.4-3.0	Baseball	Severe roof damage, risk of serious injuries
Super Hailstorms	3.6-3.9	Large orange	Extensive structural damage. Risk of severe or even fatal injuries to persons caught in the open
Super Hailstorms	4.0+	Grapefruit	Extensive structural damage. Risk of severe or even fatal injuries to persons caught in the open

In terms of magnitude, the National Weather Service (NWS) defines thunderstorms in terms of severity as a severe thunderstorm that produces winds greater than 57 mph and/or hail of at least 1 inch in diameter and/or a tornado. The NWS chose these measures of severity as parameters more capable of producing considerable damage. Therefore, these are measures of magnitude that may project intensity.

### 3.3.1.2 Location and Extent

Severe thunderstorms are not spatially confined to any location in Fayette County; therefore, the entire county is equally at risk of severe thunderstorms. Thunderstorms have occurred during all parts of the day and night and in every month in Fayette County. Severe thunderstorms are the most frequently occurring natural hazard in Fayette County. Many of these storms include high winds, lightning, and hail. Hail up to 4.5 inches was recorded in Fayette County on several occasions, most recently in 1988. Thunderstorm winds of 85 mph have been reported on many occasions in Fayette County, with the most recent occurring in 2015. According to 2024 Georgia Hazard Mitigation Strateg, Fayette County has an average hazard wind score of 1 (<90 mph gust) and wind speed gust 50 year return interval of 60 to 68 mph.

### 3.3.1.3 Previous Occurrences

While there have been dozens of documented thunderstorm events affecting Fayette County over the last 50 years, it is likely that the official number is a low estimate due to poor record keeping in decades past. For example, only 23 thunderstorm events were recorded between 1970 and 1990, likely a vast underestimation of actual events.

Between 1985 and 2024, 249 thunderstorm events were recorded in the NOAA National Centers for Environmental Information (NCEI) Storm Events Database in Fayette County (Figure 3-1). This number includes 66 hail events and 48 lightning events. Table 3-3 lists the events from the Database that occurred since the last Plan update in 2020.

Figure 3-1. Previous occurrences of thunderstorm events in Fayette County (1985 to 2024) (source: NOAA)

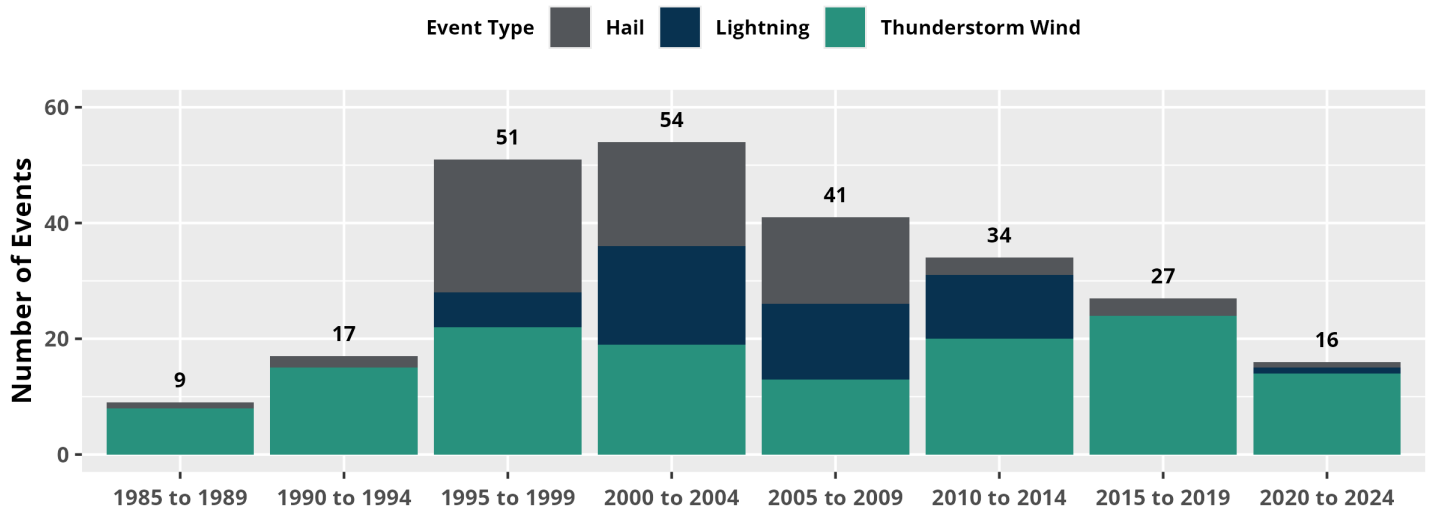


Table 3-3. Previous occurrences of thunderstorm events in Fayette County (2020 to 2024) (source: NOAA)

Location	Begin Date	Begin Time	Event Type	Magnitude (mph for wind; inches for hail)
FAYETTEVILLE	08/17/2024	1915	Thunderstorm Wind	39
SHAKE RAG	08/17/2024	1915	Thunderstorm Wind	39
PEACHTREE CITY	08/17/2024	1932	Thunderstorm Wind	52
LEES MILL	07/30/2024	1950	Thunderstorm Wind	43

Location	Begin Date	Begin Time	Event Type	Magnitude (mph for wind; inches for hail)
KENWOOD	07/30/2024	1950	Thunderstorm Wind	43
KENWOOD	07/30/2024	1955	Thunderstorm Wind	52
KENWOOD	07/30/2024	1959	Thunderstorm Wind	52
WOOLSEY	07/30/2024	2000	Thunderstorm Wind	43
FAYETTEVILLE	07/30/2024	2000	Thunderstorm Wind	48
TYRONE	07/30/2024	2005	Thunderstorm Wind	39
BROOKS	07/30/2024	2020	Thunderstorm Wind	52
TYRONE	05/27/2024	740	Thunderstorm Wind	39
FAYETTEVILLE	05/27/2024	745	Thunderstorm Wind	39
WOOLSEY RUST ARPT	05/27/2024	750	Thunderstorm Wind	39
FAYETTEVILLE	05/27/2024	750	Thunderstorm Wind	39
BROOKS	05/27/2024	1725	Thunderstorm Wind	39
WOOLSEY RUST ARPT	02/28/2024	1620	Thunderstorm Wind	39
FAYETTEVILLE	08/15/2023	1401	Thunderstorm Wind	43
LEES MILL	08/15/2023	1339	Lightning	
STARRS MILL	08/07/2023	435	Thunderstorm Wind	52
CLOVER	08/07/2023	1625	Thunderstorm Wind	52
SHAKE RAG	08/07/2023	1630	Thunderstorm Wind	52
FAYETTEVILLE	08/07/2023	1645	Thunderstorm Wind	52
LEES MILL	08/07/2023	1700	Thunderstorm Wind	4
KENWOOD	08/07/2023	1700	Thunderstorm Wind	52
KENWOOD	08/07/2023	1705	Thunderstorm Wind	52
LEES MILL	08/06/2023	1340	Thunderstorm Wind	43
FAYETTEVILLE	08/06/2023	1412	Thunderstorm Wind	43
STARRS MILL	08/06/2023	1422	Thunderstorm Wind	43
TYRONE	06/25/2023	1810	Thunderstorm Wind	52
ABERDEEN	06/11/2023	1700	Thunderstorm Wind	52
SHAKE RAG	06/11/2023	1706	Thunderstorm Wind	52
PEACHTREE CITY	06/11/2023	1706	Thunderstorm Wind	52
LEES MILL	01/12/2023	1606	Thunderstorm Wind	52
CLOVER	01/12/2023	1606	Thunderstorm Wind	56
ABERDEEN	01/12/2023	1607	Thunderstorm Wind	61
SHAKE RAG	01/12/2023	1608	Thunderstorm Wind	52
STARRS MILL	01/12/2023	1613	Thunderstorm Wind	52
FAYETTEVILLE	01/12/2023	1613	Thunderstorm Wind	52
WOOLSEY	06/24/2022	2120	Thunderstorm Wind	43
CLOVER	06/15/2022	1716	Thunderstorm Wind	52

Location	Begin Date	Begin Time	Event Type	Magnitude (mph for wind; inches for hail)
ABERDEEN	06/15/2022	1723	Thunderstorm Wind	52
CLOVER	06/15/2022	1710	Hail	1
PEACHTREE CITY	06/15/2022	1716	Hail	1.25
PEACHTREE CITY	12/30/2021	924	Thunderstorm Wind	52
PEACHTREE CITY	12/30/2021	928	Thunderstorm Wind	52
BROOKS	01/26/2021	604	Thunderstorm Wind	50
TYRONE	08/12/2020	1431	Thunderstorm Wind	50
PEACHTREE CITY	07/25/2020	1448	Thunderstorm Wind	50
FAYETTEVILLE	07/15/2020	1532	Thunderstorm Wind	50
HARP	07/09/2020	1746	Thunderstorm Wind	50
FAYETTEVILLE	06/21/2020	1658	Thunderstorm Wind	45
ABERDEEN	03/31/2020	1024	Thunderstorm Wind	55

#### 3.3.1.4 Probability

Severe thunderstorms are the most frequently occurring natural hazard in Fayette County. The probability of severe thunderstorms is extremely likely (occurring every 1 year or more).

#### 3.3.1.5 Impacts

In evaluating assets that are susceptible to severe thunderstorms, the LHMPC determined that all public and private property is at threat by severe thunderstorms, including all critical facilities. This is due to the lack of spatial prejudice of severe thunderstorm events.

Most of the available information relating to severe thunderstorm events in Fayette County fails to describe damage estimates in any detail, and these numbers are thought to be a gross underestimation of actual past damages. With each thunderstorm event, there are likely unreported costs related to infrastructure costs, public safety response costs, utility repair costs, and personal home and business repair costs.

The impacts of thunderstorms can include strong winds, heavy rainfall leading to localized flooding, lightning strikes causing fires and power outages, hail damage to structures and vehicles, and disruptions to critical infrastructure, such as transportation and utilities. Severe thunderstorms may also contribute to cascading hazards, such as fallen trees blocking emergency access routes or secondary flooding from overwhelmed stormwater systems.

Urbanized areas such as Fayetteville and Peachtree City, with dense residential and commercial developments, face heightened risks of property damage and localized flooding. Meanwhile, rural areas, including Brooks and Woolsey, may experience less structural damage but remain vulnerable to agricultural losses and power outages caused by downed trees and utility lines.

Fayette County's population is steadily increasing, particularly within incorporated areas, with projected growth continuing to urbanize previously undeveloped or rural zones. This trend is expected to increase impervious surfaces, such as roadways and rooftops, which will exacerbate stormwater runoff and the potential for flash flooding during thunderstorms. New developments, like the U.S. Soccer National Training Center, the Trilith community, and

proposed Town Center development adjacent to the City of Fayetteville’s City Center Park, will introduce additional infrastructure, population densities, and open green space that are vulnerable to lightning strikes, hail damage, and storm-related disruptions. The construction of data centers on former agricultural land further compounds the risks, as these critical facilities are highly sensitive to power disruptions and water damage.

### 3.3.1.6 Multi-Jurisdictional Considerations

While thunderstorms present a county-wide threat, the specific impacts and vulnerabilities can vary somewhat between Fayette County’s jurisdictions due to differing community characteristics

- Fayetteville and Peachtree City: As urban hubs, these cities have a higher density of residential, commercial, and critical infrastructure, making them more susceptible to property damage, stormwater system overload, and traffic disruptions during thunderstorms. Peachtree City’s extensive golf cart path network may also face accessibility challenges from debris or flooding.
- Tyrone: Tyrone’s mix of residential neighborhoods and expanding commercial areas makes it moderately vulnerable to both infrastructure damage and localized flash flooding. Continued growth will require proactive planning to ensure that stormwater systems can handle increased runoff.
- Brooks and Woolsey: These smaller towns retain a largely rural character. While less dense development reduces overall exposure, widespread power outages due to downed trees and communication disruptions remain major concerns. Agricultural activities in these areas are also highly susceptible to hail and heavy rain damage.

## 3.3.2 Winter Storm

### 3.3.2.1 Hazard Description

Winter storm events consist of storm events in which the main types of precipitation are snow, sleet, or freezing rain:

- Snow: Snowflakes are collections of ice crystals that cling to each other as they fall toward the ground. Precipitation continues to fall as snow when the temperature remains at or below 32°F from the cloud base to the ground.
- Sleet: Sleet occurs when snowflakes only partially melt when they fall through a shallow layer of warm air. These slushy drops refreeze as they next fall through a deep layer of freezing air above the surface, and eventually reach the ground as frozen rain drops that bounce on impact.
- Freezing Rain: Freezing rain occurs when snowflakes descend into a warmer layer of air and melt completely. When these liquid water drops fall through another thin layer of freezing air just above the surface, they don’t have enough time to refreeze before reaching the ground. Because they are “supercooled,” they instantly refreeze upon contact with anything that is at or below 32°F, creating a glaze of ice on the ground, trees, power lines, or other objects.

The Peachtree City NWS local weather forecast office abides by the following criteria for a winter storm:

- ½ inch or greater of sleet
- ¼ inch or greater of freezing rain
- 2 inches or greater of snow

The Peachtree City NWS local weather forecast office issues the following watches, warnings, and advisories related to winter storm events:

- Winter Storm Watch: When there is a 50% or greater chance of conditions favorable for a winter storm within 12 to 24 hours.
- Winter Weather Advisory: When there is an 80% or greater chance winter precipitation that causes an inconvenience, but does not meet warning criteria within 36 hours.
- Winter Storm Warning: When there is an 80% or greater chance of conditions favorable for a winter storm within 36 hours.
- Ice Storm Warning: When there is an 80% or greater chance of  $\frac{1}{4}$  inch or more of freezing rain within 36 hours.
- Blizzard Warning: When there is an 80% or greater chance of blizzard conditions within 36 hours. Bizzard conditions consist of sustained wind speeds (or gusts) of at least 35 mph, and considerable falling or blowing snow causing a reduction of visibilities to less than  $\frac{1}{4}$  mile for at least 3 hours.

A winter storm watch or warning and ice storm warning can also be issued at forecaster and emergency management discretion when significant impacts are expected but the snow, sleet, or freezing rain criteria are not necessarily met.

The Winter Storm Severity Index is a classification system used to communicate impacts from winter storms using NWS forecast data.

*Table 3-4. Winter Storm Severity Index scale (NOAA)*

Rating	Potential Impacts
No Impacts	Impacts not expected.
Limited Impacts	Rarely a direct threat to life and property. Typically results in little inconveniences.
Minor Impacts	Rarely a direct threat to life and property. Typically results in an inconvenience to daily life.
Moderate Impacts	Often threatening to life and property, some damage unavoidable. Typically results in disruptions to daily life.
Major Impacts	Extensive property damage likely, life saving actions needed. Will likely result in major disruptions to daily life.
Extreme Impacts	Extensive and widespread severe property damage, life saving actions will be needed. Results in extreme disruptions to daily life.

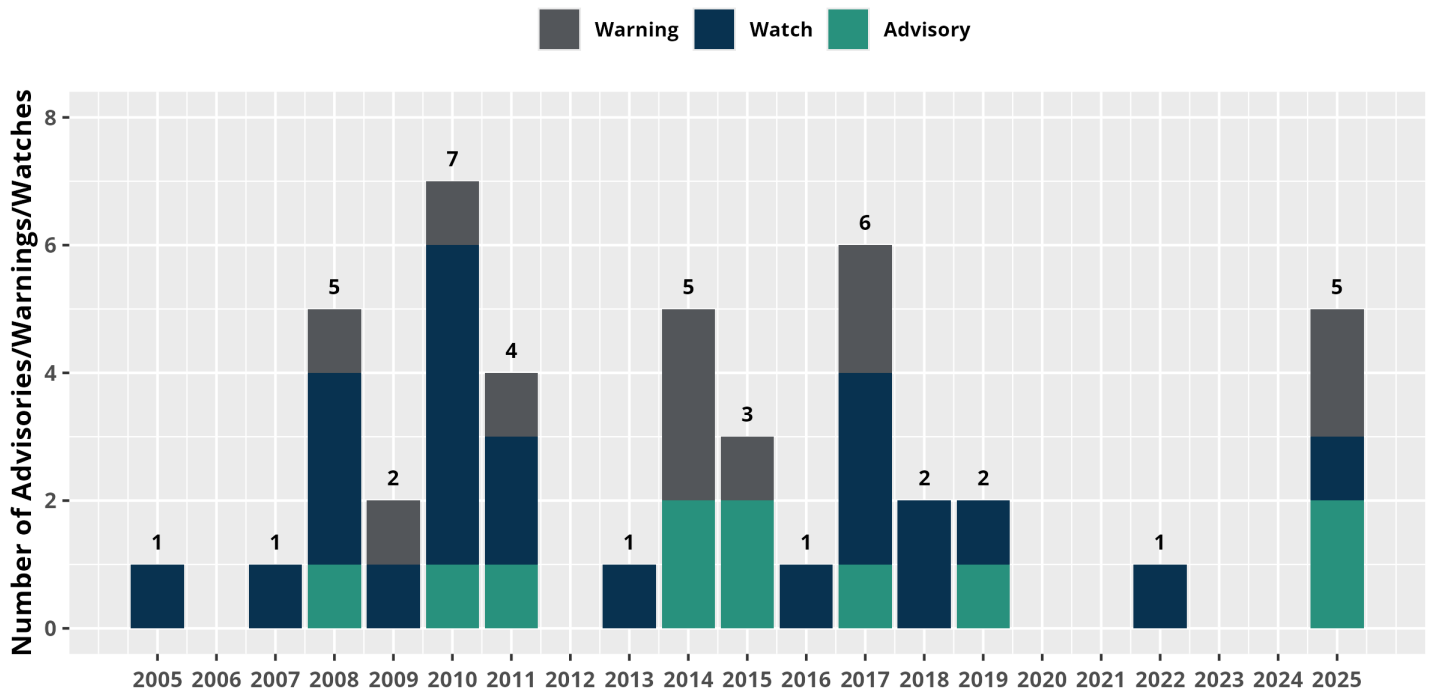
### 3.3.2.2 Location and Extent

Winter storms are a county-wide hazard and are not spatially confined within Fayette County. Severe winter weather exhibits seasonal qualities in that most occur within the months of January to March, with the highest probability of occurrence in February. The rate of onset and duration varies from storm to storm, depending on the weather system driving the storm. While not common, winter storms in Fayette County can reach extreme levels.

### 3.3.2.3 Previous Occurrences

Individual events of winter storms can be drastically different depending on many factors, including the duration of the event, the type of precipitation involved, and the depth of the precipitation. Figure 3-2 below shows the number of winter storm-related watches, advisories, and warnings issued to Fayette County between 2005 and April 2025.

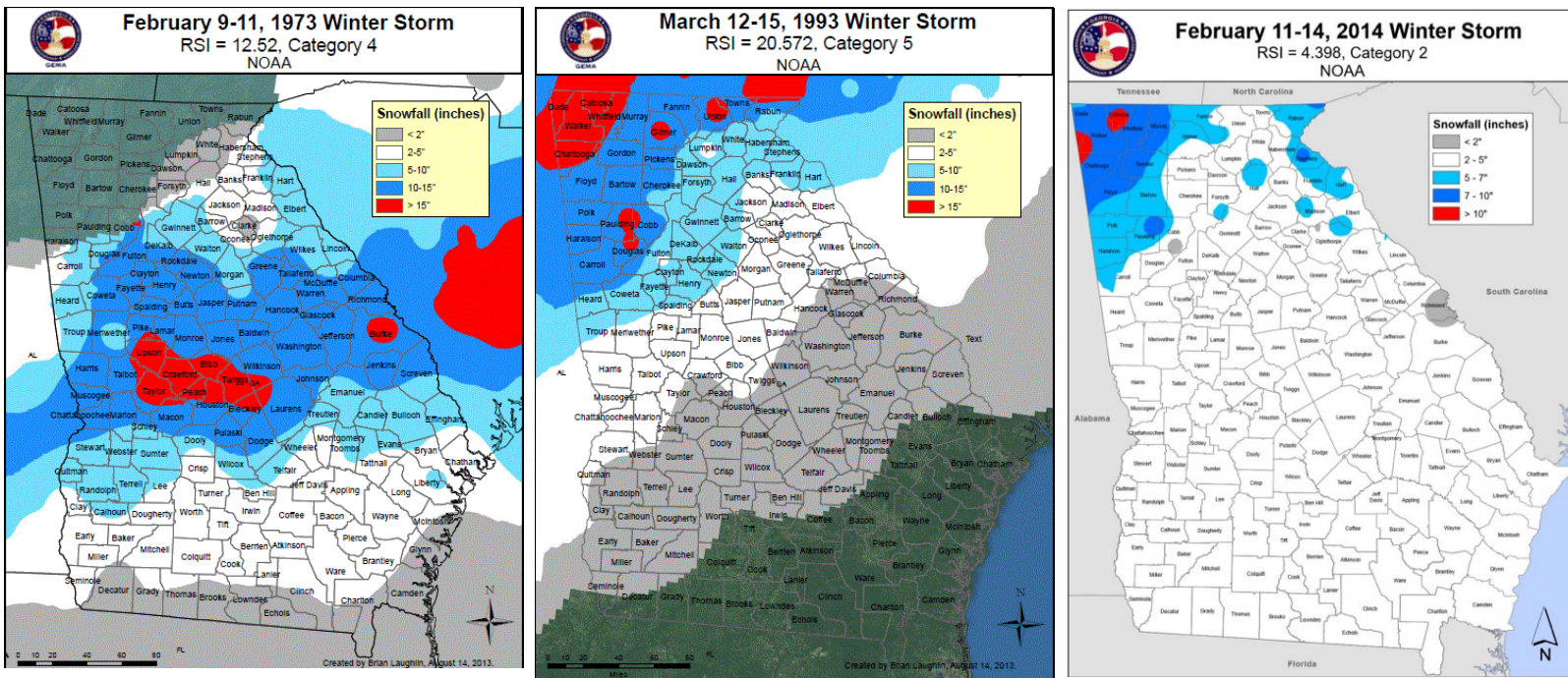
Figure 3-2. Winter storm-related watches, advisories, and warnings issued to Fayette County's forecast zone between 2005 and April 2025 (source: Iowa State University Environmental Mesonet)



The following lists the notable winter storm events that have impacted Fayette County:

- February 1973: In February 1973, a rare and powerful winter storm, known as “The Great Southeastern Snowstorm,” blanketed central Georgia, including Fayette County, with significant snowfall. While the heaviest accumulations were recorded in areas like Macon (16.5 inches) and Thomaston (19.3 inches), Fayette County experienced substantial snow (10 to 15 inches) that disrupted transportation and daily activities. The storm's intensity led to widespread road closures and power outages, prompting the Georgia National Guard to assist in relief efforts across affected regions.
- March 1993: Known as the "Storm of the Century," this massive storm impacted much of the eastern United States, including Fayette County. The storm brought heavy snowfall, with areas in north Georgia receiving up to 35 inches. Fayette County faced significant disruptions due to snow-covered roads and power outages. The storm's severity led to the mobilization of emergency services and highlighted the region's vulnerability to rare but impactful winter weather events.
- January 2014: A sudden snowstorm in January 2014, known as “Snowmageddon,” led to widespread chaos across metro Atlanta and surrounding areas, including Fayette County. Though snowfall totals were modest, the timing during peak travel hours resulted in massive traffic gridlocks, with many commuters stranded for hours. The event underscored the challenges of responding to unexpected winter weather in regions unaccustomed to such conditions.

Figure 3-3. Snowfall estimates for notable winter storms in Fayette County (source: 2024 Georgia Hazard Mitigation Strategy)



### 3.3.2.4 Probability

Winter storms in Fayette County are highly likely (occurring every 1 to 5 years). Notable and more severe winter storms though are likely (occurring every 5 to 20 years).

### 3.3.2.5 Impacts

Since winter storms are indiscriminate regarding location, the LHMPC determined that all public and private property, including all critical infrastructure, are susceptible to impacts from winter storms.

Winter storms, though relatively infrequent in Fayette County, have historically caused significant disruptions when they do occur. Destructiveness in the southern states is often amplified due to the lack of preparedness and response measures. Previous events demonstrate that even a few inches of snow or ice can critically impact infrastructure, transportation, utilities, and public safety across the county.

Winter storms in Fayette County can cause major impacts, including, hazardous road conditions leading to vehicle accidents and traffic standstills, power outages caused by downed trees and ice-laden power lines, disruption of emergency services, school and business closures, and increased risks to vulnerable populations, particularly older adults and those with mobility challenges. Given the county's transportation network, which relies heavily on state highways and local roads without mass transit options, even minor icing events can severely restrict mobility. Further, due to the county's elevation changes, many highways have steep grades that can become dangerous during icy conditions. The large number of trees in Fayette County can also become a hazard when the tree limbs become weighed down with snow and ice and begin to break and fall to the ground, potentially damaging private property, public property, or injuring people and animals.

Additionally, the county's utility infrastructure, while robust, faces heightened vulnerability during severe winter storms due to overhead power lines and the prevalence of large, mature trees. Rural areas with lower redundancy in power grids can experience prolonged outages following storm events.

Fayette County is experiencing steady population growth, particularly within its incorporated municipalities. Increased development is replacing rural or open land with denser residential and commercial construction, potentially compounding vulnerabilities:

- Demographic shifts, including an aging population, may lead to greater numbers of residents who are particularly vulnerable to cold temperatures and power outages.
- Land use changes, such as the construction of data centers and major development projects, introduce critical infrastructure that is highly sensitive to utility disruptions caused by winter weather.
- Tourism and mass gathering risks will grow with projects like the U.S. Soccer National Training Center, requiring enhanced emergency planning for winter weather events that coincide with large events.

### 3.3.2.6 Multi-Jurisdiction Considerations

Winter storms present a county-wide threat, but the extent and nature of impacts can vary across Fayette County's municipalities based on factors such as development patterns, infrastructure resilience, and population density.

- **Fayetteville and Peachtree:** As the most urbanized jurisdictions, Peachtree City and Fayetteville face heightened risks from transportation disruptions due to their concentration of commercial centers, government offices, and schools. Peachtree City's extensive golf cart path network, while beneficial for mobility in normal conditions, can be dangerous during icy events. These cities also host critical facilities (e.g., hospitals, emergency services) that require uninterrupted access during winter storms.
- **Tyrone:** Tyrone's mix of suburban development and open land suggests moderate vulnerability. Road closures and utility disruptions could isolate neighborhoods, especially newer residential developments built without redundant road connections.
- **Brooks and Woolsey:** The rural nature of Brooks and Woolsey offers some resilience against traffic-related issues but increases risks related to prolonged power outages and access to emergency services. Sparse road networks and older housing stock, which may lack modern insulation or heating systems, elevate vulnerability for residents.

## 3.3.3 Flooding

### 3.3.3.1 Hazard Description

Flooding is a temporary overflow of water on normally dry lands adjacent to the source of water, such as a river, stream, or lake. The causes of flooding include mass sources of precipitation, such as tropical cyclones, frontal systems, and isolated thunderstorms combined with other environmental variables, such as changes to the physical environment, topography, ground saturation, soil types, basin size, drainage patterns, and vegetative cover.

Floods can be classified as 1 of 3 types: upstream floods, downstream floods, or coastal floods:

- **Upstream floods,** also called flash floods, occur in the upper parts of drainage basins and are generally characterized by periods of intense rainfall over a short duration. These floods arise with very little warning. Urban flooding is a type of upstream flood. Urban flooding involves the overflow of storm drain systems and can be the result of inadequate drainage combined with heavy rainfall or rapid snowmelt. Upstream or flash floods can

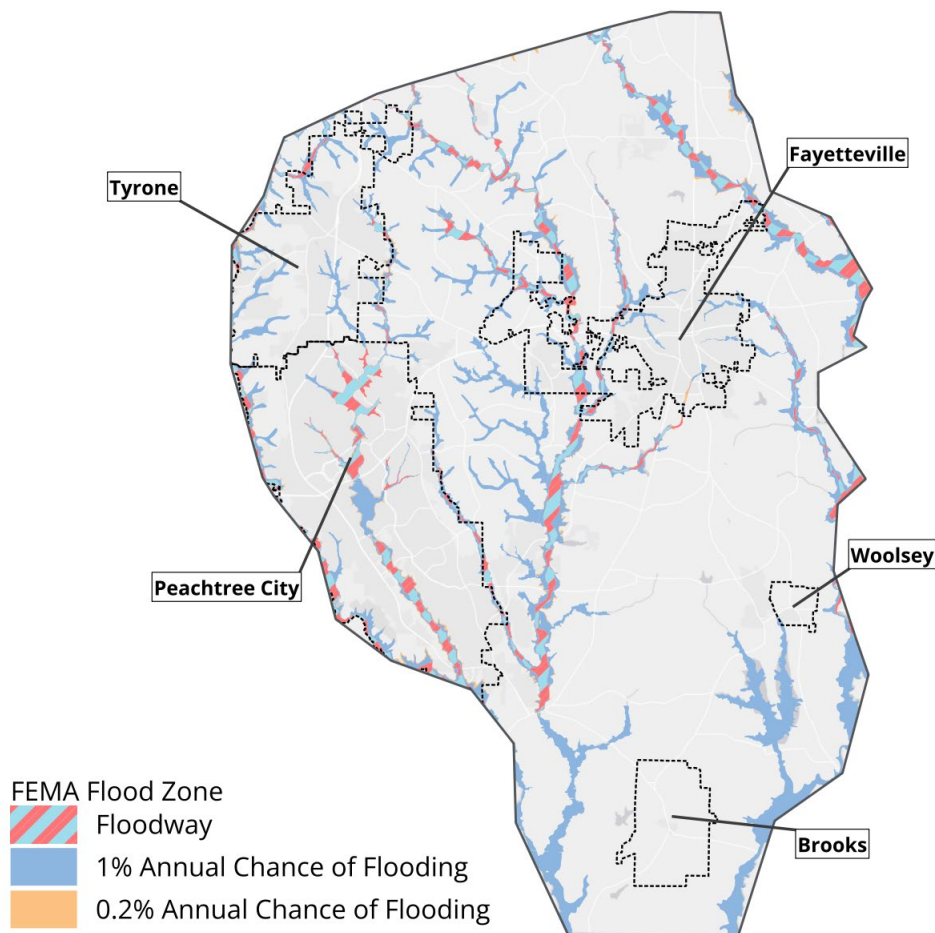
occur at any time of the year in Georgia, but they are most common in the spring and summer months.

- Downstream floods, also called riverine floods, refer to floods on large rivers at locations with large upstream catchments. Downstream floods are typically associated with precipitation events that are of relatively long duration and occur over large areas. Flooding on small tributary streams may be limited, but the contribution of increased runoff may result in a large flood downstream. The lag time between precipitation and time of the flood peak is much longer for downstream floods than for upstream floods, generally providing ample warning for people to move to safe locations and, to some extent, secure some property against damage
- Coastal floods occurring on the Atlantic and Gulf coasts may be related to hurricanes or other combined offshore, nearshore, and shoreline processes. The effects of these complex interrelationships vary significantly across coastal settings.

### 3.3.3.2 Location and Extent

Flood events within Fayette County are typically associated with areas of special flood hazard as identified on Flood Rate Insurance Maps (FIRMs) published by the Federal Emergency Management Agency (FEMA). The flood maps delineate areas of high, moderate, and low flood risk by indicating areas of inundation under different flooding return periods (e.g. 100-year, 500-year floods). Fayette County is within the 100-year and 500-year floodplains depending on the location, as shown in Figure 3-4.

Figure 3-4. FEMA flood zones in Fayette County (source: FEMA)



The extent of flooding within Fayette County can also be presented using depth of flood information. NOAA provides historical crest (when available), flood stage category levels, and flood impacts for 6 gauges within the county. The below figures provide this information for the following gauges:

- Flat Creek below Lake Kedron Dam (Peachtree City)
- Line Creek below GA 54 near Peachtree City (Peachtree City)
- Flat Creek at Lake Peachtree Tailrace (Peachtree City)
- Line Creek below Lake McIntosh (Peachtree City)
- Horton Creek below Lake Horton Dam (Fayette County)
- Flint River at Woolsey Road near Woolsey (Fayette County)

Figure 3-5. Flood stage category levels, and impacts for the Flat Creek below Lake Kedron Dam gauge (source: NOAA)

**Traces and Thresholds** Click to turn on/off display

● Observed (OBS) 04/30/2025 11:15 AM EDT

Reliability of the Forecast:

**NOTE:** Forecasts are not available. Only observed stages are available for this point.

Automated gauge readings are now available, courtesy of the USGS.

Gauge reading affected by reservoir operations.

CATEGORY	STAGE
Major Flooding	15 ft
Moderate Flooding	12 ft
Minor Flooding	10 ft
Action	8 ft

**Flood Impacts**

15 - Major flooding begins. Extensive flooding occurs from the Lake Kedron Dam to Lake Peachtree. Rapidly flowing water will be hitting the golf cart and pedestrian bridge around 300 yards downstream from the dam. Flat Creek Golf Course will be flooded up to 9 feet deep. Some homes at the end of Stratford Court will be flooded a few feet deep. The Cherry Branch flowing through Tinsley Mill Village into Flat Creek will be backed up and flood a few condos a few feet deep.

12 - Moderate flooding begins. Significant flooding occurs from the Lake Kedron Dam to Lake Peachtree. Rapidly flowing water reaches the bottom of a golf cart and pedestrian bridge around 300 yards downstream from the dam. Most of the Flat Creek Golf Course will be flooded 1 to 6 feet deep. Some homes at the end of Stratford Court will begin to flood. The Cherry Branch flowing through Tinsley Mill Village into Flat Creek will back up and begin to flood a few condos.

10 - Flood stage is reached. Minor flooding occurs along the creek from the Lake Kedron Dam to Lake Peachtree. Rapidly flowing water occurs at the gage on a golf cart and pedestrian bridge around 300 yards downstream from the dam. Large portions of the fairways on the Flat Creek Golf Course will be under one to four feet of water. Backyards of homes at the end of Stratford Court will begin to flood. The Cherry Branch flowing through Tinsley Mill Village into Flat Creek will back up and surround a few condos.

[SHOW MORE FLOOD IMPACTS](#)

**Gauge Info**

Coordinates	33.4217, -84.5783
RFC	SERFC
State	GA
WFO	FFC
County	Fayette
Data Provider(s)	
US Geological Survey	USGS--Water Resources of the United States
USGS	02344655

**Gauge Location**

Display LKTG1 marker

Display FEMA's National Flood Hazard Layers

FEMA Layer Current Opacity is : 65 %

- 1% Annual Chance Flood Hazard
- Regulatory Floodway
- Special Floodway
- Area of Undetermined Flood Hazard
- 0.2% Annual Chance Flood Hazard
- Future Conditions 1% Annual Chance Flood Hazard
- Area with Reduced Risk Due to Levee

**Low Water Records**

[SHOW ALL](#)

(P) - Preliminary values subject to further review

<sup>1</sup> - Gauge datum changed during this year

Figure 3-6. Historic crest, flood stage category levels, and impacts for the Line Creek below GA 54 near Peachtree City gauge (source: NOAA)

**Traces and Thresholds** [Click to turn on/off display](#)

● Observed (OBS) 04/30/2025 11:00 AM EDT

Reliability of the Forecast:

**NOTE:** Forecasts are not available. Only observed stages are available for this point.

Automated gauge readings are now available, courtesy of the USGS.

CATEGORY	STAGE
Major Flooding	18 ft
Moderate Flooding	15 ft
Minor Flooding	12 ft
Action	10 ft

**Flood Impacts**

18 - Major flooding begins. Widespread inundation flooding occurs in the woodlands along the creek upstream and downstream from the gage just below Georgia Highway 54. Residential yards on Wynnmeade Parkway around Wynns Pond will be flooded up to 6 feet deep. The flood waters will be a few feet deep in several of the homes. The significant flow into Lake McIntosh causes large portions of the Planterra Ridge Golf Course to be flooded several feet deep.

15 - Moderate flooding begins. Significant flooding occurs in the woodlands along the creek upstream and downstream from the gage just below Georgia Highway 54. Residential yards on Wynnmeade Parkway around Wynns Pond will be flooded up to 3 feet deep. The flood waters will be reach the foundations of a few homes. The significant flow into Lake McIntosh causes large portions of the Planterra Ridge Golf Course to flood.

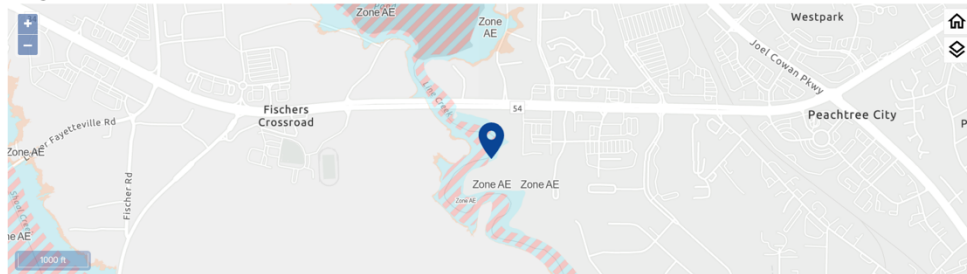
14 - Minor flooding continues to expand into the woodlands along the creek upstream and downstream from the gage just below Georgia Highway 54. This includes the residential yards on Wynnmeade Parkway around Wynns Pond just north of the highway. The flood waters will be up to two feet deep and be approaching the foundations of a few homes. The significant flow into Lake McIntosh causes portions of the Planterra Ridge Golf Course to flood.

[SHOW MORE FLOOD IMPACTS](#)

**Gauge Info**

Coordinates	33.3956, -84.6069
RFC	SERFC
State	GA
WFO	FFC
County	Fayette
Data Provider(s)	
US Geological Survey	<a href="#">USGS—Water Resources of the United States</a>
USGS	02344605

**Gauge Location**



- Display PHCG1 marker
  - Display FEMA's National Flood Hazard Layers
- FEMA Layer Current Opacity is : 65 %

- 1% Annual Chance Flood Hazard
- Regulatory Floodway
- Special Floodway
- Area of Undetermined Flood Hazard
- 0.2% Annual Chance Flood Hazard
- Future Conditions 1% Annual Chance Flood Hazard
- Area with Reduced Risk Due to Levee

**Recent Crests**

1. 12.82 ft on 09-27-2024
  2. 12.54 ft on 04-19-2019
  3. 15.03 ft on 12-28-2018
  4. 13.09 ft on 08-03-2018
  5. 13.62 ft on 12-25-2015
- [SHOW ALL](#)

**Historic Crests**

1. 15.03 ft on 12-28-2018
  2. 13.62 ft on 12-25-2015
  3. 13.09 ft on 08-03-2018
  4. 12.82 ft on 09-27-2024
  5. 12.54 ft on 04-19-2019
- [SHOW ALL](#)

**Low Water Records**

[SHOW ALL](#)

(P) - Preliminary values subject to further review  
 \* - Gauge datum changed during this year

Figure 3-7. Flood stage category levels for the Flat Creek at Lake Peachtree Tailrace gauge (source: NOAA)

**Traces and Thresholds** [Click to turn on/off display](#)

● Observed (OBS) 04/30/2025 11:15 AM EDT

Reliability of the Forecast:

**NOTE:** Forecasts are not available. Only observed stages are available for this point.

Automated gauge readings are now available, courtesy of the USGS.

Gauge reading affected by reservoir operations.

CATEGORY	STAGE
Major Flooding	16 ft
Moderate Flooding	14 ft
Minor Flooding	10 ft
Action	7 ft

**Gauge Info**

Coordinates	33.3831, -84.5728
RFC	SERFC
State	GA
WFO	FFC
County	Fayette
Data Provider(s)	
US Geological Survey	USGS—Water Resources of the United States
USGS	02344673

**Gauge Location**

Display LPTG1 marker  
 Display FEMA's National Flood Hazard Layers  
 FEMA Layer Current Opacity is : 65 %

- 1% Annual Chance Flood Hazard
- Regulatory Floodway
- Special Floodway
- Area of Undetermined Flood Hazard
- 0.2% Annual Chance Flood Hazard
- Future Conditions 1% Annual Chance Flood Hazard
- Area with Reduced Risk Due to Levee

Figure 3-8. Historic crest, flood stage category levels, and impacts for the Line Creek below Lake McIntosh gauge (source: NOAA)

**Traces and Thresholds** Click to turn on/off display

● Observed (OBS) 04/30/2025 12:00 PM EDT

Reliability of the Forecast:

**NOTE:** Forecasts are not available. Only observed stages are available for this point.

Automated gauge readings are now available, courtesy of the USGS.

Gauge reading affected by reservoir operations.

CATEGORY	STAGE
Major Flooding	17 ft
Moderate Flooding	14 ft
Minor Flooding	10 ft
Action	8 ft

**Flood Impacts**

12 - Minor flooding continues to expand into the woodlands along the creek downstream from the gage on the tailwater side of Lake McIntosh Dam. Portions on the west side of the Falcon Field Airport property will be flooded. Portions of baseball fields will begin to flood on the south end of the Baseball and Soccer Complex off of Georgia Highway 74. A portion of the Fayette County Water Treatment Plant near the fields will begin to flood also.

10 - Flood stage is reached. Minor flooding begins in the woodlands along the creek downstream from the gage on the tailwater side of Lake McIntosh Dam. Low lying portions on the west side of the Falcon Field Airport property will begin to flood.

8 - Bankfull conditions occur along the creek downstream from the gage on the tailwater side of Lake McIntosh Dam.

**Gauge Info**

Coordinates	33.3573, -84.5826
RFC	SERFC
State	GA
WFO	FFC
County	Fayette
Data Provider(s)	
US Geological Survey	USGS—Water Resources of the United States
USGS	02344630

**Gauge Location**



- Display LMC61 marker
  - Display FEMA's National Flood Hazard Layers
- FEMA Layer Current Opacity is : 65 %

- 1% Annual Chance Flood Hazard
- Regulatory Floodway
- Special Floodway
- Area of Undetermined Flood Hazard
- 0.2% Annual Chance Flood Hazard
- Future Conditions 1% Annual Chance Flood Hazard
- Area with Reduced Risk Due to Levee

**Recent Crests**

1. 10.13 ft on 02-13-2025
  2. 11.82 ft on 09-27-2024
  3. 10.07 ft on 03-09-2024
  4. 10.67 ft on 02-12-2024
  5. 10.41 ft on 02-19-2020
- [SHOW ALL](#)

**Historic Crests**

1. 12.36 ft on 12-28-2018
  2. 11.82 ft on 09-27-2024
  3. 11.35 ft on 12-25-2015
  4. 11.30 ft on 08-03-2018
  5. 10.77 ft on 04-19-2019
- [SHOW ALL](#)

**Low Water Records**

[SHOW ALL](#)

(P) - Preliminary values subject to further review  
 1 - Gauge datum changed during this year

Figure 3-9. Flood stage category levels, and impacts for the Horton Creek below Lake Horton Dam gauge (source: NOAA)

**Traces and Thresholds** [Click to turn on/off display](#)

● Observed (OBS) 04/30/2025 11:15 AM EDT

Reliability of the Forecast:

**NOTE:** Forecasts are not available. Only observed stages are available for this point.

Automated gauge readings are now available, courtesy of the USGS.

Gauge reading affected by reservoir operations.

CATEGORY	STAGE
Major Flooding	758 ft
Moderate Flooding	756 ft
Minor Flooding	753 ft
Action	751 ft

**Flood Impacts**

758 - Major flooding begins. Extensive flooding occurs along the creek downstream from the Lake Horton Dam to the Flint River. The dirt service road next to the USGS tailwater gage will be under 7 feet of water. The flood waters will have topped the Lowery Road bridge and county officials will have it closed. The USGS gage house will be under two feet of water with a loss of data transmission. A home at the end of Cheshire Circle will be flooded.

757 - Significant flooding expands along the creek downstream from the Lake Horton Dam to the Flint River. The dirt service road next to the USGS tailwater gage will be under 6 feet of water. The flood waters will be hitting the Lowery Road bridge with possible erosion to the sides. The road will begin to flood and county officials will likely have it closed. The USGS gage house will be under a foot of water with a loss of data transmission. A home at the end of Cheshire Circle will begin to flood.

756 - Moderate flooding begins. Significant flooding occurs along the creek downstream from the Lake Horton Dam to the Flint River. The dirt service road next to the USGS tailwater gage will be under 5 feet of water. The water level will reach the bottom of the Lowery Road bridge and county officials may have it closed. Flood waters will have submerged the USGS gage house with a loss of data transmission. A large portion of the yard of a home at the end of Cheshire Circle will be flooded.

[SHOW MORE FLOOD IMPACTS](#)

**Gauge Info**

Coordinates	33.3186, -84.4186
RFC	SERFC
State	GA
WFO	FFC
County	Fayette
Data Provider(s)	
US Geological Survey	USGS—Water Resources of the United States
USGS	02344423

**Gauge Location**



- Display LHBG1 marker
  - Display FEMA's National Flood Hazard Layers
- FEMA Layer Current Opacity is : 65 %

- 1% Annual Chance Flood Hazard
- Regulatory Floodway
- Special Floodway
- Area of Undetermined Flood Hazard
- 0.2% Annual Chance Flood Hazard
- Future Conditions 1% Annual Chance Flood Hazard
- Area with Reduced Risk Due to Levee

**Low Water Records**

[SHOW ALL](#)

(P) - Preliminary values subject to further review  
 1 - Gauge datum changed during this year

Figure 3-10. Historic crest, flood stage category levels, and impacts for the Flint River at Woolsey Road near Woolsey gauge (source: NOAA)

**Traces and Thresholds** Click to turn on/off display

● Observed (OBS) 04/30/2025 11:45 AM EDT

Reliability of the Forecast:

**NOTE:** Forecasts are not available. Only observed stages are available for this point.

Automated gauge readings are now available, courtesy of the USGS.

CATEGORY	STAGE
Major Flooding	60 ft
Moderate Flooding	55 ft
Minor Flooding	48 ft
Action	46 ft

**Flood Impacts**

61 - Major flooding continues with widespread inundation of the woodlands...agricultural fields and pastures upstream and downstream from the gage on Hampton Woolsey Road. The Hampton Woolsey Road bridge will be topped and the road will be flooded with 1 to 2 feet of water. The flood waters will be around 6 feet deep in a Fayette County pump station to the Lake Horton Reservoir. Several outbuildings on nearby farms will be flooded.

60 - Major flooding begins with widespread inundation of the woodlands...agricultural fields and pastures upstream and downstream from the gage on Hampton Woolsey Road. The bridge forms an obstacle and acts like a dam causing some backwater and erosion eddies to the sides of the bridge. The flood waters will begin to affect a portion of the Hampton Woolsey Road and be around 5 feet deep in a Fayette County pump station to the Lake Horton Reservoir. Several outbuildings on nearby farms will begin to flood.

58 - Significant flooding expands further into the woodlands...agricultural fields and pastures upstream and downstream from Hampton Woolsey Road. The Hampton Woolsey bridge begins to form an obstacle and act like a dam causing some backwater and erosion eddies to the sides of the bridge. County officials will likely have it closed. The flood waters will be around 3 feet deep in a Fayette County pump station to the Lake Horton Reservoir. The water will be approaching several outbuildings on nearby farms.

[SHOW MORE FLOOD IMPACTS](#)

**Gauge Info**

Coordinates	33.3597, -84.3944
RFC	SERFC
State	GA
WFO	FFC
County	Fayette
Data Provider(s)	
US Geological Survey	<a href="#">USGS—Water Resources of the United States</a>
USGS	02344396

**Gauge Location**

Display WSEG1 marker  
 Display FEMA's National Flood Hazard Layers  
 FEMA Layer Current Opacity is : 65 %

- 1% Annual Chance Flood Hazard
- Regulatory Floodway
- Special Floodway
- Area of Undetermined Flood Hazard
- 0.2% Annual Chance Flood Hazard
- Future Conditions 1% Annual Chance Flood Hazard
- Area with Reduced Risk: Due to Levee

Recent Crests	Historic Crests
1. 49.19 ft on 02-14-2025	1. 52.67 ft on 09-28-2024
2. 52.67 ft on 09-28-2024	2. 51.48 ft on 12-25-2015
3. 48.06 ft on 03-10-2024	3. 50.07 ft on 04-20-2019
4. 48.70 ft on 03-07-2024	4. 49.68 ft on 11-12-2009
5. 48.22 ft on 02-13-2024	5. 49.19 ft on 02-14-2025
<a href="#">SHOW ALL</a>	<a href="#">SHOW ALL</a>

**Low Water Records**  
[SHOW ALL](#)

(P) - Preliminary values subject to further review  
 † - Gauge datum changed during this year

### 3.3.3.3 Previous Occurrences

Between 1975 and 2024, 24 flood and flash flood events were recorded in the NOAA NCEI Storm Events Database in Fayette County (Table 3-5).

Table 3-5. Previous occurrences of flooding events in Fayette County (1975 to 2024) (source: NOAA)

Location	Begin Date	Begin Time	Event Type
COUNTYWIDE	01/27/1996	30	Flash Flood
FAYETTE (ZONE)	02/27/1997	2200	Flood
PEACHTREE CITY	06/03/1999	900	Flood

Location	Begin Date	Begin Time	Event Type
COUNTYWIDE	07/31/2000	1630	Flood
FAYETTEVILLE	10/06/2002	2245	Flood
COUNTYWIDE	03/20/2003	200	Flash Flood
COUNTYWIDE	05/07/2003	1915	Flash Flood
FAYETTEVILLE	06/17/2003	345	Flash Flood
FAYETTE (ZONE)	09/07/2004	200	Flood
COUNTYWIDE	09/16/2004	1546	Flash Flood
FAYETTE (ZONE)	03/27/2005	1600	Flood
FAYETTE (ZONE)	06/05/2005	1650	Flood
FAYETTE (ZONE)	07/06/2005	2000	Flood
PEACHTREE CITY	07/06/2005	2000	Flash Flood
FAYETTE (ZONE)	07/11/2005	0	Flood
COUNTYWIDE	07/11/2005	300	Flash Flood
PEACHTREE CITY	01/24/2010	1800	Flood
ABERDEEN	09/22/2011	1615	Flash Flood
HARP	06/05/2013	2130	Flash Flood
ABERDEEN	12/24/2015	1050	Flash Flood
CLOVER	12/30/2015	1420	Flash Flood
ABERDEEN	06/08/2019	1130	Flash Flood
PEACHTREE CITY	12/30/2021	1100	Flash Flood
LEES MILL	12/30/2021	1100	Flash Flood

Specific flood details and damages are limited, but the following lists notable flooding events within Fayette County:

- 1994: In July 1994, the remnants of Tropical Storm Alberto stalled over Georgia, producing widespread and prolonged rainfall across the state, including Fayette County. The county experienced an estimated 10 to 14 inches of rainfall, contributing to severe overbank flooding, road closures, and culvert washouts. This event was part of a larger regional disaster, during which 31 flood-related deaths were recorded across Georgia, primarily from drowning in vehicles. The scale and severity of the 1994 flooding remain among the most impactful in Georgia's recorded history.
- 2002: In 2002, a heavy rainfall event led to flooding at the Stonewall Village Complex. 2 apartments had approximately 1 foot of water inside the apartment at the flood's peak. A car was also flooded in downtown Fayetteville as a result of this flood. Flood gage information just outside the city limits of Fayetteville indicate that flood waters would be at least 1 foot deep in Brookshire Drive and Sherwood Road due to flooding from Whitewater Creek when Major flood stage is reached (25 feet). This depth would lead to some homes on those roadways being inundated with up to 3 feet of water.
- 2009: In September 2009, Fayette County experienced significant rainfall as part of the historic Georgia floods, which brought record-breaking precipitation across the Atlanta region. Parts of the county received 6 to 10 inches of rain over a 48-hour period,

overwhelming drainage systems and resulting in localized flash flooding, road closures, and several reports of water entering homes and businesses.

- 2015: This flooding event caused over \$1 million in reported damages. Most of the damages associated with this event were related to Whitewater Creek. The flood gage on Whitewater Creek at Starr’s Mill hit 15.9 feet, which is nearly 6 feet above flood stage. Most of the Starr’s Mill Park was flooded and several roads and culverts were washed out.
- 2021: On December 30, 2021, Fayette County along with much of North Georgia experienced a line of severe storms that caused flooded roads, downed trees and power lines. The closest University of Georgia weather station to Fayette County, located in Jonesboro, recorded 4.06 inches in the 24-hour period.
- 2024: In March 2024, Fayette County experienced significant rainfall leading to flash flooding conditions. On March 13, a 14-year-old boy was rescued by firefighters after becoming trapped in floodwaters at Line Creek Nature Area in Peachtree City. The incident occurred during a torrential downpour, and flood warnings were issued by the National Weather Service for Fayette County. The swift response by emergency services prevented potential tragedy.

### 3.3.3.4 Probability

Based on historical data, the probability of flooding Fayette County is highly likely (occurring every 1 to 5 years).

### 3.3.3.5 Impacts

Impacts to Fayette County from flooding (riverine flooding) were analyzed using FEMA’s Hazus-MH software, a powerful disaster risk assessment tool based on geographic information systems (GIS). The full report from the analysis can be found in Appendix B.

Buildings in Fayette County are vulnerable to flooding from events equivalent to the 1% riverine flood. The economic and social impacts from a flood of this magnitude can be significant. Table 3-6 provides a summary of the potential flood-related building damage in Fayette County by jurisdiction that might be experienced from the 1% flood.

Figure 3-11 maps the potential loss ratios of total building exposure to losses sustained to buildings from the 1% flood by 2010 census block and Figure 3-12 illustrates the relationship of building locations to the 1% flood inundation boundary.

*Table 3-6. Fayette County riverine flooding 1% building losses*

Occupancy	Total Buildings in the Jurisdiction	Total Buildings Damaged in the Jurisdiction	Total Building Exposure in the Jurisdiction	Total Losses to Buildings in the Jurisdiction	Loss Ratio of Exposed Buildings to Damaged Buildings in the Jurisdiction
<b>Fayetteville</b>					
Residential	6,304	119	\$1,800,709,650	\$8,144,562	0.45%
Commercial	953	11	\$715,032,101	\$421,337	0.06%
Industrial	147	3	\$61,567,601	\$349,253	0.57%
<b>Peachtree City</b>					
Residential	13,329	249	\$3,739,456,597	\$16,240,115	0.43%

Industrial	259	21	\$279,937,433	\$620,639	0.22%
Commercial	678	5	\$468,069,073	\$965,416	0.21%
<b>Tyrone</b>					
Commercial	220	8	\$100,358,088	\$874,845	0.87%
Residential	2,742	121	\$828,758,879	\$11,060,720	1.33%
Industrial	93	2	\$36,966,886	\$1,192,378	3.23%
<b>Unincorporated</b>					
Commercial	348	21	\$270,110,159	\$9,467,556	3.51%
Industrial	196	15	\$72,717,986	\$2,207,361	3.04%
Residential	19,664	544	\$5,713,157,958	\$51,918,990	0.91%
<b>County Total</b>					
	44,933	1,119	\$14,086,842,412	\$103,463,172	

Figure 3-11. Fayette County potential loss ratios of total building exposure to losses sustained to buildings from the 1% riverine flood by 2010 census block

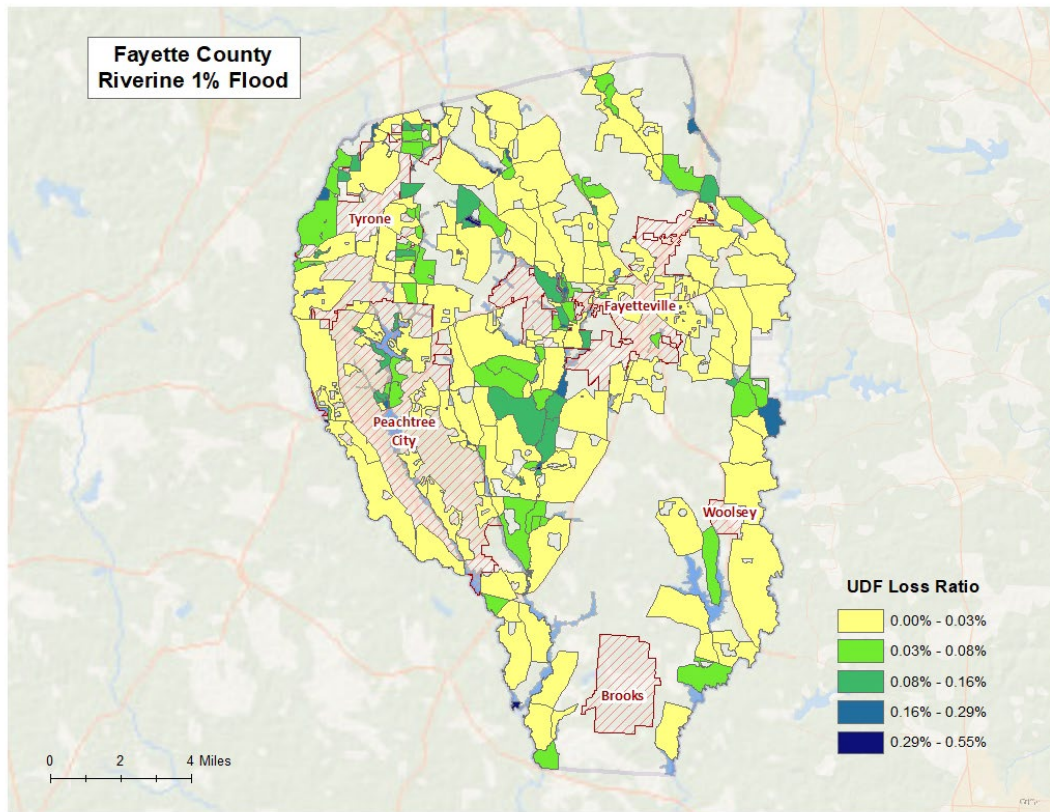
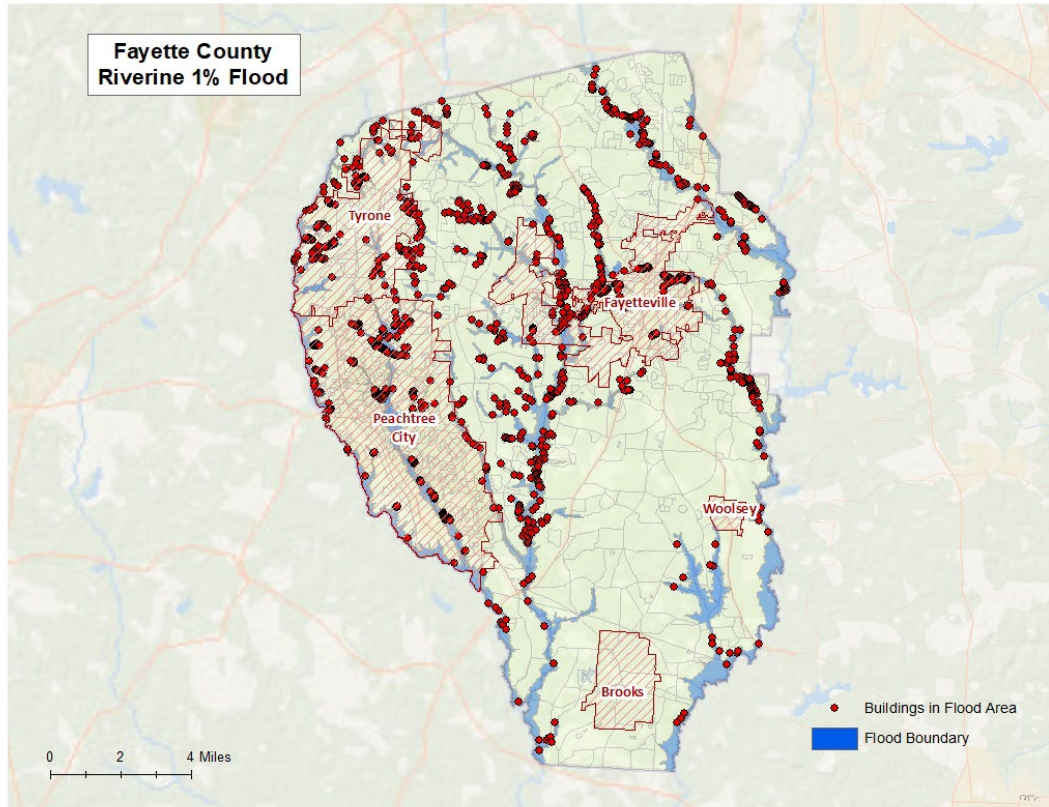


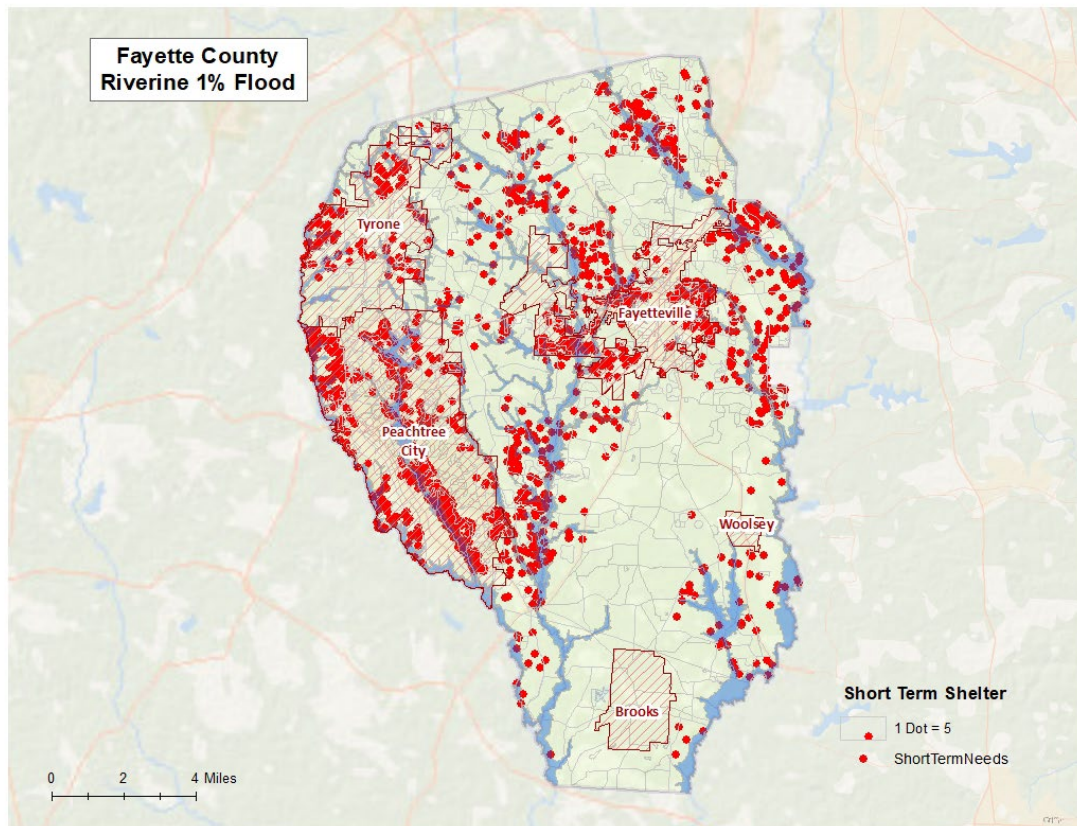
Figure 3-12. Fayette County damaged buildings in riverine floodplain (1% flood)



An essential facility may encounter many of the same impacts as other buildings within the flood boundary. These impacts can include structural failure, extensive water damage to the facility and loss of facility functionality (e.g. a damaged police station will no longer be able to serve the community). The analysis identified no essential facility that were subject to damage in the Fayette County riverine 1% probability floodplain.

Hazus-MH estimates that the number of households that are expected to be displaced from their homes due to riverine flooding and the associated potential evacuation. The model estimates 3,115 households might be displaced due to the flood. Displacement includes households evacuated within or very near to the inundated area. Displaced households represent 9,345 individuals, of which 7,664 may require short term publicly provided shelter. The results are mapped in Figure 3-13.

Figure 3-13. Riverine 1% estimated flood shelter requirements in Fayette County



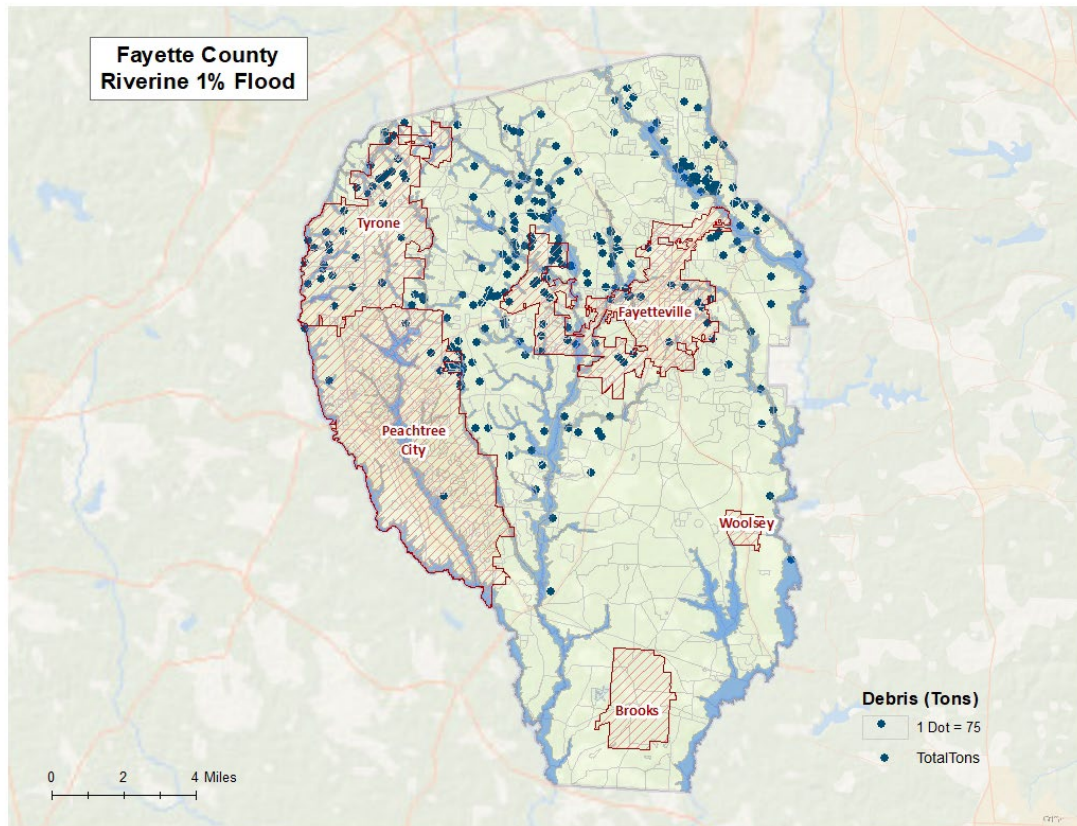
Hazus-MH estimates the amount of debris that will be generated by the flood. The model breaks debris into three general categories:

- Finishes (dry wall, insulation, etc.)
- Structural (wood, brick, etc.)
- Foundations (concrete slab, concrete block, rebar, etc.)

Different types of material handling equipment will be required for each category. Debris definitions applied in Hazus-MH are unique to the Hazus-MH model and so do not necessarily conform to other definitions that may be employed in other models or guidelines.

The analysis estimates that an approximate total of 22,063 tons of debris might be generated (Finishes: 7,334 tons; Structural: 7,279 tons; Foundations: 7,450 tons). The results are mapped in Figure 3-14.

Figure 3-14. Riverine 1% flood debris weight (tons) in Fayette County



With a growing population and ongoing development, especially in incorporated areas and commercial corridors, the county's exposure to flood risk is expected to rise:

- Increased development in previously undeveloped areas will likely exacerbate runoff volumes and stress drainage systems.
- Land use changes, such as the construction of the Trilith development and the U.S. Soccer National Training Center, create large impervious footprints that accelerate stormwater runoff.
- Shifts toward denser housing, including multifamily or mixed-use developments, concentrate risk and increase the number of structures potentially impacted in a single flood event.

### 3.3.3.6 Multi-Jurisdictional Considerations

During a large-scale flood event, many portions of Fayette County would potentially be impacted by flooding. However, the area's most prone to flooding have historically been those areas located within the 100-year floodplain – particularly those areas along Line Creek, Whitewater Creek, Morning Creek, and the Flint River and their tributaries and distributaries.

Flood risk and impacts vary across Fayette County's municipalities, in part due to topography, development patterns, and the extent of FEMA-designated floodplains.

- Fayetteville and Peachtree City: Both cities have significant development in areas adjacent to streams and low-lying land, which increases vulnerability to localized flooding. Peachtree City's extensive lake and pond systems can act as temporary buffers but also pose overflow risks if upstream infrastructure is overwhelmed. Fayetteville has several neighborhoods and facilities near mapped flood zones, requiring close attention to

drainage capacity and emergency evacuation planning. FEMA flood zones traverse these areas, and new development near these zones necessitates strict compliance with floodplain ordinances.

- Tyrone: The Town has FEMA 1% annual chance flood zones mapped within its jurisdiction, especially in areas where stream corridors are bordered by recent or ongoing development.
- Brooks and Woolsey: These towns are more rural and have no or very limited FEMA 1% annual chance flood zones, but they still face flood risks from localized drainage issues.

### 3.3.3.7 NFIP Compliance

Requirement 201.6(c)(2)(ii)

Requirement 201.6(c)(3)(ii)

Fayette County and all jurisdictions within this Plan participate in the National Flood Insurance Program (NFIP) and follow the program’s guidelines to ensure future development is carried out in the best interests of the public. The county (CID No. 130432) first entered the NFIP on July 5, 1983. Table 3-7 lists the participation dates for the remaining jurisdictions within this Plan. All jurisdictions within this Plan have adopted the latest effective FIRM dated September 26, 2008.

*Table 3-7. NFIP participation statuses and dates for Fayette County and its municipalities*

Jurisdiction	Participating?	Participation Date	Responsible Designee or Agency
Fayette County	Yes	7/5/1983	Environmental Management Department
Brooks	Yes	6/27/2000	Town Manager
Fayetteville	Yes	8/4/1988	City Manager
Peachtree City	Yes	12/1/1977	City Engineer
Tyrone	Yes	3/1/1984	Town Manager
Woolsey	Yes	4/10/1997	Fayette County Environmental Management Department

Fayette County implements and enforces its floodplain management regulations through a robust framework outlined in its Floodplain Management Ordinance. The county regulates and permits development in Special Flood Hazard Areas (SFHAs) through the following:

- Administered by Environmental Management Department: The Fayette County Environmental Management Department is designated as the authority responsible for administering and enforcing floodplain regulations. The department reviews permit applications, conducts inspections, ensures compliance with construction and floodproofing standards, and maintains records of development within SFHAs.
- Permit Requirements: No development activity is permitted within the floodplain without prior approval and an approved Floodplain Management Plan. This plan must include detailed site plans, base flood and future-conditions elevations, floodplain boundaries, and design certifications from registered professionals.
- Construction and Design Standards: All new construction and substantial improvements within SFHAs must meet strict elevation and structural criteria. For example, new

buildings must be elevated at least three feet above the Base Flood Elevation (BFE) or one foot above the future-conditions flood elevation, whichever is higher. Flood-resistant materials and methods are required, and enclosures below the lowest floor must be designed to allow the passage of floodwaters.

- Inspections and Compliance Monitoring: During and after construction, applicants must submit certified Elevation or Floodproofing Certificates to confirm that elevations and design requirements have been met. Any deficiencies result in stop-work orders until corrected. Failure to comply may result in revocation of permits or penalties.
- Prohibited and Conditional Activities: Certain activities such as encroachments in the regulatory floodway are generally prohibited unless it can be demonstrated through engineering analysis that they will not raise flood elevations. Subdivisions must be designed to minimize flood risks and provide adequate drainage and stormwater management.
- Enforcement Tools: Enforcement mechanisms include stop work orders, withholding of certificates of occupancy, permit suspension or revocation, and civil or criminal penalties. These ensure that all development complies with the ordinance's standards.

Table 3-7 identifies the designee or agency that implements the addressed commitments and requirements of the NFIP for each jurisdiction.

Fayette County also administers and oversees the process of substantial improvement (SI)/substantial damage (SD) regulations post disaster. Assessment of damages after a disaster helps in community resiliency and future mitigation strategies. Implementing existing guidelines and local regulations such as building codes, zoning ordinances, and disaster management plans continues to help these communities recover from natural disasters. These SI/SD regulations are administered by:

- Performing damage assessments after each hazard event; informing property owners of how to apply for permits for repairs and determining if the damage that has occurred qualifies as substantial damage.
- Reviewing permit applications for buildings located within the special flood hazard area to determine if the work being requested constitutes SI or SD repairs, and ensuring all requirements are addressed.
- Reviewing cost estimates of the proposed work to ensure they are reasonable using current market value of the structure and its characteristics, while excluding land value. Using the market value to determine if the proposed improvements meet SI requirements or using market value prior to the damage to determine if repairs meet SD requirements.
- Conducting field inspections during construction to ensure it complies with issued permits and work with owners to correct any violations found.
- Retaining all FIRMs and maintaining all SFHA permits. Both accessible by the general public.
- Coordinating with property owners and insurance adjusters on all NFIP flood insurance claims and Increased Cost of Compliance coverage.

There are 12 repetitive loss residential properties identified in Fayette County (3 in the City of Fayetteville, 6 in the City of Peachtree City, 1 in the Town of Tyrone, 2 in unincorporated Fayette County). 11 of the properties are single-family homes, while 1 property is a multi-family unit (2 to 4 family unit).

### 3.3.4 Tornado

#### 3.3.4.1 Hazard Description

A tornado is a violently rotating column of air in contact with the ground, typically visible only when it picks up condensation, dust, or debris. While many tornadoes exhibit the classic funnel-shaped appearance, exceptionally large tornadoes may not. Instead, they can appear as a broad, turbulent cloud base or a heavy rain shaft extending from a thunderstorm.

Most significant tornadoes, those that are stronger and longer-lived, form in the right rear quadrant of large thunderstorm systems. These tornadoes originate at high altitudes, between 15,000 and 30,000 feet, and descend toward the surface as funnel clouds or rotating columns of air. In contrast, weaker and shorter-lived tornadoes may form along the leading edge of a single thunderstorm and generally cause more limited damage.

Compared to other meteorological hazards like tropical cyclones or winter storms, tornadoes are relatively localized events. The area of impact typically ranges from a few hundred yards to 1 or 2 miles wide, making their spatial footprint much smaller than other widespread storm systems.

There is no defined tornado season, but the majority of tornadoes in Fayette County and surrounding regions occur between February and June, spanning from early spring to mid-summer. Tornadoes have a rapid onset, with minimal warning time. In many cases, the first visible indicator is a descending funnel cloud, which may only appear minutes before touchdown. This short lead time poses significant challenges for evacuation and sheltering, though modern meteorological warning systems strive to improve early detection and alerting.

Tornadoes also vary widely in duration. While the time a tornado impacts a specific location may last only a few minutes, the full event (from formation to dissipation) can last up to several hours. The frequency and intensity of tornadoes are highly variable and lack a consistent pattern, making them difficult to predict on a seasonal or annual basis.

Tornadoes are classified according to the Fujita tornado intensity scale. Originally introduced in 1971, the scale was modified in 2006 to better define the damage and estimated wind scale. The Enhanced Fujita Scale ranges from low intensity EF0 with effective wind speeds of 65 to 85 miles per hour, to EF5 tornadoes with effective wind speeds of over 200 miles per hour. The Enhanced Fujita intensity scale is included in Table 3-8.

*Table 3-8. Enhanced Fujita tornado rating (source: NOAA Storm Prediction Center (SPC))*

Scale	Wind Speed (mph)	Relative Frequency	Potential Damage
EF0	65 to 85	53.5%	Light. Peels surface off some roofs; some damage to gutters or siding; branches broken off trees; shallow-rooted trees pushed over. Confirmed tornadoes with no reported damage.
EF1	86 to 110	31.6%	Moderate. Roofs severely stripped; mobile homes overturned or badly damaged; loss of exterior doors; windows and other glass broken.
EF2	111 to 135	10.7%	Considerable. Roofs torn off well-constructed houses; foundations of frame homes shifted; mobile homes complete destroyed; large trees snapped or uprooted; light object missiles generated; cars lifted off ground.

EF3	136 to 165	3.4%	Severe. Entire stores of well-constructed houses destroyed; severe damage to large buildings such as shopping malls; trains overturned; trees debarked; heavy cars lifted off the ground and thrown; structures with weak foundations blown away some distance.
EF4	166 to 200	0.7%	Devastating. Well-constructed houses and whole frame houses completely leveled; cars thrown, and small missiles generated.
EF5	> 200	< 0.1%	Explosive. Strong frame houses leveled off foundations and swept away; automobile-sized missiles fly through the air in excess of 300 ft.; steel reinforced concrete structure badly damaged; high rise buildings have significant structural deformation.

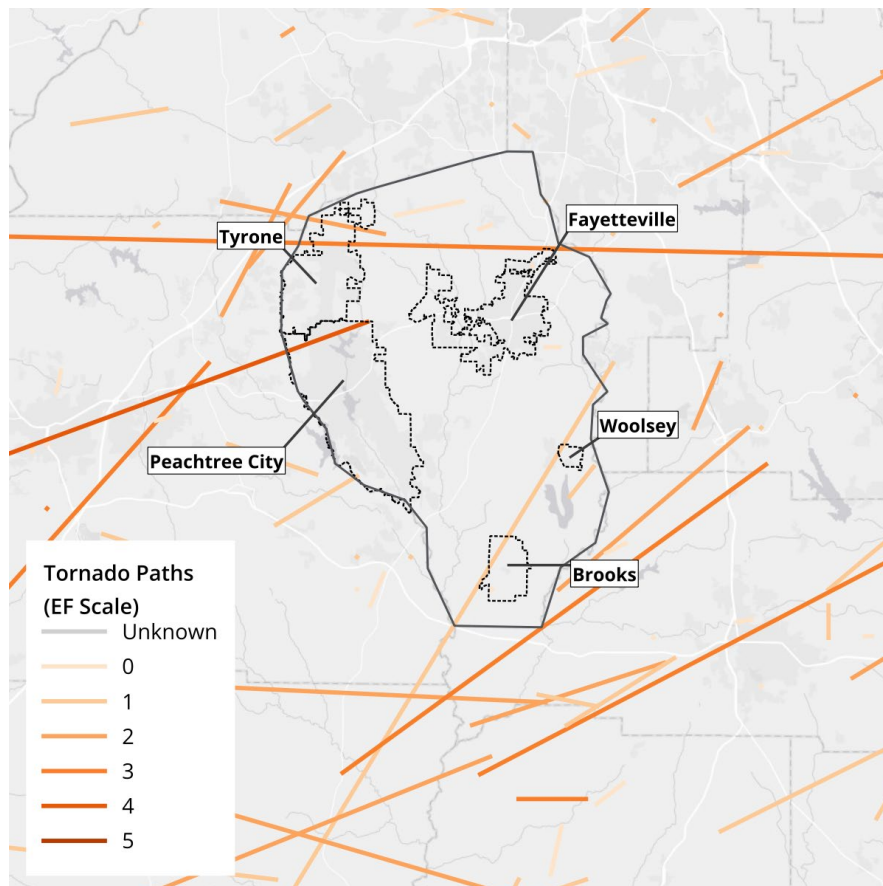
### 3.3.4.2 Location and Extent

All areas within Fayette County are vulnerable to the threat of a tornado. Due to the indiscriminate and unpredictable nature of tornadoes, there is no reliable method to determine where or when a tornado will strike. Historically, Fayette County has experienced a tornado that reached EF4 intensity on the Enhanced Fujita Scale, and while such high-end events are rare, tornadoes of any intensity (from EF0 to EF5) are possible.

### 3.3.4.3 Previous Occurrences

NOAA’s SPC maintains a severe report database, which maps tornado paths from 1950 to 2023. Figure 3-15 and Table 3-9 map and list the tornado events that intersected the county between 1950 and 2023. The 12 events ranged in intensity from EF0 to EF4.

Figure 3-15. Tornado paths in and around Fayette County (1950 to 2023) (source: NOAA SPC)



*Table 3-9. Tornado events within Fayette County (1950 to 2023) (source: NOAA SPC)*

Date	EF Scale (F before 2007)	Length (miles)	Width (yards)
12/24/1964	3	75.4	400
03/13/1975	1	1	100
04/13/1980	1	50.7	100
11/20/1983	1	5	100
04/22/1984	0	0.3	10
07/06/2005	0	1	440
01/02/2006	2	7	440
10/08/2008	0	0.05	50
12/22/2011	1	1.64	100
12/22/2011	0	2.91	200
02/12/2019	0	0.56	150
03/25/2021	4	38.56	1850

#### 3.3.4.4 Probability

Based on complete historical data, the probability of a tornado in Fayette County is likely (occurring every 5 to 20 years). However, data since 2000 suggest that tornadoes are highly likely (occurring every 1 to 5 years). This probability may be more reliable given the improvements in detection, reporting practices, and population growth.

#### 3.3.4.5 Impacts

Example impacts to Fayette County from tornadoes were analyzed using FEMA's Hazus-MH software, a powerful disaster risk assessment tool based on GIS. The full report from the analysis can be found in Appendix B.

In this analysis, an EF3 tornado was modeled to illustrate the potential impacts of tornadoes of this magnitude in the county. The analysis used a hypothetical path based upon an EF3 tornado event running along the predominant direction of historical tornados. The tornado path was placed to travel through Fayetteville. The selected widths were modeled after a re-creation of the Fujita-Scale guidelines based on conceptual wind speeds, path widths, and path lengths.

Within any given tornado path, there are degrees of damage. The most intense damage occurs within the center of the damage path, with decreasing amounts of damage away from the center (Table 3-10). After the hypothetical path was digitized on a map, the process was modeled in GIS by adding buffers (damage zones) around the tornado path.

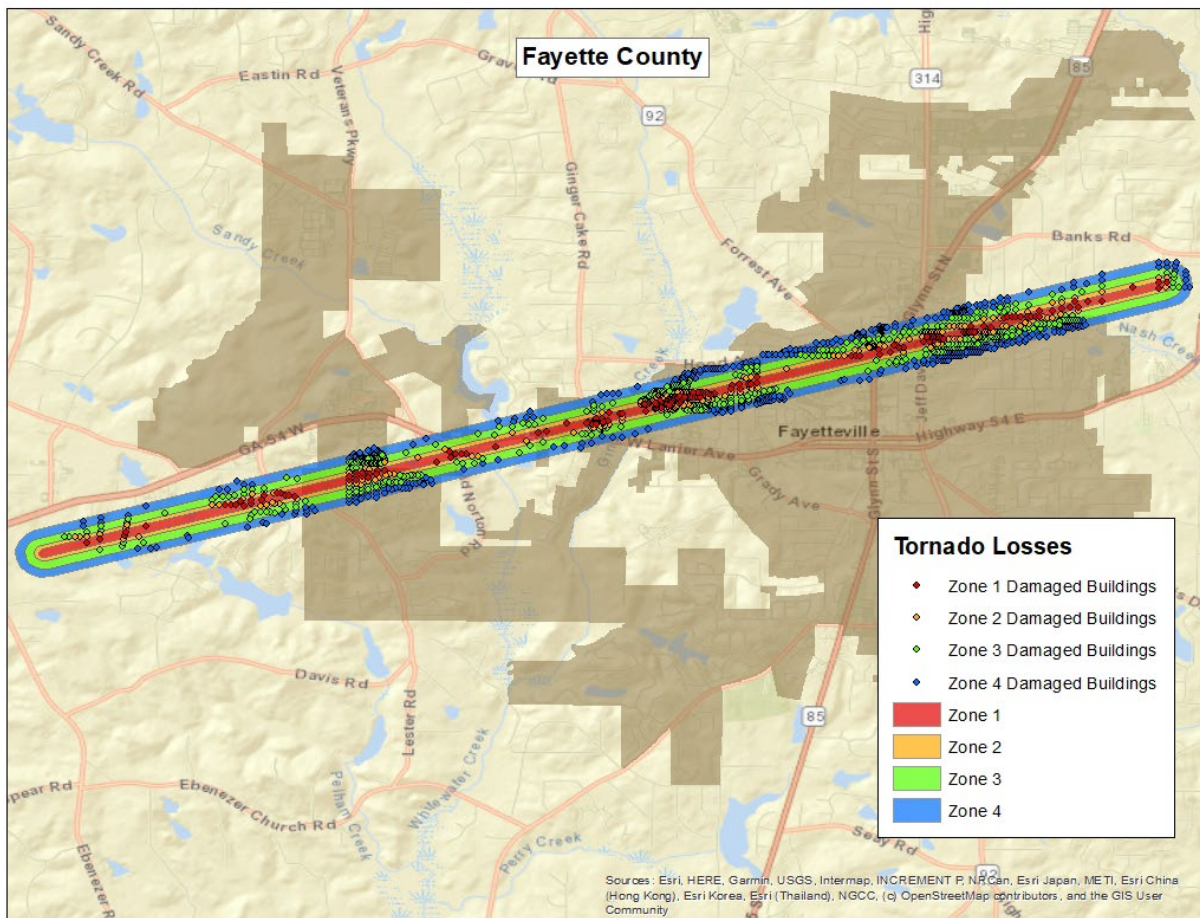
Figure 3-16 shows the modeled EF3 tornado path and damage buffers used in this analysis.

*Table 3-10. EF3 tornado zones and damage curves*

Zone	Buffer (feet)	Damage Curve
1	0-150	80%
2	150-300	50%
3	300-600	10%

Zone	Buffer (feet)	Damage Curve
4	600-900	0%

Figure 3-16. Modeled EF3 tornado path and damage buffers



The analysis estimated that approximately 1,462 buildings could be damaged, with estimated building losses of \$84 million. The building losses are an estimate of building replacement costs multiplied by the percentages of damage. The overlay was performed against parcels provided by Fayette County that were joined with Assessor records showing estimated property replacement costs. The Assessor records often do not distinguish parcels by occupancy class if the parcels are not taxable and thus the number of buildings and replacement costs may be underestimated. The results of the analysis are depicted in Table 3-11.

Table 3-11. Estimated building losses by occupancy type for modeled tornado

Occupancy	Buildings Damaged	Building Losses
Residential	1,242	\$58,537,225
Commercial	207	\$16,887,780
Industrial	4	\$57,339
Religious	3	\$92,567
Education	6	\$8,062,517
<b>Total</b>	<b>1,462</b>	<b>\$83,637,428</b>

The above impact analysis demonstrates potential damages and losses for a single scenario, but all areas of Fayette County are susceptible to tornado activity. In evaluating assets that are susceptible to tornadoes, the LHMPC determined that all public and private property is threatened by tornadoes, including all critical facilities. This is due to the lack of spatial prejudice of tornadoes.

The county's development pattern, which includes both urbanized centers and rural expanses, means that damage can range from widespread destruction in densely built environments to isolated, but severe, impacts in agricultural or low-density areas.

Fayette County is undergoing substantial growth, particularly in its incorporated municipalities. As population density increases, so does the number of people, structures, and infrastructure exposed to tornado risk. Planned developments introduce additional concentration of assets, tourism, and infrastructure that could be severely affected by a tornado strike.

As land use changes continue and urbanization expands into previously undeveloped areas, tornado impacts could become more severe in terms of both economic and human losses. The continued shift toward multifamily housing and mixed-use developments may create settings where more people are exposed in a single location, complicating evacuation, sheltering, and recovery efforts.

#### 3.3.4.6 Multi-Jurisdictional Considerations

Tornado risk is distributed across all jurisdictions in Fayette County; however, the nature of impacts varies based on urban versus rural characteristics, similar to patterns observed for other hazards, like winter storms and thunderstorms.

Urban jurisdictions such as Fayetteville and Peachtree City face greater potential for concentrated structural damage, disruption to critical infrastructure, and higher population exposure due to dense development and larger residential and commercial footprints.

In contrast, Brooks, Woolsey, and much of unincorporated Fayette County represent more rural settings, where impacts may be less concentrated but still severe, particularly for vulnerable housing types, limited emergency shelter access, and longer emergency response times. Infrastructure in these areas may also be more susceptible to prolonged outages and road obstructions.

### 3.3.5 Drought

#### 3.3.5.1 Hazard Description

A drought refers to a period of unusually persistent dry weather that endures for a significant time, leading to substantial issues like crop harm and/or shortages in water supply. Drought occurs in virtually all climatic zones, but varies significantly from one region to another, due to its relationship to normal precipitation in that specific region.

The United States Drought Monitor (USDM) identifies areas in drought on weekly-basis and labels them by intensity. The levels of intensity range from D0 – Abnormally Dry to D4 – Exceptional Drought. The USDM uses a convergence of evidence approach, blending objective physical indicators with insight from local experts, condition observations and reports of drought impacts – physical indicators incorporated in its analysis include precipitation,

snowpack, humidity, evapotranspiration, lake and reservoir levels, streamflow, vegetation health, and soil moisture and groundwater.

Table 3-12 below provides more information on drought levels and varying degrees of action.

Table 3-12. USDM drought classifications

Category	Description	Example Percentile Range for Most Indicators	Values for Standard Precipitation and Precipitation-Evapotranspiration Indices
None	Normal or wet conditions	30.01 or Above	-0.49 or above
D0	Abnormally Dry	20.01 to 30.00	-0.5 to -0.79
D1	Moderate Drought	10.01 to 20.00	-0.8 to -1.29
D2	Severe Drought	5.01 to 10.00	-1.3 to -1.59
D3	Extreme Drought	2.01 to 5.00	-1.6 to -1.99
D4	Exceptional Drought	0.00 to 2.00	-2.0 or less

Temporal characteristics of droughts are drastically different from other hazards due to the possibility of extremely lengthy durations as well as a sluggish rates of onset. With the slow rate of onset, most populations anticipate that drought conditions are increasingly present. However, barring drastic response measures, most are required to adapt to the changing environment.

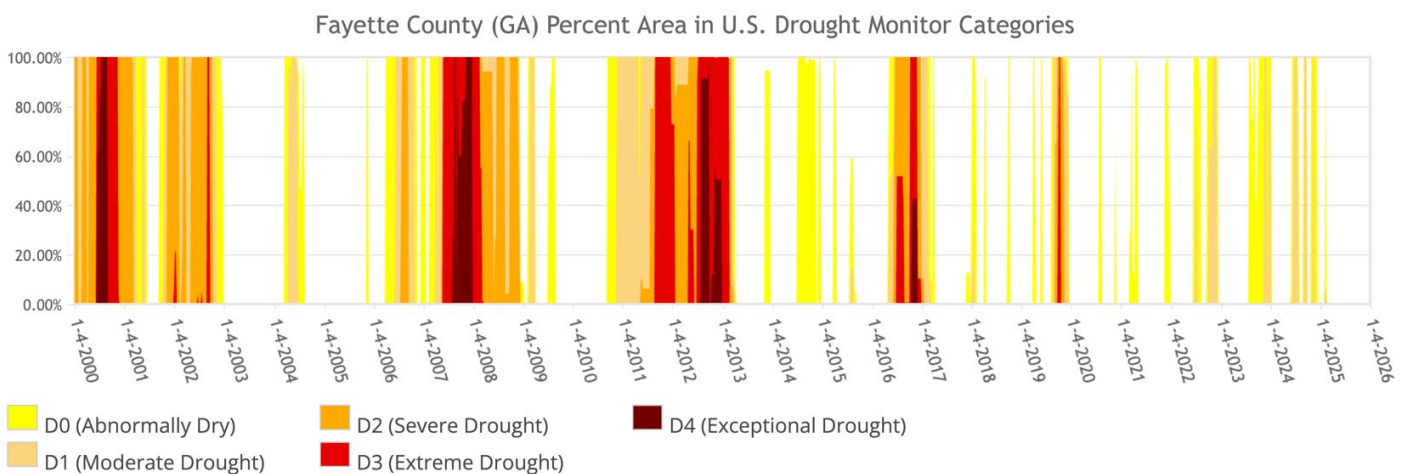
### 3.3.5.2 Location and Extent

Drought typically impacts entire regions rather than isolated parts of a jurisdiction, so the entire county can, and has, experienced drought. Based on historical data from the USDM, the county can expect to experience droughts up to D4 – Exceptional Drought intensities.

### 3.3.5.3 Previous Occurrences

Fayette County has experienced drought in 24 of the 25 years between 2000 and 2024. The severity of drought has reached D3 – Extreme Drought levels in 9 of the 25 years and D4 – Exception Drought in 4 of the 25 years.

Figure 3-17. Time series graph for drought monitor conditions in Fayette County (source: USDM)



From the U.S. Drought Monitor website, <https://droughtmonitor.unl.edu/DmData/TimeSeries.aspx>, 4-30-2025



Table 3-13. Number of weeks in drought conditions by year for Fayette County (source: USDM)

Year	Weeks with Area in Drought Conditions				
	D0	D1	D2	D3	D4
2000	52	52	46	24	11
2001	39	28	17	0	0
2002	52	45	34	8	0
2003	0	0	0	0	0
2004	21	10	0	0	0
2005	2	0	0	0	0
2006	35	20	10	0	0
2007	52	38	32	31	20
2008	53	50	50	12	0
2009	17	5	0	0	0
2010	16	6	0	0	0
2011	52	52	33	18	0
2012	52	52	52	35	21
2013	21	14	12	8	0
2014	23	0	0	0	0
2015	10	4	0	0	0
2016	35	34	29	26	6
2017	18	10	3	0	0
2018	11	3	0	0	0
2019	24	16	10	3	0
2020	4	0	0	0	0
2021	15	0	0	0	0
2022	20	12	0	0	0
2023	23	5	0	0	0
2024	22	12	0	0	0

#### 3.3.5.4 Probability

Drought at any severity in Fayette County is extremely likely (occurring every 1 year or more), but drought at a severity of D3 – Extreme Drought or higher is highly likely (occurring every 1 to 5 years).

#### 3.3.5.5 Impacts

While drought conditions do not typically pose a direct threat to structures, secondary hazards from drought such as increased wildfire threat, do pose a significant threat to all public and private property in Fayette County, including all critical facilities. Drought could directly impact water systems and the agriculture industry.

Fayette County relies on a combination of public and private water systems. These systems depend on surface water from reservoirs and groundwater wells, both of which can be affected by prolonged drought. During drought conditions, water levels in reservoirs may drop significantly, leading to voluntary or mandatory conservation measures and restrictions on outdoor water use.

The agricultural sector, while not the county's largest industry, is still an important part of the economy, particularly in rural areas. According to the 2022 US Department of Agriculture Agriculture Census data, Fayette County's market value of products sold was \$1,832,000. \$1,404,000 of that total represented crop sales, accounting for 77% of the total. Drought can reduce crop yields, stress livestock operations, and increase costs for irrigation or feed. The impact may be especially pronounced for small-scale farms and operations dependent on well water.

Fayette County is experiencing steady population growth, especially within its incorporated municipalities. Increased residential and commercial development translates into greater water demand, both for consumption and landscaping. New development may significantly increase peak seasonal demand for water, particularly during summer months. Additionally, land use changes, such as the conversion of forested or agricultural land into impervious surfaces, can reduce groundwater recharge and increase reliance on surface water supplies.

### 3.3.5.6 Multi-Jurisdictional Considerations

While drought affects the entire county, its impacts and vulnerabilities vary across jurisdictions, depending on water infrastructure, land use, and local economies.

- Urbanized jurisdictions, such as Peachtree City and Fayetteville, typically have robust municipal water systems, greater access to alternative sources, and more formal drought response protocols. However, they also experience higher water demand due to concentrated population, business activity, and extensive landscaping.
- Rural areas, including Brooks, Woolsey, and much of unincorporated Fayette County, are more likely to rely on private wells and smaller public systems. These areas may face unique challenges during drought, such as declining well levels and less redundancy in water supply infrastructure. Agricultural operations in these zones are also more vulnerable to drought-related losses.

## 3.3.6 Wildfire

### 3.3.6.1 Hazard Description

A wildfire is an uncontained fire that rapidly spreads across vegetation and built environments, posing serious threats to life, property, and natural resources. While flames directly damage ecosystems and structures, the smoke generated by wildfires can travel long distances, posing public health risks, especially for vulnerable populations with respiratory conditions.

Wildfires are driven by the convergence of 3 essential elements: fuel, heat (ignition), and oxygen. Fuel is typically composed of natural vegetation such as grasses, shrubs, and trees. However, as urban and suburban development expands into wildland areas (commonly referred to as the wildland-urban interface (WUI)), buildings and infrastructure can also become sources of combustible material. Lightning is a significant natural ignition source, but human activity is the leading cause of wildfires. Accidental ignitions can result from campfires, fireworks, or machinery, while some fires are deliberately set through arson. Once fuel and ignition are present, oxygen in the atmosphere sustains fire spread.

Wildfires are generally categorized into 3 types, each with different behaviors and consequences:

- **Understory Fires:** These low-intensity fires burn grasses, shrubs, and deadwood on the forest floor. They are the most common and can play a beneficial role in natural ecosystems by promoting plant regeneration and maintaining habitat health. Often, these fires self-extinguish due to limited fuel or changing weather.
- **Crown Fires:** These high-intensity fires burn through the upper canopy, consuming entire trees. While less common, they are particularly dangerous because they produce embers that can be carried by wind, igniting spot fires ahead of the main blaze. Crown fires are considered low-probability but high-consequence events.
- **Ground Fires:** These occur in areas with a high concentration of organic material below the surface. They smolder underground and can persist undetected for extended periods until conditions allow them to surface and spread.

Weather conditions are the most influential and variable factor affecting wildfire behavior. Strong winds can rapidly drive fire across landscapes, while shifting winds contribute to erratic and unpredictable fire behavior, complicating containment efforts. Dry conditions enhance fuel flammability and allow fires to spread more rapidly.

Wildfires can occur in any season, though drier months are more conducive to ignition and rapid spread due to the abundance of quick-burning fuels and favorable weather patterns. The rate of onset varies greatly as some fires can engulf an area within minutes of ignition, while others smolder and advance more slowly. Similarly, the duration depends on fuel availability, terrain, and weather conditions.

Wildfire frequency is difficult to predict or measure statistically because of the unpredictability of human-caused ignitions. Instead, wildfires are typically evaluated by magnitude (total area burned) and intensity (burn severity and heat release).

Wildfires are also known to generate secondary hazards long after flames have been extinguished. The destruction of vegetation reduces the land's ability to absorb rainfall, increasing the risk of flash flooding. Likewise, destabilized slopes may lead to landslides or mudflows, particularly in hilly or mountainous areas.

### 3.3.6.2 Location and Extent

All of Georgia, including Fayette County, is prone to wildfire due to the presence of wildland fuels associated with wildfires. Land cover associated with wildland fuels includes coniferous, deciduous, and mixed forest, shrubland, grassland and herbaceous, transitional, and woody and emergency herbaceous wetlands.

The Southern Group of State Foresters (SGSF) calculates and maps Fire Intensity Scale (FIS), which specifically identifies where significant fuel hazards and associated dangerous fire behavior potential exist based on fuel and weighted across a full range of wind and weather conditions. Similar to the Richter scale for earthquakes, FIS provides a standard scale to measure potential wildfire intensity. FIS consist of 5 classes where the order of magnitude between classes is ten-fold. The minimum class, Class 1, represents very low wildfire intensities and the maximum class, Class 5, represents very high wildfire intensities.

- **Class 1, Very Low:** Very small, discontinuous flames, usually less than 1 foot in length; very low rate of spread; no spotting. Fires are typically easy to suppress by firefighters with basic training and non-specialized equipment.

- Class 2, Low: Small flames, usually less than two feet long; small amount of very short range spotting possible. Fires are easy to suppress by trained firefighters with protective equipment and specialized tools.
- Class 3, Moderate: Flames up to 9 feet in length; short-range spotting is possible. Trained firefighters will find these fires difficult to suppress without support from aircraft or engines, but dozer and plows are generally effective. Increasing potential for harm or damage to life and property.
- Class 4, High: Large Flames, up to 40 feet in length; short-range spotting common; medium range spotting possible. Direct attack by trained firefighters, engines, and dozers is generally ineffective, indirect attack may be effective. Significant potential for harm or damage to life and property.
- Class 5, Very High: Flames exceeding 200 feet in length; expect extreme fire behavior.

Figure 3-18 maps the Characteristic FIS throughout Fayette County. Fayette County has acreage with FIS classes ranging from 0 to 4.5, with the large majority (94%) classified as 3 or lower. Table 3-14 includes the distribution of acreage by FIS class.

*Figure 3-18. Characteristic FIS throughout Fayette County (source; SGSF)*

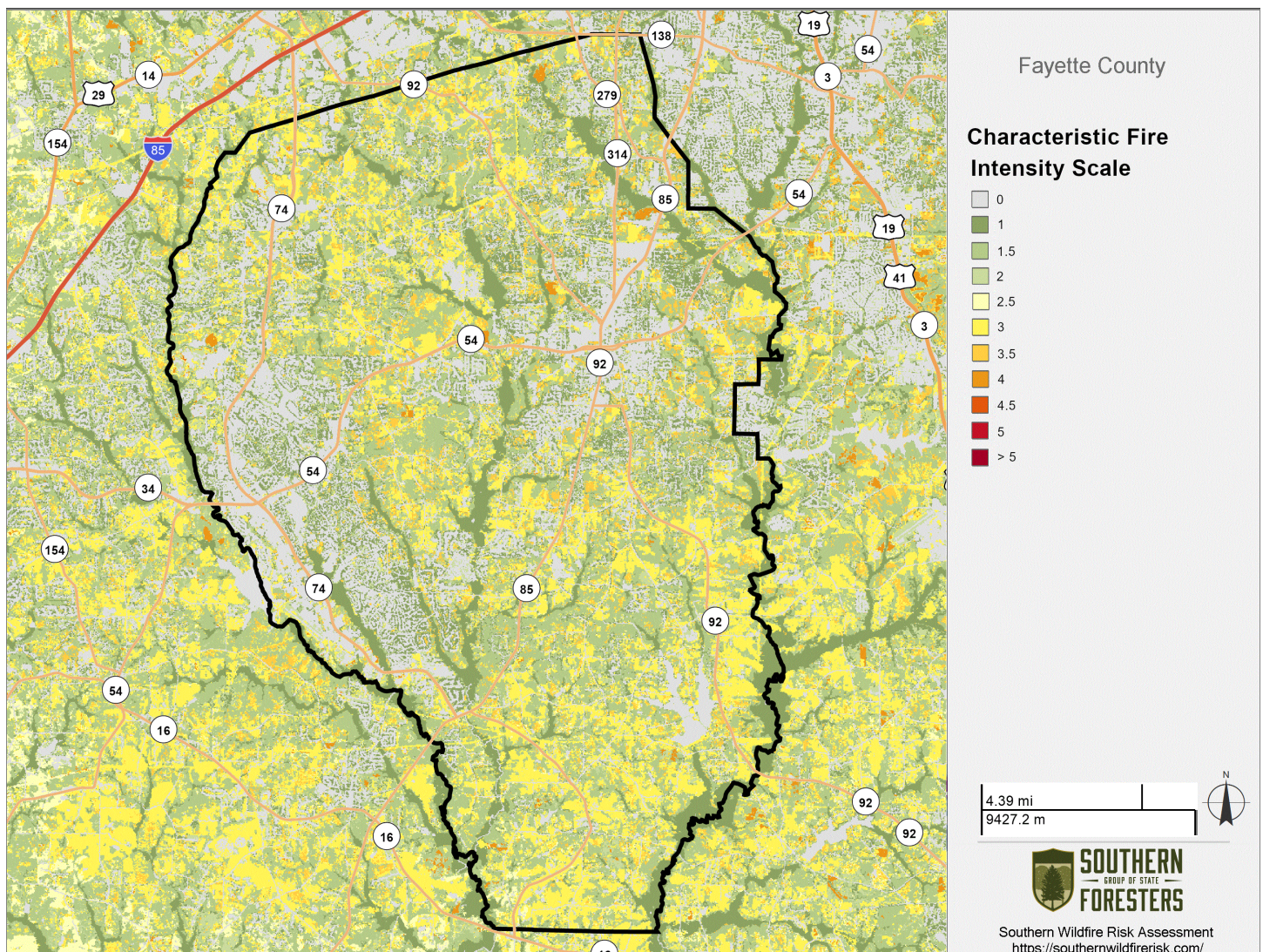


Table 3-14. Distribution of acreage within FIS classes for Fayette County (source: SGSF)

	Characteristic Fire Intensity Scale Category	Acres	Percent
	0	32,095	25 %
	1	22,511	18 %
	1.5	28,996	23 %
	2	10,490	8 %
	2.5	1,126	1 %
	3	23,914	19 %
	3.5	7,804	6 %
	4	584	0 %
	4.5	2	0 %
	5	0	0 %
	> 5	0	0 %
	Total	127,521	100 %

### 3.3.6.3 Previous Occurrences

The Georgia Forestry Commission’s Georgia Historical State Wildfires Dashboard includes 26 wildfires in Fayette County between fiscal year 2012 to 2025. The wildfire incidents are listed below in Table 3-15.

Table 3-15. Previous occurrences of wildfires in Fayette County (fiscal year 2012 to 2025) (source: GFC)

Fire Name	Start Date	Cause	Fuel Type	Size (acres)
Bankstown Fire	11/26/2016	Campfire	Leaves/Needles Mix	0.5
Village Lake Fire	02/17/2013	Campfire	Broom Grass (sedge)	8
Hardy Road Fire	01/19/2014	Machine Use	Pasture Grasses	30
Fayette Crescent Oak	02/28/2025	Children	Leaves/Needles Mix	3
Unnamed	11/10/2011	Campfire	Pasture Grasses	4.54
Fayette Old Farm Road	02/20/2024	Debris: Residential, Leafpiles, Yard, etc.	Pasture Grasses	4.2
Fayette Peoples Road	02/21/2023	Debris: Residential, Leafpiles, Yard, etc.	Pasture Grasses	6
Corinth Road	04/01/2014	Debris: Residential, Leafpiles, Yard, etc.	Leaves/Needles Mix	0.5
Landalet Path Fire	10/08/2016	Campfire	Leaves/Needles Mix	1
Broken Bow Fire	11/27/2016	Campfire	Leaves/Needles Mix	0.1
Fayette Peachtree Court	04/20/2023	Campfire	Pine Needles	5
Lester Family Fire	08/15/2016	Lightning	Pasture Grasses	0.01
Adams Drive	04/01/2014	Debris: Residential, Leafpiles, Yard, etc.	Leaves/Needles Mix	0.5
Dogwood	06/24/2016	Miscellaneous: Spontaneous Heating/Combustion	Leaves/Needles Mix	0.4

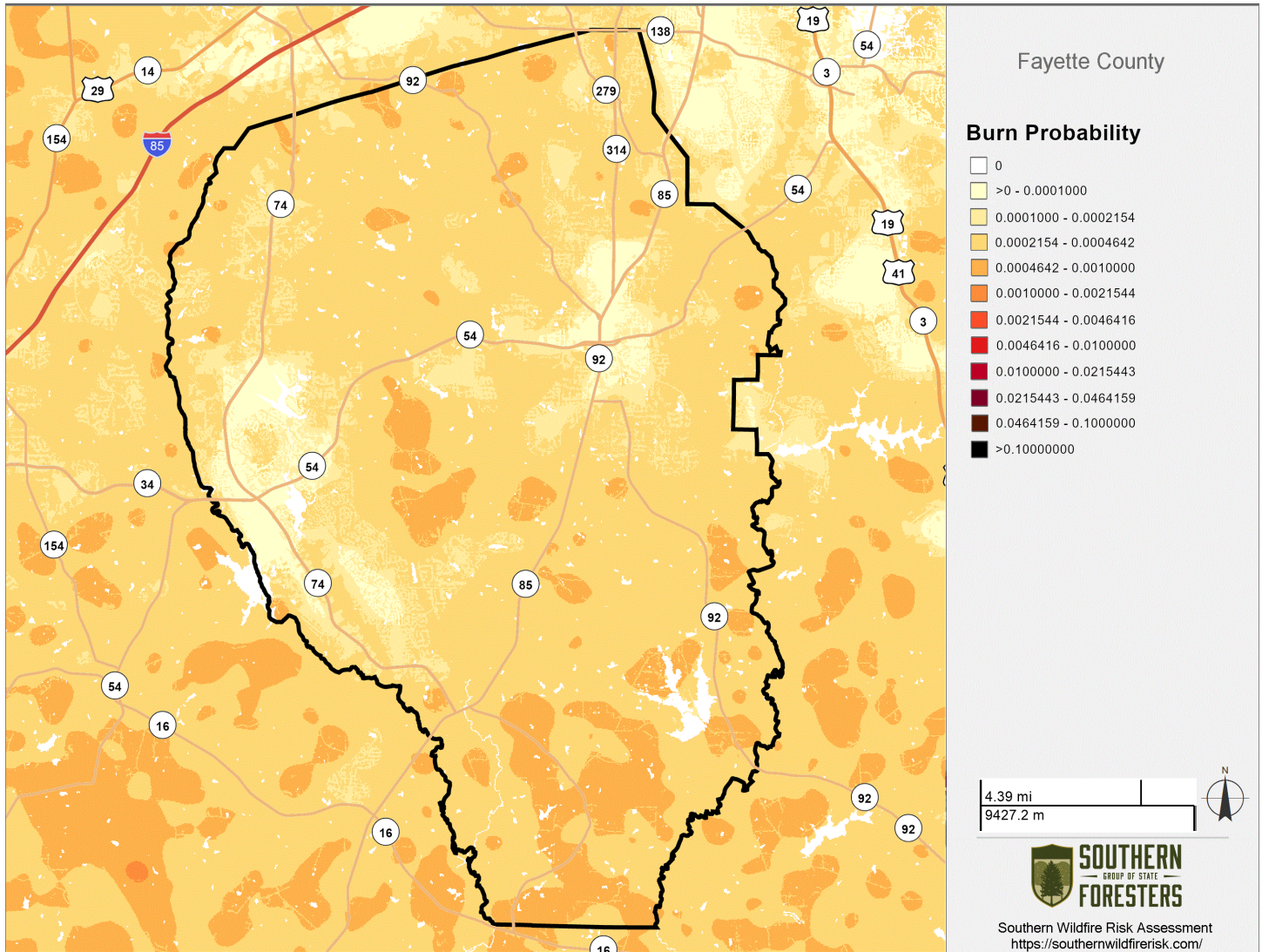
Fire Name	Start Date	Cause	Fuel Type	Size (acres)
Farr Road Fire	01/19/2014	Debris: Residential, Leafpiles, Yard, etc.	Leaves/Needles Mix	43
Unnamed	10/26/2011	Campfire	Leaves/Needles Mix	1.5
Fayette Laurel Circle 455	12/07/2019	Campfire	Hardwood Leaves	0.01
Serenity Place Fire	11/28/2013	Miscellaneous: Spontaneous Heating/Combustion	Residential Grass	2
Concrete Fire	09/11/2014	Lightning	Leaves/Needles Mix	0.01
Unnamed	01/03/2012	Campfire	Leaves/Needles Mix	5
Old Lake Fire	07/22/2012	Lightning	Leaves/Needles Mix	12
Coastline Road	08/15/2012	Railroad	Leaves/Needles Mix	0.25
Fayette Lees Lake Road	03/18/2024	Debris: Residential, Leafpiles, Yard, etc.	Leaves/Needles Mix	10
West Lake Fire	03/14/2018	Debris: Residential, Leafpiles, Yard, etc.	Hardwood Leaves	0.5
Gentle Doe fire	12/12/2014	Debris: Residential, Leafpiles, Yard, etc.	Leaves/Needles Mix	3
Fayette Green Valley Road	09/08/2019	Campfire	Leaves/Needles Mix	1

### 3.3.6.4 Probability

Burn probability is the likelihood of wildfire burning a specific location within a set time frame and is commonly represented as the chance of burning during 1 calendar year or wildfire season. Burn probability can be expressed as a fraction (0.005) or odds (1-in-200) and is based on fire behavior modeling across thousands of simulations of possible fire seasons. In each simulation, factors contributing to the probability of a fire occurring, including weather and ignition likelihood are varied based on patterns derived from observations in recent decades. It is not predictive and does not reflect any currently forecasted weather or fire danger conditions. Burn probability does not say anything about the intensity of fire if it occurs.

The burn probability within Fayette County ranges from 0 to 0.001 (1-in-1000) with the highest percentage of acres (69% of acres) within the range of 0.0002154 to 0.0004642 (odds of less than a 1-in-2000). The burn probability is mapped in Figure 3-19.

Figure 3-19. Burn probability throughout Fayette County (source: SGSF)



### 3.3.6.5 Impacts

Fayette County includes large areas of natural vegetation. These areas, combined with periods of drought, elevated temperatures, and high winds, provide ideal conditions for wildfire ignition and spread. While historically most fires in the region have been small in scale, the WUI, where development abuts natural vegetation, has expanded, increasing the risk to people and property. A wildfire in the county could result in the loss of vegetation, damage to structures, transportation disruptions, health risks from smoke exposure, and even secondary hazards, such as post-fire flooding or erosion.

Fayette County is experiencing steady population growth and rapid development, transforming land use patterns and continuing to expand the WUI. As more people move into these transitional zones, the potential for human-caused ignition increases significantly (e.g. from landscaping equipment, outdoor burning, fireworks, or other everyday activities, etc.) contributing to the rising risk of wildfire.

At the same time, increased development produces mixed effects on wildfire impacts. Denser neighborhoods situated near vegetated areas may place more people and structures in hazard zones. However, as development replaces forests and open space with impervious surfaces, the

overall availability of wildfire fuels in certain areas may decrease, potentially limiting fire spread in highly built environments. Despite this, larger populations also mean a greater number of people exposed to smoke, which can travel well beyond the burn area and lead to widespread public health impacts, particularly for individuals with respiratory or cardiovascular conditions.

### 3.3.6.6 Multi-Jurisdictional Considerations

At this time, no significant multi-jurisdictional differences have been identified with respect to wildfire risk in Fayette County. All jurisdictions share a similar level of baseline exposure to wildfire hazards due to consistent regional climate conditions and the presence of vegetated areas across the county. While specific vulnerabilities may vary based on localized development patterns or land cover characteristics, there are no jurisdiction-specific factors that warrant distinct wildfire risk assessments or mitigation strategies.

## 3.3.7 Earthquake

### 3.3.7.1 Hazard Description

Earthquakes are sudden movements of the Earth's surface caused by the abrupt release of accumulated tectonic stress. Their effects may include ground shaking, surface faulting, tectonic uplift or subsidence, ground failures (e.g., liquefaction and landslides), and in rare cases, tsunamis.

- **Ground Shaking:** Ground shaking is the primary cause of earthquake-related damage in the United States. Seismic waves radiate from the epicenter, traveling at different speeds and frequencies, and can produce horizontal, vertical, or combined motion. Structures not designed for seismic loads are especially vulnerable to this shaking. The behavior of seismic waves also varies with subsurface materials, affecting the severity of shaking at different locations.
- **Surface Faulting:** Surface faulting is the visible tearing or offset of the Earth's surface due to differential movement along a fault. While it can cause significant structural damage, there are no known active faults in Georgia. Inactive faults exist in the northern part of the state, generally following a northeast-southwest orientation above the Columbus-Macon-Augusta fall line.
- **Tectonic Uplift and Subsidence:** Tectonic uplift can raise land and shallow waterways, while subsidence can result in localized inundation. Both are typically associated with active fault zones and do not pose a significant threat in Georgia.
- **Ground Failures:** Earthquakes can trigger ground failures such as liquefaction and landslides. Liquefaction occurs when saturated, sandy soils temporarily lose strength during shaking, causing buildings to tilt or collapse. Landslides or slope failures can result from the destabilization of steep or clay-rich slopes. However, Georgia, including Fayette County, is at very low risk for seismically induced liquefaction or landslides.
- **Tsunamis:** Tsunamis are large waves generated by the displacement of water during undersea earthquakes. While waves travel rapidly in deep water with minimal height, they can rise dramatically near shorelines, causing sudden inundation and destruction. Successive waves may arrive minutes to hours later, with later waves often being more powerful. Although tsunamis are rare along the eastern U.S. coast, the potential exists for Atlantic and Gulf coast impacts, though the threat to inland areas like Fayette County is negligible.

Two primary scales are utilized to characterize seismic events. The Richter Scale measures the total energy released by an earthquake, while the Modified Mercalli Intensity (MMI) Scale assesses the extent of damage observed.

Table 3-16. Modified Mercalli Scale (United States Geologic Survey (USGS))

Mercalli Intensity	Description
I	Not felt except by very few under especially favorable conditions.
II	Felt only by a few persons at rest, especially on upper floors of buildings.
III	Felt quite noticeably by persons indoors, especially on upper floors of buildings.
IV	Felt indoors by many, outdoors by few during the day. At night some awakened. Dishes, windows, doors disturbed, walls make cracking sounds.
V	Felt by nearly everyone, many awakened. Unstable objects overturned.
VI	Felt by all, many frightened. Some heavy furniture moved. Damage slight.
VII	Damage negligible in buildings of good design and construction, slight to moderate in well-built structures, considerable damage in poorly built.
VIII	Damage slight in specially designed structures, considerable damage and partial collapse in standard buildings. Damage great in poorly built structures.
IX	Damage considerable in specially designed structures. Damage great in substantial buildings with partial collapse. Buildings shifted off foundations.
X	Some well-built wooden structures destroyed, most masonry and frame structures destroyed with foundations. Rails bent.

Table 3-17. Orders of magnitude on the Richter Scale and effects (National Park Service (NPS))

Richter Magnitude	Effects
1 to 3.5	Generally not felt, but recorded
3.5 to 5.4	Often felt, but rarely causes damage
Under 6.0	At most, slight damage to strong buildings
6.1 to 6.9	Destructive over 100km where people live
7.0 to 7.9	Major earthquake causing serious damage
8.0 or greater	Great earthquake causing damage over an area hundreds of kilometers across

### 3.3.7.2 Location and Extent

Earthquakes have the potential to affect all areas within Fayette County due to the widespread nature of seismic wave propagation. However, Georgia is considered a region of very low seismic activity; further, Fayette County is not included in GMEA’s list of 37 Georgia counties with the highest earthquake risk. The underlying geology of the Piedmont Region, which includes Fayette County includes ancient metamorphic and igneous rock formations and is considered structurally stable and not highly susceptible to seismic amplification. Earthquakes that do occur in or near Fayette County typically register below magnitude 3.5 on the Richter Scale and are rarely felt by residents or capable of causing damage.

### 3.3.7.3 Previous Occurrences

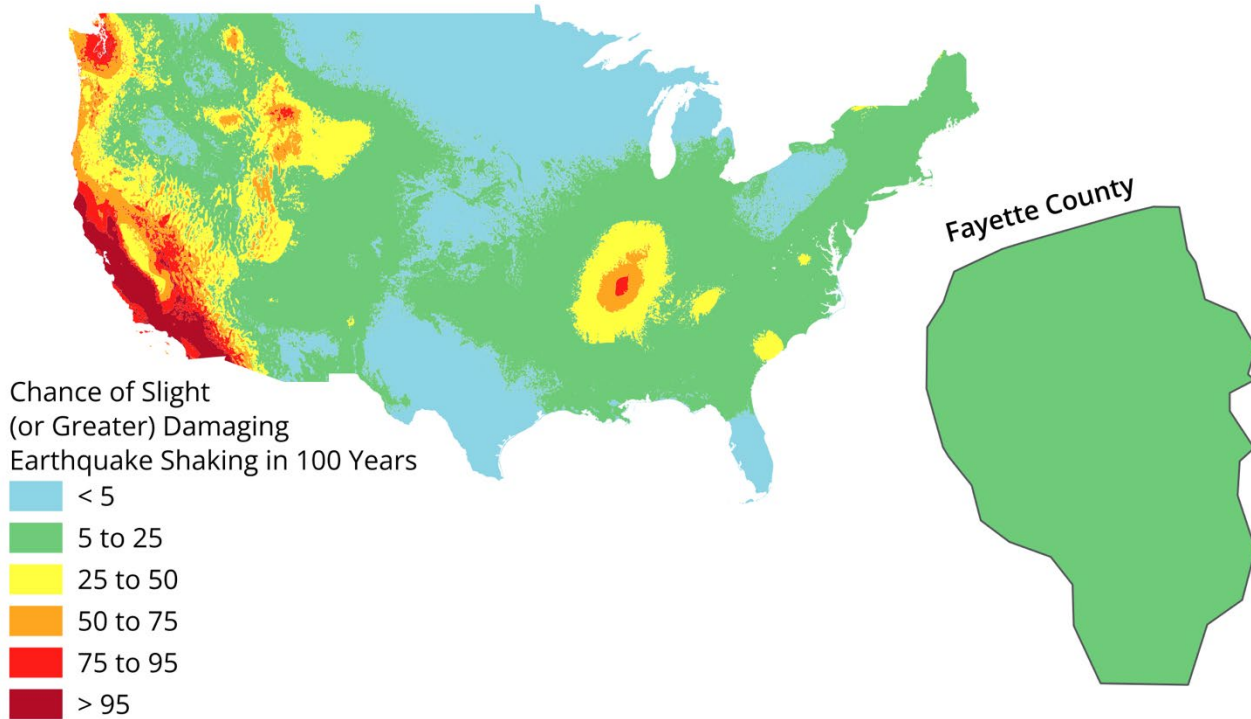
Based on the USGS Earthquake Catalog, over the last 50 years, only 1 earthquake originated from within Fayette County. This earthquake occurred on November 19, 2013, 1 kilometer north of Tyrone and registered as a 2.1 on the Richter Scale. No earthquake with a magnitude greater than a 3.5 has originated within a 50-mile radius of Fayette County.

### 3.3.7.4 Probability

The USGS developed and mapped the chance of slight or greater damaging earthquake shaking in 100 years for the United States. Based on the 2023 National Seismic Hazard Model, the

shaking is equivalent to MMI VI and higher and is based on the average peak ground acceleration and 1-s horizontal spectral response acceleration. Ground motions are amplified using hybrid VS30 estimates. The map is shown below in Figure 3-20. Fayette County falls within a range of a 5 to 25 percent chance in 100 years.

*Figure 3-20. Map illustrating the chance of slight or greater damaging earthquake shaking in 100 years for the United States and Fayette County (source: USGS)*



### 3.3.7.5 Impacts

The LHMPC determined that all critical facilities and all public and private property within Fayette County are susceptible to the impacts of an earthquake, especially given the lower, earthquake-related building code requirements compared to other parts of the United States.

Although Fayette County is in a region of low seismic activity, the potential impacts of an earthquake, though rare, could still be significant, particularly if critical infrastructure or vulnerable structures are affected. Earthquakes have the capacity to cause ground shaking, minor structural damage, infrastructure disruptions. Most existing buildings and infrastructure in Fayette County have not been constructed with seismic design standards, given the historically low probability of damaging events. Older residential structures, critical public facilities, and unreinforced masonry buildings may be particularly susceptible to even modest ground shaking.

Fayette County is experiencing population growth and development expansion, which increase the overall number of people and assets exposed to hazard events. Although seismic risk remains low, these new developments could amplify economic consequences in the event of an earthquake due to higher concentrations of people, critical systems, and high-value infrastructure. Additionally, increased residential and commercial density introduces more lifeline infrastructure, such as power lines, water systems, and telecommunications, that could be disrupted by seismic events.

### 3.3.7.6 Multi-Jurisdictional Considerations

There are no significant jurisdictional differences in the level of seismic hazard within Fayette County. All municipalities and unincorporated areas lie within the same low-risk seismic zone and share the same underlying geologic characteristics. As a result, the potential impacts of earthquakes are expected to be uniform across the county.

### 3.3.8 Tropical Cyclone

#### 3.3.8.1 Hazard Description

A tropical cyclone is a rapidly rotating storm system that forms over warm ocean waters near the equator and is characterized by a low-pressure center, strong winds, heavy rain, and thunderstorms.

The NWS describes tropical cyclones systems in the Atlantic Basin, including the Gulf of Mexico and Caribbean Sea, into 4 types based on strength.

- Tropical Disturbance: A discrete tropical weather system of apparently organized thunderstorms, generally 100 to 300 nautical miles in diameter, originating in the tropics or subtropics, and maintaining its identity for 24 hours or more.
- Tropical Depression: An organized system of clouds and thunderstorms with a defined circulation and maximum sustained winds of 38 mph (33 knots) or less.
- Tropical Storm: An organized system of strong thunderstorms with a defined circulation and maximum sustained winds of 39 mph to 73 mph (34-63 knots).
- Hurricane: An intense tropical weather system with a well-defined circulation, producing maximum sustained winds of 74 mph (64 knots) or greater.

Hurricanes are categorized by the Saffir-Simpson Hurricane Wind Scale, which ranges from Category 1 (least severe, with winds 74-95 mph) to Category 5 (most severe, with winds exceeding 157 mph).

Table 3-18. Tropical cyclone classification and Saffir-Simpson Hurricane Wind Scale (source: NOAA)

Category	Wind (mph)	Potential Damage
Tropical Depression	< 38	-
Tropical Storm	39 to 73	-
1	74 to 95	Minimal: Damage is primarily to shrubbery and trees, mobile homes, and some signs. No real damage is done to structures.
2	96 to 110	Moderate: Some trees topple, some roof coverings are damaged, and major damage is done to mobile homes.
3	111 to 130	Extensive: large trees topple, some structural damage is done to roofs, mobile homes are destroyed, and structural damage is done to small homes and utility buildings
4	131 to 155	Extreme: Extensive damage is done to roofs, windows and doors; roof systems on small buildings completely fail; and some curtain walls fail.
5	> 156	Catastrophic: Roof damage is considerable and widespread, window and door damage are severe, there are extensive glass failures, and entire buildings could fail.

Tropical cyclones can cause catastrophic damage to coastlines and areas several hundred miles inland. Tropical cyclones can produce sustained high winds and spawn tornadoes and microbursts. Additionally, tropical cyclones can create storm surges along the coast and cause extensive damage from heavy rainfall. Slow moving tropical cyclones traveling into mountainous regions tend to produce especially heavy rain, which can trigger landslides or mudslides. Further, intense rainfall can cause flash flooding.

Each of these hazards present unique characteristics and challenges; therefore, the following have been separated and analyzed as individual hazards: tropical cyclones, thunderstorms, tornadoes, and flooding. This section will focus on the direct effects of tropical cyclones.

### 3.3.8.2 Location and Extent

Due to the large spatial extent of the hazard, tropical cyclones are a county-wide hazard for Fayette County. Tropical cyclones have directly impacted Fayette County on an infrequent basis, and while not common, the possibility of a hurricane or tropical storm retaining its wind strength as far inland as Fayette County does exist.

### 3.3.8.3 Previous Occurrences

Based in NOAA's Historical Hurricane Tracks viewer, only 2 tropical cyclones have directly intersected Fayette County (Figure 3-21) within the last 50 years.

- Hurricane Nicole (2022) with tropical depression strength wind speeds at time of intersection with Fayette County
- Tropical Storm Alberto (1994) with tropical depression strength wind speeds at time of intersection with Fayette County

Since 1859, Fayette County has had 17 tropical storms within 20 miles of its borders though (Table 3-19).

Further, since 1964, Fayette County has received the following Presidential Disaster Declarations from FEMA related to tropical cyclones:

- September 26, 2024: Hurricane Helene Emergency Declaration (3616)
- September 15, 2017: Hurricane Irma Major Disaster Declaration (4338)
- September 8, 2017: Hurricane Irma Emergency Declaration (3387)
- September 5, 2005: Hurricane Katrina Evacuation Emergency Declaration (3218)
- October 10, 1995: Hurricane Opal Major Disaster Declaration (1071)

Figure 3-21. Historical hurricane tracks intersecting Fayette County (source: NOAA)

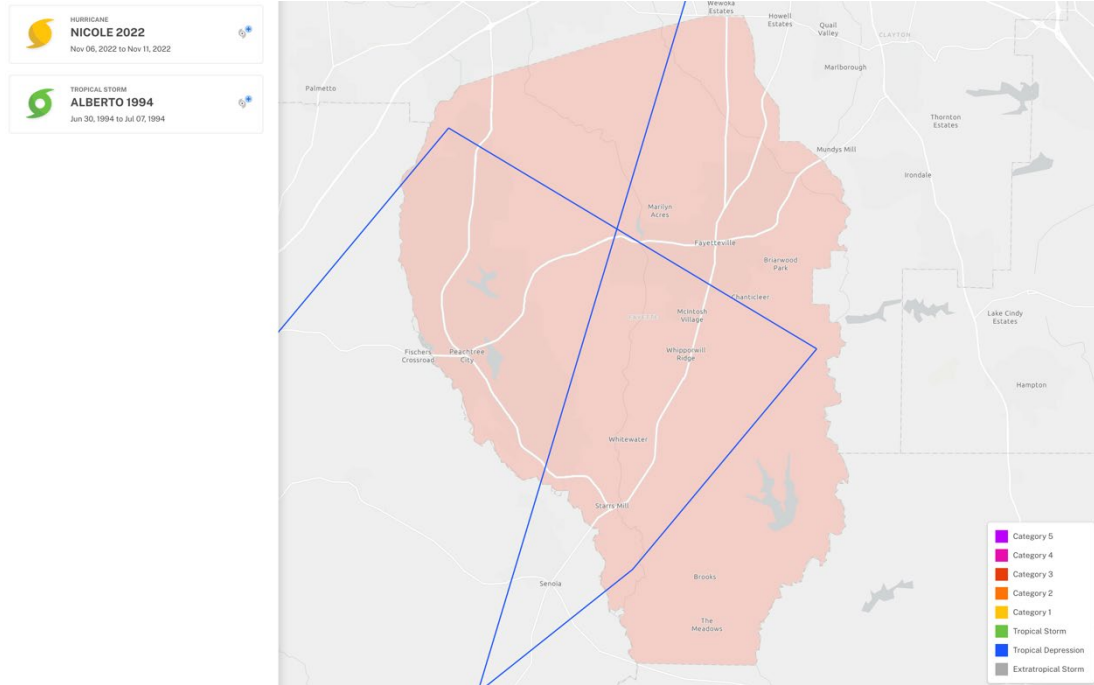


Table 3-19. Previous occurrences of tropical storms within 20 miles of Fayette County (1859 to 2024) (source: NOAA)

Year	Date Range	Name	Max Wind (knots)	Max Pressure	Max Category
1859	September 15 - 18	UNNAMED	70	0	H1
1887	July 20 - 28	UNNAMED	85	0	H2
1893	September 27 - October 05	UNNAMED	115	948	H4
1898	September 25 - October 06	UNNAMED	115	977	H4
1900	September 11 - 15	UNNAMED	45	0	TS
1902	October 03 - 13	UNNAMED	90	970	H2
1903	September 09 - 16	UNNAMED	80	988	H1
1907	September 18 - 23	UNNAMED	40	0	TS
1912	June 07 - 17	UNNAMED	60	0	TS
1940	August 05 - 14	UNNAMED	85	1008	H2
1957	September 07 - 09	DEBBIE	35	1003	TS
1959	May 28 - June 02	ARLENE	55	1002	TS
1994	June 30 - July 07	ALBERTO	55	1014	TS
2004	August 25 - September 10	FRANCES	125	1009	H4
2021	June 17 - 23	CLAUDETTE	40	1008	E
2021	August 09 - 20	FRED	55	1013	TS
2022	November 06 - 11	NICOLE	65	1005	H1

### 3.3.8.4 Probability

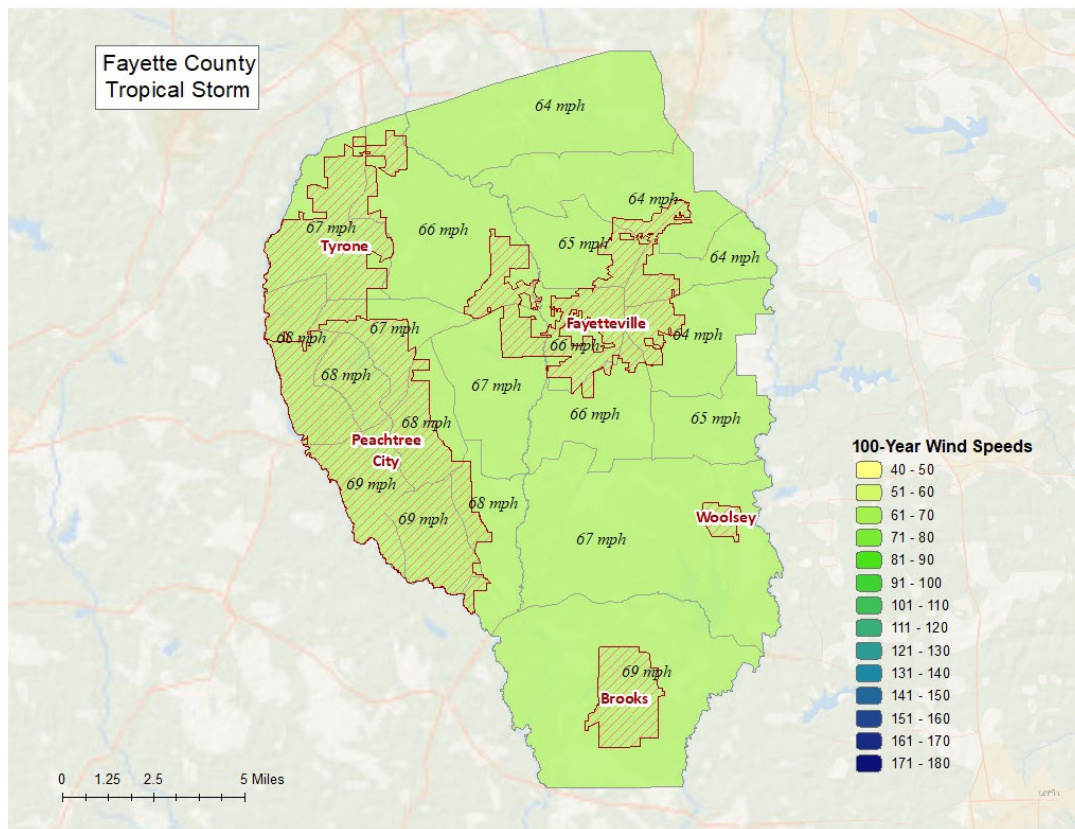
Based on historical data, tropical cyclones are likely (occurring every 5 to 20 years) in Fayette County.

### 3.3.8.5 Impacts

Impacts to Fayette County from tropical cyclones were analyzed using FEMA’s Hazus-MH software, a powerful disaster risk assessment tool based on geographic information systems (GIS). The full report from the analysis can be found in Appendix B.

The wind damage analysis was performed using a probabilistic scenario based on a tropic storm with maximum winds of 69 mph and that equates to the 1% chance storm event. Figure 3-22 shows wind speeds for the modeled storm.

Figure 3-22. Wind speeds used for the modeled storm throughout Fayette County

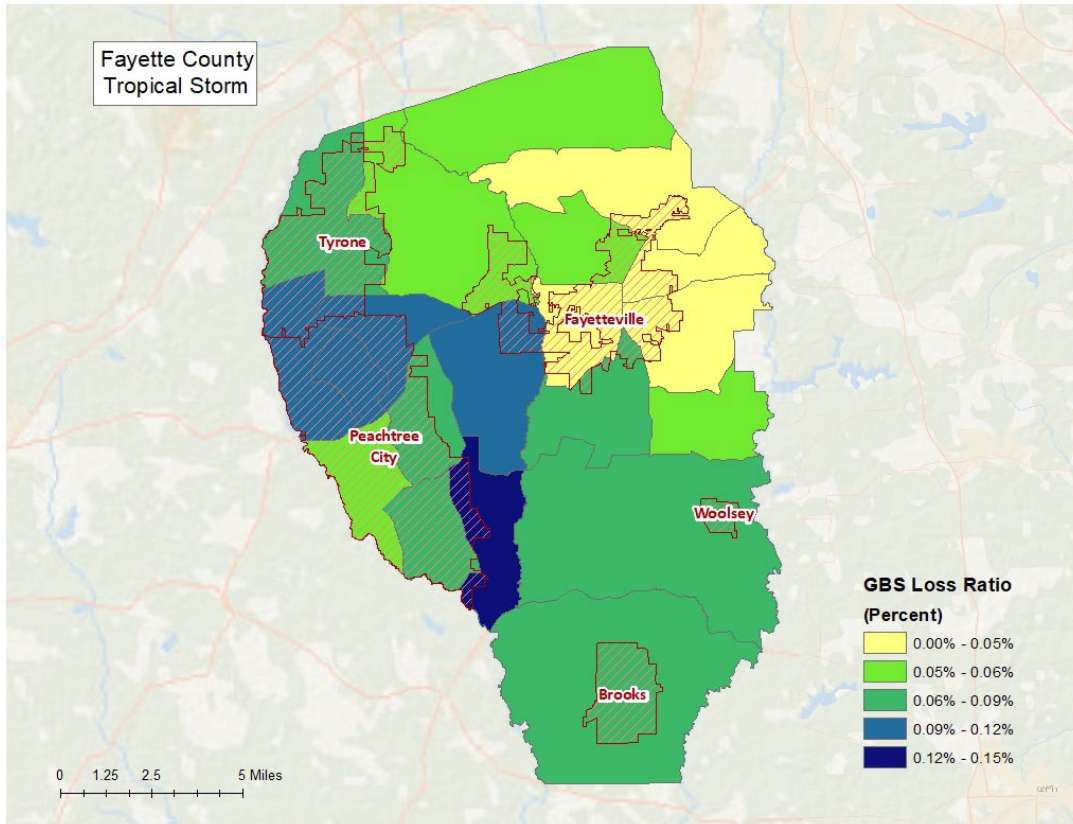


Buildings in Fayette County are vulnerable to storm events, and the cost to rebuild may have significant consequences to the community. Table 3-20 shows a summary of the results of wind-related building damage in Fayette County for the tropical storm (100-year event). The loss ratio expresses building losses as a percentage of total building replacement cost in the county (Figure 3-23).

Table 3-20. Wind building damage based on the modeled storm

Classification	Number of Buildings Damaged	Total Building Damage	Total Economic Loss	Loss Ratio
Tropical Storm	46	\$11,277,560	\$18,636,500	0.08%

Figure 3-23. Building loss ratios throughout Fayette County based on the modeled storm



Essential facilities are also vulnerable to storm events, and the potential loss of functionality may have significant consequences to the community. Fayette County has 53 essential facilities, including 1 emergency operation center, 17 fire stations, 3 care facilities, 6 police stations, and 26 schools. Hazus-MH identified the essential facilities that may be moderately or severely damaged by winds (Table 3-21).

Table 3-21. Essential facilities damaged or with loss of use based on the modeled storm

Classification	Facilities At Least Moderately Damaged > 50%	Facilities Completely Damaged > 50%	Facilities with Expected Loss of Use (< 1 day)
Tropical Storm	1	0	53

The analysis also estimated the amount of debris generated by high velocity winds from the modeled storm and quantified it into 3 broad categories to determine the material handling equipment needed:

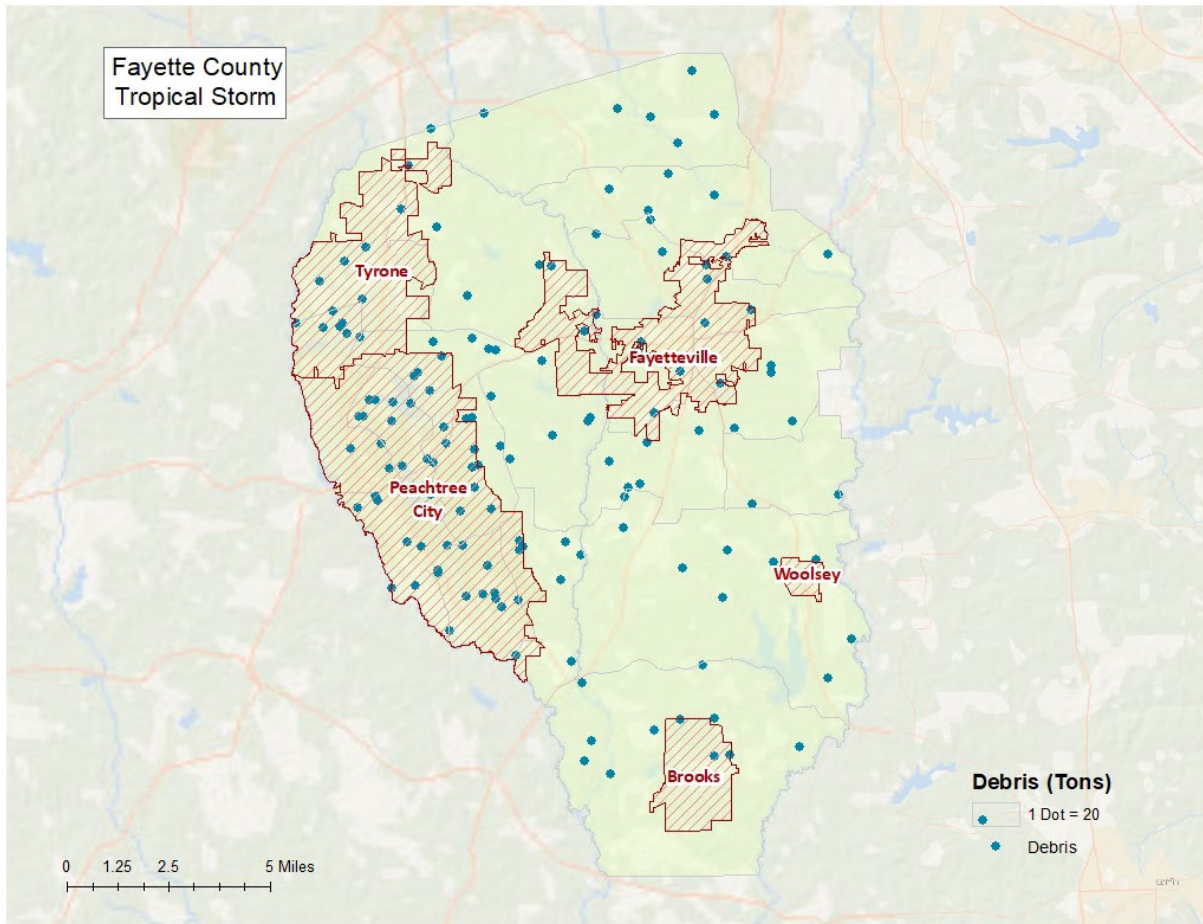
- Reinforced Concrete and Steel Debris
- Brick and Wood and Other Building Debris
- Tree Debris

The estimates of debris for this scenario, including tree debris that the public would be responsible for, are listed in Table 3-22. Figure 3-24 shows the distribution of all wind related debris resulting from the modeled storm. Each dot represents 20 tons of debris within the census tract in which it is located; the dots are randomly distributed within each census tract and therefore do not represent the specific location of debris sites.

Table 3-22. Wind-related debris weights (tons) based on the modeled storm

Classification	Brick, Wood, and Other	Reinforced Concrete and Steel	Eligible Tree Debris	Other Tree Debris	Total
Tropical Storm	388	0	2,441	9,509	12,338

Figure 3-24. Distribution of wind-related debris from the modeled storm throughout Fayette County



Tropical cyclones that impact Fayette County typically arrive as inland remnants of hurricanes or tropical storms, bringing heavy rainfall and strong wind gusts. The L HMPC determined that all critical facilities and all public and private property within Fayette County are susceptible to the direct and indirect impacts of a tropical cyclone.

Tropical cyclones can lead to a wide range of impacts, including flash flooding, downed trees, and extended power outages. High winds may damage roofs, signage, fences, and vehicles, while saturated soils increase the likelihood of tree falls, which can block roads and damage power lines. Flooding may affect homes, basements, and public buildings, particularly in areas with inadequate drainage infrastructure. Roadway closures due to standing water or debris can delay emergency response and disrupt daily commutes. Power outages caused by wind or falling trees can last several days in some areas, impacting residences, businesses, and critical facilities. Tropical cyclones can also result in water contamination from runoff, increased demand on emergency services, and temporary closures of schools and businesses. These disruptions collectively strain public infrastructure and services.

Fayette County's growing population increases the number of people and structures at risk from storm impacts. Residential and commercial development as well as land use changes are replacing natural surfaces with impervious ones, increasing the volume and velocity of stormwater runoff during heavy rainfall events, making low-lying and poorly drained areas more vulnerable to flash flooding.

Large-scale developments may draw more visitors, residents, and energy use to the county, increasing the county's exposure to storm-related disruptions, such as infrastructure failure, road closures, and power loss.

### 3.3.8.6 Multi-Jurisdictional Considerations

Impacts from tropical cyclones vary across Fayette County's 5 municipalities due to differences in tree cover, development density, infrastructure vulnerability, and emergency access routes.

- Fayetteville and Peachtree City: Both cities are densely developed with mature tree canopies lining roadways, neighborhoods, and public spaces, making them highly susceptible to wind-related damage. Tropical storm winds can bring down trees and large limbs, causing blocked roads, damaged structures, and widespread power outages. Peachtree City's extensive golf cart path network is especially vulnerable to obstruction from debris, limiting mobility during and after storm events. Fayetteville's mix of older and newer infrastructure may also be at higher risk for damage to roofing, siding, and aboveground utility lines, especially in historic or lower-density residential areas.
- Tyrone: Tyrone's blend of newer residential developments and wooded areas presents a dual risk. Homes situated near tree lines are at risk of roof and vehicle damage from falling branches or trees during high-wind events. Newer construction in open areas may be less protected from wind exposure, especially in subdivisions where natural windbreaks have been cleared. Utilities and transportation routes in Tyrone are also exposed to temporary disruptions due to wind-driven debris.
- Brooks and Woolsey: These rural towns are heavily forested and characterized by long stretches of narrow, tree-lined roads. During tropical cyclones, downed trees and power lines can isolate properties for extended periods. Homes on larger lots, many of which are not buffered by nearby structures, may experience direct wind loading on roofs and outbuildings.

## 3.3.9 Extreme Temperatures

### 3.3.9.1 Hazard Description

Extreme heat refers to periods of unusually high temperatures that can pose significant health risks and impact various aspects of society and the environment. While definitions may vary based on geographic location and climate norms, extreme heat events are generally characterized by temperatures that are substantially higher than normal for a particular region and time of year. The Peachtree City NWS forecast office issues the following watches, warnings, and advisories related to extreme heat events:

- Heat Advisory: Issued when there is at least an 80 percent chance that daytime heat indices will exceed 104°F for at least 2 consecutive days.
- Excessive Heat Watch: Issued when there is at least a 50 percent chance that daytime heat indices will exceed 109°F for at least 2 consecutive days.
- Excessive Heat Warning: Issued when there is at least an 80 percent chance that daytime heat indices will exceed 109°F for at least 2 consecutive days.

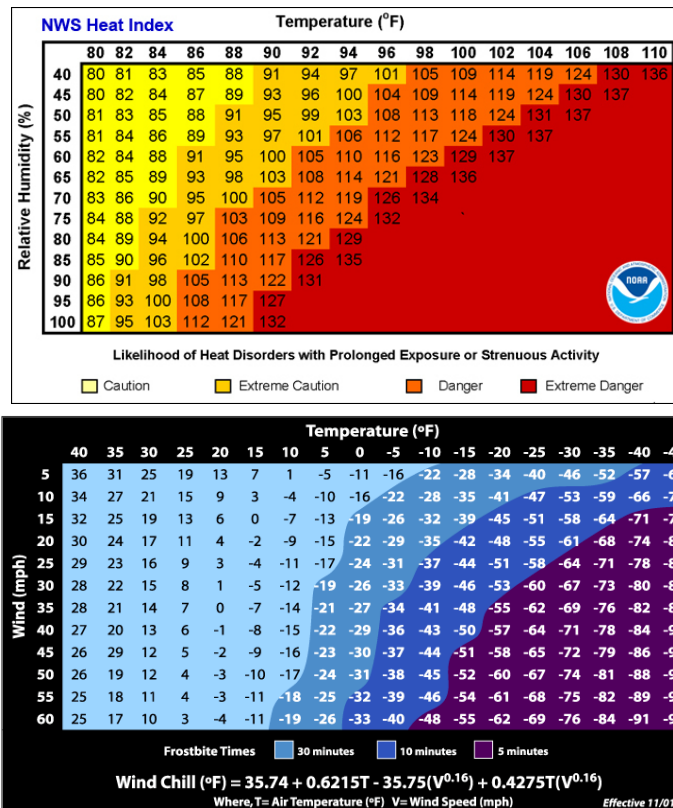
The heat index used as a criteria above is a measure of how hot it really feels when relative humidity is factored in with the actual air temperature. Figure 3-25 below shows the relationship between the temperature, relative humidity, and heat index.

Extreme cold refers to periods of unusually low temperatures that can pose significant health risks and impact various aspects of society and the environment. While definitions may vary based on geographic location and climate norms, extreme cold events are generally characterized by temperatures that are substantially lower than normal for a particular region and time of year. Extreme cold events often accompany or are left in the wake of winter storms, but can also occur without any associated storm activity. The Peachtree City NWS forecast office issues the following watches, warnings, and advisories related to extreme cold events:

- Cold Weather Advisory: Issued when seasonably cold air temperatures or wind chill values, but not extremely cold values, are expected within the next 36 hours.
- Wind Chill Watch: Issued when there is at least a 50 percent chance for wind chill values to drop to 5°F or lower within the next 36 to 48 hours.
- Wind Chill Warning: Issued when there is at least an 80 percent chance that wind chill values will drop to -10°F or lower within the next 36 hours.

The wind chill index used as a criteria above is a measure of what the air temperature feels like to the human skin due to the combination of cold temperatures and winds blowing on exposed skin. Figure 3-25 below shows the relationship between the temperature, wind, and index.

Figure 3-25. Heat index and wind chill index charts (source: NOAA)



### 3.3.9.2 Location and Extent

Extreme temperature events are a county-wide hazard.

Based on historical data, in the event of extreme heat, the severity in Fayette County has the potential to reach a level of “Danger” (heat index ranging from 103°F to 124°F). Figure 3-26 below plots the maximum heat index per day between May and September that Fayette County experienced between 1979 and 2021.

Based on historical data, Fayette County could experience extreme cold events with a wind chill less than or equal to 5°F.

### 3.3.9.3 Previous Occurrences

Figure 3-27 above details the annual number of extreme heat days for Fayette County from 2000 through 2023. The chart indicates that between 2000 and 2023, with the exclusion of 2003, the county experienced at least 1 day with the heat index at or above 100°F, annually. Further, days with the heat index at or above 90°F and 95°F were frequent with the. The most extreme heat days (heat index at or above 105°F) were not uncommon as at least one day was recorded in over 41% of the years.

Figure 3-28 below shows the annual number of extreme cold-related advisories and watches that were issued to Fayette County’s weather forecast zone between 2009 and 2025.

*Figure 3-26. Daily maximum heat index (May through September) between 1979 and 2022 (Center for Disease Control and Prevention (CDC) National Environmental Public Health Tracking Network)*

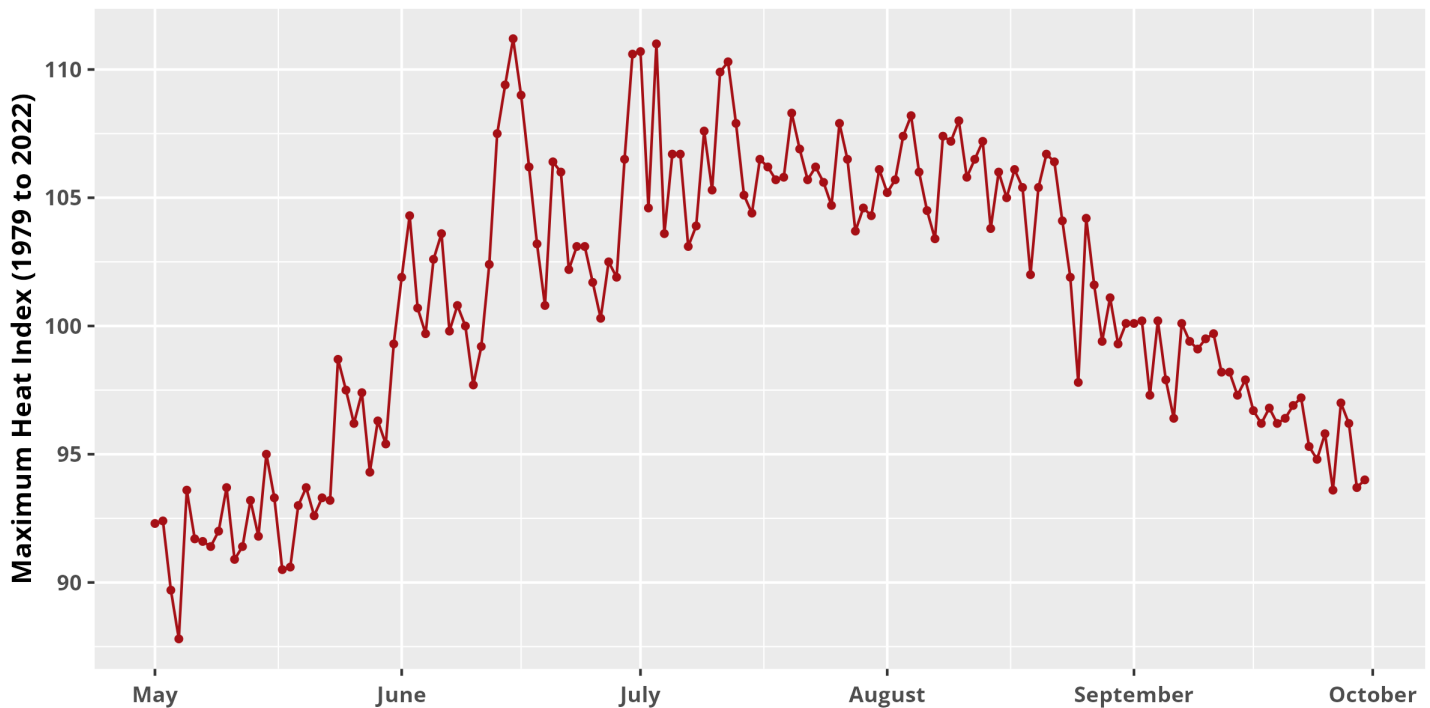


Figure 3-27. Annual number of extreme heat days (May through September) from 2000 through 2023 (CDC National Environmental Public)

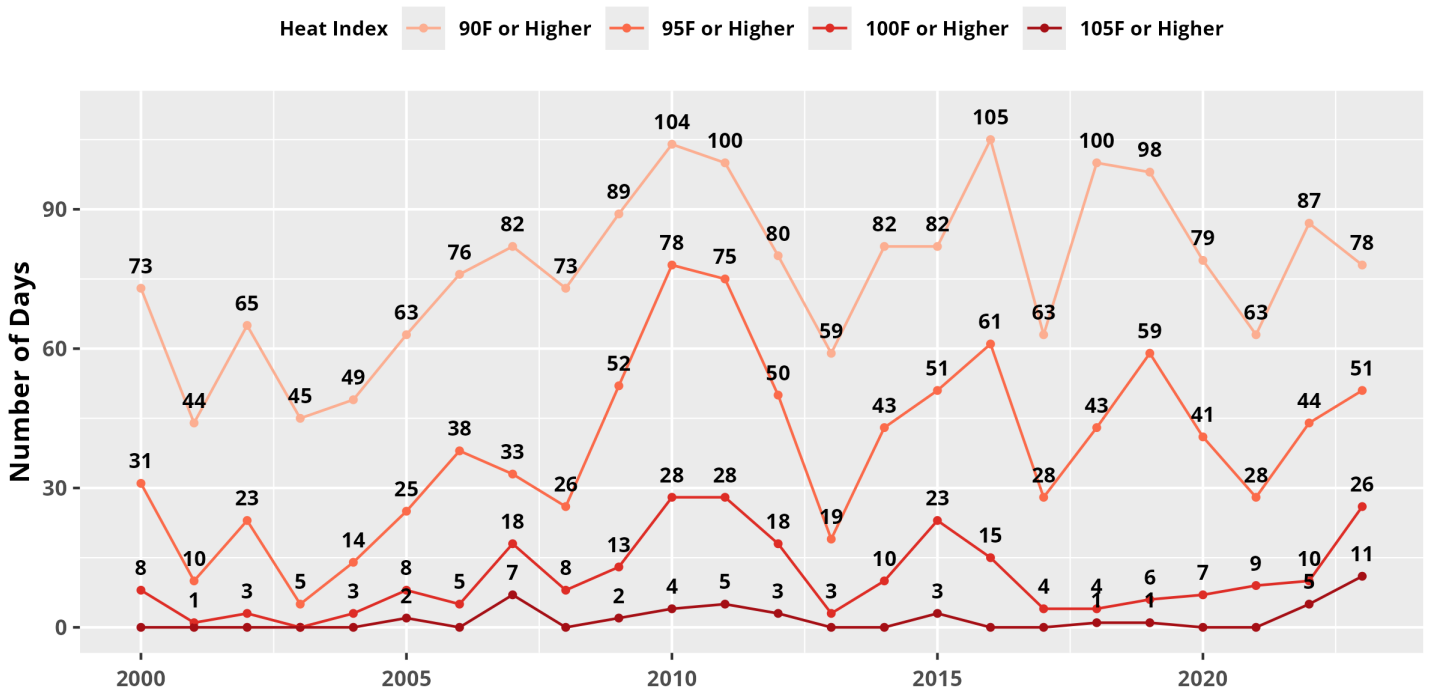
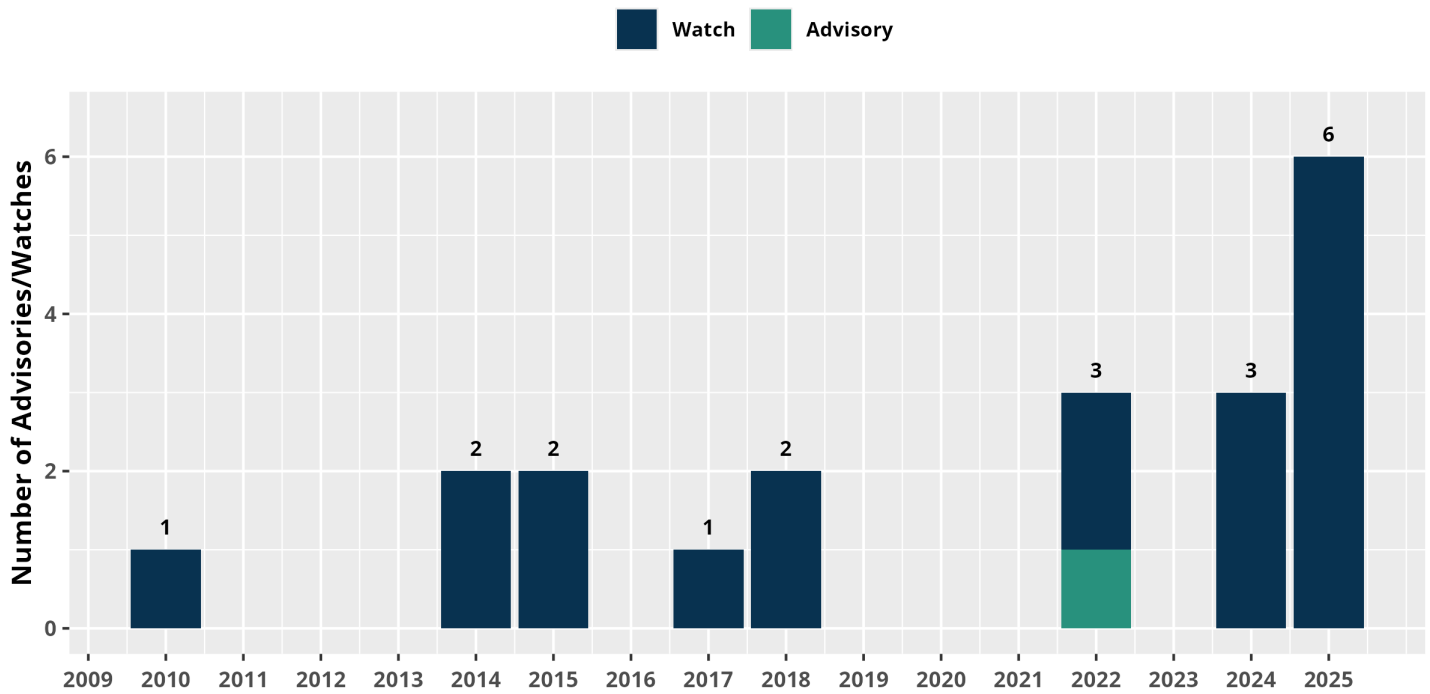


Figure 3-28. Extreme cold-related advisories and watches issued to the Fayette County forecast zone, between 2009 and April 2025 (Iowa State University Iowa Environmental Mesonet)



### 3.3.9.4 Probability

The probability of having an extreme heat event in Fayette County is extremely likely (occurring every 1 year or more). The probability of having an extreme cold event in Fayette County is highly likely (occurring every 1 to 5 years).

### 3.3.9.5 Impacts

Fayette County is susceptible to periods of extreme temperatures, including both extreme heat and extreme cold. These events can pose significant risks to public health, critical infrastructure, and economic activity.

High temperatures from extreme heat, especially when sustained over several days, pose a serious threat to public health, especially for vulnerable populations, including older adults, young children, people with chronic illnesses, and those without access to air conditioning. Prolonged heat can lead to heat exhaustion, heatstroke, dehydration, and the worsening of existing health conditions. Outdoor workers, such as construction crews and public works staff, are also at increased risk of heat-related illness. Additionally, extreme heat can stress energy infrastructure as demand for air conditioning spikes, increasing the risk of power outages or rolling blackouts.

High temperatures can also deteriorate road surfaces, warp railroad tracks, and overheat mechanical systems. Urbanized areas may experience the urban heat island effect, where paved surfaces and building materials absorb and retain more heat, intensifying local temperatures.

Extremely low temperatures during extreme cold may result in frozen or burst water pipes, damage to poorly insulated homes, and power outages due to increased heating demand or weather-related impacts on power lines.

Cold weather also poses serious health risks, such as frostbite and hypothermia, especially to residents experiencing homelessness, older adults, and those living in inadequately heated housing. Additionally, prolonged cold can impact agriculture, damaging winter crops or livestock, and can disrupt transportation networks by causing ice accumulation on roads, bridges, and sidewalks, increasing the likelihood of accidents and injuries.

As Fayette County continues to grow, the number of people exposed to extreme temperature risks is likely to increase. Changes in land use, such as reductions in tree cover or increases in impervious surfaces, may also amplify heat retention in developed areas. Moreover, the emergence of new energy-intensive developments, such as data centers, will place additional pressure on energy infrastructure during peak demand periods associated with extreme temperatures.

### 3.3.9.6 Multi-Jurisdictional Considerations

Extreme temperatures pose a relatively uniform risk across all jurisdictions in Fayette County, with no significant differences in exposure to cold weather events. All areas are susceptible to freezing temperatures, power outages, and health risks associated with inadequate heating or insulation, and emergency preparedness and response efforts can generally be coordinated at the county-wide level.

However, during periods of extreme cold, densely populated areas, especially those with congregate facilities such as personal care homes, senior living centers, and medical facilities,

face unique challenges. Incidents involving burst sprinkler or water lines in such facilities have previously necessitated large-scale evacuations and relocations of vulnerable residents. These events demand significant coordination and resources from local emergency services and can create logistical complications that are less prevalent in the county's more rural areas.

Further, the primary jurisdictional variation during periods of extreme heat stems from the urban heat island effect. More developed areas, particularly Fayetteville and Peachtree City, contain higher concentrations of impervious surfaces such as roads, parking lots, and buildings. These materials absorb and retain heat, leading to locally elevated temperatures compared to surrounding rural zones. When air conditioning systems fail in high-occupancy or medically vulnerable facilities during such events, the risks of heat-related illness and the need for emergency assistance increase significantly.

## 3.4 Technological Hazards

### 3.4.1 Hazardous Material

#### 3.4.1.1 Hazard Description

Hazardous materials (HAZMAT) refer to any material that may pose a real hazard to human health or the environment because of its quantity, concentration, or physical or chemical characteristics. Hazardous materials include explosives, flammables, combustibles, oxidizers, toxic materials, radioactive substances, and corrosives. Specific federal and state regulations exist regarding the transport and storage of hazardous materials.

A hazardous materials spill or release occurs when a hazardous material gets into the environment in an uncontrolled fashion. Response to a hazardous materials spill or release depends greatly on the type of material involved and the subsequent physical and chemical characteristics. Major sources of hazardous materials spills include transportation accidents on roadways and railways, pipeline breaches, and spills into rivers and creeks. Jurisdictions with facilities that produce, process, or store hazardous materials are at risk, as are facilities that treat or dispose of hazardous materials.

#### 3.4.1.2 Location and Extent

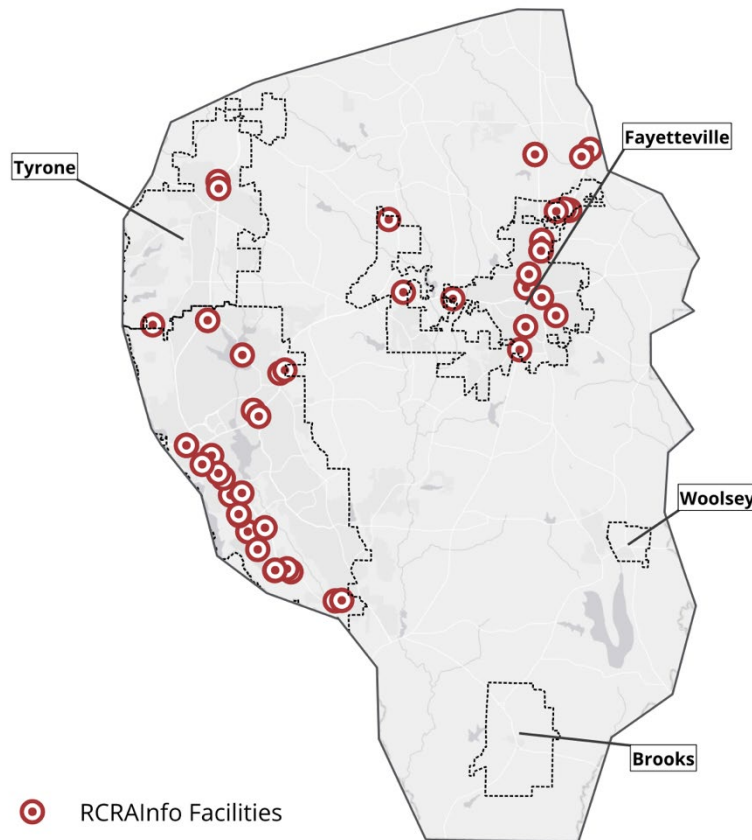
The entire county is at risk of hazardous material release incidents. Areas of heightened concern include:

- **Resource Conservation and Recovery Act Information (RCRAInfo) Facilities:** RCRAInfo is a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to state environmental agencies. These agencies, in turn pass on the information to regional and national Environmental Protection Agency (EPA) offices. Figure 3-29 maps the RCRAInfo facilities throughout the county.
- **Transportation Corridors:** For Fayette County, significant threat for a hazardous materials spill comes from the transportation of materials through the county, especially along the Highway 54, 74, and 85 corridors that run through the center of the county. These heavily traveled routes are frequently used by commercial and industrial transporters, including trucks carrying fuel, chemicals, and other regulated materials.
- **Water Sources:** A hazardous materials release in proximity to drinking water sources or stormwater infrastructure could pose a significant threat to public health and environmental quality. Groundwater wells, particularly in rural and unincorporated areas,

are also susceptible to contamination from surface spills or improper disposal of hazardous substances.

- **Rail Infrastructure:** There are two rail lines running through Fayette County: Seaboard System and Norfolk Southern. The Seaboard System line runs north/south from Fulton County through Peachtree City to Senoia. Rail service to industrial areas in Peachtree City is provided by CSX Railroad on this line. The Norfolk Southern line runs east/west from Griffin through Brooks to Senoia but is no longer in use.

Figure 3-29. RCRAInfo facility locations throughout Fayette County (source: EPA)



### 3.4.1.3 Previous Occurrences

The National Response Center (NRC) is a part of the federally established National Response System and staffed 24 hours a day by the US Coast Guard. It is the designated federal point of contact for reporting all oil, chemical, radiological, biological and etiological discharges into the environment, as well as railroad incidents, anywhere in the United States and its territories. Data from the United States Coast Guard National Response Center was reviewed regarding hazardous materials spill history in Fayette County. Between 2000 and 2024, the NRC reported 40 incidents within Fayette County (Table 3-23). Many hazardous materials incidents over the past 25 years likely went unreported or undocumented.

Table 3-23. NRC reported incidents within Fayette County (2000 to 2024) (source: NRC)

Incident Description	Type	Cause	Date and Time	Nearest City
Caller states company breaks hoses on old cars and release freon into atmosphere	Fixed	Dumping	5/8/2000 8:00	Fayetteville

Incident Description	Type	Cause	Date and Time	Nearest City
Car was in lake	Mobile	Other	7/4/2000 13:40	Peachtree City
Asphalt coater hot oil process equipment released material and caught on fire	Fixed	Equipment Failure	1/25/2001 20:00	Peachtree City
The responsible party brings construction materials from the Summerville subdivision construction site to the residence and dumps the material into the back yard.	Fixed	Dumping	5/21/2001 8:00	Brooks
A freight train collided with a passenger truck at a grade crossing.	Railroad	Other	11/6/2001 19:00	Tyrone
The caller reported manhole is overflowing with sewage	Fixed	Unknown	10/23/2002 15:00	Fayetteville
A tanker truck had a minor accident which caused a release.	Mobile	Transport Accident	12/7/2002 9:50	Peachtree City
Caller stated that materials are being dumped on the ground.	Fixed	Dumping	10/13/2003 12:00	Fayetteville
The caller stated that the suspected responsible party is using acid with power washers to wash vehicles and not capturing the runoff. The caller also stated that the SRP is allowing the vehicles' fuel tanks to overflow and is not cleaning up	Fixed	Dumping	10/15/2002 0:01	Fayetteville
Caller stated that the entire area is permeated with a very strong odor in the air. Caller highly suspects that there was a kerosene spill. The smell is coming from a newly developed neighborhood under construction.	Fixed	Unknown	12/2/2003 18:00	Fayetteville
The caller reported release of wingtack 10 and piccotac 1020 (resin from adhesive) from vent pipe of molten resin holding tanks when material was inadvertently pumped through vent system and onto roof top.	Storage Tank	Equipment Failure	12/29/2003 13:00	Peachtree City
The caller stated that mulch is on fire due to automatic ignition.	Fixed	Other	1/20/2004 9:00	Fayetteville
Old equipment and rusty containers of waste oil have been leaking oil into the ground for the past ten years	Storage Tank	Dumping	4/24/2004 11:15	Fayetteville
Caller is reporting a release of hydraulic oil from a broken hydraulic line on a crusher, cause of the broken line is unknown.	Fixed	Equipment Failure	6/7/2006 7:00	Tyrone
The caller stated that due to an air release, there is a respiratory distress to residents in the area. The facility is a wastewater treatment facility.	Fixed	Unknown	7/2/2006 19:00	Fairburn
Caller is reporting that 200-300 gallons of diesel fuel spilled from a locomotive onto the ballast and dirt due to a fuel tank that was over filled by operator error.	Railroad	Operator Error	5/15/2007 16:30	Fairburn
Caller is reporting they found a crusher that had leaked about 150 gallons of oil onto the ground. The cause appears to be from a valve that was open that allowed the product to discharge out.	Fixed	Unknown	7/23/2007 7:30	Tyrone

Incident Description	Type	Cause	Date and Time	Nearest City
They do not know if someone left it open or if it was opened over the weekend while operations were shut down.				
Caller is reporting that an unknown blue substance was released from the truck. Caller stated that as the material released sand was placed on top. County board of health arrived on scene and verified the material on the service road.	Mobile	Dumping	3/9/2009 11:00	
The facility has 5 refrigeration units. Employees were moving a table and broke a copper line that caused all of the refrigerant to release into the 75,000 sq ft facility. The amount released is 800 - 1000 lbs. The vapor cloud is hanging at knee level in the store. The fire dept is venting the store. Everyone was evacuated from the facility.	Fixed	Operator Error	5/30/2010 20:25	Fayetteville
The caller is releasing refrigerant (r-22) into the atmosphere from old equipment (compressors). The caller also stated that the RP also releases the oil onto the ground. This has been ongoing for at least 1 month, and it was stated that it will probably be done today.	Fixed	Dumping	10/1/2010 12:00	Tyrone
Caller stated due to a hose that broke on a small tanker truck there was a spill of recycled motor oil that span eight miles on Highway 74 southbound.	Mobile	Equipment Failure	3/30/2011 10:30	Peachtree City
Caller stated there was a spill of copper and an unknown material from 55-gallon steel drums that are leaking and storage tanks that were being pumped out. Caller stated the spill is due to operator error. Caller stated the site location was being demolished when the spill occurred.	Storage Tank	Operator Error	5/22/2012 12:00	Peachtree City
The caller reported that a single engine beach craft went off the runway. No spills or injuries reported. Aircraft is upright.	Aircraft	Unknown	10/21/2012 15:18	Peachtree City
Caller reported a garbage truck broke down in front of the driveway spilling hydraulic oil onto the ground.	Mobile	Equipment Failure	5/1/2014 15:00	Fayetteville
The caller is reporting a locomotive that discharged an unknown amount of lubricating oil onto the ground and into a retention pond.	Railroad	Equipment Failure	7/25/2014 12:00	Tyron
Caller is reporting a discharge of 120 gallons of lube oil when the primary pressure oil line pipe fitting failed.	Fixed	Equipment Failure	11/10/2015 9:00	Tyrone
The caller is reporting a release of an unknown chemical from an unknown source. Caller describes the odor as "really strong" and it causes a burning sensation in the throat. Caller stated they have detected the odor several times while driving through the area.	Fixed	Unknown	3/10/2016 19:00	Peachtree City

Incident Description	Type	Cause	Date and Time	Nearest City
Caller stated that the landscaping company was performing work at the address listed. The truck was leaking an unknown material onto the road. The spill is about 3 to 4 feet wide and leading down the road. An employee of the company also dumped a bucket of an unknown material down the storm drain. The truck drove off appearing to have no intention of remediation.	Mobile	Unknown	4/13/2016 11:25	Peachtree City
Caller stated that there is an unknown sheen from an unknown source on the waters of Lee's Lake.	Unknown Sheen	Unknown	7/26/2016 17:30	Fayetteville
Caller stated the company uses diesel fuel to break asphalt free from the inside of the asphalt trucks. Then the diesel is allowed to release into a local creek. Caller stated that this is a regular occurrence that has been happening for a long time.	Mobile	Dumping	2/8/2017 17:30	Tyrone
Caller is reporting that for about 2 years a company has been dumping junk at the location provided, resulting in oil and unknown materials released on the ground. There is a potential for release into the Nash Creek.	Fixed	Dumping	8/8/2018 15:00	Fayetteville
Caller is reporting that a local business is improperly disposing of refrigerant gases onto the ground and to the atmosphere.	Fixed	Other	9/12/2018 9:00	Fayetteville
Used oil discharged from a rail car that was pulled away while it was being offloaded.	Railroad	Operator Error	10/30/2018 9:20	Peachtree City
Caller is reporting that the company is releasing refrigerant gases directly into the air from air conditioning units.	Fixed	Operator Error	4/7/2019 12:00	Peachtree City
Caller reported a Canadian air force aircraft (snowbirds) was having equipment issues. The pilot self-ejected out of the plane causing the plane to crash into a grassy field. There is a potential release of s34 (jet fuel) among other chemicals. Caller stated some of the indicators may have radioactivity but has not been confirmed.	Aircraft	Other	10/13/2019 13:30	Brooks
Caller reported an unknown green container with unknown contents was dumped at a housing complex entrance.	Storage Tank	Dumping	12/4/2019 16:00	Fayetteville
Caller stated an auto shop is releasing motor oil, coolant, and other oils into the sewer system.	Fixed	Dumping	9/26/2020 12:00	Fayetteville
Caller stated an underground pipeline coming from a tank farm to a pump house ruptured and released gas vapors into the air.	Pipeline	Equipment Failure	1/29/2022 22:00	Peachtree City
Caller reported that personnel working for the HVAC company at the address location are releasing unknown quantity and type of refrigerant gases to the atmosphere and not	Fixed	Other	8/5/2022 12:00	Tyrone

Incident Description	Type	Cause	Date and Time	Nearest City
recovering it from equipment being serviced in the facility.				
The caller stated that a vibratory hammer at a construction site experienced a broken air relief valve, which caused an unknown amount of hydraulic oil to release into Lake Peachtree. Although the amount of material that released is unknown the caller suspects upwards of 3 gallons may have released	Mobile	Equipment Failure	5/16/2024 15:30	Peachtree City

### 3.4.1.4 Probability

Hazardous materials incidents typically occur multiple times a year in Fayette County, but based on qualitative analyses, majority of incidents are usually small in scale with no significant consequences. The probability of any hazardous materials incident is extremely likely (occurring every 1 year or more), while the probability of a major incident is likely (occurring every 5 to 20 years).

### 3.4.1.5 Impacts

Hazardous materials incidents can result in a wide range of impacts, depending on the type of material released, the location of the incident, and the surrounding environment. Potential consequences include threats to public health through exposure to toxic substances, contamination of soil and water resources, fire or explosion hazards, and disruption of local infrastructure and services.

Spills near populated areas or critical infrastructure can prompt evacuations, emergency sheltering, or temporary shutdowns of schools, transportation routes, and commercial operations. Incidents affecting surface water bodies or groundwater sources, especially those used for drinking water, may lead to long-term environmental degradation and costly remediation efforts. Public safety personnel responding to hazardous materials incidents also face significant risk of exposure if appropriate containment and protective measures are not in place.

Even relatively small-scale spills can create localized nuisances, including noxious odors, short-term health effects, and neighborhood complaints. More severe events, such as pipeline breaches or tanker rollovers, could result in substantial economic disruption, environmental damage, and long-duration clean-up operations. Additionally, hazardous materials incidents may generate public concern and erode trust in local industry or infrastructure if not managed transparently and effectively.

### 3.4.1.6 Multi-Jurisdictional Considerations

Hazardous materials risks are distributed across all jurisdictions in Fayette County, though the specific nature and concentration of risk factors vary. Each jurisdiction is potentially affected by the movement of hazardous materials along the county’s transportation corridors and the presence of fixed facilities that generate, store, or process such materials.

- Peachtree City and Fayetteville: Both cities contain the largest concentrations of industrial and commercial activity, including RCRAInfo facilities and sites that store fuel, chemicals, and other hazardous substances. These cities are also intersected by major highways and active rail lines, making them more susceptible to transportation-related

incidents. Their denser populations and proximity to critical infrastructure, such as water supply facilities and schools, may elevate the consequences of a release.

- Tyrone: Tyrone also contains RCRAInfo facilities and is traversed by key roads used for freight transport. Though smaller in population, it has experienced several notable incidents and continues to be at risk due to its industrial base and proximity to major transportation routes.
- Brooks and Woolsey: Both towns are more rural with fewer fixed hazardous materials sites; however, transportation-related risks persist, especially in areas near rail lines or highways used for commercial deliveries.

### 3.4.2 Dam Failure

#### 3.4.2.1 Hazard Description

Under the Georgia Safe Dams Act, the State of Georgia defines a dam as any artificial barrier, which impounds or diverts water, is 25 feet or more in height from the natural bed of a stream or has an impounding capacity at maximum water storage evaluation of 100 acre-feet or more. Dams are generally constructed to provide a ready supply of water for drinking, irrigation, recreation, and other purposes. Dams can be constructed from earth, rock, masonry, concrete or any combination of these materials. The Safe Dams Program is responsible for developing and maintaining an inventory of dams, classifying dams, and ensuring compliance of all regulated dams.

Dam failure can be a catastrophic type of failure characterized by the sudden, immediate, and uncontrolled release of impounded water, or the likelihood of such an uncontrolled release with secondary impacts to downstream structures within the inundation zone. Dams fail in two ways, a controlled spillway release done to prevent full failure, or the partial or complete collapse of the dam itself. Possible reasons for dam failure include but are not limited to:

- Sub-standard construction materials/techniques
- Geological instability caused by changes to water levels during filling or poor surveying
- Sliding of a mountain into the reservoir
- Poor maintenance, especially of outlet pipes
- Human, computer, or design error
- Internal erosion, especially in earthen dams
- Earthquakes
- Terrorism

The Georgia Safe Dams Program employs a classification system for dams:

- Category I: Category I structures are those where it has been determined, should the dam ever fail, there is a probable loss of life from that failure. Category I dams are regulated under the Safe Dams Act and a permit is required from Environmental Protection Division.
- Category II: Category II are those dams where no occupied structure has been identified to be in the dam failure zone. There are no regulatory requirements for a Category II dam. The Safe Dams Program re-inventories Category II dams at least once every 5 years. The re-inventory involves checking that the dam still exists and evaluating downstream to make sure the dam is properly classified. If modifications to the dam or changes in development downstream indicate the potential for probable loss of life, the dam may be reclassified Category I.

The National Inventory of Dams also provides condition assessments:

- Satisfactory: No existing or potential dam safety deficiencies are recognized. Acceptable performance is expected under all loading conditions (static, hydrologic, seismic) in accordance with the minimum applicable state or federal regulatory criteria or tolerable risk guidelines.
- Fair: No existing dam safety deficiencies are recognized for normal operating conditions. Rare or extreme hydrologic and/or seismic events may result in a dam safety deficiency. Risk may be in the range to take further action.
- Poor: A dam safety deficiency is recognized for normal operating conditions which may realistically occur. Remedial action is necessary. Poor may also be used when uncertainties exist as to critical analysis parameters which identify a potential dam safety deficiency. Investigations and studies are necessary.
- Unsatisfactory: A dam safety deficiency is recognized that requires immediate or emergency remedial action for problem resolution.
- Not Rated: The dam has not been inspected, is not under state or federal jurisdiction, or has been inspected but, for whatever reason, has not been rated.
- Not Available: Dams for which the condition assessment is restricted to approved government users rated according to their condition by the Dam Safety Program during a visual inspection.

### 3.4.2.2 Location and Extent

Fayette County has 13 Category I dams and 50 Category II dams. The Category I dams are mapped and listed in Figure 3-30 and Table 3-24, respectively. Out of the Category I dams, 6 are rated as “Poor,” 6 are rated as “Satisfactory,” and 1 is “Not Rated”.

*Figure 3-30. Category I dams within Fayette County symbolized by condition (source: Safe Dams Program, National Inventory of Dams)*

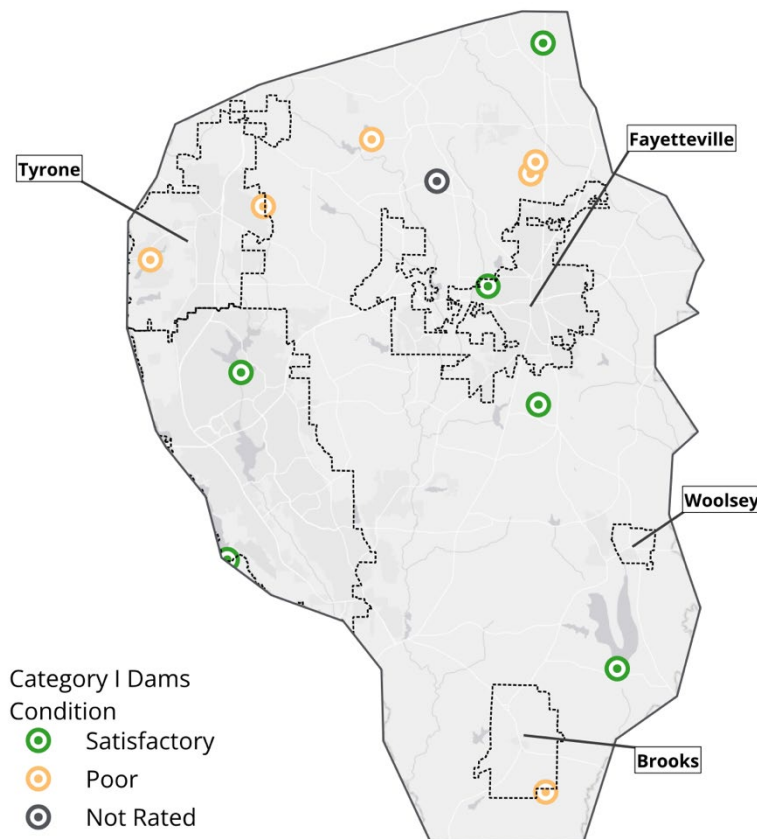


Table 3-24. Category I dams within Fayette County (source: Safe Dams Program, National Inventory of Dams)

Dam Name	Condition	Dam Height	Maximum Storage	Owner Name
Reeves Lake Dam	Not Rated	30.20	126.00	Dorothy Reeves
Bradbury Lake Dam	Poor	20.50	221.00	David and Sandi Borders; Linda McCoy; Mr. & Mrs. Jack Sprayberry
Castle Lake Dam	Poor	29.90	513.00	Wilcox, Guy R.; Bacon, William and Angela; Smith, Jonathan
Graves Lake Dam	Poor	22.00	147.00	Graves, Johnny Mrs.
Kozisek Lake Dam	Poor	27.60	380.00	Kozisek, Darrell J.; Fayette County Board of Commissioners
Margaret Phillips Lake Dam	Poor	16.00	239.00	Fayette County Board of Commissioners; Thomas Concrete of Georgia Inc
Pendleton Lake Dam	Poor	14.60	140.00	The Pendleton HOA; Benjamin Gaxiola; Town of Tyrone
Dickson Lake Dam	Satisfactory	21.40	200.00	Xavier Hill
Ford Lake Dam	Satisfactory	34.00	150.00	Mrs. Nina C. A. Tucker; Ms. Lela Hinds Peterson
Horton Creek Reservoir Dam	Satisfactory	52.00	18160.00	Fayette County Board of Commissioners
Lake Kedron Dam	Satisfactory	54.00	26648.00	Fayette County Board of Commissioners
McIntosh Reservoir Dam	Satisfactory	40.00	20800.00	Fayette County Board of Commissioners
Pye Lake Dam	Satisfactory	16.80	195.50	City of Fayetteville

### 3.4.2.3 Previous Occurrences

The 2024 Georgia Hazard Mitigation Strategy lists no previous occurrences of dam failure in Fayette County.

### 3.4.2.4 Probability

The probability of dam failure in Fayette County is unlikely (occurring every 50 years or less). While no previous occurrences of dam failure have occurred in Fayette County, the hazard is still possible, especially given the “Poor” condition of multiple Category I dams.

### 3.4.2.5 Impacts

Dam failure can have catastrophic consequences, particularly in areas located within downstream inundation zones. The sudden release of water may result in rapid and severe flooding, causing damage or destruction to homes, businesses, roadways, utilities, and critical infrastructure. The velocity and volume of water released during a failure event can lead to the loss of life, particularly where warning times are short and evacuation options are limited.

Beyond the immediate flooding impacts, dam failures can result in long-term environmental degradation, including soil erosion, habitat disruption, and contamination of surface water systems. Dam failures may also interrupt water supply for drinking, irrigation, and industrial use, particularly for those reservoirs owned or managed by public entities. Additionally, damaged or destroyed dams require costly and complex repairs, which can burden local budgets and resources.

### 3.4.2.6 Multi-Jurisdictional Considerations

While dam failure poses a county-wide hazard, the risks and potential impacts vary by jurisdiction based on the location of the dam, the extent of the downstream inundation area, and population density in affected zones. The county's areas most prone to flooding are those areas located within the 100-year floodplain and downstream from dams. The multi-jurisdictional considerations outlined in the flooding hazard section apply here as well.

## 3.4.3 Transportation Incident

### 3.4.3.1 Hazard Description

Transportation incidents refer to accidents or emergencies involving vehicles or systems that move people or goods, including automobiles, trucks, buses, railcars, and aircraft. These incidents can result in injury or loss of life, property damage, hazardous material releases, traffic disruptions, and cascading impacts on emergency response and infrastructure. Incidents of concern include highway crashes, freight train derailments, aviation accidents, and commercial truck spills.

### 3.4.3.2 Location and Extent

Overall, transportation incidents are a county-wide hazard and concentrated along the major transportation routes.

- Highways and Roads: 6 State Routes serve Fayette County.
  - State Route 85 runs south from I-75, through Clayton County, into Fayette County north of Fayetteville. This 4-lane highway continues south through Fayetteville where it narrows to 2 lanes and continues south into Coweta County. State Route 85 carries a range of 10,900 to 32,100 vehicles a day per various Georgia Department of Transportation (GDOT) traffic locations.
  - State Route 54 is the main east-west highway in the county. It extends from Coweta County on the west, through Peachtree City, eastward through Fayetteville, to Clayton County. All of State Route 54 within Fayette County is a 4-lane, divided highway. State Route 54 carries a range of 14,200 to 43,100 vehicles a day based on various GDOT traffic locations.
  - State Route 74 is a 4-lane highway running south from Interstate 85 south to its end at State Route 85 in unincorporated Fayette County. This major access to Interstate 85 and the Atlanta Metropolitan Area carries a range of 14,000 to 34,600 vehicles a day per various GDOT traffic locations.
  - State Route 314 extends southward from Hartsfield International Airport to its end at State Route 85 in Fayetteville. The southern portion of this highway (State Route 279 to State Route 85) is a 4-lane divided highway. This major commuting route for airport workers carries a range of 12,500 to 20,600 vehicles a day per various GDOT traffic locations.
  - State Route 279 runs south from I-285 in South Fulton County, entering Fayette County at State Route 138. It proceeds southwest across State Route 314 and ends at State Route 85 north of the City of Fayetteville. State Route 279 is a 2-lane highway and carries a range of 6,190 to 18,200 vehicles a day per various GDOT traffic locations.
  - State Route 92 extends southward from Fulton County, running northwest to southeast through Fayetteville and Woolsey, and continuing into Spalding County. It is 2 lanes throughout Fayette County, except for the section with passing lanes on State Route 92 north and the section in the City of Fayetteville where State Routes 85 and 92 merge. This highway carries commuter traffic from Griffin and Spalding

County north to the airport and the Atlanta Metropolitan Area. State Route carries a range of 6,200 to 17,400 vehicles a day per various GDOT traffic locations.

The Fayette County Road Department maintains approximately 535 miles of roads of which 50 miles are unpaved. The county maintains all roads in the unincorporated area, Brooks and Woolsey (these are included in the total of 535 miles). The Town of Tyrone, the City of Fayetteville, and the City of Peachtree City perform maintenance on their roads.

Fayette County’s residents are dependent on the automobile as the major mode of transportation. Public transportation does not exist in Fayette County. While carpool and vanpool use is encouraged, its use is minimal at this time.

- Path Systems: Although unconventional, a real and growing option to automobile travel is the use of the path system for short trips. This is especially prevalent in Peachtree City, which has over 90 miles of paths that connect parks, schools, businesses, homes, places of worship, etc.
- Railroads: There are 2 rail lines running through Fayette County, Seaboard System and Norfolk Southern. The Seaboard System line runs north/south from Fulton County through Peachtree City to Senoia. Rail service to industrial areas in Peachtree City is provided by CSX Railroad on this line. The Norfolk Southern line runs east/west from Griffin through Brooks to Senoia. The Norfolk Southern line is no longer in use although the tracks are still in place.
- Airports: Falcon Field in Peachtree City, within the confines of the Peachtree City industrial area, is the county’s only general aviation airport. This airport is experiencing an increase in the amount of corporate usage. A 5,768 foot all-weather-lighted runway allows this airport to accommodate corporate jets and smaller commercial airplanes. There are also a number of small private landing fields located in the county.

### 3.4.3.3 Previous Occurrences

Transportation incidents, especially vehicle crashes, are typically a daily occurrence in Fayette County. According to GDOT’s crash data dashboard, between 2020 and 2024, Fayette County experienced:

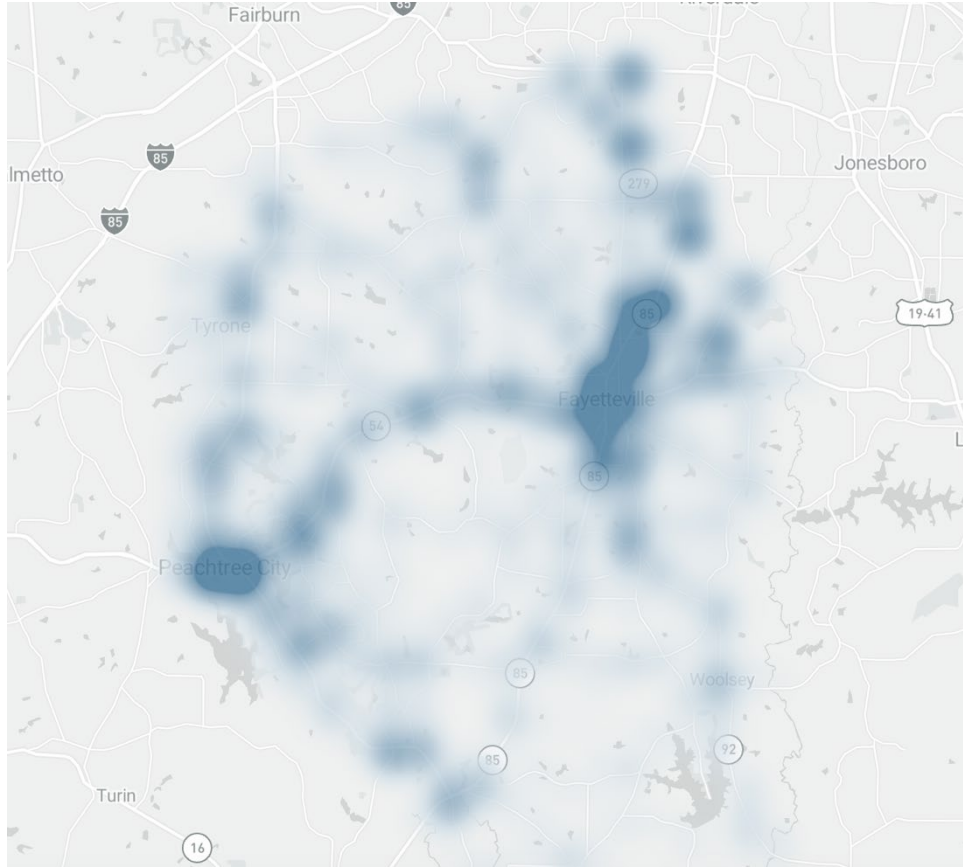
- 17,664 total crashes
  - 65 fatalities and 6,727 injuries
- The top vehicle types involved included Passenger Car, Sports Utility Vehicle, and Pickup Truck.
- The top focus areas for crashes included Intersection-Related, Distracted Driver, and Older Driver.
- The top hours of day included 3 PM, 4 PM, and 5 PM.

Table 3-25 lists the crashes by jurisdiction. Figure 3-31 maps the crashes throughout the county.

*Table 3-25. Crashes in Fayette County by jurisdiction (2020 to 2024) (source: GDOT)*

Jurisdiction	Number of Crashes	Percent of Total Crashes
Unincorporated Fayette County	7,931	44.9%
Fayetteville	4,435	25.11%
Peachtree City	4,322	24.47%
Tyrone	774	4.38%
Woolsey	110	0.62%
Brooks	71	0.4%

Figure 3-31. Density map of crashes in Fayette County (2020 to 2024) (source: GDOT)



In addition to vehicle crashes, notable transportation incidents that have occurred in Fayette County include:

- **2001 Train-Truck Collision in Tyrone:** On November 6, 2001, a freight train collided with a passenger truck at a grade crossing in the Town of Tyrone. No injuries or fatalities were reported. The collision caused minor delays as emergency responders cleared the scene and rail service was temporarily paused.
- **2019 Canadian Snowbirds Aircraft Crash in Brooks:** On October 13, 2019, a Canadian Forces Snowbirds demonstration aircraft crashed into a grassy field near Brooks after the pilot ejected from the aircraft. The pilot survived and no injuries or fatalities were reported. The crash prompted a multi-agency emergency response and temporarily restricted access to nearby roads and property during the investigation and cleanup.
- **2025 CSX Train Derailment in Fayette County:** In 2025, 6 CSX freight cars derailed in Fayette County. No injuries or fatalities occurred, and no hazardous materials were released. However, the incident resulted in temporary rail service delays and required road closures near the derailment site while crews conducted inspection and recovery operations.

#### 3.4.3.4 Probability

Transportation incidents in Fayette County are extremely likely (occurring every 1 year or more).

As population growth and development continue across the county, particularly in and around transportation corridors, the probability of transportation incidents is expected to increase.

Expanded residential and commercial areas will contribute to higher traffic volumes, greater demand on infrastructure, and increased interactions with freight and service vehicles. While large-scale incidents involving hazardous materials or mass casualties remain less common, they will become an increasingly credible risk as roadway congestion, freight activity, and exposure of people and structures all grow.

### 3.4.3.5 Impacts

Transportation incidents can cause significant short-term disruption and long-term consequences, depending on severity and location. Immediate impacts include injuries, fatalities, traffic delays, and road closures. More severe events may cause fires, explosions, environmental contamination, or require large-scale evacuations, particularly if hazardous materials are involved. Crashes can damage road infrastructure, utility poles, or pipelines, leading to secondary effects such as power outages or water supply interruptions. In some cases, emergency response operations may be hindered due to blocked access routes or the need for specialized HAZMAT capabilities. Aviation accidents, although rare, pose risks to both occupants and those on the ground, and rail-related incidents can disrupt freight movement, damage property, or impact public health if chemicals are released.

### 3.4.3.6 Multi-Jurisdictional Considerations

Transportation incident risk is distributed across all jurisdictions in Fayette County; however, the nature and consequences of these incidents vary based on local development patterns and infrastructure characteristics.

Urban jurisdictions such as Fayetteville and Peachtree City face greater potential for frequent incidents due to higher traffic volumes, denser development, and proximity to major transportation corridors such as Highways 54, 74, and 85. These areas also include key intersections, commercial hubs, and rail infrastructure, which increase the likelihood of traffic congestion, hazardous material transport, and response complexities in the event of an incident.

In contrast, Brooks, Woolsey, and large portions of unincorporated Fayette County are more rural in nature. While transportation incidents may occur less frequently, the consequences can be significant due to longer emergency response times, limited road networks, and reduced access to immediate medical or HAZMAT response. Isolated road segments may also be more vulnerable to disruption or extended closures following crashes, spills, or infrastructure damage.

## 3.4.4 Terrorism

### 3.4.4.1 Hazard Description

The Federal Bureau of Investigation (FBI) defines terrorism as violent or life-threatening acts that violate federal or state law and are intended to intimidate or coerce a civilian population, influence government policy through mass destruction, assassination, or kidnapping, or retaliate against government actions. Terrorism is usually referenced as being premeditated and politically motivated.

Terrorism is generally divided into two types: domestic terrorism and international terrorism. Domestic terrorism is defined as terroristic acts focused on facilities and populations without foreign direction. International terrorism involves activities that are foreign-based or sponsored by organizations outside of the United States. Terrorism can take many forms, including the following:

- **Bombings and Explosive Attacks:** The most common terrorist tactics, these involve the detonation of explosive devices intended to cause widespread destruction, casualties, and panic.
- **Armed Assaults:** Attacks where firearms are used to inflict mass casualties. Active shooter events fall under this category.
- **Hijackings:** Taking control of a vehicle, such as a plane or bus, often to fulfill a political demand or to use the passengers as hostages.
- **Hostage Situations:** Seizing and detaining hostages as leverage to negotiate demands or to garner media attention for a cause.
- **Cyberterrorism:** Attacks on information systems to disrupt critical infrastructure, steal sensitive data, or spread propaganda.
- **Chemical and Biological Attacks:** Involving the release of toxic chemicals or disease-causing biological agents to cause illness, death, and fear.
- **Radiological and Nuclear Attacks:** Using radioactive materials to cause contamination, radiation sickness, or in the case of a nuclear blast, massive destruction and long-term environmental damage.
- **Vehicle Ramming Attacks:** Using a vehicle to run over people in public spaces, causing injury and fatalities.
- **Stabbings:** Using bladed weapons to attack individuals, often with the intent to cause fear and chaos.
- **Suicide Attacks:** Perpetrators carry explosives on themselves or use a vehicle loaded with explosives to commit an attack, intending to kill others and themselves in the process.
- **Kidnapping and Abductions:** Taking someone against their will, often to demand a ransom, make a political statement, or influence government policies.
- **Insider Threats:** Attacks perpetrated by someone within an organization or community, exploiting their access and knowledge to conduct an attack.
- **Ecoterrorism:** The destruction of the natural environment or agricultural facilities, often intended to halt development or to draw attention to environmental issues.

An active threat, often referred to as an active shooter situation, is a specific type of terrorist act where an individual or group is actively engaged in killing or attempting to kill people, usually in a confined and populated area. This situation is dynamic and evolves rapidly, demanding immediate deployment of law enforcement and emergency response to stop the threat and mitigate harm to civilians. School shootings and mass shootings fall within active shooter situations.

- **School Shooting:** A school shooting is an incident in which an individual or group opens fire at an educational institution, such as a primary school, secondary school, or university. School shootings are often carried out by current or former students and can stem from a variety of complex motives, including mental health issues, bullying, retaliation, or ideological beliefs.
- **Mass Shooting:** A mass shooting is an event where a gunman shoots multiple people (typically defined as 4 or more victims, not including the shooter), usually in a single location, over a short period. The motives behind mass shootings vary and can include mental health issues, ideological extremism, or personal grievances.

#### 3.4.4.2 Location and Extent

Terrorism and active threats are a county-wide hazard. While counterterrorism efforts can help, predicting the exact location of terrorist attacks is not possible. Generally, terrorists target densely populated or high-profile areas, making high profile infrastructure, like government

buildings, schools, tourist hubs, and airports more probable, but any location has the potential to become a target of terrorism.

The severity of terrorist threats can differ widely based on various factors, such as the methods used, the capabilities of the terrorists, and the success of preventive security measures. These methods may range from bombings and shootings to kidnappings, assassinations, and cyberattacks, often in diverse combinations. The scale of terrorism is further influenced by target selection, which can include the general public, government entities, places of worship, or vital infrastructure. The extent of terrorism may also be influenced by public support or sympathy for extremist ideologies, as well as the recruitment and radicalization of individuals into terrorist organizations. Underlying social and economic issues can also create environments that facilitate the spread of terrorist ideologies and activities.

#### 3.4.4.3 Previous Occurrences

Fayette County has experienced several terrorism-related threats in recent decades. While none have resulted in significant violence or loss of life, these incidents underscore the continued potential for targeted attacks or politically motivated actions within the community. Notable events have included:

- March 2025: Around 350 peaceful protesters gathered at the Fayetteville Tesla service center and dealership for a “National Take Down Tesla Day” protest, part of a nationwide protest against Elon Musk's influence and budget priorities. While largely focused on policy statements and disinformation concerns, the protests included some warnings about escalation in tone.
- 2024: Residents in Fayetteville actively protested the development of data centers, including the massive QTS Data Center (now backed by Blackstone), raising concerns over power line expansions, environmental impacts, and use of eminent domain. These efforts included organized rallies such as one at Hopeful Church opposing transmission poles through residential and historic land.
- April 16, 2024: Early in the morning near Piedmont Fayette Hospital, several pieces of heavy construction equipment used by Brasfield & Gorrie (a lead contractor on the Atlanta Public Safety Training Center) were set ablaze. Police characterized it as suspected arson and began investigations in coordination with state and federal agencies. The act was committed in opposition of the training center, which protesters call "Cop City."
- November 15, 2022: A Fayette County high school student was arrested and charged with domestic terrorism and terroristic threats and acts after the student made 2 social media posts that were directed at 2 Fayette County schools.

#### 3.4.4.4 Probability

Based on historic data, the probability of a terrorist incident in Fayette County is classified as unlikely (occurring every 50 years or less). However, the risk of active shooter or targeted violence events is increasing, particularly in schools and public facilities. Given the national increase in mass shootings and the growing accessibility of online extremist content, the likelihood of an active threat scenario occurring locally is higher than that of a large-scale coordinated terrorist attack. Continued population growth and higher-profile infrastructure in the county may increase exposure over time.

### 3.4.4.5 Impacts

Terrorism and active shooter incidents can result in severe physical, emotional, and psychological impacts. The most immediate consequences include loss of life, serious injuries, psychological trauma, and damage to property. These events can also lead to long-term community disruption, strained emergency response resources, and reduced public confidence in safety and security systems. Active shooter incidents in schools or other public spaces may have particularly devastating impacts on youth, families, and educational continuity. Beyond the physical impacts, terrorism can disrupt critical systems, delay government operations, damage reputations, and generate widespread fear within the community.

### 3.4.4.6 Multi-Jurisdictional Considerations

Terrorism is a county-wide concern in Fayette County, with potential targets such as schools, government offices, and public spaces present in every jurisdiction. However, urban areas like Peachtree City and Fayetteville are more susceptible due to their higher population densities, and major public venues and critical infrastructure. Further, the development of Trilith, increases potential exposure to targeted threats due to its visibility and workforce traffic. Additionally, the growth of data centers in the region introduces new challenges, as these facilities represent critical infrastructure with high-value digital assets and operational vulnerabilities that may appeal to cyber or physical threat actors. Moreover, private and charter schools within the county often have less integrated emergency coordination with the county's 911 and public safety systems compared to public schools, which could complicate response times and unified crisis communication during an active threat or emergency event.

## 3.4.5 Infrastructure Failure

### 3.4.5.1 Hazard Description

Infrastructure failure refers to the breakdown or malfunctioning of essential systems and services that support daily life, including electricity, water supply, sewage treatment, natural gas, telecommunications, and transportation networks. These failures can result from various causes such as:

- **Natural Disasters:** Events like hurricanes, floods, earthquakes, and wildfires can severely damage infrastructure and utilities, disrupting services due to physical destruction or power outages.
- **Aging Infrastructure:** Over time, infrastructure elements such as bridges, roads, and water pipes deteriorate, leading to increased risk of failure without adequate maintenance and upgrades.
- **Cyber Attacks:** Targeted attacks on digital systems that control utilities and infrastructure can lead to shutdowns or malfunctions in essential services like electricity and water supply.
- **Technical Failures:** Equipment malfunctions or failures within power plants, water treatment facilities, or telecommunications networks can disrupt services due to inherent mechanical or electrical issues.
- **Human Error:** Mistakes made during the operation, maintenance, or construction of infrastructure can lead to utility failures, such as cutting a major power line or improperly managing a dam.
- **Terrorist Attacks:** Deliberate attacks aimed at infrastructure targets can cause significant damage, intended to disrupt services and create chaos.
- **Overload and Demand Surges:** Infrastructure and utilities can fail when demand exceeds the capacity, such as power grids during heatwaves or water systems in drought conditions.

- **Poor Planning and Management:** Lack of foresight in infrastructure development and inadequate risk management can lead to vulnerabilities, exposing systems to a higher risk of failure.
- **Economic Constraints:** Financial limitations can lead to deferred maintenance and underinvestment in infrastructure, increasing the likelihood of failures due to outdated or worn-out equipment.

### 3.4.5.2 Location and Extent

Infrastructure failure is a county-wide hazard that can occur anywhere essential utilities and services are present. Key areas of concern include transportation corridors, electrical substations, water treatment facilities, major roadways and bridges, telecommunication hubs, and public service infrastructure. The extent of a failure can range from localized power outages or water disruptions to widespread system breakdowns affecting multiple jurisdictions.

### 3.4.5.3 Previous Occurrences

The 2024 Georgia Hazard Mitigation Strategy lists no notable previous occurrences of infrastructure failure in Fayette County. While no catastrophic infrastructure failures have been recorded in Fayette County in recent years, intermittent utility service disruptions, such as power outages from severe weather, localized water main breaks, or telecommunications failures, have occurred. For example, ice storms and thunderstorms have caused temporary power loss and flooding has occasionally disrupted transportation infrastructure. These incidents are typically short-term and quickly resolved.

### 3.4.5.4 Probability

The probability of infrastructure failure in Fayette County is extremely likely (occurring every 1 year or more), but these incidents are usually minor disruptions.

### 3.4.5.5 Impacts

Infrastructure failure can disrupt essential services such as electricity, water, wastewater, transportation, and communications, leading to significant public safety and economic impacts. Residents may experience loss of heating or cooling, water shortages, or inability to access emergency services. Businesses and healthcare facilities may also face interruptions, affecting commerce and health outcomes. In prolonged cases, failures can lead to public health concerns, especially if sanitation systems are impacted or water becomes unsafe to consume.

### 3.4.5.6 Multi-Jurisdictional Considerations

Infrastructure failure can affect all jurisdictions in Fayette County, but impacts may differ based on system design, capacity, and location. Urban areas, such as Fayetteville and Peachtree City, typically rely on more complex and interconnected infrastructure systems, increasing their vulnerability to cascading failures. In contrast, rural areas, such as Woolsey and Brooks, may have fewer systems in place, but they also face longer service restoration times and limited backup resources.

## 3.4.6 Emergent Infectious Disease

### 3.4.6.1 Hazard Description

An infectious disease is an illness caused by pathogens such as bacteria, viruses, fungi, or parasites. Diseases such as influenza, pertussis, tuberculosis, and meningitis are examples of infectious diseases that can pose a threat to a community's population. The spread of these

diseases can occur through multiple pathways, including direct contact between individuals, airborne respiratory droplets, ingestion of contaminated food or water, bites from vector organisms like mosquitoes, or interaction with infected animals.

Emergent infectious diseases are those that are appearing in a population for the first time. Re-emergent infectious diseases are those that may have previously existed in a population, but levels had dropped to the point where it was no longer considered a public health problem until levels once again began increasing.

The extent of an infectious disease can be measured based on the following classification:

- An isolated case of a high-consequence disease: One or more cases of a particularly serious disease (e.g., botulism), whose further spread is unlikely, but place significant strain on the resources required to isolate and provide treatment for the infected.
- Institutional outbreak: Two or more cases of similar illness with a common exposure at an institution (e.g., a school, nursing home, correctional facility).
- Epidemic: An increase, often sudden, in the number of cases of a disease above what is normally expected in that population in that area.
- Pandemic: An epidemic that has spread over several countries or continents, usually affecting many people.

Novel transmissible diseases, diseases caused by newly identified pathogens, pose significant concern due to their ability to emerge and spread within human populations unexpectedly, reaching pandemic levels. The rise of novel transmissible diseases can be attributed to various factors, including shifts in human behaviors, urban development, deforestation, changes in climate, extensive global travel, and human encroachment into previously undisturbed natural areas. Key features of these diseases include:

- Emergence of a New Pathogen or Strain: Often, novel diseases arise from a pathogen or a new strain of a known pathogen that humans have not encountered before. These can emerge through genetic changes, transmission from animals to humans (zoonotic transmission), or when a pathogen enters a new area where it was not previously found.
- Capability for Human-to-Human Transmission: Novel diseases can spread among humans via various means such as direct physical contact, airborne droplets, contact with contaminated objects, and other transmission routes.
- Challenges in Control: The novelty of these diseases means there may be little to no pre-existing immunity in the human population, presenting significant hurdles for public health systems in terms of monitoring, diagnosing, managing, and curbing the spread of the disease.

#### 3.4.6.2 Location and Extent

Emergent infectious diseases represent a county-wide hazard with the potential to affect both human and animal populations. Human disease outbreaks can occur anywhere people live, work, and gather. Locations of heightened concern include schools, long-term care facilities, hospitals, public buildings, and densely populated areas.

In addition to human health risks, animal-borne diseases, such as Avian Influenza or other zoonotic illnesses, pose a significant threat, particularly in rural and agricultural areas. Fayette County's agricultural economy includes numerous poultry, livestock, and equine operations that could be vulnerable to outbreaks. Animal diseases can spread through direct contact, contaminated feed, water sources, or migratory wildlife, and often require aggressive containment measures such as quarantines, mass culling, and transport restrictions.

The extent of disease spread may range from isolated institutional outbreaks to widespread community transmission or even global pandemics, depending on the pathogen and public health response capacity.

### 3.4.6.3 Previous Occurrences

Fayette County has experienced several significant emergent infectious disease events in recent decades with notable events including:

- H1N1 Swine Flu: The 2009 to 2010 H1N1 Swine Flu pandemic affected the Central Georgia region, with 1,286 confirmed cases and 33 deaths statewide. The disease primarily impacted individuals between the ages of 5 and 29, resulting in a mortality rate of approximately 2.5%, slightly below that of the 1918 to 1919 Spanish Flu pandemic.
- COVID-19: The 2019 to 2020 COVID-19 pandemic, caused by the novel coronavirus SARS-CoV-2, spread rapidly across the globe. As of March 27, 2024, the Georgia Department of Public Health reported 24,275 confirmed cases in Fayette County with 344 confirmed deaths and an additional 58 probable deaths.

### 3.4.6.4 Probability

The probability of future emergent infectious disease outbreaks in Fayette County is likely (occurring every 5 to 20 years). Given the continued global movement of people and urban development, the conditions that lead to novel disease emergence are expected to persist.

### 3.4.6.5 Impacts

Unlike most other hazards, infectious disease events have limited impacts on infrastructure, but the hazard has significant short-term and long-term effects on people, animals, the economy, and operations. Major impacts include:

- Immediate health consequences, including widespread illness and increased mortality rates.
- Post-recovery health issues such as long-term organ damage or chronic conditions.
- Mental health challenges including post-traumatic stress disorder (PTSD), depression, and anxiety disorders.
- Social disruption due to isolation and quarantine measures, as well as the need for social distancing.
- Economic slowdown due to decreased consumer spending, mandated business closures, and disrupted workforce participation.
- Strains on healthcare resources such as hospital beds, medical staff, and emergency services.
- Immediate closures of educational institutions and shifts to online learning with potential long-term educational gaps.
- Loss of livestock or poultry due to disease outbreaks, including required culling or quarantining of affected populations.
- Disruption to agricultural supply chains, including feed, labor, and product distribution.
- Significant financial losses to local farmers and agriculture businesses.
- Increased burden on animal health systems, including veterinary services and regulatory oversight.

### 3.4.6.6 Multi-Jurisdictional Considerations

Emergent infectious disease risk is distributed across all jurisdictions in Fayette County; however, the nature and scale of potential impacts vary based on population density, available healthcare infrastructure, and economic activity.

Urban jurisdictions such as Fayetteville and Peachtree City face greater potential for widespread transmission due to higher population densities, large school systems, long-term care facilities, and concentrations of commercial and public gathering spaces. These areas also host key healthcare infrastructure, which plays a critical role in detection, treatment, and containment but can become quickly overwhelmed during a widespread outbreak.

In contrast, Brooks, Woolsey, and rural portions of unincorporated Fayette County may experience fewer cases due to lower population density but face other challenges such as limited access to medical services, longer response times, and reduced public health staffing. These areas also contain much of the county's agricultural activity, making them more susceptible to economic disruption in the event of an animal disease outbreak.

## 3.4.7 Cyberattack

### 3.4.7.1 Hazard Description

A cyberattack is an offensive action that targets computer information systems, infrastructures, computer networks, or personal computer devices, using various methods to steal, alter, or destroy data or information systems. These attacks can be launched by individuals or groups with malicious intent to exploit vulnerabilities for various reasons, such as financial gain, espionage, personal grudges, or to disrupt services. Cyberattacks can take many forms, including viruses, worms, trojan horses, ransomware, phishing, Denial of Service attacks, and Advanced Persistent Threats. Although cybersecurity incidents occur almost daily, the efficacy of the "threat actors" or type of attacks, can vary significantly and be classified into three categories:

- **Hacktivists and Petty Criminals:** Constitute most cyber-attacks on the internet, typically conducted by single individuals or small unaffiliated groups. These unstructured attacks exploit unprotected targets with known vulnerabilities and can be completely automated, using little technical skill and sophistication.
- **Organized Crime and Cyberterrorists:** Target a specific person or entity for financial gain, intellectual property, or blackmail. These structured attacks, for instance a Distributed Denial-of-Service or intellectual property theft, tend to be more organized and planned, and often rely on insider knowledge.
- **Sophisticated Nation States:** Although fewest in number, these adversaries conduct reconnaissance over long periods of time, with extreme preparation and organization. These highly structured attackers use multiple methods of reconnaissance and multiple attack techniques to achieve their goal that may combine a physical attack with a cyber incident.

### 3.4.7.2 Location and Extent

The entirety of Fayette County is vulnerable to cyberattacks, especially given the pervasive use of the internet and connected devices in individual, business, and government capacities. The severity of cyberattacks can range widely with some attacks affecting an individual to other attacks spanning the entire county or broader region.

### 3.4.7.3 Previous Occurrences

The 2024 Georgia Hazard Mitigation Strategy provides a subset of notable cyberattacks that occurred in the State. The list does not specify the affected jurisdictions, but includes the following for the entire State:

- Colonial Pipeline Attack (April 2021): Shut down the largest fuel pipeline in the US for 5 days, causing panic buying of fuel, leading to fuel shortages and outages in many areas. The supply chain took several weeks to recover.
- 15 Ransomware Attacks
- 5 Office 365 Compromises
- 3 Website Defacements
- 2 Network Compromises
- 2 Supply Chain Attacks
- 1 Third Party Vendor
- 1 End Point Compromise
- 1 Typo Squatting

Within Fayette County, in July 2023, Fayette County Fire and Emergency Services experienced a data breach involving its billing services provider, EMS Management and Consultants (EMS | MC). The breach was linked to a zero-day vulnerability in the MOVEit Transfer software by Progress Software Corp., which EMS | MC utilized. An unauthorized actor exploited this vulnerability on May 30, 2023, accessing a server and extracting data. Subsequent investigations revealed that 94 files containing sensitive information of 2,625 individuals associated with Fayette County Fire and Emergency Services were compromised. While there was no evidence of misuse of the compromised information, EMS | MC notified affected individuals.

### 3.4.7.4 Probability

Cyberattacks are extremely likely (occurring every 1 year or more), but are most prevalent on the individual-level. While cyber security is advancing, cyberattacks are still expected to persist at the same or an increased rate because of the combination of (1) the continued evolution of cyber criminals and advancement in sophisticated techniques and (2) the increased reliance on computers, devices, email, the internet, and other technologies.

### 3.4.7.5 Impacts

Cyberattacks can have significant operational and financial impacts. At any level, a breach in cybersecurity could lead to the exposure of sensitive data, affecting not only operations but also privacy and security – this is especially concerning for governmental, medical, and financial institutions. For instance, a successful attack on municipal databases could reveal personal information, financial records, or confidential communications, jeopardizing the integrity of the county's data systems and eroding public trust in the county's ability to safeguard information. Additionally, a cyberattack could disrupt the delivery of critical services such as emergency response and utility management.

The economic impact of a cyberattack on Fayette County's economy could be substantial, particularly if it affects the service sector, which includes education, healthcare, and financial services. Businesses may suffer due to compromised data, theft of intellectual property, or operational downtime. The costs associated with responding to a cyberattack, including mitigation, increased cybersecurity measures, and reputational damage control, can be significant. For small businesses, which may lack the resources for sophisticated cybersecurity defenses, the impact can be devastating, potentially leading to closure and job losses.

### 3.4.7.6 Multi-Jurisdictional Considerations

Cybersecurity threats span all jurisdictions within Fayette County equally due to the interconnected nature of digital systems and internet-based services. Government agencies, school districts, utilities, emergency services, and individuals in each jurisdiction rely on networked platforms for communication, operations, and service delivery, making them vulnerable to a wide range of cyber threats. Because cyber threats are not constrained by geographic or jurisdictional boundaries and can target systems regardless of physical location, there are no meaningful multi-jurisdictional considerations in terms of varying exposure or vulnerability.

## 3.5 Vulnerability Assessment

Requirement 201.6(c)(2)(ii)

The goal of profiling the location, extent, previous occurrences, probability, and impacts of each of the above hazards is to be able to summarize the vulnerabilities of Fayette County, so the planning team can develop a strategy to increase the county’s resiliency. Based on the analysis above, the LHMPC identified the vulnerabilities, written as problem statements, in Table 3-26.

*Table 3-26. Vulnerability assessment results performed by the LHMPC*

Hazard(s)	Vulnerability Problem Statement
Thunderstorm	Residents may be caught outdoors with little warning of approaching storms. Residents may be unfamiliar with available early warning systems and weather apps.
Thunderstorm; Winter Storm; Tornado; Tropical Cyclone; Infrastructure Failure	Prolonged power outages can present significant problems, such as impacting essential services, local business, and the well-being of individuals.
Thunderstorm; Winter Storm; Tornado; Tropical Cyclone	Downed trees pose significant problems due to safety hazards, property damage, power lines, economic impacts, and possible environmental impacts. Furthermore, some tree removal on right-of-way areas may require strategic aerial cutting.
Winter Storm	Winter storms could pose problems due to accumulation of snow, sleet, or rain causing significant hazards to road safety and mobility, leading to increased traffic accidents and road maintenance issues.
Flooding	Some culverts throughout Fayette County are undersized, resulting in frequent localized flooding, posing risks to transportation access, public safety, and adjacent properties.
Flooding	Critical facilities, including the water intake at Flint River and the City of Fayetteville’s wastewater treatment plant, are located within the 100-year floodplain.
Tornado	All residents do not have access to a suitable shelter location, particularly those in vulnerable housing, from tornadic activity.
Drought; Wildfire	Wildfires can place significant demands on staff resources while essential services must continue uninterrupted; access to wildfires could endanger emergency responders and residents.
Drought	Decreased water availability under drought conditions could force local jurisdictions to rely on alternate water sources, such as wells.
Wildfire	Livestock owners may lack the resources or infrastructure needed to safely relocate animals during a wildfire event.

Earthquake	Earthquakes can damage underground infrastructure, which can disrupt essential services, creating safety and health issues for the public.
Earthquake	Earthquakes can cause structural damage to critical facilities, disrupting delivery of essential services.
Earthquake	Earthquakes can damage safety systems in industrial facilities, increasing potential for hazardous conditions or releases.
Extreme Temperature	Vulnerable populations, such as older adults, residents without adequate warming and cooling systems, and residents with underlying health conditions, may be more susceptible to temperature extremes due to increased risk of heat- or cold-related illness, hospitalization, or mortality.
Extreme Temperature	During extreme temperatures, pets are vulnerable to serious health risks, such as heatstroke, dehydration, hypothermia, and frostbite. Pets can also suffer from burned paw pads, ingestion of harmful substances, like ice melt products, and overexertion.
Hazardous Material	Hazardous material incidents, including releases during railroad derailments, require coordinated, multi-jurisdictional responses to prevent significant consequences.
Hazardous Material; Transportation Incident	Transportation incidents involved hazardous material can cause significant short and long-term environmental and health consequences to the community.
Dam Failure	Multiple dams located in Fayette County are vulnerable to failure based on “poor” condition ratings, including Kozisek Lake Dam and Margaret Phillips Lake Dam.
Dam Failure	Multiple dams located throughout the county are under private ownership, making mitigation activity and enforcement difficult.
Transportation Incident	Transportation incidents can cause a significant increase in traffic congestion.
Terrorism	A terrorist attack has the potential to completely overwhelm emergency and medical services so that effective assistance is unable to be provided until the incident is stabilized.
Terrorism	A terrorist impact may cause significant disruption of infrastructure and services well past the initial incident. This disruption may hinder recovery.
Terrorism	Private schools and charter schools within the county often have less integrated emergency coordination with the county’s 911 and public safety systems compared to public schools, which could complicate response times and unified crisis communication during an active threat or emergency event.
Infrastructure Failure	An infrastructure failure event could result in the simultaneous loss of essential services such as water and sewer, flooding of critical systems, and limited access for emergency response and residents, severely disrupting daily operations and public health across affected areas.
Emergent Infectious Disease	Fayette County is located near Hartsfield-Jackson Atlanta International Airport, making the county vulnerable to transmissions from foreign sources.
Emergent Infectious Disease	In the event of a large-scale infectious disease outbreak, local healthcare resources are likely to be overwhelmed, and regional mutual aid may be limited or unavailable, hindering the ability to provide both immediate and long-term care for affected individuals.
Emergent Infectious Disease	A major outbreak could significantly disrupt the local economy by limiting workforce availability, supply chains, and transportation,

	ultimately restricting community access to essential services, employment, and food security.
Cyberattack	Fayette County utilizes outdated systems, often unsupported by vendors, creating easily exploitable security vulnerabilities.
Cyberattack	Fayette County employees are frequently susceptible to social engineering, acting as easy entry points for attackers.
Cyberattack	County governments, including Fayette County, hold high-value sensitive data and maintain critical services, making them prime targets for cyberattacks.

## Chapter 4 Hazard Mitigation Strategies

### 4.1 Summary of Updates for Chapter 4

The following table provides a description of each section of this chapter and a summary of the changes that have been made to the Fayette County Hazard Mitigation Plan 2020.

Chapter 4 Section	Updates
Capability Assessment	New section – not in 2020 Plan
Goals and Objectives	Verbiage updated
Identification and Analysis of Mitigation Techniques	Verbiage updated Updated mitigation action tables to reflect changes since the 2020 Plan and new actions for this Plan

### 4.2 Capability Assessment

#### Requirement 201.6(c)(3)

Each participant in Fayette County brings a diverse and robust set of tools to support mitigation planning and implementation. These tools include established regulations, staffing structures, planning documents, and funding mechanisms. Together, they create a framework of institutional knowledge and operational readiness that enables each jurisdiction to take proactive steps toward risk reduction.

This capability assessment serves not only as a record of what is currently in place but also as a strategic guide for aligning mitigation goals with available resources. For example, all jurisdictions implement land use planning tools such as zoning ordinances, subdivision regulations, and stormwater management requirements, which provide a legal basis for regulating development in flood-prone or otherwise hazardous areas. Building codes adopted across the County are based on Georgia’s state minimum codes, ensuring new construction and substantial improvements meet minimum safety standards related to structural integrity, fire resistance, and flood resilience. These building codes and development ordinances are enforced locally by staff and supported by technical personnel.

Table 4-1 documents the existing capabilities within Fayette County with notes, as applicable. The assessment illustrates that most jurisdictions also have access to specialized plans, such as Capital Improvement Plans and Comprehensive Plans, that directly support hazard mitigation by guiding infrastructure investments, managing growth, and sustaining critical services during disasters. Moreover, enforcement and planning duties are supplemented by qualified staff across jurisdictions, including emergency managers, civil engineers, and geographic information systems (GIS) specialists – roles essential for both long-range planning and real-time disaster response. Finally, the availability of financial resources, including general funds, Special Purpose Local Option Sales Tax (SPLOST) revenues, federal mitigation grants, and capital improvement funds, ensures jurisdictions can finance mitigation priorities. Education and outreach capabilities, through social media, school programs, and public safety apps, further strengthen community engagement in hazard awareness and preparedness.

Taken together, these capabilities demonstrate that each participating jurisdiction is well-positioned to support and implement mitigation strategies, particularly through the use of existing regulatory, administrative, and technical infrastructure, but the following section

expands on this table by describing keyways the County and its municipalities can expand and improve the identified capabilities to achieve mitigation.

*Table 4-1. Capability assessment for Fayette County*

Capability Type	In Place	Notes
<b>Plans</b>		
Capital Improvements Plan	Yes	
Comprehensive/Master Plan	Yes	
Continuity of Operations Plan	Yes	Plan is more departmental based, not centralized
Economic Development Plan	Yes	
Land Use Plan	Yes	
Local Emergency Operations Plan	Yes	
Stormwater Management Plan	Yes	
Transportation Plan	Yes	On county-level with input from all municipalities – Safety Action Plan
<b>Land Use Planning and Ordinances</b>		
Building Code	Yes	Based on state minimum codes
Flood Insurance Rate Maps	Yes	
Floodplain Ordinance	Yes	
Substantial Damage Plan	Yes	
Stormwater Ordinance	Yes	
Subdivision Ordinance	Yes	
Zoning Ordinance	Yes	
<b>Administrative</b>		
Chief Building Official	Yes	Position exists for all jurisdictions or covered by Fayette County Some jurisdictions use contractors
Civil Engineer	Yes	Position exists for all jurisdictions or covered by Fayette County
Community Planner	Yes	Position exists for all jurisdictions or covered by Fayette County
Emergency Manager	Yes	Position exists for all jurisdictions or covered by Fayette County
Floodplain Administrator	Yes	Position exists for all jurisdictions or covered by Fayette County
GIS Coordinator	Yes	Position exists for all jurisdictions or covered by Fayette County
Planning Commission	Yes	Recommending body
<b>Technical</b>		
Grant Writing	Yes	Done internally – no dedicated grant writers
GIS Analysis	Yes	
<b>Financial</b>		
Capital Improvements Project Funding	Yes	
General Fund	Yes	
Special Purpose Local Option Sales Tax (SPLOST)	Yes	
Federal Funding Programs	Yes	Most frequent use of FEMA grants

Capability Type	In Place	Notes
Impact Fees for New Development	Yes	Restricted to fire services at county-level (not available for hazard mitigation use) Restricted to use for fire services, transportation, police, and parks and recreation for Fayetteville and Peachtree City
Stormwater Utility Fee	Yes	Only available for Fayetteville and Peachtree City
<b>Education and Outreach</b>		
Community Newsletters	Yes	
Hazard Awareness Campaigns	Yes	Storm Ready through 2027 Fayette County Fire, EMS, EMA app
Social Media	Yes	
School Programs	Yes	Local law enforcement works with schools to run drills

### 4.2.1 Expansion and Improvement of Capabilities

While the County’s current capabilities are extensive and varied, the mitigation process includes continual expansion and improvement of mitigation capabilities to better protect residents, infrastructure, and natural resources from the increasing threats posed by hazards.

The County and its municipalities can expand and improve the identified capabilities for achieving mitigation as follows:

- Enhance Planning and Regulatory Capabilities
  - Work to strengthen the collaboration and consistency of planning documents across jurisdictions by promoting regional planning workshops and joint mitigation exercises.
  - Explore the adoption of building codes that exceed the state minimums, while acknowledging the current resistance from developers and builders. This may involve education campaigns to communicate the long-term cost savings and safety benefits of more stringent codes.
- Strengthen Administrative and Technical Capabilities
  - Work toward a more centralized and coordinated GIS capability across all jurisdictions to streamline hazard mapping, vulnerability analysis, and data-sharing for emergency planning and response.
  - Increase staffing in key technical and administrative roles, especially within the Building Official’s Office, to enhance the enforcement of codes and timely review of development applications in high-risk areas.
- Increase Financial Capabilities
  - Encourage the Board of Commissioners to shift from a reactive to a proactive funding model by identifying long-term investment strategies for resilience.
  - Place a greater emphasis on prioritizing and funding stormwater improvements, acknowledging that current resources are insufficient to address the backlog of drainage and infrastructure concerns.

### 4.3 Goals and Objectives

#### Requirement 201.6(c)(3)(i)

Ensuring that state and local governments, public-private partnerships, and residents can recognize the results of mitigation efforts requires setting goals and strategies that are both realistic and achievable. The mitigation goals and objectives along with the risk assessment form the basis for the development of specific mitigation actions. County and municipal officials should consider the listed goals before making community policies, public investment programs, economic development programs, or community development decisions for their communities. The goals of Fayette County have largely remained the same since the last Plan update in 2025; however, the Plan now includes a greater emphasis on addressing technological hazards, particularly cyberattacks, in response to increasing reliance on digital infrastructure and recent incidents that have exposed new vulnerabilities. This expanded focus ensures that the County's mitigation strategy reflects evolving threats alongside traditional hazards.

- GOAL 1: Maximize the use of all resources by promoting intergovernmental coordination and partnerships in the public and private sectors
- GOAL 2: Harden communities against the impacts of disasters through the development of new mitigation strategies and strict enforcement of current regulations that have proven effective
- GOAL 3: Reduce and, where possible, eliminate repetitive damage, loss of life and property from disasters
- GOAL 4: Bring greater awareness throughout the community about potential hazards and the need for community preparedness
- GOAL 5: Respond promptly, appropriately, and efficiently in the event of natural or technological hazards

The below objectives state a more specific outcome that Fayette County strives to accomplish over the next 5 years. Action steps are the specific steps necessary to achieve these objectives. Objectives are not listed in order of importance.

- OBJECTIVE 1: Reduce damage to property and loss of life through the utilization of preventative activities
- OBJECTIVE 2: Minimize the damage to property and loss of life through property protection measures
- OBJECTIVE 3: Minimize the damage to property and loss of life through natural resource protection activities
- OBJECTIVE 4: Reduce damage to property and loss of life through the utilization of structural mitigation projects
- OBJECTIVE 5: Increase the ability of Fayette County, its municipalities, and its citizens to respond to natural and manmade hazards through emergency service measures
- OBJECTIVE 6: Increase public education and awareness of natural hazards
- OBJECTIVE 7: Minimize the impacts on local citizens, industry, and infrastructure of a technological hazard
- OBJECTIVE 8: Implement additional protective measures and capabilities in response to human-caused incidents
- OBJECTIVE 9: Increase public awareness of local human-caused hazards and proper response to those hazards

## 4.4 Identification and Analysis of Mitigation Techniques

### Requirement 201.6(c)(3)(ii)

In updating Fayette County’s mitigation strategy, a wide range of activities were considered to help achieve the mitigation goals and objectives. This includes the following activities as by the Emergency Management Accreditation Program (EMAP):

- The use of applicable building construction standards;
- Hazard avoidance through appropriate land-use practices;
- Relocation, retrofitting, or removal of structures at risk;
- Removal or elimination of the hazard;
- Reduction or limitation of the amount or size of the hazard;
- Segregation of the hazard from that which is to be protected;
- Modification of the basic characteristics of the hazard;
- Control of the rate of release of the hazard;
- Provision of protective systems or equipment for both cyber and/or physical risks;
- Establishment of hazard warning and communication procedures; and
- Redundancy or duplication of essential personnel, critical systems, equipment, and information materials.

### 4.4.1 Review of Previous Mitigation Actions

#### Requirement 201.6(d)(3)

For this Plan update, the Local Hazard Mitigation Planning Committee (LHMPC) was provided with a complete list of previously identified mitigation actions and asked to review the status of the actions. Each action was assigned one of the following status values:

- Completed: The action has been fully completed.
- Delete: The action has not been completed and has been removed from consideration (reasoning provided in table).
- In progress, carry over: The action is in progress, but has not been fully completed and will be carried over to this Plan.
- Not completed, carry over: The action was not started and will be carried over to this Plan.
- Not completed, carry over and modify: The action was not started and will be carried over to this Plan, but with modifications (reasoning provided in table).
- Ongoing, carry over: The action is completed and has become an ongoing activity or capability.

Table 4-2 lists the mitigation actions from the 2020 Plan with their current statuses.

### 4.4.2 Mitigation Actions

#### Requirement 201.6(c)(3)(iv)

#### Requirement 201.6(c)(3)(iii)

An updated list of mitigation actions (Table 4-3) was developed by combining “In progress, carry over”, “Not completed, carry over”, “Not completed, carry over and modify” (after applicable revisions), and “Ongoing, carry over” actions from the 2020 Plan with newly identified mitigation actions.

Table 4-3 provides specific details concerning each identified mitigation action, including the expected time frame, cost, assigned lead agency, assigned support agency (if applicable), and potential funding sources. The priority of each mitigation action was determined according to the STAPLEE criteria, which stands for Social, Technical, Administrative, Political, Legal, Economic and Environmental. This process led to three designated priorities: High, Medium, and Low. Most items that require grant funding must undergo a full Benefit Cost Analysis to determine the action's actual cost effectiveness prior to funding. This process will be completed as part of the grant opportunity application process.

Table 4-2. Mitigation actions included in the 2020 Plan with current statuses

2020 ID	Mitigation Action	Lead and Supporting Agency, Department, Organization <i>Jurisdiction</i>	Progress and Status (for 2025 Plan)	Notes
OBJECTIVE 1: Reduce damage to property and loss of life through the utilization of preventative activities				
1.a	Develop a strategy for the reduction of flooding in the Tinsley Mill Condominium Complex	Peachtree City Engineering <i>Fayette County and City of Peachtree City</i>	Not completed, carry over	
1.b	Acquire flood prone property in Fayette County, Peachtree City, Fayetteville, and Tyrone	Fayette County, Peachtree City, Fayetteville, and Tyrone Environmental Management <i>Fayette County, City of Peachtree City, City of Fayetteville, and Town of Tyrone</i>	Ongoing, carry over	Progress has been completed since the last Plan, including acquisitions on Honeysuckle Lane, Emerald Lake
1.c	Continue to enforce floodplain management requirements, including regulating new construction in SFHA	Fayette County and Municipal Environmental Management <i>All Jurisdictions</i>	Ongoing, carry over	
1.d	Waterproof homes in the City of Fayetteville that collect water and cause moisture problems for residents	Property Owners and City of Fayetteville <i>City of Fayetteville</i>	Delete	Delete as not within Jurisdiction's authority
1.e	Implement drainage project at Stonewall Apartments in Fayetteville	Property Owner <i>City of Fayetteville</i>	Not completed, carry over	
1.f	Strictly enforce the countywide outdoor burning ban from May to October to prevent wildland fires	County and Municipal Fire Departments <i>All Jurisdictions</i>	Ongoing, carry over	
1.g	Establish a system for recording hazard mitigation plan monitoring for inclusion in the next Plan update	Fayette County EMA <i>All Jurisdictions</i>	Not completed, carry over and modify	Modify to also include awareness of grant availability
1.h	Perform study of stormwater needs at Booker Avenue to determine best course of action to divert stormwater away from homes	Fayetteville Public Services <i>City of Fayetteville</i>	Completed	Study and work have been completed
1.i	Perform engineering study on Fenwyck Commons Draining Project	Fayette Public Services and Private Owners <i>City of Fayetteville</i>	Completed	Recommendations were provided to HOA and identified as private property concern
1.j	Maintain and enforce the Erosion and Sediment Control Act	Fayette County Public Works <i>All Jurisdictions</i>	Ongoing, carry over	

OBJECTIVE 2: Minimize the damage to property and loss of life through property protection measures				
2.a	Install generator and transfer switch at Tyrone Municipal Complex	Tyrone City Council <i>Fayette County and Town of Tyrone</i>	Completed	
2.b	Encourage retrofitting of existing and future public schools with special high wind resistant film for doors and windows	Fayette County BOE <i>All Jurisdictions</i>	Not completed, carry over	
2.c	Encourage retrofitting of existing and future county and municipal buildings with special high wind resistant film for doors and windows	Fayette County EMA and BOC <i>All Jurisdictions</i>	Not completed, carry over	
2.d	Purchase backup mobile generator and automated transfer switch for the City of Fayetteville Public Services Department	Fayetteville Public Services Department <i>City of Fayetteville</i>	Not completed, carry over	Funding has been acquired
2.e	Purchase backup mobile generator and enclosed trailer with lighting system for the Fayette County School System	Fayette County BOE <i>All Jurisdictions</i>	In progress, carry over	Completed for most schools, but not all
2.f	Upgrade the 20-year old generator at Fayette County Public Works and add transfer switch	Fayette County Water System <i>All Jurisdictions</i>	In progress, carry over	Grant has been acquired
2.g	Acquire a mobile backup generator for the Town of Tyrone	Tyrone Police Department and Public Works <i>Town of Tyrone</i>	Not completed, carry over	
2.h	Install generator at Station 91 in Fayetteville	Fayetteville Fire Department and EMA <i>City of Fayetteville</i>	Completed	
2.i	Install generator at Real Life Center to allow it to be able to accept donations during a disaster event	Real Life Center <i>All Jurisdictions</i>	Completed	
2.j	Install a generator and automatic transfer switch for Piedmont Fayette Central Plant	Piedmont Fayette <i>All Jurisdictions</i>	Not completed, carry over	
2.k	Replace current hospital generator and ATS at Piedmont Fayette	Piedmont Fayette <i>All Jurisdictions</i>	Not completed, carry over	
2.l	Purchase and install a generator for any needed location in the Piedmont Fayette campus and any accompanied and identified ATS	Piedmont Fayette <i>All Jurisdictions</i>	Not completed, carry over	
2.m	Purchase ATS to connect to portable generator as backup for existing generator	Piedmont Fayette <i>All Jurisdictions</i>	Not completed, carry over	

2.n	Build a tornado safe room at Fayette County Public Works facility	Fayette County Public Works and EMA <i>All Jurisdictions</i>	Not completed, carry over	
<b>OBJECTIVE 3: Minimize the damage to property and loss of life through natural resource protection activities</b>				
3.a	Implement a corrective action plan to upgrade/remove mobile home wastewater treatment systems located within the SFHA on both Morning and Whitewater Creeks	Fayette County Environmental Management <i>Fayette County</i>	Not completed, carry over	
3.b	Dredge portions of Starr's Mill pond to help reduce flooding at historic Starr's Mill and improve flow of water to the raw water pump station that provides water to the Crosstown Water Treatment Plant	Fayette County Water System <i>Fayette County</i>	Not completed, carry over and modify	Modify to only dredge as intake at Starr's Mill no longer exists
3.c	Dredge Pye Lake to increase flood control	Fayetteville Engineering <i>City of Fayetteville</i>	Not completed, carry over	
3.d	Perform creek bank stabilization project to control erosion and reduce damage to buildings	Fayette County Engineering and Property Owner <i>City of Fayetteville</i>	Not completed, carry over and modify	Modify to include county-owned property
3.e	Design and implement stabilization projects at eroding bank areas in the Lake Peachtree Watershed	Peachtree City Stormwater <i>Fayette County and City of Peachtree City</i>	Not completed, carry over	
3.f	Restore stream in Hunters Glen subdivision to decrease erosion	Fayetteville Public Services and Fayette County Environmental Management <i>Fayette County and City of Fayetteville</i>	Delete	Delete as not within jurisdiction's authority
3.g	Restore stream in Oak Street basin to decrease erosion and minimize flooding	Fayetteville Public Services and Fayette County Environmental Management <i>Fayette County and City of Fayetteville</i>	In progress, carry over	
3.h	Create a large regional retention pond at the Walker Concrete Plant site on West Georgia Avenue	Fayetteville Public Services <i>City of Fayetteville</i>	Not completed, carry over	
3.i	Purchase a generator for Animal Services	Fayette County Animal Services and EMA <i>All Jurisdictions</i>	Not completed, carry over	
3.j	Install lightning rods at critical facilities	Fayette County EMA and Critical Facility Operators <i>All Jurisdictions</i>	Not completed, carry over	

OBJECTIVE 4: Reduce damage to property and loss of life through the utilization of structural mitigation projects				
4.a	Implement a corrective action plan to upgrade Camp Creek culverts under Redwine Road	Fayette County Environmental Management <i>Fayette County</i>	Not completed, carry over	
4.b	Install adequate culverts beneath Roberts Road	Fayette County Road Department <i>Fayette County</i>	Not completed, carry over	
4.c	Replace two 8-foot diameter CMPs on Dogwood Trail at Flat Creek	Fayette County Road Department <i>Fayette County</i>	Completed	
4.d	Replace existing culvert on Silver Leaf Drive at Unnamed tributary	Fayette County Road Department <i>Fayette County</i>	Completed	
4.e	Replace triple 6-foot diameter CMPs on Darren Drive at Shoal Creek with concrete pipes or box culverts	Fayette County Road Department <i>Fayette County</i>	In progress, carry over	
4.f	Build a tornado shelter on or near station 93 for Hospital, GMC, and Pinewood Studios	Fayette County EMA <i>All Jurisdictions</i>	Delete	Delete as specified locations are the responsibility of private owners and the proposed location of the shelter would be ineffective given the that the locations are too spread out
4.g	Build a safe room at the new fire station in Fayetteville	Fayette County EMA <i>Fayette County and City of Fayetteville</i>	Delete	Delete as the fire station is built to a Risk Category 4 Level, so a shelter is unnecessary
4.h	Replace existing pipes and add additional drainage structures at Lawson Lane in Northridge subdivision	Fayette County Environmental Management and Public Works <i>Fayette County</i>	Completed	
4.i	Replace undersized popes with double box concrete culverts on Morning Dove Drive in Quail Hollow Subdivision	Fayette County Stormwater Utility and Public Works <i>Fayette County</i>	Completed	
4.j	Replace pipes with appropriately sized double box concrete culverts on Callaway Road	Fayette County Environmental Management and Public Works <i>Fayette County</i>	In progress, carry over	
4.k	Upgrade street culverts at the intersection of Jefferson Avenue and Hillsdale Drive	Fayetteville Engineering <i>City of Fayetteville</i>	Not completed, carry over	
4.l	Replace failing and undersized storm drains under five road segments to prevent flooding and road failure	Peachtree City Stormwater <i>City of Peachtree City</i>	Completed	

4.m	Complete Deep Forest drainage project by adding piping and establishing a drainage ditch on Oak Street and expand the capacity of the drainpipe at Deep Forest Lane and Oak Street	Fayetteville Public Services <i>City of Fayetteville</i>	In progress, carry over	
4.n	Replace undersized culvert on Jefferson Avenue	Fayetteville Public Services <i>City of Fayetteville</i>	In progress, carry over	
4.o	Replace undersized culvert on Hillsdale Drive	Fayetteville Public Services <i>City of Fayetteville</i>	Not completed, carry over	
4.p	Replace corrugated metal pipe on Hillsdale Drive at Cottonwood Drive	Fayetteville Public Services <i>City of Fayetteville</i>	Not completed, carry over	
4.q	Install 3 corrugated metal pips under Pye Court upstream of Pye Lake (Pye Ct is the only means of egress for 7 residential homes)	Fayetteville Public Services <i>City of Fayetteville</i>	Not completed, carry over	
4.r	Install two corrugated metal pipes under Woodgate Drive	Fayetteville Public Services <i>City of Fayetteville</i>	Completed	
4.s	Line 1,500 feet of drainage pipe along Carriage Lane	Fayetteville Public Services <i>City of Fayetteville</i>	Not completed, carry over	
4.t	Lower Heritage Lake Dam to prevent flooding of homes on the lake during heavy rain events	Fayetteville Public Services <i>City of Fayetteville</i>	Completed	
4.u	Replace drainage system under Honeysuckle Lane; residents upstream and downstream will also need to replace their systems	Fayetteville Public Services and Private Homeowners <i>City of Fayetteville</i>	In progress, carry over	
4.v	Increase the size of the Matthew and Friendship Road culverts	Fayette County Public Works <i>Fayette County</i>	In progress, carry over	
4.w	Repair Country Lakes subdivision water system and drainage issues	Country Lakes HOA <i>Fayette County</i>	Not completed, carry over	
4.x	Build a safe room at the Fayetteville City Hall and park area	Fayette County EMA <i>City of Fayetteville</i>	Not completed, carry over and modify	Modify to consolidate with other safe room actions and include all parks
4.y	Build a safe room at McCurry Park	Fayette County EMA <i>City of Fayetteville</i>	Not completed, carry over and modify	Modify to consolidate with other safe room actions and include all parks
4.z	Replace two 72-inch diameter (50'L) corrugated metal pipes under Woods Road	Public Works <i>Town of Brooks</i>	In progress, carry over	

**OBJECTIVE 5: Increase the ability of Fayette County, its municipalities, and its citizens to respond to natural and manmade hazards through emergency service measures**

5.a	Acquire additional barricades and other road closure resources for emergency road closures	Fayette County BOE, EMA, City of Fayetteville Police and Public Works, and City of Peachtree City Police and Public Works <i>All Jurisdictions</i>	In progress, carry over	Progress has been completed since the last Plan, including in City of Fayetteville
5.b	Equip all County and Municipal recreation parks with adequate lightning detection devices	Fayette County and Municipal Recreation Departments and EMA <i>All Jurisdictions</i>	In progress, carry over	Progress has been completed since the last Plan, including weather station at City Hall and Fayette County High School
5.c	Obtain off-road capable vehicles to include a 4x4 truck and/or ATVs for the Town of Tyrone	Tyrone Police Department <i>Town of Tyrone</i>	Completed	
5.d	Purchase 4x4 truck and/or ATV for the City of Fayetteville	Fayetteville Public Services <i>City of Fayetteville</i>	Completed	
5.e	Purchase mobile electronic signage for Fayette County and municipalities of Peachtree City, Fayetteville, and Tyrone	Fayette County EMA and Public Safety Agencies in Each Jurisdiction <i>All Jurisdictions</i>	In progress, carry over	
5.f	Acquire diesel and gasoline storage tanks for the Tyrone Police Department	Tyrone Police Department <i>Town of Tyrone</i>	Completed	
5.g	Establish a CERT Team within the Town of Tyrone	Tyrone Police Department <i>Town of Tyrone</i>	Not completed, carry over	
5.h	Train damage assessment teams in Brooks, Fayetteville, Peachtree City, Tyrone, and Woolsey	Fayette County Public Works and EMA <i>All Jurisdictions</i>	In progress, carry over	Progress has been completed since the last Plan with County team trained
5.i	Replace sanding truck	Fayette County Public Works <i>All Jurisdictions</i>	Completed	
5.j	Replace current, older chipper	Fayette County Public Works <i>All Jurisdictions</i>	Completed	
5.k	Purchase chainsaws and other handheld equipment	Fayette County Public Works <i>All Jurisdictions</i>	Ongoing, carry over	Equipment is purchased annually
5.l	Provide snow removal training to Public Works personnel	Fayette County Public Works <i>All Jurisdictions</i>	Ongoing, carry over	Limited virtual training was completed, as well as training during the last snow storm
5.m	Develop a plan for a direct tornado strike of Public Works facility	Fayette County Public Works and EMA <i>All Jurisdictions</i>	Not completed, carry over	Modify to "Harden public buildings for all hazards,

				designate plans and safety, all essential facilities"
5.n	Develop a plan and purchase proper equipment for the disposal of deceased animal	Fayette County Public Works <i>All Jurisdictions</i>	Not completed, carry over	
5.o	Purchase LED Light stations for nighttime operations	Fayette County EMA and Public Works <i>All Jurisdictions</i>	Completed	
5.p	Purchase trucks for Right of Way clearing and assessment of arterial roads	Fayette County Public Works <i>All Jurisdictions</i>	Completed	
5.q	Purchase bucket truck for tree assessment operations	Fayette County Public Works <i>All Jurisdictions</i>	Not completed, carry over	
5.r	Purchase a livestock trailer for animal services operations	Fayette County Animal Services <i>All Jurisdictions</i>	In progress, carry over	Progress has been completed since the last Plan with animal services currently building barn
5.s	Purchase ESI Net for 911 Center	Fayette County 911 <i>All Jurisdictions</i>	In progress, carry over	Currently waiting for State contract
5.t	Purchase 40 chainsaws and safety equipment and provide training for usage	Fayette County Sheriff's Office <i>All Jurisdictions</i>	In progress, carry over	
5.u	Purchase a portable shelter for use by animal services	Fayette County Animal Services <i>All Jurisdictions</i>	Not completed, carry over	
<b>OBJECTIVE 6: Increase public education and awareness of natural hazards</b>				
6.a	Develop a public awareness program about the installation of lightning grounding systems on critical infrastructure, residential, and business properties	Fayette County EMA <i>All Jurisdictions</i>	Ongoing, carry over	
6.b	Maintain the campaign to promote water-saving	Fayette County Water System, Fayetteville Water Department, Various Private Water Systems, and North Metro Water Planning District <i>All Jurisdictions</i>	Ongoing, carry over	
6.c	Work with the local cable and radio providers to develop and broadcast public education on emergency preparedness annually	Fayette County Information Systems, Comcast, and EMA <i>All Jurisdictions</i>	Ongoing, carry over	

OBJECTIVE 7: Minimize the impacts on local citizens, industry, and infrastructure of a technological hazard				
7.a	Develop a Dam Emergency Action Plan for all Category I dams in Fayette County	Dam Owners and Fayette County EMA <i>All Jurisdictions</i>	In progress, carry over	Progress has been completed since the last Plan with multiple EAPs completed, but some still remain
7.b	Establish a dam safety awareness program for residents who reside in Category I dam inundation areas	Fayette County EMA <i>All Jurisdictions</i>	Ongoing, carry over	
7.c	Work closely and proactively with Georgia Safe Dams Division regarding Category II dams that have potential to become Category I	Georgia Safe Dams and Fayette County EMA <i>All Jurisdictions</i>	Ongoing, carry over	
7.d	Develop a plan and strategy for the reduction of water levels of Category I dams prior to Tropical Cyclones	Dam Owners and Fayette County EMA <i>All Jurisdictions</i>	Not completed, carry over	
7.e	Ensure Phillips Lake Dam meets Georgia Safe Dams standards to prevent failure	Fayette County Stormwater and Public Works <i>All Jurisdictions</i>	In progress, carry over	
7.f	Remove trees along the BCS Pond Dam and rebuild the dam with a proper emergency spillway (current structure is not a category I or II)	Peachtree City Stormwater Utility <i>City of Peachtree City</i>	In progress, carry over	Outlet structure and outfall have been repaired, but the dam rehab has not occurred yet
7.g	Update Castle Lake Dam infrastructure to meet current Safe Dams standards	Castle Lake HOA <i>Town of Tyrone</i>	Delete	Delete as identified as private property concern
OBJECTIVE 8: Implement additional protective measures and capabilities in response to manmade incidents				
8.a	Develop security strategies and safeguards for the containment of hazardous material at fixed facilities	Fayette County EMA <i>All Jurisdictions</i>	Ongoing, carry over	
8.b	Develop a comprehensive multi-jurisdictional railroad disaster response plan	Fayette County EMA <i>All Jurisdictions</i>	Not completed, carry over	
8.c	Hold a tabletop exercise on a railroad disaster	Fayette County EMA <i>All Jurisdictions</i>	Not completed, carry over	
8.d	Continue to do pre-planning of industry facilities with known hazardous materials	Fayette County EMA and Fire Departments <i>All Jurisdictions</i>	Ongoing, carry over	
8.e	Purchase a JetVac truck for hazardous materials cleanup and mitigation efforts	Fayette County Public Works <i>All Jurisdictions</i>	Not completed, carry over	
8.f	Purchase “low tech” vehicles that would be operational in the event of an EMP detonation	Fayette County Board of Commissioners and Municipal	Delete	Delete as likelihood does not warrant action

		Councils <i>All Jurisdictions</i>		
OBJECTIVE 9: Increase public awareness of local manmade hazards and proper response to those hazards				
9.a	Implement a public awareness campaign regarding technological hazards	Fayette County EMA All Jurisdictions	Ongoing, carry over	

Table 4-3. Updated list of mitigation actions

2025 ID	2020 ID	Mitigation Action	Lead and Supporting Agency, Department, Organization Jurisdiction	Hazard(s) Addressed	Funding Source	Estimated Cost	Completion Timeframe	Priority
OBJECTIVE 1: Reduce damage to property and loss of life through the utilization of preventative activities								
1.a	1.a	Develop a strategy for the reduction of flooding in the Tinsley Mill Condominium Complex	Peachtree City Engineering <i>Fayette County and City of Peachtree City</i>	Flood; Thunderstorm; Tropical Cyclone	Local funds (general and CIP); FEMA/GEMA Hazard Mitigation Grants; Private funds	Staff time to develop strategy; \$1.25 million to implement	30 months	Medium
1.b	1.b	Acquire flood prone property in Fayette County, Peachtree City, Fayetteville, and Tyrone	Fayette County, Peachtree City, Fayetteville, and Tyrone Environmental Management <i>Fayette County, City of Peachtree City, City of Fayetteville, and Town of Tyrone</i>	Flood; Tropical Cyclone	Local funds (general and CIP); FEMA/GEMA Hazard Mitigation Grants; Private funds	\$750,000	60 months	High
1.c	1.c	Continue to enforce floodplain management requirements, including regulating new construction in SFHA	Fayette County and Municipal Environmental Management <i>All Jurisdictions</i>	Flood; Tropical Cyclone	Local general budget	Staff time	12 months	High
1.d	1.e	Implement drainage project at Stonewall Apartments in Fayetteville	Property Owner <i>City of Fayetteville</i>	Flood; Tropical Cyclone	Private funds	\$100,000	60 months	Medium
1.e	1.f	Strictly enforce the countywide outdoor burning ban from May to October to prevent wildland fires	County and Municipal Fire Departments <i>All Jurisdictions</i>	Wildfire	Local general budget	Staff time	12 months	Medium
1.f	1.g	Establish a system for recording hazard mitigation plan monitoring for inclusion	Fayette County EMA <i>All Jurisdictions</i>	All Natural Hazards	Local general budget	\$5,000	12 months	High

		in the next Plan update and a system for publicizing grant availability to lead and supporting agencies responsible for mitigation actions						
1.g	1.j	Maintain and enforce the Erosion and Sediment Control Act	Fayette County Public Works <i>All Jurisdictions</i>	Flood; Tropical Cyclone	Local general budget	Staff time	18 months	High
1.h	NEW	Perform Engineering study of Morning Creek for erosion stabilization	City of Fayetteville and Property Owners <i>City of Fayetteville</i>	Flood; Tropical Cyclone	FEMA/GEMA Hazard Mitigation Grants; Private funds	\$60,000	48 months	Medium
<b>OBJECTIVE 2: Minimize the damage to property and loss of life through property protection measures</b>								
2.a	2.b	Encourage retrofitting of existing and future public schools with special high wind resistant film for doors and windows	Fayette County BOE <i>All Jurisdictions</i>	Thunderstorm; Tornado; Tropical Cyclone	Local funds (general and CIP); FEMA/GEMA Hazard Mitigation Grants; Private funds	\$20,000 per school	48 months	Medium
2.b	2.c	Encourage retrofitting of existing and future county and municipal buildings with special high wind resistant film for doors and windows	Fayette County EMA and BOC <i>All Jurisdictions</i>	Thunderstorm; Tornado; Tropical Cyclone	Local funds (general and CIP); FEMA/GEMA Hazard Mitigation Grants; Private funds	\$10,000 to 20,000 per building	60 months	Medium
2.c	2.d	Purchase backup mobile generator and automated transfer switch for the City of Fayetteville Public Services Department	Fayetteville Public Services Department <i>City of Fayetteville</i>	Earthquake; Thunderstorm; Tornado; Tropical Cyclone; Winter Weather	Local funds (general and CIP); FEMA/GEMA Hazard Mitigation Grants; Private funds	\$50,000	48 months	Medium
2.d	2.e	Purchase backup mobile generator and enclosed trailer with lighting system for the Fayette County School System	Fayette County BOE <i>All Jurisdictions</i>	Earthquake; Thunderstorm; Tornado; Tropical Cyclone;	Local funds (general and CIP); FEMA/GEMA Hazard Mitigation	\$75,000	48 months	Medium

				Winter Weather	Grants; Private funds			
2.e	2.f	Upgrade the 20-year old generator at Fayette County Public Works and add transfer switch	Fayette County Water System <i>All Jurisdictions</i>	Earthquake; Thunderstorm; Tornado; Tropical Cyclone; Winter Weather	Local funds (general and CIP); FEMA/GEMA Hazard Mitigation Grants; Private funds	\$50,000	48 months	Medium
2.f	2.g	Acquire a mobile backup generator for the Town of Tyrone	Tyrone Police Department and Public Works <i>Town of Tyrone</i>	Earthquake; Thunderstorm; Tornado; Tropical Cyclone; Winter Weather	Local funds (general and CIP); FEMA/GEMA Hazard Mitigation Grants; Private funds	\$55,000	48 months	Medium
2.g	2.j	Install a generator and automatic transfer switch for Piedmont Fayette Central Plant	Piedmont Fayette <i>All Jurisdictions</i>	Earthquake; Thunderstorm; Tornado; Tropical Cyclone; Winter Weather	FEMA/GEMA Hazard Mitigation Grants; Private funds	\$100,000	60 months	Medium
2.h	2.k	Replace current hospital generator and ATS at Piedmont Fayette	Piedmont Fayette <i>All Jurisdictions</i>	Earthquake; Thunderstorm; Tornado; Tropical Cyclone; Winter Weather	FEMA/GEMA Hazard Mitigation Grants; Private funds	\$500,000	60 months	Medium
2.i	2.l	Purchase and install a generator for any needed location in the Piedmont Fayette campus and any accompanied and identified ATS	Piedmont Fayette <i>All Jurisdictions</i>	Earthquake; Thunderstorm; Tornado; Tropical Cyclone; Winter Weather	FEMA/GEMA Hazard Mitigation Grants; Private funds	\$300,000	60 months	Medium

2.j	2.m	Purchase ATS to connect to portable generator as backup for existing generator	Piedmont Fayette <i>All Jurisdictions</i>	Earthquake; Thunderstorm; Tornado; Tropical Cyclone; Winter Weather	FEMA/GEMA Hazard Mitigation Grants; Private funds	\$50,000	24 months	Medium
2.k	2.n	Build a tornado safe room at Fayette County Public Works facility	Fayette County Public Works and EMA <i>All Jurisdictions</i>	Thunderstorm; Tornado; Tropical Cyclone	Local funds (general and CIP); FEMA/GEMA Hazard Mitigation Grants; Private funds	\$200,000	48 months	Medium
2.l	NEW	Acquire a generator and back-up power to a main switch gear at South Fayette Water Treatment Plant	Fayette County Water Systems <i>All Jurisdictions</i>	Earthquake; Thunderstorm; Tornado; Tropical Cyclone; Winter Weather	Local funds (general and CIP); FEMA/GEMA Hazard Mitigation Grants	\$1.1 to 3 million	2 years	High
2.m	NEW	Acquire a portable generator to back up all pump stations and tanks	Fayette County Water Systems <i>All Jurisdictions</i>	Earthquake; Thunderstorm; Tornado; Tropical Cyclone; Winter Weather	Local funds (general and CIP); FEMA/GEMA Hazard Mitigation Grants	\$1 million	1 year	Medium
2.n	NEW	Replace all surge suppression for major pumps and motors	Fayette County Water Systems <i>All Jurisdictions</i>	Earthquake; Thunderstorm; Tornado; Tropical Cyclone; Winter Weather	Local funds (general and CIP); FEMA/GEMA Hazard Mitigation Grants	\$100,000	24 months	Medium
2.o	NEW	Replace and upsize all cables between electrical building and filter building at South Fayette Water Treatment Plant	Fayette County Water Systems <i>All Jurisdictions</i>	Earthquake; Thunderstorm; Tornado; Tropical Cyclone;	Local funds (general and CIP); FEMA/GEMA Hazard Mitigation Grants	\$2 million	36 months	High

				Winter Weather				
<b>OBJECTIVE 3: Minimize the damage to property and loss of life through natural resource protection activities</b>								
3.a	3.a	Implement a corrective action plan to upgrade/remove mobile home wastewater treatment systems located within the SFHA on both Morning and Whitewater Creeks	Fayette County Environmental Management <i>Fayette County</i>	Flood; Tropical Cyclone	Local funds (general and CIP); FEMA/GEMA Hazard Mitigation Grants; Private funds	\$50,000	60 months	Low
3.b	3.b	Dredge portions of Starr’s Mill pond to help reduce flooding at historic Starr’s Mill	Fayette County Water System <i>Fayette County</i>	Flood; Tropical Cyclone	Local funds (general and CIP); FEMA/GEMA Hazard Mitigation Grants; Private funds	\$2 million	60 months	Low
3.c	3.c	Dredge Pye Lake to increase flood control	Fayetteville Engineering <i>City of Fayetteville</i>	Flood; Tropical Cyclone	Local funds (general and CIP); FEMA/GEMA Hazard Mitigation Grants; Private funds	\$600,000 to \$1 million	60 months	Low
3.d	3.d	Perform creek bank stabilization project to control erosion and reduce damage to county-owned property	Fayette County Engineering and Property Owner <i>City of Fayetteville</i>	Flood; Tropical Cyclone	Local funds (general and CIP); FEMA/GEMA Hazard Mitigation Grants; Private funds	\$100,000	48 months	Medium
3.e	3.e	Design and implement stabilization projects at eroding bank areas in the Lake Peachtree Watershed	Peachtree City Stormwater <i>Fayette County and City of Peachtree City</i>	Flood; Tropical Cyclone	Local funds (general and CIP); FEMA/GEMA Hazard Mitigation Grants; Private funds	\$1 million	60 months	Medium

3.f	3.g	Restore stream in Oak Street basin to decrease erosion and minimize flooding	Fayetteville Public Services and Fayette County Environmental Management <i>Fayette County and City of Fayetteville</i>	Flood; Thunderstorm; Tropical Cyclone	Local funds (general and CIP); FEMA/GEMA Hazard Mitigation Grants; Private funds	\$4 million	60 months	Low
3.g	3.h	Create a large regional retention pond at the Walker Concrete Plant site on West Georgia Avenue	Fayetteville Public Services <i>City of Fayetteville</i>	Flood; Thunderstorm; Tropical Cyclone	Local funds (general and CIP); FEMA/GEMA Hazard Mitigation Grants; Private funds	\$2 million	60 months	Low
3.h	3.i	Purchase a generator for Animal Services	Fayette County Animal Services and EMA <i>All Jurisdictions</i>	Thunderstorm; Tornado; Tropical Cyclone; Winter Weather	Local funds (general and CIP); FEMA/GEMA Hazard Mitigation Grants; Private funds	\$50,000	48 months	Medium
3.i	3.j	Install lightning rods at critical facilities	Fayette County EMA and Critical Facility Operators <i>All Jurisdictions</i>	Thunderstorm; Tropical Cyclone	Local funds (general and CIP); FEMA/GEMA Hazard Mitigation Grants; Private funds	\$40,000	48 months	Medium
<b>OBJECTIVE 4: Reduce damage to property and loss of life through the utilization of structural mitigation projects</b>								
4.a	4.a	Implement a corrective action plan to upgrade Camp Creek culverts under Redwine Road	Fayette County Environmental Management <i>Fayette County</i>	Flood; Tropical Cyclone	Local funds (general and CIP); FEMA/GEMA Hazard Mitigation Grants; Private funds	\$50,000	36 months	Medium
4.b	4.b	Install adequate culverts beneath Roberts Road	Fayette County Road Department <i>Fayette County</i>	Flood; Thunderstorm; Tropical Cyclone	Local funds (general and CIP); FEMA/GEMA Hazard Mitigation Grants; Private funds	\$200,000	48 months	Medium

4.c	4.e	Replace triple 6-foot diameter CMPs on Darren Drive at Shoal Creek with concrete pipes or box culverts	Fayette County Road Department <i>Fayette County</i>	Flood; Thunderstorm; Tropical Cyclone	Local funds (general and CIP); FEMA/GEMA Hazard Mitigation Grants; Private funds	\$75,000	24 months	High
4.d	4.j	Replace pipes with appropriately sized double box concrete culverts on Callaway Road	Fayette County Environmental Management and Public Works <i>Fayette County</i>	Flood; Thunderstorm; Tropical Cyclone	Local funds (general and CIP); FEMA/GEMA Hazard Mitigation Grants; Private funds	\$500,000	36 months	High
4.e	4.k	Upgrade street culverts at the intersection of Jefferson Avenue and Hillsdale Drive	Fayetteville Engineering <i>City of Fayetteville</i>	Flood; Thunderstorm; Tropical Cyclone	Local funds (general and CIP); FEMA/GEMA Hazard Mitigation Grants; Private funds	\$700,000	48 months	Medium
4.f	4.m	Complete Deep Forest drainage project by adding piping and establishing a drainage ditch on Oak Street and expand the capacity of the drainpipe at Deep Forest Lane and Oak Street	Fayetteville Public Services <i>City of Fayetteville</i>	Flood; Thunderstorm; Tropical Cyclone	Local funds (general and CIP); FEMA/GEMA Hazard Mitigation Grants; Private funds	\$200,000	36 months	Medium
4.g	4.n	Replace undersized culvert on Jefferson Avenue	Fayetteville Public Services <i>City of Fayetteville</i>	Flood; Thunderstorm; Tropical Cyclone	Local funds (general and CIP); FEMA/GEMA Hazard Mitigation Grants; Private funds	\$500,000	30 months	High
4.h	4.o	Replace undersized culvert on Hillsdale Drive	Fayetteville Public Services <i>City of Fayetteville</i>	Flood; Thunderstorm; Tropical Cyclone	Local funds (general and CIP); FEMA/GEMA Hazard Mitigation Grants; Private funds	\$200,000	60 months	Low

4.i	4.p	Replace corrugated metal pipe on Hillsdale Drive at Cottonwood Drive	Fayetteville Public Services <i>City of Fayetteville</i>	Flood; Thunderstorm; Tropical Cyclone	Local funds (general and CIP); FEMA/GEMA Hazard Mitigation Grants; Private funds	\$100,000	60 months	Low
4.j	4.q	Install 3 corrugated metal pips under Pye Court upstream of Pye Lake (Pye Ct is the only means of egress for 7 residential homes)	Fayetteville Public Services <i>City of Fayetteville</i>	Flood; Thunderstorm; Tropical Cyclone	Local funds (general and CIP); FEMA/GEMA Hazard Mitigation Grants; Private funds	\$200,000	30 months	High
4.k	4.s	Line 1,500 feet of drainage pipe along Carriage Lane	Fayetteville Public Services <i>City of Fayetteville</i>	Flood; Thunderstorm; Tropical Cyclone	Local funds (general and CIP); FEMA/GEMA Hazard Mitigation Grants; Private funds	\$500,000	30 months	High
4.l	4.u	Replace drainage system under Honeysuckle Lane; residents upstream and downstream will also need to replace their systems	Fayetteville Public Services and Private Homeowners <i>City of Fayetteville</i>	Flood; Thunderstorm; Tropical Cyclone	Local funds (general and CIP); FEMA/GEMA Hazard Mitigation Grants; Private funds	\$500,000	30 months	High
4.m	4.v	Increase the size of the Matthew and Friendship Road culverts	Fayette County Public Works <i>Fayette County</i>	Flood; Tropical Cyclone	Local funds (general and CIP); FEMA/GEMA Hazard Mitigation Grants; Private funds	\$100,000	30 months	Medium
4.n	4.w	Repair Country Lakes subdivision water system and drainage issues	Country Lakes HOA <i>Fayette County</i>	Flood; Tropical Cyclone	FEMA/GEMA Hazard Mitigation Grants; Private funds	\$2 million	60 months	Medium
4.o	4.x	Build safe rooms at Fayette County parks	Fayette County EMA <i>City of Fayetteville</i>	Tornado; Tropical Cyclone	Local funds (general and CIP); FEMA/GEMA Hazard Mitigation Grants; Private funds	\$200,000 per safe room	36 months	High

4.p	4.z	Replace two 72-inch diameter (50'L) corrugated metal pipes under Woods Road	Public Works <i>Town of Brooks</i>	Flood	Local funds (general and CIP); FEMA/GEMA Hazard Mitigation Grants	\$650,000	24 months	High
4.q	NEW	Complete a grounding assessment and repair for the 911 Center and radio sites	Fayette County 911 <i>All Jurisdictions</i>	All Hazards	Local funds (general and CIP)	\$675,000	18 months	Medium
<b>OBJECTIVE 5: Increase the ability of Fayette County, its municipalities, and its citizens to respond to natural and manmade hazards through emergency service measures</b>								
5.a	5.a	Acquire additional barricades and other road closure resources for emergency road closures	Fayette County BOE, EMA, City of Fayetteville Police and Public Works, and City of Peachtree City Police and Public Works <i>All Jurisdictions</i>	Earthquake; Flood; Thunderstorm; Tornado; Tropical Cyclone	Local funds (general and CIP); FEMA/GEMA Hazard Mitigation Grants; Private funds	\$150,000	60 months	Medium
5.b	5.b	Equip all County and Municipal recreation parks with adequate lightning detection devices	Fayette County and Municipal Recreation Departments and EMA <i>All Jurisdictions</i>	Thunderstorm; Tornado; Tropical Cyclone	Local funds (general and CIP); FEMA/GEMA Hazard Mitigation Grants; Private funds	\$300,000	48 months	High
5.c	5.e	Purchase mobile electronic signage for Fayette County and municipalities of Peachtree City, Fayetteville, and Tyrone	Fayette County EMA and Public Safety Agencies in Each Jurisdiction <i>All Jurisdictions</i>	Earthquake; Flood; Thunderstorm; Tornado; Tropical Cyclone; Wildfire	Local funds (general and CIP); FEMA/GEMA Hazard Mitigation Grants; Private funds	\$90,000	36 months	High
5.d	5.g	Establish a CERT Team within the Town of Tyrone	Tyrone Police Department <i>Town of Tyrone</i>	Earthquake; Thunderstorm; Tornado; Tropical Cyclone	Local funds (general and CIP); FEMA/GEMA Hazard Mitigation Grants; Private funds	\$35,000	36 months	Medium
5.e	5.h	Train damage assessment teams in Brooks, Fayetteville,	Fayette County Public Works and EMA <i>All Jurisdictions</i>	Earthquake; Flood; Thunderstorm;	Local funds (general and CIP)	Staff time	18 months	High

		Peachtree City, Tyrone, and Woolsey		Tornado; Tropical Cyclone; Winter Weather				
5.f	5.k	Purchase chainsaws and other handheld equipment	Fayette County Public Works <i>All Jurisdictions</i>	Earthquake; Thunderstorm; Tornado; Tropical Cyclone; Winter Weather	Local funds (general and CIP); FEMA/GEMA Hazard Mitigation Grants; Private funds	\$25,000	36 months	High
5.g	5.l	Provide snow removal training to Public Works personnel	Fayette County Public Works <i>All Jurisdictions</i>	Winter Weather	Local funds (general and CIP)	Staff time	12 months	High
5.h	5.m	Harden public buildings for all hazards and designate or develop plans for all essential facilities in the event of a direct hazard hit	Fayette County Public Works and EMA <i>All Jurisdictions</i>	All Natural Hazards	Local funds (general and CIP)	Staff time	18 months	High
5.i	5.n	Develop a plan and purchase proper equipment for the disposal of deceased animal	Fayette County Public Works <i>All Jurisdictions</i>	Drought; Extreme Temperature; Flood; Tropical Cyclone; Wildfire	Local funds (general and CIP)	Staff time	12 months	Low
5.j	5.q	Purchase bucket truck for tree assessment operations	Fayette County Public Works <i>All Jurisdictions</i>	Earthquake; Thunderstorm; Tornado; Tropical Cyclone; Winter Weather	Local funds (general and CIP); FEMA/GEMA Hazard Mitigation Grants; Private funds	\$50,000	24 months	Medium
5.k	5.r	Purchase a livestock trailer for animal services operations	Fayette County Animal Services <i>All Jurisdictions</i>	Drought; Extreme Temperature; Flood; Tropical Cyclone; Wildfire	Local funds (general and CIP); FEMA/GEMA Hazard Mitigation Grants; Private funds	\$15,000	36 months	Medium

5.l	5.s	Purchase ESI Net for 911 Center	Fayette County 911 <i>All Jurisdictions</i>	Earthquake; Flood; Thunderstorm; Tornado; Tropical Cyclone; Winter Weather	Local funds (general and CIP); FEMA/GEMA Hazard Mitigation Grants; Private funds	\$80,000	30 months	Medium
5.m	5.t	Purchase 40 chainsaws and safety equipment and provide training for usage	Fayette County Sheriff's Office <i>All Jurisdictions</i>	Earthquake; Thunderstorm; Tornado; Tropical Cyclone; Winter Weather	Local funds (general and CIP); FEMA/GEMA Hazard Mitigation Grants; Private funds	\$25,000	30 months	Medium
5.n	5.u	Purchase a portable shelter for use by animal services	Fayette County Animal Services <i>All Jurisdictions</i>	Earthquake; Tropical Cyclone; Winter Weather	Local funds (general and CIP); FEMA/GEMA Hazard Mitigation Grants; Private funds	\$10,000	30 months	Medium
5.o	NEW	Acquire an autonomous robot dog to supplement the need for public safety personnel	Fayette County EMA <i>All Jurisdictions</i>	All Natural Hazards	FEMA/GEMA Hazard Mitigation Grants	\$100,000	24 months	Medium
5.p	NEW	Create a back up 911 Center	Fayette County 911 <i>All Jurisdictions</i>	All Hazards	Local funds (general and CIP)	\$1.5 million	18 months	Medium
<b>OBJECTIVE 6: Increase public education and awareness of natural hazards</b>								
6.a	6.a	Develop a public awareness program about the installation of lightning grounding systems on critical infrastructure, residential, and business properties	Fayette County EMA <i>All Jurisdictions</i>	Thunderstorm; Tornado; Tropical Cyclone	Local funds (general and CIP); FEMA/GEMA Hazard Mitigation Grants; Private funds	\$10,000	24 months	Medium

6.b	6.b	Maintain the campaign to promote water-saving	Fayette County Water System, Fayetteville Water Department, Various Private Water Systems, and North Metro Water Planning District <i>All Jurisdictions</i>	Drought; Extreme Temperature; Flood; Tropical Cyclone; Wildfire	Local funds (general and CIP)	\$15,000	12 months	High
6.c	6.c	Work with the local cable and radio providers to develop and broadcast public education on emergency preparedness annually	Fayette County Information Systems, Comcast, and EMA <i>All Jurisdictions</i>	All Natural Hazards	Local funds (general and CIP)	Staff time	18 months	High
6.d	NEW	Early warning systems and weather apps should be advertised in many areas, such as websites, media, social media.	Fayette County EMA <i>All Jurisdictions</i>	All Natural Hazards	Local funds (general)	\$20,000	12 months	Medium
6.e	NEW	Create a public outreach campaign for how to safely care for pets during extreme temperature events	Fayette County Animal Services <i>All Jurisdictions</i>	Extreme Temperature	Local funds (general)	\$5,000	12 months	Low

**OBJECTIVE 7: Minimize the impacts on local citizens, industry, and infrastructure of a technological hazard**

7.a	7.a	Develop a Dam Emergency Action Plan for all Category I dams in Fayette County	Dam Owners and Fayette County EMA <i>All Jurisdictions</i>	Dam Failure; Terrorism	Local funds (general and CIP)	Staff time	18 months	High
7.b	7.b	Establish a dam safety awareness program for residents who reside in Category I dam inundation areas	Fayette County EMA <i>All Jurisdictions</i>	Dam Failure; Terrorism	Local funds (general and CIP); FEMA/GEMA Hazard Mitigation Grants; Private funds	\$5,000	24 months	High
7.c	7.c	Work closely and proactively with Georgia Safe Dams Division regarding Category II	Georgia Safe Dams and Fayette County EMA <i>All Jurisdictions</i>	Dam Failure; Terrorism	Local funds (general and CIP)	Staff Time	18 months	Medium

		dams that have potential to become Category I						
7.d	7.d	Develop a plan and strategy for the reduction of water levels of Category I dams prior to Tropical Cyclones	Dam Owners and Fayette County EMA <i>All Jurisdictions</i>	Dam Failure; Terrorism	Local funds (general and CIP)	Staff time	24 months	Medium
7.e	7.e	Ensure Phillips Lake Dam meets Georgia Safe Dams standards to prevent failure	Fayette County Stormwater and Public Works <i>All Jurisdictions</i>	Dam Failure; Terrorism	Local funds (general and CIP); FEMA/GEMA Hazard Mitigation Grants; Private funds	\$500,000	36 months	High
7.f	7.f	Remove trees along the BCS Pond Dam and rebuild the dam with a proper emergency spillway (current structure is not a category I or II)	Peachtree City Stormwater Utility <i>City of Peachtree City</i>	Dam Failure; Terrorism	Local funds (general and CIP); FEMA/GEMA Hazard Mitigation Grants; Private funds	\$500,000	60 months	Medium
7.g	NEW	Create engineering plans to remove County-owned dams are in poor condition (Phillips and Kozisek)	Fayette County Stormwater and Public Works <i>All Jurisdictions</i>	Dam Failure; Terrorism	Local funds (general and CIP); FEMA/GEMA Hazard Mitigation Grants	\$250,000	36 months	Medium
7.h	NEW	Establish channels with DPH to ensure close coordination in the event of emergent infectious disease events	Fayette County EMA and DPH <i>All Jurisdictions</i>	Emergent Infectious Disease	Local funds (general); DPH funds	Staff time	12 months	Medium
<b>OBJECTIVE 8: Implement additional protective measures and capabilities in response to manmade incidents</b>								
8.a	8.a	Develop security strategies and safeguards for the containment of hazardous material at fixed facilities	Fayette County EMA <i>All Jurisdictions</i>	Hazardous Material; Terrorism; Transportation Incident	Local funds (general and CIP); FEMA/GEMA Hazard Mitigation Grants; Private funds	\$350,000	60 months	Medium

8.b	8.b	Develop a comprehensive multi-jurisdictional railroad disaster response plan	Fayette County EMA <i>All Jurisdictions</i>	Hazardous Material; Infrastructure Failure; Terrorism; Transportation Incident	Local funds (general and CIP); FEMA/GEMA Hazard Mitigation Grants; Private funds	\$10,000	48 months	Medium
8.c	8.c	Hold a tabletop exercise on a railroad disaster	Fayette County EMA <i>All Jurisdictions</i>	Hazardous Material; Infrastructure Failure; Terrorism; Transportation Incident	Local funds (general and CIP)	\$2,000	24 months	High
8.d	8.d	Continue to do pre-planning of industry facilities with known hazardous materials	Fayette County EMA and Fire Departments <i>All Jurisdictions</i>	Hazardous Material; Terrorism	Local funds (general and CIP)	Staff time	24 months	High
8.e	8.e	Purchase a JetVac truck for hazardous materials cleanup and mitigation efforts	Fayette County Public Works <i>All Jurisdictions</i>	Hazardous Material; Terrorism; Transportation Incident	Local funds (general and CIP); FEMA/GEMA Hazard Mitigation Grants; Private funds	\$45,000	36 months	Medium
8.f	NEW	Inventory all legacy systems within IT's purview, plan for phased modernization, and isolate critical old systems with strong controls	Fayette County IT <i>All Jurisdictions</i>	Cyberattack	Local funds (general and CIP)	\$75,000	12 months	Medium
8.g	NEW	Implement mandatory, regular security awareness training and enforce strong password policies with multifactor authentication (MFA)	Fayette County IT <i>All Jurisdictions</i>	Cyberattack	Local funds (general and CIP)	\$20,000	6 months	High
8.h	NEW	Classify and protect sensitive data, establish robust backups, and	Fayette County IT <i>All Jurisdictions</i>	Cyberattack	Local funds (general and CIP)	\$100,000	24 months	High

		conduct regular incident response drills						
OBJECTIVE 9: Increase public awareness of local manmade hazards and proper response to those hazards								
9.a	9.a	Implement a public awareness campaign regarding technological hazards	Fayette County EMA <i>All Jurisdictions</i>	All Technological Hazards	Local funds (general and CIP); FEMA/GEMA Hazard Mitigation Grants; Private funds	\$10,000	18 months	High

## Chapter 5 Maintenance and Implementation

### 5.1 Summary of Updates for Chapter 5

The following table provides a description of each section of this chapter and a summary of the changes that have been made to the Fayette County Hazard Mitigation Plan 2020.

Chapter 5 Section	Updates
Maintenance	Identification of mitigation goals
Plan Distribution	Verbiage updated
Implementation	Verbiage updated
Evaluation	Verbiage updated
Plan Update	Verbiage updated

### 5.2 Maintenance

Requirement 201.6(c)(4)(i)

To adhere to best practices, state and federal guidelines, and lessons learned, the Local Hazard Mitigation Planning Committee (LHMPC) has developed a method to ensure the regular review and update of the Plan occurs.

The LHMPC will reconvene annually in February to monitor and evaluate the progress of the mitigation strategies in the Plan. Fayette County's Emergency Management Agency Director, Brian Davis, will be responsible for implementing this meeting. The LHMPC will discuss the following questions annually:

- Do the goals address current and expected hazards and conditions?
- Are the goals and objectives still relevant to the County?
- Has the nature or magnitude of risks changed?
- Does the risk assessment portion of the Plan need to be updated or modified?
- Are the goals and objectives meeting changes in state and federal policy?
- Are the current resources appropriate for implementing the Plan?
- Are there local implementation problems, such as technical, political, legal, or coordination issues with other agencies?
- Did the jurisdictions, agencies, and other partners participate in the plan implementation process as proposed?

The responsible parties for various mitigation strategies will provide a report during this annual meeting regarding the following:

- How well did the implementation processes work?
- Were any difficulties encountered during implementation?
- How successful was the coordination of efforts?
- Are there any suggestions for revision of any strategies?

Fayette County's Emergency Management Agency Director will send the minutes from this annual meeting to the Fayette County Board of Commissioners and the municipalities of Brooks, Fayetteville, Peachtree City, Tyrone, and Woolsey for review.

If there are any updates or modifications to the Fayette County Hazard Mitigation Plan, the Emergency Management Agency Director will forward the changes to the Georgia Emergency Management Agency's (GEMA) Hazard Mitigation Officer. All annual reviews of the Fayette

County Hazard Mitigation Plan will be open to the public. These meetings will be advertised both in the local newspapers, but also on signage in the publicly used facility hosting the meeting.

### 5.3 Implementation

Requirement 201.6(c)(4)(ii)

Requirement 201.6(d)(3)

Each jurisdiction participating in the Fayette County Hazard Mitigation Plan is responsible for implementing specific mitigation actions as prescribed in this Plan. Every proposed strategy in the Plan is assigned to a specific local department or agency to assign responsibility and accountability and increase the likelihood of subsequent implementation. In addition to the designation of a local lead department or agency, some strategies have secondary or assisting department or agencies listed as well. This allows for a sharing of responsibility and coordination of effort for some of the identified strategies that cross lines of departmental responsibility. The completion date has been assigned to assess whether identified mitigation strategies are being implemented in a timely fashion.

Fayette County and all municipalities will seek outside funding sources to implement mitigation projects in both the pre-disaster and post-disaster environments. When applicable, potential funding sources have been identified and targeted for the proposed actions listed in the mitigation strategies. It will be the responsibility of each participating jurisdiction to determine additional implementation procedures beyond those listed within the Fayette County Hazard Mitigation Plan.

This Plan, as a joint effort between Fayette County and the municipalities of Brooks, Fayetteville, Peachtree City, Tyrone, and Woolsey will serve as a comprehensive mitigation plan. The mitigation strategies, hazard identification, and other information identified in this Plan will be integrated into all comprehensive Fayette County plans, as well as all municipality plans in the future. Incorporation of these strategies will occur, as necessary, throughout this planning cycle covered by this Hazard Mitigation Plan update. Aspects of this Plan will be integrated into the Fayette County Comprehensive Plan during the next planning cycle.

Identified hazards and mitigation strategies of the 2020 Fayette County Hazard Mitigation plan were integrated into the Local Emergency Operations Plan, the Fayette County Safety Action Plan, the County's American Water Infrastructure Act (AWIA) Emergency Response Plan, the County's AWIA Risk and Resilience Assessment Plan, multiple County and City standard operation procedures and standard operating guidelines, and future planning and zoning plans. Fayette County will integrate mitigation strategies identified in this plan into the Fayette County Comprehensive Plan, Fayette County Special Purpose Local Option Sales Tax (SPLOST) Plan, Debris Removal Plan, Continuity of Operations Plan, and other future plans. Strategies identified in the previous Plan were applied to grant applications, building and zoning requirements, and development planning considerations for Fayette County and all municipalities. Many of these strategies will be applied using previously identified policies and ordinances, including the National Flood Insurance Program (NFIP) compliance ordinances and water-use ordinances. All jurisdictions have the authority to adopt locally binding ordinances and policies to enhance the mitigation strategies in their jurisdiction.

Opportunities to integrate the requirements of this Plan into other local planning mechanisms shall continue to be identified. Although it is recognized that there are many possible benefits to

integrating components of this Plan into other local planning mechanisms, the development and maintenance of this stand-alone Hazard Mitigation Plan is deemed by the LHMPC to be the most effective and appropriate method to implement local hazard mitigation actions at this time.

## 5.4 Evaluation

### Requirement 201.6(c)(4)(i)

Periodic revisions and updates of the Fayette County Hazard Mitigation Plan may be required to ensure that the goals of this Plan are kept current with federal, state, and local regulations. These revisions should also consider any potential changes in the hazard vulnerability and mitigation priorities of Fayette County.

The LHMPC will meet annually to review the Fayette County Hazard Mitigation Plan. During this annual review, mitigation strategies will be reviewed to evaluate the progress that has occurred for each identified mitigation strategy. The LHMPC will also meet following any disaster event to review the identified mitigation strategies for that hazard and determine if timelines should be adjusted or additional mitigation strategies should be identified and added to the Plan. These steps will ensure that the Fayette County Hazard Mitigation Plan is continuously updated to allow for changes in hazard vulnerabilities and identified mitigation strategies.

The LHMPC will complete all evaluations of the Fayette County Hazard Mitigation Plan.

## 5.5 Plan Update

### Requirement 201.6(c)(4)(i)

The Federal Disaster Mitigation Act of 2000 requires that the Hazard Mitigation Plan be updated at least once every 5 years. The Fayette County Emergency Management Agency is the department responsible with ensuring this requirement is met. The LHMPC will be involved in this future process and will aid the Fayette County Emergency Management Agency in ensuring that all jurisdictions provide input into the planning process. The public will be invited to participate in the planning process through public hearings to be held whenever major updates to this Plan are needed and during annual review meetings.

At least 1 year prior to this Plan's expiration, Fayette County plans to begin the Hazard Mitigation Plan update process for the fifth time. This planning process will likely follow the same process performed for this Plan update, and include project management, LHMPC, and public meetings to accomplish the identified goals of the Fayette County Hazard Mitigation Plan update. This process will be headed up by the Fayette County Emergency Management Agency. The LHMPC will follow a similar process as was undertaken during this planning cycle to complete all Federal Emergency Management Agency (FEMA) and GEMA requirements for the Hazard Mitigation Plan update.

## Appendix A Planning Process

### A.1 Local Hazard Mitigation Planning Committee Invitation

Good Afternoon,

I hope this email finds you well.

Fayette County is beginning the process of updating its Multi-Jurisdictional Hazard Mitigation Plan ([view the 2020 Plan](#)), and **we would like to invite you to participate as a member of the Local Hazard Mitigation Planning Committee (LHMPC).**

The Hazard Mitigation Plan (HMP) is updated every five years to ensure that Fayette County and its communities continue to form the foundation for guiding risk reduction investments, which build community resilience. The planning process also ensures collaboration throughout the community, and is necessary to remain eligible for certain FEMA grant programs.

You have been identified as a key stakeholder with the necessary expertise to inform the HMP update – we are seeking your participation in the LHMPC.

As a member of the LHMPC, you would be asked to:

- Attend 3 to 4 meetings over the next 4 to 6 months (meetings will be in-person with a virtual option)
  - These meetings will cover topics, such as:
    - The list of hazards that affect Fayette County
    - Changes in land development and population since the last Plan
    - Risk assessments and community capabilities
    - Mitigation actions from the previous plan and potential new strategies
    - Public engagement and outreach efforts
    - Plan maintenance and implementation
- Review the draft Hazard Mitigation Plan and provide feedback before it is finalized.

**If you are willing to join the LHMPC, please reply to this email by February 26<sup>th</sup>, 2025 to confirm your participation.**

If you have any questions, please don't hesitate to reach out.

Thank you,

**Ariel Mallett**

*Assistant Director, Analytics*

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## A.2 Local Hazard Mitigation Committee Meeting Sign-In Sheets

### A.2.1 April 2, 2025



#### Fayette County Hazard Mitigation Plan Update

#### Meeting Sign-In Sheet

April 2, 2025

Name	Organization and Title	Email Address
Chet Ripka	911 Operations Mngr.	cripka@fayettecountyga.gov
Ted Lombard	FCBUSE-operations/Safety	lombard.ted@fayco.wg
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BRIAN EUBANKS	FAYETTE CO. SHERIFFS	beubanks@fayettecountyga.gov
Michael Jones	Fayette Co. Sheriff	m.jones@fayettecountyga.gov
JEFF HILL	FAYETTE CO. FIRE/EMS CHIEF	JHILL@FAYETTECOUNTYGA.GOV
Matt Bergen	Fayette Co. EMD/Utilities	mbergen@Fayettecountyga.gov
Tracy Thompson	Director Animal Control	tthompson@fayettecountyga.gov
Katye Voef	Fayette 911/Director	Kvoef@fayettecountyga.gov
BRYAN KELLER	FAYETTE EMU. MGMT OFFICER	BKELLER@FAYETTECOUNTYGA.GOV
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Andrey Toney	Fay. Cty. Board of Educ.	toney.andrey@fboc.org
Chris Hindman	City of Fayetteville Director	chindman@fayetteville-ga.gov
Rajen Rhodes	City of Fayetteville	rhodes@fayetteville-ga.gov
MAURICE UNGARO	Town of Brooks	MUNGARO@BrooksGA.com
CHRIS PEACOCK	CITY OF FAYETTEVILLE FIRE	cpeacock@Fayetteville-ga.gov
Linda Black	City of Fayetteville Fire	lblack@fayetteville-ga.gov
Brian Davis	Fayette Co. EMA Dir.	bdavis@Fayettecountyga.gov

A.2.2 June 4, 2025



Fayette County Hazard Mitigation Plan Update

Meeting Sign-In Sheet

June 4, 2025

Name	Organization and Title	Email Address
Cnet Ripka	911 - Ops Manager	cripka@fayettecounty.ga.gov
Linda Black	Fayetteville Fire Dept.	lblack@fayetteville-ga.gov
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Brian P. Davis	Fayette Co. EMA	bdavis@Fayettecountyga.gov
RANDY MUDDY	TYRONE PD	Randy.Muddy@tyronega.gov
Tracy Thompson	Fayette Co. Animal Control	tthompson@fayettecountyga.gov
MAURICE UNGARO	Town of Brooks	MUNGARO@BrooksGA-tn.gov

A.2.3 July 10, 2025



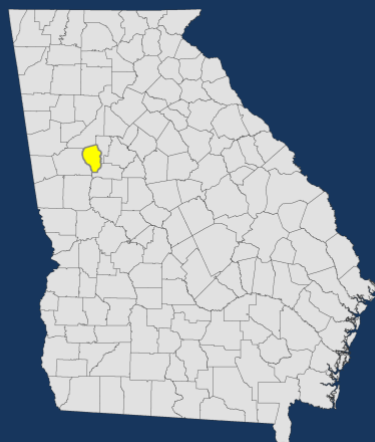
Fayette County Hazard Mitigation Plan Update

Meeting Sign-In Sheet

July 10, 2025

Name	Organization and Title	Email Address
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# Appendix B HAZUS Analysis and 3A Worksheets



# Hazard Risk Analyses Supplement to the Fayette County Joint Hazard Mitigation Plan



**Carl Vinson  
Institute of Government**  
**UNIVERSITY OF GEORGIA**

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# Introduction

The Federal Disaster Mitigation Act of 2000 (DMA2K) requires state, local, and tribal governments to develop and maintain a mitigation plan to be eligible for certain federal disaster assistance and hazard mitigation funding programs.

Mitigation seeks to reduce a hazard’s impacts, which may include loss of life, property damage, disruption to local and regional economies, and the expenditure of public and private funds for recovery. Sound mitigation must be based on a sound risk assessment that quantifies the potential losses of a disaster by assessing the vulnerability of buildings, infrastructure, and people.

In recognition of the importance of planning in mitigation activities, FEMA Hazus-MH, a powerful disaster risk assessment tool based on geographic information systems (GIS). This tool enables communities of all sizes to predict estimated losses from floods, hurricanes, earthquakes, and other related phenomena and to measure the impact of various mitigation practices that might help reduce those losses.

In 2024, the Georgia Department of Emergency Management partnered with the Carl Vinson Institute of Government at the University of Georgia to develop a detailed risk assessment focused on defining hurricane, riverine flood, and tornado risks in Fayette County, Georgia. This assessment identifies the characteristics and potential consequences of the disaster, how much of the community could be affected by the disaster, and the impact on community assets.

# Risk Assessment Process Overview

Hazus-MH Version 2.2 SP1 was used to perform the analyses for Fayette County. The Hazus-MH application includes default data for every county in the US. This Hazus-MH data was derived from a variety of national sources and in some cases the data are also several years old. Whenever possible, using local provided data is preferred. Fayette County provided building inventory information from the county’s property tax assessment system. This section describes the changes made to the default Hazus-MH inventory and the modeling parameters used for each scenario.

## County Inventory Changes

The default Hazus-MH site-specific point inventory was updated using data compiled from the Georgia Emergency Management Agency (GEMA). The default Hazus-MH aggregate inventory (General Building Stock) was also updated prior to running the scenarios. Reported losses reflect the updated data sets.

## General Building Stock Updates

General Building Stock (GBS) is an inventory category that consists of aggregated data (grouped by census geography — tract or block). Hazus-MH generates a combination of site-specific and aggregated loss estimates based on the given analysis and user input.

The GBS records for Fayette County were replaced with data derived from parcel and property assessment data obtained from Fayette County. The county provided property assessment data was current as of November 2024 and the parcel data current as of November 2024. Records without improvements were deleted. The parcel boundaries were converted to parcel points located in the centroids of each parcel boundary; then, each parcel point was linked to an assessor record based upon matching parcel numbers. The parcel assessor match-rate for Fayette County is 98.8%. The

generated building inventory represents the approximate locations (within a parcel) of structures. The building inventory was aggregated by census block. Both the tract and block tables were updated. Table 1 shows the results of the changes to the GBS tables by occupancy class.

Table 1: GBS Building Exposure Updates by Occupancy Class\*

General Occupancy	Default Hazus-MH Count	Updated Count	Default Hazus-MH Exposure	Updated Exposure
Agricultural	134	2	\$31,907,000	\$182,000
Commercial	2,221	2,227	\$1,754,991,000	\$1,556,722,000
Education	92	69	\$96,192,000	\$256,097,000
Government	63	44	\$54,378,000	\$102,952,000
Industrial	678	702	\$402,728,000	\$451,804,000
Religious	261	219	\$233,523,000	\$168,178,000
Residential	37,690	42,361	\$11,912,440,000	\$12,182,648,000
<b>Total</b>	<b>41,139</b>	<b>45,624</b>	<b>\$14,486,159,000</b>	<b>\$14,718,583,000</b>

\*The exposure values represent the total number and replacement cost for all Fayette County Buildings

For Fayette County, the updated GBS was used to calculate hurricane wind losses. The flood losses and tornado losses were calculated from building inventory modeled in Hazus-MH as User-Defined Facility

(UDF)<sup>1</sup>, or site-specific points. Figure 1 shows the distribution of buildings as points based on the county provided data.

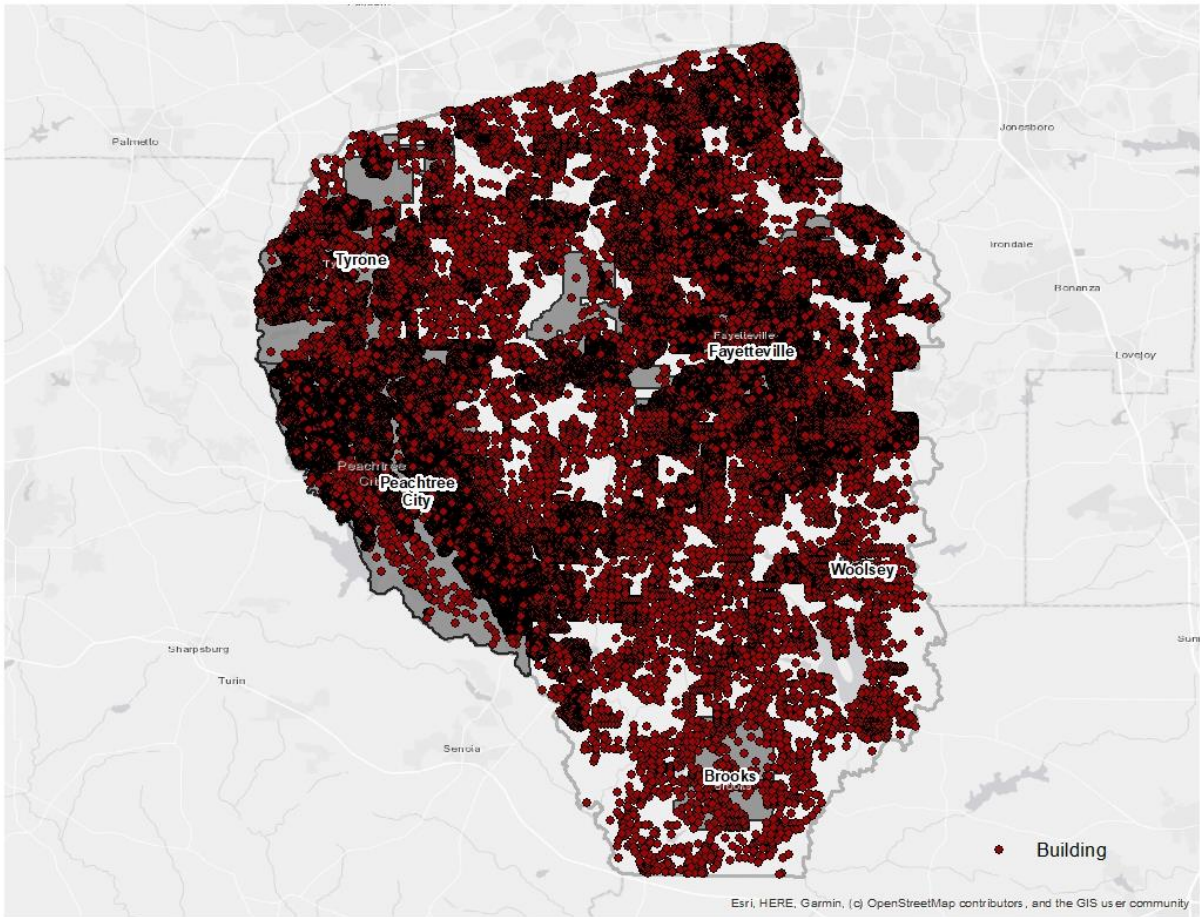


Figure 1: Fayette County Overview

## Essential Facility Updates

The default Hazus-MH essential facility data was updated to reflect improved information available in the Georgia Mitigation Information System (GMIS) as of November 2024. For these risk analyses, only GMIS data for buildings that Hazus-MH classified as Essential Facilities was integrated into Hazus-MH because the application provides specialized reports for these five facilities. Essential Facility inventory was updated for the analysis conducted for this report. The following table summarizes the counts and exposures, where available, by Essential Facility classification of the updated data.

### Essential facilities include:

- Care facilities
- EOCs
- Fire stations
- Police stations
- Schools

<sup>1</sup> The UDF inventory category in Hazus-MH allows the user to enter site-specific data in place of GBS data.

Table 2: Updated Essential Facilities

Classification	Updated Count	Updated Exposure
<b>Brooks</b>		
EOC	0	\$0
Care	0	\$0
Fire	1	\$1,900,000
Police	0	\$0
School	1	\$14,000,000
<b>Total</b>	<b>2</b>	<b>\$15,900,000</b>
<b>Fayetteville</b>		
EOC	1	\$7,500,000
Care	3	\$248,000,000
Fire	4	\$9,150,000
Police	4	\$86,761,000
School	6	\$122,000,000
<b>Total</b>	<b>18</b>	<b>\$473,411,000</b>
<b>Peachtree City</b>		
EOC	0	\$0
Care	0	\$0
Fire	4	\$7,000,000
Police	1	\$2,300,000
School	8	\$160,000,000
<b>Total</b>	<b>13</b>	<b>\$169,300,000</b>
<b>Tyrone</b>		
EOC	0	\$0
Care	0	\$0
Fire	1	\$5,200,000
Police	1	\$6,500,000
School	0	\$0
<b>Total</b>	<b>2</b>	<b>\$11,700,000</b>

Classification	Updated Count	Updated Exposure
<b>Woolsey</b>		
EOC	0	\$0
Care	0	\$0
Fire	1	\$2,500,000
Police	0	\$0
School	0	\$0
<b>Total</b>	<b>1</b>	<b>\$2,500,000</b>
<b>Unincorporated Areas of Fayette County</b>		
EOC	0	\$0
Care	0	\$0
Fire	6	\$16,400,000
Police	0	\$0
School	11	\$326,000,000
<b>Total</b>	<b>17</b>	<b>\$342,400,000</b>

# Assumptions and Exceptions

Hazus-MH loss estimates may be impacted by certain assumptions and process variances made in this risk assessment.

- The Fayette County analysis used Hazus-MH Version 2.2 SP1, which was released by FEMA in May 2015.
- County provided parcel and property assessment data may not fully reflect all buildings in the county. For example, some counties do not report not-for-profit buildings such as government buildings, schools and churches in their property assessment data. This data was used to update the General Building Stock as well as the User Defined Facilities applied in this risk assessment.
- Georgia statute requires that the Assessor's Office assign a code to all of the buildings on a parcel based on the buildings primary use. If there is a residential or a commercial structure on a parcel and there are also agricultural buildings on the same parcel Hazus-MH looks at the residential and commercial "primary" structures first and then combines the value of all secondary structures on that parcel with the value of the primary structure. The values and building counts are still accurate but secondary structures are accounted for under the same classification as the primary structure. Because of this workflow, the only time that a parcel would show a value for an agricultural building is when there are no residential or commercial structures on the parcel thus making the agricultural building the primary structure. This is the reason that agricultural building counts and total values seem low or are nonexistent.
- GBS updates from assessor data will skew loss calculations. The following attributes were defaulted or calculated:
  - Foundation Type was set from Occupancy Class
  - First Floor Height was set from Foundation Type
  - Content Cost was calculated from Replacement Cost
- It is assumed that the buildings are located at the centroid of the parcel.
- The essential facilities extracted from the GMIS were only used in the portion of the analysis designated as essential facility damage. They were not used in the update of the General Building Stock or the User Defined Facility inventory.

The hazard models included in this risk assessment included:

- Hurricane assessment which was comprised of a wind only damage assessment.
- Flood assessment based on the 1% annual chance event that includes riverine assessments.
- Tornado assessment based on GIS modeling.

# Hurricane Risk Assessment

## Hazard Definition

The National Hurricane Center describes a hurricane as a tropical cyclone in which the maximum sustained wind is, at minimum, 74 miles per hour (mph)<sup>2</sup>. The term hurricane is used for Northern Hemisphere tropical cyclones east of the International Dateline to the Greenwich Meridian. The term typhoon is used for Pacific tropical cyclones north of the Equator west of the International Dateline. Hurricanes in the Atlantic Ocean, Gulf of Mexico, and Caribbean form between June and November with the peak of hurricane season occurring in the middle of September. Hurricane intensities are measured using the Saffir-Simpson Hurricane Wind Scale (Table 3). This scale is a 1 to 5 categorization based on the hurricane's intensity at the indicated time.

Hurricanes bring a complex set of impacts. The winds from a hurricane produce a rise in the water level at landfall called storm surge. Storm surges produce coastal flooding effects that can be as damaging as the hurricane's winds. Hurricanes bring very intense inland riverine flooding. Hurricanes can also produce tornadoes that can add to the wind damages inland. In this risk assessment, only hurricane winds, and coastal storm surge are considered.

Table 3: Saffir-Simpson Hurricane Wind Scale

Category	Wind Speed (mph)	Damage
1	74 - 95	Very dangerous winds will produce some damage
2	96 - 110	Extremely dangerous winds will cause extensive damage
3	111 - 130	Devastating damage will occur
4	131 - 155	Catastrophic damage will occur
5	> 155	Catastrophic damage will occur

The National Oceanic and Atmospheric Administration's National Hurricane Center created the HURDAT database, which contains all of the tracks of tropical systems since the mid-1800s. This database was used to document the number of tropical systems that have affected Fayette County by creating a 20-mile buffer around the county to include storms that didn't make direct landfall in Fayette County but impacted the county. Note that the storms listed contain the peak sustained winds, maximum pressure and maximum attained storm strength for the entire storm duration. Since 1859, Fayette County has had 17 tropical systems within 20 miles of its county borders (Table 4).

Table 4: Tropical Systems affecting Fayette County<sup>3</sup>

YEAR	DATE RANGE	NAME	MAX WIND(Knots)	MAX PRESSURE	MAX CAT
1859	September 15 - 18	UNNAMED	70	0	H1

<sup>2</sup> National Hurricane Center (2011). "Glossary of NHC Terms." National Oceanic and Atmospheric Administration. <http://www.nhc.noaa.gov/aboutgloss.shtml#h>. Retrieved 2012-23-02.

<sup>3</sup> Atlantic Oceanic and Meteorological Laboratory (2012). "Data Center." National Oceanic and Atmospheric Administration. [http://www.aoml.noaa.gov/hrd/data\\_sub/re\\_anal.html](http://www.aoml.noaa.gov/hrd/data_sub/re_anal.html). Retrieved 7-20-2015.

YEAR	DATE RANGE	NAME	MAX WIND(Knots)	MAX PRESSURE	MAX CAT
1887	July 20 - 28	UNNAMED	85	0	H2
1893	September 27 - October 05	UNNAMED	115	948	H4
1898	September 25 - October 06	UNNAMED	115	977	H4
1900	September 11 - 15	UNNAMED	45	0	TS
1902	October 03 - 13	UNNAMED	90	970	H2
1903	September 09 - 16	UNNAMED	80	988	H1
1907	September 18 - 23	UNNAMED	40	0	TS
1912	June 07 - 17	UNNAMED	60	0	TS
1940	August 05 - 14	UNNAMED	85	1008	H2
1957	September 07 - 09	DEBBIE	35	1003	TS
1959	May 28 - June 02	ARLENE	55	1002	TS
1994	June 30 - July 07	ALBERTO	55	1014	TS
2004	August 25 - September 10	FRANCES	125	1009	H4
2021	June 17 - 23	CLAUDETTE	40	1008	E
2021	August 09 - 20	FRED	55	1013	TS
2022	November 06 - 11	NICOLE	65	1005	H1

Category Definitions:

TS – Tropical storm

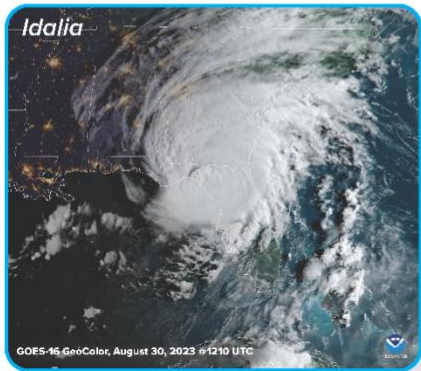
TD – Tropical depression

H1 – Category 1 (same format for H2, H3, H4, and H5)

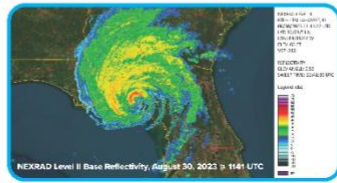
E – Extra-tropical cyclone

# Continental United States Hurricane Strikes 1950–2023\*

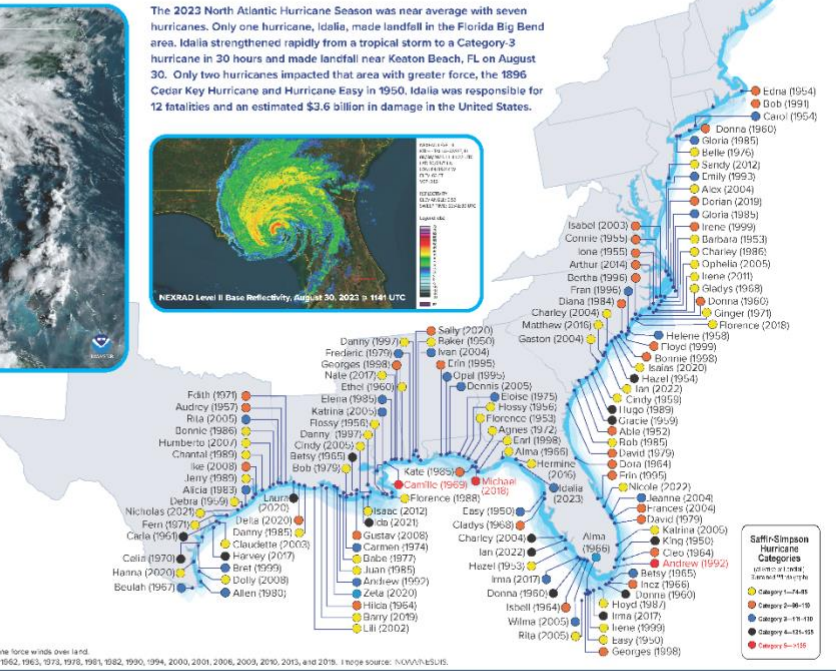
The GOES-16 enhanced image and NEXRAD Base Reflectivity image show Hurricane Idalia in detail.



The 2023 North Atlantic Hurricane Season was near average with seven hurricanes. Only one hurricane, Idalia, made landfall in the Florida Big Bend area. Idalia strengthened rapidly from a tropical storm to a Category-3 hurricane in 30 hours and made landfall near Keaton Beach, FL on August 30. Only two hurricanes impacted that area with greater force, the 1896 Cedar Key Hurricane and Hurricane Easy in 1950. Idalia was responsible for 12 fatalities and an estimated \$3.6 billion in damage in the United States.



**Hurricane Information**  
 Due to coverage density of storms, actual strike locations are approximate.  
 \*Strikes include hurricanes that did not make direct landfall but did produce hurricane force winds over land.  
 There were no hurricane strikes in the continental United States for the years 1961, 1962, 1963, 1973, 1978, 1981, 1982, 1990, 1994, 2000, 2001, 2006, 2009, 2010, 2013, and 2016. 1 note source: NOAA/NCEI/ES&D.



NOAA National Centers for Environmental Information  
 ncei.noaa.gov

Figure 2: Continental United States Hurricane Strikes: 1950 to 2023<sup>4</sup>

# Probabilistic Hurricane Scenario

The following probabilistic wind damage risk assessment modeled a Tropical Storm with maximum winds of 69 mph.

## Wind Damage Assessment

Separate analyses were performed to determine wind and hurricane storm surge related flood losses. This section describes the wind-based losses to Fayette County. Wind losses were determined from probabilistic models run for the Tropical Storm which equates to the 1% chance storm event. Figure 3 shows wind speeds for the modeled Tropical Storm.

<sup>4</sup> Source: NOAA National Centers for Environmental Information

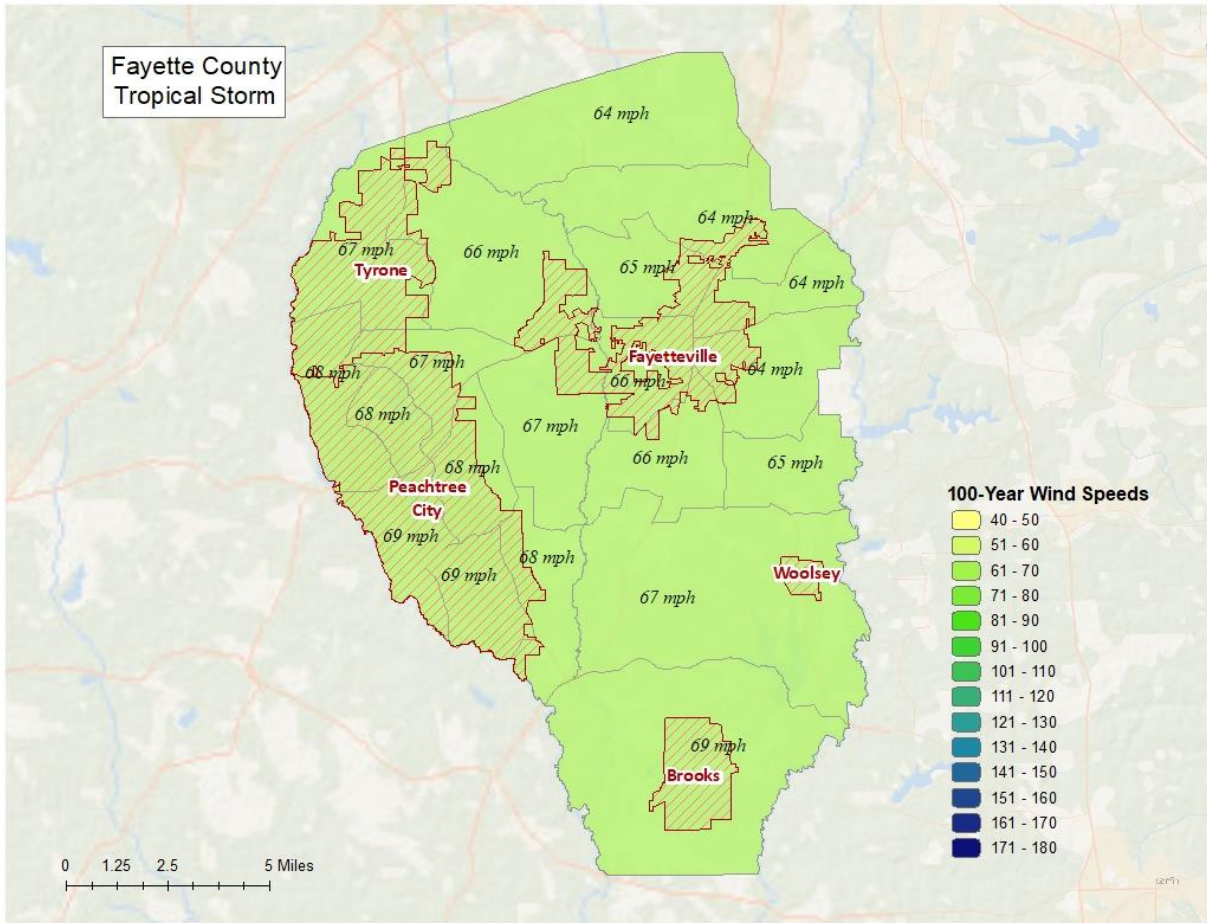


Figure 3: Wind Speeds by Storm Category

## Wind-Related Building Damages

Buildings in Fayette County are vulnerable to storm events, and the cost to rebuild may have significant consequences to the community. The following table shows a summary of the results of wind-related building damage in Fayette County for the Tropical Storm (100 Year Event). The loss ratio expresses building losses as a percentage of total building replacement cost in the county. Figure 4 illustrates the building loss ratios of the modeled Tropical Storm.

Table 5: Hurricane Wind Building Damage

Classification	Number of Buildings Damaged	Total Building Damage	Total Economic Loss <sup>5</sup>	Loss Ratio
Tropical Storm	46	\$11,277,560	\$18,636,500	0.08%

<sup>5</sup> Includes property damage (infrastructure, contents, and inventory) as well as business interruption losses.

Note that wind damaged buildings are not reported by jurisdiction. This is due to the fact that census tract boundaries – upon which hurricane building losses are based – do not closely coincide with jurisdiction boundaries.

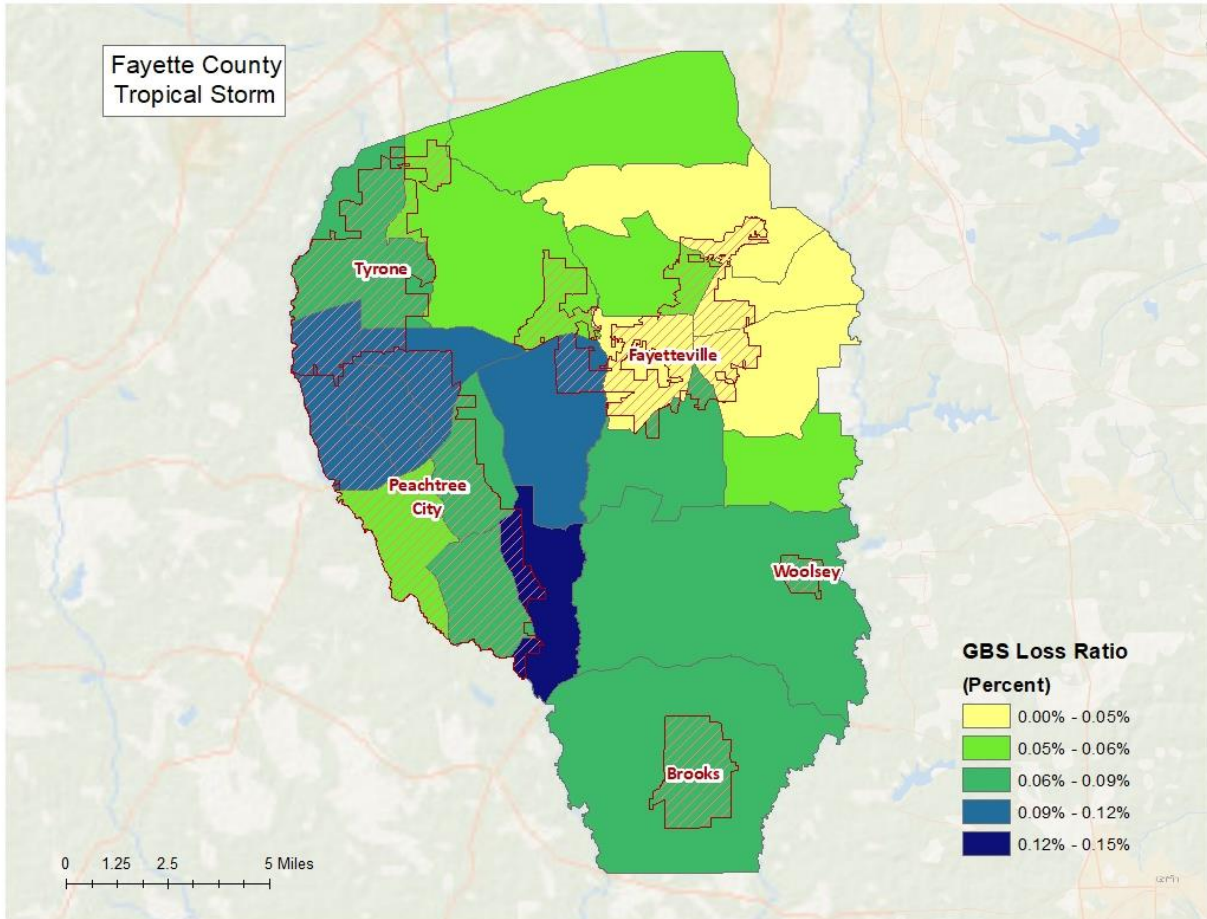


Figure 4: Hurricane Wind Building Loss Ratios

### Essential Facility Losses

Essential facilities are also vulnerable to storm events, and the potential loss of functionality may have significant consequences to the community. Hazus-MH identified the essential facilities that may be moderately or severely damaged by winds. The results are compiled in Table 6.

There are 53 essential facilities in Fayette County.

Classification	Number
EOCs	1
Fire Stations	17
Care Facilities	3
Police Stations	6
Schools	26

Table 6: Wind-Damaged Essential Facility Losses

Classification	Facilities At Least Moderately Damaged > 50%	Facilities Completely Damaged > 50%	Facilities with Expected Loss of Use (< 1 day)
Tropical Storm	1	0	53

## Shelter Requirements

Hazus-MH estimates the number of households evacuated from buildings with severe damage from high velocity winds as well as the number of people who will require short-term sheltering. Since the 1% chance storm event for Fayette County is a Tropical Storm, the resulting damage is not enough to displace Households or require temporary shelters as shown in the results listed in Table 7.

Table 7: Displaced Households and People

Classification	# of Displaced Households	# of People Needing Short-Term Shelter
Tropical Storm	0	0

## Debris Generated from Hurricane Wind

Hazus-MH estimates the amount of debris that will be generated by high velocity hurricane winds and quantifies it into three broad categories to determine the material handling equipment needed:

- Reinforced Concrete and Steel Debris
- Brick and Wood and Other Building Debris
- Tree Debris

Different material handling equipment is required for each category of debris. The estimates of debris for this scenario are listed in Table 8. The amount of hurricane wind related tree debris that is estimated to require pick up at the public’s expense is listed in the eligible tree debris column.

Table 8: Wind-Related Debris Weight (Tons)

Classification	Brick, Wood, and Other	Reinforced Concrete and Steel	Eligible Tree Debris	Other Tree Debris	Total
Tropical Storm	388	0	2,441	9,509	12,338

Figure 5 shows the distribution of all wind related debris resulting from a Tropical Storm. Each dot represents 20 tons of debris within the census tract in which it is located. The dots are randomly distributed within each census tract and therefore do not represent the specific location of debris sites.

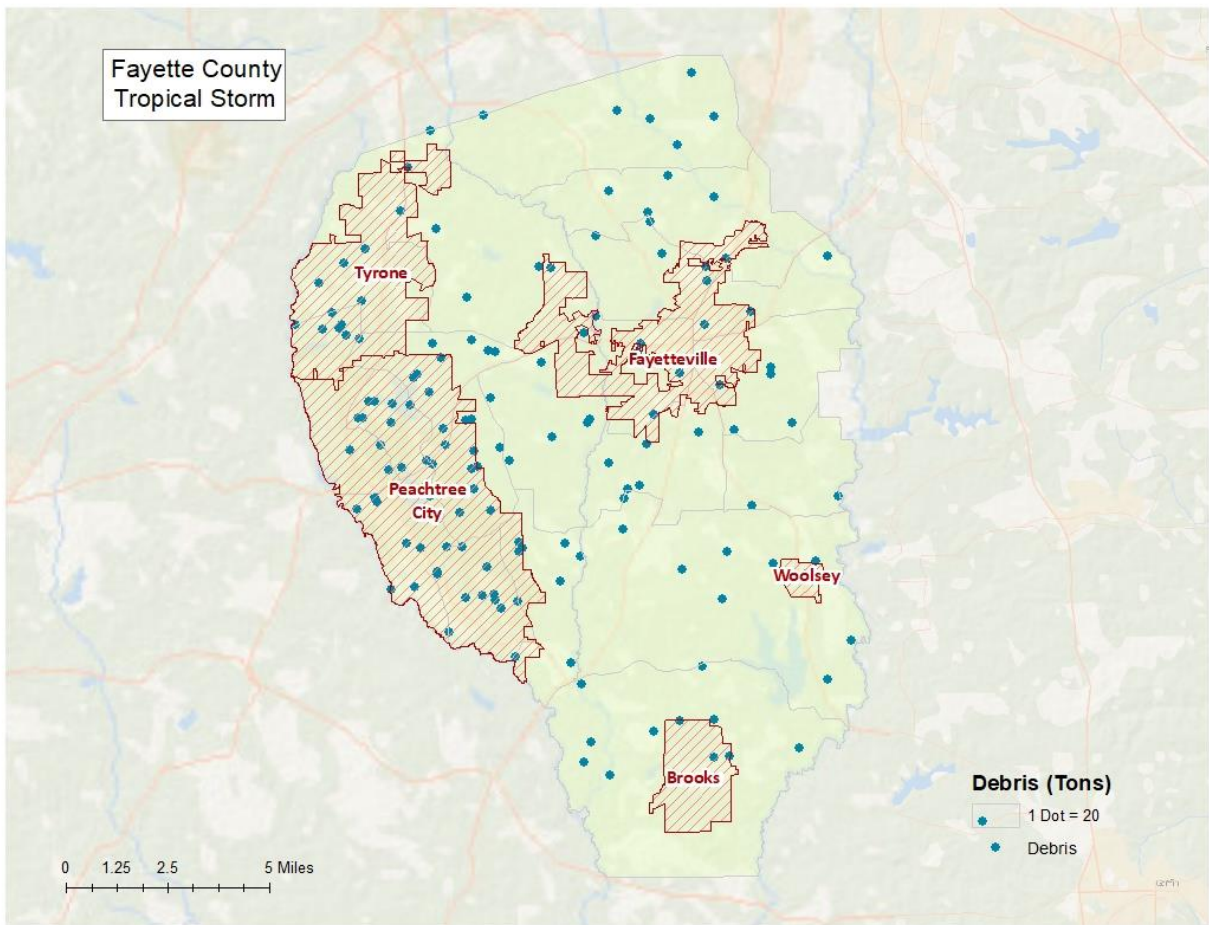


Figure 5: Wind-Related Debris Weight (Tons)

# Flood Risk Assessment

## Hazard Definition

Flooding is a significant natural hazard throughout the United States. The type, magnitude, and severity of flooding are functions of the amount and distribution of precipitation over a given area, the rate at which precipitation infiltrates the ground, the geometry and hydrology of the catchment, and flow dynamics and conditions in and along the river channel. Floods can be classified as one of three types: upstream floods, downstream floods, or coastal floods.

Upstream floods, also called flash floods, occur in the upper parts of drainage basins and are generally characterized by periods of intense rainfall over a short duration. These floods arise with very little warning and often result in locally intense damage, and sometimes loss of life, due to the high energy of the flowing water. Flood waters can snap trees, topple buildings, and easily move large boulders or other structures. Six inches of rushing water can upend a person; another 18 inches might carry off a car. Generally, upstream floods cause damage over relatively localized areas, but they can be quite severe in the local areas in which they occur. Urban flooding is a type of upstream flood. Urban flooding involves the overflow of storm drain systems and can be the result of inadequate drainage combined with heavy rainfall or rapid snowmelt. Upstream or flash floods can occur at any time of the year in Georgia, but they are most common in the spring and summer months.

Downstream floods, also called riverine floods, refer to floods on large rivers at locations with large upstream catchments. Downstream floods are typically associated with precipitation events that are of relatively long duration and occur over large areas. Flooding on small tributary streams may be limited, but the contribution of increased runoff may result in a large flood downstream. The lag time between precipitation and time of the flood peak is much longer for downstream floods than for upstream floods, generally providing ample warning for people to move to safe locations and, to some extent, secure some property against damage.

Coastal floods occurring on the Atlantic and Gulf coasts may be related to hurricanes or other combined offshore, nearshore, and shoreline processes. The effects of these complex interrelationships vary significantly across coastal settings, leading to challenges in the determination of the base (1-percent-annual-chance) flood for hazard mapping purposes. Land area covered by floodwaters of the base flood is identified as a Special Flood Hazard Area (SFHA).

The SFHA is the area where the National Flood Insurance Program's (NFIP) floodplain management regulations must be enforced and the area where the mandatory purchase of flood insurance applies. The owner of a structure in a high-risk area must carry flood insurance, if the owner carries a mortgage from a federally regulated or insured lender or servicer.

The Fayette County flood risk assessment analyzed at risk structures in the SFHA.

The following probabilistic risk assessment involves an analysis of a 1% annual chance riverine flood event (100-Year Flood) and a 1% annual chance coastal flood.

## Riverine 1% Flood Scenario

Riverine losses were determined from the 1% flood boundaries downloaded from the FEMA Flood Map Service Center in November 2024. The flood boundaries were overlaid with the USGS 10 meter DEM

using the Hazus-MH Enhanced Quick Look tool to generate riverine depth grids. The riverine flood depth grid was then imported into Hazus-MH to calculate the riverine flood loss estimates. Figure 6 illustrates the riverine inundation boundary associated with the 1% annual chance.

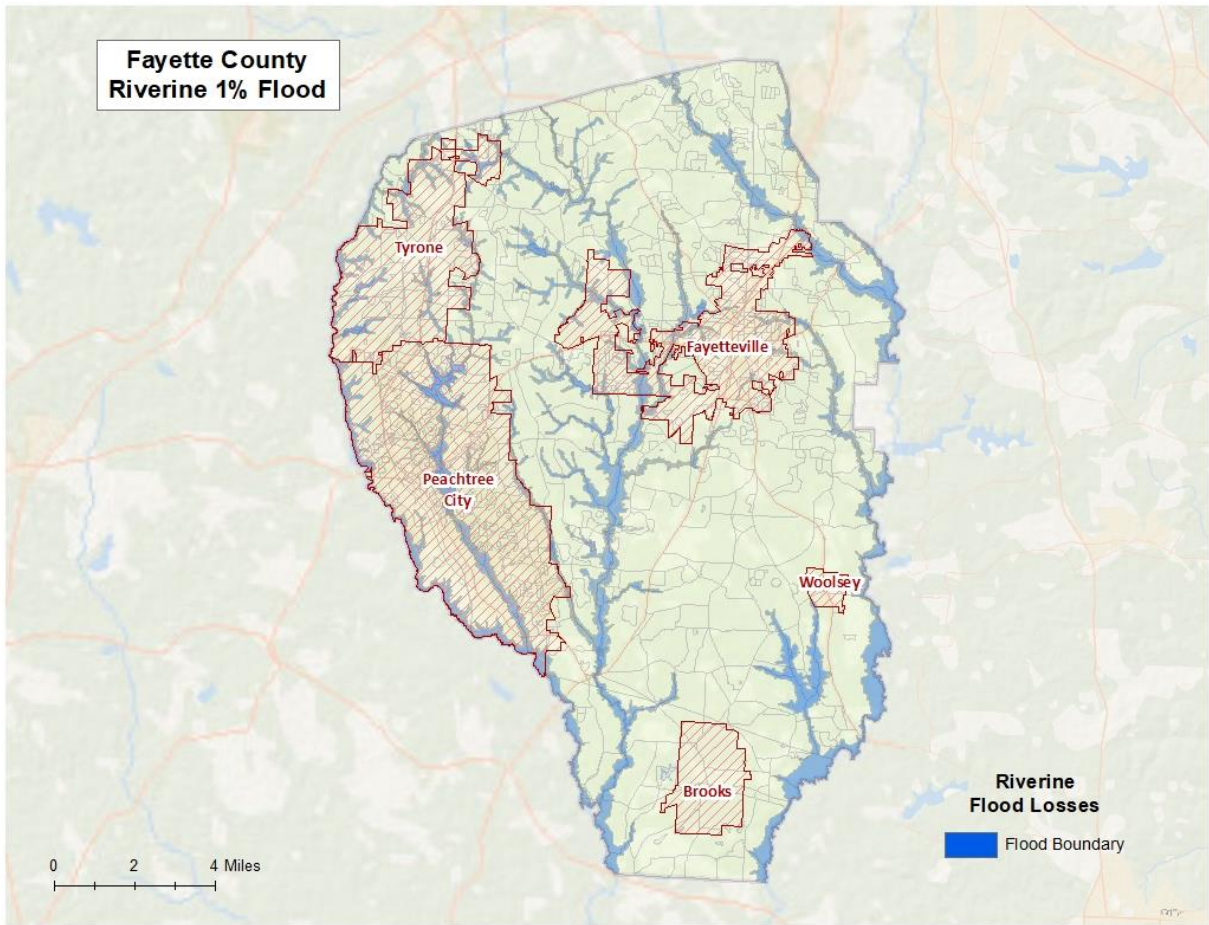


Figure 6: Riverine 1% Flood Inundation

## Riverine 1% Flood Building Damages

Buildings in Fayette County are vulnerable to flooding from events equivalent to the 1% riverine flood. The economic and social impacts from a flood of this magnitude can be significant. Table 9 provides a summary of the potential flood-related building damage in Fayette County by jurisdiction that might be experienced from the 1% flood. Figure 7 maps the potential loss ratios of total building exposure to losses sustained to buildings from the 1% flood by 2010 census block and Figure 8 illustrates the relationship of building locations to the 1% flood inundation boundary.

Table 9: Fayette County Riverine 1% Building Losses

Occupancy	Total Buildings in the Jurisdiction	Total Buildings Damaged in the Jurisdiction	Total Building Exposure in the Jurisdiction	Total Losses to Buildings in the Jurisdiction	Loss Ratio of Exposed Buildings to Damaged Buildings in the Jurisdiction
<b>Fayetteville</b>					
Residential	6,304	119	\$1,800,709,650	\$8,144,562	0.45%
Commercial	953	11	\$715,032,101	\$421,337	0.06%
Industrial	147	3	\$61,567,601	\$349,253	0.57%
<b>Peachtree City</b>					
Residential	13,329	249	\$3,739,456,597	\$16,240,115	0.43%
Industrial	259	21	\$279,937,433	\$620,639	0.22%
Commercial	678	5	\$468,069,073	\$965,416	0.21%
<b>Tyrone</b>					
Commercial	220	8	\$100,358,088	\$874,845	0.87%
Residential	2,742	121	\$828,758,879	\$11,060,720	1.33%
Industrial	93	2	\$36,966,886	\$1,192,378	3.23%
<b>Unincorporated</b>					
Commercial	348	21	\$270,110,159	\$9,467,556	3.51%
Industrial	196	15	\$72,717,986	\$2,207,361	3.04%
Residential	19,664	544	\$5,713,157,958	\$51,918,990	0.91%
<b>County Total</b>					
	<b>44,933</b>	<b>1,119</b>	<b>\$14,086,842,412</b>	<b>\$103,463,172</b>	

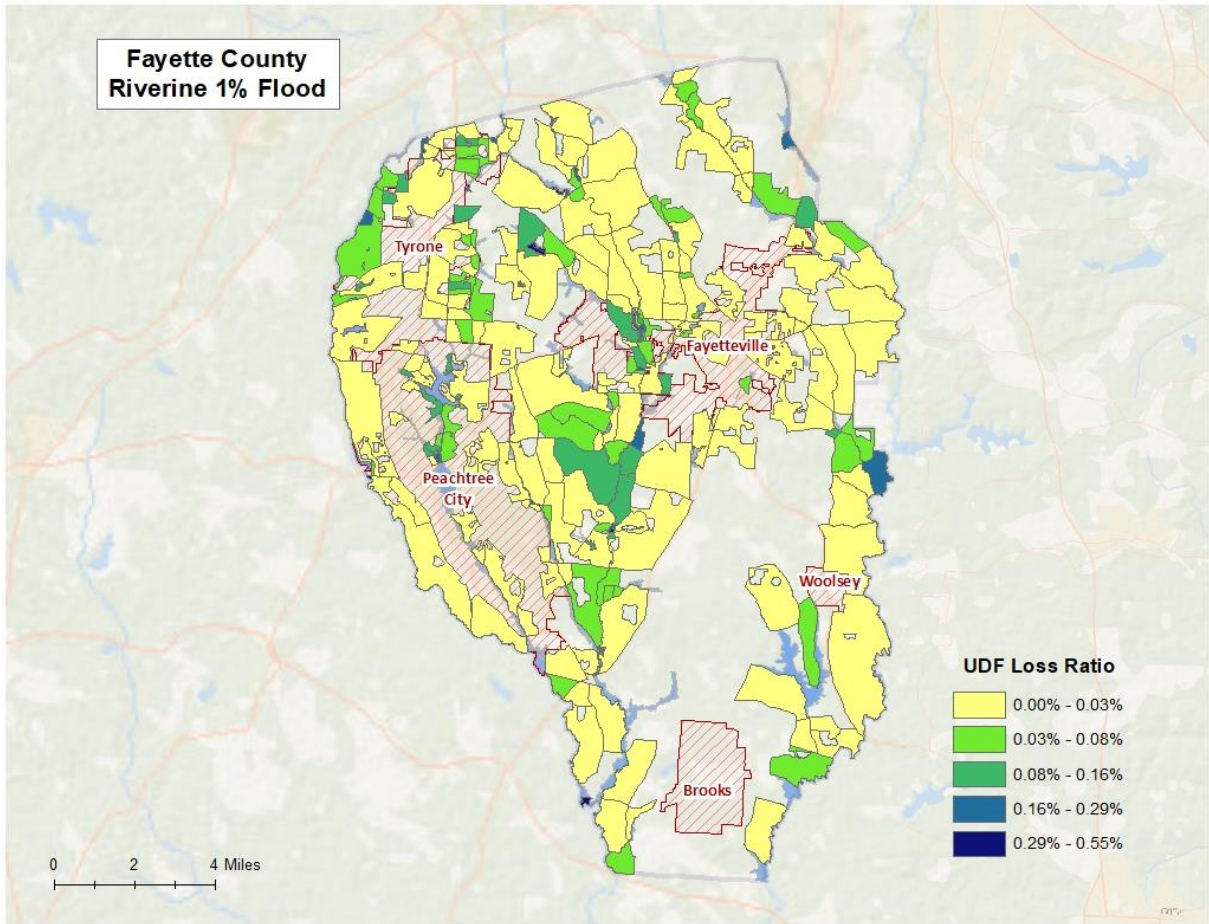


Figure 7: Fayette County Potential Loss Ratios of Total Building Exposure to Losses Sustained to Buildings from the 1% Riverine Flood by 2010 Census Block

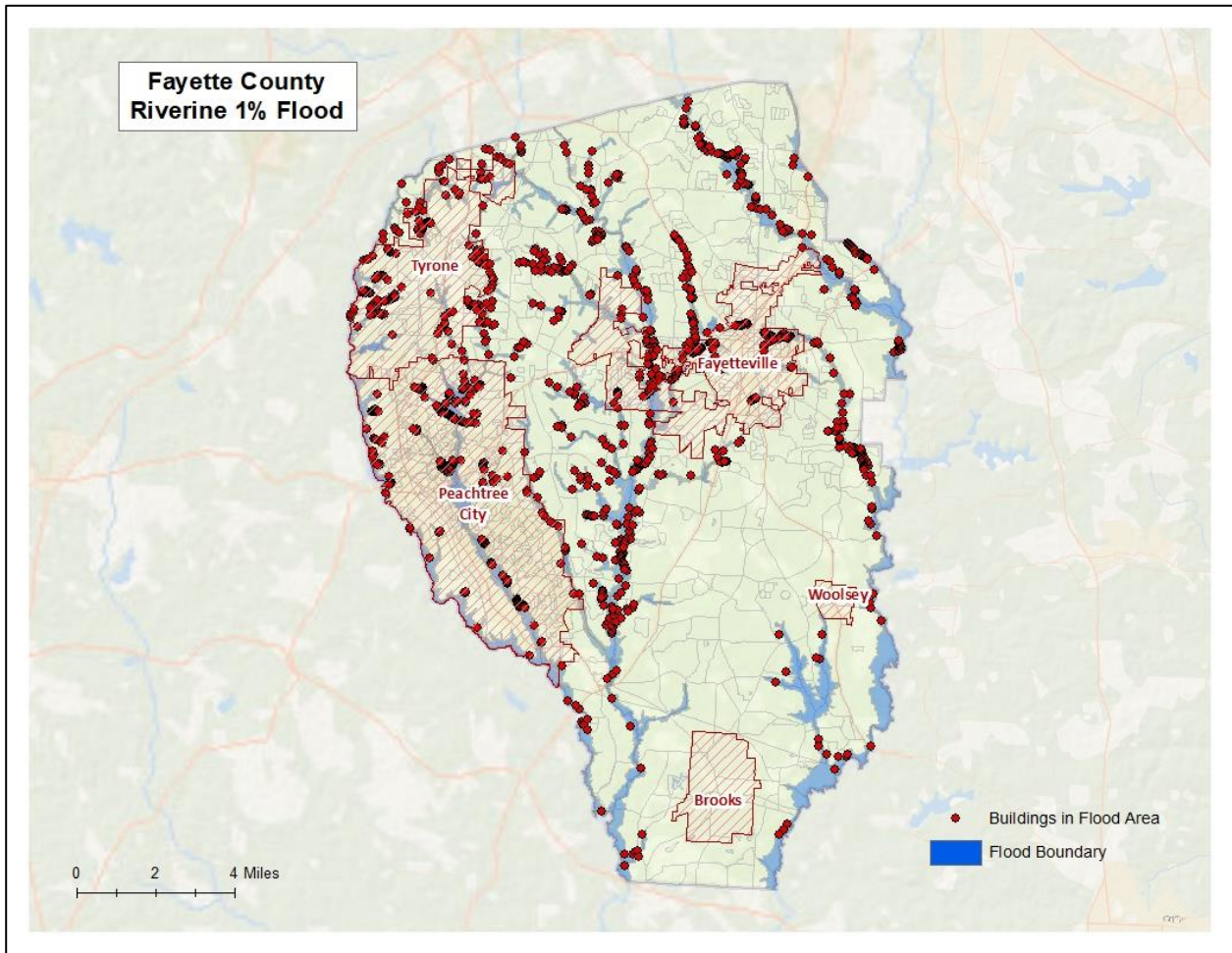


Figure 8: Fayette County Damaged Buildings in Riverine Floodplain (1% Flood)

### Riverine 1% Flood Essential Facility Losses

An essential facility may encounter many of the same impacts as other buildings within the flood boundary. These impacts can include structural failure, extensive water damage to the facility and loss of facility functionality (e.g. a damaged police station will no longer be able to serve the community). The analysis identified no essential facility that were subject to damage in the Fayette County riverine 1% probability floodplain.

## Riverine 1% Flood Shelter Requirements

Hazus-MH estimates that the number of households that are expected to be displaced from their homes due to riverine flooding and the associated potential evacuation. The model estimates 3,115 households might be displaced due to the flood. Displacement includes households evacuated within or very near to the inundated area. Displaced households represent 9,345 individuals, of which 7,664 may require short term publicly provided shelter. The results are mapped in Figure 9.

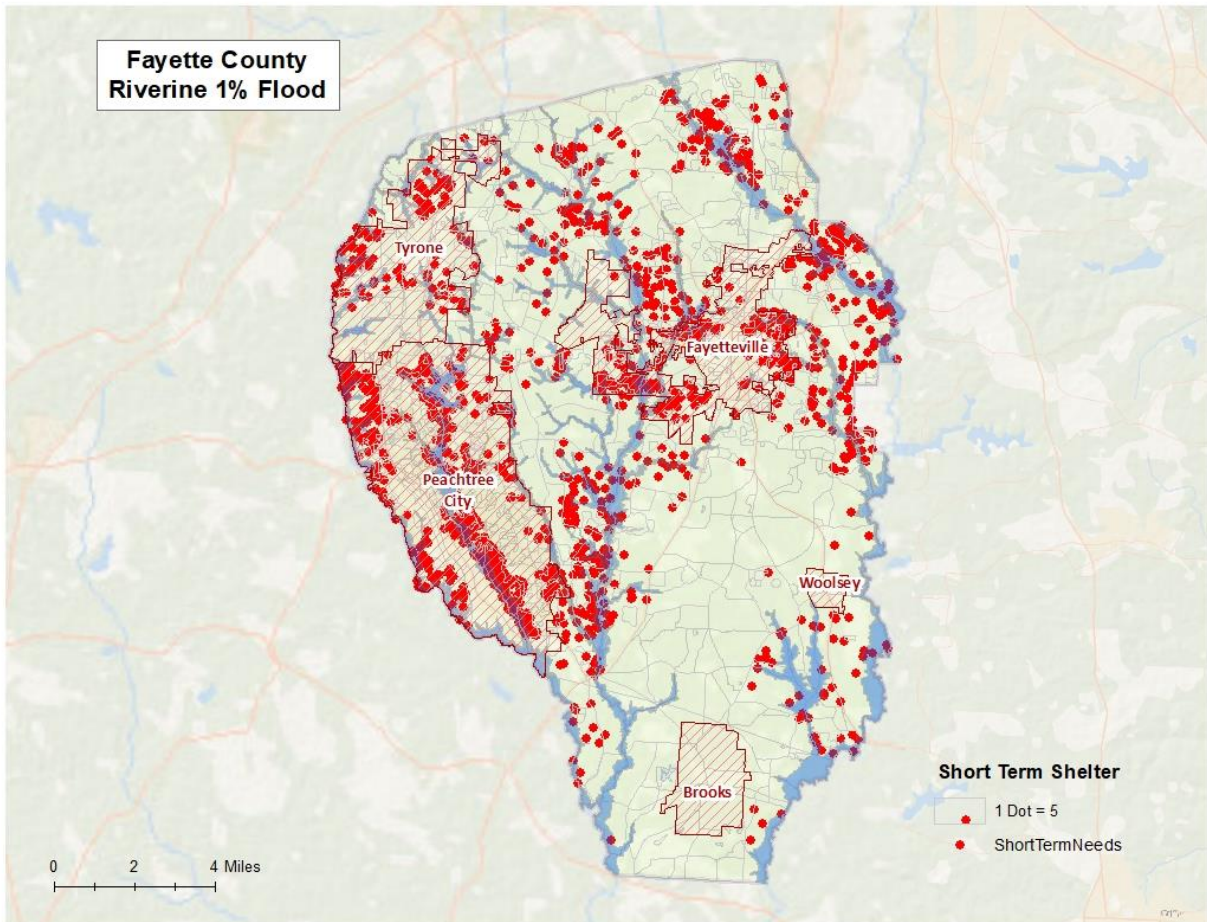


Figure 9: Riverine 1% Estimated Flood Shelter Requirements

## Riverine 1% Flood Debris

Hazus-MH estimates the amount of debris that will be generated by the flood. The model breaks debris into three general categories:

- Finishes (dry wall, insulation, etc.)
- Structural (wood, brick, etc.)
- Foundations (concrete slab, concrete block, rebar, etc.)

Different types of material handling equipment will be required for each category. Debris definitions applied in Hazus-MH are unique to the Hazus-MH model and so do not necessarily conform to other definitions that may be employed in other models or guidelines.

The analysis estimates that an approximate total of 22,063 tons of debris might be generated: 1) Finishes- 7,334 tons; 2) Structural – 7,279 tons; and 3) Foundations- 7,450 tons. The results are mapped in Figure 10.

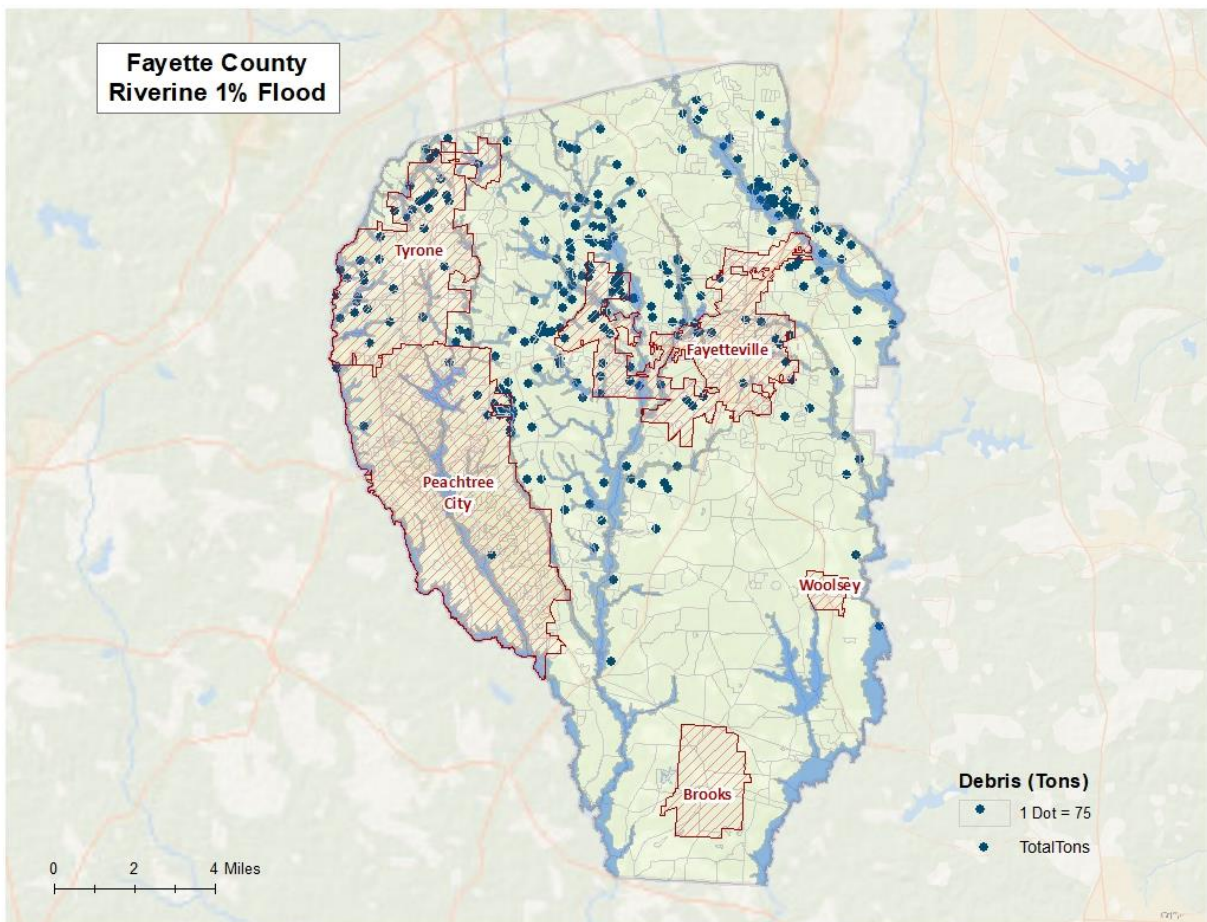


Figure 10: Riverine 1% Flood Debris Weight (Tons)

# Tornado Risk Assessment

## Hazard Definition

Tornadoes pose a great risk to the state of Georgia and its citizens. Tornadoes can occur at any time during the day or night. They can also happen during any month of the year. The unpredictability of tornadoes makes them one of Georgia’s most dangerous hazards. Their extreme winds are violently destructive when they touch down in the region’s developed and populated areas. Current estimates place the maximum velocity at about 300 miles per hour, but higher and lower values can occur. A wind velocity of 200 miles per hour will result in a wind pressure of 102.4 pounds per square foot of surface area—a load that exceeds the tolerance limits of most buildings. Considering these factors, it is easy to understand why tornadoes can be so devastating for the communities they hit.

Tornadoes are defined as violently-rotating columns of air extending from thunderstorms and cyclonic events. Funnel clouds are rotating columns of air not in contact with the ground; however, the violently-rotating column of air can reach the ground very quickly and become a tornado. If the funnel cloud picks up and blows debris, it has reached the ground and is a tornado.

Tornadoes are classified according to the Fujita tornado intensity scale. Originally introduced in 1971, the scale was modified in 2006 to better define the damage and estimated wind scale. The Enhanced Fujita Scale ranges from low intensity EF0 with effective wind speeds of 65 to 85 miles per hour, to EF5 tornadoes with effective wind speeds of over 200 miles per hour. The Enhanced Fujita intensity scale is included in Table 10.

Table 10: Enhanced Fujita Tornado Rating

Fujita Number	Estimated Wind Speed	Path Width	Path Length	Description of Destruction
<b>EF0</b> Gale	65-85 mph	6-17 yards	0.3-0.9 miles	Light damage, some damage to chimneys, branches broken, sign boards damaged, shallow-rooted trees blown over.
<b>EF1</b> Moderate	86-110 mph	18-55 yards	1.0-3.1 miles	Moderate damage, roof surfaces peeled off, mobile homes pushed off foundations, attached garages damaged.
<b>EF2</b> Significant	111-135 mph	56-175 yards	3.2-9.9 miles	Considerable damage, entire roofs torn from frame houses, mobile homes demolished, boxcars pushed over, large trees snapped or uprooted.
<b>EF3</b> Severe	136-165 mph	176-566 yards	10-31 miles	Severe damage, walls torn from well-constructed houses, trains overturned, most trees in forests uprooted, heavy cars thrown about.
<b>EF4</b> Devastating	166-200 mph	0.3-0.9 miles	32-99 miles	Complete damage, well-constructed houses leveled, structures with weak foundations blown off for some distance, large missiles generated.
<b>EF5</b> Incredible	> 200 mph	1.0-3.1 miles	100-315 miles	Foundations swept clean, automobiles become missiles and thrown for 100 yards or more, steel-reinforced concrete structures badly damaged.

Source: <http://www.srh.noaa.gov>

## Hypothetical Tornado Scenario

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For this report, an EF3 tornado was modeled to illustrate the potential impacts of tornadoes of this magnitude in the county. The analysis used a hypothetical path based upon an EF3 tornado event running along the predominant direction of historical tornados (southeast to northwest). The tornado path was placed to travel through Fayetteville. The selected widths were modeled after a re-creation of the Fujita-Scale guidelines based on conceptual wind speeds, path widths, and path lengths. There is no guarantee that every tornado will fit exactly into one of these categories. Table 11 depicts tornado path widths and expected damage.

Table 11: Tornado Path Widths and Damage Curves

Fujita Scale	Path Width (feet)	Maximum Expected Damage
EF-5	2,400	100%
EF-4	1,800	100%
EF-3	1,200	80%
EF-2	600	50%
EF-1	300	10%
EF-0	300	0%

Within any given tornado path there are degrees of damage. The most intense damage occurs within the center of the damage path, with decreasing amounts of damage away from the center. After the hypothetical path is digitized on a map, the process is modeled in GIS by adding buffers (damage zones) around the tornado path. Figure 11 describes the zone analysis.

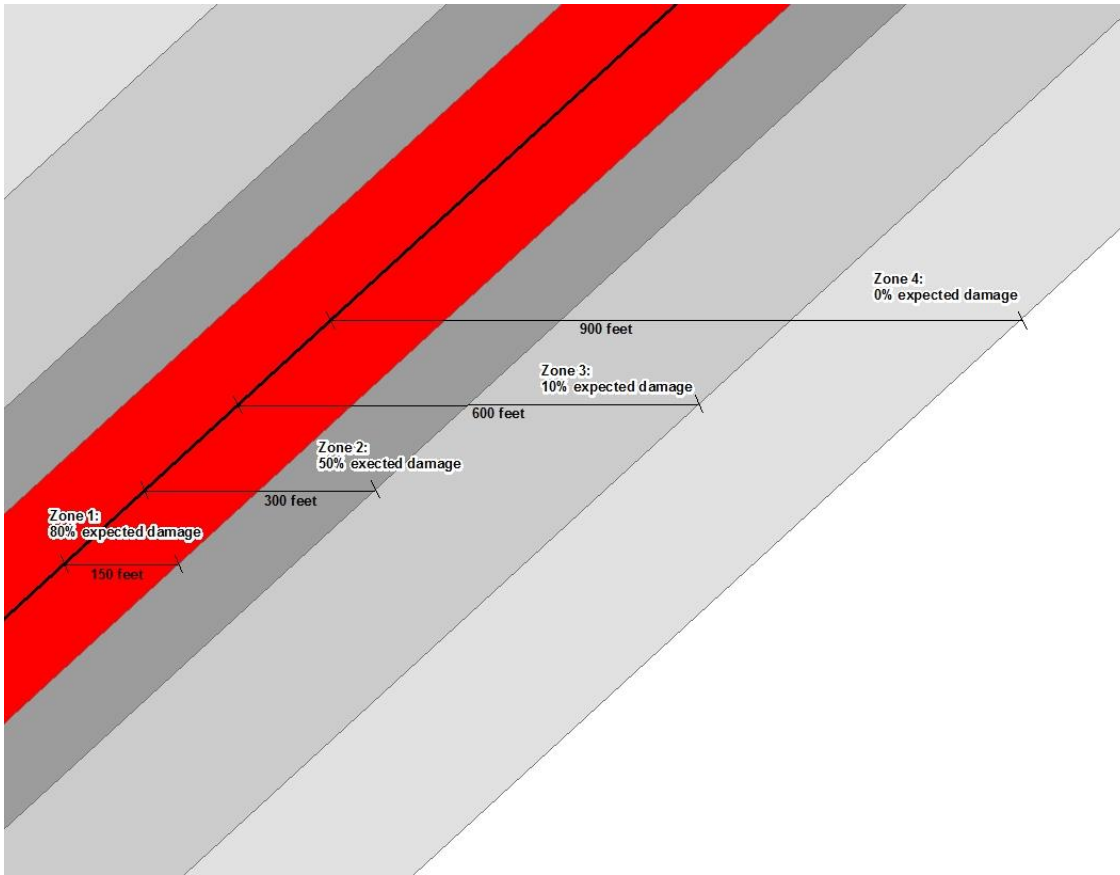


Figure 11: EF Scale Tornado Zones

An EF3 tornado has four damage zones, depicted in Table 12. Major damage is estimated within 150 feet of the tornado path. The outer buffer is 900 feet from the tornado path, within which buildings will not experience any damage. The selected hypothetical tornado path is depicted in Figure 12 and the damage curve buffer zones are shown in Figure 13.

Table 12: EF3 Tornado Zones and Damage Curves

Zone	Buffer (feet)	Damage Curve
1	0-150	80%
2	150-300	50%
3	300-600	10%
4	600-900	0%

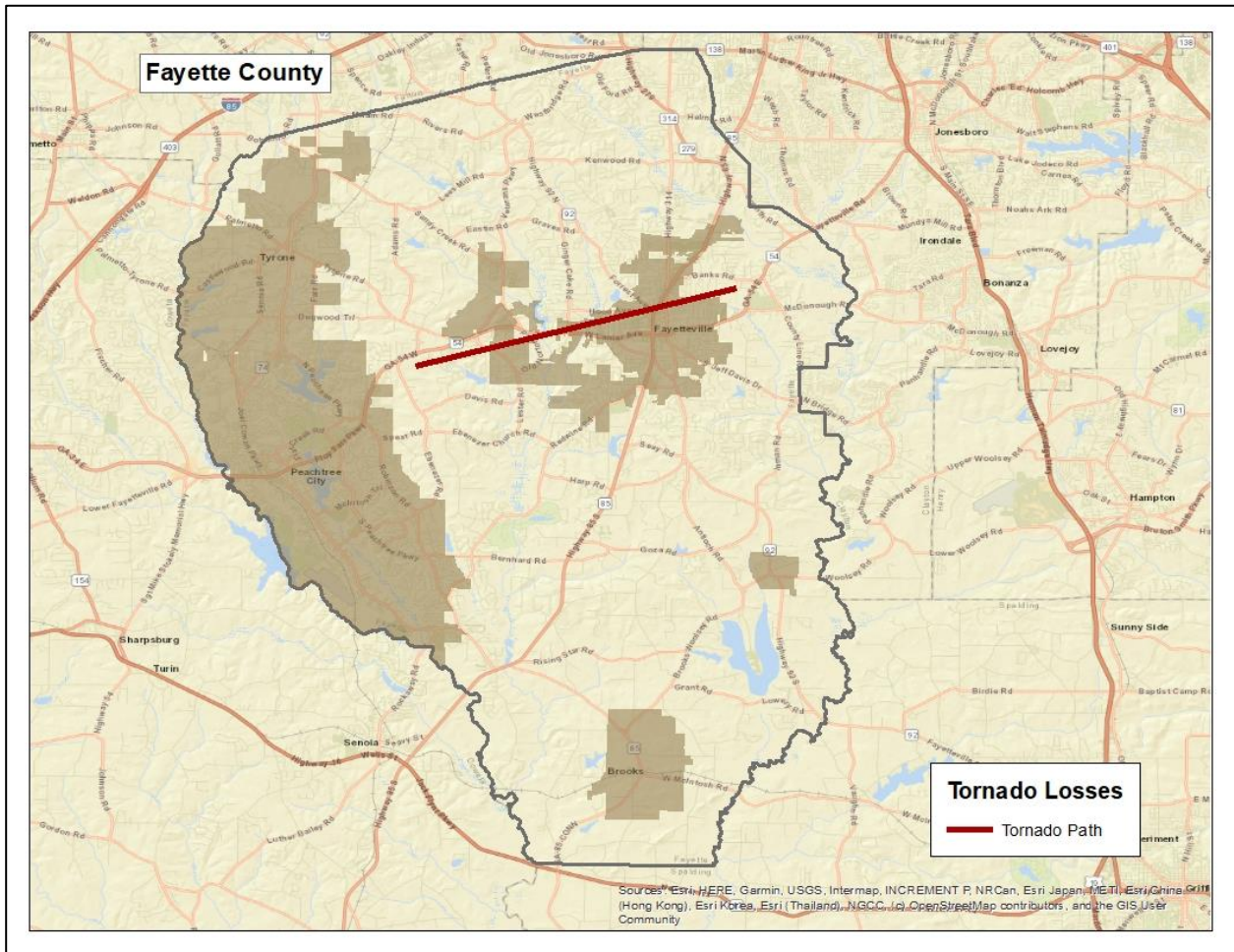


Figure 12: Hypothetical EF3 Tornado Path in Fayette County

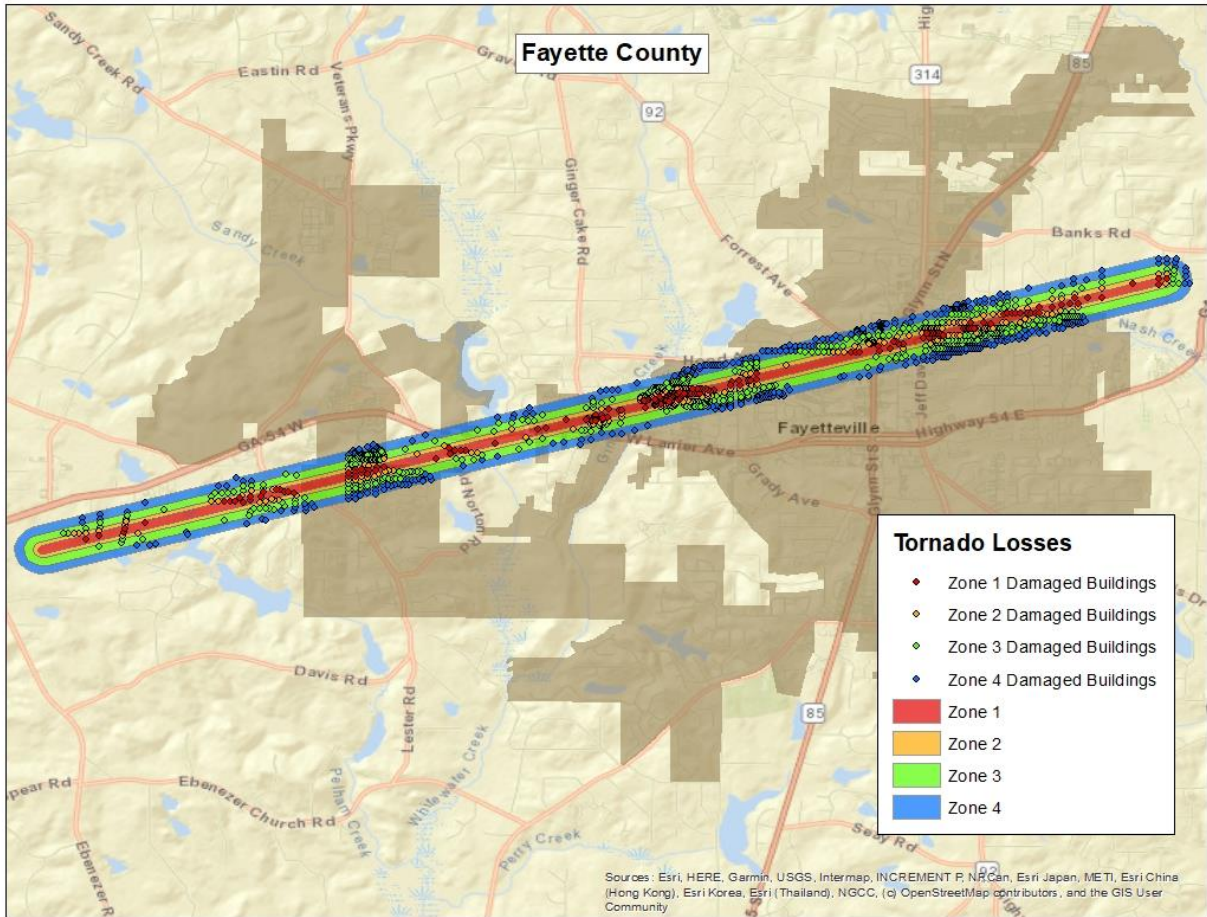


Figure 13: Modeled EF3 Tornado Damage Buffers in Fayette County

## EF3 Tornado Building Damages

The analysis estimated that approximately 1,462 buildings could be damaged, with estimated building losses of \$84 million. The building losses are an estimate of building replacement costs multiplied by the percentages of damage. The overlay was performed against parcels provided by Fayette County that were joined with Assessor records showing estimated property replacement costs. The Assessor records often do not distinguish parcels by occupancy class if the parcels are not taxable and thus the number of buildings and replacement costs may be underestimated. The results of the analysis are depicted in Table 13.

Table 13: Estimated Building Losses by Occupancy Type

Occupancy	Buildings Damaged	Building Losses
Residential	1,242	\$58,537,225
Commercial	207	\$16,887,780
Industrial	4	\$57,339
Religious	3	\$92,567
Education	6	\$8,062,517
<b>Total</b>	<b>1,462</b>	<b>\$83,637,428</b>

### EF3 Tornado Essential Facility Damage

There were five essential facilities located in the tornado path – four school and one medical care facility. Table 14 outlines the specific facility and the amount of damage under the scenario.

Table 14: Estimated Essential Facilities Damaged

Facility	Amount of Damage
Cleveland Elementary School	Major Damage
Fayetteville Elementary School	Major Damage
Bennett’s Mill Middle School	Minor Damage
Fayette County High School	Minor Damage
Fayette Medical Clinic	Minor Damage

According to the Georgia Department of Education, Cleveland Elementary School’s enrollment was approximately 414 students, Fayetteville Elementary School’s enrollment was approximately 507 students, Bennett’s Mill Middle School’s enrollment was approximately 876 students, and Fayette County High School’s enrollment was approximately 1,360 students as of October 2024. Depending on the time of day, a tornado strike as depicted in this scenario could result in significant injury and loss of life. In addition, arrangements would have to be made for the continued education of the students in another location.

The location of the damaged Essential Facility is mapped in Figure 14.

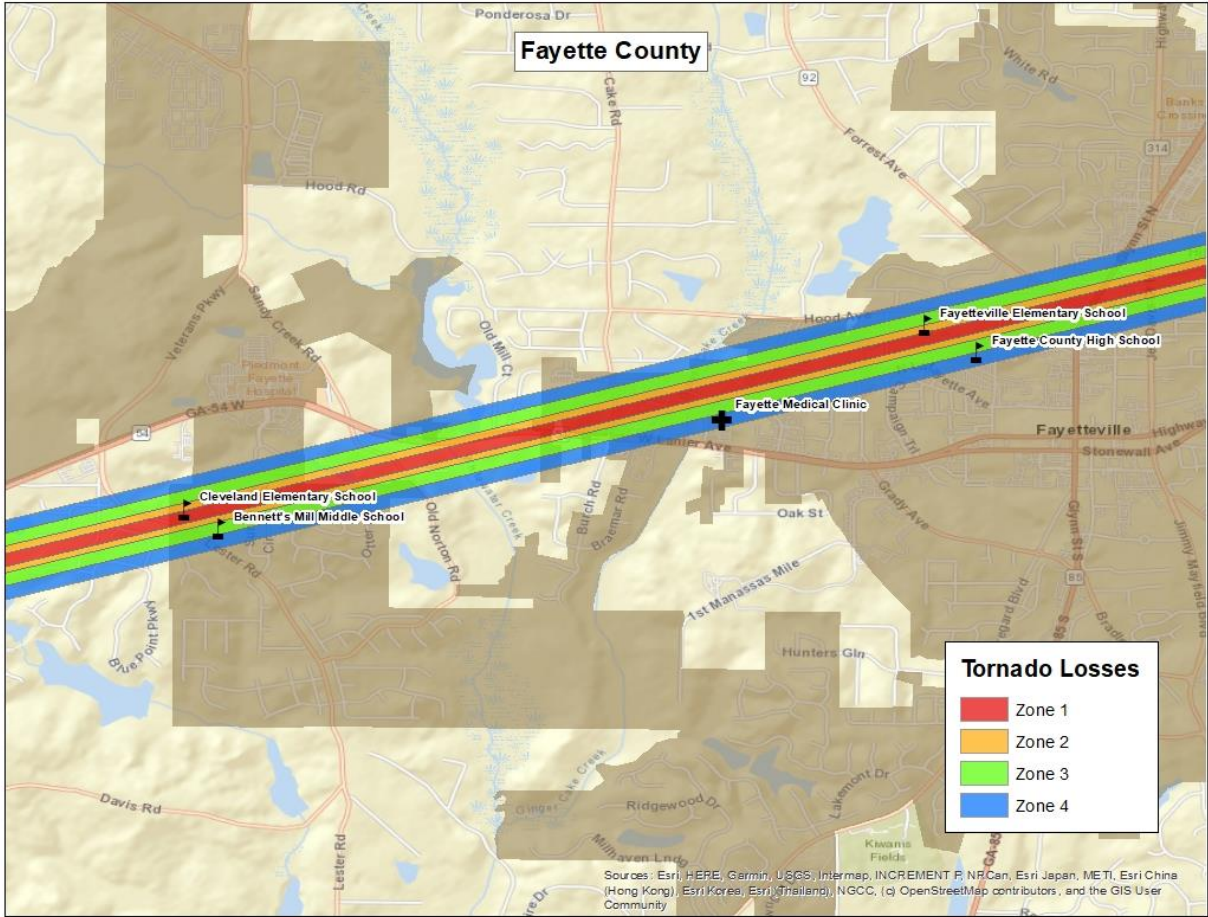


Figure 14: Modeled Essential Facility Damage in Fayette County

# Exceptions Report

Hazus Version 2.2 SP1 was used to perform the loss estimates for Fayette County, Georgia. Changes made to the default Hazus-MH inventory and the modeling parameters used to setup the hazard scenarios are described within this document.

Reported losses reflect the updated data sets. Steps, algorithms and assumptions used during the data update process are documented in the project workflow named PDM\_GA\_Workflow.doc.

## Statewide Inventory Changes

The default Hazus-MH Essential Facility inventory was updated for the entire state prior to running the hazard scenarios for Fayette County.

Updates to the Critical Facility data used in GMIS were provided by Fayette County in November 2024. These updates were applied by The Carl Vinson Institute of Government at the University of Georgia. Table 15 summarizes the difference between the original Hazus-MH default data and the updated data for Fayette County.

Table 15: Essential Facility Updates

Site Class	Feature Class	Default Replacement Cost	Default Count	Updated Replacement Cost	Updated Count
EF	Care	\$146,850,000	3	\$248,000,000	3
EF	EOC	\$880,000	1	\$7,500,000	1
EF	Fire	\$12,141,000	15	\$42,150,000	17
EF	Police	\$8,234,000	4	\$95,561,000	6
EF	School	\$386,141,000	31	\$622,000,000	26

## County Inventory Changes

The GBS records for Fayette County were replaced with data derived from parcel and property assessment data obtained from Fayette County. The county provided property assessment data was current as of November 2024 and the parcel data current as of November 2024.

## General Building Stock Updates

The parcel boundaries and assessor records were obtained from Fayette County. Records without improvements were deleted. The parcel boundaries were converted to parcel points located in the centroids of each parcel boundary. Each parcel point was linked to an assessor record based upon matching parcel numbers. The generated Building Inventory represents the approximate locations (within a parcel) of building exposure. The Building Inventory was aggregated by Census Block and imported into Hazus-MH using the Hazus-MH Comprehensive Data Management System (CDMS). Both the 2010 Census Tract and Census Block tables were updated.

The match between parcel records and assessor records was based upon a common Parcel ID. For this type of project, unless the hit rate is better than 85%, the records are not used to update the default aggregate inventory in Hazus-MH. The Parcel-Assessor hit rate for Fayette County was 98.8%.

Adjustments were made to records when primary fields did not have a value. In these cases, default values were applied to the fields. Table 16 outlines the adjustments made to Fayette County records.

Table 16: Building Inventory Default Adjustment Rates

Type of Adjustment	Building Count	Percentage
Area Unknown	353	1%
Construction Unknown	3,787	8%
Condition Unknown	0	0%
Foundation Unknown	5,134	11%
Year Built Unknown	1,945	4%
<b>Total Buildings</b>	<b>46,215</b>	<b>5%</b>

Approximately 5% of the CAMA values were either missing (<Null> or '0'), did not match CAMA domains or were unusable ('Unknown', 'Other', 'Pending'). These were replaced with 'best available' values. Missing YearBuilt values were populated from average values per Census Block. Missing Condition, Construction and Foundation values were populated with the highest-frequency CAMA values per Occupancy Class. Missing Area values were populated with the average CAMA values per Occupancy Class.

The resulting Building Inventory was used to populate the Hazus-MH General Building Stock and User Defined Facility tables. The updated General Building Stock was used to calculate flood and tornado losses. Changes to the building counts and exposure that were modeled in Fayette County are sorted by General Occupancy in Table 1 at the beginning of this report. If replacements cost or building value were not present for a given record in the Assessor data, replacement costs were calculated from the Building Area (sqft) multiplied by the Hazus-MH RS Means (\$/sqft) values for each Occupancy Class.

Differences between the default and updated data are due to various factors. The Assessor records often do not distinguish parcels by occupancy class when the parcels are not taxable; therefore, the total number of buildings and the building replacement costs for government, religious/non-profit, and education may be underestimated.

## User Defined Facilities

Building Inventory was used to create Hazus-MH User Defined Facility (UDF) inventory for flood modeling. Hazus-MH flood loss estimates are based upon the UDF point data. Buildings within the flood boundary were imported into Hazus-MH as User Defined Facilities and modeled as points.

Table 17: User Defined Facility Exposure

Class	Hazus-MH Feature	Counts	Exposure
BI	Building Exposure	45,624	\$14,718,710,391
Riverine UDF	Structures Inside 1% Annual Chance Riverine Flood Area	1,220	\$417,775,068

### Assumptions

- Flood analysis was performed on Building Inventory. Building Inventory within the flood boundary was imported as User Defined Facilities. The point locations are parcel centroid accuracy.
- The analysis is restricted to the county boundary. Events that occur near the county boundary do not contain loss estimates from adjacent counties.
- The following attributes were defaulted or calculated:  
 First Floor Height was set from Foundation Type  
 Content Cost was calculated from Building Cost

**GEMHSA Worksheet #3a**  
**Jurisdiction: Fayette County (Unincorporated)**  
**Hazard: Flood**

**Inventory of Assets**

**Task A. Determine the proportion of buildings, the value of buildings, and the population in your community or state that are located in hazard areas.**

Type of Structure (Occupancy Class)	Number of Structures			Value of Structures			Number of People		
	# in Community of State	# in Hazard Area	% in Hazard Area	\$ in Community or State	\$ in Hazard Area	% in Hazard Area	# in Community or State	# in Hazard Area	% in Hazard Area
Residential	19,664	544	2.766%	5,713,157,958	51,918,990	0.909%	53,599	1,483	3%
Commercial	348	21	6.034%	270,110,159	9,467,556	3.505%	0	0	#DIV/0!
Industrial	196	15	7.653%	72,717,986	2,207,361	3.036%	0	0	#DIV/0!
Agricultural	0	0	#DIV/0!	0	#DIV/0!	#DIV/0!	0	#DIV/0!	#DIV/0!
Religious/ Non-profit	0	0	#DIV/0!	0	#DIV/0!	#DIV/0!	0	#DIV/0!	#DIV/0!
Government	0	0	#DIV/0!	0	#DIV/0!	#DIV/0!	0	#DIV/0!	#DIV/0!
Education	0	0	#DIV/0!	0	#DIV/0!	#DIV/0!	0	#DIV/0!	#DIV/0!
Utilities	0	0	#DIV/0!	0	#DIV/0!	#DIV/0!	0	#DIV/0!	#DIV/0!
<b>Total</b>	<b>20,208</b>	<b>580</b>	<b>2.870%</b>	<b>6,055,986,103</b>	<b>#DIV/0!</b>	<b>#DIV/0!</b>	<b>53,599</b>	<b>#DIV/0!</b>	<b>#DIV/0!</b>

**Task B. Determine whether (and where) you want to collect additional inventory data.**

- |   |               |
|---|---------------|
|   | <b>Y    N</b> |
| 1. Do you know where the greatest damages may occur in your area? Y   |               |
| 2. Do you know whether your critical facilities will be operational after a hazard event?   | N             |
| 3. Is there enough data to determine which assets are subject to the greatest potential damages?  | N             |
| 4. Is there enough data to determine whether significant elements of the community are vulnerable to potential hazards?   | Y             |
| 5. Is there enough data to determine whether certain areas of historic, environmental, political, or cultural significance are vulnerable to potential hazards? | Y             |
| 6. Is there concern about a particular hazard because of its severity, repetitiveness, or likelihood of occurrence?   | Y             |
| 7. Is additional data needed to justify the expenditure of community or state funds for mitigation initiatives?   | N             |

**GEMHSA Worksheet #3a**

**Inventory of Assets**

**Jurisdiction: Fayette County**

**Hazard: Non-Spatially Defined Hazard**

**Task A. Determine the proportion of buildings, the value of buildings, and the population in your community or state that are located in hazard areas.**

Type of Structure (Occupancy Class)	Number of Structures			Value of Structures			Number of People		
	# in Community of State	# in Hazard Area	% in Hazard Area	\$ in Community or State	\$ in Hazard Area	% in Hazard Area	# in Community or State	# in Hazard Area	% in Hazard Area
Residential	42,361	42,361	100.000%	12,182,648,000	12,182,648,000	100.000%	53,599	53,599	100%
Commercial	2,227	2,227	100.000%	1,556,722,000	1,556,722,000	100.000%	0	0	0%
Industrial	702	702	100.000%	451,804,000	451,804,000	100.000%	0	0	0%
Agricultural	2	2	100.000%	182,000	182,000	100.000%	0	0	0%
Religious/ Non-profit	219	219	100.000%	168,178,000	168,178,000	100.000%	0	0	0%
Government	44	44	100.000%	102,952,000	102,952,000	100.000%	0	0	0%
Education	69	69	100.000%	256,097,000	256,097,000	100.000%	0	0	0%
Utilities	0	0	#DIV/0!	0	0	#DIV/0!	0	0	0%
<b>Total</b>	<b>45,624</b>	<b>45,624</b>	<b>100.000%</b>	<b>14,718,583,000</b>	<b>14,718,583,000</b>	<b>100.000%</b>	<b>53,599</b>	<b>53,599</b>	<b>100%</b>

**Task B. Determine whether (and where) you want to collect additional inventory data.**

- |   |                   |
|---|-------------------|
|   | <b>Y</b> <b>N</b> |
| 1. Do you know where the greatest damages may occur in your area? Y   |                   |
| 2. Do you know whether your critical facilities will be operational after a hazard event?   | N                 |
| 3. Is there enough data to determine which assets are subject to the greatest potential damages?  | N                 |
| 4. Is there enough data to determine whether significant elements of the community are vulnerable to potential hazards?   | Y                 |
| 5. Is there enough data to determine whether certain areas of historic, environmental, political, or cultural significance are vulnerable to potential hazards? | Y                 |
| 6. Is there concern about a particular hazard because of its severity, repetitiveness, or likelihood of occurrence?   | Y                 |
| 7. Is additional data needed to justify the expenditure of community or state funds for mitigation initiatives?   | N                 |

**GEMHSA Worksheet #3a**  
**Jurisdiction: Fayetteville**  
**Hazard: Flood**

**Inventory of Assets**

**Task A. Determine the proportion of buildings, the value of buildings, and the population in your community or state that are located in hazard areas.**

Type of Structure (Occupancy Class)	Number of Structures			Value of Structures			Number of People		
	# in Community of State	# in Hazard Area	% in Hazard Area	\$ in Community or State	\$ in Hazard Area	% in Hazard Area	# in Community or State	# in Hazard Area	% in Hazard Area
Residential	6,304	119	1.888%	1,800,709,650	8,144,562	0.452%	19,364	366	2%
Commercial	953	11	1.154%	715,032,101	421,337	0.059%	0	0	#DIV/0!
Industrial	147	3	2.041%	61,567,601	349,253	0.567%	0	0	#DIV/0!
Agricultural	0	0	#DIV/0!	0	#DIV/0!	#DIV/0!	0	#DIV/0!	#DIV/0!
Religious/ Non-profit	0	0	#DIV/0!	0	#DIV/0!	#DIV/0!	0	#DIV/0!	#DIV/0!
Government	0	0	#DIV/0!	0	#DIV/0!	#DIV/0!	0	#DIV/0!	#DIV/0!
Education	0	0	#DIV/0!	0	#DIV/0!	#DIV/0!	0	#DIV/0!	#DIV/0!
Utilities	0	0	#DIV/0!	0	#DIV/0!	#DIV/0!	0	#DIV/0!	#DIV/0!
<b>Total</b>	<b>7,404</b>	<b>133</b>	<b>1.796%</b>	<b>2,577,309,352</b>	<b>#DIV/0!</b>	<b>#DIV/0!</b>	<b>19,364</b>	<b>#DIV/0!</b>	<b>#DIV/0!</b>

**Task B. Determine whether (and where) you want to collect additional inventory data.**

- |   |          |          |
|---|----------|----------|
|   | <b>Y</b> | <b>N</b> |
| 1. Do you know where the greatest damages may occur in your area? Y   |          |          |
| 2. Do you know whether your critical facilities will be operational after a hazard event?   |          | N        |
| 3. Is there enough data to determine which assets are subject to the greatest potential damages?  |          | N        |
| 4. Is there enough data to determine whether significant elements of the community are vulnerable to potential hazards?   | Y        |          |
| 5. Is there enough data to determine whether certain areas of historic, environmental, political, or cultural significance are vulnerable to potential hazards? | Y        |          |
| 6. Is there concern about a particular hazard because of its severity, repetitiveness, or likelihood of occurrence?   | Y        |          |
| 7. Is additional data needed to justify the expenditure of community or state funds for mitigation initiatives?   |          | N        |

**GEMHSA Worksheet #3a**

**Inventory of Assets**

**Jurisdiction: Fayetteville**

**Hazard: Non-Spatially Defined Hazard**

**Task A. Determine the proportion of buildings, the value of buildings, and the population in your community or state that are located in hazard areas.**

Type of Structure (Occupancy Class)	Number of Structures			Value of Structures			Number of People		
	# in Community of State	# in Hazard Area	% in Hazard Area	\$ in Community or State	\$ in Hazard Area	% in Hazard Area	# in Community or State	# in Hazard Area	% in Hazard Area
Residential	6,304	6,304	100.000%	1,800,709,650	1,800,709,650	100.000%	19,364	19,364	100%
Commercial	953	953	100.000%	715,032,101	715,032,101	100.000%	0	0	#DIV/0!
Industrial	147	147	100.000%	61,567,601	61,567,601	100.000%	0	0	#DIV/0!
Agricultural	0	0	#DIV/0!	0	0	#DIV/0!	0	0	#DIV/0!
Religious/ Non-profit	0	0	#DIV/0!	0	0	#DIV/0!	0	0	#DIV/0!
Government	0	0	#DIV/0!	0	0	#DIV/0!	0	0	#DIV/0!
Education	0	0	#DIV/0!	0	0	#DIV/0!	0	0	#DIV/0!
Utilities	0	0	#DIV/0!	0	0	#DIV/0!	0	0	#DIV/0!
<b>Total</b>	<b>7,404</b>	<b>7,404</b>	<b>100.000%</b>	<b>2,577,309,352</b>	<b>2,577,309,352</b>	<b>100.000%</b>	<b>19,364</b>	<b>19,364</b>	<b>100%</b>

**Task B. Determine whether (and where) you want to collect additional inventory data.**

- |   |              |
|---|--------------|
|   | <b>Y   N</b> |
| 1. Do you know where the greatest damages may occur in your area?   | Y            |
| 2. Do you know whether your critical facilities will be operational after a hazard event?   | N            |
| 3. Is there enough data to determine which assets are subject to the greatest potential damages?  | N            |
| 4. Is there enough data to determine whether significant elements of the community are vulnerable to potential hazards?   | Y            |
| 5. Is there enough data to determine whether certain areas of historic, environmental, political, or cultural significance are vulnerable to potential hazards? | Y            |
| 6. Is there concern about a particular hazard because of its severity, repetitiveness, or likelihood of occurrence?   | Y            |
| 7. Is additional data needed to justify the expenditure of community or state funds for mitigation initiatives?   | N            |

**GEMHSA Worksheet #3a**  
**Jurisdiction: Peachtree City**  
**Hazard: Flood**

**Inventory of Assets**

**Task A. Determine the proportion of buildings, the value of buildings, and the population in your community or state that are located in hazard areas.**

Type of Structure (Occupancy Class)	Number of Structures			Value of Structures			Number of People		
	# in Community of State	# in Hazard Area	% in Hazard Area	\$ in Community or State	\$ in Hazard Area	% in Hazard Area	# in Community or State	# in Hazard Area	% in Hazard Area
Residential	13,329	249	1.868%	3,739,456,597	16,240,115	0.434%	38,977	728	2%
Commercial	259	21	8.108%	279,937,433	620,639	0.222%	0	0	#DIV/0!
Industrial	678	5	0.737%	468,069,073	965,416	0.206%	0	0	#DIV/0!
Agricultural	0	0	#DIV/0!	0	#DIV/0!	#DIV/0!	0	#DIV/0!	#DIV/0!
Religious/ Non-profit	0	0	#DIV/0!	0	#DIV/0!	#DIV/0!	0	#DIV/0!	#DIV/0!
Government	0	0	#DIV/0!	0	#DIV/0!	#DIV/0!	0	#DIV/0!	#DIV/0!
Education	0	0	#DIV/0!	0	#DIV/0!	#DIV/0!	0	#DIV/0!	#DIV/0!
Utilities	0	0	#DIV/0!	0	#DIV/0!	#DIV/0!	0	#DIV/0!	#DIV/0!
<b>Total</b>	<b>14,266</b>	<b>275</b>	<b>1.928%</b>	<b>4,487,463,103</b>	<b>#DIV/0!</b>	<b>#DIV/0!</b>	<b>38,977</b>	<b>#DIV/0!</b>	<b>#DIV/0!</b>

**Task B. Determine whether (and where) you want to collect additional inventory data.**

- |   |          |          |
|---|----------|----------|
|   | <b>Y</b> | <b>N</b> |
| 1. Do you know where the greatest damages may occur in your area? Y   |          |          |
| 2. Do you know whether your critical facilities will be operational after a hazard event?   |          | N        |
| 3. Is there enough data to determine which assets are subject to the greatest potential damages?  |          | N        |
| 4. Is there enough data to determine whether significant elements of the community are vulnerable to potential hazards?   | Y        |          |
| 5. Is there enough data to determine whether certain areas of historic, environmental, political, or cultural significance are vulnerable to potential hazards? | Y        |          |
| 6. Is there concern about a particular hazard because of its severity, repetitiveness, or likelihood of occurrence?   | Y        |          |
| 7. Is additional data needed to justify the expenditure of community or state funds for mitigation initiatives?   |          | N        |

**GEMHSA Worksheet #3a**  
**Jurisdiction: Peachtree City**  
**Hazard: Non-Spatially Defined Hazard**

**Inventory of Assets**

**Task A. Determine the proportion of buildings, the value of buildings, and the population in your community or state that are located in hazard areas.**

Type of Structure (Occupancy Class)	Number of Structures			Value of Structures			Number of People		
	# in Community of State	# in Hazard Area	% in Hazard Area	\$ in Community or State	\$ in Hazard Area	% in Hazard Area	# in Community or State	# in Hazard Area	% in Hazard Area
Residential	13,329	13,329	100.000%	3,739,456,597	3,739,456,597	100.000%	38,977	38,977	100%
Commercial	259	259	100.000%	279,937,433	279,937,433	100.000%	0	0	#DIV/0!
Industrial	678	678	100.000%	468,069,073	468,069,073	100.000%	0	0	#DIV/0!
Agricultural	0	0	#DIV/0!	0	0	#DIV/0!	0	0	#DIV/0!
Religious/ Non-profit	0	0	#DIV/0!	0	0	#DIV/0!	0	0	#DIV/0!
Government	0	0	#DIV/0!	0	0	#DIV/0!	0	0	#DIV/0!
Education	0	0	#DIV/0!	0	0	#DIV/0!	0	0	#DIV/0!
Utilities	0	0	#DIV/0!	0	0	#DIV/0!	0	0	#DIV/0!
<b>Total</b>	<b>14,266</b>	<b>14,266</b>	<b>100.000%</b>	<b>4,487,463,103</b>	<b>4,487,463,103</b>	<b>100.000%</b>	<b>38,977</b>	<b>38,977</b>	<b>100%</b>

**Task B. Determine whether (and where) you want to collect additional inventory data.**

- |   |  | Y | N |
|---|--|---|---|
| 1. Do you know where the greatest damages may occur in your area? Y   |  |   |   |
| 2. Do you know whether your critical facilities will be operational after a hazard event?   |  |   | N |
| 3. Is there enough data to determine which assets are subject to the greatest potential damages?  |  |   | N |
| 4. Is there enough data to determine whether significant elements of the community are vulnerable to potential hazards?   |  | Y |   |
| 5. Is there enough data to determine whether certain areas of historic, environmental, political, or cultural significance are vulnerable to potential hazards? |  | Y |   |
| 6. Is there concern about a particular hazard because of its severity, repetitiveness, or likelihood of occurrence?   |  | Y |   |
| 7. Is additional data needed to justify the expenditure of community or state funds for mitigation initiatives?   |  |   | N |

**GEMHSA Worksheet #3a**  
**Jurisdiction: Tyrone**  
**Hazard: Flood**

**Inventory of Assets**

**Task A. Determine the proportion of buildings, the value of buildings, and the population in your community or state that are located in hazard areas.**

Type of Structure (Occupancy Class)	Number of Structures			Value of Structures			Number of People		
	# in Community of State	# in Hazard Area	% in Hazard Area	\$ in Community or State	\$ in Hazard Area	% in Hazard Area	# in Community or State	# in Hazard Area	% in Hazard Area
Residential	2,742	121	4.413%	828,758,879	11,060,720	1.335%	7,803	344	4%
Commercial	220	8	3.636%	100,358,088	874,845	0.872%	0	0	#DIV/0!
Industrial	93	2	2.151%	36,966,886	1,192,378	3.226%	0	0	#DIV/0!
Agricultural	0	0	#DIV/0!	0	#DIV/0!	#DIV/0!	0	#DIV/0!	#DIV/0!
Religious/ Non-profit	0	0	#DIV/0!	0	#DIV/0!	#DIV/0!	0	#DIV/0!	#DIV/0!
Government	0	0	#DIV/0!	0	#DIV/0!	#DIV/0!	0	#DIV/0!	#DIV/0!
Education	0	0	#DIV/0!	0	#DIV/0!	#DIV/0!	0	#DIV/0!	#DIV/0!
Utilities	0	0	#DIV/0!	0	#DIV/0!	#DIV/0!	0	#DIV/0!	#DIV/0!
<b>Total</b>	<b>3,055</b>	<b>131</b>	<b>4.288%</b>	<b>966,083,853</b>	<b>#DIV/0!</b>	<b>#DIV/0!</b>	<b>7,803</b>	<b>#DIV/0!</b>	<b>#DIV/0!</b>

**Task B. Determine whether (and where) you want to collect additional inventory data.**

- |   |          |          |
|---|----------|----------|
|   | <b>Y</b> | <b>N</b> |
| 1. Do you know where the greatest damages may occur in your area?   | Y        | N        |
| 2. Do you know whether your critical facilities will be operational after a hazard event?   | N        | N        |
| 3. Is there enough data to determine which assets are subject to the greatest potential damages?  | N        | N        |
| 4. Is there enough data to determine whether significant elements of the community are vulnerable to potential hazards?   | Y        | N        |
| 5. Is there enough data to determine whether certain areas of historic, environmental, political, or cultural significance are vulnerable to potential hazards? | Y        | N        |
| 6. Is there concern about a particular hazard because of its severity, repetitiveness, or likelihood of occurrence?   | Y        | N        |
| 7. Is additional data needed to justify the expenditure of community or state funds for mitigation initiatives?   | N        | N        |

**GEMHSA Worksheet #3a**

**Inventory of Assets**

**Jurisdiction: Tyrone**

**Hazard: Non-Spatially Defined Hazard**

**Task A. Determine the proportion of buildings, the value of buildings, and the population in your community or state that are located in hazard areas.**

Type of Structure (Occupancy Class)	Number of Structures			Value of Structures			Number of People		
	# in Community of State	# in Hazard Area	% in Hazard Area	\$ in Community or State	\$ in Hazard Area	% in Hazard Area	# in Community or State	# in Hazard Area	% in Hazard Area
Residential	2,742	2,742	100.000%	828,758,879	828,758,879	100.000%	7,803	7,803	100%
Commercial	220	220	100.000%	100,358,088	100,358,088	100.000%	0	0	#DIV/0!
Industrial	93	93	100.000%	36,966,886	36,966,886	100.000%	0	0	#DIV/0!
Agricultural	0	0	#DIV/0!	0	0	#DIV/0!	0	0	#DIV/0!
Religious/ Non-profit	0	0	#DIV/0!	0	0	#DIV/0!	0	0	#DIV/0!
Government	0	0	#DIV/0!	0	0	#DIV/0!	0	0	#DIV/0!
Education	0	0	#DIV/0!	0	0	#DIV/0!	0	0	#DIV/0!
Utilities	0	0	#DIV/0!	0	0	#DIV/0!	0	0	#DIV/0!
<b>Total</b>	<b>3,055</b>	<b>3,055</b>	<b>100.000%</b>	<b>966,083,853</b>	<b>966,083,853</b>	<b>100.000%</b>	<b>7,803</b>	<b>7,803</b>	<b>100%</b>

**Task B. Determine whether (and where) you want to collect additional inventory data.**

- |   | Y | N |
|---|---|---|
| 1. Do you know where the greatest damages may occur in your area? Y   |   |   |
| 2. Do you know whether your critical facilities will be operational after a hazard event?   |   | N |
| 3. Is there enough data to determine which assets are subject to the greatest potential damages?  |   | N |
| 4. Is there enough data to determine whether significant elements of the community are vulnerable to potential hazards?   | Y |   |
| 5. Is there enough data to determine whether certain areas of historic, environmental, political, or cultural significance are vulnerable to potential hazards? | Y |   |
| 6. Is there concern about a particular hazard because of its severity, repetitiveness, or likelihood of occurrence?   | Y |   |
| 7. Is additional data needed to justify the expenditure of community or state funds for mitigation initiatives?   |   | N |

# CITY OF PEACHTREE CITY

## INTEROFFICE MEMORANDUM

---

**MEMO TO:** Mayor and City Council

**VIA:** Justin Strickland, City Manager

**FROM:** Clint Murphy, Fire Chief 02/26/2026  
Harold Layton 02/26/2026  
Chris Hobby, Assistant City Manager 02/27/2026  
Justin Strickland, City Manager 02/27/2026

**DATE:** March 5, 2026

**SUBJECT:** Agreement for Kedron Field House to be used as a Red Cross  
Disaster Relief Shelter

---

**Recommendation:**

Approve the facility use agreement for Kedron Fieldhouse with the American Red Cross.

**Discussion:**

This agreement establishes a framework for the City of Peachtree City to permit the American Red Cross to use Kedron Fieldhouse temporarily during a disaster for activities such as operating a service center, storage, parking, or as a shelter.

**Budget Impact:**

The Red Cross does not pay a fee when the facility is used as a shelter but may reimburse the City for specific, pre-approved actual costs such as utilities, food, and custodial supplies incurred due to the Red Cross's use.

**Attachments:**

1. Kedron Fieldhouse and Aquatic Center Facility use agreement \_draft



# Facility Use Agreement

The American National Red Cross (“Red Cross”), a non-profit corporation chartered by the United States Congress, provides services to individuals, families, and communities when disasters strike. The disaster relief activities of the Red Cross are made possible by the American public, who support the Red Cross with generous donations. The Red Cross’s disaster services are also supported by facility owners who permit the Red Cross to use their buildings as shelters and other service delivery sites for disaster victims. This agreement is between the Red Cross and a facility owner (“Owner”) so the Red Cross can use the facility to provide services during a disaster. This agreement only applies when Red Cross requests use of the facility and is managing the activity at the facility.

## Parties and Facility

### Owner:

Full Name of Owner	
Address	
24-Hour Point of Contact Name and Title Work Phone Cell	
Address for Official Notices (only if different from above	

### Red Cross:

Chapter Name	
Chapter Address	
24-Hour Point of Contact Name and Title Work Phone Cell	
Address for Official Notices	American Red Cross, Disaster Cycle Services Logistics, 8550 Arlington Blvd., Fairfax, VA 22031

### Facility:

Insert name and complete street address of building or, if multiple buildings, write “See attached facility list,” and attach facility list, including complete street address of each building that is part of this agreement. If the Red Cross will use only a portion of a building, then describe the portion of the building that the Red Cross will use.

## Terms and Conditions

1. Use of Facility: Upon request and if feasible, Owner will permit the Red Cross to use and occupy the Facility on a temporary basis to conduct emergency, disaster-related activities. The Facility may be used for the following purposes (both parties must initial all that apply):

Facility Purpose	Owner Initials	Red Cross Initials
Service Center (Operations, Client Services, or Volunteer Intake)		
Storage of supplies		
Parking of vehicles		
Disaster Shelter		

2. Facility Management: The Red Cross will designate a Red Cross official to manage the activities at the Facility (“Red Cross Manager”). The Owner will designate a Facility Coordinator to coordinate with the Red Cross Manager regarding the use of the Facility by the Red Cross.
3. Condition of Facility: The Facility Coordinator and Red Cross Manager (or designee) will jointly conduct a survey of the Facility before it is turned over to the Red Cross. They will use the first page of the Red Cross’s **Facility/Shelter Opening/Closing Form** to record any existing damage or conditions. The Facility Coordinator will identify and secure all equipment in the Facility that the Red Cross should not use. The Red Cross will exercise reasonable care while using the Facility and will not modify the Facility without the Owner’s express written approval.
4. Food Services (*This paragraph applies only when the Facility is used as a shelter or service center*): Upon request by the Red Cross, and if such resources are available, the Owner will make the food service resources of the Facility, including food, supplies, equipment and food service workers, available to feed the shelter occupants. The Facility Coordinator will designate a Food Service Manager to coordinate meals at the direction of and in cooperation with the Red Cross Manager. The Food Service Manager will establish a feeding schedule and supervise meal planning and preparation. The Food Service Manager and Red Cross Manager will jointly conduct a pre-occupancy inventory of the food and food service supplies before the Facility is turned over to the Red Cross. When the Red Cross vacates the Facility, the Red Cross Manager and Facility Coordinator or Food Service Manager will conduct a post-occupancy inventory of the food and supplies used during the Red Cross’s activities at the Facility.
5. Custodial Services (*This paragraph applies only when the Facility is used as a shelter or service center*): Upon request of the Red Cross and if such resources are available, the Owner will make its custodial resources, including supplies and workers, available to provide cleaning and sanitation services at the Facility. The Facility Coordinator will designate a Facility Custodian to coordinate these services at the direction of and in cooperation with the Red Cross Manager.
6. Security/Safety: In coordination with the Facility Coordinator, the Red Cross Manager, as he or she deems necessary and appropriate, will coordinate with law enforcement regarding any security and safety issues at the Facility.
7. Signage and Publicity: The Red Cross may post signs identifying the Facility as a site of Red Cross operations in locations approved by the Facility Coordinator. The Red Cross will remove such signs when the Red Cross concludes its activities at the Facility. The Owner will not issue press releases or other publicity concerning the Red Cross’s activities at the Facility without the

written consent of the Red Cross Manager. The Owner will refer all media questions about the Red Cross activities to the Red Cross Manager.

8. **Closing the Facility:** The Red Cross will notify the Owner or Facility Coordinator of the date when the Red Cross will vacate the Facility. Before the Red Cross vacates the Facility, the Red Cross Manager and Facility Coordinator will jointly conduct a post-occupancy inspection, using the second page of the *Shelter/Facility Opening/Closing Form*, to record any damage or conditions.

9. **Fee** (*This paragraph does not apply when the Facility is used as a shelter. The Red Cross does not pay fees to use facilities as shelters.*): Both parties must initial one of the two statements below:

a. Owner will not charge a fee for the use of the Facility.  
 Owner Initials \_\_\_\_\_ Red Cross Initials \_\_\_\_\_

b. The Red Cross will pay \$\_\_\_ per: \_\_\_\_\_ for the right to use and occupy the Facility  
 Owner Initials \_\_\_\_\_ Red Cross Initials \_\_\_\_\_

10. **Reimbursement:** Subject to the conditions in paragraph 10(e) below, the Red Cross will reimburse the Owner for the following:

a. *Damage to the Facility or other property of Owner*, reasonable wear and tear excepted, resulting from the operations of the Red Cross. Reimbursement for facility damage will be based on replacement at actual cash value. The Red Cross, in consultation with the Owner, will select from bids from at least three reputable contractors. The Red Cross is not responsible for storm damage or other damage caused by the disaster.

b. *Reasonable costs associated with custodial and food service personnel and supplies* which would not have been incurred but for the Red Cross's use of the Facility. The Red Cross will reimburse at per-hour, straight-time rate for wages actually incurred but will not reimburse for (i) overtime or (ii) costs of salaried staff.

c. *Reasonable, actual, out-of-pocket costs for the utilities indicated below*, to the extent that such costs would not have been incurred but for the Red Cross's use of the Facility. (Both parties must initial all utilities that may be reimbursed by the Red Cross):

	Owner Initials	Red Cross Initials
Water		
Gas		
Electricity		
Waste Disposal		

d. The Owner will submit any request for reimbursement to the Red Cross within 60 days after the occupancy of the Red Cross ends. Any request for reimbursement must be accompanied by supporting invoices. Any request for reimbursement for personnel costs must be accompanied by a list of the personnel with the dates and hours worked.

e. If the disaster is a Federally declared disaster and Owner is a municipal, county, parish, or state government entity, then the Owner will work with appropriate emergency management agencies to seek cost reimbursement through the Federal Emergency Management Agency's program for administering Public Assistance Category B under the Robert T. Stafford Act. The Red Cross is not obligated to

reimburse the Owner for costs covered by Public Assistance Category B.

11. Insurance: The Red Cross shall carry insurance coverage in the amounts of at least \$1,000,000 per occurrence for Commercial General Liability and Automobile Liability. The Red Cross shall also carry Workers'
  - a. Compensation coverage with statutory limits for the jurisdiction within which the facility is located and \$1,000,000 in Employers' Liability.
12. Indemnification: The Red Cross shall defend, hold harmless, and indemnify Owner against any legal liability, including reasonable attorney fees, in respect to claims for bodily injury, death, and property damage arising from the negligence of the Red Cross during the use of the Facility.
13. Term: The term of this agreement begins on the date of the last signature below and ends 30 days after written notice by either party.

Digital Signature: Each party agrees that either part's execution of this agreement by DIGITAL signature (whether ELECTRONIC or encrypted) is expressly intended to authenticate this AGREEMENT and to have the same force and effect as manual signatures. The term DIGITAL signature means any electronic sound, symbol, or process attached to or logically associated with a record and executed and adopted by a party with the intent to sign such record, including facsimile or email electronic signatures. The use of digital signatures is intended to facilitate more efficient execution and delivery of signed documents.

_____	The American National Red Cross
Owner (Legal Name)	(Legal Name)
_____	_____
By (Signature)	By (Signature)
_____	_____
Name (Printed)	Name (Printed)
_____	_____
Title	Title
_____	_____
Date	Date

# CITY OF PEACHTREE CITY

## INTEROFFICE MEMORANDUM

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**MEMO TO:** Mayor and City Council

**VIA:** Justin Strickland, City Manager

**FROM:** Yasmin Julio, City Clerk/ Director of Executive Services 02/24/2026  
Justin Strickland, City Manager 02/27/2026

**DATE:** March 5, 2026

**SUBJECT:** Alcohol License Extension- The Wine Bar

---

**Recommendation:**

Approve a 45-day alcohol license extension for The Wine Bar.

**Discussion:**

Michael Serapine, the owner of The Wine Bar, has requested an extension as allowed in Section 6-44 of our Code of Ordinances for the commencement of business in a licensed establishment. This Code Section requires a business to begin operations within six months after the issuance of the alcohol license, unless a time extension is approved by the Council. The six months are set to expire on March 22, 2026. Mr. Serapine has encountered several delays in the construction, not due to any fault of his own, and is asking that Council grant him until May 15th, 2026, for opening his establishment.

**Budget Impact:**

None

**Attachments:**

1. Re\_ Liquor license extension \_Redacted

**From:** [REDACTED]  
**To:** [Stacey Collins](#)  
**Subject:** Re: Liquor license extension  
**Date:** Tuesday, February 17, 2026 9:14:59 AM

---

**[CAUTION]: This email was sent from an EXTERNAL source. Do not click links or open attachments unless you recognize the sender or know the content is safe.**

OK let's ask them to approve a 45 day extension. With the holidays and now the health inspection hurdles in changing out an entire water heater system.. It has set the general contractor back. That will give us to may 15<sup>th</sup> to be open. We are expecting to be open before that date. Just gives us breathing room for state and local inspections and sign off

~ Michael Surapine

---

**From:** Stacey Collins <[scollins@peachtree-city.org](mailto:scollins@peachtree-city.org)>  
**Sent:** Monday, February 16, 2026 4:43:35 PM  
**To:** Michael Surapine [REDACTED]  
**Subject:** Re: Liquor license extension

Ok, I think I spoke too soon. Looks like we have to have the City Council approve the additional time. When do you anticipate opening? I can get it on the Council agenda for March 5th.

Get [Outlook for iOS](#)

---

**From:** Stacey Collins <[scollins@peachtree-city.org](mailto:scollins@peachtree-city.org)>  
**Sent:** Monday, February 16, 2026 5:39:24 PM  
**To:** Michael Surapine <[REDACTED]>  
**Subject:** Re: Liquor license extension

I've been thinking about y'all lately, great minds think alike . Anyway, I'll grant you a 45-day extension, that way if anything else happens you will be covered.  
Enjoy Dallas and get some good TX BBQ while you are there. It's much better than what we are are allowed to eat while prepping for said colonoscopy (basically nothing).  
Keep me posted on the opening

Get [Outlook for iOS](#)

---

**From:** Michael Surapine <[REDACTED]>  
**Sent:** Monday, February 16, 2026 5:35:22 PM  
**To:** Stacey Collins <[scollins@peachtree-city.org](mailto:scollins@peachtree-city.org)>  
**Subject:** Liquor license extension

**[CAUTION]: This email was sent from an EXTERNAL source. Do not click links or open attachments unless you recognize the sender or know the content is safe.**

Hello Stacy, I hope this email finds you doing great and still laughing at the pitiful performance from our illustrious attorney General the other day. We had run in to a very slow process with the health department and now we were told everything is approved except we need a bigger water heater.. That said.. Our general contractor is worried that he may not be able to have us open by March 30<sup>th</sup> before my 120 days expires.. Is there a way to get like a 30 day extension to my license? Is it something anyone really looks at? I am unfortunately in training all this week in Dallas.. Which is like getting a colonoscopy without being put out. I will look for your email reply and I can always talk by phone on my breaks.

~ Michael Surapine



# CITY OF PEACHTREE CITY

## INTEROFFICE MEMORANDUM

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**MEMO TO:** Mayor and City Council

**VIA:** Justin Strickland, City Manager

**FROM:** Dustin Farron, Assistant Financial & Administrative Services Director 02/26/2026  
Kelly Bush, Financial & Administrative Services Director 02/26/2026  
Justin Strickland, City Manager 02/27/2026

**DATE:** March 5, 2026

**SUBJECT:** FY2025 Budget Amendment - Housekeeping

---

**Recommendation:**

Approve the attached budget amendment 25-25 to amend the 2025 budget resolution

**Discussion:**

Attached please find budget amendment 25-25 for fiscal year 2025 submitted for your approval. This budget amendment is housekeeping in nature and is necessary for the annual audit and to issue financial statements for the fiscal year ended September 30, 2025.

**Budget Impact:**

The proposed budget amendment increases the budgeted revenue and expenditures in Municipal Court, Public Works, Protective Inspections, and the Hotel Motel Fund.

**Attachments:**

1. FY2025 Budget Amendments 25-25 Housekeeping 2



# CITY OF PEACHTREE CITY

## INTEROFFICE MEMORANDUM

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**MEMO TO:** Mayor and City Council  
**VIA:** Justin Strickland, City Manager  
**FROM:** Justin Strickland, City Manager 02/27/2026  
**DATE:** March 5, 2026  
**SUBJECT:** Spyglass Island Renaming

---

**Recommendation:**

Approve the renaming of Spyglass Island.

**Discussion:**

At the Council Retreat, the Mayor proposed renaming Spyglass Island. All the Council were interested in the proposal. This item brings that proposal forward for official action. The only cost is purchasing a new sign for the entrance to the item. Staff would also go into online mapping platforms and rename the island.

**Budget Impact:**

None

**Attachments:**

None

# CITY OF PEACHTREE CITY

## INTEROFFICE MEMORANDUM

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**MEMO TO:** Mayor and City Council

**VIA:** Justin Strickland, City Manager

**FROM:** Shayla Reed, Planning Director 02/27/2026  
Justin Strickland, City Manager 02/27/2026

**DATE:** March 5, 2026

**SUBJECT:** 03-26-02 Consideration of Text Amendment to Sign Ordinance – Halo-lit (Reverse Channel/Backlit) Wall Signs

---

**Recommendation:**

Approve staff recommendation to initiate the text amendment to the sign ordinance.

**Discussion:**

Planning and Zoning staff have recently received requests to permit halo-lit (reverse channel/backlit) wall signs. However, Section 66-5, Prohibited Signs, of the Sign Ordinance states that “internally illuminated signs, other than as specifically authorized by this chapter,” are prohibited. Notwithstanding the current prohibition, staff has identified multiple locations throughout the city where such signage has been permitted and installed.

**Sec 66-3, Definitions:**

- 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).
- 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.

**Signage examples:**



Staff request direction from City Council on whether they wish to initiate a text amendment to allow halo-lit (reverse channel/backlit) wall signs. If initiated by City Council, staff will prepare draft language amendment and forward it to the Planning Commission for recommendation to City Council for final consideration.

**Relative Ordinances**

[Chapter 66 - SIGNS](#)

**Budget Impact:**

None

**Attachments:**

None

# CITY OF PEACHTREE CITY

## INTEROFFICE MEMORANDUM

---

**MEMO TO:** Mayor and City Council

**VIA:** Justin Strickland, City Manager

**FROM:** Chris Hobby, Assistant City Manager 02/06/2026  
Kelly Bush, Financial & Administrative Services Director 02/06/2026  
Justin Strickland, City Manager 02/27/2026

**DATE:** March 5, 2026

**SUBJECT:** Public Art Master Plan

---

**Recommendation:**

No action required as of this time.

**Discussion:**

The Public Art Master Plan provides a policy-driven framework for integrating public art into Peachtree City. Its intent is that public art aligns with community values, fiscal responsibility, and long-term planning goals. The plan establishes guiding principles, a governance structure with the creation of an advisory council, and funding mechanisms to ensure transparency, equity, and consistency in the City's approach.

A budget amendment further supports the initial implementation of the plan, including program administration, artist engagement, and priority projects identified in the master plan. Following legal review, adoption of both the plan and the budget amendment will position the City to responsibly advance public art initiatives that enhance public spaces, support economic vitality, and reinforce the City's identity.

The position listed in the plan is not recommended to be created at this time but will be returned to Council when the advisory group positions are filled and a full job description is completed.

**Budget Impact:**

The attached budget amendment 26-19 would increase both revenues and expenditures in the General Fund by \$60,000.

**Attachments:**

1. Draft Public Art Master Plan
2. Budget Amendment 26-19 Public Art Master Plan



# PUBLIC ART MASTER PLAN



2026

# FORWARD FROM THE MAYOR

---

Welcome to Peachtree City! As one of Georgia's premier planned communities, we pride ourselves on our connectivity via our paths, lush green spaces, and active lifestyle.

As we continue to grow, so does our commitment to enriching our city through creativity and culture. This Public Art Master Plan offers a roadmap to incorporate art that reflects who we are and who we aspire to be. Public art provides not just beauty, but meaning, identity, placemaking, and connection.

From our 100+ miles of multi-use paths to our vibrant festivals and community events, art can transform the ordinary into the extraordinary. We look forward to watching this vision come to life with the help of our citizens, artists, and community leaders.

- Kim Learnard,  
Mayor of Peachtree City



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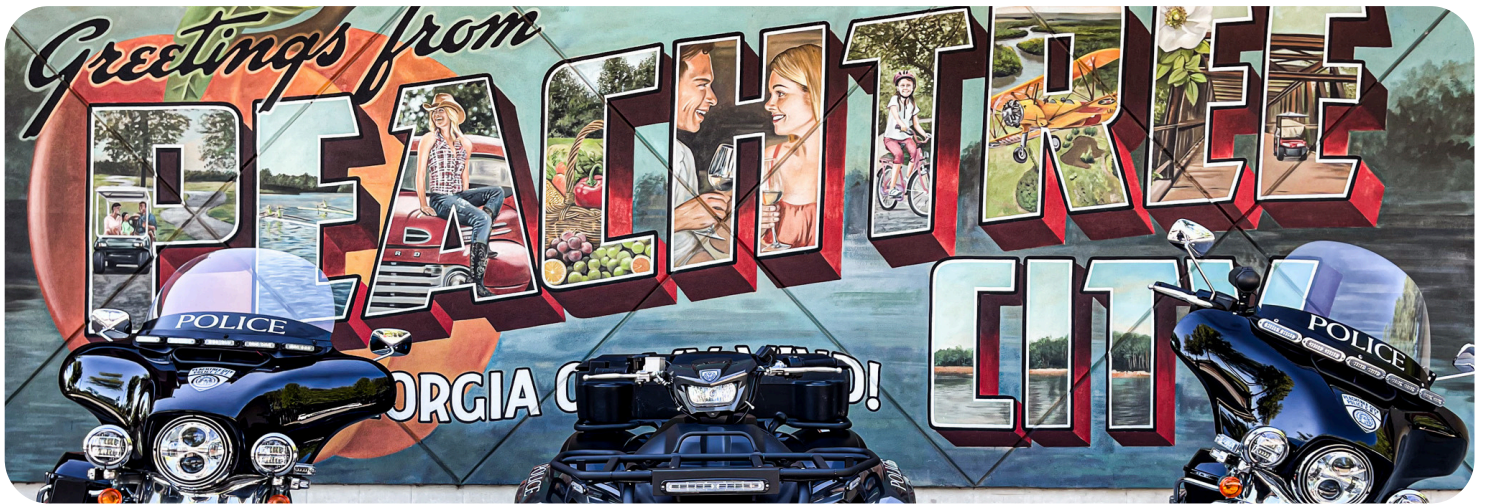


# 1.0 Introduction

Peachtree City is known for its innovative layout, dedication to recreation, and natural beauty. Public art in this setting is an opportunity to reflect those values while elevating the sense of place that defines our neighborhoods, parks, and commercial districts.

## VISION STATEMENT

Peachtree City envisions a vibrant community where public art enhances the quality of life, reflects our unique identity, and fosters civic pride. Through strategic integration of art into public spaces, we aim to celebrate our heritage, inspire creativity, and promote cultural tourism.



## GOALS

- Enhance Community Identity: Utilize public art to reflect Peachtree City's history, diversity, and aspirations.
- Promote Accessibility: Ensure public art is accessible and engaging for all residents and visitors.
- Support Local Artists: Provide opportunities and platforms for local artists to showcase their work.
- Encourage Economic Development: Leverage public art to attract tourism and stimulate local businesses.
- Foster Community Engagement: Involve community members in the planning and creation of public art projects.

## PUBLIC ART INVENTORY

- Saville Studios: Features paintings and sculptures by local artists.
- Peachtree City Library Exhibits: Hosts rotating art exhibits throughout the year.
- Shakerag Arts & Crafts Festival: Annual event celebrating various art forms, including visual arts, crafts, and performances.
- Magnolia Arts Festival: Juried festival showcasing regional artists and artisans.
- The Frederick Brown Jr. Amphitheater ('The Fred'): Open-air venue hosting concerts and cultural events.

## PUBLIC ART INVENTORY

- Golf Cart Path Art Installations: Incorporate sculptures and murals along the city's extensive golf cart paths.
- Interactive Art in Parks: Install interactive sculptures in city parks to engage families and children.
- Community Murals: Collaborate with local artists and residents to create murals of local history and culture.
- Artistic Signage: Design creative signage for city entrances and neighborhoods.
- Temporary Art Exhibits: Host rotating art installations in public spaces.

## IMPLEMENTATION STRATEGY

- Establish a 7-member Public Art Advisory Group: Committee to oversee public art initiatives.
- Develop Partnerships: Work with local organizations, schools, and businesses.
- Secure Funding: Explore grants, donations, and public-private partnerships.
- Integrate Art into City Planning: Include art in development and infrastructure projects.
- Promote Community Involvement: Engage residents through workshops and volunteer opportunities.

## PUBLIC ART DEFINITION

Public Art includes but is not limited to sculpture, murals, mosaics, installations, interactive experiences, and performances that are created for public visibility and accessibility.

## GUIDING PRINCIPLES

- Bold and Reflective
- Inclusive and Representative
- Functional and Interactive
- Rooted in Local Identity

## PUBLIC ART GOALS

1. Celebrate and amplify Peachtree City's identity.
2. Utilize public art to reflect Peachtree City's history, diversity, and aspirations.
3. Enliven public spaces across all areas of the city.
4. Ensure public art is accessible and engaging for all residents and visitors.
5. Support local and regional artists.
6. Provide opportunities and platforms for local artists to showcase their work.
7. Encourage community collaboration.
8. Involve community members in the planning and creation of public art projects.
9. Integrate art into infrastructure and development.
10. Leverage public art to attract tourism and stimulate local businesses.



# What is Public Art?



## Engaging Opportunities

Community Paint Days

Open Air Studio Events

Youth-Led Art Programs

Seasonal Temporary Art

## Typologies

Murals

Sculptures

Environmental Art

Light Installations

Fiber & Textile Works

Functional Art

Multimedia Installations

Temporary Installations

Interactive Installations

## Placement Strategies

Single-site Installations

Golf Cart Path Art Trail

Park & Recreation Node Activation

Civic Gateway Projects

# 3.0 Essence & Themes



Peachtree City is a planned community where leisure, mobility, and nature are central to daily life. With five villages, an extensive golf cart network, and a strong community culture, themes for public art include:



**"The Cart Life":** Celebrating our unique transport system



**Lakes & Nature:** Honoring our trails, lakes, and wildlife



**Aviation Heritage:** Falcon Field and aviation history



**Modern Mayberry:** Embracing our charm with nods to the future



**Community Stories:** Highlighting residents' voices and contributions

# 4.0 Strategy & Projects

## RECOMMENDED PROJECT TYPES:

Utility Box wrap with local history and youth art



Murals in tunnels, village centers and parks



Gateway Sculptures at key entries (Hwy 74/54)

Functional Art in parks and civic areas



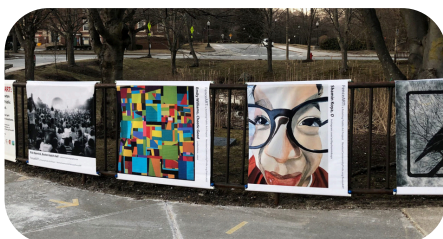
Trailside Sculptures along multi-use paths

## CREATIVE PROGRAMS

Annual Golf Cart Art Parade



Rotating Sculpture  
Walks in Village Centers



Art on the Paths  
"Pop-up" Installations



Mural Mentorship Program  
with High School  
& College Students

# 5.0 Establishing a Program

## PUBLIC ART ADVISORY GROUP

Establish a 7-member Public Art Advisory Group to oversee policies, review projects, and engage the community for opportunities and feedback.

## FUNDING STRATEGIES

- General Fund Allocation (\$60,000 annually)
- Percent for Art in Capital Projects (1.5%)
- Private Development Incentives (voluntary 2%)
- State and Federal Grants

## STAFFING

Designate a part-time Public Art Coordinator with the Recreation & Special Events Department.



# 6.0 Bike Rack Program

## ABOUT THE PROGRAM

The City of Peachtree City's Bike Rack Program is part of a broader initiative to promote active transportation and support a more bicycle-friendly community. With over 15 new bike racks to be installed throughout the city, the program enhances accessibility for cyclists, making it easier to commute, run errands, and explore. We want to extend this program to local businesses. Investing in bicycle infrastructure helps the community by boosting the local economy, improving safety, and encouraging healthier lifestyles. Well-placed bike racks and trails attract tourism and provide greater access to businesses, further strengthening Peachtree City's commitment to sustainable and active transportation.



## WHO IS ELIGIBLE?

The City's Bike Rack Program is open to any Peachtree City business or Commercial property owner who identifies a need for bicycle parking at their location.

When reviewing applications, we will prioritize businesses that:

- Are located near existing bike infrastructure, such as bike lanes or the multi-use paths.
- Are situated on or near well-traveled roads that are easily accessible to pedestrians and the general public.
- Have space available in the public right-of-way or on private property with a suitable concrete pad (minimum 6' x 7').

## INSTALLATION PROCESS

- Identify a suitable location, ensuring it is on concrete and offers unobstructed access for pedestrians and individuals with mobility aids.
- Racks can be installed on the right-of-way sidewalk or on private property.
- Cost: \$350 each, includes delivery. Installation or concrete costs are not included.

Please note: Installations on private property will require a signed Agreement between the property owner and the city. The city will deliver the bike rack, and the business will be responsible for installation.

## RACK SPECIFICATIONS

- Each rack accommodates two bikes and is surface-mounted.
- Racks must be spaced 2.5 to 3 feet apart from each other.
- In cases where no right-of-way or concrete is available on private property, the property owner must install a concrete pad before rack delivery.
- Visibility and accessibility from the public realm are essential criteria.
- Racks should retain their factory appearance and remain unaltered. Available colors include green PMS 7739, orange PMS 1596, magenta PMS 7636, and dark grey PMS 7540. Approval must be obtained from the city before repainting the bike rack.



GREEN PMS 7739



MAGENTA  
PMS 7636



ORANGE PMS 1596



DARK GREY  
PMS 7540

## FREQUENTLY ASKED QUESTIONS

### HOW MANY BIKES CAN ONE RACK HOLD?

The rack can hold two (2) bikes.

### HOW BIG ARE THE BIKE RACKS?

Bike racks are approximately 4.2ft (wide) by 3.3ft (tall).

### WHAT ARE THE BIKE RACKS MADE OF?

They are made of 3mm thick Galvanized Steel, with powder coating.

### CAN THE BIKE RACKS BE PAINTED A DIFFERENT COLOR?

Yes, with the approval from the City of Peachtree City Public Art Advisory Group.

### CAN THE RACKS BE INSTALLED ON ASPHALT, GRAVEL, OR TRAILS?

No. The racks can only be installed on concrete.

### HOW LONG DOES THIS PROCESS TAKE?

Depends on availability, within a month of concrete installation (if needed).

# 7.0 Appendix A

## Peachtree City Bike Rack Program Application

Please complete the following application to participate in Peachtree City's Bike Rack Program. This program supports local businesses and property owners in providing bicycle parking to promote active transportation and a more bicycle-friendly community.

### Applicant Information

Business/Organization Name:	
Property Owner (if different):	
Contact Person:	
Phone Number:	
Email Address:	
Property Address:	

### Proposed Bike Rack Location

Will the rack be installed on:	
Public Right-of-Way	
Private Property	
Is there an existing concrete pad (minimum 6' x 7')?	
If no, do you agree to install a concrete pad?	

### Rack Preferences

Number of racks requested (cost \$350 each):

Preferred Color (circle one): Green PMS 7739 | Orange PMS 1596 | Magenta PMS 7636 | Dark Grey PMS 7540

### Agreement

By signing below, the applicant agrees to comply with the City of Peachtree City's Bike Rack Program requirements, including installation, maintenance, and public accessibility of the bicycle rack(s).

Applicant Signature:		Date:	
Property Owner Signature (if different):		Date:	

## 1. IDENTIFICATION

This Agreement (“Agreement”) is entered into as of **City of Peachtree City, Georgia (“City”)**, and \_\_\_\_\_, 2025, by and between the \_\_\_\_\_ (“Business Owner”) and \_\_\_\_\_ (“Property Owner”).

WHEREAS, the City of Peachtree City has established a **Bike Rack Program** to promote active transportation, improve bicycle accessibility, and support a more bicycle-friendly community; and

WHEREAS, the City agrees to furnish a bicycle rack(s) for installation on the property located at \_\_\_\_\_ in Peachtree City, Georgia; and

WHEREAS, the Business Owner/Property Owner recognizes the public health, safety, economic, and environmental benefits of increased bicycle transportation;

NOW, THEREFORE, the City and Business Owner/Property Owner agree as follows:

## 2. DEFINITIONS

- **Bicycle Rack:** A City-approved, powder-coated galvanized steel rack (approx. 4.2’ wide x 3.3’ tall), accommodating up to two bicycles, surface-mounted, and meeting the specifications outlined in the City’s Bike Rack Program.
- **Installation Area:** A concrete pad of at least 6’ x 7’ in size, located either in the public right-of-way (with City approval) or on private property with the consent of the Property Owner.
- **Maintenance:** All actions necessary to keep the bicycle rack(s) in safe, good working condition, including repair or replacement if damaged due to normal wear, vandalism, accidents, or other causes.

## 3. CITY OBLIGATIONS

- The city agrees to **deliver bicycle rack(s)** to the Business Owner at a cost of **\$350 per rack**, which includes delivery.
- The City shall provide the approved rack design, size, and available color options (green PMS 7739, orange PMS 1596, magenta PMS 7636, or dark grey PMS 7540).
- The City shall review and approve proposed locations prior to installation to ensure compliance with safety, accessibility, and visibility requirements.

#### 4. BUSINESS OWNER OBLIGATIONS

- The Business Owner shall be responsible for **installation** of the bicycle rack(s), including any required **concrete pad preparation** if none exists.
- Installation must be completed within **60 days** of rack delivery.
- The Business Owner shall ensure the rack is:
  - Installed on concrete only (not gravel, asphalt, or trails).
  - Positioned with unobstructed pedestrian access and ADA accessibility.
  - Spaced at least 2.5–3 feet apart if multiple racks are installed.
- The Business Owner shall **maintain the bicycle rack(s)** in good condition at its own expense.
- If the Business Owner no longer wishes to maintain the bicycle rack(s), it must remove them, restore the property, and provide **30 days written notice** to the city.

#### 5. PROPERTY OWNER OBLIGATIONS

- The Property Owner consents to the installation of the bicycle rack(s) and agrees to the terms of this Agreement.
- The Property Owner acknowledges that the city's obligation is limited to furnishing and delivering the rack(s).

#### 6. INDEMNIFICATION

To the fullest extent permitted by law, the Business Owner shall indemnify and hold harmless the city, its officers, agents, and employees from any claims, damages, or liabilities arising out of the installation, use, or maintenance of the bicycle rack(s), except to the extent caused by the sole negligence of the city.

#### 7. PUBLIC USE

The bicycle rack(s) shall be **available for public use on a first-come, first-serve basis**. The Business Owner/Property Owner shall not impose restrictions on use.

#### 8. TERM & TERMINATION

- This Agreement is effective upon signature by all parties and remains in effect until the bicycle rack(s) are permanently removed and the property restored, unless earlier terminated by the city with **30 days written notice**.

- Upon termination, the Business Owner shall remove the rack(s) and restore all surfaces at its own expense.

**9. NOTICES**

All notices shall be in writing and delivered in-person, by certified mail, or by overnight courier, addressed as follows:

**If to City:**

City Manager  
 City of Peachtree City  
 151 Willowbend Road  
 Peachtree City, GA 30269

**If to Business Owner:**

**If to Property Owner:**

**10. GENERAL PROVISIONS**

- This Agreement shall be governed by the laws of the State of Georgia.
- Venue for disputes shall be in Fayette County, Georgia.

**CITY OF PEACHTREE CITY**

By: \_\_\_\_\_ Date: \_\_\_\_\_  
 City Manager

Attest: \_\_\_\_\_ Date: \_\_\_\_\_  
 City Clerk

**BUSINESS OWNER**

By: \_\_\_\_\_ Date: \_\_\_\_\_

**PROPERTY OWNER**

By: \_\_\_\_\_ Date: \_\_\_\_\_

# 7.0 Appendix B

## DRAFT PUBLIC ART ORDINANCE

- Define Public Art and its scope
- Establish the Public Art Advisory Group
- Describe developer contributions (voluntary or in lieu)
- Outline review, approval, and maintenance processes
- Provide policy for donations, acquisitions, and deaccessioning

## DRAFT PUBLIC ART ORDINANCE FOR PEACHTREE CITY

### Section 1: Purpose

To establish guidelines for the integration of public art into Peachtree City's public spaces, enhancing the cultural landscape and community engagement.

### Section 2: Definitions

- Public Art: Original works of art accessible to the public, including sculptures, murals, installations, and performances.
- Developer: Any individual or entity undertaking a construction project within city limits.

### Section 3: Public Art Advisory Group

- Composition: 7-member Public Art Advisory Group appointed by the City Council, including local artists and cultural representatives.
- Responsibilities:
  - Review and recommend public art projects.
  - Advise on the selection of artists and artworks.
  - Oversee maintenance and conservation of public art.

### Section 4: Developer Contributions

- Voluntary Contribution: Developers are encouraged to allocate 2% of the project cost to public art.
- Consultation Requirement: Developers consult with the Advisory Group during permitting.

### Section 5: Artwork Approval and Maintenance

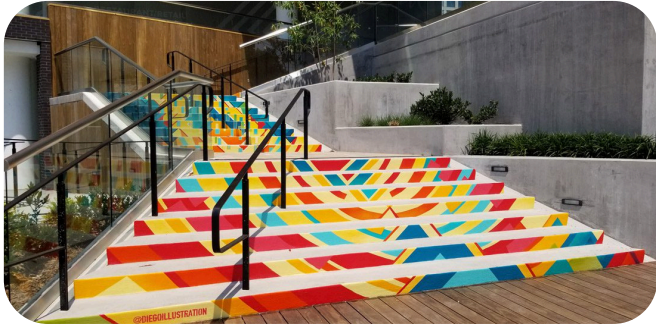
- Approval Process: All public art must be approved to align with community standards.
- Maintenance Plan: Artists must provide a maintenance plan for each piece.

### Section 6: Funding and Budget

- Public Art Fund: Dedicated fund sourced from contributions, grants, and donations.
- Budget Allocation: City Council allocates funds annually for maintenance and commissions.

### Section 7: Implementation and Review

- Implementation Timeline: Ordinance effective upon City Council approval.
- Periodic Review: Review every five years to recommend updates.





**PUBLIC ART  
MASTER PLAN  
2026**



# CITY OF PEACHTREE CITY

## INTEROFFICE MEMORANDUM

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**MEMO TO:** Mayor and City Council

**VIA:** Justin Strickland, City Manager

**FROM:** Jonathan Miller, Public Works Director 02/26/2026  
Shayla Reed, Planning Director 02/27/2026  
Janet Moon, Police Chief 02/27/2026  
Chris Hobby, Assistant City Manager 02/27/2026  
Justin Strickland, City Manager 02/27/2026

**DATE:** March 5, 2026

**SUBJECT:** Chapters 70 and 78 Ordinance Amendments

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**Recommendation:**

No action required as of this time.

**Discussion:**

The Transportation Advisory Group (TAG) has completed a comprehensive review of Chapter 70 (Streets, Sidewalks, and Other Public Ways) and Chapter 78 (Traffic) to address shared path safety concerns related to motorized carts, emerging micromobility devices, and other vehicles.

Through this review, TAG identified ordinance gaps, areas requiring clarification, and opportunities to strengthen regulatory language. The revisions specifically address the following:

- Path rules and operational standards
- Definition gaps and permitted uses
- Micromobility devices operating on paths and sidewalks
- Previously undefined e-devices that present public safety risks
- Golf carts and motorized carts
- Low-speed vehicles

TAG has completed revisions to the ordinances, and all City divisions including the City Attorney have reviewed the proposed updates. The attached versions of Chapter 70 (Streets, Sidewalks, and Other Public Ways) and Chapter 78 (Traffic) incorporate TAG's revisions along with staff comments and are submitted for Council's review and consideration.

**Budget Impact:**

None

**Attachments:**

- 1. Chapter\_70\_\_TAG Revisions draft 28OCT25 Final
- 2. Final Ordinance TAG Edits

## Chapter 70 STREETS, SIDEWALKS AND OTHER PUBLIC WAYS<sup>1</sup>

### ARTICLE I. IN GENERAL

#### Sec. 70-1. Permission required for planting, cutting trees, vegetation.

It shall be unlawful for any person to plant, cut, trim, prune, transplant, remove or interfere with any tree, flower, vine, plant or shrub in or upon any of the streets, alleys or sidewalks within the city, or any boxing, pot or other thing provided for their protection. See Article XI, section 1112 through 1119 of the Land Development Ordinance [Appendix B].

(Code 1980, § 17-1; Ord. No. 717, 7-1-99)

#### Sec. 70-2. Minimum design standards for streets, [sidewalks and shared-use paths](#).

All streets, [sidewalks and shared-use paths](#) constructed in the city shall be done so in accordance with the minimum design standards established in the subdivision regulations of the city, [to include published city design standards and the latest specifications of the American Association of State Highway and Transportation Officials \(AASHTO\), the Manual on Uniform Traffic Control Devices \(MUTCD\), Georgia Department of Transportation Design Policy Manual including DPM Chapter 9 \(Complete Streets\), and Public Right-of-Way Accessibility Guidelines \(PROWAG\)](#). (see [Appendix B](#)). Such streets, [sidewalks and paths](#) must meet such minimum design standards regardless of whether they are in a platted subdivision. ~~All streets or~~ in unplatted areas and in industrial and commercial areas ~~must meet such minimum design standards~~.

(Code 1980, § 17-3)

#### Sec. 70-3. Use of rights-of-way, removal of unattended property.

- (a) No person shall leave a vehicle other than a motor vehicle or trailer attached thereto, boat, equipment, or other personal property unattended upon the public sidewalks, paths, streets, alleys, walkways, parks, parking lots, rights-of-way, or other public lands of the city or upon state rights-of-way without obtaining an

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<sup>1</sup>Cross reference(s)—Any ordinance dedicating, naming, establishing, locating, relocating, opening, widening, paving, etc., any street or public way in the city saved from repeal, § 1-6(6); any ordinance providing for local improvements and assessing taxes for such improvements saved from repeal, § 1-6(9); any ordinance establishing or prescribing street grades in the city saved from repeal, § 1-6(15); public works department, § 2-271 et seq.; buildings and construction, ch. 18; parks and recreation, ch. 54; peddlers, ch. 58; signs, ch. 66; traffic, ch. 78; utilities and services, ch. 82; zoning, app. A; land development ordinance, app. B.

State law reference(s)—State, county and municipal road systems, O.C.G.A. § 32-4-1 et seq.; powers with respect to municipal street system, O.C.G.A. § 32-4-92; regulation of maintenance and use of public roads generally, O.C.G.A. § 32-6-1 et seq.; power of city to open, close or extend public streets, alleys and sidewalks, O.C.G.A. § 36-34-3; municipal street improvements, O.C.G.A. § 36-39-1 et seq.; power to construct and maintain roads, including curbs, sidewalks, street lights and devices to control the flow of traffic, Ga. Const. art. IX, § II, ¶ III(a)(4).

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encroachment permit or event permit. Unattended property may be removed, impounded, sold in conformance to city ordinances or state laws, or disposed of as trash. As used in this section 70-3, such property shall be considered abandoned if it is left unattended overnight.

- (b) No person shall erect any unpermitted structure, tent, or barricade, or install stakes or other hazardous items or items that block driver or pedestrian visibility in or upon the public sidewalks, paths, streets, alleys, walkways, parks, parking lots, rights-of-way, or other public lands of the city or upon state rights-of-way within the city limits. No person shall place blankets, tarps, or other personal property in or upon the public sidewalks, paths, streets, alleys, walkways, parks, parking lots, rights-of-way, or other public lands of the city or upon state rights-of-way within the city limits overnight or place such items prior to dawn on the day of a special event. Any such items may be removed, impounded, sold in conformance to city ordinances or state laws, or disposed of as trash.
- (c) This article shall not apply to signs placed in conformance with chapter 66 of this Code.
- (d) All issues pertaining to abandoned vehicles shall be handled in accordance with state law.

(Ord. No. 1061, § 1, 6-6-2013)

**Secs. 70-4—70-35. Reserved.**

## **ARTICLE II. SHARED-USE PATH SYSTEM**

### **Sec. 70-36. Use Generally.**

Shared-use path means a pathway physically separated from motorized vehicular traffic by an open space or barrier and either within the highway right of way or within an independent right of way and used by bicycles, pedestrians, manual and motorized wheelchairs, and other authorized motorized and nonmotorized users. Shared-use paths shall hereafter be referred to as paths. For definitions of permitted vehicles and path rules, see Chapter 78.

~~All persons using the path system in the city shall abide by the following rules and regulations:~~

- ~~(1) — Users of recreation paths: As permitted under section 78-94.~~
- ~~(2) — Prohibited users of recreation paths: As prohibited under section 78-95.~~
- ~~(3) — Special rules. Paths are for transportation and public recreation. No individual or group shall engage in hazardous activities on the paths. Such hazardous activities shall include but are not limited to the following:
  - ~~a. — Racing of any form, except for special events approved by the city.~~
  - ~~b. — Blocking of public access, except for special events approved by the city.~~
  - ~~c. — None of the prohibited users (subsection (2)) shall use the path system bridges or underpasses for any purpose.~~
  - ~~d. — Pedestrians and vehicles shall not loiter on pedestrian bridges or in pedestrian underpasses.~~~~
- ~~(4) — Rules of the road.
  - ~~a. — Normal rules of the road apply to the paths. For instance, when approaching oncoming path users, each user shall move to his right side of the path. Passing shall be on the left side.~~~~

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- b. ~~Any vehicle using paths during darkness must use headlights and must have appropriate reflectors.~~
  - c. ~~Each user shall be considerate of the welfare and safety of other users. Dangerous conduct will not be tolerated.~~
  - d. ~~Littering on the paths shall be subject to twice the fines and penalties as littering on the streets. All litter shall be deposited in the receptacles provided.~~
- {5} ~~Liability. Each person using the paths is liable for his own actions.~~

{Code 1980, § 17-2; Ord. No. 757, 4-19-01; Ord. No. 797, 11-21-02}

**Secs. 70-37—70-39. Reserved.**

**ARTICLE III. NATURAL SURFACE ~~NATURE~~ TRAILS**

**Sec. 70-40. Generally.**

Natural Surface Trails means a path with a natural surface tread made by clearing and grading the native soil. The City has authority to regulate the type of devices which may be used upon such trails. Natural Surface Trails shall hereafter be referred to as trails.

Boardwalk means a structure, usually made of wood and without a paved or poured surface, whose primary purpose is to provide access to a recreation or nature area. Boardwalks may be connected to both paths and natural surface trails.

(a) It shall be lawful to operate, drive, or in any manner to locate on the trails and boardwalks in designated recreation, greenspace and nature areas which are marked with signs as permitted the following devices including mobility aids for people with disabilities where it is determined safe by the City to operate:

- (1) Bicycles, adaptive cycles or a Class I rated electric bicycle.
- (2) Manually-powered mobility aids for disabled use to include wheelchairs, adaptive cycles, walkers, crutches and canes, and
- (3) Other power-driven mobility devices (OPDMD) registered for disabled use to include powered wheelchairs, adaptive Class-I rated electric cycles, electric personal assistive mobility device (EPAMD), scooters and motorized carts.

~~(a)(b)~~ It shall be unlawful to operate, drive, ride, propel or in any manner cause to locate on the  ~~dirt trails and other nature trails~~ which are marked with signs ~~required in this section the following vehicles~~ any other vehicle not identified above and defined in Section 78-91: .

- ~~(1) An electric or gasoline powered golf cart;~~
- ~~(2) An electric or traditional bicycle;~~
- ~~(3) Automobile;~~
- ~~(4) Minibike;~~
- ~~(5) Moped;~~

PART II - CODE OF ORDINANCES  
Chapter 70 - STREETS, SIDEWALKS AND OTHER PUBLIC WAYS  
ARTICLE III. NATURE TRAILS

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~~(6) Go cart; and~~

~~(7) Electric or gasoline powered scooter.~~

~~(b)~~(c) All trails and boardwalks which are governed by this section shall be marked with a sign identifying authorized micromobility devices at all points of entrance ~~to the trail~~ from parks and other recreational area parking spaces, streets, and ~~recreation~~ shared-use paths.

~~(c) The trails which are governed by this section are Flat Creek Nature Trail and Line Creek Nature Trail.~~

(d) *Liability.* Each person using the trails and boardwalks is liable for his own actions.

(Ord. No. 759, 5-3-01)

## ARTICLE IV. SIDEWALKS

### Sec. 70-41. Generally.

Sidewalk means a paved area of generally five feet in width or less that is designed or intended for the use of pedestrian traffic with certain permitted micromobility devices.

### Sec. 70-42. Use of available sidewalks.

- (a) Pedestrians have right of way on sidewalks where a 48-inch clear space is maintained for access for persons with disabilities. The operator of a micromobility device shall yield right of way to the pedestrian or individual in a wheelchair or other mobility device.
- (b) Public sidewalks including pedestrian-only marked crossing facilities at intersections at which traffic-control signals are in operation may be used as an accessible route by pedestrians and the following micromobility devices as defined in Section 78-91:
  - (1) Manual and other personal assistive mobility devices (OPAMD) for the express purpose of enabling mobility for a person with a disability, to include powered wheelchairs, scooters and adaptive cycles,
  - (2) Bicycles and electric bicycles when dismounted and pushed by persons,
  - (3) Electric personal assistive mobility devices (EPAMD),
  - (4) Electric scooters,
  - (5) Personal delivery devices (PDD),
  - (6) Personal electric vehicles (PEV),
  - (7) Skates and skateboards.
- (c) It shall be unlawful to operate, drive, ride, propel or in any manner cause to locate on the sidewalks any other vehicle not identified above and defined in Section 78-91.

## Chapter 78 TRAFFIC<sup>1</sup>

### **ARTICLE I. IN GENERAL**

#### **Sec. 78-1. State rules of the road—Adoption by reference.**

The Georgia [Motor Vehicles and Traffic, Title 40, Chapter 1 General Provisions and Chapter 6](#) Uniform Rules of the Road, [Title 40, Chapter 6](#) of the Official Code of Georgia Annotated and any subsequent amendments thereto, are adopted to regulate traffic upon the public streets of the city.

(Code 1980, § 19-1; Ord. No. 816, 10-16-2003)

#### **Sec. 78-2. Same—Penalties.**

Unless another penalty is expressly provided by law, every person convicted of a violation of any provision of section 78-1 shall be punished as provided in section 1-11.

(Code 1980, § 19-2)

#### **Sec. 78-3. Prohibited mufflers—Use.**

It shall be unlawful for any person to operate any motor vehicle, motor scooter or motorcycle in the city without a muffler or with a muffler that is not in good repair or with a muffler that has been gutted or cut out or has been so altered as to make it produce unnecessary, loud and excessive noises or sounds.

(Code 1980, § 19-9)

State law reference(s)—Muffler requirements, O.C.G.A. § 40-8-71.

#### **Sec. 78-4. Same—Selling.**

It shall be unlawful for any person to sell within the city any muffler that is not in good repair or that has been gutted or cut out or has been so altered as to make it produced unnecessary, loud and excessive noises or sounds.

(Code 1980, § 19-10)

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<sup>1</sup>[Cross reference\(s\)—Police department, § 2-211 et seq.; municipal court, ch. 46; offenses and miscellaneous provisions, ch. 50; streets, sidewalks and other public ways, ch. 70; off-street automobile parking, app. A, § 909.](#)

[State law reference\(s\)—Preventing or disrupting lawful procession, O.C.G.A. § 16-11-34; Uniform Rules of the Road, O.C.G.A. § 40-6-1 et seq.; power of local authorities generally, O.C.G.A. § 40-6-371; authority to provide devices to control the flow of traffic, Ga. Const. art. IX, § II, ¶ III\(a\)\(4\).](#)

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**Sec. 78-5. Reckless or careless operation of ~~a motor vehicle~~ motor vehicles and micromobility devices.**

It shall be unlawful for any person in charge of a motor vehicle or a micromobility device to operate the vehicle in a careless or reckless manner. The ~~motor~~ vehicle must be operated with due regard to the safety of persons upon the streets, paths and other public places, and in such manner as to avoid a collision.

(Code 1980, § 19-11)

State law reference(s)—Reckless driving, O.C.G.A. § 40-6-390; drivers with ability impaired by alcohol or drugs, O.C.G.A. § 40-6-391.

**Sec. 78-6. Vehicle involved in a collision with a parked vehicle.**

No driver of any vehicle shall operate that vehicle in a manner so as to collide with a parked vehicle or cause damage to the property of a second party.

(Code 1980, § 19-11.1; Ord. No. 1017, § 1, 1-6-2011)

**Sec. 78-7. Failure to have vehicle under control.**

No driver of any vehicle shall operate that vehicle in such a manner so as to collide with any object legally placed upon or adjacent to any street or highway, nor shall a driver operate a vehicle so that the vehicle leaves or enters any street or roadway except at an intersection or driveway.

(Code 1980, § 19-11.2)

**Sec. 78-8. Right-of-way of fire apparatus.**

All fire department motor equipment and all personal cars of department members shall have right-of-way over all other traffic on city streets when responding to an alarm, but only if properly equipped with rotating or blinking lights.

(Code 1980, § 19-12)

State law reference(s)—Authority and duties of driver of emergency vehicle, O.C.G.A. § 40-6-6; yielding right-of-way by others, O.C.G.A. § 40-6-74.

**Sec. 78-9. Obstruction of fire station, fire apparatus, fire hydrant or fire lane.**

No person shall park any vehicle or otherwise cause any obstruction to be placed within ten feet of the entrance to any fire station, or other place where fire apparatus is stored, or within ten feet of any fire hydrant, or in any lane described as a fire lane by National Fire Prevention Code 305.

(Code 1980, § 19-13)

Cross reference(s)—Fire protection and prevention, ch. 38.

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### Sec. 78-10. Driving over fire hose.

No person shall drive any vehicle over fire hose except upon specific orders from the fire chief or other officer in charge where the hose is issued.

(Code 1980, § 19-14)

Cross reference(s)—Fire protection and prevention, ch. 38.

State law reference(s)—Crossing fire hose, O.C.G.A. § 40-6-248.

### Sec. 78-11. Service of citations and summons.

Service of citations and summons for violations of section 78-9, National Fire Prevention Code 3-5, or O.C.G.A. §§ 40-6-200, 40-6-201, 40-6-202, 40-6-203 and 40-6-226 (handicap parking), as adopted by the city in section 78-1, shall be in person and directed to the person illegally parking such vehicle, if known, or by placing a copy of the citation or summons at a conspicuous place on the motor vehicle illegally parked and directed to the registered owner of the vehicle, in which case the registered owner shall be prima facie responsible for the illegal parking violation; and the provisions of this section shall apply to all unlawful parking violations, both on public and private property.

(Code 1980, § 19-16)

### Sec. 78-12. ~~Reserved~~Use of available bicycle paths.

~~Notwithstanding any other provision of this chapter or any ordinance, it shall be unlawful for anyone to ride a bicycle on the streets of the city where a paved bicycle path is available along the same route.~~

~~(Code 1980, § 19-17)~~

### Sec. 78-13. Transportation of building materials at night.

(a) *Conditions.* It shall be unlawful for any person to haul or transport any building materials by means of any vehicle between the hours of 7:00 p.m. and 6:00 a.m., Eastern Standard Time unless:

- (1) The driver of the vehicle has in his possession documents establishing the ownership of such building materials;
- (2) The vehicle is owned by a governmental entity or public utility and is operated by an authorized employee of such governmental entity or public utility; or
- (3) The vehicle is subject to regulations of the Georgia Public Service Commission or the Interstate Commerce Commission.

(b) *Definitions.* The following words, terms and phrases, when used in this section, shall have the meanings ascribed to them in this subsection, except where the context clearly indicates a different meaning:

*Building materials* means and includes any materials customarily used in building or construction work and which have a reasonable fair market value in excess of \$100.00.

(c) *Penalty.* Any person and/or company violating the provisions of this section shall for each offense be punished as provided in section 1-11. Such fine shall not bar prosecution or conviction for any related offense upon a showing that the person convicted was unlawfully in possession of the building materials concerned.

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(Supp. No. 5556, Update 2)

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(Code 1980, § 19-18)

Cross reference(s)—Buildings and construction, ch. 18.

**Sec. 78-14. State motor vehicle safety inspection act adopted.**

The Georgia Motor Vehicle Safety Inspection Act, O.C.G.A. § 40-8-221 et seq., is adopted by reference as a part of this Code just as if all of the provisions of such act were repeated in full in this section. Such Act is adopted by reference in accordance with and subject to the terms of O.C.G.A. § 40-8-264.

(Code 1980, § 19-19)

**Sec. 78-15. Transportation of flammable liquids, Robinson Road.**

Robinson Road from State Route 54 to Redwine Road shall be closed to all tanker trucks with a load capacity in excess of 3,000 gallons transporting or delivering flammable liquids for commercial and/or residential use.

(Code 1980, § 19-19.1)

Cross reference(s)—Fire protection and prevention, ch. 38.

**Sec. 78-16. Heavy trucks prohibited on certain streets.**

Vehicles having a gross vehicle weight in excess of 12,000 pounds are prohibited from traveling on the following streets unless those vehicles in transit to or from a specific location on one of these streets or any destination to which the only access is from one of these streets:

- (1) That section of Stevens Entry that lies between State Route 54 and Bridlepath Lane.
- (2) That section of Crabapple Lane located within the city limits which lies between Senoia Road (old State Route 74) and State Route 74.
- (3) That section of Sumner Road located within the city limits which lies between Smokerise Point and State Route 54.
- (4) That section of Peachtree Parkway which lies between State Route 74 and Redwine Road.
- (5) That section of McIntosh Trail which lies between Robinson Road and State Route 74 (encompassing Kelly Drive).
- (6) That section of Hip Pocket Road which lies between Willowbend Road and Kelly Drive.
- (7) That section of Tinsley Mill, Smokerise Trace, and Smokerise Point located within the city which lies between Peachtree Parkway and State Route 54.
- (8) That section of Willow Road which lies between State Route 74 and Willowbend Road.
- (9) That section of Planterra Way, Terrane Ridge, and Kelly Green which lies between State Route 54 and Dividend Drive.
- (10) That section of Georgian Park which lies between Newgate Road and the entrance to AMLI Apartments.

(Ord. No. 669, § 19-20, 7-18-1996; Ord. No. 680, § 19-20, 11-6-1997; Ord. No. 707, § 19-20, 1-21-1999; Ord. No. 723, 10-21-1999; Ord. No. 846, 6-2-2005; Ord. No. 860, § 1, 10-20-2005)

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(Supp. No. [5556](#), Update 2)

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**Sec. 78-17. Parking restrictions.**

- (a) It shall be unlawful for a private property owner, resident, tenant, guest or vehicle operator to park or permit to be parked automotive vehicles, including golf carts and motorized carts, anywhere on private property, including any privately maintained area adjacent to a paved surface, except on a paved asphalt, concrete or other acceptable all-weather surface. Said all-weather surface shall measure no less than nine feet wide by 18 feet in length, and shall be constructed of no less than three inches depth stone, rock or gravel installed on a suitable sub-grade. The intent of the all-weather surface shall be to provide an area large enough for a standard-sized vehicle to park un-obstructed with all four wheels and undercarriage located within the boundaries of the parking surface.
- (b) No motorized vehicle in excess of 20 feet in length or 8,600 pounds (empty weight) or trailer shall be permitted to be parked in front of or at the side of the main building or within 20 feet of the rear lot line, unless such vehicle is parked or stored completely within an enclosed garage or roofed carport.
- (c) No motorized vehicle in excess of 20 feet in length or 8,600 pounds (empty weight) or trailer shall be permitted to be parked or left standing along any street or roadway in any residential zoned area or neighborhood.
- (d) MotorizedGolf cart parking shall be prohibited from parking on or adjacent to the city's sharedmulti-use path system in those areas which have been identified and properly marked as no parking areas and have been approved by city council.

(Code 1980, § 19-22; Ord. No. 800, 2-6-2003; Ord. No. 994, § 1, 3-18-2010; Ord. No. 997, § 1, 4-15-2010; Ord. No. 1017, § 2, 1-6-2011)

Editor's note(s)—Subsection (d) of this section shall become effective July 1, 2010.

**Sec. 78-18. Parking on State Route 54.**

Parking is prohibited on the north and south sides of State Route 54 beginning at the west city limits (M.P. 0.00) and continuing to the east city limits (M.P. 3.95) a distance of 3.95 miles.

(Code 1980, § 19-23)

**Sec. 78-19. Parking on State Route 74 South.**

Parking is prohibited on both sides of State Route 74 South beginning at 350 feet south of Crosstown Drive (M.P. 5.67) and ending 350 feet north of Crosstown Drive (M.P. 5.81), both sides, a distance of 700 feet.

(Code 1980, § 19-24)

**Sec. 78-20. Parking on Scatterfoot Drive.**

Parking is prohibited on the north side of Scatterfoot Drive, beginning at 1,155 feet southwest of Bridlepath Lane and ending at 70 feet east of Clydesdale Road, a distance of 440 feet.

(Code 1980, § 19-25)

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**Sec. 78-21. Parking on Bridlepath Lane.**

Parking is prohibited on both sides of Bridlepath Lane beginning at Peachtree Parkway and continuing eastward to Surrey Trail, a distance of 1,671 feet.

(Code 1980, § 19-26)

**Sec. 78-22. Authorized traffic control devices on state highways.**

All traffic control devices placed on State Route 54 and State Route 74 shall be authorized and approved by the state department of transportation and shall be enforceable by duly sworn law enforcement officers.

(Code 1980, § 19-27)

**Sec. 78-23. Parking on Prime Point.**

Parking is prohibited on both sides of Prime Point, beginning at Stevens Entry and continuing eastward to S.R. 54, a distance of 1,961 feet.

(Ord. No. 783, 3-7-2002; Ord. No. 1045, § 1, 8-2-2012)

**Sec. 78-24. Parking on Commerce Drive.**

- (a) Parking is prohibited on both sides of Commerce Drive North beginning at Aberdeen Parkway and continuing northward to its terminus, a distance of 600 feet.
- (b) Parking is prohibited on the West side of Commerce Drive from its intersection with Aberdeen Parkway to a point 133 feet south of the center of the intersection. Parking is also prohibited on the West side of Commerce Drive from its intersection with Westpark Drive to a point 817 North of the center of the intersection. Parking is prohibited on the East side of Commerce Drive from its intersection with Westpark Drive to a point 437 feet North of the center of the intersection. Parking will also be prohibited on the East side of Commerce Drive from its intersection with Aberdeen Parkway to a point 434 feet South of the center of the intersection.

(Ord. No. 784, 3-21-2002; Ord. No. 883, § 1, 5-18-2006)

Editor's note(s)—Ord. No. 883, § 1, adopted May 18, 2006, changed the title of section 78-24 from "Parking on Commerce Drive North" to "Parking on Commerce Drive."

**Sec. 78-25. Clearing railroad crossing of obstructions caused by trains.**

- (a) Every railroad corporation has the responsibility to operate in such a manner as to minimize obstructions of emergency vehicles and vehicular highway use at roads, streets, and railroad-highway grade crossings. If any such obstruction occurs and the train crew is aware of the obstruction, the crew is to take immediate action, consistent with safe operating procedures, to remedy the situation.
- (b) Any train or equipment that has come to a complete stop and is blocking a road, street or railroad-highway grade crossing in excess of 15 minutes must be cut, separated, or moved to clear the crossing upon the approach of any emergency vehicle. The blocking of a road, street or railroad-highway grade crossing by a railroad corporation or its employees for a period exceeding 15 minutes is prohibited, except under the following circumstances:

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- (1) When necessary to comply with signals affecting safe movement of trains.
  - (2) When necessary to avoid striking an object or person on the track.
  - (3) When separation or movement is not possible.
  - (4) When the train is disabled.
  - (5) When necessary to comply with government safety regulations.
  - (6) When the situation involves a train accident.
  - (7) When it is an occurrence over which the railroad has no control.
- (c) Georgia law provides that no member of a train, yard, or engine crew of a railroad will be held personally responsible for or found guilty of violating any laws or ordinances regarding the blocking of roads or streets upon reasonable proof that any blocking was necessary to comply with the orders or instructions of the employer or supervisory officials of the railroad company.
- (d) There is no restriction on time for crossing occupancy for a moving train continuing in the same direction.
- (e) A railroad corporation that violates the terms of this article shall be fined as provided in section 1-11; except that each consecutive 15-minute violation shall constitute a separate offense.
- (Ord. No. 830, 7-15-2004)

**Sec. 78-26. Parking on D-Bob Industrial, Auburn Court, and Tiger Way.**

- (a) Parking is prohibited on the west side of D-Bob Industrial (a distance of 697 feet), continuing on the north side of Auburn Court (a distance of 671 feet) and continuing on the east side of Tiger Way (a distance of 404 feet).
- (b) Parking is prohibited on D-Bob Industrial, Auburn Court, and Tiger Way within 30 feet of a stop sign and in front of or within 30 feet to either side of a driveway entrance or exit.
- (c) Parking is prohibited in the intersections and culs-de-sac of D-Bob Industrial, Auburn Court, and Tiger Way.
- (Ord. No. 837, 9-14-2004)

**Sec. 78-27. Parking on Sierra Drive.**

Parking is prohibited on the south side of Sierra Drive (a distance of 1,065 feet). Parking would still be permitted along the perimeter of that portion of Sierra Drive, which is a cul-de-sac.

(Ord. No. 863, 12-15-2005)

**Sec. 78-28. Parking on Petrol Point.**

Parking is prohibited on the both sides of Petrol Point, beginning at SR 54 and continuing north to Prime Point, a distance of 370 feet.

(Ord. No. 888, 8-17-2006)

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**Sec. 78-29. Parking on Clover Reach.**

Parking is prohibited on the south side of Clover Reach beginning at its northernmost intersection with State Route 74 and continuing westward to its intersection with City Circle, a distance of 555 feet.

Parking is allowed on the north side of Clover Reach beginning at a point 173 feet from the centerline of Clover Reach and City Circle and ending at a point 258 feet from said intersection.

(Ord. No. 967, § 1, 2-5-2009)

**Sec. 78-30. Parking on Petrol Point.**

Parking is prohibited on both sides of Petrol Point, beginning at S.R. 54 and continuing northwest to Prime Point, a distance of 395 feet.

(Ord. No. 1045, § 2, 8-2-2012)

**Sec. 78-31. Parking on Stevens Entry.**

Parking is prohibited on both sides of Stevens Entry, beginning at S.R. 54 and continuing northwest to Peachtree Parkway, a distance of 2,278 feet.

(Ord. No. 1045, § 3, 8-2-2012)

**Sec. 78-32. Parking on Echo Court.**

Parking is prohibited on the west side of Echo Court, beginning at Falcon Drive and continuing the length of the roadway to the cul-de-sac, a distance of 1,345 feet.

(Ord. No. 1143, § 1, 4-19-2018)

**Sec. 78-33. Parking on Battery Way.**

Parking is prohibited on Battery Way on the north side of the roadway beginning at Peachtree Parkway and extending 1,245 feet west.

(Ord. No. 1179, § 1, 8-6-2020)

**Secs. 78-34—78-55. Reserved.**

***ARTICLE II. SPEED ZONES<sup>2</sup>***

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<sup>2</sup>State law reference(s)—Authority to alter lawful speed limits, O.C.G.A. §§ 40-6-183, 40-6-376.

**Sec. 78-56. Generally.**

The rules of the road and all amendatory acts to such rules, are amended by providing that the speed limit upon the streets of the city shall be 30 miles per hour except over and upon those streets where a different rate of speed is permitted, which rate of speed shall be clearly marked by signs setting the maximum speed over and upon such streets. State Highway 74 is excepted from this section.

(Code 1980, § 19-3)

**Sec. 78-57. Enumerated.**

(a) Pursuant to O.C.G.A. §§ 40-6-183 and 40-6-376, and based on an engineering and traffic investigation as prescribed by law, the following speed zones are established in the city:

(1) *On-system roadways.* All on-system routes have been verified by the state department of transportation.

State Route	Within the city/town limits of and/or school name	From	Mile point	To	Mile point	Length in miles	Speed limit
S.R. 54	PEACHTREE CITY	1000 feet west of Wynnmeade Pkwy. (west city limits)	0.00	100 feet west of Walt Banks Road	3.52	3.52	45
S.R. 54	PEACHTREE CITY	100 feet west of Walt Banks Road	3.52	265 feet east of Sumner Road	3.95	0.43	50
S.R. 54	PEACHTREE CITY	265 feet east of Sumner Road	3.95	1584 feet east of Sumner Road (East City Limit)	4.20	0.25	55
S.R. 74	PEACHTREE CITY	1850 feet north of Peachtree Pkwy. (north city limits)	5.54	100 feet north of Aberdeen Pkwy.	8.87	3.33	55
S.R. 74	PEACHTREE CITY	100 feet north of Aberdeen Pkwy.	8.87	600 feet north of State Route 54	9.29	0.42	50
S.R. 74	PEACHTREE CITY	600 feet north of State Route 54	9.29	1400 feet north of Paschal Road	9.63	0.34	40

S.R. 74	PEACHTREE CITY	1400 feet north of Paschal Road	9.63	1270 feet south of Crosstown Drive	11.82	2.19	50
S.R. 74	PEACHTREE CITY	1270 feet south of Crosstown Drive	11.82	Redwine Road (south city limits)	15.20	3.38	55

\*SCHOOL ZONES ARE EFFECTIVE\*

A.M. from 30 minutes prior to commencement time to 30 minutes after commencement time—SCHOOL DAYS ONLY.

P.M. from 30 minutes prior to dismissal time to 30 minutes after dismissal time—SCHOOL DAYS ONLY.

- (2) *Off-system roadways.* All off-system routes will not be verified by the state department of transportation.

Road name	Within the city/town limits of and/or school name	From	To	Length in miles	Speed limit
Aberdeen Parkway	PEACHTREE CITY	State Route 74	Northlake Drive	0.60	30
Archway Lane	PEACHTREE CITY	Approach Drive	Cul-de-sac	0.59	25
Ardenlee Drive	PEACHTREE CITY	Clifton Lane	Cul-de-sac	0.40	25
Ardenlee Parkway SCHOOL ZONE	PEACHTREE CITY St. <i>Paul's School</i> 7:15 to 8:15 a.m. 2:00 to 4:00 p.m. SCHOOL DAYS ONLY	100 feet west of State Route 74	100 feet east of Ardenlee Drive	0.18***	25
Ardenlee Pkwy	PEACHTREE CITY	State Route 74	Ardenlee Drive	0.25	25
Ashley Way	PEACHTREE CITY	Smokerise Point	Cul-de-sac	0.25	30
Aster Ridge Trail	PEACHTREE CITY	Holly Grove Road	Aster Ridge Trail	0.55	30
Astoria Lane	PEACHTREE CITY	Loring Lane	Dead End	0.80	30
Augusta Drive	PEACHTREE CITY	Braelinn Road	Braelinn Road	0.30	30
Avalon Way	PEACHTREE CITY	Southern Shore Drive South	Southern Shore Drive North	0.30	30
Aviation Way	PEACHTREE CITY	Dividend Drive	Cul-de-sac	1.00	30
Azalea Drive	PEACHTREE CITY	Hip Pocket Drive	Cedar Drive	0.40	30
Battery Way	PEACHTREE CITY	Peachtree Parkway South	Fishers Luck	0.50	30
Bedford Park	PEACHTREE CITY	Rubicon Road	Cul-de-sac	0.40	30
Bellenden Drive	PEACHTREE CITY	Kedron Drive	Blue Smoke Trail	0.40	30
Biltmore Trace	PEACHTREE CITY	Peachtree Parkway South	Calloway Crossing	0.30	30

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Blue Smoke Trail	PEACHTREE CITY	Golfview Drive	End of street	0.90	30
Bowfin Bay	PEACHTREE CITY	Skiff Trace	Cul-de-sac	0.30	30
Bradford Way	PEACHTREE CITY	Robinson Road	Cul-de-sac	0.40	30
Braelinn Court	PEACHTREE CITY	Cul-de-sac	Cul-de-sac	0.40	25
Braelinn Road	PEACHTREE CITY	Peachtree Parkway South	Robinson Road	1.30	40
Brandon Way	PEACHTREE CITY	Jamestown Way	Cul-de-sac	0.60	25
Briarliegh Drive	PEACHTREE CITY	Abrell Woods Court	Brookgrove Lane	0.25	30
Bridgewater Drive	PEACHTREE CITY	Kedron Drive	Cul-de-sac	0.25	30
Bridlepath Lane	PEACHTREE CITY	Doubletrace Lane	Windgate Road	0.30	30
Brookgrove Lane	PEACHTREE CITY	Arden Lee	Cul-de-sac	0.30	25
Brookings Lane	PEACHTREE CITY	Peninsula Drive	Watermark Drive	0.25	30
Brookwood Drive	PEACHTREE CITY	Summer Brooke	Cul-de-sac	0.25	30
Burnham Rise	PEACHTREE CITY	Dunsway Lane	Cul-de-sac	0.35	30
Cabin Gate	PEACHTREE CITY	Log House Road	Rockspray Ridge	0.35	30
Calgary Drive	PEACHTREE CITY	Braelinn Road	Cul-de-sac	0.40	30
Calloway Crossing	PEACHTREE CITY	Robinson Road	Cul-de-sac	0.40	30
Cameron Trail	PEACHTREE CITY	Robinson Road	Crosstown Road	0.80	30
Carnelian Lane	PEACHTREE CITY	Cul-de-sac	Cul-de-sac	0.30	30
Camp Creek Trail	PEACHTREE CITY	Robinson Road	Robinson Road	0.80	30
Carriage Lane	PEACHTREE CITY	State Route 54	Landaulet Ct.	0.60	30
Carriage Lane SCHOOL ZONE	PEACHTREE CITY <i>Booth Middle</i> 7:15 to 8:30 a.m. 2:30 to 4:00 p.m. SCHOOL DAYS ONLY OR WHEN YELLOW LIGHTS FLASHING	Carriage Lane	Cul-de-sac	0.60	25
Cedar Drive	PEACHTREE CITY	Hip Pocket Drive	Hip Pocket Drive	0.40	30
Centennial Drive	PEACHTREE CITY	MacDuff Parkway	MacDuff Parkway	0.50	30
Chadwick Drive	PEACHTREE CITY	Braelinn Road	Kensington Drive	0.40	30
Chambray Hill	PEACHTREE CITY	Loring Lane	Cul-de-sac	0.25	30
Chestnut Field	PEACHTREE CITY	Cameron Trail	Hamden Kells	0.35	30
Chimney Sweep Circle	PEACHTREE CITY	Smokerise Trace	Smokerise Trace	0.40	30
Cimmaron Park	PEACHTREE CITY	0.10 miles south of Crimson Way	0.20 miles north of Crimson Way	0.30	25
Claridge Curve	PEACHTREE CITY	0.10 miles north of Kennerly Way	0.20 miles south of Kennerly Way	0.30	30
Clifton Lane	PEACHTREE CITY	Arden Lee	Arden Lee	0.40	25

Cloister Drive	PEACHTREE CITY	Flat Creek Road	Cloister Drive	0.70	25
Clover Reach	PEACHTREE CITY	State Route 74	State Route 74	0.30	30
Clydesdale Road	PEACHTREE CITY	Bridlepath Lane	Cul-de-sac	0.30	30
Collierstown Way	PEACHTREE CITY	State Route 54	Hancock Lane	0.40	25
Colonnade Drive	PEACHTREE CITY	Braelinn Road	Robinson Road	0.50	30
Columns Lane	PEACHTREE CITY	Colonnade Drive	Colonnade Drive	0.40	30
Commerce Drive	PEACHTREE CITY	State Route 54	Cul-de-sac	0.60	30
Cottage Grove	PEACHTREE CITY	Cul-de-sac	Cul-de-sac	0.40	30
Crabapple Lane	PEACHTREE CITY	State Route 74	0.80 miles west of State Route 74 (Tyrone city limits)	0.80	30
Crabapple Lane SCHOOL ZONE	PEACHTREE CITY <i>Crabapple Elementary</i> 7:00 to 8:00 a.m. 2:00 to 3:30 p.m. SCHOOL DAYS ONLY	50 feet west of State Route 74	200 feet west of Leisure Trail	0.45	25
Creekstone Bend	PEACHTREE CITY	McIntosh Trail	Highgreen Ridge	0.30	30
Crescent Oak	PEACHTREE CITY	0.20 miles south of Vardon Way	0.10 miles north of Vardon Way	0.30	30
Crofts Corner	PEACHTREE CITY	Hampton Green	Cul-de-sac	0.30	30
Crosstown Drive	PEACHTREE CITY	Robinson Road	State Route 74	2.00	40
Crosstown Drive SCHOOL ZONE	PEACHTREE CITY <i>Oak Grove Elementary</i> 7:00 to 8:00 a.m. 2:00 to 3:30 p.m. SCHOOL DAYS ONLY	800 feet west of Log House Road	50 feet east of Summit Walk	0.40	25
Dalston Way	PEACHTREE CITY	Clifton Lane	Cul-de-sac	0.25	30
Darmouth Place	PEACHTREE CITY	0.20 miles east of Calloway Crossing	0.10 miles west of Calloway Crossing	0.30	30
Deergrass Trail	PEACHTREE CITY	Meadow Run	Cul-de-sac	0.60	30
Dividend Drive	PEACHTREE CITY	Paschall Road	545 feet North of State Route 74	2.60	40
Dividend Drive**	PEACHTREE CITY	545 feet North of State Route 74	State Route 74	0.10**	30
Doubletace Lane	PEACHTREE CITY	Bridlepath Lane	Windgate Road	0.90	30
Dunella Lane	PEACHTREE CITY	Arden Lee	Cul-de-sac	0.25	30
Eastbrook Bend	PEACHTREE CITY	State Route 54	Stevens Entry	0.25	30
Ebenezer Road	PEACHTREE CITY	Robinson Road	0.50 miles east of Robinson Road (East city limits)	0.50	40

Emerling Lane	PEACHTREE CITY	Kedron Drive	Cul-de-sac	0.30	30
Everhill	PEACHTREE CITY	Cul-de-sac	Cul-de-sac	0.25	30
Evesham Ave.	PEACHTREE CITY	Turnbridge Circle	MacDuff Parkway	0.25	25
Evian Way	PEACHTREE CITY	Braelinn Road	Cul-de-sac	0.25	30
Falcon Drive	PEACHTREE CITY	Dividend Drive	Airport	0.25	30
Farmington	PEACHTREE CITY	Crabapple Lane	Cul-de-sac	0.40	25
Felspar Ridge	PEACHTREE CITY	Morallion Hills	Morallion Hills	0.30	30
Fielding Ridge	PEACHTREE CITY	Kedron Drive	Cul-de-sac	0.30	30
Fishers Luck	PEACHTREE CITY	Peachtree Parkway South	McIntosh Trail	0.75	30
Fishers Luck SCHOOL ZONE	PEACHTREE CITY <i>Huddleston Elementary</i> 7:00 to 8:00 a.m. 2:00 to 3:30 p.m. SCHOOL DAYS ONLY	50 feet north of McIntosh Trail	0.30 miles north of McIntosh Trail	0.30	25
Flat Creek	PEACHTREE CITY	State Route 54	North Parkway	1.45	35
Garret Ridge	PEACHTREE CITY	McIntosh Trail	Cul-de-sac	0.25	30
Gates Entry	PEACHTREE CITY	State Route 74	Cul-de-sac	0.29	25
Georgian Park	PEACHTREE CITY	State Route 74	Peachtree Parkway	0.80	30
Glendale Drive	PEACHTREE CITY	McIntosh Trail	Cul-de-sac	0.25	30
Golf View Drive	PEACHTREE CITY	Flat Creek Drive	Blue Smoke Trail	0.50	30
Golf View Drive (East Side)	PEACHTREE CITY	Flat Creek Drive	Blue Smoke Trail	0.50	25
Grecken Green	PEACHTREE CITY	Morallion Hills	Cul-de-sac	0.60	30
Greensway	PEACHTREE CITY	Cul-de-sac	Cul-de-sac	0.25	30
Greenwood Lane	PEACHTREE CITY	Loring Lane	Cul-de-sac	0.30	30
Groveland Drive	PEACHTREE CITY	McIntosh Trail	Cul-de-sac	0.30	30
Groveswood Lane	PEACHTREE CITY	Crabapple Lane	Briarleigh	0.25	25
Hamden Kells	PEACHTREE CITY	Wheatleigh Lane	Cul-de-sac	0.35	30
Hampton Green	PEACHTREE CITY	Braelinn Road	Cul-de-sac	0.40	30
Harbor Loop	PEACHTREE CITY	Fishers Luck	Fishers Luck	0.40	30
Haven Ridge	PEACHTREE CITY	Heritage Way	Cul-de-sac	0.30	30
Hedgewood Court	PEACHTREE CITY	Groveland Drive	Cul-de-sac	0.25	30
Heritage Way	PEACHTREE CITY	Log House	Haven Ridge	0.30	30
High Green Ridge	PEACHTREE CITY	Creekstone Bend	Cul-de-sac	0.40	30
Highlands Way	PEACHTREE CITY	Peachtree Parkway	Gleneagle Point	0.25	30
Hilltop Drive	PEACHTREE CITY	Hip Pocket Drive	Willow Road	0.50	30
Hip Pocket Road	PEACHTREE CITY	Willowbend Road	Kelly Road	1.20	30
Holly Grove Road	PEACHTREE CITY	State Route 74	Robinson Road	1.10	30

Holly Grove Church Road	PEACHTREE CITY	Redwine Road	Dead End	0.40	30
Holly Springs Drive	PEACHTREE CITY	Holly Grove Road	Cul-de-sac	0.40	30
Huddleston Road	PEACHTREE CITY	State Route 54	Paschall Road	0.75	30
Huntington Place	PEACHTREE CITY	Robinson Road	Yarborough Drive	0.25	30
Independence Ln	PEACHTREE CITY	Centennial Drive	Centennial Drive	0.50	25
Interlochen Drive	PEACHTREE CITY	Peachtree Parkway North	Peachtree Parkway North	0.50	25
Kedron Drive	PEACHTREE CITY	State Route 74	State Route 74	1.50	30
Kedron Drive (West)	PEACHTREE CITY	State Route 74	Senoia Road	0.28	25
Kedron Drive SCHOOL ZONE	PEACHTREE CITY <i>Kedron Elementary</i> 7:00 to 8:00 a.m. 2:00 to 3:30 p.m. SCHOOL DAYS ONLY	100 feet east of State Route 74	50 feet east of Stoneacre Curve	0.40	25
Kelly Drive	PEACHTREE CITY	Dividend Drive	State Route 74	0.25	30
Kelly Drive	PEACHTREE CITY	State Route 74	McIntosh Trail	0.50	30
Kelly Drive SCHOOL ZONE	PEACHTREE CITY <i>Huddleston Elementary</i> 7:00 to 8:00 a.m. 2:00 to 3:30 p.m. SCHOOL DAYS ONLY	Lake Peachtree Bridge (McIntosh Trail)	400 feet east of Sweetgum	0.10***	25
Kelly Green	PEACHTREE CITY	Terrane Ridge	Dividend Drive	0.40	30
Kelvington Way	PEACHTREE CITY	Farmington Drive	Cul-de-sac	0.30	25
Kenton Place	PEACHTREE CITY	Holly Grove Road	Welton Way	0.50	30
Kensington Drive	PEACHTREE CITY	Chadwick Drive	0.40 miles west of Chadwick Drive (dead end)	0.40	30
Kimmer Road	PEACHTREE CITY	Robinson Road	Legacy Lane	0.40	30
Kings Ridge	PEACHTREE CITY	Wynnmeade Parkway	Wynnmeade Parkway	0.25	30
Lakeside Drive	PEACHTREE CITY	Waterwood Bend	Waterwood Bend	0.50	30
Larkspur Turn	PEACHTREE CITY	Windgate Road	Martingale Drive	0.40	30
Legacy Lane	PEACHTREE CITY	Kimmer Road	0.15 miles south of Sugar Mill Ride (dead end)	0.40	30
Layor Court	PEACHTREE CITY	Montclair Drive	Cul-de-sac	0.30	30
Leisure Trail	PEACHTREE CITY	Crabapple Lane	Cul-de-sac	0.30	30
Lexington Pass	PEACHTREE CITY	State Route 74	Cul-de-sac	0.30	30
Loblolly Circle	PEACHTREE CITY	Hip Pocket	Hip Pocket	0.30	30

Log House Road	PEACHTREE CITY	Crosstown Road	Peachtree Parkway	0.90	30
Log House Road SCHOOL ZONE	PEACHTREE CITY <i>Oak Grove Elementary</i> 7:00 to 8:00 a.m. 2:00 to 3:30 p.m. SCHOOL DAYS ONLY	Crosstown Drive	200 feet west of Summer Brooke	0.50	25
Long Leaf	PEACHTREE CITY	Autumn Leaf	Cul-de-sac	0.30	30
Longer Drive	PEACHTREE CITY	Blue Smoke Trail	Cul-de-sac	0.70	30
Loring Lane	PEACHTREE CITY	Peachtree Parkway	Cul-de-sac	1.15	30
Loyd Road	PEACHTREE CITY	Smoke Rise Trace	Ashley Way	0.45	30
MacDuff Parkway	PEACHTREE CITY	State Route 54	0.30 miles west of Senoia Road	2.50	35
MacDuff Parkway	PEACHTREE CITY	0.30 miles west of Senoia Road	Senoia Road	0.30	25
Magnolia Lane	PEACHTREE CITY	Walnut Grove Road	Cul-de-sac	0.25	30
Maple Grove Ter	PEACHTREE CITY	State Route 54	Collierstown Way	0.30	25
Mark Style Drive	PEACHTREE CITY	Peachtree Parkway	Claridge Curve	0.40	25
Martingale Drive	PEACHTREE CITY	Fountain Head	Larkspur Turn	0.40	30
Mattan Point	PEACHTREE CITY	Morallion Hills	0.30 miles west of Morallion Hills (dead end)	0.30	30
McIntosh Trail	PEACHTREE CITY	Robinson Road	Peachtree Parkway	1.00	35
McIntosh Trail	PEACHTREE CITY	Peachtree Parkway	Kelly Drive	0.50	30
McIntosh Trail SCHOOL ZONE	PEACHTREE CITY <i>Huddleston Elementary</i> 7:00 to 8:00 a.m. 2:00 to 3:30 p.m. SCHOOL DAYS ONLY	Lake Peachtree Bridge (Kelly Drive)	200 feet east of Peachtree Parkway	0.65	25
Meadowlark Trace	PEACHTREE CITY	Ebenezer Road	Cul-de-sac	0.30	30
Mellington Lane	PEACHTREE CITY	Kedron Drive	Cul-de-sac	0.30	30
Melrah Hill	PEACHTREE CITY	Walnut Grove	Walnut Grove	0.50	30
Montclair Drive	PEACHTREE CITY	Robinson Road	Cul-de-sac	0.45	30
Morallion Hills	PEACHTREE CITY	Braelinn Road	Grecken Green	0.70	30
Morgans Turn	PEACHTREE CITY	Stevens Entry	Stevens Entry	0.40	30
Muirfield Way	PEACHTREE CITY	Andrean Way	Cul-de-sac	0.30	30

Mulberry Court	PEACHTREE CITY	Cresswind Blvd.	Cul-de-sac	0.50	25
Newport Drive	PEACHTREE CITY	Regents Park	Cul-de-sac	0.30	30
North Fairfield Drive	PEACHTREE CITY	Fairfield Drive	West Manor	0.40	25
North Lake Drive	PEACHTREE CITY	State Route 54	Flat Creek Road	0.40	30
North Meade	PEACHTREE CITY	Wynnmeade Parkway	Amelia Lane	0.50	30
Oakdale Avenue	PEACHTREE CITY	Robinson Road	Cul-de-sac	0.25	30
Oakmount Drive	PEACHTREE CITY	Golfview Drive	Golfview Drive	0.30	30
Palette Lane	PEACHTREE CITY	Planterra Way	Terra Verte	0.30	25
Parkgate Lane	PEACHTREE CITY	Blue Smoke Trace	Cul-de-sac	0.25	30
Parkway Drive	PEACHTREE CITY	Peachtree Parkway	Hidden Creek Lane	0.30	30
Paschall Road	PEACHTREE CITY	State Route 74	Dead End	0.30	30
Patina Point	PEACHTREE CITY	Terrane Ridge	Cul-de-sac	0.30	25
Peachtree Parkway North	PEACHTREE CITY	State Route 54	150 feet north of Flat Creek Road	0.40	30
Peachtree Parkway North	PEACHTREE CITY	150 feet north of Flat Creek Road	State Route 74	2.90	35
Peachtree Parkway North SCHOOL ZONE	PEACHTREE CITY <i>McIntosh High</i> 7:30 to 9:00 a.m. 2:30 to 4:30 p.m. SCHOOL DAYS ONLY	200 feet north of Walt Banks	200 feet south of Stevens Entry	0.30	25
Peachtree Parkway South	PEACHTREE CITY	State Route 54	4.30 miles south of State Route 54 (East city limits)	4.30	40
Peachtree Parkway South SCHOOL ZONE	PEACHTREE CITY <i>Huddleston Elementary</i> 7:00 to 8:00 a.m. 2:00 to 3:30 p.m. SCHOOL DAYS ONLY	450 feet south of McIntosh Trail	870 feet north of McIntosh Trail	0.25	25
Peachtree Parkway South SCHOOL ZONE	PEACHTREE CITY <i>Braelinn Elementary</i> 7:00 to 8:00 a.m. 2:00 to 3:30 p.m. SCHOOL DAYS ONLY OR WHEN YELLOW FLASHING LIGHTS	650 feet west of Robinson Road	1,208 feet east of Robinson Road	0.35	25
Pebblestrump	PEACHTREE CITY	Willow Road	Dead End	0.45	30
Peninsula Drive	PEACHTREE CITY	Peachtree Parkway	Brookings Lane	0.35	30
Pennfair Drive	PEACHTREE CITY	Montclair Drive	Cul-de-sac	0.25	30

Perthshire	PEACHTREE CITY	Flat Creek	Flat Creek	0.45	30
Pheasant Ridge	PEACHTREE CITY	Cameron Trail	Cul-de-sac	0.25	30
Pinegate Road	PEACHTREE CITY	Riley Parkway	Melrah Hill	1.10	30
Pinegate Road SCHOOL ZONE	PEACHTREE CITY <i>Peachtree Elementary</i> 7:00 to 8:00 a.m. 2:00 to 3:30 p.m. SCHOOL DAYS ONLY	600 feet north of Riley Parkway	Riley Parkway	0.10***	25
Pinehurst Drive	PEACHTREE CITY	Cul-de-sac	Cul-de-sac	0.40	30
Pinemount	PEACHTREE CITY	Golf View	Golf View	0.40	30
Planceer Place	PEACHTREE CITY	Garrett Ridge	Sandown Drive	0.50	30
Plantain Terrace	PEACHTREE CITY	Terrane Ridge	0.70 miles west of Terrane Ridge (dead end)	0.70	25
Plantera Way	PEACHTREE CITY	State Route 54	Terrane Ridge	0.70	25
Pleasance Grove	PEACHTREE CITY	Braelinn Road	Cul-de-sac	0.25	30
Presidio Park	PEACHTREE CITY	Battery Way	Van Ness	0.25	30
Prime Point	PEACHTREE CITY	Stevens Entry	State Route 54	0.40	30
Prime Point SCHOOL ZONE	PEACHTREE CITY <i>McIntosh High School</i> 7:30 to 9:00 a.m. 2:30 to 4:30 p.m. SCHOOL DAYS ONLY	50 feet east of Stevens Entry	50 feet north of State Route 54	0.38	30
Raintree Bend	PEACHTREE CITY	Windgate Road	Southwind Reach	0.50	30
Redwine Road	PEACHTREE CITY	City limits	City limits	0.30	45
Redwood Park	PEACHTREE CITY	Summer Place	Cul-de-sac	0.30	30
Regents Park	PEACHTREE CITY	Georgian Park	Regents Square	0.40	30
Revolution Drive	PEACHTREE CITY	Independence Lane	Cul-de-sac	0.30	25
Richmond Circle	PEACHTREE CITY	Franklin Ridge Drive	Franklin Ridge Drive	0.40	25
Riley Parkway	PEACHTREE CITY	Aberdeen Parkway	Flat Creek Road	0.50	30
Riley Parkway	PEACHTREE CITY <i>Peachtree Elementary</i> 7:00 to 8:00 a.m. 2:00 to 3:30 p.m. SCHOOL DAYS ONLY	Flat Creek	Aberdeen Parkway	0.50	25
Robinson Road	PEACHTREE CITY	State Route 54	Redwine Road	4.80	40

Robinson Road SCHOOL ZONE	PEACHTREE CITY <i>Booth Middle</i> 7:15 to 8:30 a.m. 2:30 to 4:00 p.m. SCHOOL DAYS ONLY OR WHEN YELLOW LIGHTS FLASHING	616.08 feet North of Woodland Drive	500 feet South of Woodland Drive	0.20	25
Robinson Road SCHOOL ZONE	PEACHTREE CITY <i>Braelinn Elementary</i> Oak Grove Elementary 7:00 to 8:00 a.m. 2:00 to 3:30 p.m. SCHOOL DAYS ONLY	2150 feet south of Crosstown Road	250 feet south of Braelinn Road	1.30	25
Robinson Bend Trail	PEACHTREE CITY	Ebenezer Road	Cul-de-sac	0.30	30
Rockaway Road	PEACHTREE CITY	State Route 74	0.60 miles west of State Route 74 (city limits)	0.60	45
Rockspray Ridge	PEACHTREE CITY	Log House Road	Cabin Gate	1.00	30
Rolling Green	PEACHTREE CITY	Blue Smoke Trail	Cul-de-sac	0.30	30
Rubicon Road	PEACHTREE CITY	Holly Grove Road	Welton Way	0.30	30
Saltlick Trace	PEACHTREE CITY	Doubletrace Lane	Doubletrace Lane	0.50	30
Sagamore Lane	PEACHTREE CITY	Kedron Drive West	Cul-de-sac	0.25	30
Sandown Drive	PEACHTREE CITY	McIntosh Trail	Planceer Place	0.60	30
Santolina Park	PEACHTREE CITY	Kedron Drive	Cul-de-sac	0.30	30
Sautern Way	PEACHTREE CITY	Chardonay Courts	Cul-de-sac	0.25	30
Sawmill Trace	PEACHTREE CITY	McIntosh Trail	Cul-de-sac	0.25	30
Senoia Road	PEACHTREE CITY	State Route 74	1.01 miles west of State Route 74 (Tyrone city limits)	1.01	40
Shadowood Lane	PEACHTREE CITY	McIntosh Trail	Cul-de-sac	0.50	30
Shakerag Hill	PEACHTREE CITY	State Route 54	Robinson Road	0.25	30
Silver Maple Ct.	PEACHTREE CITY	Iron Oak Drive	Cul-de-sac	0.40	25
Skiff Trace	PEACHTREE CITY	McIntosh Trail	Cul-de-sac	0.30	30
Smokerise Point	PEACHTREE CITY	City limits	Dead end	1.00	30
Smokerise Trace	PEACHTREE CITY	Peachtree Parkway	Smokerise Point	1.50	30
Smokey Way	PEACHTREE CITY	Smokerise Trace	Cul-de-sac	0.30	30
Southbridge Pass	PEACHTREE CITY	Westberry Street	Cul-de-sac	0.30	25

South Fairfield Drive	PEACHTREE CITY	East Hill	West Manor	0.50	25
Southern Shore Drive	PEACHTREE CITY	Kedron Drive	Windalier Ridge	0.95	30
Southpark Drive	PEACHTREE CITY	TDK Boulevard	Planterra Ridge	0.60	30
Spear Road	PEACHTREE CITY	Robinson Road	City limits	0.25	30
Spooner Ridge	PEACHTREE CITY	Kedron Drive	Longer Drive	0.30	30
Spruce Pine Circle	PEACHTREE CITY	Mulberry Court	Spruce Pine Circle	0.30	25
St. Albans Way	PEACHTREE CITY	MacDuff Parkway	Cul-de-sac	0.25	25
Stagecoach Road	PEACHTREE CITY	Robinson Road	Cul-de-sac	0.50	30
Stevens Entry	PEACHTREE CITY	State Route 54	Peachtree Parkway	0.50	30
Stevens Entry	PEACHTREE CITY	State Route 54	Bridlepath Lane	0.60	30
Stevens Entry SCHOOL ZONE	PEACHTREE CITY <i>McIntosh High</i> 7:30 to 9:00 a.m. 2:30 to 4:30 p.m. SCHOOL DAYS ONLY	State Route 54	Peachtree Parkway North	0.45	25
Stonington Drive	PEACHTREE CITY	Peachtree Parkway	Cul-de-sac	0.45	30
Strathmore Lane	PEACHTREE CITY	Ebenezer Road	Cul-de-sac	0.30	30
Summer Brooke	PEACHTREE CITY	Log House Road	Brookwood Drive	0.30	30
Summer Place	PEACHTREE CITY	Redwine Road	0.60 miles west of Redwine Road	0.60	30
Summit Walk	PEACHTREE CITY	Crosstown Drive	Cul-de-sac	0.50	30
Summit Walk SCHOOL ZONE	PEACHTREE CITY <i>Oak Grove Elementary</i> 7:00 to 8:00 a.m. 2:00 to 3:30 p.m. SCHOOL DAYS ONLY	Crown Point	500 feet north of Crestwood	0.10***	25
Sumner Road	PEACHTREE CITY	State Route 54	Brown Road	0.50	30
Sweetgum Road	PEACHTREE CITY	Kelly Drive	Cul-de-sac	0.50	25
Tamerlane	PEACHTREE CITY	Braelinn Road	Cul-de-sac	0.40	30
Tapestry Trace	PEACHTREE CITY	Cameron Trail	Cul-de-sac	0.32	30
TDK Boulevard	PEACHTREE CITY	State Route 74	Dividend Drive	0.40	30
Tempest Drive	PEACHTREE CITY	Regents Park	Cul-de-sac	0.25	30
Terrane Ridge	PEACHTREE CITY	Palette Lane	0.25 miles south Crimson Way	1.60	25
Treillage Lane	PEACHTREE CITY	Cameron Trail	Cul-de-sac	0.25	30
Turnbridge Circle	PEACHTREE CITY	St. Albans Way	St. Albans Way	0.50	25
Twin Bridge	PEACHTREE CITY	Aster Ridge	Cul-de-sac	0.30	30
Vanderwall	PEACHTREE CITY	Stonington Drive	Haddington Lane	0.25	30
Valley View	PEACHTREE CITY	Braelinn Green	Cul-de-sac	0.40	30

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(Supp. No. 5556, Update 2)

Van Ness	PEACHTREE CITY	Battery Way	Cul-de-sac	0.25	30
Walnut Grove	PEACHTREE CITY	Pinegate Road	Kedron Drive	1.00	30
Watermark Drive	PEACHTREE CITY	Brookings Lane	Peninsula Drive	0.25	30
Walt Banks Road	PEACHTREE CITY	State Route 54	Cul-de-sac	1.05	30
Walt Banks Road SCHOOL ZONE	PEACHTREE CITY <i>McIntosh High</i> 7:30 to 9:00 a.m. 2:30 to 4:30 p.m. SCHOOL DAYS ONLY	250 feet west of Peachtree Parkway	100 feet west of State Route 54	0.50	25
Waterwood Bend	PEACHTREE CITY	Peachtree Parkway	Peachtree Parkway	0.90	30
Welton Way	PEACHTREE CITY	Kenton Place	Cul-de-sac	0.40	30
Wensley Corner	PEACHTREE CITY	Hampton Green	Cul-de-sac	0.25	30
Westberry Street	PEACHTREE CITY	MacDuff Parkway	Cul-de-sac	0.40	25
West Park Drive	PEACHTREE CITY	State Route 74	Commerce Drive	0.50	30
Wheatleigh Lane	PEACHTREE CITY	Crosstown Drive	Chestnut Field	0.30	30
Wheatleigh Curve	PEACHTREE CITY	Chestnut Field	Chestnut Field	0.30	30
White Oak Trail	PEACHTREE CITY	Parkway Drive	Cul-de-sac	0.25	30
White Springs Lane	PEACHTREE CITY	Smokerise Point	Cul-de-sac	0.35	30
Willow Road	PEACHTREE CITY	Willowbend Road	State Route 74	0.50	30
Willowbend Road	PEACHTREE CITY	State Route 54	State Route 54	0.40	30
Windgate Road	PEACHTREE CITY	Robinson Road	Peachtree Parkway	0.90	30
Winalier Ridge	PEACHTREE CITY	Blue Smoke Trace	Trillium Reach	0.40	30
Wisdom Road	PEACHTREE CITY	State Route 74	Riley Parkway	0.70	30
Wisdom Road SCHOOL ZONE	PEACHTREE CITY <i>Peachtree Elementary</i> 7:00 to 8:00 a.m. 2:00 to 3:30 p.m. SCHOOL DAYS ONLY	Riley Parkway	200 feet east of Preston Chase	0.40	25
Wood Ridge	PEACHTREE CITY	Braelinn Green	Fen Way	0.40	30
Woodruff Way	PEACHTREE CITY	Robinson Road	Rose Down Trace	0.40	30
Wynnmeade Parkway	PEACHTREE CITY	State Route 54	MacDuff Parkway	1.80	30
Yarborough Drive	PEACHTREE CITY	Dumbarton Lane	Cul-de-sac	0.55	30
** _ -Indicates for signing purposes only. One is too short for radar use.					

\*SCHOOL ZONES ARE EFFECTIVE\*

A.M. from 30 minutes prior to commencement time to 30 minutes after commencement time—SCHOOL DAYS ONLY.

P.M. from 30 minutes prior to dismissal time to 30 minutes after dismissal time—SCHOOL DAYS ONLY.

(b) Any person convicted of a violation of this section shall be punished as provided for by law.

(Code 1980, § 19-28; Ord. No. 688, 3-5-1998; Ord. No. 713, 6-17-1999; Ord. No. 887, § 1, 9-7-2006; Ord. No. 939, § 1, 4-3-2008; Ord. No. 982, § 1, 8-20-2009; Ord. No. 1031, 6-2-2011; Ord. No. 1047, § 1, 9-6-2012; Ord. No. 1120, 1-5-2017; Ord. No. 1176, 6-20-2019; Ord. No. 1199, § 1, 8-18-2022)

**Secs. 78-58—78-90. Reserved.**

### **ARTICLE III. MOTORIZED CARTS & MICROMOBILITY VEHICLES~~MOTORIZED CARTS~~**

#### **Sec. 78-91. Findings; definition.**

- (a) The city council finds that all streets and ~~shared-use paved recreational~~ paths located within the territorial boundaries of the city and under its jurisdiction are designed and constructed so as to safely permit their use by operators of ~~motorized carts and micromobility vehicles, motorized carts, electric bicycles, and low speed motor vehicle ("LSMV")~~, except as stated elsewhere in this article. Shared-use paths shall hereafter be referred to as paths.
- (b) The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section:

*All-terrain vehicle* means ~~any~~ motorized vehicle ~~originally manufactured designed~~ for off-~~highway road~~ use which is equipped with three or more ~~nonhighway low pressure~~ tires, is 80 inches or less in width and with a dry weight of 3,500 pounds or less, and is designed for or capable of cross-country travel on or immediately over land, water, snow, ice, marsh, swampland, or other natural terrain. ~~seat to be straddled by the operator and with handlebars for steering control.~~

*Automobile* means a passenger vehicle primarily designed to legally travel on the highways of this state that usually has an engine capable of propelling the vehicle over 35 miles per hour.

*Adaptive cycle* means every device propelled by human or electric power upon which any person may ride, having one or more wheels. Adaptive cycles include unicycles, upright tricycles, semi-recumbents, tandems, and handcycles, each equipped with special seating, footplates, or headrests to ensure safe, comfortable, and accessible riding for people of all abilities.

*Bicycle* means every device propelled by human power upon which any person may ride, having only two wheels which are in tandem and either of which is more than 13 inches in diameter.

*Bicycle trailer* means every device pulled by a bicycle and designed by the manufacturer of such device to carry human passengers

*Dealer* means a person engaged in the business of buying, selling, or exchanging vehicles who has an established place of business in this state.

*Dirt-bike* means any electric or gasoline powered motorized two-wheel vehicle with footpads or with pedals of any size designed for or capable of cross-country travel and not intended for use predominantly on public roads. See also "Off-road vehicle."

*Driver* means every person who drives or is in actual physical control of a vehicle.

*Driver's license* means any license to operate a motor vehicle issued in either a physical or electronic format under the laws of this state.

*Electric bicycle* means ~~an electric assisted bicycle a device~~ with two or three wheels which has a saddle and fully operative pedals for human propulsion and also has an electric motor having a power output of not more than 750 watts, with a permanently affixed label required by Georgia Code. The electric bicycle cannot exceed these

~~classification specifications: For such a device to be considered an electric assisted bicycle, it shall meet the requirements of the Federal Motor Vehicle Safety Standards, as set forth in 49 C.F.R. Section 571, et seq., and shall operate in such a manner that the electric motor disengages or ceases to function when the brakes are applied. The electric motor in an electric assisted bicycle shall:~~

~~(1) "Class I electric assisted bicycle" means an electric assisted bicycle equipped with a motor that provides assistance only when the rider is pedaling and that ceases to provide assistance when the device reaches a speed of 20 miles per hour.~~

~~(2) Be incapable of propelling the device reaches at a speed of more than 20 miles per hour, on level ground; and~~

~~(2) "Class II electric assisted bicycle" means an electric assisted bicycle equipped with a motor that may be used exclusively to propel the vehicle but is not capable of reaching a speed of 20 miles per hour.~~

~~(3) "Class III electric assisted bicycle" means an electric assisted bicycle equipped with a motor that provides assistance only when the rider is pedaling and that ceases to provide assistance when the device reaches a speed of 28 miles per hour.~~

*Electric personal assistive mobility device* or EPAMD means a self-balancing, two non-tandem wheeled device designed to transport only one person and having an electric propulsion system with average power of 750 watts (one horsepower) and a maximum speed of less than 20 miles per hour on a paved level surface when powered solely by such propulsion system and ridden by an operator who weighs 170 pounds.

*Electric scooter* ~~play vehicle~~ means ~~every~~ an electric scooter, electric skateboard, electric unicycle or other device weighing less than 100 pounds that is equipped with handlebars and an electric motor, powered self-propelled by an electric motor or human power or both; and capable of with a maximum speed of no more than 20mph on a paved level surface when powered solely by the electric motor. Such term shall ~~up to 20 miles per hour~~ designed to carry one person at a time, equipped with one or two wheels, and is not include an otherwise defined in this Code as a "motorized cart," "low speed motor vehicle (LSMV)," "motor vehicle," "motorcycle," "electric bicycle," "electric personal assistive mobility device, motorcycle, moped (EPAMD)," or personal electric vehicle.

*eMoto* means a high-performance electric motorized cycle, with either footpads or pedals, designed by the manufacturer for highway use and which exceeds the Georgia Code electric assisted bicycle classifications. Those cycles not street-legal and registered as motorcycles shall be categorized as off-highway vehicles.

*Go-cart* means a type of small, open-wheeled vehicle powered by an electric or gasoline motor at any speed.

*Golf cart* means any "motorized vehicle designed for the purpose and exclusive use of conveying one or more persons and equipment to play the game of golf in an area designated as a golf course. wheelchair."

*Gross weight* means the weight of a vehicle without load plus the weight of any load thereon.

*Low-speed motor vehicle* or ~~LSV~~LSMV means any four-wheeled electric vehicle whose top speed attainable in one mile is greater than 20 miles per hour but not greater than 25 miles per hour on a paved level surface and which is manufactured in compliance with those federal motor vehicle safety standards for low-speed vehicles set forth in 49 C.F.R. Section 571.500 ~~as amended and in effect on January 1, 2001.~~

*Manual mobility device* means the term as defined under the Americans With Disabilities Act, as amended.

*Micromobility device* means a type of transportation device which weighs less than one hundred pounds (100 lbs.) and that travels at a speed of twenty miles per hour (20 mph) or less, and that includes a manual or electric bicycle, tricycle, scooter, hoverboard, skateboard, pedal car, adaptive cycle, personal electric vehicle, or similar device. The term does not include manual or electrical personal assistive mobility devices by persons with disabilities.

*Miniature on-road vehicle* means any motorized vehicle with four or more wheels, operates over 25 miles per hour and is designed and manufactured for use upon roadways in another country that has been imported into

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the United States and is not designed or manufactured as a golf cart, all-terrain vehicle, or multipurpose off-highway vehicle.

*Moped* means a motor driven cycle equipped with two or three wheels, with or without foot pedals to permit muscular propulsion, and an independent power source providing a maximum of two brake horsepower. If a combustion engine is used, the maximum piston or rotor displacement shall be 3.05 cubic inches (50 cubic centimeters) regardless of the number of chambers in such power source. The power source shall be capable of propelling the vehicle, unassisted, at a speed not to exceed 30 miles per hour (48.28 kilometers per hour) on level road surface and shall be equipped with a power drive system that functions directly or automatically only, not requiring clutching or shifting by the operator after the drive system is engaged.

*Motorcycle* means every motor vehicle having a seat or saddle for the use of the rider and designed to travel on not more than three wheels in contact with the ground, but excluding a tractor, all-terrain vehicle, dirt bike, and moped.

~~*Motor driven cycle means every motorcycle, including every motor scooter, with a motor which produces not to exceed five brake horsepower, every bicycle with a motor attached, and every moped.*~~

*Motorized cart* means every motor vehicle having no ~~fewer~~ less than three wheels and an unladen weight of 1,300 pounds or less, width not to exceed 50 inches, and which cannot operate at more than 20 miles per hour. Also referred to as a personal transportation vehicle (PTV) and includes all golf carts operated on local streets and paths.

~~*Motorized play vehicle means a coaster, pocket bike, any other alternatively fueled device, or other motorized vehicle that is self-propelled by a motor engine, gas or electric, and is not otherwise defined in this Code as a "motorized cart," "low speed motor vehicle (LSMV)," "motor vehicle," "motorcycle," "electric bicycle," "electric play vehicle," "electric personal transportation vehicle (PTV) and includes all golf carts operated on local streets and paths.*~~

~~*"Assistive mobility device" or "motorized"*~~ *Motorized wheelchair* means any motor driven self-propelled wheelchair that is used by a physically disabled person for mobility. Also referred to as a powered mobility device.

*Off-road vehicle* means any recreational motorized vehicle designed for or capable of cross-country travel on or immediately over land, water, snow, ice, marsh, swampland, or other natural terrain and not intended for use predominantly on public roads. The term includes, but is not limited to, four-wheel drive vehicles, low-pressure tire vehicles, two-wheel vehicles, nonhighway tire vehicles, amphibious machines, ground effect or air cushion vehicles, and any other means of transportation deriving power from any source other than muscle or wind.

*Other power-driven mobility devices (OPDMD)* are any battery, fuel, or engine-powered devices used for locomotion by individuals with mobility disabilities, including golf carts, EPAMDs, or any mobility device designed to operate in areas without defined pedestrian routes.

*Pedestrian* means any person afoot and shall include, without limitation, persons standing, walking, jogging, running, or otherwise on foot.

*Personal delivery device (PDD)* means a powered vehicle that utilizes an automated driving system to transport cargo, is not designed to transport passengers, and has a maximum unladen weight of 500 pounds or a maximum weight of 600 pounds when carrying any cargo.

*Personal electric vehicles (PEV)* means a single-person electric vehicle with a self-balancing gyroscopic system comprising a one- or two-wheeled or more platform on which the rider stands. This includes electric unicycles, hoverboards, onewheel scooters and electric skateboards having an electric propulsion system with a maximum speed of less than 20 miles per hour.

*Pocket motorcycle* ~~or~~ *pocket bike or mini bike* means a two-wheeled vehicle other than a motor vehicle, bicycle with helper motor or a motorized scooter designed for off-road use only and which is propelled by an internal combustion engine, electric motor or other mechanical means, is capable of carrying a rider and/or

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passenger at ~~anya~~ speed ~~in excess of 20 miles per hour~~, and is designed to replicate the general appearance of a motorcycle, regardless of the scale of the replication.

Skates means a person wearing traditional roller skates, electric roller skates, inline skates or roller blades, and wheelie shoes for the purpose of skating.

Skateboard means a device for riding upon, usually while standing or crouching, consisting of a short, oblong piece of wood, plastic, aluminum or other material mounted on roller skate type wheels used on smooth surfaces.

~~Recreation path means a paved area of generally six feet or more in width that is designed or intended for multi-use such as pedestrians, bicyclists, motorized carts, or any other approved use.~~

~~Sidewalk means a paved area of generally five feet in width or less that is designed or intended for the use of pedestrian traffic only.~~

(Code 1980, § 19-30; Ord. No. 757, 4-19-2001; Ord. No. 779, 12-20-2001; Ord. No. 851, § 1, 7-21-2005; Ord. No. 924, § 1, 12-6-2007; Ord. No. 1017, § 3, 1-6-2011; Ord. No. 1180, § 1, 8-6-2020; Code 2019, § 40-6-300)

Cross reference(s)—Definitions generally, § 1-2.

## **Sec. 78-92. Registration/decals/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. ~~The~~Registration decals must be affixed to ~~both~~ the front and the rear of the ~~golf cart forward-facing, one on each end.~~ Each decal shall be affixed or mounted in a location that is unobstructed, clearly legible, and rear-facing in such a manner~~oriented so~~ as to be fully~~plainly~~ visible at all times, ~~to persons, including but not limited to city law enforcement and code enforcement personnel, on the city's path system and roadways for identification and public safety purposes.~~ The failure to have a current registration and ~~decal~~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).

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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 ~~to~~ 75 percent;
2. Registration on or after July 1 ~~to~~ 50 percent;
3. Registration on or after October 1 ~~to~~ 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 [paragraphsubsection \(3\)](#) 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 [paragraphsubsection \(3\)](#) 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:

- a. 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.
  - b. The exhaust system and its elements shall be securely fastened, including the consideration of missing or broken brackets or hangers.
  - c. 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) *LSVLSMV.* No ~~LSVLSMV~~ shall be operated on the ~~shared-use 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; ~~Ord. No. 1241, § 1, 10-16-2025~~)

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."

### **Sec. 78-93. Operation regulations.**

- (a) Those persons who are 16 years of age and older may drive a motorized cart on the ~~shared-use recreation~~ paths and/or streets and those areas accessible by the public of the city unless such person has had his or her license to operate a motor vehicle suspended or revoked by the state which issued said license in which case such person shall not be permitted to operate a motorized cart on the ~~recreation~~ paths and/or streets and those areas accessible by the public of the city during the time of suspension or revocation.
- (b) Those persons who are 15 years of age but not yet 16 years of age may drive a motorized cart on the ~~recreation~~ paths and/or streets and those areas accessible by the public of the city:
  - (1) If he or she does not have in his or her possession a valid instructional permit issued by the state pursuant to O.C.G.A. § 40-5-24, as may be amended, and has not had his or her instructional permit suspended or revoked, then he or she shall be accompanied in the front seat by a person at least 18

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- years of age who holds a valid motor vehicle driver's license or he or she shall be accompanied in the front seat by a parent, grandparent or legal guardian; or
- (2) If he or she has in his or her possession a valid instructional permit issued by the state pursuant to O.C.G.A. § 40-5-24, as may be amended, and is unaccompanied by a licensed driver as provided in subsection (b)(1), or is unaccompanied by a parent, grandparent or legal guardian as provided in subsection (b)(1), then he or she may be accompanied in the vehicle by up to one other person who must be at least 15 years of age, or he or she may be accompanied by up to three immediate family members.
- (c) Those persons who are 12 years of age but not yet 15 years of age may drive a motorized cart on the ~~recreation~~ paths and/or streets and those areas accessible by the public of the city if they are accompanied in the front seat by a parent, grandparent or legal guardian.
- (d) No person under the age of 12 shall be permitted to drive a motorized cart on the ~~recreation~~ paths and/or streets and those areas accessible by the public of the city under any circumstances.
- (e) It shall be unlawful for the parent, guardian, or other adult person, having the care and custody of a minor under the age of 17 years, to permit, whether knowingly or through negligent supervision, such minor to violate any provision of this chapter or O.C.G.A. tit. 40.
- (f) All operators shall abide by all traffic regulations applicable to vehicular traffic when using the ~~recreation~~ paths, streets and those areas accessible by the public in the city. Where cart paths exist, they must be used in preference to parallel city streets with the exclusion of those ~~golf~~ cart paths privately owned and maintained by the ~~Planterra-Canongate~~, Flat Creek and Braelinn clubs as part of the golf courses and not used by the general public.
- (g) Motorized carts and ~~LSVsLSMVs~~ shall not be operated on sidewalks at any time.
- (h) Motorized carts may be operated over those authorized streets, recreational paths and those areas accessible by the public only during daylight hours unless such motorized carts are equipped with functional headlights and taillights.
- (i) No motorized cart shall be permitted to operate:
- (1) over, along, or across Highway 74, Highway 54, Peachtree Parkway, MacDuff Parkway, Riley Parkway, Aberdeen Parkway, Northlake Drive, Flat Creek Road, McIntosh Trail, Kelly Drive, Senoia Road, Kedron Drive Extension, Rockaway Road, or Crosstown Road ~~between Peachtree Parkway and Highway 74~~ within the boundaries of the city except where authorized crossings are provided.
- (2) over or along Hip Pocket Road, Robinson Road, Holly Grove Road, McIntosh Trail, Braelinn Road, Ebenezer Road, Walt Banks Road between Peachtree Parkway and Highway 54, or Stevens Entry between N. Peachtree Parkway and Highway 54 within the boundaries of the city.
- (j) It shall be unlawful for the owner of any motorized cart or ~~LSVLSMV~~ or any other person operating, employing, permitting the use of or otherwise directing the use of such motorized cart or ~~LSVLSMV~~ to operate or permit the operator of any motorized cart or ~~LSVLSMV~~ to drive over the ~~recreational~~ paths, streets or those areas accessible by the public in the city in violation of this article.
- (k) ~~LSVLSMV~~. Only persons possessing a valid license issued by the state, other state of the United States of America, or international agency which permits such person to operate a motor vehicle on the highways of the state may operate a ~~LSVLSMV~~ on the ~~paved recreational~~ paths or streets located within the territorial boundaries of the city.
- (l) No ~~LSVLSMV~~ shall be permitted to operate on any street of which the posted speed limit exceeds 35 miles per hour. Except as prohibited above, ~~LSVsLSMVs~~ shall be permitted to cross over streets and highways of which the posted speed limit exceeds 35 miles per hour.

- (m) EPAMD. Only persons possessing a valid driver's license, or in lieu of a driver's license, persons who are at least ~~16~~18 years of age and older, may operate an EPAMD on the ~~paved recreational~~ paths or streets located within the territorial boundaries of the city.
- (n) No EPAMD shall be permitted to operate ~~on, over, along, or across~~ Highway 74, Highway 54, Peachtree Parkway, MacDuff Parkway, Riley Parkway, Aberdeen Parkway, Northlake Drive, Flat Creek Road, McIntosh Trail, Kelly Drive, Senoia Road, Kedron Drive Extension, Rockaway Road, or Crosstown Road ~~between Peachtree Parkway and Highway 74~~ within the boundaries of the city ~~except where authorized pedestrian crossings are provided~~. No EPAMD shall be permitted to operate on any street of which the posted speed limit exceeds 35 miles per hour unless the roadway has a separately striped bicycle lane. ~~Except as prohibited above,~~ EPAMDs shall be permitted to cross over streets at shared-path crossings and highways at pedestrian crossings with traffic signal-controlled intersections of which the posted speed limit exceeds 35 miles per hour.
- (o) EPAMDs shall be equipped with the following: front, rear, and side reflectors which shall be visible from a distance of 300 feet when directly in front of lawful upper beams of headlights on a motor vehicle; a system that when employed will enable the operator to bring the device to a controlled stop; and, if the device is operated between one-half hour after sunset and one-half hour before sunrise, a lamp emitting a white light which, while the device is in motion, illuminates the area in front of the operator for a distance of 300 feet.
- (p) No person shall operate an EPAMD at a speed greater than seven miles per hour when traveling on any path or sidewalk or 15 miles per hour or any other city right-of-way. ~~(This again is limited by state law, see O.C.G.A. § 40-6-322.)~~
- (q) No person shall operate an EPAMD with more than a single user at any time.
- ~~(r) All users of electric play vehicles shall wear a properly fitted and fastened bicycle helmet which meets the standards of the American National Standards Institute or the Snell Memorial Foundation's Standards for Protective Headgear for Use in Bicycling or a motorcycle helmet while operating an electric play vehicle on the recreational paths.~~

(Code 1980, § 19-32; Ord. No. 779, 12-20-2001; Ord. No. 786, 9-5-2002; Ord. No. 790, 9-19-2002; Ord. No. 924, § 1, 12-6-2007; Ord. No. 963, § 1, 12-18-2008; Ord. No. 1017, § 5, 1-6-2011; Ord. No. 1171, § 1, 8-1-2019; Ord. No. 1180, § 2, 8-6-2020)

## Sec. 78-94. Path Recreation path users—Authorized.

The only authorized users of ~~recreation~~ paths are as follows:

- (1) Pedestrians;
- (2) Skates of all types, including roller skates, inline skates and roller blades, wheelie shoes and skateboards (daylight only);
- (3) Registered electric-powered golf carts or motorized carts or golf carts;
- ~~(4) Registered gasoline-powered golf carts or motorized carts;~~
- (4) Personal electric vehicles (PEV) with speeds less than 20mph;
- (5) Emergency, maintenance, and authorized ~~maintenance~~ vehicles;
- (6) Bicycles, bicycle trailers, adaptive cycles ~~traditional~~ and electric bicycles- Class I and Class II ~~(as defined in section 78-91)~~;
- (7) Manual mobility devices, Electric and conventional wheelchairs, and other power-driven mobility devices (OPDMD);

- (8) Electric scooters with speeds less than 20mph; ~~play vehicle (as defined in section 78-91);~~
- (9) LSV/LSMV provided that the vehicle is operated only in a mode or other restriction which does not allow the vehicle to exceed 20 miles per hour; and
- (10) Registered EPAMDs.

(Ord. No. 757, 4-19-2001; Ord. No. 779, 12-20-2001; Ord. No. 924, § 1, 12-6-2007; Ord. No. 1017, § 6, 1-6-2011; Ord. No. 1138, § 1, 11-16-2017; Ord. No. 1180, § 3, 8-6-2020)

Ord. No. 757, adopted Apr. 19, 2001, repealed former § 78-94, and enacted a new § 78-94 as set out herein. The former § 78-94 pertained to similar material. See Code Comparative Table.

**Sec. 78-95. Same—Prohibited uses.**

Prohibited uses of ~~recreation~~ paths are any users not enumerated in section 78-94 above, including, but not limited to, the following:

- (1) Automobiles and trucks (except emergency, maintenance, and authorized ~~maintenance~~ vehicles);
- (2) Motorcycles;
- (3) ~~All-terrain~~ Street and off-road trail motorized bikes or vehicles (not to include ATV, recreational off-road vehicles and dirt-bikes; electric bicycles);
- (4) Pocket motorcycle, pocket bike, minibikes, eMotos, Minibikes and mopeds;
- (5) Horses;
- (6) Go-carts;
- (7) Un-registered ~~electric powered golf carts or~~ motorized carts, golf carts and EPAMDs;
- (8) Electric scooters or personal electric vehicles (PEV) capable of speeds greater than 20mph. ~~Un-registered gasoline powered golf carts or motorized carts;~~
- (9) Commercially owned or ~~rented/operated~~ electric scooters or personal electric vehicles (PEV) without a City business license. ~~play vehicle;~~
- (10) Miniature on-road ~~Motorized play~~ vehicles;
- (11) Un-registered LSVs/LSMVs;
- (12) Except as permitted in ~~Sec. section~~ 78-94, any vehicle designed by the manufacturer or modified by any person to be able to travel at speeds in excess of 20 miles per hour under its own power on a flat surface; and
- (13) Except for emergency, maintenance, and authorized maintenance vehicles, no vehicle over 50 inches in width shall be permitted on the path system.

~~(13) Un-registered EPAMDs.~~

(Ord. No. 757, 4-19-2001; Ord. No. 779, 12-20-2001; Ord. No. 851, § 2, 7-21-2005; Ord. No. 924, § 1, 12-6-2007; Ord. No. 1138, § 1, 11-16-2017; Ord. No. 1180, § 4, 8-6-2020)

Ord. No. 757, adopted Apr. 19, 2001, repealed former § 78-95, and enacted a new § 78-95 as set out herein. The former § 78-95 pertained to similar material. See Code Comparative Table.

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## Sec. 78-96. Hazardous activities and special rules.

- (a) Paths are intended for pedestrians, motorized carts, and authorized micromobility means of transportation and public recreation traveling at or under 20mph by the various groups of permitted users. No individual or group shall engage in hazardous activities on the paths and streets and those areas accessible by the public. Such hazardous activities, and the special rules pertaining to them, include but are not limited to the following:
- (1) Racing of any form, except for special events approved by the city; and
  - (2) Blocking of public access, except for special events approved by the city.
- (b) Only hands-free use of a handheld cellular telephone, portable telephone, text-messaging device, personal digital assistant, stand-alone computer, global positioning system receiver, radio, media player or similar device is permitted while operating a micromobility device or vehicle.
- ~~(b) None of the prohibited users in section 78-95 shall use the path system or the bridges and/or their underpasses for any purpose whatsoever.~~
- (c) Pedestrians, motorized carts, authorized micromobility devices, skaters and ~~permitted~~ vehicles shall not engage in solicitation under Sec. 58-7, unlawful assembly under Sec. 50-14, or loiter under Sec. 50-3 and or park as to block passage of other users on the path, recreation path bridges or in path underpasses, tunnels and adjacent right of way.
- (d) Normal traffic rules of the road and for sidewalks shall apply to the ~~recreation~~ paths. For instance, when approaching oncoming path users, each user shall move to his right side of the path. Passing shall be on the left side of the path. Pedestrians may elect to travel on the left side or right side of the path considering path conditions and safety. Pedestrians and the disabled always have the right-of-way regardless of direction of travel.
- (e) Pedestrians should be given due consideration and reasonable right-of-way by other users of the ~~recreation~~ paths to ensure them safe passage.
- (f) A warning or announcement shall be given by operators of motorized golf carts, LSV and other overtaking users of the ~~recreation~~ paths, such as personal electric vehicles, bicyclists and skaters, when approaching pedestrians from the rear. This warning or announcement may be verbal, but it is recommended that bicyclists and golf cart operators equip their vehicles with a warning device such as a horn or bell. Each user of the ~~recreation~~ paths shall be considerate of the safety and welfare of other users, and dangerous conduct will not be tolerated.
- (g) All laws and ordinances relative to alcohol and its use, including open container laws, which apply to traffic on the streets of the city also apply to the ~~recreation~~ paths.
- (h) All litter shall be deposited in the receptacles provided along the recreation paths or retained by the path user for proper disposal later. Littering on the ~~recreation~~ paths shall be subject to twice the fines and penalties as littering on the streets.
- (i) All users or renters of bicycles, electric scooters and personal electric vehicles under the age of 15, and all users of Class III ~~of~~ electric bicycles shall wear a properly fitted and fastened bicycle helmet which meets the standards of the American National Standards Institute or the Snell Memorial Foundation's Standards for Protective Headgear for Use in Bicycling or a motorcycle helmet while operating an electric bicycle on the ~~recreational~~ paths.
- (j) No one under the age of 15 shall operate a Class III ~~an~~ electric bicycle. ~~on the recreational paths.~~
- (k) Seat belts on LSVs LSMVs shall be worn by all occupants at all times the vehicle is moving.

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(l) All operators and passengers must remain seated at all times during the operation of the motorized golf cart or LSV. No person may sit on the operator's lap during ~~the operation of the golf cart~~.

(m) Except when directed to proceed by a police officer, the driver of any vehicle on the ~~recreation~~ path system shall, prior to leaving the ~~recreation~~ path system to enter or cross a public roadway designed for automobile traffic, stop as though a stop sign were present and yield the right of way to any traffic on said public roadway that is within the intersection or so close thereto as to create a hazard.

(n) Any vehicle including motorized carts and LSVs using the paths during darkness must use headlights and taillights. Bicycles after dark must use a front white light and a rear red light or must have approved rear red reflectors. All pedestrians and other authorized modes are strongly encouraged to use head lamps or flashlights and wear reflective clothing during darkness.

(o) All motorized cart, LSV and micromobility device crashes with other path and street users causing personal injury or property damage including City property must immediately stop said vehicle at the scene of the crash. The driver shall remain at the scene until rendering of reasonable assistance to any person injured, exchange of information with the other person and having a report made to the Police Department.

(Code 1980, § 19-35; Ord. No. 757, 4-19-2001; Ord. No. 779, 12-20-2001; Ord. No. 786, 9-5-2002; Ord. No. 1171, § 2, 8-1-2019)

Editor's note(s)—Ord. No. 786, adopted September 5, 2002, enacted provisions intended for use as subsection (k). Because there are already provisions so designated, and at the discretion of the editor, said provisions have been redesignated as subsection (l).

### **Sec. 78-96.1. Motorized Carts and Micromobility vehicles ~~Motorized play vehicle~~; authorizations; prohibitions; disclosure requirements.**

- (a) No ~~motorized cart, micromobility device or motorized play~~ vehicle unless authorized in Sec. 78-94 may be operated on any public street, public roadway, public sidewalk, public park, public or private parking lot, public trail, public shared ~~multi-use~~ path, public bicycle path, and all other public property.
- (b) Prohibited micromobility devices and ~~Motorized play~~ vehicles in Sec. 78-95 are permitted on private residential property with the permission of the property owner if it is not the property of the operator. In the case of residential property commonly owned by a homeowner association, the homeowner association may regulate such usage.
- (c) No ~~prohibited micromobility device or motorized play~~ vehicle in Sec. 78-95 may be operated on any private commercial/industrial property unless the location where the vehicles are to be operated is inaccessible to normal pedestrian or vehicular traffic (such as an enclosed warehouse or fenced parking lot with a locked gate). Motorized play vehicles may be operated on private commercial/industrial property meeting these restrictions with the written permission of the owner, the person entitled to immediate possession of the property, or the authorized agent of either.
- (d) No person shall operate a ~~prohibited device or motorized play~~ vehicle in Sec. 78-95 on any private property in a manner causing excessive, unnecessary, or offensive noise under Sec. 42-303 ~~which disturbs the peace and quiet of any neighborhood or which causes discomfort or annoyance to a reasonable person of normal sensitivity~~.
- ~~(e) Reserved.~~
- ~~(e)f~~ It is unlawful for any vendor or merchant to sell motorized carts, micromobility devices, and ~~motorized play~~ vehicles without making disclosures required by this section. Any merchant or vendor who sells, rents or leases said devices and ~~motorized play~~ vehicles within the city shall:

- (1) Post in a prominent place at each location where motorized carts, micromobility devices, and motorized play vehicles are on display, a notice, on a sign provided by the City not less than 96 square inches and visible to the public, stating:
  - a. Only permitted motorized carts, micromobility devices and registered that operation of motorized play vehicles may be operated on any public street, public roadway, public sidewalk, public park, public parking lot, public trail, public shared ~~multi~~-use path, public highway or any part of a highway, ~~public bicycle path~~ and all other public property in the city.
  - b. Prohibited devices and vehicles are ~~are~~ allowed to be used on private residential property with owner's written permission if it is not the property of the operator.
  - c. Prohibited devices and vehicles are ~~are~~ allowed to be used on private commercial/industrial property only in areas inaccessible to normal pedestrian or vehicular traffic and only with the written permission of the owner/agent.
- (2) Provide a copy of such City-provided notice and operational rules to each purchaser, renter or leasee of a motorized cart, micromobility device and motorized play vehicle, either before or in connection with the purchase, rent or lease of a motorized play vehicle. If the purchaser, renter or leasee is a minor, the minor's parent or legal guardian must be provided sign a copy receipt of said notice and rules.
- (3) Any motorized carts, micromobility devices, and vehicles ~~motorized play vehicle~~ owned by a governmental entity and which are ~~is~~ operated in the performance of authorized duties or activities, are ~~is~~ exempt from the provisions of this section.

~~(g) Temporary suspension of all or part of this section may be granted by the city council for special events.~~

(Ord. No. 851, § 3, 7-21-2005; Ord. No. 854, § 1, 8-18-2005; Ord. No. 1180, § 5, 8-6-2020)

Editor's note(s)—Ord. No. 854, § 1, adopted August 18, 2005, changed the title of § 78-96.1 from "Motorized play vehicle; prohibitions; disclosure requirements" to "Motorized play vehicle; authorizations; prohibitions; disclosure requirements."

### **Sec. 78-97. Liability.**

Each person using the ~~recreation~~ paths is liable for his own actions, including for personal injuries and property damage as a result of a crash. Liability insurance is required for LSV and coverage varies, and each person operating a motorized golf cart or other micromobility device on the ~~recreation~~ paths and public streets and those areas accessible by the public should verify their coverage for uninsured motorists and property damage.

(Code 1980, § 19-36)

### **Sec. 78-98. Penalties.**

- (a) Any person who violates the terms of this article, except section 78-93(b), (c) or (d), shall be punished as provided in section 1-11; except that any fine for a littering offense shall be doubled.
- (b) Any violation of subsections 78-93 (b), (c), or (d) shall be charged against the registered owner of the motorized cart, and all fines and penalties shall be levied against the registered owner of ~~the~~ motorized cart as follows:
  - (1) For the first offense, a fine of not less than \$250.00.
  - (2) For the second offense, a fine of not less than \$500.00.

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(3) For a third offense committed within one year of conviction for a second offense for a motorized cart, a fine of \$1,000.00, and the registered owner's motorized cart registration shall be revoked. The registered owner or family member cannot thereafter register a motorized cart for use in the city for a period of two years following the third conviction.

(c) Any violation by an operator of a ~~LSVLSMV~~ shall be charged against the operator according to the provisions of Title 40 of the Official Code of Georgia and this Code. Any violation by an owner of a ~~LSVLSMV~~ shall be charged against the owner according to the provisions of Title 40 of the Official Code of Georgia and this Code.

(Code 1980, § 19-37; Ord. No. 779, 12-20-2001)

# CITY OF PEACHTREE CITY

## INTEROFFICE MEMORANDUM

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**MEMO TO:** Mayor and City Council

**VIA:** Justin Strickland, City Manager

**FROM:** David Borkowski, City Engineer 02/26/2026  
Kelly Bush, Financial & Administrative Services Director 02/26/2026  
Chris Hobby, Assistant City Manager 02/26/2026  
Justin Strickland, City Manager 02/27/2026

**DATE:** March 5, 2026

**SUBJECT:** Stormwater Utility Rate Presentation

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**Recommendation:**

No action required as of this time.

**Discussion:**

During the retreat, Staff delivered a presentation to City Council on the need for a rate increase. Coming out of the retreat, the consensus was to move forward with presenting the full increase recommended by the consultant. Staff will be presenting revised slides at this workshop with the consultant for discussion with Council.

**Budget Impact:**

If the rate increase is approved by City Council in the future, the revenue and expenses for the Stormwater Utility will increase. The budget will meet all current government standards for a balanced budget every year, subject to Council approval.

**Attachments:**

1. Council Workshop SWU Rate Analysis\_SLIDES

# PEACHTREE CITY GA



## SWU Rate Analysis

Council Workshop  
March 5, 2026



David Borkowski, P.E.

# Project Review

## **2024: City tasked ISE with analyzing the stormwater utility fee and rate structure**

- Evaluate existing customer accounts
- Evaluate Single Family Residential ERU
- Evaluate Attached Residential class
- Review existing rate structure
- Review SWU credit program
- Assess the rate needed to balance SWMP level of service and capital improvements



# Existing Customer Account Categorization

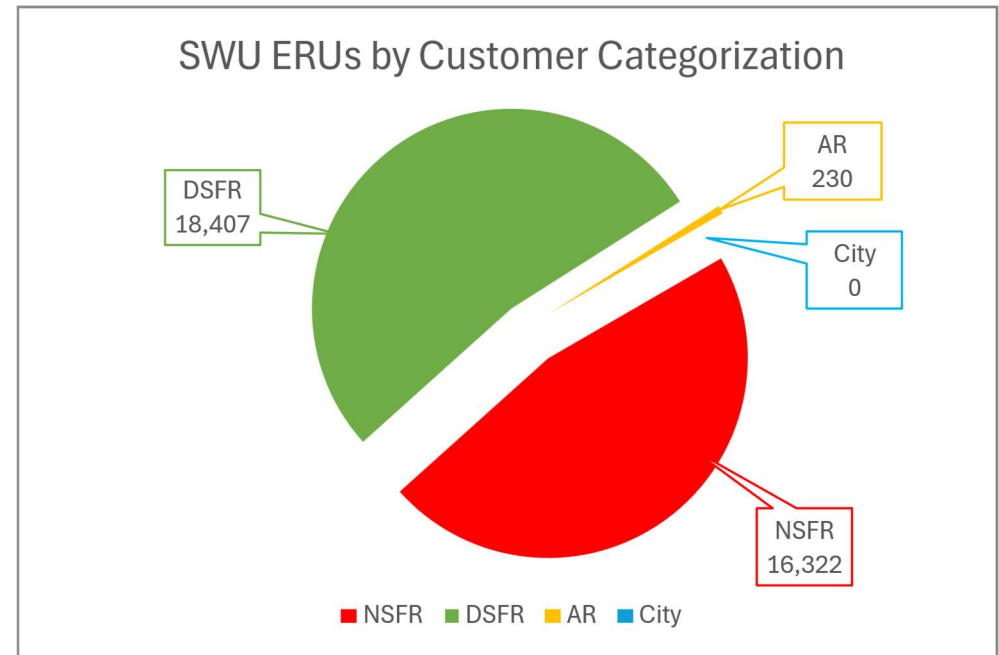
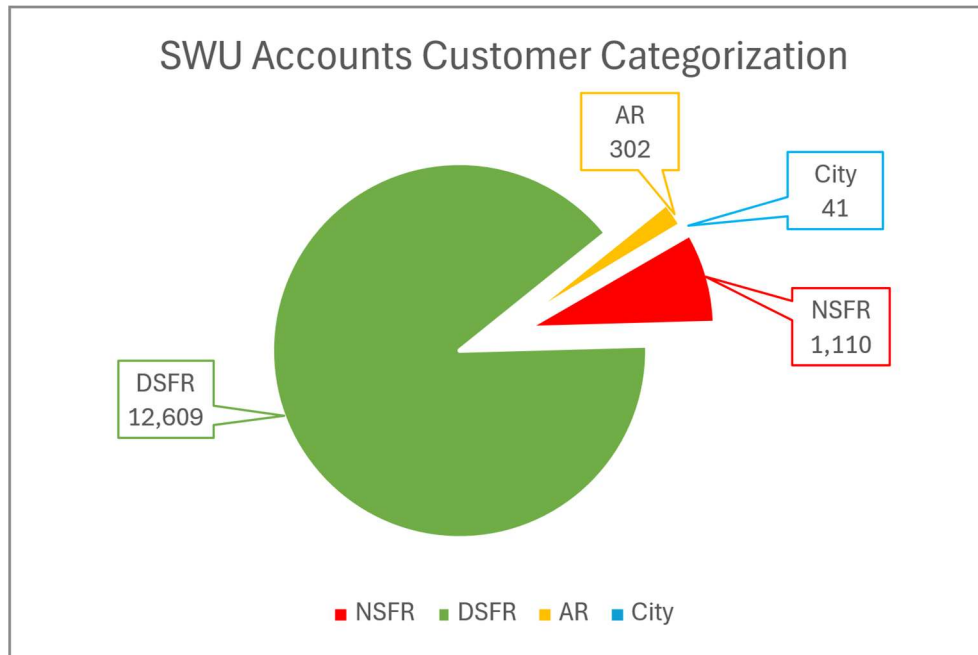
- 12,609 Detached Single Family Residential (DSFR)
- 1,110 Non-Single Family Residential (NSFR)
- 302 Attached Residential (AR)
- 41 City Properties

Analyzed housing stock for uniformity/diversity among residential customer classes



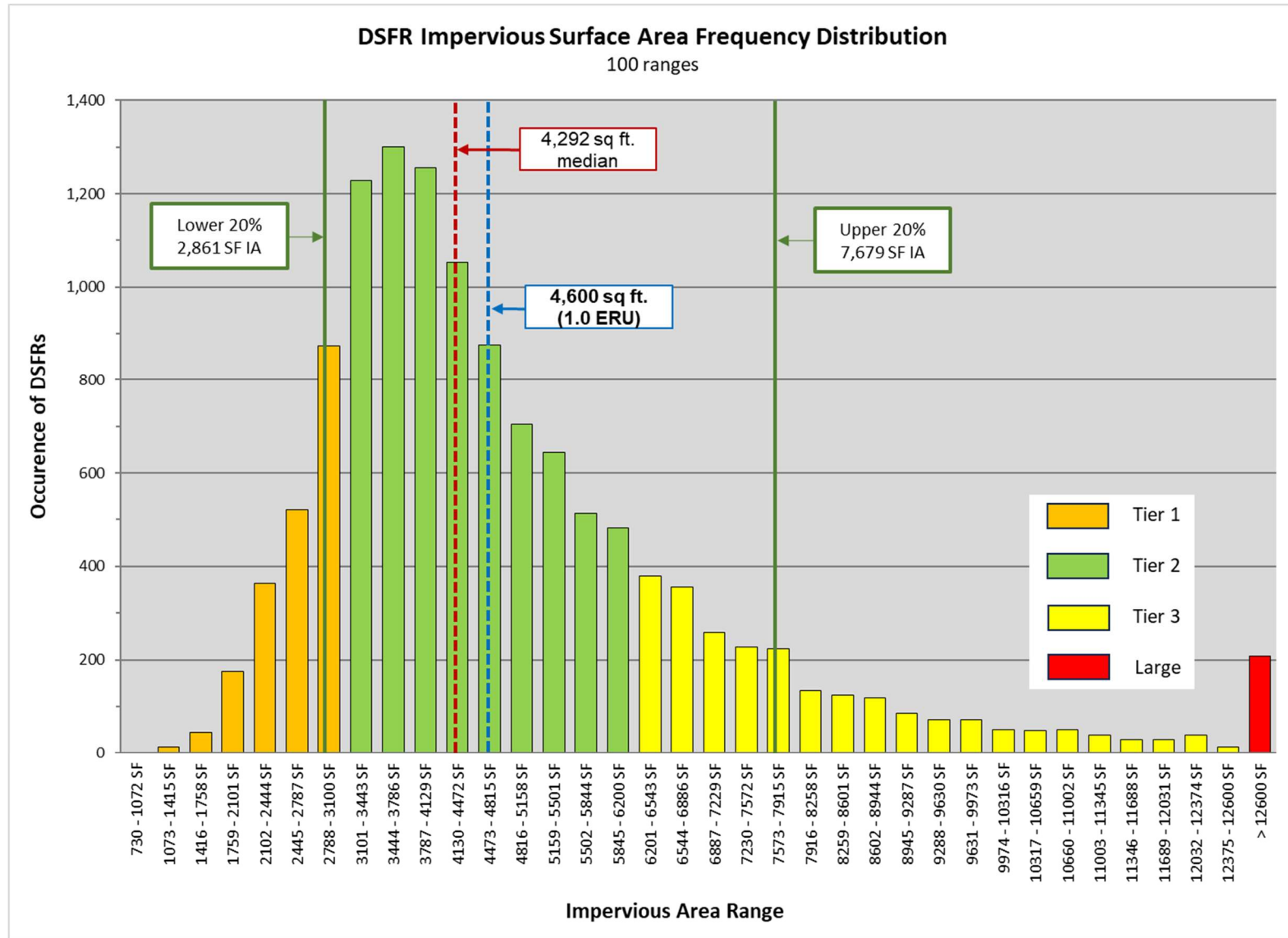
DSFR

# Existing Customer Account Categorization

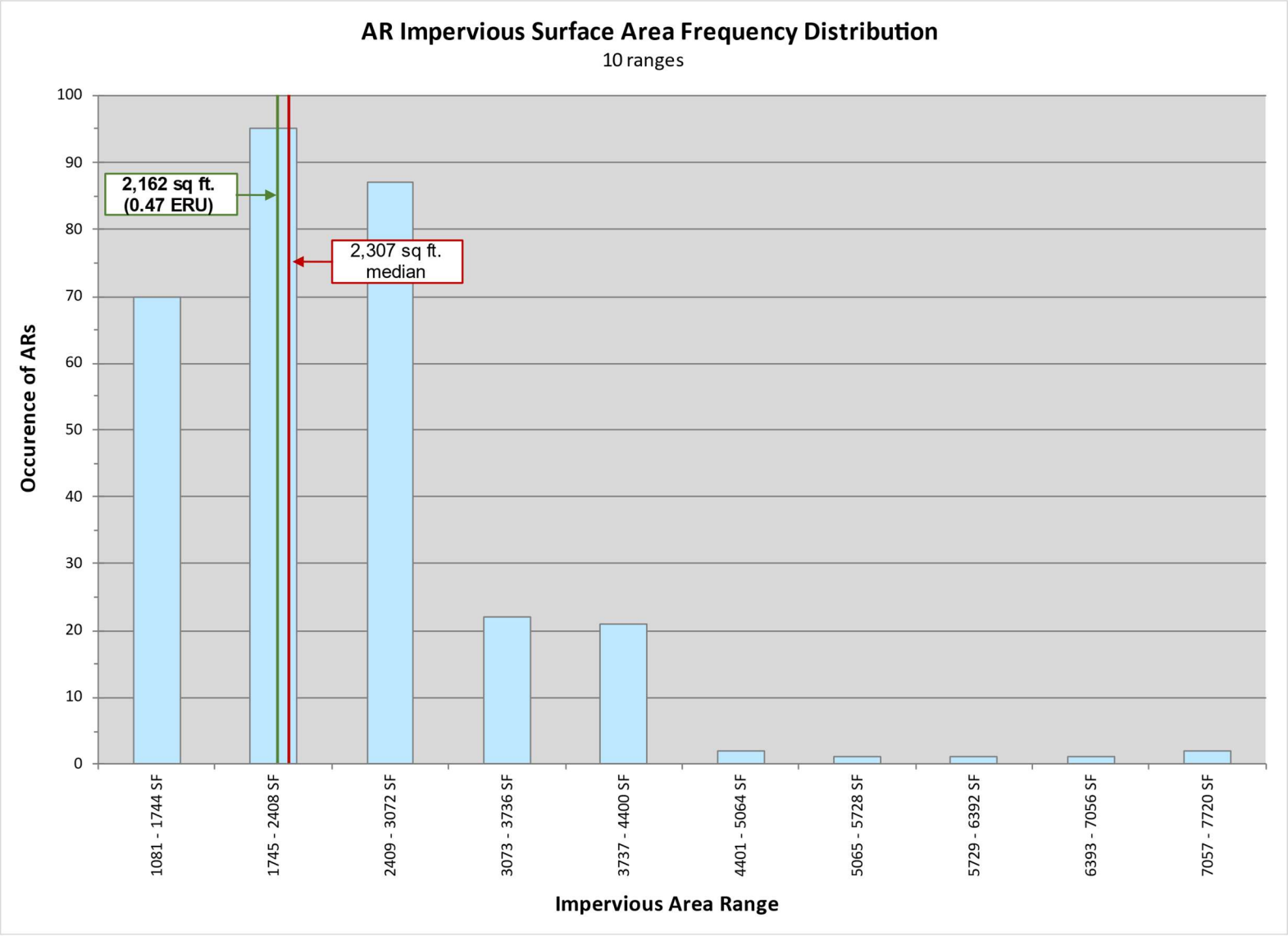


Memo 1

# Existing Residential Rate Structure



# Attached Residential Customers



# SWU User Fee Credits

- Recognize efforts by utility customers that help reduce the City's SWMP costs by decreasing runoff reduction or improving water quality
- Reviewed and considered annually
- Typically given for:
  - Detention facilities
  - Public Involvement
  - Low impact
  - Removal of impervious surfaces

# Credit Program Evaluation

## Compared Program Elements with 7 other Georgia SWU credit programs:

- Credit types
- Percent reduction by type
- Duration period by type



Memo 2

## Recommendations:

- Revise Residential Rain Barrel credit “up to 10%”
- Add a “No Direct Discharges” credit
- Reduce NSFR Education Program credit from 75% to 50%, while expanding it to schools with at least 200 students
- Add NSFR “Inspection and Maintenance Agreement” credit to incentivize owners of facilities constructed prior to Dec 6, 2012.

# Rate Structure Review

DSFR Tier 1	• 0.93 ERU	\$ 76.98
DSFR Tier 2	• 1.36 ERU	\$112.44
DSFR Tier 3	• 2.07 ERU	\$171.06
AR Subclass 1	• 0.64 ERU	\$ 52.78
AR Subclass 2	• 1.36 ERU	\$112.44
NSFR	• 1.36 ERU	\$112.44

# Rate Structure: DSFR and AR Public Streets

DSFR	Rate	Surcharge	Annual	Monthly
Tier 1	\$ 56.30	\$20.68	\$ 76.98	\$ 6.415
Tier 2	\$ 82.68	\$29.76	\$112.44	\$ 9.37
Tier 3	\$125.58	\$45.48	\$171.06	\$14.255
<b>AR</b>				
Subclass 1	\$ 38.72	\$ 14.06	\$ 52.78	\$ 4.398 $\bar{3}$

# Stormwater Utility History

- 2006 Stormwater Utility implemented
- 2007 SW bond of \$3.68 MN
- 2013 SWU Structure revised
- 2013 Last Rate Increase: from \$3.95 to \$6.89
- 2013 SW bond of \$7.5 MN
- Currently funding a portion of annual SWMP operating costs
- Aging CMP pipes with severe corrosion need immediate repair or replacement

# Metal Storm Pipe Corrosion

35,753 LF of metal pipes with severe corrosion



# Public Safety Hazard under Roads



Partial Culvert Collapse  
12 FOOT diameter

Emergency Replacement:  
\$2.5 MN



Road Sinkhole  
5.5 FOOT diameter

Rehab. estimate: \$200K  
Replacement: \$2.0 MN

# SWMP Level of Service



Stormwater Management Program Type	Level of Service Features	Annual Budget	Monthly User Fee (per ERU)
<b>Existing</b>	<ul style="list-style-type: none"> <li>• Reactive Drainage System O&amp;M Program</li> <li>• Regulatory Compliance</li> <li>• Erosion Control Services</li> <li>• Capital Improvement Projects (CIP) via SWU or deferred</li> </ul>	SWMP: \$ 2,935,304	\$6.89
<b>Enhanced</b>	<ul style="list-style-type: none"> <li>• Add 2 stormwater employees</li> <li>• Add heavy equipment</li> <li>• Reallocate Surcharge of City Properties into Costs</li> <li>• Limited CIP Implementation</li> </ul>	SWMP: \$ 3,970,877	\$14.00

# Rate Study

- **Rate Study is designed to identify the SWU rate sufficient to fund the SWMP**
- **Factors**
  - Inflation and Operating Costs
  - User Fee Delinquencies
  - User Fee Credits
  - Fund Balance Offsets
- **Fees for the Top 10 NSFR Customers**

# How Will This Affect Our DSFR Residents?

Existing Structure	Rate	Surcharge	Annual	Monthly
Tier 1	\$ 56.30	\$20.68	\$ 76.98	\$ 6.415
Tier 2	\$ 82.68	\$29.76	\$112.44	\$ 9.37
Tier 3	\$125.58	\$45.48	\$171.06	\$ 14.2555
<b>Recommended Structure</b>				
DSFR ( <i>flat fee &lt; 3.0 ERU or 12,599.99SF</i> )			\$168.00	\$ 14.00
DSFR Large ( <i>custom fee ≥ 3.0 ERU or 12,600 SF</i> )			≥ \$504.00	≥ \$ 42.00

# How Will DSFR Billing Change?



## Peachtree City

Stormwater Utility  
PO BOX 2959  
Peachtree City, Georgia 30269-2959

CUSTOMER NAME  
1049 PINEHURST DR  
Peachtree City GA 30269

**For questions regarding your bill:**

Call: (770) 631-6385  
Monday – Friday 8:00 AM – 5:00 PM  
<http://www.peachtree-city.org/stormwater/>

**Payment options:**

Residents may return payment by mail, drop it in the box outside the main entrance to City Hall at 151 Willowbend Road, or pay online at [www.peachtree-city.org/stormwater--service](http://www.peachtree-city.org/stormwater--service) fees apply. The city is not responsible for cash left in the drop box.

## STORMWATER BILL

<b>BILLING DATE</b>	10/14/2024
<b>LAST PAYMENT ON</b>	04/22/2024 \$50.85
<b>PAST DUE AMOUNT</b>	\$0.00
<b>CURRENT AMOUNT DUE</b>	\$50.85
<b>TOTAL AMOUNT DUE</b>	\$50.85
<b>DATE DUE</b>	11/08/2024
<b>PAYMENT LATE AFTER 11/13/2024 *</b>	
<b>ACCOUNT NUMBER:</b>	10-03358-02
<b>SERVICE ADDRESS:</b>	1049 PINEHURST DR PEACHTREE GA 30269
<b>PARCEL REFERENCE:</b>	060828027
<b>SERVICE PERIOD:</b>	10/01/2024 to 03/31/2025

DETAIL OF CURRENT CHARGES			* IMPORTANT INFORMATION
Description	REUs	Amount	
Storm Water User Fee SFR-1		\$28.15	<b>FAILURE TO PAY IS A VIOLATION OF CITY ORDINANCE.</b> Past Due Accounts are Subject to a Monthly Charge of 1.5% of the Balance. If Property is Foreclosed the Foreclosing Party is Responsible for the Bill. Bills are not Prorated <b>PLEASE NOTE REMITTANCE ADDRESS BELOW.</b>
Storm Water User Fee PSS		\$9.09	
PPS T1		\$10.34	
PSS T1		\$3.27	
For explanation of rate codes please visit <a href="http://www.peachtree-city.org/stormwater">www.peachtree-city.org/stormwater</a>			

PLEASE DETACH AND RETURN BOTTOM PORTION IF PAYING BY MAIL. PLEASE DO NOT STAPLE OR FOLD. PLEASE WRITE YOUR ACCOUNT NUMBER ON YOUR CHECK.



PO BOX 2959  
Peachtree City, Georgia 30269-2959

**ADDRESS SERVICE REQUESTED**

<b>ACCOUNT NUMBER</b>	<b>SERVICE ADDRESS</b>	
10-03358-02	1049 PINEHURST DR	
<b>PARCEL REFERENCE</b>	<b>SERVICE PERIOD</b>	
060828027	10/01/2024 to 03/31/2025	
<b>BILLING DATE</b>	<b>DUE DATE</b>	<b>AMOUNT DUE</b>
10/14/2024	11/08/2024	\$50.85

**Amount Enclosed \$** \_\_\_\_\_

Please remit and make checks in US funds payable to:

PEACHTREE CITY STORMWATER  
PO BOX 117009  
ATLANTA GA 30368-7009



10033580200000050851

Customer Name  
1049 PINEHURST DR  
Peachtree City GA 30269



## DETAIL OF CURRENT CHARGES

<u>Description</u>	<u>REUs</u>	<u>Amount</u>
Storm Water User Fee SFR-1		\$28.15
Storm Water User Fee PSS		\$9.09
PPS T1		\$10.34
PSS T1		\$3.27

For explanation of rate codes please visit [www.peachtree-city.org/stormwater](http://www.peachtree-city.org/stormwater)

# How Will DSFR Billing Change?

## DETAIL OF CURRENT CHARGES

Description	REUs	Amount
Storm Water User Fee SFR-1		\$28.15
Storm Water User Fee PSS		\$9.09
PPS T1		\$10.34
PSS T1		\$3.27

For explanation of rate codes please visit [www.peachtree-city.org/stormwater](http://www.peachtree-city.org/stormwater)

## DETAIL OF CURRENT CHARGES

Description	ERUs	Amount
Stormwater User Fee DSFR	1.00	\$84.00
Private Streets	0.27	\$22.68

The semi-annual fee is \$84.00 per ERU.



# How Will This Affect Our AR Residents?

Existing Structure	Rate	Surcharge	Annual	Monthly
AR Subclass 1	\$ 38.72	\$ 14.06	\$ 52.78	\$ 4.398 $\bar{3}$

Recommended Structure				
AR public roads			\$92.40	\$ 7.70

# How Will AR Billing Change?



## Peachtree City

Stormwater Utility  
PO BOX 2959  
Peachtree City, Georgia 30269-2959

CUSTOMER NAME  
1200 PARK SIDE  
PEACHTREE CITY GA 30269-0000

**For questions regarding your bill:**

Call: (770) 631-6385  
Monday – Friday 8:00 AM – 5:00 PM  
<http://www.peachtree-city.org/stormwater/>

**Payment options:**

Residents may return payment by mail, drop it in the box outside the main entrance to City Hall at 151 Willowbend Road, or pay online at [www.peachtree-city.org/stormwater--service](http://www.peachtree-city.org/stormwater--service) fees apply. The city is not responsible for cash left in the drop box.

## STORMWATER BILL

<b>BILLING DATE</b>	10/14/2024
<b>LAST PAYMENT ON</b>	04/29/2024 \$44.55
<b>PAST DUE AMOUNT</b>	\$0.00
<b>CURRENT AMOUNT DUE</b>	\$44.55
<b>TOTAL AMOUNT DUE</b>	\$44.55
<b>DATE DUE</b>	11/08/2024
<b>PAYMENT LATE AFTER 11/13/2024 *</b>	
<b>ACCOUNT NUMBER:</b>	01-03301-01
<b>SERVICE ADDRESS:</b>	1200 PARK SIDE PEACHTREE GA 30269
<b>PARCEL REFERENCE:</b>	060827039
<b>SERVICE PERIOD:</b>	10/01/2024 to 03/31/2025

DETAIL OF CURRENT CHARGES			* IMPORTANT INFORMATION
Description	REUs	Amount	
Storm Water User Fee ART-2		\$23.67	<b>FAILURE TO PAY IS A VIOLATION OF CITY ORDINANCE.</b> Past Due Accounts are Subject to a Monthly Charge of 1.5% of the Balance. If Property is Foreclosed the Foreclosing Party is Responsible for the Bill. Bills are not Prorated <b>PLEASE NOTE REMITTANCE ADDRESS BELOW.</b>
Storm Water User Fee PSS		\$9.09	
PPS AR-T2		\$8.52	
PSS AR-T2		\$3.27	
For explanation of rate codes please visit <a href="http://www.peachtree-city.org/stormwater">www.peachtree-city.org/stormwater</a>			

PLEASE DETACH AND RETURN BOTTOM PORTION IF PAYING BY MAIL. PLEASE DO NOT STAPLE OR FOLD. PLEASE WRITE YOUR ACCOUNT NUMBER ON YOUR CHECK.



PO BOX 2959  
Peachtree City, Georgia 30269-2959

ADDRESS SERVICE REQUESTED

<b>ACCOUNT NUMBER</b>	<b>SERVICE ADDRESS</b>	
01-03301-01	1200 PARK SIDE	
<b>PARCEL REFERENCE</b>	<b>SERVICE PERIOD</b>	
060827039	10/01/2024 to 03/31/2025	
<b>BILLING DATE</b>	<b>DUE DATE</b>	<b>AMOUNT DUE</b>
10/14/2024	11/08/2024	\$44.55

Amount Enclosed \$ \_\_\_\_\_

Please remit and make checks in US funds payable to:

PEACHTREE CITY STORMWATER  
PO BOX 117009  
ATLANTA GA 30368-7009



01033010100000044559

Customer Name  
1200 PARK SIDE  
PEACHTREE CITY GA 30269-0000



## DETAIL OF CURRENT CHARGES

Description	REUs	Amount
Storm Water User Fee ART-2		\$23.67
Storm Water User Fee PSS		\$9.09
PPS AR-T2		\$8.52
PSS AR-T2		\$3.27

For explanation of rate codes please visit [www.peachtree-city.org/stormwater](http://www.peachtree-city.org/stormwater)

# How Will AR Billing Change?

## DETAIL OF CURRENT CHARGES

Description	REUs	Amount
Storm Water User Fee ART-2		\$23.67
Storm Water User Fee PSS		\$9.09
PPS AR-T2		\$8.52
PSS AR-T2		\$3.27

For explanation of rate codes please visit [www.peachtree-city.org/stormwater](http://www.peachtree-city.org/stormwater)

## DETAIL OF CURRENT CHARGES

Description	ERUs	Amount
Stormwater User Fee AR	0.55	\$46.20
Private Streets	0.27	\$22.68

The semi-annual fee is \$84.00 per ERU.

# How Will This Affect NSFR Customers?



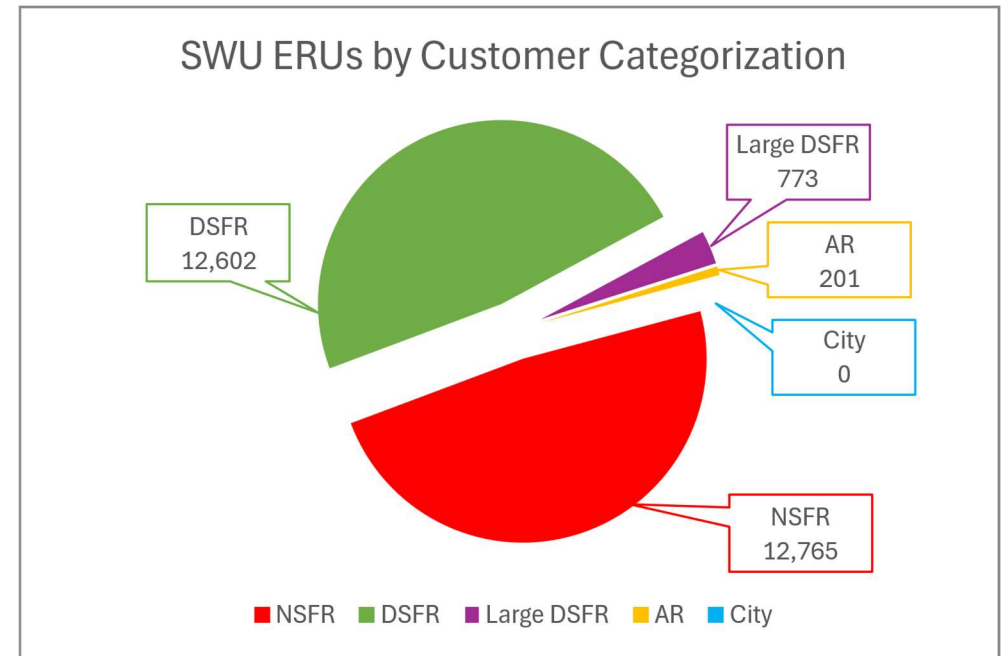
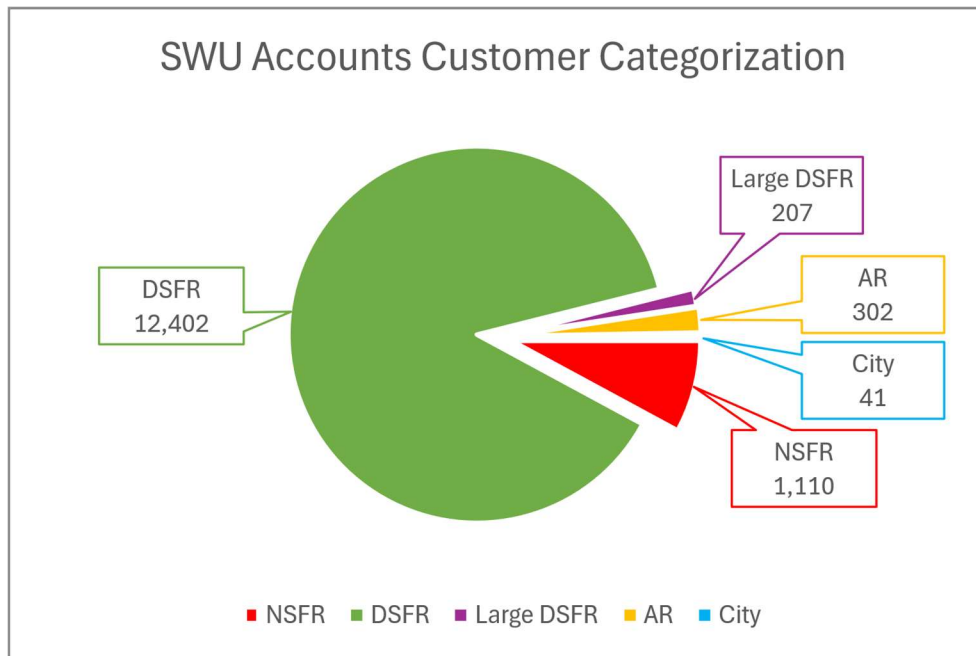
Top NSFR

NSFR Customer	ERUs	Fees	Rank	ERUs	Fees	Rank	%
Braelinn Village, 3 accts	251.84	\$ 28,316	1	285.86	\$ 48,024	1	70%
Kedron Village, 4 accts	218 - 223	\$24,950	2	246.86	\$ 41,472	2	66%
Matsushita	203.62	\$ 22,895	3	118.28	\$ 19,871	14	-13%
Cooper Lighting	201.50	\$ 22,657	4	224.15	\$ 37,657	4	66%
Falcon Field, 2 accts	357.29	\$ 20,470	5	393.64	\$ 33,066	5	62%
Walmart	164.64	\$ 18,512	6	182.53	\$ 30,665	6	66%
NCR	158.28	\$ 17,797	7	170.86	\$ 28,704	7	61%
Plymouth P'tree One	145.40	\$ 16,349	8	159.25	\$ 26,754	8	64%
The Avenue, 3 accts	140.27	\$ 15,772	9	152.51	\$ 25,621	10	62%
Hoshizaki	128.57	\$ 14,456	10	143.10	\$ 24,041	11	66%
Real Sub	124.74	\$ 14,025	11	140.14	\$ 23,544	13	68%
FCBOE, 9 accts	497.03	\$ 13,972	12	699.15	\$ 38,522	3	176%
CertainTeed	88.84	\$ 9,989	13	156.54	\$ 26,299	9	163%
Sany	169.10	\$ 8,277	14	200.67	\$ 23,599	12	185%

# Summary

Revised Structure	ERU	Rate	Annual	Monthly
AR	0.55	\$14.00	\$ 92.40	\$ 7.70
DSFR	1.00	\$14.00	\$168.00	\$14.00
DSFR Large ( <i>custom</i> )	≥ 3.0	\$14.00	≥ \$504.00	≥ \$ 42.00
NSFR ( <i>custom</i> )	≥ 1.0	\$14.00	≥ 168.00	≥ \$ 14.00

# Customer Account Categorization



# What do other communities pay?

Community	ERU	Monthly Base Rate	Rate / 1,000 sq ft	Annual Rate	Annual Fee
Peachtree City	4,200	14.00	\$ 3.33	\$ 39.96	\$168.00
Senoia	4,400	12.50	\$ 2.84	\$ 34.08	\$150.00
Griffin	2,200	6.20	\$ 2.82	\$ 33.84	\$ 74.40
Snellville	3,800	10.42	\$ 2.74	\$ 32.88	\$125.00
Covington	2,600	5.25	\$ 2.02	\$ 24.24	\$ 63.00
Fayetteville	3,800	7.44	\$ 1.96	\$ 23.52	\$ 89.28
Woodstock	2,700	4.37	\$ 1.62	\$ 19.44	\$ 52.44
PTC Existing	4,600	6.89	\$ 1.50	\$ 18.00	\$ 82.68
Cartersville	3,000	3.75	\$ 1.25	\$ 15.00	\$ 45.00

# Questions and Discussions



# CITY OF PEACHTREE CITY

## INTEROFFICE MEMORANDUM

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**MEMO TO:** Mayor and City Council

**VIA:** Justin Strickland, City Manager

**FROM:** David Borkowski, City Engineer 02/25/2026  
Janet Moon, Police Chief 02/26/2026  
Dustin Farron, Assistant Financial & Administrative Services Director 02/26/2026  
Kelly Bush, Financial & Administrative Services Director 02/26/2026  
Chris Hobby, Assistant City Manager 02/27/2026  
Justin Strickland, City Manager 02/27/2026

**DATE:** March 5, 2026

**SUBJECT:** Multiple Police Station Buildings Renovation Design

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**Recommendation:**

No action required as of this time.

**Discussion:**

Staff has coordinated with the City's preferred architecture firm, GMC to begin the process of designing the renovations for the Gun Range building, the existing Police Station, and the facility located at 107 Guthrie Way.

The renovation design for the Gun Range will include the entire building to provide more office space for Police Department operations, a new fully modern Emergency Operations Center, an elevator, a generator, and training spaces for police staff. The renovations of the gun range spaces were straightforward maintenance and repair work that has been pursued and completed. This has allowed PD to begin using these spaces for training their officers.

The other part of the renovation design will be renovations of the office building at 107 Guthrie Way. This will enable this facility to be used as office space for Fire and Police Department Administration. Then the final part of the design will also include renovations to the existing police station on Highway 74.

GMC sent an architect to assess the structures and had a meeting with staff to discuss the intended uses of these facilities. After this meeting and further discussions with staff, the proposed cost for full design has been settled at \$379,840 for GMC services

and an additional \$29,250 for supporting structural and civil services. This makes for a total design cost of \$406,090.00.

**Budget Impact:**

This project funding was allocated in 2024 when the building was purchased. There are still sufficient funds remaining in the project account to cover this contract for design.

**Attachments:**

1. 02.03.2026 PTC Gun Range Proposal



February 3, 2026 (Revised)

**Goodwyn Mills Cawood**

6120 Powers Ferry Road NW  
Suite 500  
Atlanta, GA 30339

T (770) 952-2481  
F (770) 955-1064

www.gmcnetwork.com

David Borkowski, City Engineer  
Peachtree City  
209 McIntosh Trail  
Peachtree City, GA 30269  
[dborkowski@peachtree-city.org](mailto:dborkowski@peachtree-city.org)

(Via E-mail)

**REFERENCE:** Peachtree City Training Facility Gun Range

Dear David,

Goodwyn Mills Cawood, LLC. (GMC), sincerely appreciates the opportunity to present this proposal to provide Professional Architectural Services for Peachtree City. This is an exciting project and one that our firm enjoys being a part of!

This proposal is a result of our discussions based on our meeting held October 8, 2025. With that, the following is an understanding of the scope of services, the related fees and the schedule.

**I. PROJECT DESCRIPTION**

It is our understanding that Peachtree City would like to renovate three buildings for Peachtree City police department use. Property in consideration includes 102 Guthrie Way, and the property located at 104 Guthrie Way. These properties will consist of a training facility, Emergency Operations Center and for much needed office space.

**II. SCOPE OF SERVICES**

**Basic Architectural/Engineering Services**

**A. Basic Design Services**

1. Architecture
2. Interior Design (less FF&E)
3. Structural Engineering
4. Mechanical, Plumbing and Fire Protection Engineering
5. Electrical Engineering

**B. Construction Administration Services**

To be determined once the Contractor is on board.

**C. Post-Construction Services**

Post-Construction Services will include response to Owner’s request for review of warranty items, review of construction approximately 60 days prior to the end of the primary Contractor’s warranty period and maintenance of documentation for five years following substantial completion.



### III. PHASES

#### A. **Basic Design Phases**

Prior to the commencement of Basic Architectural Services, clear Owner directions to the scope, program, standards, and construction budget will need to have been approved and given to Goodwyn Mills Cawood. Basic architectural/engineering design services for the project shall be provided in the following phases:

##### 1. **Schematic Design Phase**

Based on the conceptual approach for the project as approved by the Owner at the conclusion of the Master Plan and Pre-Design Phases, the design team will advance the design to a point, which will allocate and configure the necessary program elements to provide a functioning facility. The Architect will prepare Schematic Design drawings to illustrate the design including floor plans, building elevations and section, and a written narrative sufficient to define the scope of the project and for a schematic cost estimate. The goal of this phase is to delineate the character of the building design, identifying basic materials, and define massing and forms.

The design team will review progress with the designated Owner's Project Representative. A selected Construction Manager at Risk (CMAR), or the Owner's cost consultant, will be responsible for a cost estimate utilizing the schematic documents. The Architect will be responsible for designing to the estimated budget and assist the GC/Cost Consultant with value engineering to stay within the budget targets. Design presentations will be made to the appropriate parties for approvals.

##### 2. **Design Development Phase**

Based on the Owner approved Schematic Design and the estimated cost of construction, the building design, character, and levels of quality will be further refined in this phase and reviewed with the Owner's Project Representative. A more detailed development of building systems including structural, mechanical, electrical, plumbing, and fire protection will be done. Preliminary coordination will be initiated.

Design Development drawings including floor plans, exterior elevations, building sections, wall sections, and outline specifications will be produced. These will be used by the selected Construction Manager at Risk, or the Owner's cost consultant, to develop a more detailed cost estimate at the conclusion of the phase. The Architect will be responsible for designing to the estimated budget and assist the GC/Cost Consultant with value engineering to stay within the budget targets.

##### 3. **Construction Documents**

During this effort, we will develop the Owner-approved Design Development Documents into a final set of construction drawings and specifications, which will serve as the "confirmed" contract documents and as the basis of your Construction Contract with a Construction Manager at Risk. These documents



will include: (1) Working Drawings, (2) Specifications, (3) General Conditions of the Contract, and (4) Supplemental Conditions of the Contract, if required. Certain provisions may be made in the form of "allowances" to compensate for unknowns in the early package releases.

**4. Construction Administration**

To be determined once the Contractor is on board.

**IV. OWNER'S RESPONSIBILITY**

The Owner will employ a Designated Representative with the authority to make decisions and to serve as the primary point of contact for the Design Team. This person is **David Borkowski, City Engineer for Peachtree City**.

We assume that the Owner's responsibilities will include permits, fees, materials testing, HVAC test and balance, possibly cost estimating, pre-construction services and any environmental impact assessment, if required. Also, at the beginning of the project, the Owner will provide maps, a current survey of the area around the building site, and a geotechnical report for the site. The Architect and consultants will rely on the accuracy of these documents in the development of their work.

**V. PROJECT BUDGET**

It is our assumption that the estimated project construction cost is in the range of the following:

**TBD however, it is anticipated at +/- \$ 6 Million.**

**VI. COMPENSATION**

**A.** Based upon our experience with similar projects, compensation is proposed as follows:

**Basic Services:**

Basic Services Fee: **\$379,840.00 Lump Sum.**

**Additional Services:**

Additional Structural Fee outside Basic Services:	<b>\$ 13,500.00</b>
Civil Engineering Hydrology Study and Letter:	<b>\$ 4,000.00</b>
Civil Plans with proposed improvements:	<b>\$ 4,000.00</b>
Survey improvement areas:	<b>\$ 4,750.00</b>
Private Utility Locate (if preferred)	<b>\$ 3,000.00</b>

*Utility Locate through 811 unless private utility locate is preferred.*

**Anticipated total** (not including private utility locate): **\$ 406,090.00**



**B. Payment Schedule**

Monthly Based on Progress.

Payment scheduled proposed as a portion of:

- 1. 25% Schematic Design
  - 2. 35% Design Development
  - 3. 50% Construction Documents
- 100% Total Services

**VI. SCHEDULE**

It should be noted that our team is positioned to start immediately.

Construction duration anticipated: **Approximately One year.**

Goodwyn Mills Cawood, LLC. enthusiastically looks forward to participating in this significant project and welcomes an opportunity to discuss any additional concepts or thoughts you may have regarding this Proposal. If this proposal meets your approval, please authorize by signing below.

**GOODWYN MILLS CAWOOD, LLC**

Mark Videkovich, RA, NCARB, LEED AP.  
Atlanta Studio Manager, Architecture

Attachments – Survey Limits, PTC Hourly Fee Schedule.

**Authorized by:**

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Name	Signature	Date
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## Survey Limits



**Peatchtree City Hourly Fee Schedule**

<b>ITEM #</b>	<b>DESCRIPTION</b>	<b>GMC Architecture and Engineering HOURLY RATE</b>	<b>HOURS</b>	<b>SUBTOTAL</b>
<b>Schematic Design Phase</b>				
1	Principal-in-Charge	\$285.00	8.00	\$2,280.00
3	Project Manager or Contract Administrator (Architecture or Multi-Disciplinary Project)	\$260.00	60.00	\$15,600.00
4	Senior Professional Project Architect	\$240.00		\$0.00
5	Professional Project Architect	\$200.00	120.00	\$24,000.00
6	Pre-Professional Architect/Interior Designer	\$165.00	160.00	\$26,400.00
7	Senior Administrator	\$120.00	24.00	\$2,880.00
8	Clerical/Administrative	\$80.00		\$0.00
9	CAD Professional	\$120.00		\$0.00
10	Sr. Administrative Assistant	\$100.00		\$0.00
11	Administrative Assistant	\$100.00		\$0.00
12	Clerical	\$80.00		\$0.00
	Schematic Design Subtotal Fee			\$71,160.00
<b>Design Development Phase</b>				
1	Principal-in-Charge	\$285.00	8.00	\$2,280.00
3	Project Manager or Contract Administrator (Architecture or Multi-Disciplinary Project)	\$260.00	60.00	\$15,600.00
4	Senior Professional Project Architect	\$240.00		\$0.00
5	Professional Project Architect	\$200.00	120.00	\$24,000.00
6	Pre-Professional Architect/Interior Designer	\$165.00	160.00	\$26,400.00
7	Senior Administrator	\$120.00	24.00	\$2,880.00
8	Clerical/Administrative	\$80.00		\$0.00
9	CAD Professional	\$120.00		\$0.00
10	Sr. Administrative Assistant	\$100.00		\$0.00
11	Administrative Assistant	\$100.00		\$0.00
12	Clerical	\$80.00		\$0.00
	Design Development Subtotal Fee			\$71,160.00
<b>Construction Document Phase</b>				
1	Principal-in-Charge	\$285.00	12.00	\$3,420.00
3	Project Manager or Contract Administrator (Architecture or Multi-Disciplinary Project)	\$260.00	120.00	\$31,200.00
4	Senior Professional Project Architect	\$240.00		\$0.00
5	Professional Project Architect	\$200.00	240.00	\$48,000.00
6	Pre-Professional Architect/Interior Designer	\$165.00	340.00	\$56,100.00
7	Senior Administrator	\$120.00	120.00	\$14,400.00
8	Clerical/Administrative	\$80.00	80.00	\$6,400.00
9	CAD Professional	\$120.00	650.00	\$78,000.00
10	Sr. Administrative Assistant	\$100.00		\$0.00
11	Administrative Assistant	\$100.00		\$0.00

12	Clerical	\$80.00		\$0.00
	Construction Document Subtotal Fee			\$237,520.00
<b>Construction Administration Phase - TBD</b>				
1	Principal-in-Charge	\$285.00		\$0.00
3	Project Manager or Contract Administrator (Architecture or Multi-Disciplinary Project)	\$260.00		\$0.00
4	Senior Professional Project Architect	\$240.00		\$0.00
5	Professional Project Architect	\$200.00		\$0.00
6	Pre-Professional Architect/Interior Designer	\$165.00		\$0.00
7	Senior Administrator	\$120.00		\$0.00
8	Clerical/Administrative	\$80.00		\$0.00
9	CAD Professional	\$120.00		\$0.00
10	Sr. Administrative Assistant	\$100.00		\$0.00
11	Administrative Assistant	\$100.00		\$0.00
12	Clerical	\$80.00		\$0.00
	Construction Administration Subtotal Fee			\$0.00
	Total Fee			\$379,840.00

# CITY OF PEACHTREE CITY

## INTEROFFICE MEMORANDUM

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**MEMO TO:** Mayor and City Council

**VIA:** Justin Strickland, City Manager

**FROM:**

John Schnick, Assistant City Engineer	02/26/2026
Angela Egan, Purchasing Manager	02/26/2026
Jill Prouty, Library Director	02/26/2026
Dustin Farron, Assistant Financial & Administrative Services Director	02/27/2026
Kelly Bush, Financial & Administrative Services Director	02/27/2026
Chris Hobby, Assistant City Manager	02/27/2026
Justin Strickland, City Manager	02/27/2026

**DATE:** March 5, 2026

**SUBJECT:** New HVAC Equipment for Library

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**Recommendation:**

No action required as of this time.

**Discussion:**

Purchasing new HVAC equipment for the Library is an approved FY2026 Capital Improvement Project (CIP). Staff has completed the design of the replacement system. Since there is significant lead time (18 weeks) on the construction of the units, Staff would like to move forward with Shumate (preferred contractor) purchasing the equipment now. Purchasing the equipment now will also allow us to expense the grant money before the time limit expires in July.

Staff has requested a formal quote from Shumate and will be prepared to present at the next council meeting.

**Budget Impact:**

The cost of the new equipment and installation was budgeted at \$550,000 with approximately half to be covered by the grant from the Georgia Public Library Service. Staff expects the cost of the units to fall within the \$400,000 range and within budget.

**Attachments:**

None

# CITY OF PEACHTREE CITY

## INTEROFFICE MEMORANDUM

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**MEMO TO:** Mayor and City Council  
**VIA:** Justin Strickland, City Manager  
**FROM:** Justin Strickland, City Manager 02/27/2026  
**DATE:** March 5, 2026  
**SUBJECT:** Multifamily Moratorium Resolution

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**Recommendation:**

No action required as of this time.

**Discussion:**

The 180-day multifamily moratorium, approved on October 2, 2025, is expiring.

**Budget Impact:**

**Attachments:**

1. Multi-Family Housing Moratorium

**RESOLUTION OF THE CITY OF PEACHTREE CITY TO IMPOSE A MORATORIUM ON MULTI-FAMILY HOUSING**

**WHEREAS:** In order to protect the health, safety, and welfare of its citizens, the city has determined that a moratorium on the zoning or rezoning of property for development of multi-family housing needs to be adopted and enforced for all property in the City of Peachtree City not currently zoned for use as multi-family; and,

**WHEREAS:** This moratorium is intended to promote the orderly development of property in the City; maintain the high quality of police services now provided; maintain the high quality of emergency and fire services now provided; maintain the quality of education now provided; maintain the high quality of life now existing; help reduce traffic congestion; and ameliorate air quality standards; and,

**WHEREAS:** The Mayor and Council have made the following findings of fact in consideration of this moratorium: the development of multi-family housing would create a significant burden on the police department and emergency and fire departments for the City; the development of additional multi-family housing would overburden area schools; the development of additional multi-family housing would exhaust available resources, thus reducing the quality of life now existing; and the development of additional multi-family housing would increase traffic congestion, which also reduces air quality.

**NOW, THEREFORE, BE IT RESOLVED,** that the Mayor and City Council of Peachtree City hereby directs its staff to accept no applications seeking to zone or rezone property to any designation that would allow the development of the property as multi-family. Multi-family shall include apartments, townhouses, duplexes, condominiums, and assisted living facilities. This moratorium shall be in effect for a period of 180 days and shall automatically expire if not reviewed by the mayor and Council and if deemed necessary, renewed. This moratorium shall not apply to property already zoned for use as multi-use.

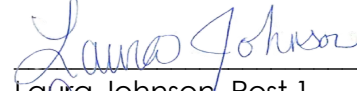
**BE IT FURTHER RESOLVED** that any party with an ownership interest in property in the City that believes said property owner is severely prejudiced by this moratorium may file an application with the City Planner requesting that the Mayor and Council remove the moratorium as it applies to the property. The application shall be accepted by the City Planner and placed on the Council agenda after being properly advertised, and then, considered by the Mayor and Council. City staff shall only provide Council with current land use and zoning information regarding the subject property and its surrounding properties and shall not make a recommendation to Council on the application to lift the moratorium. In the event Council lifts the moratorium, the property owner may submit the

request for the rezoning following established procedures. In the event Council declines to lift the moratorium, the property owner shall have the same rights and follow the same procedures as those connected with the denial of a rezoning request.


So Resolved this 2nd day of October, 2025.



Kim Learnard, Mayor




Laura Johnson, Post 1



Suzanne Brown, Post 2



Clinton Holland, Mayor Pro Tem

ATTEST:   
Yasmin Julio, City Clerk