



Administrative Variance Committee

Special Called Meeting Agenda
May 6, 2026 | 11:00 AM
City Hall Executive Conference Room

1. **Call to Order**
2. **Minutes**
 - A. January 9, 2026 Meeting Minutes
3. **Discussion**
 - A. 610 Golfview Drive, Side Setback Encroachment
4. **Adjourn**

It is the policy of the City of Peachtree City that all city-sponsored public meetings and events are accessible to people with disabilities and are in compliance with Title VI of the Civil Rights Act of 1964. If you need assistance in participating in this meeting or event due to a disability as defined under the ADA or need assistance per Title VI, please contact the City's Title VI and ADA Coordinator, Dr. Teaa Allston-Bing at (770) 632-4276 or e-mail tallston-bing@peachtree-city.org at least three (3) business days before the scheduled meeting or event to request an accommodation.

City Council of Peachtree City
Meeting Minutes
Friday, January 9, 2026
11:00 AM

Call to Order

City Manager, Justin Strickland called the meeting to order at 11:03 AM.

Councilwoman, Suzanne Brown, and Planning and Development Director, Shayla Reed, were also in attendance. Senior Planner, Lora Hooks, took notes. Also present was the property owner for 238 Independence Lane at 11:00 AM, Mr. Mike Prestidge, and the property owner for 322 Wood Ridge at 11:30 AM, Mrs. Arjun Nair.

Minutes

A. October 13, 2025 Meeting Minutes

Brown made a motion to approve the meeting minutes from October 13, 2025. Reed seconded. Motion carried unanimously.

Discussion

A. 238 Independence Ln, Rear Setback Encroachment

Reed introduced the request. The applicant is requesting relief in the form of an administrative variance from the rear setback requirement, [Section 1004] of the GR-4 (General Residential) zoning district which requires a minimum rear setback depth of 20 feet. The applicant purchased the home with an existing deck that encroaches into the rear setback by 4 feet. The request is to decrease the rear setback from 20 feet to 16 feet to allow the existing deck to remain in its current location. The encroachment was caused by a previous owner and therefore the applicant is eligible for an administrative variance.

The homeowner, Mike Prestidge, explained he spoke to the original buyer of the home, and they said the deck was existing when they bought the house. Prestidge assumed the deck had been built by the original home builder.

Brown explained to the property owner that in the early years of Peachtree City when we didn't necessarily require building permits for everything, nor did we have the same zoning districts and ordinances, a lot of things were built by the builders without permits. However, in 2003 we did have ordinances. Therefore, the builder should have gotten a building permit for the deck.

Strickland explained there was a building permit to build the house and the builder probably added the deck at the same time without it being drawn on the plans. Reed said this does happen quite often so it was not unusual.

Strickland also explained he was able to review historical satellite imagery and while he could not go back as far as 2003, he confirmed the deck existed prior to the home being purchased by the Prestidge's in 2015.

Strickland asked the property owner about the existing fence which encroaches into an adjacent greenbelt owned by the HOA and whether it had been taken down or moved. Prestidge stated they had planned to move it, but he had a letter from the HOA saying they are agreeable to the fence remaining in the greenbelt until they get it fixed. Strickland instructed the homeowner to submit the approval letter for the permit application currently in review.

With no further discussion, Reed made a motion to approve the administrative variance for 238 Independence Ln. for a rear setback reduction from 20 feet to 16 feet. Brown seconded. Motion carried unanimously.

The property owner asked how could pay the \$30.00 fee for the variance that had not been paid. Prestidge stated he may have deleted the email with the invoice. Reed said Hooks would resend the email and once the payment was made the variance approval letter would be sent.

While they waited for the next homeowner to arrive, Councilwoman Brown made a motion to go to recess until the next scheduled meeting. Reed seconded. Motion carried unanimously.

Meeting recessed at 11:16 AM.

B. 322 Wood Rdg, Rear Setback Encroachment

Brown made a motion to come out or recess at 11:30 AM. Reed seconded. Motion carried unanimously.

Strickland introduced the homeowner, Mrs. Nair.

Reed introduced the request. The request was for a reduction in the rear yard setback. The home was constructed in 1979. Per the zoning code from 1979, the rear setback requirement when the house was built was 30 feet, which is different than the requirement per the current codes. The existing encroachment, which was an error by the previous owner, is 10.2 feet. The reduction being requested is from 30 feet to 19.8 feet to allow an existing deck to remain in its current location.

Mrs. Nair stated they spoke with both neighbors that were adjacent to their property. However, one was a renter, and they were not able to speak to the property owner. The renter did not have any issue with the existing deck location. The other neighbor, who is the property owner, submitted a letter of approval.

Mrs. Nair went on to say they purchased the home in June of 2025. They specifically asked if there were any issues with the deck. No information was disclosed to them regarding any issues with the deck or the shed in the backyard.

They only discovered the issue when they applied for a fence permit. At that time, they also learned the previous owner was made aware that they needed to address the issue.

Strickland stated he noticed the shed on the property, but the City determined the location was okay. Based on the length of the rear property line, a shed up to a certain size was permitted and the existing shed met the requirements.

Brown said she focused on the photos that were provided with the applicant's submission. She noticed the wood on the deck looked like it was new, which made her question who built the deck. She did some research and found the house advertisement on Zillow which stated, "out back enjoy the Georgia sunshine on your brand-new deck."

She also mentioned a review of historical imagery from 2013 or 2014 confirmed the deck was built by the previous owner. The deck seen in that imagery was a darker brown which indicated it was old. You could see the transition of the deck over the years. In the most recent imagery, the deck appeared to be new. This confirms the previous owner built the deck.

Mrs. Nair stated they were told when they purchased the house the deck wood had been replaced. She believed the deck was the exact same footprint as it had been previously. Strickland agreed.

Brown went on to say you can see other parts of the deck where the wood looked new so the work would have required a permit.

Brown pointed out the house was built in 1989. She mentioned the city sees a lot of variance requests from that time period. Things were not properly built back then. If the previous owner had been caught rebuilding the deck, they would have been given a cease-and-desist order. Had they come in for a variance, it is likely it would not have been approved.

Mrs. Nair mentioned they had just moved back to Peachtree City to the same subdivision they used to live in but in a different house. They wanted their younger children to attend the same schools their older sister attended.

With no further discussion, Reed made a motion to approve the variance request for 322 Wood Ridge for a rear setback reduction from 30 feet to 19.8 feet. Brown seconded. The motion carried unanimously.

While they waited for the final homeowner to arrive, Councilwoman Brown made a motion to go to recess until the next scheduled meeting. Reed seconded. Motion carried unanimously.

Meeting recessed at 11:46 AM.

C. 104 Perch Pt, Side Setback Encroachments

When the homeowner did not arrive for the meeting, Brown made a motion to come out of recess at 12:00 PM. Reed seconded. Motion carried unanimously.

Reed introduced the request. The request was for a reduction of the side setback requirement of the R-10 zoning district which requires a minimum side setback depth of 10 feet.

The applicant purchased the home in 1987. There was an existing encroachment on both sides of the home. The east side encroaches into the setback by 9.5 feet and the west side by 8.2 feet. The applicant has provided a statement that this encroachment was caused prior to their ownership which makes them eligible for an administrative variance.

Brown made a correction that the setback reduction on the east side would from 10 feet to 9.5 feet, not an encroachment of 9.5 feet, and from 10 feet to 8.2 feet on the west side, not an 8.2-foot encroachment.

Strickland made a motion to approve a reduction from 10 feet to 9.5 feet on the east side and from 10 feet to 8.2 feet on the west side to allow the home to remain in its current location. Brown seconded. Motion carried unanimously.

Brown made a motion to adjourn. Reed seconded. Motion carried unanimously.

Adjourn

Meeting adjourned at 12:03 PM.

Shayla Reed, Planning & Development Director Justin Strickland, City Manager

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Administrative Variance Committee

FROM: Shayla Reed, Planning Director

DATE: May 6, 2026

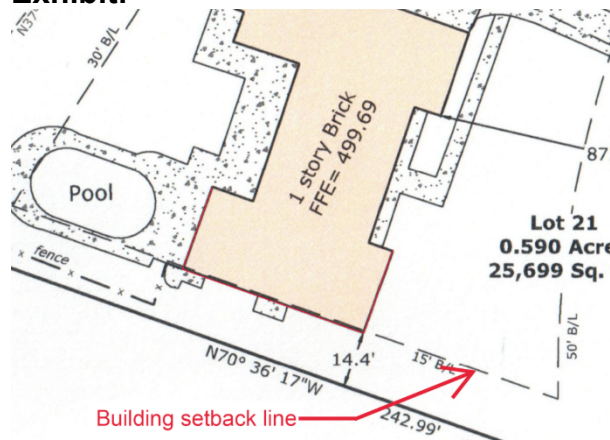
SUBJECT: 610 Golfview Drive, Side Setback Encroachment

Discussion:

The Applicant requests an Administrative Variance from the side setback requirements of Section 1001 of the R-22 (One-Family Residential) zoning district, which requires a minimum side yard setback of 15 feet.

The subject home was constructed in 1973 and purchased by the current owners in 2016. The existing structure encroaches into the required side setback. The Applicant is seeking to reduce the required side setback from 15 feet to 14.4 feet to allow the existing encroachment to remain. Records confirm the property was zoned R-150 at the time of construction, and the 1971 Zoning Ordinance required a 15-foot side setback, consistent with current standards.

Exhibit:



As the stated hardship, the Applicant asserts that the encroachment resulted from an error by a previous owner. Based on this claim, the request qualifies for consideration as an Administrative Variance.

As part of the application, the Applicant has included the following:

- Justification narrative,
- Site plan showing the location of the home's encroachment into the side setback, and
- Letters of support from adjacent property owners

Zoning Map:



Administrative Variance Application Requirements:

Per Section 1204 of the Peachtree City Zoning Ordinance, applications for an administrative variance may only be considered if the following requirements are met:

- The request pertains to an existing residential zoning setback violation provided that the property owner making the request is not the same property owner who was responsible for the violation

The letters of support from the adjoining neighbors conform to the listed property owners on the County Tax Assessor’s website.

Administrative Variance Review:

Section 1204 states that, “a request for an administrative variance shall be administered by a special administrative variance committee consisting of the City Planner, the City Manager and a member of City Council.”

The full purpose statement of the Zoning Ordinance is:

The purpose of this ordinance is to promote the health, safety, convenience, order, prosperity and general welfare of the present and future inhabitants of the city; and to assure the development of the city in accordance with the land use and thoroughfare plan as adopted, and as amended from time to time; to protect the population from the danger and inconvenience of traffic congestion; to prevent overcrowding of the land and the undue concentration of population; to facilitate the adequate provision of transportation, water, sewerage, schools, recreation and other public requirements; to regulate with reasonable consideration the character of existing and future uses of the land in order to promote desirable living conditions and neighborhood stability, protect property against blight and depreciation, secure economy in governmental expenditures, and protect against floods and other natural hazards.

Staff Comments:

If the Administrative Variance Review Committee approves this request, staff have no recommended conditions.

Budget Impact:

There are no budget impacts associated with this request.

Attachments:

1. 610 Golfview Dr Application Packet



ADMINISTRATIVE VARIANCE APPLICATION

153 Willowbend Rd, Peachtree City, GA 30269
Phone: 770-487-5731

WWW.PEACHTREE-CITY.ORG

VARIANCE LOCATION	Street Address <u>610 Golfview Drive</u> Zoning District: <u>R-22</u>	PROPERTY OWNER	Name <u>Roch deGolian</u> Phone _____ Email _____
SUMMARY	Briefly describe why this variance is being requested: <u>House was built over the 15' side setback line</u>	SUPPORTING DOCUMENTS	Please submit the following items. See the second page of this form for additional details. <input checked="" type="checkbox"/> Site plan (with property lines and proposed work) <input checked="" type="checkbox"/> Letters of support from adjacent property owners and/or HOA <input type="checkbox"/> Other items demonstrating need

ADMINISTRATIVE VARIANCE	<input type="checkbox"/> Existing Violation:	1.) Were you the property owner when the existing violation occurred? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	<input checked="" type="checkbox"/> Setback Encroachment:	1.) Which property line setback? <input type="checkbox"/> Front <input type="checkbox"/> Rear <input checked="" type="checkbox"/> Side 2.) How much encroachment requested? (feet) <u>6' = 7"</u> 3.) Is the proposed structure using the same building materials as on the main home? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Other _____ 4.) Have you submitted the required letters of support from: <input type="checkbox"/> HOA letter OR <input checked="" type="checkbox"/> No active HOA <input checked="" type="checkbox"/> ALL adjacent property owners (not including city-owned)
	<input type="checkbox"/> Parking:	1.) # spaces required _____ #spaces requested _____
	<input type="checkbox"/> Fence:	1.) Is the fence a required pool barrier? <input type="checkbox"/> Yes <input type="checkbox"/> No 2.) If not a pool fence, is height more than 25%? <input type="checkbox"/> Yes <input type="checkbox"/> No

I hereby certify that I am the owner of the property on which an administrative variance is being requested and that all information provided as a part of this application is true and correct to the best of my knowledge. By signing this application, I am granting City staff permission to enter the property and gather information required for the variance review.

Signature of Owner/Agent: Date 3/3/26

CITY USE ONLY	Meeting Date		
	Motion	<input type="checkbox"/> Approved <input type="checkbox"/> Approved w/ conditions <input type="checkbox"/> Denied Conditions: _____	
	Signatures	_____ City Manager Date	
	Attest	_____ Council Member Date	
		_____ City Clerk Date	

**Roch and DeSales deGolian
610 Golfview Drive
Peachtree City, GA 30269**

March 3, 2026

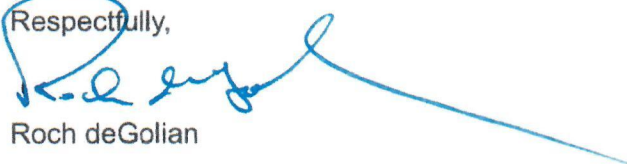
RE: Request for Administrative Variance - Left Side Setback
Letter of Intent
610 Golfview Dr
Peachtree City, GA 30269

To Whom It May Concern:

The home built at 610 Golfview Dr was constructed in 1971. I purchased the home in 2016. I recently had survey work done on my property while trying to acquire a small strip of land in the back from the golf course owners (which was acquired). That survey identified an encroachment on the left side setback. While the current R-22 zoning calls for a 15' side setback, my home sits at 14.4' - so I have an encroachment of approximately 7". I am requesting an administrative variance for the left side property line setback, reducing it from 15' to 14.4'. I have attached the plat revision survey for your reference - page 2 shows the left side setback at 14.4'.

Thanks so much for your help with this matter

Respectfully,



Roch deGolian

Roch and DeSales deGolian
610 Golfview Drive
Peachtree City, GA 30269

March 2, 2026

RE: Request for Administrative Variance - Left Side Setback
610 Golfview Dr
Peachtree City, GA 30269

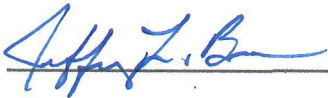
To Whom It May Concern:

I understand that Roch and DeSales deGolian, who own the property neighboring my property, are requesting a variance for the left side building line setback from 15' to 14.4' (7.2"). I understand their home was built in the early 1970's and Roch and DeSales are not responsible for the encroachment.

After reviewing the attached plat I am in agreement and recommend approval of their request.

Signed:

Jeff Brown
612 Golfview Drive
Peachtree City, GA 30269

 3-2-2026

Gill Wilkinson
608 Golfview Drive
Peachtree City, GA 30269



Emily Decker
CC Flat Creek, LLC



Secretary

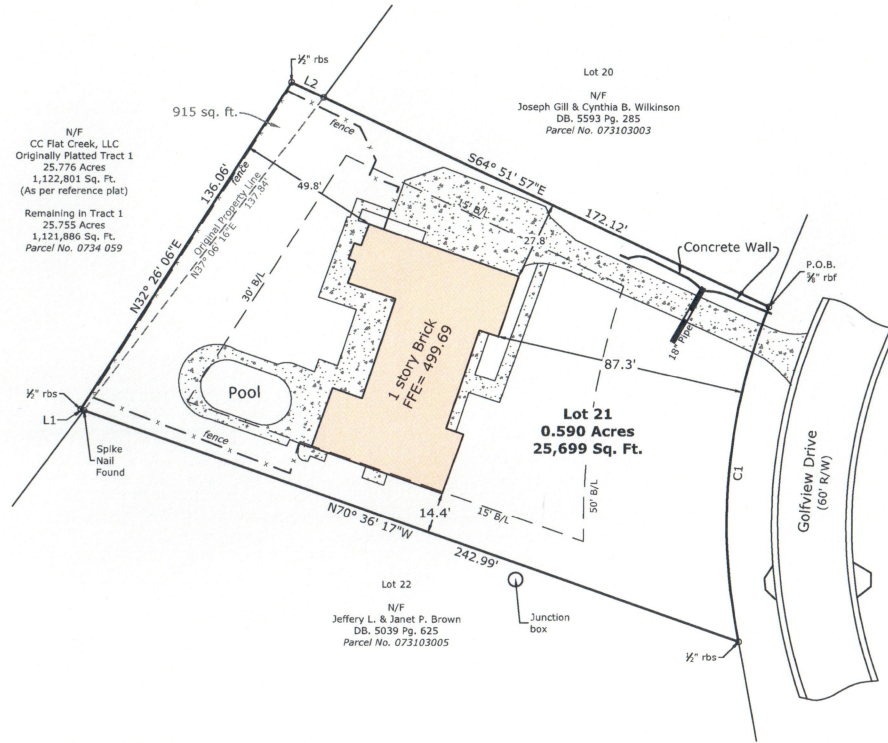
Minor Revision to Final Plat of Lot 21 **Golfview Section 11** Land Lot 125 of the 7th District Peachtree City, Georgia



This Box reserved for the Clerk of the Superior Courts.

Curve Table				
Curve #	Length	Radius	Bearing	Chord
C1	119.60'	205.51'	S04° 45' 29"W	117.92'

Line Table		
Line #	Direction	Length
L1	N70° 36' 17"W	1.15'
L2	S64° 51' 57"E	12.44'



N/F
 CC Flat Creek, LLC
 Originally Platted Tract 1
 25.776 Acres
 1,122,801 Sq. Ft.
 (As per reference plat)
 Remaining in Tract 1
 25.755 Acres
 1,121,886 Sq. Ft.
 Parcel No. 0734 059

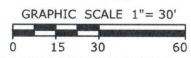
Lot 20
 N/F
 Joseph Gill & Cynthia B. Wilkinson
 DB. 5593 Pg. 285
 Parcel No. 073103003

Lot 22
 N/F
 Jeffery L. & Janet P. Brown
 DB. 5039 Pg. 625
 Parcel No. 073103005

- Legend**
- OTP=Open Top Pipe
 - RBF=Rebar Found
 - RBS=Rebar Set
 - R/W=Right of Way
 - CTP=Crimped Top Pipe
 - P.O.B.=Point of Beginning
 - P.O.C.=Point of Commencement
 - =Edge of Pavement
 - =Centerline
 - B/L=Building Line
 - D.E.=Drainage Easement
 - N/F=Now or Formerly
 - F.W.P.D.=Field Work Performed Date
 - ⊕=Gas Valve
 - ⊖=Water Meter
 - ⊙=Utility Pole
 - =Guy Wire
 - ⊓=Drop Inlet
 - ⊕=Fire Hydrant
 - ⊙=Light Pole
 - =Fence
 - ⊙=Drainage Manhole
 - ⊙=Sanitary Sewer Manhole
 - =Over Head Electric Line
 - ⊙=Benchmark
 - ⊙=Calculated Corner
 - ⊙=Concrete Monument
 - ⊙=Property Corner

Reference Plat
 Plat For: CMAC Commercial Mortgage Corporation, Katten Muchin
 Zavis Rosenman Sequoia Golf, LLC, Patten Seed Company and Fidelity
 National Title Insurance Company of New York
 Dated: 07/16/2003
 By: Rochester and Associates
 BEING
 CC Flat Creek, LLC

This plat supercedes a portion of (lot 21) of the final subdivision plat for Golfview Subdivision section 11, dated 07-14-1970, recorded in PB. 6, PG. 11, Fayette County, Georgia records. The purpose of this plat is to revise the rear boundary line for lot 21 of Golfview Subdivision and tract I of Flat Creek Golf Club.



Revised per city comments 09/30/2025

Book	Page
PB. 6	11
DB. 2709	424
DB. 2681	63-145

Prepared for:
Andrew Roch & Desales Rossetti deGolian

Job #: 1752.16-128
 Drawn By: BTG
 Reviewed By: RTG
 Date: 09/30/2025
 F.W.P.D.: 04/30/2024
 Sheet: 2 of 2



