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

May 7, 2026 | 6:30 PM

City Hall

1. **Call to Order**
2. **Pledge of Allegiance and Moment of Silence**
3. **Presentation**
   - A. Shared Use Path System Master Plan Update and TAG Initiatives (Paul Schultz)
   - B. Drone Contest Winner (Harold Layton)
   - C. Kedron Pool Permanent Structure and Required Renovations (Harold Layton)
4. **Agenda Changes**
5. **Public Comment**
6. **Quarterly Reports**
   - A. 2026- 1st Quarter Reports
7. **Minutes**
   - A. April 16, 2026 City Council Meeting Minutes
8. **Consent**
   - A. FY26 Budget Amendment — Memorial Bench Donation
   - B. Police Vehicles-Accessory bid award
   - C. Alcohol License Extension - Pint & Play
   - D. FY2027 Non-Profit Funding - Fayette Senior Services, Inc.
   - E. FY2027 Non-Profit Funding - Fayette County Council on Domestic Violence, Inc. d/b/a Promise Place
   - F. Agreement with Fayette County Tax Commissioner — Property Tax Billing
   - G. Agreement with Fayette County Tax Commissioner — Stormwater Billing
   - H. Resolution of Support in an Amicus Brief
9. **New Agenda Items**
   - A. 05-26-01 2026 Street Paving Bid Award (Jonathan Miller)
   - B. 05-26-02 FY26 Budget Amendment- Stormwater Piping (Jonathan Miller)
   - C. 05-26-03 Award Unified Development Ordinance RFP (Shayla Reed)

This agenda is subject to change at any time up to 24 hours prior to the scheduled meeting.
This meeting will be held in the Frances Meaders Council Chambers at City Hall.

10. Work Session Discussion Items

A. 2027 Comprehensive Plan Update (Shayla Reed)

B. Transmittal Resolution - 2026 Capital Improvement Element (CIE) Annual Update (Shayla Reed)

C. ~~Luther Glass Tunnel Design~~

D. PTC Youth Council & Youth Activities Committee (Justin Strickland)

E. Consider Naming Peachtree City's Shared - Use Path System (Suzanne Brown)

11. Public Hearings

A. 05-26-04 Variance request from Landscape Buffer, 211 Sweetbriar Street (Shayla Reed)

12. Council/Staff Topics

13. Executive Session

14. 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.

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

Uncompromised Excellence

Transportation Advisory Group Update

May 7, 2026

Presented by

Paul Schultz, Chair; Blake Hayes

Agenda

- Transportation Advisory Group (TAG) Overview
- Ordinance (Chapters 70 and 78) Update- reflections
- Master Shared-Use Path Plan 2026 Updates
- 2026 List of Priorities
- Actions- completed/ongoing

TAG Overview

- Ordinance Division 8: Section 2-490 Establishment
- Sec. 2-492. – Duties:
- Advisory. The transportation advisory group shall solicit comments, concerns, and advice from city residents regarding the impacts, conflicts, and benefits associated with the multi-use path system, road system, and other means of transportation throughout the city.
- Citizen input. The group will serve to evaluate citizen concerns and proposals to better develop recommendations that are prioritized based upon feasibility, safety, potential liability, and funding parameters.
- No binding authority. The transportation advisory group has no binding authority over city staff or city council for any recommendations or proposals presented or votes taken.
- Focus: safety, awareness, education, paving conditions, path priorities, and ADA planning

Ordinance Update Reflections

1. Some residents are passionate about the ordinances and their implications
2. Pedestrians travel on right or left (78-96 (d))
    a. Strong feelings for only one side, left or right- safety arguments
3. Specifying micromobility vehicles
4. Enforcement is essential
5. Plan annual review with updates (late 2026)

Path Master Plan Update 1/2

Rationale:
- Connect existing system
- Extending system

General Location	Connections		Note
Shakerag behind Blair Ln	-	-	• Safety concern (speed bumps at one time) • Build alternate path and abandon path on steep hill • Don't abandon until new path in place
South side of SR 74 near Braelinn	Recreation (Soccer) Fields	Meade Field	Connectivity
West side of SR 74 (Clothes Less Traveled)	Section 73	Section 42	Connectivity
Path to Fitness 54	Publix	Fitness 54	Extend existing planned paths; include Governor's Square
MacDuff Pkwy	Franklin Ridge Dr	Jamestown Pass	Likely need electric utility easement
Sumner Road	Section 7	Section 8	Extend Section 8 on Sumner Rd north
Peachtree Parkway (west side)	Waterwood Bend	South to existing path	Consider connecting north to path near Walgreens. Current path compels crossing Peachtree Pkwy and doubling back
Spear Road	Robinson Rd	City Limit	Include residents without access

Path Master Plan Update 2/2

1. HAWK Signals
    a. Additions in 2025 and 2026
    b. 2026: Robinson Road near Booth Middle School
    c. May see a budget request with staff determining funding source

2. Holly Grove Road Residents' Petition
    a. No desire for a path along Holly Grove- privacy and cutting of trees
    b. A path would improve system connectivity (in master plan since 2010)
    c. Leave in master plan but deprioritize
    d. Enhance City communication- "look for the paths near you"

2026 Priorities

1. Update City path brochure- collaborate with City staff
2. Optional safety training in schools and through City outreach
3. Navigate PTC app enhancements, if possible
4. Identify areas for intersection (road, path, etc.) improvements
5. Removal of unsafe paths- completed in master plan update
6. Path reciprocity and integration with surrounding communities

Actions- completed/ongoing

1. Completed actions
    a. 2026 Paving Plan approval- streets and paths (per ordinance)
2. Ongoing
    a. Requiring motorized cart insurance
    b. Path brochure update- collaborating with City staff
    c. Village Signage
        i. Coordinating with City staff on design
        ii. Field trip to review actual locations for placement
    d. Path Signage
        i. Review concept designs

Questions?

Thank you!

Kedron Pool Design Update

May 7, 2026

Presented by

Harold Layton
Recreation and Special Events Director

Timeline

Initial discussions:

- **May 2021-** Conducted community survey to assess future needs for replacement of the air-supported structure.
- **Fall 2022-** Evaluated as a potential SPLOST project by a Citizen Advisory Group; ultimately not included in the final SPLOST list.
  - The group acknowledged necessary repairs and upgrades but recommended deferring the project pending future funding opportunities and timing considerations.
- **Summer 2023-** Staff initiated research to determine realistic cost estimates for replacing the air-supported pool enclosure.

ANSWER CHOICES	RESPONSES	
Property taxes should increase to help pay for a permanent structure.	12.26%	101
Property taxes should increase to help pay for a replacement structure.	8.50%	70
These services should not be offered therefore the City should not make the repairs.	6.92%	57
User fees should increase to sustain program.	65.41%	539
Another department's budget should be cut to pay for the repairs. Please list the department you would cut below; (please specify)	6.92%	57
TOTAL		824

Timeline

- **January 2024** – Kedron Pool enclosure replacement identified as a priority capital project and presented during the City Council Retreat as part of the City's long-term facility needs discussion.
- **January 2025** – Recreation Master Plan formally adopted. Assessment identified significant aging and wear of the existing air-supported bubble structure and evaluated long-term aquatic facility needs for the community.
- **Master Plan Recommendations**

Remove aging bubble enclosure and maintain outdoor pool operations until a permanent solution is developed

Evaluate development of a future permanent natatorium

Long-term concepts included:

- 55,000–65,000 SF facility
- 50-meter competition pool
- Diving well
- Expanded year-round aquatic programming
- At least $30 million estimated cost in 2024

- **April 2025** – Staff and consultants presented four potential enclosure and facility improvement options to Mayor and Council for evaluation.
- **Council Direction – April 2025**

Mayor and Council directed staff to pursue **Option 4**

Focus included:

- Sprung Structure feasibility evaluation
- Design analysis
- Cost assessment
- Long-term operational sustainability planning

Timeline

- **June 2025** – Consulted with architectural firm WM2A to evaluate facility needs, project feasibility, and preliminary cost estimates for construction of a permanent Sprung Structure enclosure at Kedron Aquatic Center.
- **August 2025** – Met with local high school booster representatives and community stakeholders to discuss ongoing facility concerns, operational challenges, and potential long-term solutions for Kedron.
- **August 2025** – Engineering review determined the existing bubble grade beam was insufficient to support a new permanent Sprung Structure, requiring additional structural considerations within the project scope.
- **August 2025** – Received formal scope of work from WM2A outlining design requirements, engineering evaluations, and conceptual planning needs for the proposed renovation and enclosure project.
- **September 2025** – Received professional fee proposal for architectural and engineering design services associated with the permanent enclosure and aquatic facility renovation project.
- **December 2025** – Conducted site visits and facility evaluations in Jefferson, GA and at Dynamo Swim Center to review comparable enclosure systems, operational layouts, and long-term aquatic facility best practices.
- **December 2025** – Design and engineering fee proposal formally approved by Mayor and Council, authorizing the project to move forward into the conceptual design and planning phase.
- **December 2025** – Coordinated communication with Fayette County Board of Education representatives regarding community concerns and rumors related to potential pool closure while reaffirming the City's continued planning efforts.
- **January 2026** – Preliminary concepts and potential pool configuration options presented during the City Council Retreat to begin long-term discussion regarding facility direction, operational goals, and future community aquatic needs.

Current Structure

Arizon Air Supported Structure

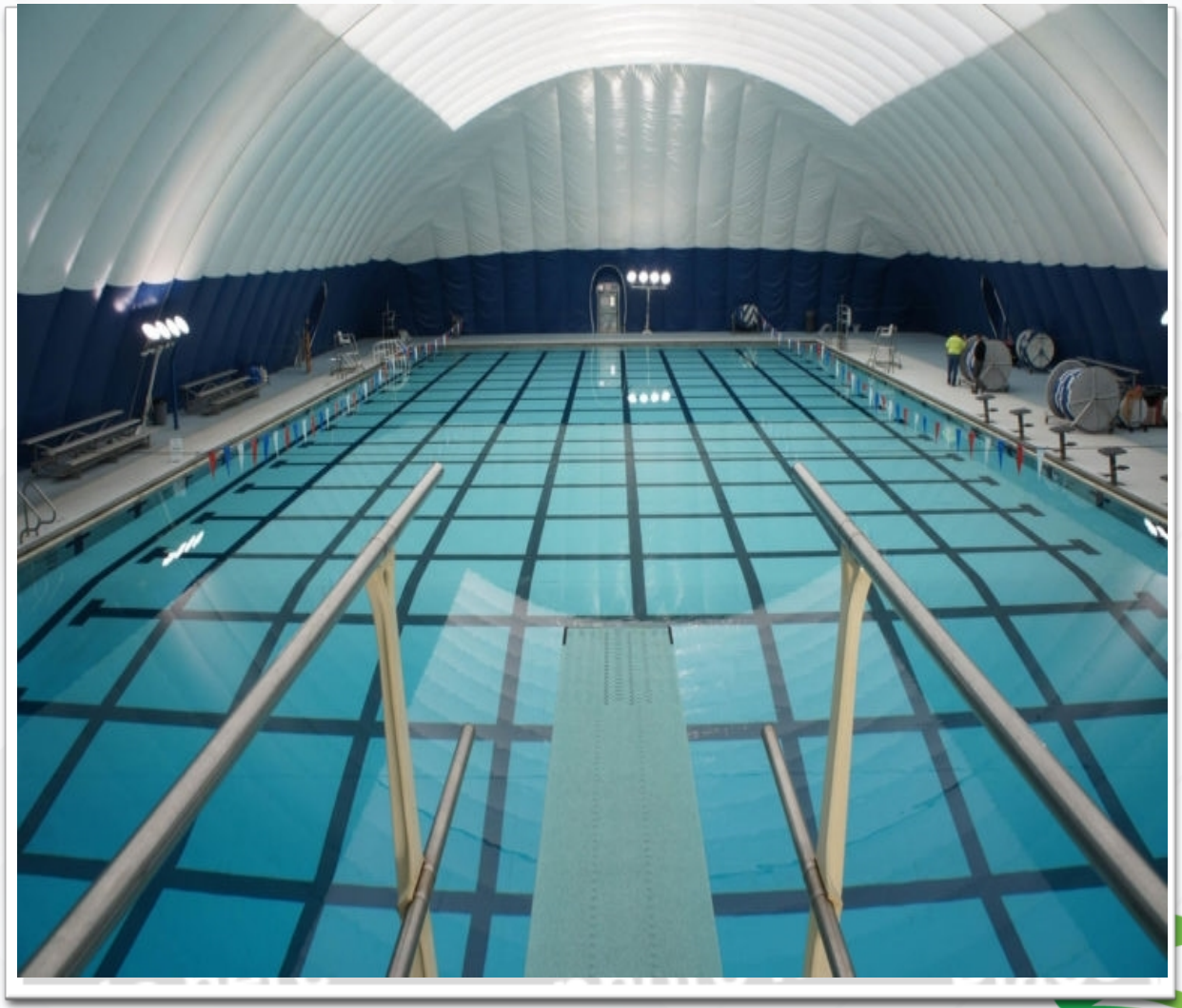
- Current structure originally installed 2012
- Life expectancy 12-15 years
- Inflator fans have been remanufactured once since installation
- Several repairs have been made to fabric since initial installation
- Emergency door frames have been rebuilt twice since installation
- Current mechanical system needs repairs for current structure to be installed Fall 2025
- Installation man hours – 440
- Removal man hours – 495
- Total pool users in the last year – 15,593 FY24



Option 1

Arizon Air Supported Structure Replacement

- Budgetary quote price - $512,510.00
- Does not include:
  - Installation
  - HVAC
  - Site engineering/Architecture
  - Pool covers
  - Lighting
  - Concrete work
- Based on projections, estimated $1.5 Million
- Projected 20-year life cycle of material



Option 2

Open Aire Inc.

- Budgetary quote price - $2.9 - $3.2 Million
- Estimated life cycle:
  - Aluminum-50+years
  - Poly carbonate roofing 20 years
  - Warranty - 5 to 10 years
- Does not include:
  - Foundation and structural support footings
  - Conventional construction
  - HVAC, Electrical and Civil work
  - Permits and Bonds
  - Final cleaning
  - Installation and labor



Option 3

DynaDome Inc.

- Budgetary quote price - $2.55 Million Delivered and Installed
- Estimated life cycle:
  - Aluminum – 50 years
  - Poly Carbonate roofing – 20 years
- Does not include:
  - Site work prep/ Civil
  - Electrical, HVAC, Plumbing
  - Lighting
  - Equipment hookups



Option 4

Sprung Structures

- Budgetary quote price – Verbally quoted $1.6 - $2 Million for materials waiting for installation and budgetary quote
- Estimated life cycle:
  - Aluminum 50 years
  - Wall materials 25-30 years
  - Warranty 25 years for wall materials.



Other Known Kedron Pool Needs

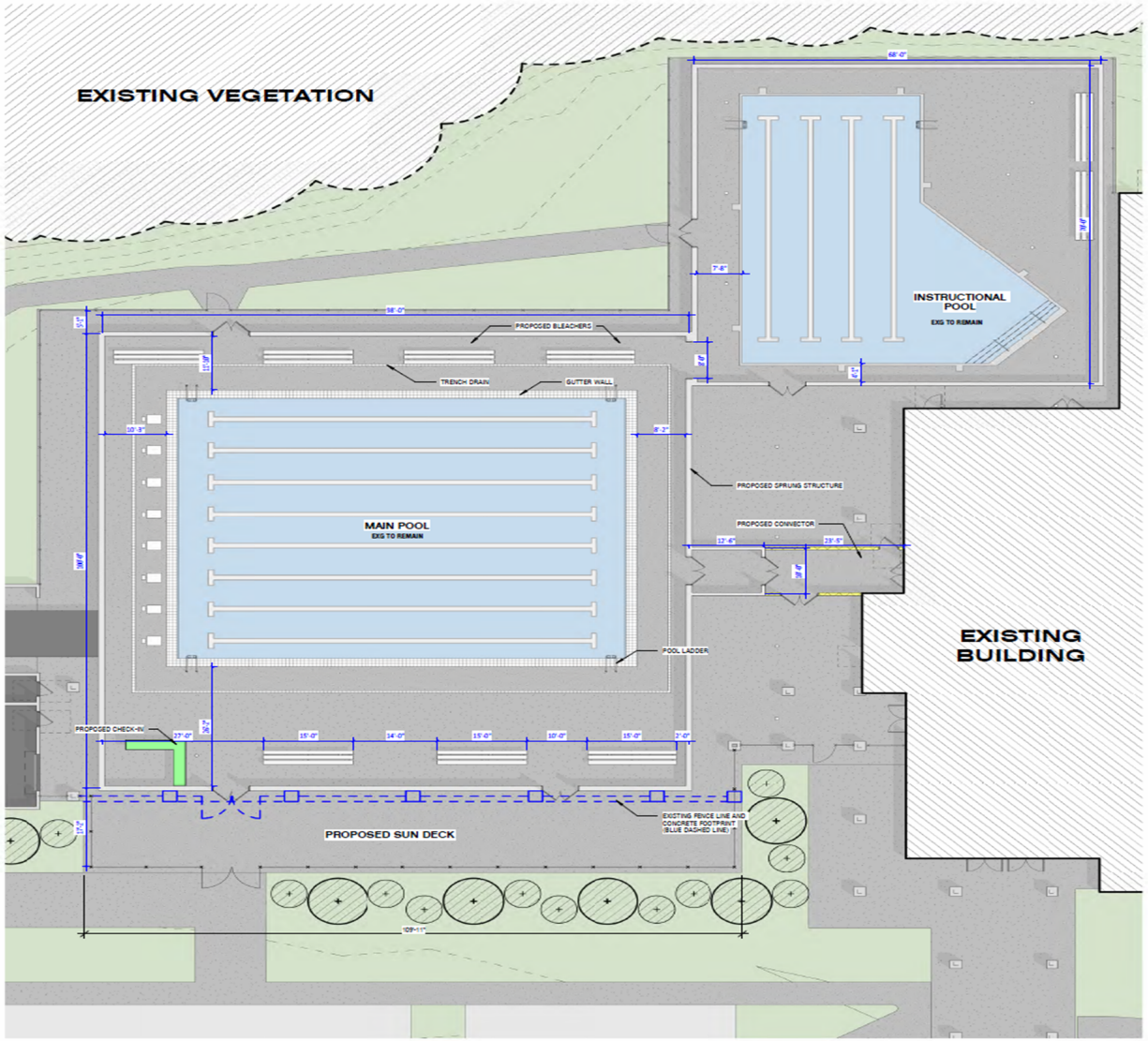
- **Pool Renovation:**
  - Large and small pools will need resurfacing in the next 1-3 years.
  - The pools have 5 layers of plaster on them and will need to have all the layers removed before the new surfacing can be applied.
  - Tile and plaster in commercial pools carries an expected life of 7-10 years due to deterioration.
  - While removing these layers of pool surfacing, it also recommended to replace the plumbing, electrical, and lighting systems in the pool.
    - Best practices recommend major renovations to these systems in commercial pools every 30-40 years. Kedron pools are over 30 years old at this point.
  - Large pool was leaking at a rate of 1.5”-2.5” per day (4,050- 6,750 Gallons) per day when the pool is full. This has been mitigated as part of a temporary fix until we resurface the pools.
  - Leak was caused by the lights not being able to seat properly due to the 5 layers of surfacing over the past 30 years that need to be replaced.
  - Plumbing and electrical systems have a typical lifespan of 30-40 years. Kedron is in this window and this needs to be addressed before a structure is built over the pool.
- Mechanical and control systems are also at the end of their life cycles (20-30 years). These will require upgrading to new systems due to obsolete parts.
- Health code concerns for egress onto the pool deck from the building need to be addressed as well as needs to repair cracked and broken concrete sections of the pool deck, which are also recommended to be redone every 30-40 years.

January 2026 Concepts

Kedron

Pool and Structure Design

- Option A
  - Original design fee from architect.
  - Current Pool configuration
  - Replace plaster walls
  - Structure covers same area as the bubble
  - Existing plumbing would be utilized
- Removed from consideration due to the following reasons:
  - Building code will not allow permanent structure around instructional pool due to required door clearance.
  - Strong desire for ADA ramps.
  - Lifeguard visibility concerns.
- Preliminary construction budget $2.5M

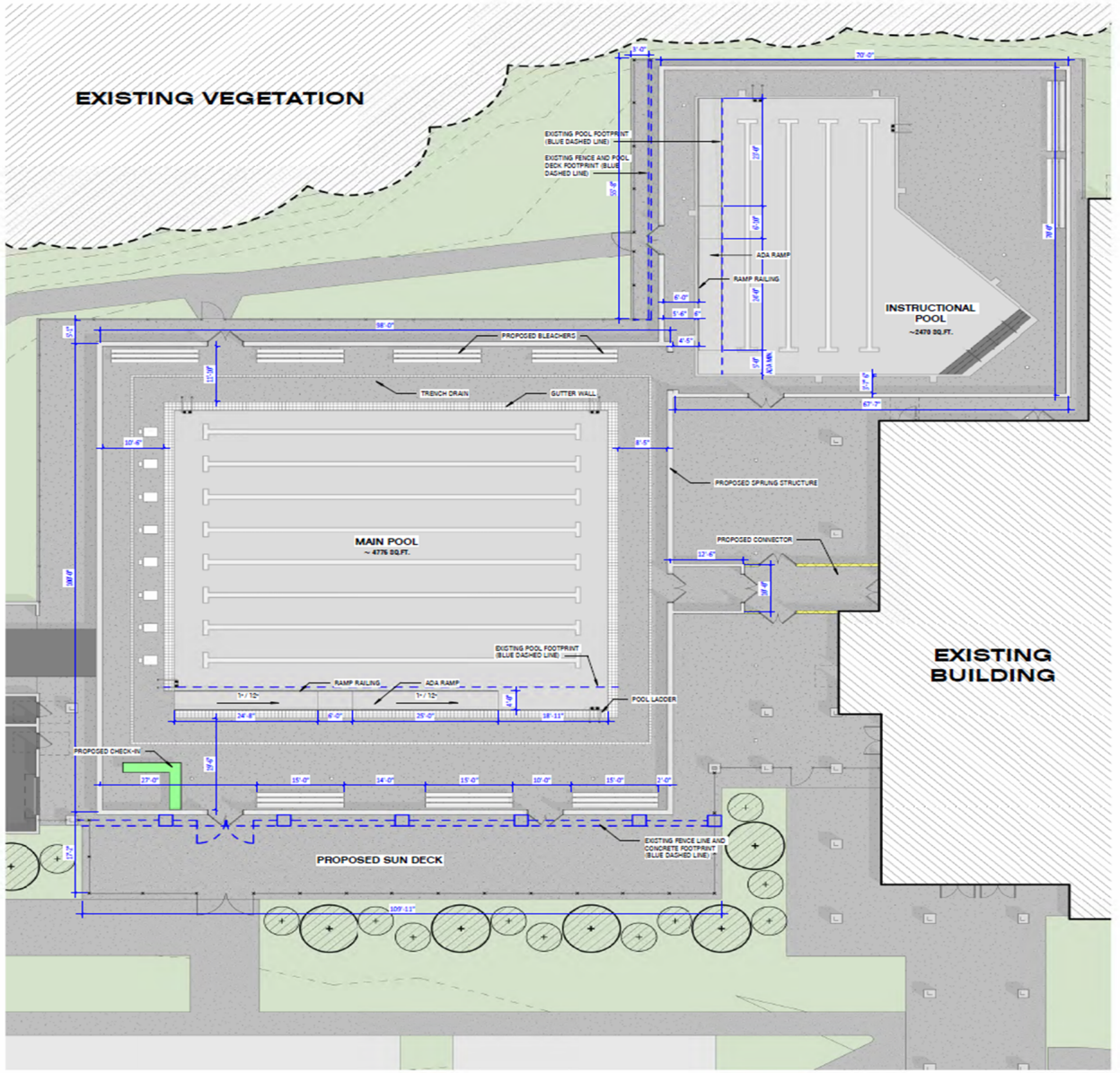


Kedron

Uncompromised Excellence

Pool and Structure Design

- Option B
  - Original design fee from architect.
  - Current Pool configuration
    - Addition of ADA ramp in both pools
  - Replace plaster walls
  - Structure covers same area as the bubble
  - Existing plumbing would be utilized
- This option was removed from consideration for the following reasons:
  - Building code will not allow permanent structure around instructional pool due to required door clearance.
  - Ramp installation might require infrastructure to be brought up to current code.
  - Lifeguard visibility concerns
  - Preliminary Construction Budget $4.0M-$4.5M



1 | POOL DECK - OPTION 2
A2 | 3/32" = 1'-0"

N

Team,

The discussion with our pool consultant was very insightful. Below are a few cliff notes from our discussion. They are going to provide me a fee to come out and do a site review of the existing conditions. They will need this to understand better what their scope of work would be. They expressed that a renovation (retrofit of an existing system) their work is more complex and the for the construction there may not be a cost saving over replacing the systems entirely.

•Rough cost of Aquatics only (no starting blocks, equipment, demo, Sprung structure, etc) is a range of $450-500/SF. Using this to make an estimate for the aquatic portion of the project only, a rough number for this is $3.6 million.

•Schemes that call for the instructional pool to remain rase an issue at the wall that will separate the instructional pool from the mechanical and electrical rooms. AT BEST, this is barely code compliant. From a functional standpoint it is far from ideal on the inside for circulation and on the exterior for maintenance purposes. I agree with this.

•The recommendation was made by the consultant to consider not installing a ramp in the main pool and instead having a set of stairs and a lift to save real estate. Not a requirement, but something to consider

•For the ramp(s) a suggestion was made to have a wing wall in lieu of just a railing. There have been reports of people slipping in the pool going down the ramp and sliding of the side. Another item that is not a requirement but for consideration.

•From Sprung: They are going to work on some cost comparison between the schemes, but they do not anticipate much difference for each option that is on the Kedron site. Naturally the one on the new site would be higher as it is a larger building to house more functions.
•

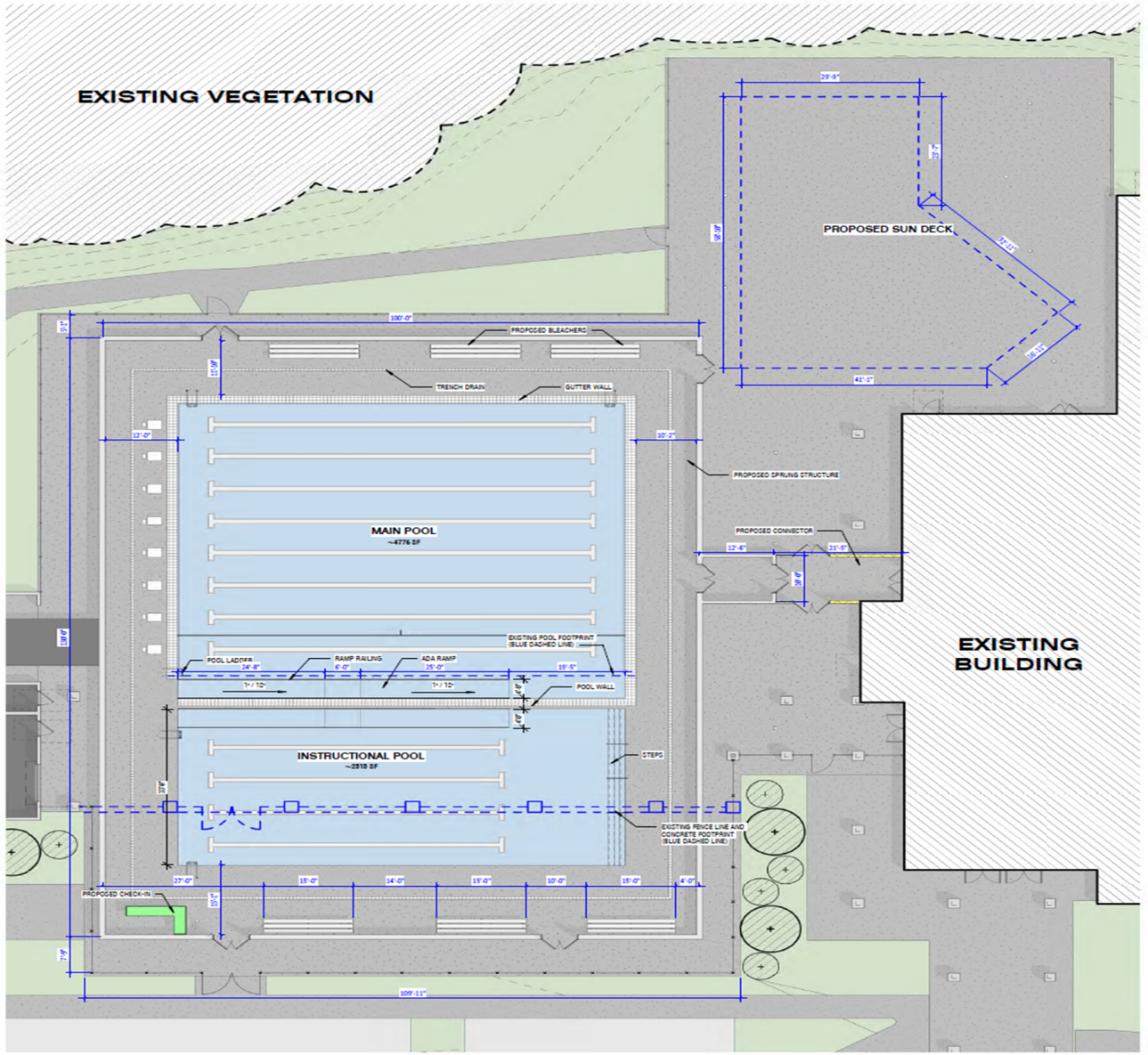
Please let me know if you have any questions or need anything additional from me before this is presented to council.
Thanks,

Brandon Fairbanks, AIA, NCARB
Principal
WM2A Architects
348 Cotton Ave. Suite 500
Macon, GA 31210
O 478 745 4945
D 478 257 5039
WM2A.com

Kedron

Pool and Structure Design

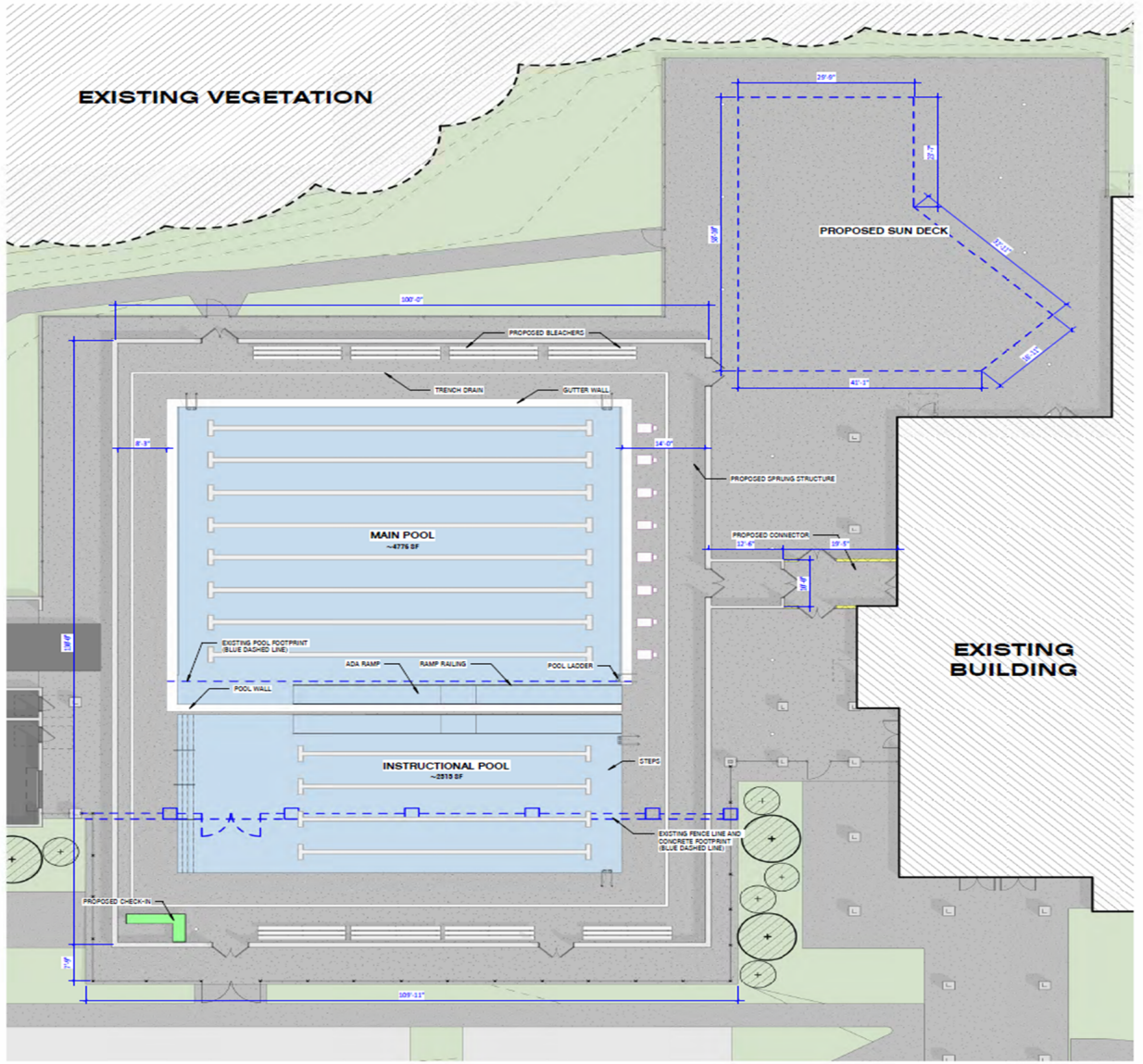
- Option C-1
  - Redesign Pool layout to accommodate ramp design desired from Jefferson
  - New plumbing designs
  - Only requires one structure
  - Larger sun deck area where current instructional pool is located
  - Could require more design fees
  - Eliminated due to ramp entrance functionality compared to Main pool entrance.



Kedron

Pool and Structure Design

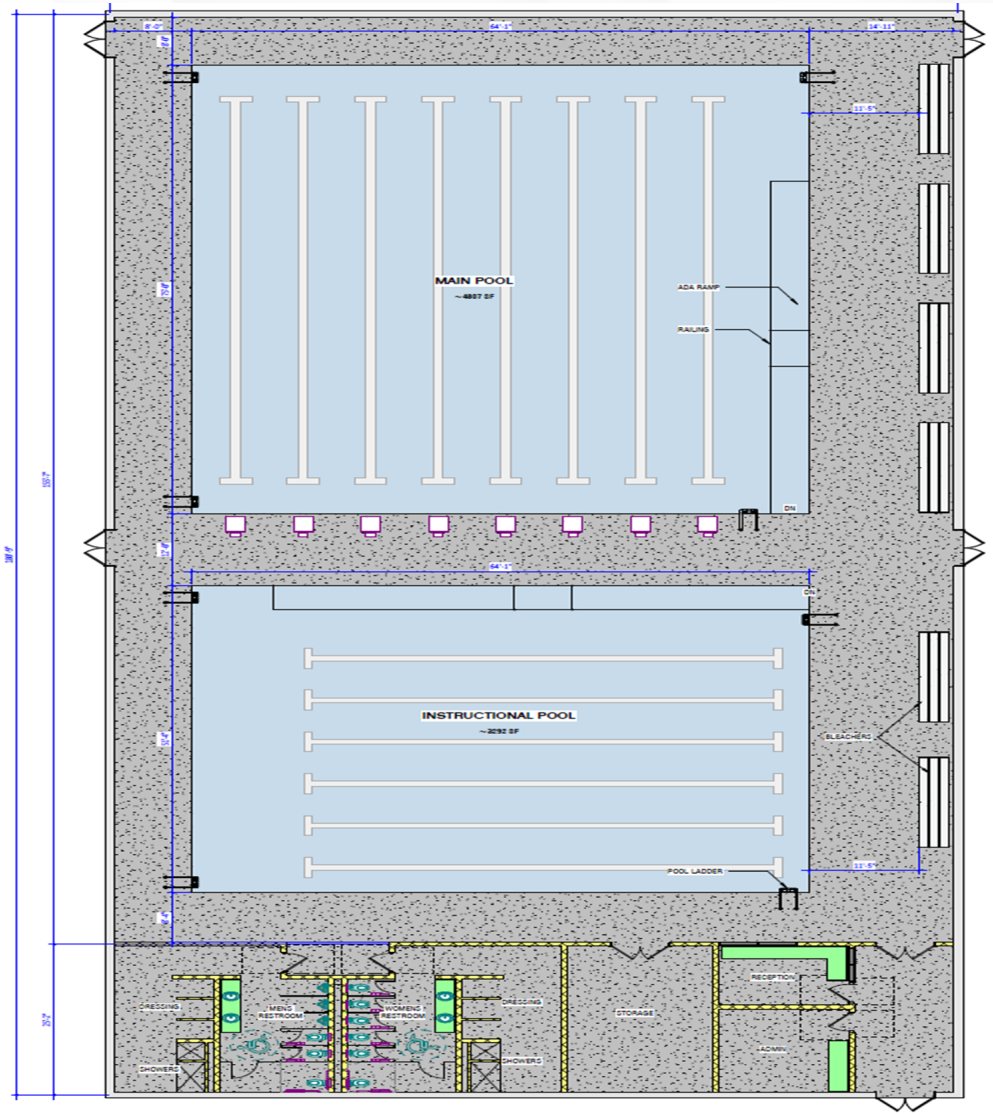
- Option C-2
  - Redesign Pool layout to accommodate ramp design desired from Jefferson
  - New plumbing designs
  - Only requires one structure
  - Larger Sun deck area where instructional pool is located
  - This design was the suggested design by council to move forward with at retreat.
  - Initial Palacio cost estimate $7.8M for complete project
  - Pool renovations without structure built- $5.2M
  - Design fee increase from $247,500 to $417,500.



Kedron

Pool and Structure Design

- Option D
  - Initial cost to build a new facility offsite
  - Comparison of costs for options
  - Would require locating a new site to proceed
  - Construction estimate $11.6M-$12M for similar facility constructed in Spalding County in 2024 with cost escalation to account for current market pricing
  - Construction estimate for Jefferson 50-meter pool
    - $15M in 2024 with cost escalation to account for current market pricing.



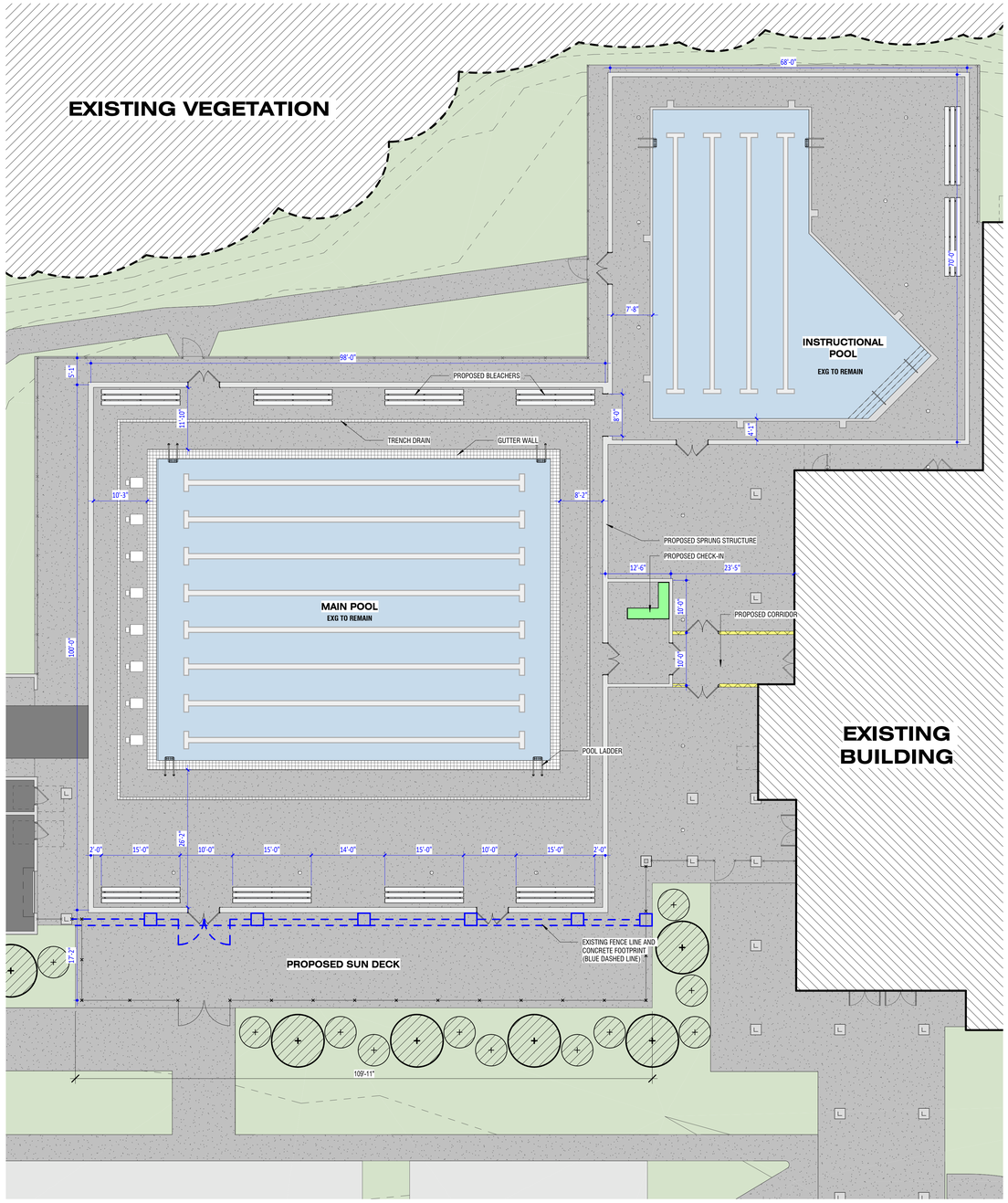
1 | POOL DECK - OPTION 4 - STAND ALONE FACILITY

Summary

Investing in the Long-Term Future of Aquatics in Peachtree City

- The existing Kedron aquatic facility and air-supported enclosure are at the end of their useful service life.
- Aging infrastructure, increasing maintenance demands, and operational limitations make long-term renovation reinvestment necessary for the current level of service.
- The proposed renovation project will modernize critical pool systems, improve reliability, and enhance the overall user experience.
- Replacing the temporary bubble with a permanent enclosure structure will provide:
    - Improved durability and lifespan
    - Enhanced energy efficiency
    - Better climate and humidity control
    - Reduced long-term maintenance costs
    - Increased year-round operational reliability
- The project is intended to preserve and strengthen aquatics programming for:
    - Recreation users
    - Swim lessons
    - Competitive swim teams
    - Fitness programming
    - Community events
- This investment positions Kedron Fieldhouse and Aquatic Center to continue serving the community for decades to come while providing a safer, more sustainable, and modern aquatic facility.

Questions?



1 | A1 **POOL DECK - OPTION 1**
3/32" = 1'-0"

CONCEPTUAL PLAN ANNOTATIONS

SPRUNG STRUCTURE (NEW)
Replace existing bubble enclosure with new sprung structure.

Main Pool Area: 100'-0" x 98'-0"

Instructional Pool Area: 70'-0" x 68'-0"

SUN DECK (NEW)
Extend existing pool deck to create new sun deck area.

Approximate Size: 17'-2" x 109'-11"

EXISTING POOL FACILITIES
Existing pool shell and support spaces to remain. Any existing plaster and tile layers will be stripped out and replaced.

Note for Owner Discussion:
Confirm whether existing electrical boxes are to be capped. New sprung structure will be provided with power.

This option does not resolve existing lifeguard visibility concerns.

BUILDING CONNECTOR (NEW)
New enclosed connector extending from the existing building to the new sprung structure to allow continuous interior access without exiting the building. Construction to match existing (8" CMU w/ 4" split face veneer).

POOL ACCESSORIES
Replace all pool accessories in kind, including filter covers, diving platform, pool ladders, railings, and related items.

CHECK-IN
Drawing indicates a potential location for check-in. Confirm whether an enclosed check-in area is preferred.

NOTE:
Extent of Pump House expansion TBD
Approximate expansion size 1000 sq.ft.

WM2A ARCHITECTS
WM2A.COM
348 COTTON AVENUE
SUITE 500, PO BOX 110
MACON,GEORGIA 31201

Seal:

If seal is absent, do NOT use this drawing for construction.

RENOVATION FOR

KEDRON AQUATICS, PEACHTREE CITY

202 KEDRON DR
PEACHTREE CITY, GA 30269

REVISIONS

NO.	DATE	DESCRIPTION

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PROJECT STATUS:

REVISION NO (IF ANY): REVISION DATE:

PROJECT NO: 2025-074
CURRENT DATE: 1.28.26

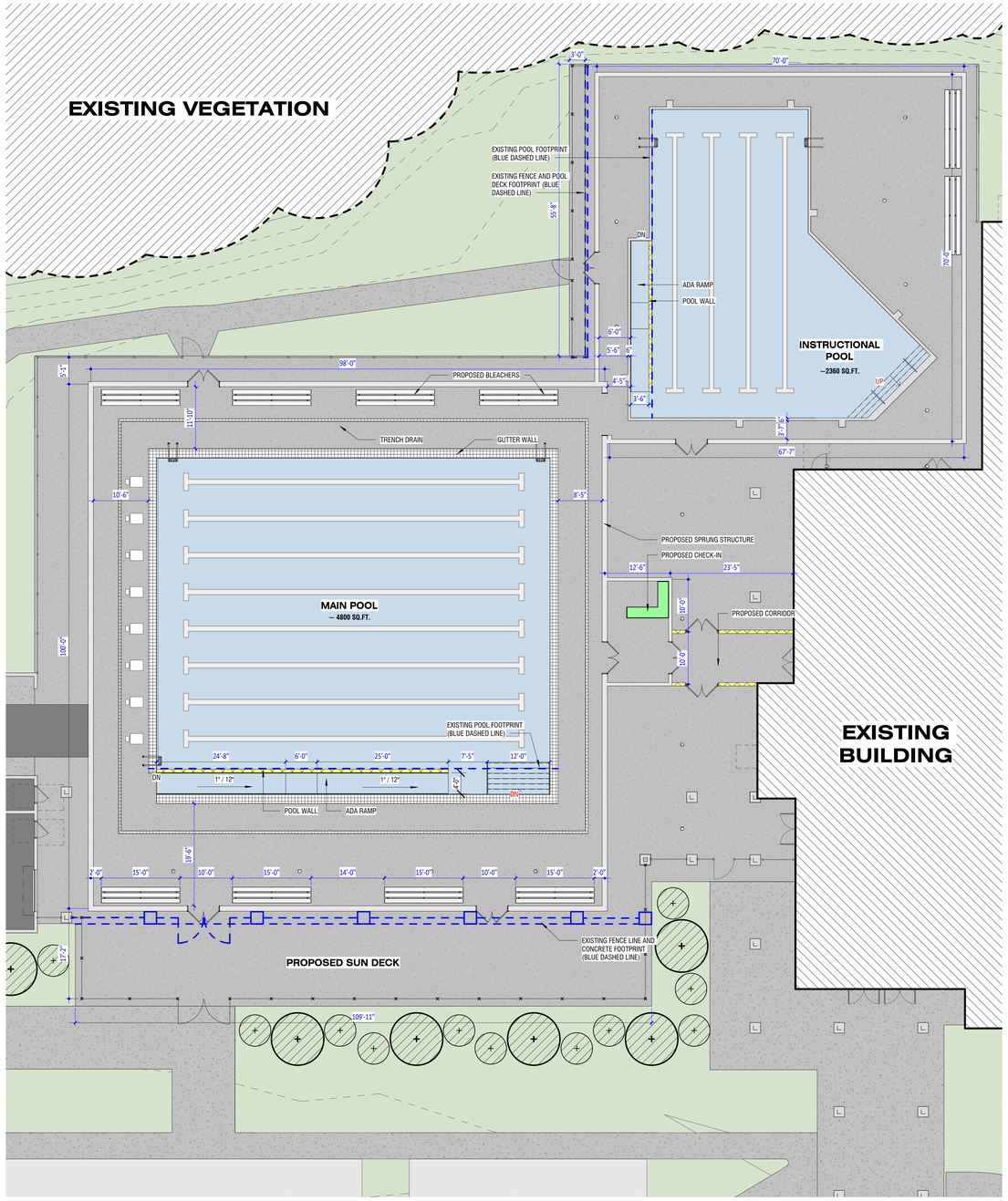
DRAWING NAME:

POOL DECK - PRELIMINARY PLAN

DRAWING NO:

A1

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1 POOL DECK - OPTION 2

A2 3/32" = 1'-0"

CONCEPTUAL PLAN ANNOTATIONS

SPRUNG STRUCTURE (NEW)
Replace existing bubble enclosure with new sprung structure.

Main Pool Area: 100'-0" x 98'-0"

Instructional Pool Area: 70'-0" x 70'-0"

Note: Verify that the proposed sprung structure system can accommodate the indicated footprint.

SUN DECK (NEW)
Extend existing pool deck to create new sun deck area.

Approximate Size: 17'-2" x 109'-11"

EXISTING POOL FACILITIES
Demolish portions of the existing pool deck to construct new ADA-compliant ramps serving the Main Pool and Instructional Pool. Extend pool deck 3'-0" to provide required door swing clearance at the Instructional Pool.

Notes:
Confirm feasibility and any design constraints associated with the new ADA-compliant ramps with the pool design consultant.

Field-verify dimensions to confirm required clearances between the building wall, sprung structure, and pool in accordance with applicable codes.

Note for Owner Discussion:
Confirm whether existing electrical boxes are to be capped. New sprung structure will be provided with power.

This option does not resolve existing lifeguard visibility concerns.

POOL ACCESSORIES
Replace all pool accessories in kind, including filter covers, diving platform, pool ladders, railings, and related items.

BUILDING CONNECTOR (NEW)
Provide new enclosed connector between the existing building and the new sprung structure to allow continuous interior access without exiting the building.

CHECK-IN
Drawing indicates a potential location for check-in. Confirm whether an enclosed check-in area is preferred.

NOTE:
Extent of Pump House expansion TBD
Approximate expansion size 1000 sq.ft.

WM2A ARCHITECTS
WM2A.COM
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SUITE 500, PO BOX 110
MACON,GEORGIA 31201

Seal:

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KEDRON AQUATICS, PEACHTREE CITY

202 KEDRON DR
PEACHTREE CITY, GA 30269

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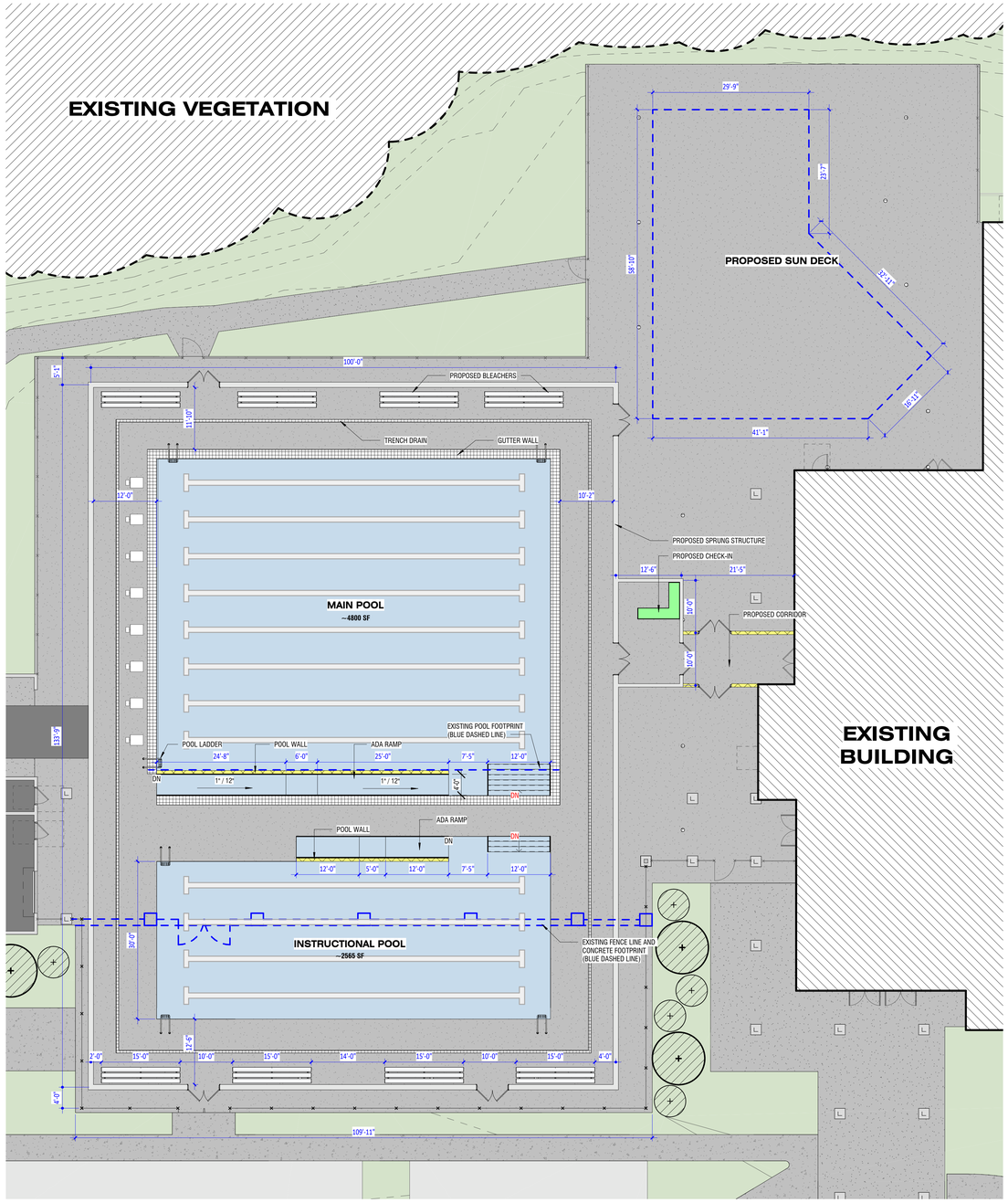
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POOL DECK - PRELIMINARY PLAN

DRAWING NO:

A2

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1 | POOL DECK - OPTION 3 - A

A3 | 3/32" = 1'-0"

N

CONCEPTUAL PLAN ANNOTATIONS

SPRUNG STRUCTURE (NEW)
Replace existing bubble enclosure with a new single sprung structure.

Pool Area: 130'-0" x 100'-0"

SUN DECK
Turn existing instructional pool into sun deck.

EXISTING POOL FACILITIES:
Demolish existing pool deck to combine the Main Pool and Instructional Pool under a single sprung structure and expanded the pool deck as required to provide adequate circulation space.

Provides clear view lines from all life guard chairs.

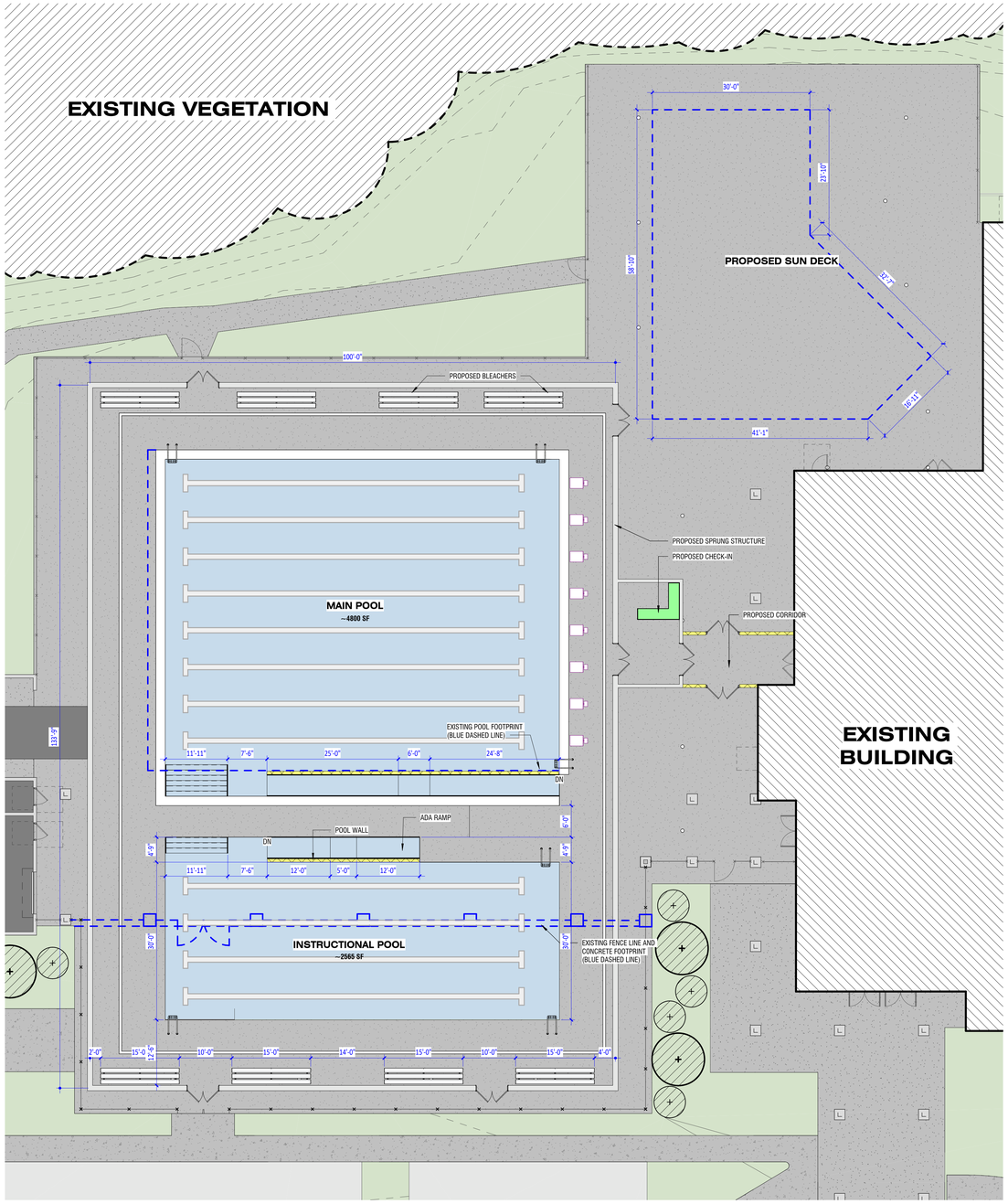
Notes:
Confirm with pool consultant that a pool of two different temps can share a shell wall.

Confirm feasibility and any design constraints associated with the new ADA-compliant ramps with the pool design consultant.

BUILDING CONNECTOR (NEW)
New enclosed connector extending from the existing building to the new sprung structure to allow continuous interior access without exiting the building.

CHECK-IN
Drawing indicates a potential location for check-in. Confirm whether an enclosed check-in area is preferred.

NOTE:
Extent of Pump House expansion TBD
Approximate expansion size 1000 sq.ft.



2 | POOL DECK - OPTION 3 - B

A3 | 3/32" = 1'-0"

N

CONCEPTUAL PLAN ANNOTATIONS

OPTION 3-A (REVISED ORIENTATION):
Option 3-A has been flipped to provide a more equitable path of travel for users with accessibility needs. ADA ramp entrances are relocated closer to the primary pool entrance to improve accessibility.

NOTE:
Extent of Pump House expansion TBD
Approximate expansion size 1000 sq.ft.

WM2A ARCHITECTS
WM2A.COM
348 COTTON AVENUE
SUITE 500, PO BOX 110
MACON,GEORGIA 31201

Seal:

If seal is absent, do NOT use this drawing for construction.

RENOVATION FOR

KEDRON AQUATICS, PEACHTREE CITY

202 KEDRON DR
PEACHTREE CITY, GA 30269

REVISIONS
NO. DATE DESCRIPTION

These drawings convey certain contractual information through the use of color. Do NOT use drawings printed in black-and-white or greyscale.

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These drawings, as instruments of service, remain the property of the Architect. Unauthorized use or reproduction is forbidden.

PROJECT STATUS:

REVISION NO (IF ANY): REVISION DATE:

PROJECT NO: 2025-074
CURRENT DATE: 1.28.26

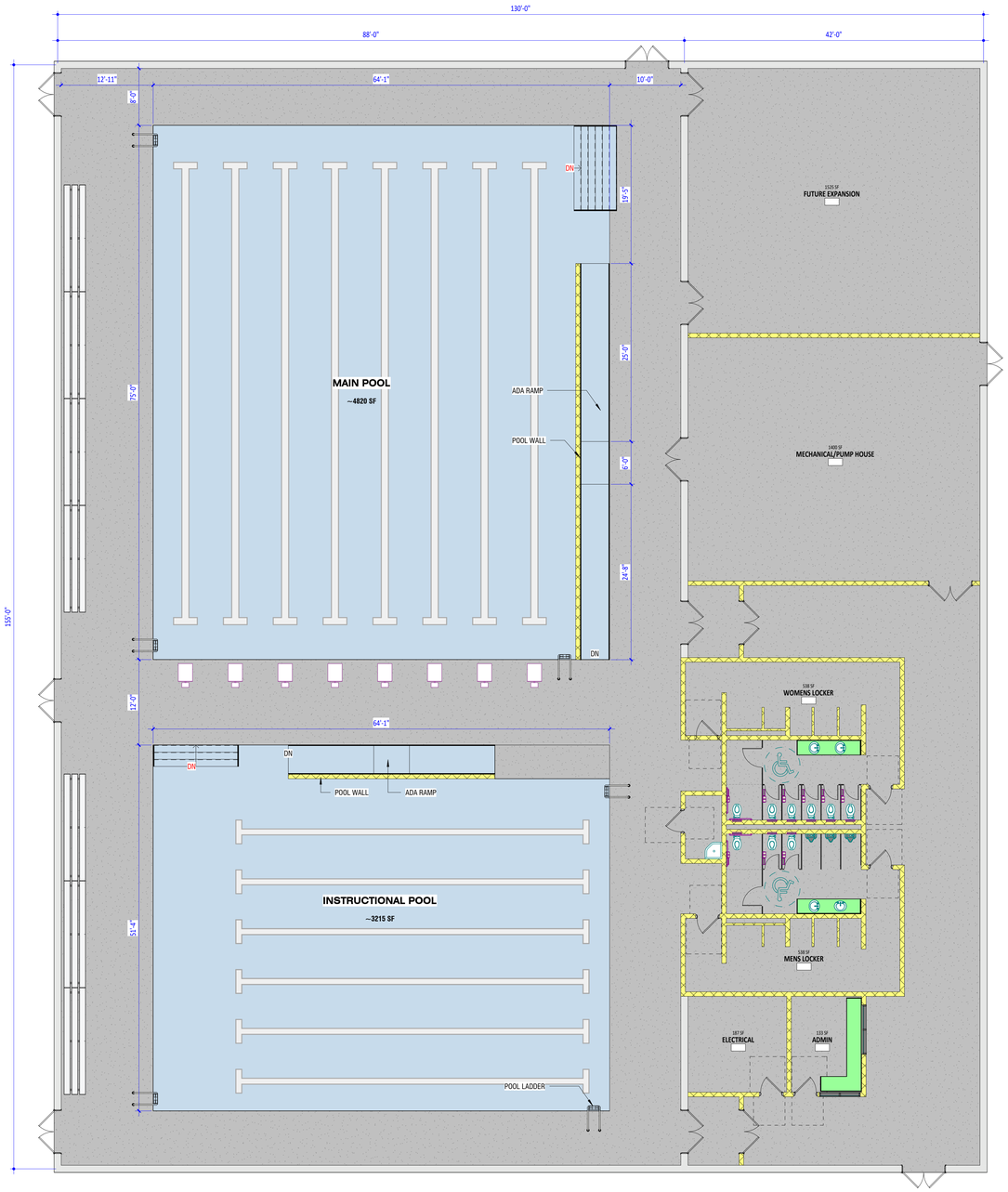
DRAWING NAME:

POOL DECK - PRELIMINARY PLAN

DRAWING NO:

A3

Plotted: 1/28/2026 2:52:27 PM



1 | POOL DECK - OPTION 4 - STAND ALONE FACILITY

A4 | 1/8" = 1'-0"

CONCEPTUAL PLAN ANNOTATIONS

SITE UTILITIES / PARKING:
Utilities will be provided to the site. Parking and grading requirements to be accommodated; number of spaces to be determined.

SPRUNG STRUCTURE:
Sprung structure fee includes the following components:

Building frame

Insulation

Lighting

Note:
Sprung structure will require fire sprinkler protection

COST
Based on the pool consultant's expertise, the estimated cost is $450–$500 per square foot.

WM2A ARCHITECTS
WM2A.COM
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Seal:

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RENOVATION FOR

KEDRON AQUATICS, PEACHTREE CITY

202 KEDRON DR
PEACHTREE CITY, GA 30269

REVISIONS

NO.	DATE	DESCRIPTION

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PROJECT STATUS:

REVISION NO (IF ANY): REVISION DATE:

PROJECT NO: 2025-074
CURRENT DATE: 1.28.26

DRAWING NAME:

POOL DECK - PRELIMINARY PLAN - STAND ALONE FACILITY

DRAWING NO:

A4

Plotted: 1/29/2026 2:32:28 PM

PALACIO

EXECUTIVE SUMMARY

4/22/26

Prepared For:	**WM2A Architects**		
Client Contact	Brandon Fairbanks		
Project Name:	**Kedron Aquatic Center**		
Location:	Peachtree City, GA	Estimate Date:	4/10/2026
Project Area:	13,335 SF	Revised Date:	4/21/2016
Project #	26052	Palacio Lead Contact:	Jenn Brown
Project Phase:	Cost Model		
Project Description:	New Aquatic Facility with two indoor pools for competition and leisure and associated site work. → VE OPTIONS REMOVING SPRUNG STRUCTURE		

CONSTRUCTION COST SNAPSHOT

PROJECT TYPE	AREA	UNIT	COST/SF	TOTAL
Site Work Estimate	22,824	SF	$10.76	$245,690
Aquatics Center Estimate	13,335	SF	$564.65	~~$7,529,553~~
	0	LS		$4,854,072
TOTAL ESTIMATED CONSTRUCTION COST	**31,444**	**SF**	**$247.27**	**$7,775,244**
Above / (Below) SCL of $6,500,000			20%	$1,275,244

5,099.762

ALTERNATES (INCLUDES COST OF WORK AND MARKUPS)

1	VE Concrete Slab	($43,281)
2		
3		
4		
5		
6		

ESTIMATE ASSUMPTIONS

- Anticipated Bid Date: 4th Quarter 2026 (Add 1.25% per quarter for market escalation beyond this point)
- Design-Build delivery method
- General contractors to receive bids from at least four (4) qualified subcontractors per trade
- Most of the bidders will be from the local market (within 1 hour driving distance)
- Assumes normal working hours

PALACIO

Name: Kedron Aquatic Center

Location: Peachtree City, GA

Area (SF): 174,240

Date: 4/10/2026

Revised Date: 4/21/2016

ESTIMATE SUMMARY			
DESCRIPTION		SUBTOTAL	COST/SF
1000	GENERAL TRADES & FINAL CLEANING	$10,000	$0.06
31000	EARTHWORK	$46,971	$0.27
32000	EXTERIOR IMPROVEMENTS	$127,945	$0.73
32900	LANDSCAPING AND IRRIGATION	$0	$0.00
33000	SITE UTILITES	$7,500	$0.04
	SUBTOTAL	**$192,416**	**$1.10**
8.0%	GENERAL CONDITIONS AS %	$15,393	$0.09
1.28%	SUBONTRACTOR BONDS OR DEFAULT INSURANCE AS %	$2,660	$0.02
2.38%	BOND & INSURANCE AS %	$5,009	$0.03
3.0%	CONTRACTOR FEE AS %	$6,464	$0.04
8.0%	DESIGN/ESTIMATING CONTINGENCY AS %	$17,755	$0.10
2.5%	ESCALATION AS %	$5,992	$0.03
	TOTAL ESTIMATED CONSTRUCTION COST	**$245,690**	**$1.41**

PALACIO

Name: Kedron Aquatic Center
Location: Peachtree City, GA
Area (SF): 17,650
Date: 4/10/2026
Revised Date: 4/21/2016

GROUP		QUANTITY	UNIT	PRICE	TOTAL
1000	GENERAL TRADES & FINAL CLEANING				
	General Trades	1	LS	10,000.00	10,000
	1000 - TOTAL GENERAL TRADES & FINAL CLEANING				$10,000
31000	EARTHWORK				
	Site Layout	1	LS	5,500.00	5,500
	Site Mobilization	1	LS	8,500.00	8,500
	Earth Moving				
	Rough Grading, Cut & Redistribute	493	CY	20.00	9,860
	Rough Grading, Import/Export Dirt	162	CY	30.00	4,873
	Fine Grading	17,650	SF	0.75	13,238
	Erosion Control				
	Erosion Control	1	LS	5,000.00	5,000
	31000 - TOTAL EARTHWORK				$46,971
32000	EXTERIOR IMPROVEMENTS				
	Rigid Paving				
	Concrete, Exterior Pool Deck	6,015	SF	15.00	90,225
	Sidewalks	2,580	SF	9.00	23,220
	Fencing				
	Fences and Gates	1	EACH	2,500.00	2,500
	Fencing	200	LF	60.00	12,000
	32000 - TOTAL EXTERIOR IMPROVEMENTS				$127,945
33000	SITE UTILITIES				
	Water Utilities				
	Connect to Existing (Domestic Water)	1	LS	4,000.00	4,000
	Other				
	Gas Service Connection	1	LS	3,500.00	3,500
	33000 - TOTAL SITE UTILITIES				$7,500

PALACIO

Name: Kedron Aquatic Center

Location: Peachtree City, GA

Area (SF): 13,335

Date: 4/10/2026

Revised Date: 4/21/2016

ESTIMATE SUMMARY			
DESCRIPTION		SUBTOTAL	COST/SF
1000	GENERAL TRADES & FINAL CLEANING	$80,010	$6.00
2000	SELECTIVE BUILDING DEMOLITION	$157,200	$11.79
3000	CAST IN PLACE CONCRETE	$314,758	$23.60
4200	MASONRY	$47,700	$3.58
5000	STRUCTURAL AND MISCELLANEOUS STEEL	$0	$0.00
6100	ROUGH CARPENTRY	$500	$0.04
6400	CABINETRY AND CASEWORK	$9,750	$0.73
7100	WATERPROOFING AND SEALANTS	$9,165	$0.69
7400	METAL PANELS	$0	$0.00
7500	ROOFING AND ACCESSORIES	$38,813	$2.91
7800	SPRAY FIREPROOFING	$0	$0.00
8100	PASSAGE DOOR ASSEMBLIES	$22,600	$1.69
8300	SERVICE DOORS	$0	$0.00
8800	GLASS ASSEMBLIES	$0	$0.00
9200	DRYWALL ASSEMBLIES	$0	$0.00
9300	HARD TILE	$0	$0.00
9500	ACOUSTICAL CEILINGS & WALL PANELS	$0	$0.00
9600	RESILIENT FLOORING AND CARPET	$15,208	$1.14
9900	PAINTING & WALL COVERING	$0	$0.00
10000	SPECIALTIES	$0	$0.00
11000	EQUIPMENT	$0	$0.00
12000	FURNISHINGS	$26,220	$1.97
13000	SPECIAL CONSTRUCTION	$3,376,589	$253.21
14000	ELEVATORS AND ESCALATORS	$0	$0.00
21000	FIRE PROTECTION SYSTEMS	$0	$0.00
22000	PLUMBING	$0	$0.00
23000	HVAC	$1,335,825	$100.17
26000	ELECTRICAL	$48,000	$3.60
27000	COMMUNICATIONS	$33,338	$2.50
28000	ELECTRONIC SAFETY & SECURITY	$354,025	$26.55
31000	EARTHWORK	$0	$0.00
32000	EXTERIOR IMPROVEMENTS	$0	$0.00
32900	LANDSCAPING AND IRRIGATION	$0	$0.00
33000	SITE UTILITES	$0	$0.00

	SUBTOTAL	**$5,869,699**	**$440.17**
8.5%	GENERAL CONDITIONS AS %	$498,924	$37.41
1.28%	SUBONTRACTOR BONDS OR DEFAULT INSURANCE AS %	$81,518	$6.11
2.38%	BOND & INSURANCE AS %	$153,513	$11.51
3.0%	CONTRACTOR FEE AS %	$198,110	$14.86
8.0%	DESIGN/ESTIMATING CONTINGENCY AS %	$544,141	$40.81
2.5%	ESCALATION AS %	$183,648	$13.77
	TOTAL ESTIMATED CONSTRUCTION COST	**$7,529,553**	**$564.65**

PALACIO

Name: Kedron Aquatic Center
Location: Peachtree City, GA
Area (SF): 13,335
Date: 4/10/2026
Revised Date: 4/21/2016

GROUP		QUANTITY	UNIT	PRICE	TOTAL
1000	GENERAL TRADES & FINAL CLEANING				
	General Trades	13,335	SF	5.00	66,675
	Final Cleaning	13,335	SF	1.00	13,335
	1000 - TOTAL GENERAL TRADES & FINAL CLEANING				$80,010
2000	SELECTIVE BUILDING DEMOLITION				
	Demo Poola and Associated items	7,225	SF	10.00	72,250
	Demo Pool Equipment	1	LS	2,500.00	2,500
	Demo Pool Deck/Concrete	15,890	SF	5.00	79,450
	Demo Wall	1	LS	1,500.00	1,500
	Misc Demo	1	LS	1,500.00	1,500
	2000 - TOTAL SELECTIVE BUILDING DEMOLITION				$157,200
3000	CAST IN PLACE CONCRETE				
	Foundations	6,013	SF	15.00	90,195
	Slab on Grade	15,073	SF	12.50	188,413
	Concrete Stairs	9	R	650.00	5,850
	Perimeter Drainage	430	LF	50.00	21,500
	Set Anchor Bolts & Base Plates	32	SETS	275.00	8,800
	3000 - TOTAL CONCRETE				$314,758
4200	MASONRY				
	Concrete Masonry Units				
	8" CMU Split Face	1,530	SF	30.00	45,900
	8" CMU, Pool Ramp Wall	60	SF	30.00	1,800
	4200 - TOTAL MASONRY				$47,700
6100	ROUGH CARPENTRY				
	Wood Blocking and Nailers, Plywood	1	LS	500.00	500
	6100 - ROUGH CARPENTRY				$500
6400	CARPENTRY AND CASEWORK				
	Check-in Counter	13	LF	750.00	9,750
	6400 - TOTAL CABINETRY AND CASEWORK				$9,750
7100	WATERPROOFING AND SEALANTS				
	Dampproofing	956	SF	3.25	3,107
	Caulking & Sealants	956	SF	2.10	2,008
	Expansion Joints	30	LF	135.00	4,050
	7100 - TOTAL WATERPROOFING AND SEALANTS				$9,165
7500	ROOFING AND ACCESSORIES				
	Roof Structure, Decking and Metal Roofing	863	SF	45.00	38,813
	7500 - TOTAL ROOFING AND ACCESSORIES				$38,813
8100	PASSAGE DOOR ASSEMBLIES				
	Doors, Flush, with Small View Panel, Interior	2	EACH	3,200.00	6,400
	Doors, w/Full Glass Panel	4	EACH	4,050.00	16,200
	8100 - TOTAL PASSAGE DOOR ASSEMBLIES				$22,600
9600	FLOOR COVERINGS - RESILIENT AND CARPET				
	Sealed Concrete, Pump Room, Chemical Storage, Pool Equipment Storage	6,759	SF	2.25	15,208
	9600 - TOTAL FLOOR COVERINGS - RESILIENT AND CARPET				$15,208

PALACIO

Name: Kedron Aquatic Center
Location: Peachtree City, GA
Area (SF): 13,335
Date: 4/10/2026
Revised Date: 4/21/2016

GROUP		QUANTITY	UNIT	PRICE	TOTAL
11000	EQUIPMENT				
	Pool Lift (Included in Pool)	0	LS	7,500.00	0
	11000 - TOTAL EQUIPMENT				$0
12000	FURNISHINGS				
	Spectator Seating, 3 Row Bleachers	8	EA	3,277.50	26,220
	Pool Ladders (Included in Pool)	0	EA	700.00	0
	Starting Blocks Allowance (Included in Pool)	0	LS	45,500.00	0
	12000 - TOTAL FURNISHINGS				$26,220
13000	SPECIAL CONSTRUCTION				
	Instructional Pool	2,565	SF	250.00	641,250
	Competition Pool	4,800	SF	250.00	1,200,000
	Pool Equipment Included in Pool cost	1	LS	0.00	0
	Sprung Structure Pool Enclosure w/Lighting (Quote)	1	LS	1,268,639.00	~~1,268,639~~
	Installation of Sprung Structure	13,335	LS	20.00	266,700
	13000 - TOTAL SPECIAL CONSTRUCTION				$3,376,589
22000	PLUMBING				
	Pool Plumbing	0	LS	0.00	0
	22000 - TOTAL PLUMBING				$0
23000	HVAC				
	~~HVAC with Dehumidifier~~	~~13,335~~	~~TONS~~	~~95.00~~	~~1,266,825~~
	Boilers, 1 Natural Gas 1000 MBH Pool Heater (Included in Pool)	0	EACH	170,000.00	0
	Boilers, 1 Natural Gas 500 MBH Pool Heater (Included in Pool)	0	EACH	100,000.00	0
	UV Sterilizing System	2	EACH	34,500.00	69,000
	23000 - TOTAL HVAC				$1,335,825
26000	ELECTRICAL				
	DISTRIBUTION SYSTEMS				
	Distribution System Installation, Complete	1,000	SF	25.00	25,000
	Lightning Protection	1,000	SF	1.00	1,000
	LIGHTING FIXTURES				
	Lighting Installtion, Complete	1,000	SF	22.00	22,000
	26000 - TOTAL ELECTRICAL				$48,000
27000	COMMUNICATIONS				
	Telcom Data, Wired	13,335	SF	2.50	33,338
	27000 - TOTAL COMMUNICATIONS				$33,338
28000	ELECTRONIC SAFETY & SECURITY				
	Fire Alarm and Sprinkler System Complete	13,335	SF	10.50	~~140,018~~
	Audio/Visual Rough-In	13,335	SF	2.00	26,670
	Audio/Visual Equipment Allowance, NIC	0	SF		0
	Timing and Scoring System Allowance	1	LS	150,000.00	150,000
	CO2 Sensors	5	EACH	800.00	4,000
	Public Address System	13,335	SF	2.50	33,338
	28000 - TOTAL ELECTRONIC SAFETY & SECURITY				$354,025

Peachtree City, Georgia

EXECUTIVE SERVICES

"Uncompromised Excellence"

Q1 2026

E-NEWS HUB

The Slice
Community Engagement Polls

- **January:** *Which do you feel offers a sense of security in Peachtree City?*
- **February:** *Should Peachtree City add more Public Art to Shared Spaces?*
  - *718 Responses - 304: Yes! | 64: Neutral | 169: No | 181: Need more info.*
- **March: Q1 -** *Interested in volunteering to launch new programs?*
  - **Q2 -** *What should we name our new AI Chatbot to assist residents?*

25,743 TOTAL SUBSCRIBERS | **61%** OPEN RATE | **13** TOTAL ISSUES SENT

PUBLIC ENGAGEMENT

108,196 UNIQUE WEBSITE VISITORS

OPEN RECORDS REQUESTS

60 JANUARY
63 FEBRUARY
82 MARCH

CONTENT ASSISTANCE

GRAPHICS CREATED	GRAPHICS APPROVED
68	102
VIDEOS PRODUCED	**EVENTS COVERED**
12	23

SOCIAL MEDIA

FACEBOOK
Views: **2.6M** | Reach: **346K**
Interactions: **17.8K** | Link Clicks: **2.9K**
Visits: 46.7K | Follows: **1.1K**

LINKEDIN
Reactions: **453** | Reposts: **5**
Impressions: **12K** | Comments: **15**

INSTAGRAM
Views: **338K** | Reach: **34K**
Interactions: **6.9K** | Link Clicks: **46**
Visits: **2.9K** | Follows: **341**

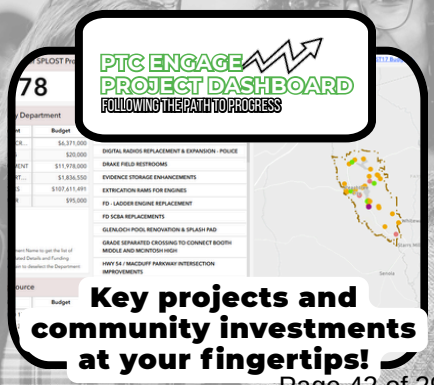
X/TWITTER
Followers: **116** | Reposts: **9**
Impressions: **14K** | Visits: **35**
Engagements: **965** | Likes: **51**



Quarterly GA Government Communicators Meeting



Walking in Teen Authority Council Panelist: Yasmin Julio



Key projects and community investments at your fingertips!

Peachtree City, Georgia

ENGINEERING SERVICES

"Uncompromised Excellence"

Q1 2026

UPGRADES & MAINTENANCE

- City Hall Renovations ongoing
- Drake Pavilion repairs completed
- Stormwater Utility changes approved
- Box Office water leak repaired
- Lake Peachtree refilled
- 2026 LMIG Grant application sent
- Installed new HVAC system at Public Works (PW) Satellite Auto Shop
- Pressure washed all Fire Stations
- Began facility spring clean up
- Repaired Library back roof main drain system
- Installed new fiber optic backbone network system for The Fred & the Gathering Place
- Replaced PRV valve at PW
- Installed new glycol pump system and conduit for Kedron Fieldhouse and Aquatic Center
- Installed new data service lines to at the Gathering Place/McInthosh Place

BUILDING OUR FUTURE

238 Building Permit Reviews

10 Site Plan Reviews

4 Land Disturbance Permits Issued

20 Erosion Control Reviews

60 Work Orders Completed

STORMWATER

5 Ditches Cleaned

6 Structure Repairs

71 Structures Cleaned

4 Pipes Cleaned

330 Linear Feet Pipe Replacement

Peachtree City, Georgia

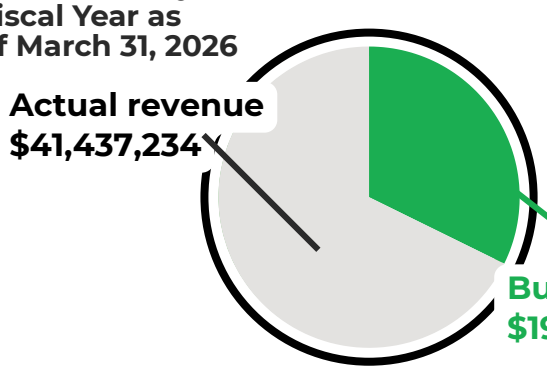
FINANCE & ADMINISTRATIVE SERVICES

JAN-MAR 2026

"Uncompromised Excellence"

GENERAL FUND REVENUE

*Cash Basis Q2 Fiscal Year as of March 31, 2026

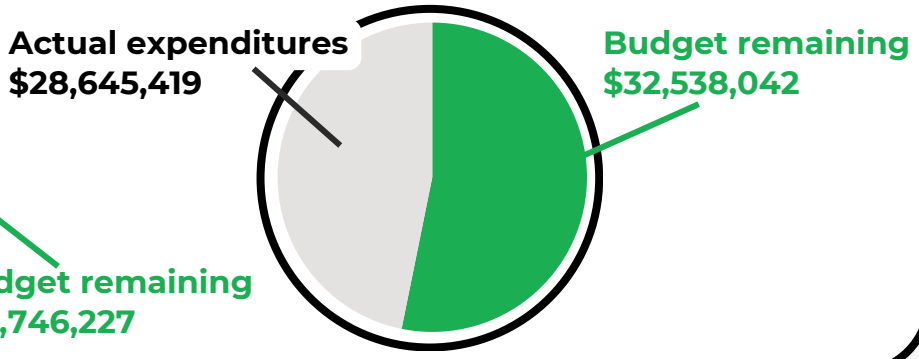


TOTAL FY26 BUDGET

$61,183,461

GENERAL FUND EXPENDITURES

*Cash Basis Q2 Fiscal Year as of March 31, 2026



ADMINISTRATIVE SERVICES & MORE

NEW GOLF CARTS REGISTERED

9,566 RESIDENTS
745 NON-RESIDENTS
10,311 TOTAL

57
NEW BUSINESSES

DONATIONS

MAHAFFEY AND LINKOUS ORTHODONTICS | SPRING REC EVENT: $5,000.00
FRESH SOUTH INC | COMMUNITY GARDEN DONATION: $895.00

TOTAL $5,895.00

City of Peachtree City runs on a fiscal year from October 1 through September 30 of the following year

Peachtree City, Georgia

FIRE RESCUE

"Uncompromised Excellence"

Q1 2026

HIGHLIGHTS

- ACLS Recertification
- Hosted our annual awards dinner
- Community Risk Reduction partnered with Better Way to create training opportunities.

COMMUNITY RISK REDUCTION

22 EVENTS

44 OCCUPATIONAL TAX INSPECTIONS

121 BUSINESS INSPECTIONS

14 FOOD TRUCK INSPECTIONS







TOTAL # OF INCIDENTS **1338**

TOP EMERGENCY CALLS

223 SICK

186 FALLS

91 RESPIRATORY

INCIDENTS

- Medical - 946
- Public Service - 162
- Non-Emergency - 143
- Fire - 32
- Hazardous Situation - 32
- Rescue - 1
- Other - 22

Peachtree City, Georgia

HUMAN RESOURCES

Q1 2026

"Uncompromised Excellence"

OUR WORKFORCE AT A GLANCE

TOTAL EMPLOYEES
366

NEW HIRES
33

SEPARATIONS
10

TURNOVER RATE
2.7%

AVERAGE SALARY

66,013.82

INVESTING IN STAFF

16 WELLNESS PROGRAMS

13 PROFESSIONAL DEVELOPMENT TRAININGS

JANUARY TEAM OF THE MONTH



2026 HEALTH FAIR



JOIN TEAM PEACHTREE CITY

CURRENT OPENINGS

- Maintenance Technician- Building Maintenance
- Firefighter/AEMT/Paramedic
- Heavy Equipment Operator
- Maintenance Technician- Ground Maintenance
- Maintenance Technician - Recreation and Special Events
- Part-Time Police Bailiff
- Certified Police Officer

SCAN HERE TO APPLY

Peachtree City, Georgia

LIBRARY SERVICES

"Uncompromised Excellence"

Q1 2026

GROWING OUR COMMUNITY

ACTIVE USERS
30,772

VOLUNTEER HOURS
969

NEW USERS
570

PROGRAM ATTENDANCE
3,220

TOTAL VISITORS
43,333

SERVICES & VITALITY

ITEMS ADDED
488

ITEMS WEEDED
345

CIRCULATION
80,549

DIGITAL MEDIA DOWNLOADS
22,054

WI-FI USE
30,180

COMPUTER USE
2,016

REFERENCE ASSISTANCE
5,157





Peachtree City, Georgia

PLANNING & DEVELOPMENT

Q1 2026

"Uncompromised Excellence"

PERMITTING

552 BUILDING PERMITS ISSUED

1,077 BUILDING INSPECTIONS

NUMBER OF PLAN REVIEWS CONDUCTED **1,560**

SHORT TERM RENTAL PERMIT APPLICATIONS ISSUED **2**

PERMITS ISSUED BY TYPE

- COMMERCIAL PERMITS: 54
- RESIDENTIAL PERMITS: 250
- TRADE PERMITS ISSUED: 100
- OTHER PERMITS: 148

CODE ENFORCEMENT

PARK AND PATH OFFICERS

140.25 HOURS OF PATROL

NOTICE OF VIOLATIONS ISSUED **59**

CODE COMPLIANCE INTERACTIONS **474**

MUNICIPAL OFFICERS

437 CODE ENFORCEMENT CASES

80% RATE OF PROACTIVENESS (GOAL: 80%)

15 STRUCTURAL REHABILITATION CASES

- ✓ **74%** OF RESIDENTIAL PERMIT REVIEWS MET OUR GOAL OF 5 BUSINESS DAYS.
- ✓ **91%** OF COMMERCIAL PERMIT REVIEWS MET OUR GOAL OF 10 BUSINESS DAYS.
- **73%** OF ALL PERMITS WERE APPLIED FOR ONLINE.

Peachtree City, Georgia

POLICE

"Uncompromised Excellence"

Q1 2026

CRIME

Part 1: Crimes are

13% Compared to Q1 2025

#1 Part 1 Crime is **SHOPLIFTING**

COMMUNITY OUTREACH

10

Community Events







DISPATCHED CALLS

2,777

Average Response Time
4 Mins 37 Secs

- Dispatched Calls are down 5% compared to Q1 2025.
- Security checks are up 51% compared to Q1 2025.

TRAFFIC ENFORCEMENT

70%
Warnings

30%
Citations

- Vehicle collisions reduced by 1, with 211 Roadway Collisions
- 9 Golf Cart Collisions
- 2 Golf cart Collisions with Injuries

Peachtree City, Georgia

PUBLIC WORKS

"Uncompromised Excellence"

Q1 2026

SIGNS

TRAFFIC SIGNS

- **45** signs made
- **32** signs replaced
- **11** posts replaced
- **38** new installs

04 ENTRANCE SIGN MAINTENANCE

52 SIGN POST MAINTENANCE

WHAT'S NEW?

- Began spring maintenance at subdivision entrances
- installed approximately 43,000 sf of sod & 450 ground cover plants
- Provided staff and traffic control assistance for Rotary Club Marathon
- Touch-a-Truck at Huddleston Elementary

RECYCLING

52 E-WASTE

76 MULCHERS

7206 MCINTOSH TRAIL VISITORS

(**197** BY GOLF CART)

3090 ROCKAWAY ROAD VISITORS

(**636** BY GOLF CART)

PAVING

- **20** potholes filled roads/paths
- **2** metal guardrails repaired
- **1** metal guardrail installed
- **2** crosswalks painted
- **1.79** miles of cart path paved
- **0.31** miles of cart path patched
- **4.82** miles of crack seal
- **725.48** miles of curb swept
- **19** Emergency Callouts

GROUNDS

- Completed **12 ROW mowing rotations**
- **Edging** on SR54, SR74, Peachtree Pkw & Windgate
- **38** deer/ **1** other(s) carcasses removed
- ROW trimming on Robinson Rd, Sumner Rd & Smokerise Trace

FLEET

- **245** Vehicles Serviced
- **223** Pieces of Equipment Serviced

URBAN FORESTRY

- **Celebrated GA Arbor Day** in February with the **planting** of **6 native** trees
- Awarded grinding contract bid
- **Removed 241 trees** within public ROW and greenbelt

Peachtree City, Georgia

RECREATION & SPECIAL EVENTS

Q1 2026

"Uncompromised Excellence"

SPECIAL EVENTS & HIGHLIGHTS

- Welcomed **250 attendees** at the **annual Father-Daughter Dance**
- **Hosted** the **Rotary Club Half Marathon** and **St. Paul's 5K Run**
- **Hosted 3 interactive outdoor events** in collaboration **with Southern Conservation Trust**

ATHLETICS

WINTER BASKETBALL
23 TEAMS
252 PLAYERS



SPRING VOLLEYBALL
14 TEAMS
135 PLAYERS

ADULT RECREATION EVENTS

- Hosted Adult grass volleyball tournament at Braelinn Recreation Complex.
- Participated in Georgia Recreation and Park Association (GRPA)District 4 Men's Open and Men's 35 & Up State.









OUR PROGRAMS

KEDRON POOLS
3,224 total users
1,277 paid daily fees
51,947 used membership passes

KEDRON GYM
1,241 total users
938 paid daily fees
306 used membership passes

GLENLOCH
21 programs
147 participants

KEDRON
36 programs
406 participants

Peachtree City, Georgia

TOURISM

VISIT Peachtree CITY

"Uncompromised Excellence"

Q1 2026

VISITORS CENTER IMPACT

Gift Store Sales

- YTD **$10,487.70**
- Increase of **214%** compared to 2025

Calls

- 250+

New PTC Apparel starting in **May 2026!**

SALES HIGHLIGHTS

Tradeshows

- **Sports Express**, Jan 11-15, Ft. Myers, FL
- **RCMA**, February 9-13, Lexington, KY
- **Rendezvous South**, March 2-5, Myrtle Beach, SC

Education

- **GSAE** Quarterly Luncheon, February 18, Brookhaven, GA
- **CDME**, February 20-23, Cleveland, OH

RFP's generated: 32

Recognition

- receive the **Excellence in Partnership Award** from the Southern Pickleball Association

SOCIAL MEDIA SPOTLIGHT

VISIT PEACHTREE CITY GOES BANANAS



240 lbs of bananas shared!

MARKETING HIGHLIGHTS

Baseball Tournament Banana Distribution
Supported over 500 athletes during the Training Legends baseball tournament by distributing **240 pounds** of bananas. Each banana was individually branded to highlight hands-on hospitality.

CAF Airbase Georgia Video Feature
Produced and shared a video highlighting a historic Fairchild PT-19 at **CAF Airbase Georgia**, connecting viewers to the legacy of the **Tuskegee Airmen** through immersive storytelling and reinforcing Peachtree City's unique aviation heritage.

Newsletter Growth
Grew Visit Peachtree City's **e-newsletter** to over **1,000 subscribers**, expanding direct communication reach and strengthening audience engagement for events and promotions.

City Council of Peachtree City
Meeting Minutes
Thursday, April 16, 2026
6:30 PM

Call to Order

The Mayor and Council of Peachtree City met in regular session on Thursday, April 16, 2026. Mayor Kim Learnard called the meeting to order at 6:30 p.m. Council members attending: Laura Johnson, Suzanne Brown, Clinton Holland, and Michael Polacek.

Pledge of Allegiance and Moment of Silence

Announcements, Awards, Special Recognition

None

Public Comment

James Clifton said he had obtained the calendars of Peachtree City Council and staff leading up to the Kennesaw retreat where the Fayette County Development Authority (FCDA) spoke. He said he believed this information pointed to a plan for annexation of 1,500 acres in Coweta County with the intention of constructing a data center and extending TDK Boulevard.

He stated that on January 22, the Mayor and Holland attended an FCDA meeting, and the Mayor met with FCDA President Niki Vanderslice on January 27. Vanderslice made a presentation at the Council retreat on January 29 in which she discussed the revenue a data center could produce. She also mentioned a proposal for a flight training school west of the airport in Coweta County. The discussion then turned to the Crosstown TDK extension, and she confirmed that the developer wanted the extension as part of the deal. Clifton said the recording of the meeting showed that Councilwoman Brown voiced opposition to the extension.

Learnard then had asked Vanderslice what would be the next step for City Council in this process? Vanderslice stated that they should seriously consider annexing the property and tying it into a light industrial portfolio. The Mayor asked if there was time for an annexation study. The recording showed that City Manager Justin Strickland suggested two by two meetings with Council. Strickland met with Planning and Development Director Shayla Reed on February 2 in a meeting titled Annexation Plan, and the two by two meetings were held on February 9, with Holland paired with Polacek at 9 a.m., and Strickland meeting with Johnson at 10:30. The Mayor and Brown met with Strickland at noon. Clifton asserted that the meetings were planned to pair members in favor of the plan with those who might have reservations. The vote at the February 12 Council meeting was 5-0 to proceed with the annexation plan. Clifton stated that using two by two meetings to build consensus ahead of a vote was a violation of the Georgia Open Meetings Act.

He commented that there were many victims here, including three Council members that he said were kept in the dark about this plan. The fourth victim, Clifton concluded,

were the people of Peachtree City.

Shahzad Pirani, owner of a business in The Avenue, asked Council to vote in favor of creating entertainment districts, saying anything that encouraged people to linger would help local businesses.

Reshard Snellings with the Mark Baker for Georgia campaign urged everyone to be aware of the upcoming elections. He mentioned some of Dr. Baker's qualifications and asked that citizens consider him when voting for State Representative.

Agenda Changes

None

Minutes

Holland moved to approve the April 2, 2026 Work Session minutes and the April 2, 2026 Executive Session minutes. Brown seconded. Motion carried unanimously.

A. April 2, 2026 City Council Work Session Minutes
APPROVED 5-0

B. April 2, 2026 Executive Session Minutes
APPROVED 5-0

Consent Agenda

Holland moved to approve Consent Agenda item A. Johnson seconded. Motion carried unanimously.

A. FY2026 Budget Amendment — Recreation Department
APPROVED 5-0

Old Agenda Items

A. 03-26-07 Budget Amendment and Purchase of Property at 107 Guthrie Way — Parcel No. 0614 078, 1.03 acres

City Attorney Ted Meeker told Council he believed they had negotiated a fair price, and the furniture would be included. Council members and staff had inspected the building, and Meeker said it was a great structure.

Holland moved to approve Old Agenda item 03-26-07, Budget Amendment and Purchase of Property at 107 Guthrie Way, Parcel No. 0614 078, 1.03 acres for $3 million. Polacek seconded. Motion carried unanimously.

New Agenda Items

A. 04-26-03 Fire Station 85 – Construction Manager at Risk (CMAR) Procurement

Fire Chief Clint Murphy introduced Project Manager Tim Symonds, who said they had issued a request for proposals (RFP) in March to find a construction manager at risk for the Fire Station 85 project. Fifteen contractors showed up for the pre-proposal meeting, and 14 submitted qualifying proposals. A six-member evaluation committee independently evaluated and scored each proposal, and the financial aspect was scored independently. From that, they determined that MEJA Construction was the clear frontrunner. Symonds said the recommendation was to award the contract to MEJA in the amount of $422,500.

Brown asked Symonds if he would be staying on to oversee the entire project, and he said that was correct.

Holland moved to approve New Agenda item 04-26-03 to award a contract for Construction Manager at Risk for the Fire Station 85 project to MEJA Construction in the amount of $422,500. Johnson seconded. Motion carried unanimously.

B. 04-26-04 North Hill Path

City Engineer Dave Borkowski was asking Council to award a contract for path construction between the two entrances of the North Hill subdivision. They received six bids and recommended Backbone Enterprises with a bid of $943,416. Backbone did not have the lowest bid, but Borkowski said they submitted the lowest responsive bid. The low bidder, Corbett Group, did not meet the requirement for Georgia Department of Transportation (GDOT) pre-qualification. Borkowski said they interviewed Backbone Enterprises and checked their references before making this recommendation.

Holland asked when construction would start and finish? Borkowski replied that it would be discussed at the pre-construction meeting but estimated this would be about a six-month project.

Johnson moved to award the North Hill Path Project to Backbone Enterprises in the amount of $943,416. Holland seconded. Motion carried unanimously.

C. 04-26-05 Drake Pavillion Additional Repairs

During the repair work on Drake Pavillion for the rotted wood that was previously discovered, more rot had been revealed, this time in the roof truss facing the lake.

Borkowski said this was not seen during previous investigations because the beams were covered by paint. The best plan would be to replace the whole truss, which would involve removing and replacing the roof in that area.

These large beams were specialty items that would take approximately six weeks to fabricate and arrive on-site. Borkowski said the lakeside portion of the pavilion would be barricaded until the repairs could be completed.

Brown asked about the amount of the current contract, and Borkowski said he did not remember.

Holland noted that this repair would add 63 days to the construction time and wondered if this would be finished before the Fourth of July festivities. Borkowski said that was the goal, but the pavilion would still be usable with just the one arm blocked.

Johnson asked how many trusses there were. Borkowski said there were at least four in that one section. Why did these beams rot and not the others? Johnson continued, and Borkowski said his best opinion was because this area faced the lake and was more subject to moisture. He said they looked at all the other beams, and they were fine.

Brown said this was $43,000 to pay for remediations because a previous Council chose to use a lower grade of wood. It was frustrating, she remarked.

Holland moved to approve New Agenda item 04-26-05, change order to Willow Dell for Drake Pavilion repairs in the amount of $43,140. Holland seconded. Motion carried unanimously.

D. 04-26-06 Alcohol Ordinance Amendment and Fee Schedule Update

Learnard asked City Clerk Yasmin Julio to outline the updates that Council would be voting on. Julio said she understood that the intention was not to include mixed-use properties, so the words “mixed-use” were removed from the ordinance in three sections, which she read. Learnard said Council all had copies of the revised ordinance.

Holland thanked Julio for making those changes because they needed clarity that this was for commercial locations only. He also noted that all applicants would still have to get approval from Council. He pointed out that this was a one-year trial, and Council would evaluate how well it worked after that year.

Brown read a statement. She said cities that allowed open containers and public consumption of alcohol could be less safe for minors because of easier access to alcohol, open container areas, normalized public drinking, and increased opportunities for minors to obtain alcohol through adults, older peers, or lax vendor

enforcement. She said there could be a higher chance of unsafe situations caused by public intoxication that raised the risk of accidents, violence, and impaired judgment.

Brown went on to say that Peachtree City had always embraced family values with green spaces, parks, recreation and shared-use paths. She stated that those who wanted to change this ordinance were minimizing the potential negative impacts. She said other commercial areas probably would make some modifications to qualify as entertainment districts, which she believed would move Peachtree City toward being a party city instead of a family-oriented community.

A $500 fee had been proposed to cover additional costs to the city, but Brown stated that would barely be enough to cover the cost for staff to investigate a permit application. It did not take into account the daily Police coverage that would be required in the entertainment district.

Brown remarked that she was bothered by people who moved to Peachtree City then wanted to change it into something else. She said she could not support this as a Christian conservative grandmother of three teens who lived in Peachtree City. She stated that she wanted Peachtree City to remain the city that stood apart from all the other cities and urged anyone who wanted a party city to move elsewhere.

At the last Council meeting, Brown commented, she and Johnson were the only members in opposition and also were the only two who had teenage children or grandchildren living in Peachtree City. She said they were fighting to protect the families, while the three who spoke in favor didn't have teens here.

Johnson wanted it to be clear that Councilmembers might vote the same way on an issue, but for different reasons. She said she agreed with some things that had been said but not with others. Safety was her biggest concern, because The Avenue's parking and pedestrian areas were not well-separated. Johnson added that she would not tell anyone to move out of Peachtree City, but remarked that they could drive to another area if this was the environment they would like. She again said she was not in favor of entertainment districts here.

Polacek said he wanted to address some of the concerns he had heard regarding this ordinance change. His statement began by saying he respected the perspectives and views of his peers and had listened to every concern that came forward. He had looked at the data and talked to stakeholders who had implemented these policies. He said he would review a few of these common themes. He also reiterated that they would be testing this for 12 months to see if it would be a good fit for Peachtree City and The Avenue.

One of the first concerns Polacek said he heard was that just because other cities were doing this did not mean Peachtree City should. He agreed that they should not follow trends blindly, but other suburban communities had adopted these

districts because they worked as a way of supporting small businesses and creating safe, vibrant public spaces. When businesses succeeded, the city would benefit, he stated.

He disputed the statement that this would turn Peachtree City into a “party city,” saying he doubted that anyone would drive across Atlanta so they could party at The Avenue. Allowing responsible adults to carry a drink within a defined area would not change the character of the community, Polacek remarked, adding that this ordinance would enhance a specific commercial area to make it more walkable and enjoyable for residents and more revenue-generating for businesses.

Underage drinking was already illegal and would remain illegal. He said he found no credible evidence or data from comparable cities that showed that open container districts led to increased underage drinking. One piece of research showed that having activity concentrated in a defined area made oversight easier, not harder. He said he found no evidence that having these districts led to more crashes, fights, and strain on the Police and noted that Peachtree City’s Public Safety officials had reviewed the ordinance and shared no concerns either. He said that was the most important endorsement when considering this policy.

There had been statements that this abandoned Peachtree City’s family values, and Polacek strongly disagreed with that perspective. Many of special events that already incorporated open container, whether concerts, festivals, or Drake Field events were overwhelmingly family-friendly, he said, and mentioned that just the previous week, The Avenue successfully hosted its First Friday concert with no issue.

Polacek said there had been comments about pedestrian safety due to the setup of The Avenue, and that was something he was eager to see tested during the trial. However, he was comfortable supporting this because there had been no problems during special events at The Avenue.

He said he believed they could maintain the character that made Peachtree City special while also supporting small businesses. Polacek stated that he learned during his campaign that folks of all generations wanted more opportunities to gather. He predicted this 12-month trial would be successful, but if it did not work out, they had the ability to revisit it.

Meeker noted there had been a few references to 12 months and wanted to clarify that alcohol licenses were issued on a calendar year basis, from January 1 to December 31. That meant this was, in essence, a 7.5-month trial period. There would not be any automatic continuation for a period of 12 months. The license would expire and must be renewed in January. Council could revisit this at the end of the year, he stated, or in five years, because once they adopted the ordinance, it was in the books for as long as Council wanted.

Polacek asked if seven months was sufficient to get the data they wanted?

Strickland noted that they would not be getting the permit that night. They would have to apply, which took time. If the Council wanted 12 months, they could review the data and decide if they wanted to renew the permit in January and look at it again when it hit the 12-month mark. Council could change ordinances at any time, Meeker remarked.

Polacek said he was open to amending this to put in a sunset clause if that made the other Council members more comfortable, but Learnard said she was sure they would revisit this. Holland said he wanted a review at the end of the year and at the end of 12 months.

Holland moved to approve New Agenda item 04-26-06, Chapter 6-Alcohol Ordinance and Fee Schedule amendment with changes as presented. Polacek seconded. Motion carried 3-2, with Holland, Learnard, and Polacek voting in favor, and Brown and Johnson opposed.

Public Hearings

None

Council/Staff Topics

1. Drake Pavilion

Strickland had the numbers on the Drake Field Pavilion that Brown had requested earlier. The original award was $119,405. The change order was for $43,140, bringing the total cost of the repairs to $162,545. The original cost of the pavilion in 2018 was $187,620, only $25,000 more than the cost of these repairs. Of course, Johnson pointed out, that was not what a new pavilion would cost now.

2. Liberty Tree Dedication

Holland asked if there were plans for a dedication for the Liberty Tree? Recreation Director Harold Layton said they would do that during the afternoon festivities on the Fourth of July.

3. Arts Council.

Strickland noted that they usually called for applications to volunteer boards in July. Was Council okay with waiting until then to take applications for the newly created arts group? They said they were fine with that. Julio said it worked well to have all the City's volunteer positions open at one time so people could choose between them. Some applied to several groups.

Executive Session

None

Adjourn

There being no further business, Holland moved to adjourn at 7:14 p.m. Brown seconded. Motion carried unanimously.

_____ _____

Martha Barksdale, Recording Secretary Kim Learnard, Mayor

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Justin Strickland, City Manager

FROM:

Harold Layton	04/29/2026
Kelly Bush, Financial & Administrative Services Director	04/30/2026
Chris Hobby, Assistant City Manager	05/01/2026
Justin Strickland, City Manager	05/01/2026

DATE: May 7, 2026

SUBJECT: FY26 Budget Amendment — Memorial Bench Donation

Recommendation:
Approve Budget Amendment 26-22 for the acceptance of a memorial bench donation at Drake Field.

Discussion:

Staff received a donation from Mary Liotta in the amount of $2,816.40 for the purchase and installation of a memorial bench at Drake Field, in loving memory of Raymond C. Liotta (1954–2025).

The attached budget amendment accepts the donation and appropriates the funds for the associated expenditure.

Budget Impact:
The proposed budget amendment will increase both revenues and expenditures in the General Fund.

Attachments:
1. Budget Amendment 26-22 Memorial Bench Donation

CITY OF PEACHTREE CITY

BUDGET AMENDMENT

NUMBER 26-22

DATE 05/07/2026

ACCOUNT	*PROJECT*	*DESCRIPTION*	*INCREASE*	*DECREASE*
200-6110-371040		Donations - Park Bench Memorial	2,816.40	
200-6110-531175		Operating Supplies	2,816.40	

NOW , THEREFORE, BE IT RESOLVED Council hereby amends the Fiscal Year 2026 Budget Resolution to accept and budget for a memorial bench donation at Drake Field.

Entered _____

Approved _____

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Justin Strickland, City Manager

FROM:

Janet Moon, Police Chief	04/22/2026
Angela Egan, Purchasing Manager	04/22/2026
Kelly Bush, Financial & Administrative Services Director	04/30/2026
Justin Strickland, City Manager	05/01/2026

DATE: May 7, 2026

SUBJECT: Police Vehicles-Accessory bid award

Recommendation:
Award the accessory bid for the outfitting of Fourteen (14) Police Vehicles to West Chatham for $332,397.12.

Discussion:
Akins Ford submitted the lowest bid for the outfitting of fourteen vehicles. Akins Ford is one of the largest and highest rated Ford dealers in the Southeast with a dedicated commercial and fleet truck center. In addition, they are experienced with custom accessories. They have a history of high customer satisfaction and a strong reputation.

While reviewing the bids, staff became concerned with the following:

- Certification for Whelen light installation – City specs required technicians to hold appropriate manufacturer certifications. One of the three technicians has certification but has been unable to show the city proof. The other two techs have signed up for certification in the near future.

- References – Upon request, Akins provided references who spoke positively about their work; however, those references were for very small projects and none involved a build-out comparable to 14 vehicles with full accessory packages.

- Completion time – Akins has committed to outfit and return all cars in the 60-day allotted timeframe. With one qualified installer, city staff has significant concerns

about 14 vehicles being completed both in a timely manner but also with no wiring or equipment issues.

Ultimately, the low bidder must be both responsive (meet bid specs) and responsible (ability to perform the work). With the current level of certification, without references of similar size and complexity, staff is unable to recommend this vendor for this accessory installation project.

Staff therefore recommends awarding the bid to West Chatham for the installation of emergency equipment and accessories. West Chatham submitted the second lowest bid. Their staff has the required Whelen certification. Staff is familiar with their ability to meet deadlines as they have provided service to our fleet for the past four years.

Staff will encourage Akins Ford to either quote or bid on any upcoming accessory projects. Once their staff is fully Whelen certified, they can provide viable references for larger projects,assuming lowest price, staff will be able to recommend this vendor with confidence.

APPARENT BID RESULTS - VEHICLE ACCESSORIES				
	WEST CHATHAM	PROLOGIC	PRO-FIT AL	AKINS FORD
VEHICLES 1-4 UNIT PRICE	$24,733.18	$26,100.76	$26,251.00	$21,985.00
VEHICLES 1-4 EXTENDED	$98,932.72	$104,403.04	$105,004.00	$87,940.00
VEHICLES 5-14 UNIT PRICE	$23,346.44	$24,005.43	$26,890.00	$22,724.00
VEHICLES 5-14 EXTENDED	$233,464.40	$240,054.30	$268,900.00	$227,240.00
TOTALS	$332,397.12	$344,457.34	$373,904.00	$315,180.00

Budget Impact:
Sufficient funds are budgeted in the Capital Fund CIP25-15. Approximately $120,000 of the vehicle outfitting costs will be reimbursed by the Fayette County Board of Education as part of the agreement to offset the expenses of the additional School Resource Officers added in 2025

Attachments:
None

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Justin Strickland, City Manager

FROM: Yasmin Julio, City Clerk/ Director of Executive Services 04/30/2026
Justin Strickland, City Manager 05/01/2026

DATE: May 7, 2026

SUBJECT: Alcohol License Extension - Pint & Play

Recommendation:
Approve a 5-month alcohol license extension for Pint & Play.

Discussion:
Tracey Sutton, one of the owners of Pint & Play, 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 May 6, 2026. Ms. Sutton has encountered several delays in construction, not due to any fault of her own, and is asking that Council grant a 5-month extension to open her establishment.

Budget Impact:

Attachments:
1. pint play ext request_Redacted

Outlook

Re: Checking in

From Tracy Sutton <[redacted]>
Date Tue 4/28/2026 10:56 AM
To Stacey Collins <scollins@peachtree-city.org>
Cc Yasmin Julio <yjulio@peachtree-city.org>

You don't often get email from [redacted] Learn why this is important

[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.

Hi Stacey,

Please accept this email as a formal request to extend the alcohol license for Pints & Play. We estimate opening the business within 5 months.

Please let me know if you need anything else from us.

Thanks,
Tracy

On Tuesday, April 28, 2026 at 10:41:00 AM EDT, Stacey Collins <scollins@peachtree-city.org> wrote:

Good morning,

This is just a reminder to submit this formal request for the extension by no later than this Thursday, April 30th.

Respectfully,
Stacey Collins

Stacey Collins
Deputy City Clerk
Phone: 770-487-7657
Direct: 770-632-4262
Email: scollins@peachtree-city.org
Address: 151 Willowbend Road, Peachtree City, GA 30269
Website: www.peachtree-city.org

From: Stacey Collins
Sent: Monday, April 27, 2026 8:44 AM

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Justin Strickland, City Manager

FROM:

Yasmin Julio, City Clerk/ Director of Executive Services	05/01/2026
Kelly Bush, Financial & Administrative Services Director	05/01/2026
Justin Strickland, City Manager	05/01/2026

DATE: May 7, 2026

SUBJECT: FY2027 Non-Profit Funding - Fayette Senior Services, Inc.

Recommendation:
Consider Fayette Senior Services' request for non-profit funding in the amount of $15,000 for FY27.

Discussion:
The non-profit funding policy authorizes up to $25,000 annually for the basic and general needs services in the community. This agreement with Fayette Senior Services helps to support the proportional number of Peachtree City residents receiving social services, including Meals on Wheels, congregate meals, transportation, and in-home personal care and homemaker services.

Attached is the request from Fayette Senior Services President and CEO Nancy Meaders for funding support of $15,000 to support the ongoing efforts and urgent needs of the organization. Current policy does not allow for the award amount to exceed $7,500 for basic needs.

Budget Impact:
Funds will be budgeted in FY27 per policy.

Attachments:
1. PTC FY-26 Rrequest ltr
2. Non-Profit Funding Form FY27
3. Fayette Senior Services Single Audit. Final Financial Statements as of 6.30.25

FAYETTE SENIOR SERVICES
Life Enrichment Center
Making Life Better™

March 23, 202

Mr. Justin Strickland
City Manager
151 Willowbend Road
Peachtree City, GA 30269

RE: FY27 Request for Funding

Dear Mr. Strickland:

Fayette Senior Services, Inc. respectfully requests funding assistance from the City of Peachtree City for the period of July 1, 2026 through June 30, 2027, in support of the social services we provide to Peachtree City residents.

To sustain the current level of services that are vital to the health and well-being of Fayette County's rapidly growing senior population, Fayette Senior Services is requesting continued support in the amount of $15,000. This funding is essential to our ability to meet the increasing demand for services established under the Older Americans Act. Many of these programs serve as a lifeline for older adults, helping meet basic needs such as nutrition, transportation, and personal care, including assistance with bathing and dressing..

We are deeply grateful for the City of Peachtree City's longstanding support and value the strong partnership we share. We look forward to continuing our collaborative efforts to make a meaningful difference in the lives of seniors throughout Fayette County.

Sincerely,

Nancy Meaders

Nancy Meaders
President & CEO

OPR: City Hall
4/00 (Amended 02/09)

Purpose Section I
Policy II

I. Purpose

The Purpose of this regulation is to establish a policy for consistent response to requests for donations on behalf of non-profit organizations, including public schools, in Fayette County.

II. Policy

While the City of Peachtree City has no financial responsibility to assist non-profit organizations, including public schools, with funding or providing labor, there have been requests in the past for this assistance, and it is anticipated that there may be requests in the future. In an effort to ensure consistency, fairness, and compliance with anti-gratuities laws, the following guidelines have been established:

A. Council will budget no more than $25,000 annually for all non-profit funding.

B. The City would assume no liability for any project for which the City provides funding and/or labor.

C. Services provided to Peachtree City residents by a non-profit organization shall be addressed in a contract between the City of Peachtree City and the organization.

D. Non-Profit Organizations

1. Basic Needs

As a general rule, funding for non-profit organizations serving Fayette County should be provided by the Fayette County Commission to ensure that Peachtree City residents are not subject to double payment through their municipal and County taxes. However, Council reserves the right to make contributions to non-profit organizations that provide services that meet the basic needs (food, shelter, protection) of Peachtree City residents based upon the merit of the request. Requests for funding for non-profit organizations that provide basic needs shall not require matching funds but such requests shall be prorated based upon the total annual budget of the organization and the percentage of Peachtree City residents served by the organization in comparison to the total number of people they serve. The amount of funding provided shall be the lesser of the amount requested, the amount of the annual budget used to serve Peachtree City residents based on the percentage of Peachtree City residents served, or $7,500.00. The percentage of Peachtree City residents served will be based on the total number of residents and non-residents served for the 12-month period ending with the month prior to the month in which the request is made. These funds, once identified, will be budgeted for annually, upon written request by the organization that would be subject to prorated allocation as noted above.

2. General Needs

Should Council approve a funding request for an organization that provides for general needs (other than food, shelter and protection), a dollar for dollar match up to a limit of $5,000 in funding/labor may be provided as a match to any non-government funding provided to the organization. If the organization serves people other than Peachtree City residents, request shall be prorated based upon the percentage of Peachtree City residents served in comparison to the total population served. The amount of funding provided shall be the lesser of the actual amount requested, the amount of the annual budget used to serve Peachtree City residents based on the percentage of Peachtree City residents served, or $5,000.00. The percentage of Peachtree City residents served will be based on the total number of residents and non-residents served for the 12-month period ending with the month prior to the month in which the request is made. Requests from a non-profit organization in the General Needs category will be considered no more often than every five years.

3. Public Schools

   a. Each request for funding/labor will be considered by the Peachtree City Recreation Commission, who will forward a recommendation to the City Council for final decision.
   b. Council will evaluate each request and make a decision based on the merit of the request.
   c. No more than one request, per school, will be considered in any five consecutive year period.
   d. Only Fayette County public schools whose attendance boundaries include Peachtree City will be eligible for consideration.
   e. Requests for funding/labor must be for enhancements to playgrounds and playing fields only. Any playground/playing field for which the City makes a contribution must be made available for use by City residents when not being used by the school. A formal agreement with the School Board would be required.
   f. Should Council approve a funding request, a dollar for dollar match up to a limit of $5,000 in funding/labor may be provided as a match to any funding provided by the school or any school organization (i.e. booster club). All funding requests must be submitted by June 1.

E. All requests for funding must be made using the attached form. 501c3 non-profit organizations should include a copy of the previous calendar year form 990. Other non-profits should attach a copy of their current fiscal year budget.

F. The City Council will have final approval on all funding requests. All funding requests must be submitted to and approved by Council by June 1 for consideration for funding in the next fiscal year budget.

G. In emergency situations (a sudden, urgent, need for help or relief, created by some unexpected financial event), the City Council may vote to provide funding outside of the provisions above from the Council Contingency Fund. Adherence to anti-gratuities requirements would still apply.

APPROVED:
Mayor and Councilmembers

Funding Request
For Non-Profit Organizations

Organization Information:

Organization Name: Fayette Senior Services, Inc.

Address: 4 Center Drive, Fayetteville, GA 30214

Phone #: 770-461-0813 Fax #: 770-461-2448

Contact Person: Nancy Meaders

Title: President & CEO

Financial Information:

Total Annual Budget: $3,052,300.00

Total Clients Served Annually: 1234

Peachtree City Residents Served Annually: 531

Funding Request Information:

Funding Amount Requested: $15,000

Funding Use(s): Social services to clients residing in Peachtree City

Additional Information on Organization/Services: Fayette Senior Services, Inc., provide social services to older adults who reside in Peachtree City. These services include home delivered and congregate meals, non-emeregency medical transportation (rides to/from dialysis, chemo, radiation, doctor appts, pharmacy pickups, etc) and in-home svcs.

REQUIRED ATTACHMENTS: 501c3 non-profit organizations must provide a copy of the previous calendar year form 990. Other non-profits must provide a current fiscal year budget.

Date Submitted: _____ *Council Approval Date:* _____ *Amount Approved:* _____

Fayette Senior Services, Inc.

FINANCIAL STATEMENTS

June 30, 2025 and 2024



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REPORT

CARR, RIGGS & INGRAM, L.L.C.

Carr, Riggs & Ingram, L.L.C.
101 World Drive
Suite 300
Peachtree City, GA 30269

770.461.5502
770.460.0589 (fax)
CRIadv.com

INDEPENDENT AUDITOR'S REPORT

To the Board of Directors
Fayette Senior Services, Inc.
Fayetteville, Georgia

Opinion

We have audited the accompanying financial statements of Fayette Senior Services, Inc. (a nonprofit organization), which comprise the statements of financial position as of June 30, 2025 and 2024, and the related statements of activities, functional expenses and cash flows for the years then ended, and the related notes to the financial statements.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Fayette Senior Services, Inc. as of June 30, 2025 and 2024, and the changes in its net assets and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audits in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Organization and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about Fayette Senior Service Inc.'s ability to continue as a going concern within one year after the date that the financial statements are available to be issued.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of Fayette Senior Services, Inc.'s internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about Fayette Senior Services, Inc.'s ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report December 2, 2025, on our consideration of the Organization's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Organization's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Organization's internal control over financial reporting and compliance.

Carr, Riggs & Ingram, L.L.C.

CARR, RIGGS & INGRAM, L.L.C.

Peachtree City, Georgia
December 2, 2025

FINANCIAL STATEMENTS

Fayette Senior Services, Inc.
Statements of Financial Position

June 30,	**2025**	2024
Assets		
Current assets		
Cash and cash equivalents	**$ 733,076**	$ 729,764
Certificates of deposit	**530,885**	417,737
Investments in marketable securities	**945,686**	754,613
Grants receivable	**105,255**	87,680
Accounts receivable	**990**	2,531
Inventory	**9,456**	8,826
Total current assets	**2,325,348**	2,001,151
Non-current assets		
Property and equipment, net	**424,505**	179,416
Total non-current assets	**424,505**	179,416
Total assets	**$ 2,749,853**	$ 2,180,567
Liabilities and Net Assets		
Current liabilities		
Accounts payable	**$ 68,749**	$ 4,533
Accrued expenses	**81,512**	67,702
Total current liabilities	**150,261**	72,235
Net assets		
Without donor restrictions	**1,945,123**	1,459,830
With donor restrictions	**654,469**	648,502
Total net assets	**2,599,592**	2,108,332
Total liabilities and net assets	**$ 2,749,853**	$ 2,180,567

The accompanying notes are an integral part of these financial statements.

Fayette Senior Services, Inc.
Statements of Activities

For the year ended June 30, 2025	Without Donor Restrictions	With Donor Restrictions	Total
Revenue and Other Support			
Contributions			
Donations	$ 122,360	$ -	**$ 122,360**
Contributions of non-financial assets	567,307	-	**567,307**
Other contributions	21,187	8,210	**29,397**
Fundraising events and other	41,683	-	**41,683**
United Way grants	755	-	**755**
Total contributions	753,292	8,210	**761,502**
Government grants			
Atlanta Regional Commission	1,219,340	-	**1,219,340**
Fayette County	472,803	-	**472,803**
Peachtree City	154,014	-	**154,014**
Total government grants	1,846,157	-	**1,846,157**
Program service revenues	563,656	-	**563,656**
Interest income	52,064	-	**52,064**
Investment income (loss), net	105,897	-	**105,897**
Net assets released from restrictions	2,243	(2,243)	**-**
Total revenue and other support	3,323,309	5,967	**3,329,276**
Expenses			
Program services			
Elderly care services	2,125,524	-	**2,125,524**
Total program services	2,125,524	-	**2,125,524**
Supporting services			
General and administrative	692,107	-	**692,107**
Fundraising	20,385	-	**20,385**
Total supporting services	712,492	-	**712,492**
Total expenses	2,838,016	-	**2,838,016**
Change in net assets	485,293	5,967	**491,260**
Net assets at beginning of year	1,459,830	648,502	**2,108,332**
Net assets at end of year	$ 1,945,123	$ 654,469	**$ 2,599,592**

The accompanying notes are an integral part of these financial statements.

Fayette Senior Services, Inc.
Statements of Activities (Continued)

For the year ended June 30, 2024	Without Donor Restrictions	With Donor Restrictions	Total
Revenue and Other Support			
Contributions			
Donations	$ 107,939	$ -	$ 107,939
Contribution of non-financial assets - rent	240,000	-	240,000
Other contributions	22,120	1,950	24,070
Fundraising events and other	67,794	-	67,794
United Way grants	1,794	-	1,794
Total contributions	439,647	1,950	441,597
Government grants			
Atlanta Regional Commission	1,110,707	-	1,110,707
Fayette County	437,803	-	437,803
Peachtree City	136,288	-	136,288
Total government grants	1,684,798	-	1,684,798
Program service revenues	506,493	-	506,493
Interest income	24,871	-	24,871
Investment income (loss), net	115,302	-	115,302
Net assets released from restrictions	4,630	(4,630)	-
Total revenue and other support	2,775,741	(2,680)	2,773,061
Expenses			
Program services			
Elderly care services	1,777,067	-	1,777,067
Total program services	1,777,067	-	1,777,067
Supporting services			
General and administrative	660,890	-	660,890
Fundraising	22,440	-	22,440
Total supporting services	683,330	-	683,330
Total expenses	2,460,397	-	2,460,397
Change in net assets	315,344	(2,680)	312,664
Net assets at beginning of year	1,144,486	651,182	1,795,668
Net assets at end of year	$ 1,459,830	$ 648,502	$ 2,108,332

The accompanying notes are an integral part of these financial statements.

Fayette Senior Services, Inc.
Statements of Functional Expenses

For the year ended June 30, 2025

	Program Services	Supporting Services		
	Elderly Care Services	General and Administrative	Fundraising	Total
Compensation and benefits				
Salaries	$ 782,882	$ 345,601	$ 12,329	**$ 1,140,812**
Payroll taxes and benefits	61,161	26,999	963	**89,123**
Total compensation and benefits	844,043	372,600	13,292	**1,229,935**
Meals	654,382	-	-	**654,382**
Contributions of non-financial assets - rent	164,700	72,706	2,594	**240,000**
Contract expense	187,015	-	-	**187,015**
Depreciation and amortization	76,530	33,784	1,205	**111,519**
Insurance	66,623	29,411	1,049	**97,083**
Maintenance and equipment	53,807	23,753	847	**78,407**
Office expenses and supplies	-	74,804	-	**74,804**
Professional fees	-	66,186	-	**66,186**
Occupancy	29,165	12,875	459	**42,499**
Transportation	30,480	-	-	**30,480**
Telephone	8,122	3,585	128	**11,835**
Staff training	8,196	-	-	**8,196**
Dues and subscriptions	-	2,089	-	**2,089**
Postage	1,750	-	-	**1,750**
Printing and advertising	711	314	11	**1,036**
Fundraising expenses	-	-	800	**800**
Total	$ 2,125,524	$ 692,107	$ 20,385	**$ 2,838,016**

The accompanying notes are an integral part of these financial statements.

Fayette Senior Services, Inc.
Statements of Functional Expenses (Continued)

For the year ended June 30, 2024

	Program Services	Supporting Services		
	Elderly Care Services	General and Administrative	Fundraising	Total
Compensation and benefits				
Salaries	$ 605,582	$ 348,974	$ 11,928	$ 966,484
Payroll taxes and benefits	47,617	27,440	938	75,995
Total compensation and benefits	653,199	376,414	12,866	1,042,479
Meals	588,437	-	-	588,437
Contributions of non-financial assets - rent	150,380	86,658	2,962	240,000
Contract expense	167,683	-	-	167,683
Depreciation and amortization	49,965	28,793	984	79,742
Insurance	49,259	28,386	970	78,615
Maintenance and equipment	36,176	20,847	713	57,736
Office expenses and supplies	-	54,989	-	54,989
Occupancy	32,000	18,440	630	51,070
Professional fees	-	39,422	-	39,422
Transportation	30,946	-	-	30,946
Telephone	9,106	5,248	179	14,533
Staff training	6,961	-	-	6,961
Fundraising expenses	-	-	3,108	3,108
Printing and advertising	1,420	819	28	2,267
Postage	1,535	-	-	1,535
Dues and subscriptions	-	874	-	874
Total	$ 1,777,067	$ 660,890	$ 22,440	$ 2,460,397

The accompanying notes are an integral part of these financial statements.

Fayette Senior Services, Inc.
Statements of Cash Flows

For the years ended June 30,	**2025**	2024
Operating Activities		
Change in net assets	**$ 491,260**	$ 312,664
Adjustments to reconcile change in net assets to net cash provided by (used in) operating activities		
Depreciation and amortization	**111,519**	79,742
Unrealized (gain) loss on investments	**(105,897)**	(115,302)
Changes in operating assets and liabilities		
Grants receivable	**(17,575)**	(10,750)
Accounts receivable	**1,541**	675
Inventory	**(630)**	(8,826)
Other receivable	**-**	26,415
Prepaid expenses	**-**	6,164
Accounts payable	**64,216**	(29,843)
Accrued expenses	**662**	12,298
Net cash provided by (used in) operating activities	**545,096**	273,237
Investing Activities		
Purchase of property and equipment	**(356,608)**	(13,127)
Purchase of investments	**(85,176)**	(126,429)
Proceeds from maturity of certificates of deposit	**300,000**	100,000
Purchase of certificates of deposit	**(400,000)**	-
Net cash provided by (used in) investing activities	**(541,784)**	(39,556)
Net change in cash and cash equivalents	**3,312**	233,681
Cash and cash equivalents, at beginning of year	**729,764**	496,083
Cash and cash equivalents, at end of year	**$ 733,076**	$ 729,764

The accompanying notes are an integral part of these financial statements.

Note 1: DESCRIPTION OF THE ORGANIZATION

Fayette Senior Services, Inc. (the Organization) is a voluntary health and welfare organization incorporated in the State of Georgia and operates exclusively for charitable purposes. The Organization provides programs to improve the quality of life for older residents of Fayette County, Georgia, including those who may be physically or mentally challenged. The Organization is supported primarily by contributions and grants. The Organization conducts the following programs:

Program services – The Organization provides programs to improve the quality of life for older residents of Fayette County, Georgia.

Note 2: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Basis of Accounting

The accompanying financial statements have been prepared on the accrual basis of accounting in accordance with accounting principles generally accepted in the United States of America (U.S. GAAP). The Financial Accounting Standards Board (FASB) provides authoritative guidance regarding U.S. GAAP through the Accounting Standards Codification (ASC) and related Accounting Standards Updates (ASUs).

Use of Estimates

The preparation of U.S. GAAP financial statements requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and changes therein, and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenue and expenses during the reporting period. Actual results could differ from those estimates. Estimates that are particularly susceptible to significant change in the near term are related to contributions of non-financial assets, allowance for credit losses, fair value of investments and allocation of functional expenses.

Cash and Cash Equivalents

Cash and cash equivalents include cash and all highly liquid investments with an original maturity of 90 days or less.

Grants Receivable

Grants receivable consist of amounts due to the Organization from a regional commission in accordance with a cost-reimbursement contract. The grants receivable are considered fully collectible and are expected to be collected in their entirety within the subsequent fiscal year.

Accounts Receivable

Accounts receivable represents amounts owed to the Organization which are expected to be collected within twelve months and are presented in the statements of financial position net of the allowance for credit losses.

Note 2: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Allowance for Credit Losses

Management evaluates its receivables on an ongoing basis by analyzing customer relationships and previous payment histories. The allowance for credit losses is management's best estimate of the amount of expected credit losses in the existing accounts based on current market conditions. Historically, losses on uncollectible accounts have been within management's expectations. The allowance for credit losses is reviewed on a periodic basis to ensure there is sufficient reserve to cover any potential credit losses. When receivables are considered uncollectible, they are charged against the allowance for credit losses. Collections on accounts previously written off are included in the change in net assets as received. There was no allowance for credit losses as of June 30, 2025 and 2024.

Promises to Give

Conditional promises to give are not recognized in the financial statements until the conditions are substantially met or explicitly waived by the donor. Unconditional promises to give that are expected to be collected within one year are recorded at net realizable value. Unconditional promises to give that are expected to be collected in more than one year are recorded at fair value, which is measured as the present value of their future cash flows. The discounts on those amounts are computed using risk-adjusted interest rates applicable to the years in which the promises are received. Amortization of the discounts is included in contribution revenue. In the absence of donor stipulations to the contrary, promises with payments due in future periods are restricted to use after the due date. Promises that remain uncollected more than one year after their due dates are written off unless the donors indicate that payment is merely postponed.

Inventory

Inventories are stated at the lower of cost or net realizable value, with the cost determined by using the first-in, first-out (FIFO) basis. When evidence exists that the net realizable value of inventory is lower than cost, the difference is recognized as a loss on the statement of activities in the period in which it occurs.

Investments

The Organization reports investments in equity securities with readily determinable fair values and all investments in debt securities at their fair values in the Statements of Financial Position. Unrealized gains and losses are included in the change in net assets in the accompanying Statements of Activities. Investment income and gains restricted by donors are reported as increases in net assets without donor restrictions if the restrictions are met (either a stipulated time period ends, or a purpose restriction is accomplished) in the reporting period in which the income and gains are recognized.

Property and Equipment

All acquisitions of property and equipment in excess of $1,000 and all expenditures for maintenance, renewals, and betterments that materially prolong the useful lives of assets are capitalized. Repairs and maintenance are expensed as incurred. Property and equipment are carried at cost or, if donated, at the approximate fair value at the date of donation. Depreciation is computed using the straight-line method over the estimated useful lives of the assets. Leasehold improvements are amortized over the estimated useful life of the improvement.

Note 2: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Net Assets

The Organization reports information regarding its financial position and activities according to two classes of net assets that are based upon the existence or absence of restrictions on use that are placed by its donors: net assets without donor restrictions and net assets with donor restrictions.

Net assets without donor restrictions are resources available to support operations and not subject to donor restrictions. The only limits on the use of net assets without donor restrictions are the broad limits resulting from the nature of the Organization, the environment in which it operates, the purposes specified in it corporate documents and its application for tax-exempt status, and any limits resulting from contractual agreements with creditors and others that are entered into in the course of its operations.

Net assets with donor restrictions are resources that are subject to donor-imposed restrictions. Some restrictions are temporary in nature, such as those that are restricted by a donor for use for a particular purpose or in a particular future period. Other restrictions may be perpetual in nature; such as those that are restricted by a donor that the resources be maintained in perpetuity.

When a donor's restriction is satisfied, either by using the resources in the manner specified by the donor or by the passage of time, the expiration of the restriction is reported in the financial statements by reclassifying the net assets from net assets with donor restrictions to net assets without donor restrictions. Contributions with donor restrictions that are both received and released within the same year are recorded as an increase in net assets with donor restrictions and as a satisfaction of program restrictions.

Revenue Recognition

Revenue from dues and fees, member services, and payments under various contracts is recognized as revenue when performance obligations under the terms of the contracts with customers are satisfied. Revenue received in advance is deferred and recognized over the periods to which the dates and fees relate. These amounts are included in performance obligation liabilities within the statements of financial position.

A significant portion of the Organization’s grants and contracts are from government agencies. These benefits received by the public as a result of the assets transferred is not equivalent to commensurate value received by the government agencies and are therefore not considered exchange transactions. Grants and contracts are analyzed for measurable performance-related barriers or other barriers. Revenue is recognized as barriers are met. Funds received from non-exchange transactions in advance of barriers being met are recorded as refundable advances.

Contributions are recognized when cash, other assets, an unconditional promise to give, or notification of a beneficial interest is received. Conditional promises to give are not recognized until the conditions on which they depend have been substantially met or the donor has explicitly released the restriction. Contributions received with donor-imposed restrictions that are met in the same year in which the contributions are received are classified as net assets without donor restrictions.

Note 2: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Donated Assets

Donated investments and other noncash donations are recorded as contributions at their fair values at the date of donation.

Donated Services

Donated services are recognized as contributions if the services (a) create or enhance nonfinancial assets or (b) require specialized skills, are performed by people with those skills, and would otherwise be purchased by the Organization. Volunteers also provided services throughout the year that are not recognized as contributions in the financial statements since the recognition criteria were not met. These services did not meet the criteria for recognition as donated services.

Functional Allocation of Expenses

Directly identifiable expenses are charged to programs and supporting services. Expenses related to payroll, payroll taxes, and employee benefits are allocated based on actual percentages of time spent in each functional area. Other expenses are allocated across functional areas based on a fixed percentage.

Advertising

The Organization uses advertising to promote its programs among the audiences it serves. The production costs of advertising are expensed as incurred. During the years ended June 30, 2025 and 2024, advertising costs were $1,036 and $2,267, respectively.

Income Taxes

Under section 501(c)(3) of the Internal Revenue Code, the Organization is exempt from taxes on income other than unrelated business income. There was no unrelated business income during the years ended June 30, 2025 and 2024.

The Organization utilizes the accounting requirements associated with uncertainty in income taxes using the provisions of Financial Accounting Standards Board (FASB) ASC 740*, Income Taxes*. Using that guidance, tax positions initially need to be recognized in the financial statements when it is more-likely-than-not the positions will be sustained upon examination by the tax authorities. It also provides guidance for derecognition, classification, interest and penalties, accounting in interim periods, disclosure and transition. As of June 30, 2025 and 2024, the Organization has no uncertain tax provisions that qualify for recognition or disclosure in the financial statements.

Reclassifications

Certain reclassifications were made to prior year balances to conform with current year presentation.

Subsequent Events

Management has evaluated subsequent events through the date that the financial statements were available to be issued, December 2, 2025, and determined there were no events that occurred that required disclosure.

Note 3: LIQUIDITY AND FINANCIAL ASSET

The Organization maintains its financial assets primarily in cash and cash equivalents to provide liquidity to ensure funds are available as the Organization's expenditures come due. The following reflects the Organization's financial assets as of the statements of financial position date, reduced by amounts not available for general use within one year of the statements of financial position date because of contractual or donor-imposed restrictions.

June 30,	**2025**	2024
Total assets at year end	**$ 2,749,853**	$ 2,180,567
Less non-financial assets		
Inventory	**(9,456)**	(8,826)
Property and equipment, net	**(424,505)**	(179,416)
Financial assets at year-end	**2,315,892**	1,992,325
Less those not available for general expenditures within one year, due to contractual or donor-imposed restrictions		
Restricted by donor with time or purpose restrictions	**(654,469)**	(648,502)
Financial assets available to meet cash needs for general expenditures within one year	**$ 1,661,423**	$ 1,343,823

The Organization is principally supported by government grants, contributions, and center fees charged for the services it provides. The goal of the Organization is to maintain available financial assets to meet its next 90 days of operating expenses.

Note 4: INVENTORY

Inventory consists of the following:

June 30,	**2025**	2024
Materials and supplies	**$ 9,456**	$ 8,275
Ready-made meals	**-**	551
Total inventory	**$ 9,456**	$ 8,826

Note 5: INVESTMENTS

Investments in marketable securities consist of the following:

June 30, 2025	Cost	Fair Value
Mutual funds	$ 542,177	$ 945,686
Total investments in marketable securities	**$ 542,177**	**$ 945,686**

June 30, 2024	Cost	Fair Value
Mutual funds	$ 453,377	$ 754,613
Total investments in marketable securities	$ 453,377	$ 754,613

Note 6: PROPERTY AND EQUIPMENT

The components of property and equipment consist of the following at June 30, 2025 and 2024:

	Estimated Useful Lives (in years)	**2025**	2024
Furniture and fixtures	5-10	**$ 314,939**	$ 273,621
Equipment	7	**248,337**	248,337
Vehicles	5	**790,081**	479,659
Leasehold improvements	5-15	**317,858**	312,991
Total depreciable property and equipment		**1,671,215**	1,314,608
Less accumulated depreciation and amortization		**(1,246,710)**	(1,135,192)
Total property and equipment, net		**$ 424,505**	$ 179,416

Depreciation and amortization expense for the years ended June 30, 2025 and 2024 amounted to $111,519 and $79,742, respectively.

Note 7: NET ASSETS

A summary of net assets are as follows:

June 30,	**2025**	2024
Without donor restrictions	**$ 1,945,123**	$ 1,459,830
With donor restrictions		
Purpose restricted - Senior Center	**636,889**	636,889
Purpose restricted - Other	**17,580**	11,613
Total with donor restrictions	**654,469**	648,502
Total net assets	**$ 2,599,592**	$ 2,108,332

A summary of the release of donor restrictions consists of the following:

For the years ended June 30,	**2025**	2024
Purpose restrictions		
Other	**$ 2,243**	$ 4,630
Total net assets released from donor restrictions	**$ 2,243**	$ 4,630

Note 8: REVENUE

The Organization is recognizing revenue at a point in time for its program service fee revenue and center fees. Revenue is recognized when performance obligations under the terms of the contract with customers are satisfied. There are no performance obligations to be satisfied as of June 30, 2025 and 2024.

Disaggregated Revenue

A summary of disaggregated revenue information follows:

For the years ended June 30,	**2025**	2024
Contracts with customers		
Program service fee revenue	**$ 104,344**	$ 97,064
Center fees	**459,312**	409,429
Total program revenues	**563,656**	506,493
Other revenue and support (non-exchange)	**2,765,620**	2,266,568
Total revenue and other support	**$ 3,329,276**	$ 2,773,061

The Organization's customers are primarily residents of Fayette County, Georgia.

Note 8: REVENUE (Continued)

Contract Assets

Contract assets related to revenue from contracts with customers consists of the following:

June 30,	**2025**	2024
Contract assets		
Accounts receivable, beginning of year	**$ 2,531**	$ 3,206
Accounts receivable, end of year	**$ 990**	$ 2,531

Note 9: FAIR VALUE MEASUREMENTS

Fair value is the exchange price that would be received for an asset or paid to transfer a liability (exit price) in the principal or most advantageous market for the asset or liability in an orderly transaction between market participants on the measurement date. There are three levels of inputs that may be used to measure fair values:

Level 1: Quoted prices (unadjusted) for identical assets or liabilities in active markets that the entity has the ability to access as of the measurement date.

Level 2: Significant other observable inputs other than Level 1 prices, such as:

- Quoted prices for similar assets or liabilities in active markets;
- Quoted prices for identical or similar assets or liabilities in inactive markets;
- Inputs, other than quoted prices, that are:
  - observable; or
  - can be corroborated by observable market data.

If the asset or liability has a specified (contractual) term, the Level 2 input must be observable for substantially the full term of the asset or liability.

Level 3: Inputs to the valuation methodology are unobservable and significant to the fair value measurement.

The asset or liability's fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the fair value measurement. Valuation techniques maximize the use of relevant observable inputs and minimize the use of unobservable inputs.

Following is a description of the valuation methodologies used for assets measured at fair value. There have been no changes in the methodologies used at June 30, 2025 and 2024.

Mutual funds: Valued at the daily closing price as reported by the fund. Mutual funds held by the Organization are open-end mutual funds that are registered with the SEC. These funds are required to publish their daily NAV and to transact at that price. The mutual funds held by the Organization are deemed to be actively traded.

Note 9: FAIR VALUE MEASUREMENTS (Continued)

The preceding methods described may produce a fair value calculation that may not be indicative of net realizable value or reflective of future fair values. Furthermore, although the Organization believes its valuation methods are appropriate and consistent with other market participants, the use of different methodologies or assumptions to determine fair value of certain financial instruments could result in different fair value measurements at the reporting date.

Assets measured at fair value on a recurring basis consist of the following:

June 30, 2025	Level 1	Level 2	Level 3	Total
Mutual funds	$ 945,686	$ -	$ -	**$ 945,686**
Certificates of deposit	-	530,885	-	**530,885**
Total investments at fair value	$ 945,686	$ 530,885	$ -	**$ 1,476,571**

June 30, 2024	Level 1	Level 2	Level 3	Total
Mutual funds	$ 754,613	$ -	$ -	$ 754,613
Certificates of deposit	-	417,737	-	417,737
Total investments at fair value	$ 754,613	$ 417,737	$ -	$ 1,172,350

Changes in Fair Value Levels

The availability of observable market data is monitored to assess the appropriate classification of financial instruments within the fair value hierarchy. Changes in economic conditions or model-based valuation techniques may require the transfer of financial instruments from one fair value level to another. In such instances, the transfer is reported at the beginning of the reporting period.

Management evaluated the significance of transfer between levels based upon the nature of the financial instrument and size of the transfer relative to total assets. For the years ended June 30, 2025 and 2024, there were no significant transfers in or out of Levels 1, 2 or 3.

Note 10: CONTRIBUTIONS OF NON-FINANCIAL ASSETS

All donated space was utilized by the Organization's program and supporting services. There were no donor-imposed restrictions associated with the contributed space.

Note 10: CONTRIBUTIONS OF NON-FINANCIAL ASSETS (Continued)

The components of donated space and goods contributed to the Organization consist of the following for the years ended June 30, 2025 and 2024:

For the year ended June 30, 2025	Donated Space	Donated Goods	Total
Program services			
Elderly care services	$ 150,380	$ 275,407	**$ 425,787**
Supporting services			
General and administrative	86,658	-	**86,658**
Fundraising	2,962	-	**2,962**
Total contributed space, services and goods	$ 240,000	$ 275,407	**$ 515,407**

For the year ended June 30, 2024	Donated Space	Donated Goods	Total
Program services			
Elderly care services	$ 150,380	$ -	$ 150,380
Supporting services			
General and administrative	86,658	-	86,658
Fundraising	2,962	-	2,962
Total contributed space, services and goods	$ 240,000	$ -	$ 240,000

During the years ended June 30, 2025 and 2024, the Organization received donated space for the use of the facilities, which were donated by Fayette County, Georgia, which owns the real property. Amounts have been recognized as revenues and expenses in the accompanying financial statements for the fair market value of the donated facilities of $240,000 for both of the years ended June 30, 2025 and 2024. All operating and maintenance expenses for the facilities are the responsibility of the Organization. Donated space is valued at the fair value of similar properties available in commercial real estate listings.

During the year ended June 30, 2025, the Organization also received donated property and equipment of $275,407 which has been recognized as revenue in the accompanying financial statements and capitalized with property and equipment.

Note 11: CONCENTRATIONS

The Organization maintains cash deposits with financial institutions at June 30, 2025 and 2024 in excess of federally insured limits of $373,158 and $292,495, respectively.

Revenues from two grantor agencies represented 61% and 61% of total revenues for the years ended June 30, 2025 and 2024, respectively. At June 30, 2025 and 2024, the Organization had grants receivable of $105,255 and $87,680, respectively from one of these grantor agencies.

ACCOMPANYING INFORMATION

CARR, RIGGS & INGRAM, L.L.C.

Carr, Riggs & Ingram, L.L.C.
101 World Drive
Suite 300
Peachtree City, GA 30269

770.461.5502
770.460.0589 (fax)
CRIadv.com

INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

To the Board of Directors of
Fayette Senior Services, Inc.

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Governmental Auditing Standards* issued by the Comptroller General of the United States, the financial statements of Fayette Senior Services, Inc. (a nonprofit organization) (the Organization), which comprise the statement of financial position as of June 30, 2025, and the related statements of activities, functional expenses and cash flows for the year then ended, and the related notes to the financial statements and have issued our report thereon December 2, 2025.

Report on Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Organization's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Organization's internal control. Accordingly, we do not express an opinion on the effectiveness of the Organization's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the Organization's financial statements will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

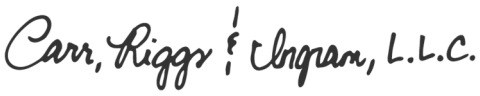
Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Organization's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards.*

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the result of that testing, and not to provide an opinion on the effectiveness of the Organization's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Governmental Auditing Standards* in considering the Organization's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



CARR, RIGGS & INGRAM, L.L.C.

Peachtree City, Georgia
December 2, 2025

SINGLE AUDIT SECTION

CARR, RIGGS & INGRAM, L.L.C.

Carr, Riggs & Ingram, L.L.C.
101 World Drive
Suite 300
Peachtree City, GA 30269

770.461.5502
770.460.0589 (fax)
CRIadv.com

INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE FOR EACH MAJOR PROGRAM AND ON INTERNAL CONTROL OVER COMPLIANCE REQUIRED BY THE UNIFORM GUIDANCE

To the Board of Directors of
Fayette Senior Services, Inc.

Report on Compliance for Each Major Federal Program

Opinion on Each Major Federal Program

We have audited Fayette Senior Services, Inc. (the Organization), compliance with the types of compliance requirements identified as subject to audit in the *OMB Compliance Supplement* that could have a direct and material effect on each of the Organization's major federal programs for the year ended June 30, 2025. The Organization's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

In our opinion, the Organization complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended June 30, 2025.

Basis for Opinion on Each Major Federal Program

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Our responsibilities under those standards and the Uniform Guidance are further described in the Auditor's Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of the Organization and to meet our other ethical responsibilities, in accordance with relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on compliance for each major federal program. Our audit does not provide a legal determination of the Organization's compliance with the compliance requirements referred to above.

Responsibilities of Management for Compliance

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules, and provisions of contracts or grant agreements applicable to the Organization's federal programs.

Auditor's Responsibilities for the Audit of Compliance

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on the Organization's compliance based on our audit. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards, *Government Auditing Standards*, and the Uniform Guidance will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about the Organization's compliance with the requirements of each major federal program as a whole.

In performing an audit in accordance with generally accepted auditing standards, *Government Auditing Standards*, and the Uniform Guidance, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the Organization's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- Obtain an understanding of the Organization's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of the Organization's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

Report on Internal Control over Compliance

A deficiency in internal control over compliance exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. A material weakness in internal control over compliance is a deficiency, or a combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. A significant deficiency in internal control over compliance is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the Auditor's Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance. Given these limitations, during our audit we did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above. However, material weaknesses or significant deficiencies in internal control over compliance may exist that were not identified.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

Report on Schedule of Expenditures of Federal Awards Required by the Uniform Guidance

We have audited the financial statements of Fayette Senior Services, Inc. as of and for the year ended June 20, 2025, and have issued our report thereon dated December 2, 2025, which contained an unmodified opinion on those financial statements. Our audit was conducted for the purpose of forming an opinion on the financial statements as a whole. The accompanying schedule of expenditures of federal awards, as required by Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* is presented for purposes of additional analysis and are not a required part of the financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the financial statements as a whole.

Carr, Riggs & Ingram, L.L.C.

CARR, RIGGS & INGRAM, L.L.C.

Peachtree City, Georgia
February 24, 2026

For the year ended June 30, 2025

		Federal Assistance Listing Number	Contract Number	Federal Expenditures
Department of Health and Human Services				
Passed through the Atlanta Regional Commission				
Special Programs for the Aging, Title III, Part B, Grants for Supportive Services and Senior Centers	#	93.044	AG2506/1	$ 138,908
Special Programs for the Aging, Title III, Part B, Grants for Supportive Services and Senior Centers	#	93.044	AG2338.1/2/3	81,759
Total Special Programs for the Aging, Title III, Part B, Grants for Supportive Services and Senior Centers				220,667
Passed through the Atlanta Regional Commission				
Special Programs for the Aging, Title III, Part C, Nutrition Services	#	93.045	AG2506/1	136,169
Special Programs for the Aging, Title III, Part C, Nutrition Services	#	93.045	AG2506/1	193,000
Special Programs for the Aging, Title III, Part C, Nutrition Services	#	93.045	AG2338.1/2/3	67,575
Total Special Programs for the Aging, Title III, Part C, Nutrition Services				396,744
Passed through the Atlanta Regional Commission				
Nutrition Services Incentive Program	#	93.053	AG2506/1	54,745
Total Nutrition Services Incentive Program				54,745
Total Aging Cluster				672,156
Passed through the Atlanta Regional Commission				
National Family Caregiver Support, Title III, Part E		93.052	AG2506/1	11,227
Passed through the Atlanta Regional Commission				
Social Services Block Grant		93.667	AG2506/1	3,560
Total Department of Health and Human Services				686,943
Department of Transportation				
Passed through the Atlanta Regional Commission				
Enhanced Mobility of Seniors and Individuals with Disabilities	##	20.513	ARC082520	109,757
Total Department of Transportation				109,757
TOTAL EXPENDITURES OF FEDERAL AWARDS				$ 796,700

There were no subrecipient amounts for the year ended June 30, 2025.
ALN 93.044, 93.045 and 93.053 are part of the Aging Cluster
ALN 20.513 is part of the Transit Services Programs Cluster

Note 1: BASIS OF PRESENTATION

The accompanying schedule of expenditures of federal awards includes the federal grant activity of Fayette Senior Services, Inc. (the Organization) under programs of the federal government for the year ended June 30, 2025. The information in this schedule is presented in accordance with the requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, Audit Requirements for Federal Awards*. Therefore, some amounts presented in this schedule may differ from amounts presented in, or used in the preparation of, the basic financial statements.

Note 2: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Expenditures reported on the schedule are reported on the accrual basis of accounting. Such expenditures are recognized following the cost principles contained in Title 2 U.S. *Code of Federal Regulations* Part 200*, Uniform Administrative Requirements, Cost Principles, Audit Requirements for Federal Awards*, wherein certain types of expenditures are not allowable or are limited to reimbursement. Pass-through identifying numbers are presented where available.

Note 3: CONTINGENCIES

Grant monies received and disbursed are for specific purposes and are subject to review by the grantor agencies. Such audits may result in requests for reimbursement due to disallowed expenditures. Management does not believe that such disallowance, if any, would have a material effect on its financial position. As of June 30, 2025, there were no material questioned or disallowed costs as a result of the grant audits in process or completed.

Note 4: INDIRECT COST

The Organization has not elected to use the de minimis indirect cost rate when allowed by the pass-through agency.

Note 5: OTHER INFORMATION

Federal funds were not expended for endowments, insurance in effect, noncash assistance nor loan balances or guarantee programs for the year ended June 30, 2025.

SECTION I - SUMMARY OF AUDITOR'S RESULTS

Financial Statements

1. Type of auditor's report issued			Unmodified
2. Internal control over financial reporting:			
A. Material weakness(es) identified?	____ Yes	X No	
B. Significant deficiency(ies) identified that are not considered to be material weaknesses?	____ Yes	X None noted	
3. Noncompliance material to financial statements noted?	____ Yes	X No	

Federal Awards

4. Internal control over major programs:			
A. Material weakness(es) identified?	____ Yes	X No	
B. Significant deficiency(ies) identified that are not considered to be material weaknesses?	____ Yes	X None noted	
5. Type of auditor's report issued on compliance for major programs			Unmodified
6. Any audit findings disclosed that are required to be reported in accordance with 2 CFR section 200.516(a)?	____ Yes	X None noted	

7. The programs tested as major programs included:

Assistance Listing Number	Program Name
93.044	Special Programs for the Aging, Title III, Part B, Grants for Supportive Services and Senior Centers
93.045	Special Programs for the Aging, Title III, Part C, Nutrition Services
93.053	Nutrition Services Incentive Program

8. The dollar threshold used to distinguish between Type A and Type B programs was $750,000.

9. The auditee does not qualify as a low-risk auditee.

SECTION II - FINANCIAL STATEMENT FINDINGS

None reported for the year ended June 30, 2025.

SECTION III - FEDERAL AWARDS FINDINGS AND QUESTIONED COSTS

None reported for the year ended June 30, 2025.

SECTION IV - SCHEDULE OF FINDINGS AND QUESTIONED COSTS - PRIOR YEAR AUDITS

None reported for the year ended June 30, 2024.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Justin Strickland, City Manager

FROM:

Yasmin Julio, City Clerk/ Director of Executive Services	05/01/2026
Kelly Bush, Financial & Administrative Services Director	05/01/2026
Justin Strickland, City Manager	05/01/2026

DATE: May 7, 2026

SUBJECT: FY2027 Non-Profit Funding - Fayette County Council on Domestic Violence, Inc. d/b/a Promise Place

Recommendation:
Consider Fayette County Council on Domestic Violence, Inc. d/b/a Promise Place's request for non-profit funding in the amount of $10,000 for FY27.

Discussion:
The non-profit funding policy authorizes up to $25,000 annually for the basic and general needs services in the community. Promise Place provides services the City does not meet; the basic and general needs of some of our residents who are victims of domestic violence, including emergency shelter, support groups, assistance in obtaining emergency protective orders, and in providing domestic violence and teen dating education programs. Peachtree City residents comprise a proportional amount of those served by the agency.

Attached is the request from Promise Place Executive Director Ashley Williams for the funding support of $10,000 to support the ongoing efforts and urgent needs of the organization. Current policy does not allow for the award amount to exceed $7,500 for basic needs.

Budget Impact:
Funds will be budgeted in FY27 per policy.

Attachments:
1. PTC Funding Request Letter
2. Non-Profit Funding Forms
3. 2024 990 Signed
4. Promise Place 2025-2026 Budget

Promise Place

April 9, 2026

Peachtree City Council
151 Willowbend Road
Peachtree City, GA

Dear City Council,

On behalf of Fayette County Council on Domestic Violence, Inc. d/b/a Promise Place, I would like to take this opportunity to thank Peachtree City for its ongoing support of the mission to help prevent and address domestic violence through awareness, education, and providing safety for the victims and their families, utilizing emergency shelter and transitional housing. In 2025, Promise Place assisted 1,456 victims of domestic violence. Of those served, who reported their county of residence, 221 were Fayette County residents with 82 reporting residing in Peachtree City. While there was a slight decrease in the total number of victims served from 2024, the number of residents from Peachtree City remains relatively the same.

Our domestic violence emergency shelter provides immediate safety for victims of domestic violence and their children. Staff provide services and resources to families while in the shelter to maintain their safety and promote self-sufficiency and housing stability. We provide all the clients; emergency services while in the shelter, including but not limited to, utilities, security, maintenance costs, food, clothing, household essentials, and staff for 24 hours, year-round coverage. We assisted 152 victims with emergency shelter in 2025. In addition to emergency shelter, Promise Place provides counseling services, legal advocacy, and many other programs for both the victim and their children to assist in the healing process from the trauma that they have experienced.

Promise Place collaborates with the Peachtree City Police Department as well as the other law enforcement agencies in Fayette County to ensure that domestic violence victims are given our information at the time of a violence incident and that police officers can contact us directly for assistance. This service is extremely important because when we assist domestic violence victims in escaping violent homes, we help reduce the number of 911 calls to officers, alleviating their volume of calls as well as reducing potential danger to officers responding to domestic violence calls. In 2025, Promise Place received a total of 1,309 calls on our crisis hotline. 254 calls were from victims in Fayette County, in which 34% of the victims that provided their residence information were from Peachtree City.

The continued support from Peachtree City Council is allowing Promise Place to make a difference in the lives of domestic violence victims and their children in Peachtree City. Our Teen Dating Violence Prevention Program reached 680 students from Peachtree City schools to educate the

youth on healthy relationships and warning signs of teen dating violence. Our vision is to empower local communities to eradicate domestic violence and promote emotional and physical healing for our clients.

Many nonprofits are experiencing uncertainty as it relates to state and federal funding opportunities. To help continue the much-needed services provided by Promise Place in our community, we are submitting a $10,000 funding request from the FY 2027 Annual Budget designated funds for nonprofit organizations. Thank you in advance for your consideration of this funding request and your ongoing support in giving our clients HOPE as they transition from victims to SURVIVORS.

Sincerely,

Ashley S. Williams

Ashley S. Williams
Executive Director

OPR: City Hall
4/00 (Amended 02/09)

Purpose Section I
Policy II

I. Purpose

The Purpose of this regulation is to establish a policy for consistent response to requests for donations on behalf of non-profit organizations, including public schools, in Fayette County.

II. Policy

While the City of Peachtree City has no financial responsibility to assist non-profit organizations, including public schools, with funding or providing labor, there have been requests in the past for this assistance, and it is anticipated that there may be requests in the future. In an effort to ensure consistency, fairness, and compliance with anti-gratuities laws, the following guidelines have been established:

A. Council will budget no more than $25,000 annually for all non-profit funding.

B. The City would assume no liability for any project for which the City provides funding and/or labor.

C. Services provided to Peachtree City residents by a non-profit organization shall be addressed in a contract between the City of Peachtree City and the organization.

D. Non-Profit Organizations

1. Basic Needs

As a general rule, funding for non-profit organizations serving Fayette County should be provided by the Fayette County Commission to ensure that Peachtree City residents are not subject to double payment through their municipal and County taxes. However, Council reserves the right to make contributions to non-profit organizations that provide services that meet the basic needs (food, shelter, protection) of Peachtree City residents based upon the merit of the request. Requests for funding for non-profit organizations that provide basic needs shall not require matching funds but such requests shall be prorated based upon the total annual budget of the organization and the percentage of Peachtree City residents served by the organization in comparison to the total number of people they serve. The amount of funding provided shall be the lesser of the amount requested, the amount of the annual budget used to serve Peachtree City residents based on the percentage of Peachtree City residents served, or $7,500.00. The percentage of Peachtree City residents served will be based on the total number of residents and non-residents served for the 12-month period ending with the month prior to the month in which the request is made. These funds, once identified, will be budgeted for annually, upon written request by the organization that would be subject to prorated allocation as noted above.

2. General Needs

Should Council approve a funding request for an organization that provides for general needs (other than food, shelter and protection), a dollar for dollar match up to a limit of $5,000 in funding/labor may be provided as a match to any non-government funding provided to the organization. If the organization serves people other than Peachtree City residents, request shall be prorated based upon the percentage of Peachtree City residents served in comparison to the total population served. The amount of funding provided shall be the lesser of the actual amount requested, the amount of the annual budget used to serve Peachtree City residents based on the percentage of Peachtree City residents served, or $5,000.00. The percentage of Peachtree City residents served will be based on the total number of residents and non-residents served for the 12-month period ending with the month prior to the month in which the request is made. Requests from a non-profit organization in the General Needs category will be considered no more often than every five years.

3. Public Schools

   a. Each request for funding/labor will be considered by the Peachtree City Recreation Commission, who will forward a recommendation to the City Council for final decision.
   b. Council will evaluate each request and make a decision based on the merit of the request.
   c. No more than one request, per school, will be considered in any five consecutive year period.
   d. Only Fayette County public schools whose attendance boundaries include Peachtree City will be eligible for consideration.
   e. Requests for funding/labor must be for enhancements to playgrounds and playing fields only. Any playground/playing field for which the City makes a contribution must be made available for use by City residents when not being used by the school. A formal agreement with the School Board would be required.
   f. Should Council approve a funding request, a dollar for dollar match up to a limit of $5,000 in funding/labor may be provided as a match to any funding provided by the school or any school organization (i.e. booster club). All funding requests must be submitted by June 1.

E. All requests for funding must be made using the attached form. 501c3 non-profit organizations should include a copy of the previous calendar year form 990. Other non-profits should attach a copy of their current fiscal year budget.

F. The City Council will have final approval on all funding requests. All funding requests must be submitted to and approved by Council by June 1 for consideration for funding in the next fiscal year budget.

G. In emergency situations (a sudden, urgent, need for help or relief, created by some unexpected financial event), the City Council may vote to provide funding outside of the provisions above from the Council Contingency Fund. Adherence to anti-gratuities requirements would still apply.

APPROVED:
Mayor and Councilmembers

Funding Request
For Non-Profit Organizations

Organization Information:

Organization Name: Fayette County Council on Domestic Violence dba Promise Place

Address: P.O. Box 854, Fayetteville, GA 30214

Phone #: 770.461.3839 Fax #: _____

Contact Person: Ashley Williams

Title: Executive Director

Financial Information:

Total Annual Budget: $1,807,563

Total Clients Served Annually: 1,456

Peachtree City Residents Served Annually: 82

Funding Request Information:

Funding Amount Requested: $10,000

Funding Use(s): Provide domestic violence services, emergency shelter, and resources to residents of Peachtree City.

Additional Information on Organization/Services: Promise Place provides services to victims of domestic violence in Peachtree City, including crisis counseling, legal advocacy, financial literacy, and emergency shelter. Our Teen Dating Violence Prevention Program is faciliated at the local middle and high schools in Peachtree City. The annual Teen Dating Violence Summit was held in Peachtree City on February 1, 2025 There were 150 students and parents in attendance.

REQUIRED ATTACHMENTS: 501c3 non-profit organizations must provide a copy of the previous calendar year form 990. Other non-profits must provide a current fiscal year budget.

Date Submitted: _____ ***Council Approval Date:*** _____ ***Amount Approved:*** _____

Form **990**

Department of the Treasury
Internal Revenue Service

Return of Organization Exempt From Income Tax

Under section 501(c), 527, or 4947(a)(1) of the Internal Revenue Code (except private foundations)
Do not enter social security numbers on this form as it may be made public.
Go to *www.irs.gov/Form990* for instructions and the latest information.

OMB No. 1545-0047
2024
Open to Public Inspection

A For the 2024 calendar year, or tax year beginning 07/01/24 , and ending 06/30/25

B Check if applicable:
- [ ] Address change
- [ ] Name change
- [ ] Initial return
- [ ] Final return/ terminated
- [ ] Amended return
- [ ] Application pending

C Name of organization: FAYETTE COUNTY COUNCIL ON DOMESTIC VIOLENCE, INC.
Doing business as: PROMISE PLACE
Number and street (or P.O. box if mail is not delivered to street address): P.O. BOX 854
Room/suite:
City or town, state or province, country, and ZIP or foreign postal code: FAYETTEVILLE GA 30214

D Employer identification number: 58-1826445
E Telephone number: 770-461-3839
G Gross receipts $: 1,446,111

F Name and address of principal officer:
WILLIAM MEYER
PO BOX 854
FAYETTEVILLE GA 30214

H(a) Is this a group return for subordinates? [ ] Yes [X] No
H(b) Are all subordinates included? [ ] Yes [ ] No
If "No," attach a list See instructions
H(c) Group exemption number

I Tax-exempt status: [X] 501(c)(3) [ ] 501(c) ( ) (insert no.) [ ] 4947(a)(1) or [ ] 527
J Website: www.promiseplace.org
K Form of organization: [X] Corporation [ ] Trust [ ] Association [ ] Other
L Year of formation: 1989
M State of legal domicile: GA

Part I Summary

Activities & Governance

1 Briefly describe the organization's mission or most significant activities:
PROVIDE ASSISTANCE TO VICTIMS OF DOMESTIC VIOLENCE AND THEIR CHILDREN IN FOUR COUNTIES IN CENTRAL GEORGIA THROUGH EDUCATION, REFERRALS, AND SUPPORT SERVICES TO AID VICTIMS IN EXPLORING THEIR OPTIONS.

2 Check this box [ ] if the organization discontinued its operations or disposed of more than 25% of its net assets.

3 Number of voting members of the governing body (Part VI, line 1a)	3	4
4 Number of independent voting members of the governing body (Part VI, line 1b)	4	4
5 Total number of individuals employed in calendar year 2024 (Part V, line 2a)	5	37
6 Total number of volunteers (estimate if necessary)	6	0
7a Total unrelated business revenue from Part VIII, column (C), line 12	7a	0
b Net unrelated business taxable income from Form 990-T, Part I, line 11	7b	0

Revenue

	Prior Year	Current Year
8 Contributions and grants (Part VIII, line 1h)	617,613	874,650
9 Program service revenue (Part VIII, line 2g)	501,219	563,900
10 Investment income (Part VIII, column (A), lines 3, 4, and 7d)		0
11 Other revenue (Part VIII, column (A), lines 5, 6d, 8c, 9c, 10c, and 11e)	27,518	7,561
12 Total revenue – add lines 8 through 11 (must equal Part VIII, column (A), line 12)	1,146,350	1,446,111

Expenses

13 Grants and similar amounts paid (Part IX, column (A), lines 1–3)		0
14 Benefits paid to or for members (Part IX, column (A), line 4)		0
15 Salaries, other compensation, employee benefits (Part IX, column (A), lines 5–10)	747,312	914,127
16a Professional fundraising fees (Part IX, column (A), line 11e)		0
b Total fundraising expenses (Part IX, column (D), line 25) 11,047		
17 Other expenses (Part IX, column (A), lines 11a–11d, 11f–24e)	424,772	594,660
18 Total expenses. Add lines 13–17 (must equal Part IX, column (A), line 25)	1,172,084	1,508,787
19 Revenue less expenses. Subtract line 18 from line 12	-25,734	-62,676

Net Assets or Fund Balances

	Beginning of Current Year	End of Year
20 Total assets (Part X, line 16)	695,984	741,679
21 Total liabilities (Part X, line 26)	265,982	374,353
22 Net assets or fund balances. Subtract line 21 from line 20	430,002	367,326

Part II Signature Block

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than officer) is based on all information of which preparer has any knowledge.

Sign Here

X _____ Date: 11-21-2025
Signature of officer

WILLIAM MEYER CHAIR
Type or print name and title

Paid Preparer Use Only

Preparer's name	Preparer's signature	Date	Check if self-employed	PTIN
JOHN R MUNDY, CPA	JOHN R MUNDY, CPA	10/31/25	[ ]	P00325949

Firm's name: Mundy & Company, LLC — Firm's EIN: 48-1289088
Firm's address: PO Box 2929 Cleveland, GA 30528-0052 — Phone no. 706-865-7796

May the IRS discuss this return with the preparer shown above? See instructions [X] Yes [ ] No

For Paperwork Reduction Act Notice, see the separate instructions.
DAA

Form **990** (2024)

Part III Statement of Program Service Accomplishments

Check if Schedule O contains a response or note to any line in this Part III ☐

1 Briefly describe the organization's mission:
PROVIDE ASSISTANCE TO VICTIMS OF DOMESTIC VIOLENCE AND THEIR CHILDREN IN FOUR COUNTIES IN CENTRAL GEORGIA THROUGH EDUCATION, REFERRALS, AND SUPPORT SERVICES TO AID VICTIMS IN EXPLORING THEIR OPTIONS.

2 Did the organization undertake any significant program services during the year which were not listed on the prior Form 990 or 990-EZ? ☐ Yes ☒ No
If "Yes," describe these new services on Schedule O.

3 Did the organization cease conducting, or make significant changes in how it conducts, any program services? ☐ Yes ☒ No
If "Yes," describe these changes on Schedule O.

4 Describe the organization's program service accomplishments for each of its three largest program services, as measured by expenses. Section 501(c)(3) and 501(c)(4) organizations are required to report the amount of grants and allocations to others, the total expenses, and revenue, if any, for each program service reported.

4a (Code:) (Expenses $ 1,408,768 including grants of $) (Revenue $)
PROVIDE ASSISTANCE TO VICTIMS OF DOMESTIC VIOLENCE AND THEIR CHILDREN IN FOUR COUNTIES IN CENTRAL GEORGIA THROUGH EDUCATION, REFERRALS, AND SUPPORT SERVICES TO AID VICTIMS IN EXPLORING THEIR OPTIONS.

4b (Code:) (Expenses $ including grants of $) (Revenue $)
N/A

4c (Code:) (Expenses $ including grants of $) (Revenue $)
N/A

4d Other program services (Describe on Schedule O.)
(Expenses $ 0 including grants of $) (Revenue $)

4e Total program service expenses 1,408,768

Part IV Checklist of Required Schedules

			Yes	No
1	Is the organization described in section 501(c)(3) or 4947(a)(1) (other than a private foundation)? *If "Yes," complete Schedule A*	1	X	
2	Is the organization required to complete Schedule B, Schedule of Contributors? See instructions	2	X	
3	Did the organization engage in direct or indirect political campaign activities on behalf of or in opposition to candidates for public office? *If "Yes," complete Schedule C, Part I*	3		X
4	**Section 501(c)(3) organizations.** Did the organization engage in lobbying activities, or have a section 501(h) election in effect during the tax year? *If "Yes," complete Schedule C, Part II*	4		X
5	Is the organization a section 501(c)(4), 501(c)(5), or 501(c)(6) organization that receives membership dues, assessments, or similar amounts as defined in Rev. Proc. 98-19? *If "Yes," complete Schedule C, Part III*	5		X
6	Did the organization maintain any donor advised funds or any similar funds or accounts for which donors have the right to provide advice on the distribution or investment of amounts in such funds or accounts? *If "Yes," complete Schedule D, Part I*	6		X
7	Did the organization receive or hold a conservation easement, including easements to preserve open space, the environment, historic land areas, or historic structures? *If "Yes," complete Schedule D, Part II*	7		X
8	Did the organization maintain collections of works of art, historical treasures, or other similar assets? *If "Yes," complete Schedule D, Part III*	8		X
9	Did the organization report an amount in Part X, line 21, for escrow or custodial account liability; serve as a custodian for amounts not listed in Part X; or provide credit counseling, debt management, credit repair, or debt negotiation services? *If "Yes," complete Schedule D, Part IV*	9		X
10	Did the organization, directly or through a related organization, hold assets in donor-restricted endowments or in quasi-endowments? *If "Yes," complete Schedule D, Part V*	10		X
11	If the organization's answer to any of the following questions is "Yes," then complete Schedule D, Parts VI, VII, VIII, IX, or X, as applicable.			
a	Did the organization report an amount for land, buildings, and equipment in Part X, line 10? *If "Yes," complete Schedule D, Part VI*	11a	X	
b	Did the organization report an amount for investments—other securities in Part X, line 12, that is 5% or more of its total assets reported in Part X, line 16? *If "Yes," complete Schedule D, Part VII*	11b		X
c	Did the organization report an amount for investments—program related in Part X, line 13, that is 5% or more of its total assets reported in Part X, line 16? *If "Yes," complete Schedule D, Part VIII*	11c		X
d	Did the organization report an amount for other assets in Part X, line 15, that is 5% or more of its total assets reported in Part X, line 16? *If "Yes," complete Schedule D, Part IX*	11d	X	
e	Did the organization report an amount for other liabilities in Part X, line 25? *If "Yes," complete Schedule D, Part X*	11e	X	
f	Did the organization's separate or consolidated financial statements for the tax year include a footnote that addresses the organization's liability for uncertain tax positions under FIN 48 (ASC 740)? *If "Yes," complete Schedule D, Part X*	11f		X
12a	Did the organization obtain separate, independent audited financial statements for the tax year? *If "Yes," complete Schedule D, Parts XI and XII*	12a	X	
b	Was the organization included in consolidated, independent audited financial statements for the tax year? *If "Yes," and if the organization answered "No" to line 12a, then completing Schedule D, Parts XI and XII is optional*	12b		X
13	Is the organization a school described in section 170(b)(1)(A)(ii)? *If "Yes," complete Schedule E*	13		X
14a	Did the organization maintain an office, employees, or agents outside of the United States?	14a		X
b	Did the organization have aggregate revenues or expenses of more than $10,000 from grantmaking, fundraising, business, investment, and program service activities outside the United States, or aggregate foreign investments valued at $100,000 or more? *If "Yes," complete Schedule F, Parts I and IV*	14b		X
15	Did the organization report on Part IX, column (A), line 3, more than $5,000 of grants or other assistance to or for any foreign organization? *If "Yes," complete Schedule F, Parts II and IV*	15		X
16	Did the organization report on Part IX, column (A), line 3, more than $5,000 of aggregate grants or other assistance to or for foreign individuals? *If "Yes," complete Schedule F, Parts III and IV*	16		X
17	Did the organization report a total of more than $15,000 of expenses for professional fundraising services on Part IX, column (A), lines 6 and 11e? *If "Yes," complete Schedule G, Part I.* See instructions	17		X
18	Did the organization report more than $15,000 total of fundraising event gross income and contributions on Part VIII, lines 1c and 8a? *If "Yes," complete Schedule G, Part II*	18		X
19	Did the organization report more than $15,000 of gross income from gaming activities on Part VIII, line 9a? *If "Yes," complete Schedule G, Part III*	19		X
20a	Did the organization operate one or more hospital facilities? *If "Yes," complete Schedule H*	20a		X
b	If "Yes" to line 20a, did the organization attach a copy of its audited financial statements to this return?	20b		
21	Did the organization report more than $5,000 of grants or other assistance to any domestic organization or domestic government on Part IX, column (A), line 1? *If "Yes," complete Schedule I, Parts I and II*	21		X

Part IV Checklist of Required Schedules *(continued)*

			Yes	No
22	Did the organization report more than $5,000 of grants or other assistance to or for domestic individuals on Part IX, column (A), line 2? *If "Yes," complete Schedule I, Parts I and III*	22		X
23	Did the organization answer "Yes" to Part VII, Section A, line 3, 4, or 5, about compensation of the organization's current and former officers, directors, trustees, key employees, and highest compensated employees? *If "Yes," complete Schedule J*	23		X
24a	Did the organization have a tax-exempt bond issue with an outstanding principal amount of more than $100,000 as of the last day of the year, that was issued after December 31, 2002? *If "Yes," answer lines 24b through 24d and complete Schedule K. If "No," go to line 25a*	24a		X
b	Did the organization invest any proceeds of tax-exempt bonds beyond a temporary period exception?	24b		
c	Did the organization maintain an escrow account other than a refunding escrow at any time during the year to defease any tax-exempt bonds?	24c		
d	Did the organization act as an "on behalf of" issuer for bonds outstanding at any time during the year?	24d		
25a	**Section 501(c)(3), 501(c)(4), and 501(c)(29) organizations.** Did the organization engage in an excess benefit transaction with a disqualified person during the year? *If "Yes," complete Schedule L, Part I*	25a		X
b	Is the organization aware that it engaged in an excess benefit transaction with a disqualified person in a prior year, and that the transaction has not been reported on any of the organization's prior Forms 990 or 990-EZ? *If "Yes," complete Schedule L, Part I*	25b		X
26	Did the organization report any amount on Part X, line 5 or 22, for receivables from or payables to any current or former officer, director, trustee, key employee, creator or founder, substantial contributor, or 35% controlled entity or family member of any of these persons? *If "Yes," complete Schedule L, Part II*	26		X
27	Did the organization provide a grant or other assistance to any current or former officer, director, trustee, key employee, creator or founder, substantial contributor or employee thereof, a grant selection committee member, or to a 35% controlled entity (including an employee thereof) or family member of any of these persons? *If "Yes," complete Schedule L, Part III*	27		X
28	Was the organization a party to a business transaction with one of the following parties? (See the Schedule L, Part IV, instructions for applicable filing thresholds, conditions, and exceptions).			
a	A current or former officer, director, trustee, key employee, creator or founder, or substantial contributor? *If "Yes," complete Schedule L, Part IV*	28a		X
b	A family member of any individual described in line 28a? *If "Yes," complete Schedule L, Part IV*	28b		X
c	A 35% controlled entity of one or more individuals and/or organizations described in line 28a or 28b? *If "Yes," complete Schedule L, Part IV*	28c		X
29	Did the organization receive more than $25,000 in noncash contributions? *If "Yes," complete Schedule M*	29	X	
30	Did the organization receive contributions of art, historical treasures, or other similar assets, or qualified conservation contributions? *If "Yes," complete Schedule M*	30		X
31	Did the organization liquidate, terminate, or dissolve and cease operations? *If "Yes," complete Schedule N, Part I*	31		X
32	Did the organization sell, exchange, dispose of, or transfer more than 25% of its net assets? *If "Yes," complete Schedule N, Part II*	32		X
33	Did the organization own 100% of an entity disregarded as separate from the organization under Regulations sections 301.7701-2 and 301.7701-3? *If "Yes," complete Schedule R, Part I*	33		X
34	Was the organization related to any tax-exempt or taxable entity? *If "Yes," complete Schedule R, Part II, III, or IV, and Part V, line 1*	34		X
35a	Did the organization have a controlled entity within the meaning of section 512(b)(13)?	35a		X
b	If "Yes" to line 35a, did the organization receive any payment from or engage in any transaction with a controlled entity within the meaning of section 512(b)(13)? *If "Yes," complete Schedule R, Part V, line 2*	35b		
36	**Section 501(c)(3) organizations.** Did the organization make any transfers to an exempt non-charitable related organization? *If "Yes," complete Schedule R, Part V, line 2*	36		X
37	Did the organization conduct more than 5% of its activities through an entity that is not a related organization and that is treated as a partnership for federal income tax purposes? *If "Yes," complete Schedule R, Part VI*	37		X
38	Did the organization complete Schedule O and provide explanations on Schedule O for Part VI, lines 11b and 19? **Note:** All Form 990 filers are required to complete Schedule O.	38	X	

Part V Statements Regarding Other IRS Filings and Tax Compliance

Check if Schedule O contains a response or note to any line in this Part V ☐

				Yes	No
1a	Enter the number reported in box 3 of Form 1096. Enter -0- if not applicable	1a	1		
b	Enter the number of Forms W-2G included on line 1a. Enter -0- if not applicable	1b	0		
c	Did the organization comply with backup withholding rules for reportable payments to vendors and reportable gaming (gambling) winnings to prize winners?	1c			X

Part V Statements Regarding Other IRS Filings and Tax Compliance *(continued)*

				Yes	No
2a	Enter the number of employees reported on Form W-3, Transmittal of Wage and Tax Statements, filed for the calendar year ending with or within the year covered by this return	2a	37		
b	If at least one is reported on line 2a, did the organization file all required federal employment tax returns?		2b	X	
3a	Did the organization have unrelated business gross income of $1,000 or more during the year?		3a		X
b	If "Yes," has it filed a Form 990-T for this year? *If "No" to line 3b, provide an explanation on Schedule O*		3b		
4a	At any time during the calendar year, did the organization have an interest in, or a signature or other authority over, a financial account in a foreign country (such as a bank account, securities account, or other financial account)?		4a		X
b	If "Yes," enter the name of the foreign country See instructions for filing requirements for FinCEN Form 114, Report of Foreign Bank and Financial Accounts (FBAR).				
5a	Was the organization a party to a prohibited tax shelter transaction at any time during the tax year?		5a		X
b	Did any taxable party notify the organization that it was or is a party to a prohibited tax shelter transaction?		5b		X
c	If "Yes" to line 5a or 5b, did the organization file Form 8886-T?		5c		
6a	Does the organization have annual gross receipts that are normally greater than $100,000, and did the organization solicit any contributions that were not tax deductible as charitable contributions?		6a		X
b	If "Yes," did the organization include with every solicitation an express statement that such contributions or gifts were not tax deductible?		6b		
7	**Organizations that may receive deductible contributions under section 170(c).**				
a	Did the organization receive a payment in excess of $75 made partly as a contribution and partly for goods and services provided to the payor?		7a		
b	If "Yes," did the organization notify the donor of the value of the goods or services provided?		7b		
c	Did the organization sell, exchange, or otherwise dispose of tangible personal property for which it was required to file Form 8282?		7c		
d	If "Yes," indicate the number of Forms 8282 filed during the year	7d			
e	Did the organization receive any funds, directly or indirectly, to pay premiums on a personal benefit contract?		7e		
f	Did the organization, during the year, pay premiums, directly or indirectly, on a personal benefit contract?		7f		
g	If the organization received a contribution of qualified intellectual property, did the organization file Form 8899 as required?		7g		
h	If the organization received a contribution of cars, boats, airplanes, or other vehicles, did the organization file a Form 1098-C?		7h		
8	**Sponsoring organizations maintaining donor advised funds.** Did a donor advised fund maintained by the sponsoring organization have excess business holdings at any time during the year?		8		
9	**Sponsoring organizations maintaining donor advised funds.**				
a	Did the sponsoring organization make any taxable distributions under section 4966?		9a		
b	Did the sponsoring organization make a distribution to a donor, donor advisor, or related person?		9b		
10	**Section 501(c)(7) organizations.** Enter:				
a	Initiation fees and capital contributions included on Part VIII, line 12	10a			
b	Gross receipts, included on Form 990, Part VIII, line 12, for public use of club facilities	10b			
11	**Section 501(c)(12) organizations.** Enter:				
a	Gross income from members or shareholders	11a			
b	Gross income from other sources. (Do not net amounts due or paid to other sources against amounts due or received from them.)	11b			
12a	**Section 4947(a)(1) non-exempt charitable trusts.** Is the organization filing Form 990 in lieu of Form 1041?		12a		
b	If "Yes," enter the amount of tax-exempt interest received or accrued during the year	12b			
13	**Section 501(c)(29) qualified nonprofit health insurance issuers.**				
a	Is the organization licensed to issue qualified health plans in more than one state? **Note:** See the instructions for additional information the organization must report on Schedule O.		13a		
b	Enter the amount of reserves the organization is required to maintain by the states in which the organization is licensed to issue qualified health plans	13b			
c	Enter the amount of reserves on hand	13c			
14a	Did the organization receive any payments for indoor tanning services during the tax year?		14a		X
b	If "Yes," has it filed a Form 720 to report these payments? *If "No," provide an explanation on Schedule O*		14b		
15	Is the organization subject to the section 4960 tax on payment(s) of more than $1,000,000 in remuneration or excess parachute payment(s) during the year? If "Yes," see instructions and file Form 4720, Schedule N.		15		X
16	Is the organization an educational institution subject to the section 4968 excise tax on net investment income? If "Yes," complete Form 4720, Schedule O.		16		X
17	**Section 501(c)(21) organizations.** Did the trust, any disqualified or other person, engage in any activities that would result in the imposition of an excise tax under section 4951, 4952, or 4953? If "Yes," complete Form 6069.		17		

Part VI Governance, Management, and Disclosure. *For each "Yes" response to lines 2 through 7b below, and for a "No" response to line 8a, 8b, or 10b below, describe the circumstances, processes, or changes on Schedule O. See instructions.*

Check if Schedule O contains a response or note to any line in this Part VI X

Section A. Governing Body and Management

				Yes	No
1a	Enter the number of voting members of the governing body at the end of the tax year	1a	4		
	If there are material differences in voting rights among members of the governing body, or if the governing body delegated broad authority to an executive committee or similar committee, explain on Schedule O.				
b	Enter the number of voting members included on line 1a, above, who are independent	1b	4		
2	Did any officer, director, trustee, or key employee have a family relationship or a business relationship with any other officer, director, trustee, or key employee?	2			X
3	Did the organization delegate control over management duties customarily performed by or under the direct supervision of officers, directors, trustees, or key employees to a management company or other person?	3			X
4	Did the organization make any significant changes to its governing documents since the prior Form 990 was filed?	4			X
5	Did the organization become aware during the year of a significant diversion of the organization's assets?	5			X
6	Did the organization have members or stockholders?	6			X
7a	Did the organization have members, stockholders, or other persons who had the power to elect or appoint one or more members of the governing body?	7a			X
b	Are any governance decisions of the organization reserved to (or subject to approval by) members, stockholders, or persons other than the governing body?	7b			X
8	Did the organization contemporaneously document the meetings held or written actions undertaken during the year by the following:				
a	The governing body?	8a		X	
b	Each committee with authority to act on behalf of the governing body?	8b		X	
9	Is there any officer, director, trustee, or key employee listed in Part VII, Section A, who cannot be reached at the organization's mailing address? *If "Yes," provide the names and addresses on Schedule O*	9			X

Section B. Policies *(This Section B requests information about policies not required by the Internal Revenue Code.)*

			Yes	No
10a	Did the organization have local chapters, branches, or affiliates?	10a		X
b	If "Yes," did the organization have written policies and procedures governing the activities of such chapters, affiliates, and branches to ensure their operations are consistent with the organization's exempt purposes?	10b		
11a	Has the organization provided a complete copy of this Form 990 to all members of its governing body before filing the form?	11a		X
b	Describe on Schedule O the process, if any, used by the organization to review this Form 990.			
12a	Did the organization have a written conflict of interest policy? *If "No," go to line 13*	12a	X	
b	Were officers, directors, or trustees, and key employees required to disclose annually interests that could give rise to conflicts?	12b		X
c	Did the organization regularly and consistently monitor and enforce compliance with the policy? *If "Yes," describe on Schedule O how this was done*	12c		X
13	Did the organization have a written whistleblower policy?	13	X	
14	Did the organization have a written document retention and destruction policy?	14		X
15	Did the process for determining compensation of the following persons include a review and approval by independent persons, comparability data, and contemporaneous substantiation of the deliberation and decision?			
a	The organization's CEO, Executive Director, or top management official	15a	X	
b	Other officers or key employees of the organization	15b		X
	If "Yes" to line 15a or 15b, describe the process on Schedule O. See instructions.			
16a	Did the organization invest in, contribute assets to, or participate in a joint venture or similar arrangement with a taxable entity during the year?	16a		X
b	If "Yes," did the organization follow a written policy or procedure requiring the organization to evaluate its participation in joint venture arrangements under applicable federal tax law, and take steps to safeguard the organization's exempt status with respect to such arrangements?	16b		

Section C. Disclosure

17 List the states with which a copy of this Form 990 is required to be filed GA

18 Section 6104 requires an organization to make its Forms 1023 (1024 or 1024-A, if applicable), 990, and 990-T (section 501(c)(3)s only) available for public inspection. Indicate how you made these available. Check all that apply.

☐ Own website ☐ Another's website ☐ Upon request ☐ Other *(explain on Schedule O)*

19 Describe on Schedule O whether (and if so, how) the organization made its governing documents, conflict of interest policy, and financial statements available to the public during the tax year.

20 State the name, address, and telephone number of the person who possesses the organization's books and records.

ASHLEY WILLIAMS P.O. BOX 854

FAYETTEVILLE GA 30214 770-461-3839

Part VII Compensation of Officers, Directors, Trustees, Key Employees, Highest Compensated Employees, and Independent Contractors

Check if Schedule O contains a response or note to any line in this Part VII ☐

Section A. Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees

1a Complete this table for all persons required to be listed. Report compensation for the calendar year ending with or within the organization's tax year.

- List all of the organization's **current** officers, directors, trustees (whether individuals or organizations), regardless of amount of compensation. Enter -0- in columns (D), (E), and (F) if no compensation was paid.
- List all of the organization's **current** key employees, if any. See instructions for definition of "key employee."
- List the organization's five **current** highest compensated employees (other than an officer, director, trustee, or key employee) who received reportable compensation (box 5 of Form W-2, box 6 of Form 1099-MISC, and/or box 1 of Form 1099-NEC) of more than $100,000 from the organization and any related organizations.
- List all of the organization's **former** officers, key employees, and highest compensated employees who received more than $100,000 of reportable compensation from the organization and any related organizations.
- List all of the organization's **former directors or trustees** that received, in the capacity as a former director or trustee of the organization, more than $10,000 of reportable compensation from the organization and any related organizations.

See the instructions for the order in which to list the persons above.

☒ Check this box if neither the organization nor any related organization compensated any current officer, director, or trustee.

(A) Name and title	(B) Average hours per week (list any hours for related organizations below dotted line)	(C) Position (do not check more than one box, unless person is both an officer and a director/trustee)						(D) Reportable compensation from the organization (W-2/ 1099-MISC/ 1099-NEC)	(E) Reportable compensation from related organizations (W-2/ 1099-MISC/ 1099-NEC)	(F) Estimated amount of other compensation from the organization and related organizations
		Individual trustee or director	Institutional trustee	Officer	Key employee	Highest compensated employee	Former			
(1) PHILLIP CRANE DIRECTOR	3.00 0.00	X						0	0	0
(2) WILLIAM MEYER CHAIR	3.00 0.00	X		X				0	0	0
(3) KELEIGH PAINO DIRECTOR	3.00 0.00	X						0	0	0
(4) DENISE SHABAZZ SECRETARY	3.00 0.00	X		X				0	0	0
(5)										
(6)										
(7)										
(8)										
(9)										
(10)										
(11)										

Part VII Section A. Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees *(continued)*

(A) Name and title	(B) Average hours per week (list any hours for related organizations below dotted line)	(C) Position (do not check more than one box, unless person is both an officer and a director/trustee)						(D) Reportable compensation from the organization (W-2/ 1099-MISC/ 1099-NEC)	(E) Reportable compensation from related organizations (W-2/ 1099-MISC/ 1099-NEC)	(F) Estimated amount of other compensation from the organization and related organizations
		Individual trustee or director	Institutional trustee	Officer	Key employee	Highest compensated employee	Former			
(12)										
(13)										
(14)										
(15)										
(16)										
(17)										
(18)										
(19)										
1b Subtotal										
c Total from continuation sheets to Part VII, Section A										
d Total (add lines 1b and 1c)										

2 Total number of individuals (including but not limited to those listed above) who received more than $100,000 of reportable compensation from the organization 0

		Yes	No
3	Did the organization list any **former** officer, director, trustee, key employee, or highest compensated employee on line 1a? *If "Yes," complete Schedule J for such individual*		X
4	For any individual listed on line 1a, is the sum of reportable compensation and other compensation from the organization and related organizations greater than $150,000? *If "Yes," complete Schedule J for such individual*		X
5	Did any person listed on line 1a receive or accrue compensation from any unrelated organization or individual for services rendered to the organization? *If "Yes," complete Schedule J for such person*		X

Section B. Independent Contractors

1 Complete this table for your five highest compensated independent contractors that received more than $100,000 of compensation from the organization. Report compensation for the calendar year ending with or within the organization's tax year.

(A) Name and business address	(B) Description of services	(C) Compensation

2 Total number of independent contractors (including but not limited to those listed above) who received more than $100,000 of compensation from the organization 0

Part VIII Statement of Revenue

Check if Schedule O contains a response or note to any line in this Part VIII ☐

				(A) Total revenue	(B) Related or exempt function revenue	(C) Unrelated business revenue	(D) Revenue excluded from tax under sections 512-514
Contributions, Gifts, Grants, and Other Similar Amounts	1a Federated campaigns	1a					
	b Membership dues	1b					
	c Fundraising events	1c					
	d Related organizations	1d					
	e Government grants (contributions)	1e	874,650				
	f All other contributions, gifts, grants, and similar amounts not included above	1f					
	g Noncash contributions included in lines 1a-1f	1g	$ 42,300				
	h Total. Add lines 1a–1f			874,650			
Program Service Revenue		Business Code					
	2a UNITED WAY			339,440	339,440		
	b CONTRIBUTIONS			118,842	118,842		
	c FAYETTE THRIFT SHOP			61,000	61,000		
	d PRIVATE GRANTS			44,618	44,618		
	e						
	f All other program service revenue						
	g Total. Add lines 2a–2f			563,900			
Other Revenue	3 Investment income (including dividends, interest, and other similar amounts)						
	4 Income from investment of tax-exempt bond proceeds						
	5 Royalties						
			(i) Real / (ii) Personal				
	6a Gross rents	6a					
	b Less: rental expenses	6b					
	c Rental inc. or (loss)	6c					
	d Net rental income or (loss)						
			(i) Securities / (ii) Other				
	7a Gross amount from sales of assets other than inventory	7a					
	b Less: cost or other basis and sales exps.	7b					
	c Gain or (loss)	7c					
	d Net gain or (loss)						
	8a Gross income from fundraising events (not including $ of contributions reported on line 1c). See Part IV, line 18	8a	7,561				
	b Less: direct expenses	8b					
	c Net income or (loss) from fundraising events			7,561			
	9a Gross income from gaming activities. See Part IV, line 19	9a					
	b Less: direct expenses	9b					
	c Net income or (loss) from gaming activities						
	10a Gross sales of inventory, less returns and allowances	10a					
	b Less: cost of goods sold	10b					
	c Net income or (loss) from sales of inventory						
Miscellaneous Revenue		Business Code					
	11a						
	b						
	c						
	d All other revenue						
	e Total. Add lines 11a–11d						
	12 Total revenue. See instructions			1,446,111	563,900	0	0

DAA

Part IX Statement of Functional Expenses

Section 501(c)(3) and 501(c)(4) organizations must complete all columns. All other organizations must complete column (A).

Check if Schedule O contains a response or note to any line in this Part IX ☐

Do not include amounts reported on lines 6b, 7b, 8b, 9b, and 10b of Part VIII.	(A) Total expenses	(B) Program service expenses	(C) Management and general expenses	(D) Fundraising expenses
1 Grants and other assistance to domestic organizations and domestic governments. See Part IV, line 21				
2 Grants and other assistance to domestic individuals. See Part IV, line 22				
3 Grants and other assistance to foreign organizations, foreign governments, and foreign individuals. See Part IV, lines 15 and 16				
4 Benefits paid to or for members				
5 Compensation of current officers, directors, trustees, and key employees				
6 Compensation not included above to disqualified persons (as defined under section 4958(f)(1)) and persons described in section 4958(c)(3)(B)				
7 Other salaries and wages	727,637	691,255	36,382	
8 Pension plan accruals and contributions (include section 401(k) and 403(b) employer contributions)				
9 Other employee benefits	125,510	94,132	31,378	
10 Payroll taxes	60,980	54,882	6,098	
11 Fees for services (nonemployees):				
a Management				
b Legal				
c Accounting	8,200	8,200		
d Lobbying				
e Professional fundraising services. See Part IV, line 17				
f Investment management fees				
g Other. (If line 11g amount exceeds 10% of line 25, column (A), amount, list line 11g expenses on Schedule O.)	77,322	77,322		
12 Advertising and promotion	929	929		
13 Office expenses	41,918	24,697	6,174	11,047
14 Information technology				
15 Royalties				
16 Occupancy	65,935	65,935		
17 Travel	6,352	6,352		
18 Payments of travel or entertainment expenses for any federal, state, or local public officials				
19 Conferences, conventions, and meetings	1,633	1,633		
20 Interest	15,189	12,911	2,278	
21 Payments to affiliates				
22 Depreciation, depletion, and amortization	31,378	30,125	1,253	
23 Insurance	31,971	28,774	3,197	
24 Other expenses. Itemize expenses not covered above. (List miscellaneous expenses on line 24e. If line 24e amount exceeds 10% of line 25, column (A), amount, list line 24e expenses on Schedule O.)				
a PROMISE TO HOPE	228,600	228,600		
b CLIENT ASSISTANCE	45,309	45,309		
c REPAIRS & MAINTENANCE	21,873	20,780	1,093	
d TELEPHONE	11,195	10,076	1,119	
e All other expenses	6,856	6,856		
25 Total functional expenses. Add lines 1 through 24e	1,508,787	1,408,768	88,972	11,047
26 Joint costs. Complete this line only if the organization reported in column (B) joint costs from a combined educational campaign and fundraising solicitation. Check here ☐ if following SOP 98-2 (ASC 958-720)				

Part X Balance Sheet

Check if Schedule O contains a response or note to any line in this Part X ☐

				(A) Beginning of year		(B) End of year
Assets	1	Cash—non-interest-bearing		126,748	1	23,208
	2	Savings and temporary cash investments			2	
	3	Pledges and grants receivable, net		136,986	3	204,799
	4	Accounts receivable, net			4	
	5	Loans and other receivables from any current or former officer, director, trustee, key employee, creator or founder, substantial contributor, or 35% controlled entity or family member of any of these persons			5	
	6	Loans and other receivables from other disqualified persons (as defined under section 4958(f)(1)), and persons described in section 4958(c)(3)(B)			6	
	7	Notes and loans receivable, net			7	
	8	Inventories for sale or use			8	
	9	Prepaid expenses and deferred charges			9	4,517
	10a	Land, buildings, and equipment: cost or other basis. Complete Part VI of Schedule D	10a 998,149			
	b	Less: accumulated depreciation	10b 586,144	429,168	10c	412,005
	11	Investments—publicly traded securities			11	
	12	Investments—other securities. See Part IV, line 11			12	
	13	Investments—program-related. See Part IV, line 11			13	
	14	Intangible assets			14	
	15	Other assets. See Part IV, line 11		3,082	15	97,150
	16	**Total assets.** Add lines 1 through 15 (must equal line 33)		695,984	16	741,679
Liabilities	17	Accounts payable and accrued expenses		30,912	17	55,743
	18	Grants payable			18	
	19	Deferred revenue			19	
	20	Tax-exempt bond liabilities			20	
	21	Escrow or custodial account liability. Complete Part IV of Schedule D			21	
	22	Loans and other payables to any current or former officer, director, trustee, key employee, creator or founder, substantial contributor, or 35% controlled entity or family member of any of these persons			22	
	23	Secured mortgages and notes payable to unrelated third parties		235,070	23	234,296
	24	Unsecured notes and loans payable to unrelated third parties			24	
	25	Other liabilities (including federal income tax, payables to related third parties, and other liabilities not included on lines 17-24). Complete Part X of Schedule D			25	84,314
	26	**Total liabilities.** Add lines 17 through 25		265,982	26	374,353
Net Assets or Fund Balances		**Organizations that follow FASB ASC 958, check here** ☒ **and complete lines 27, 28, 32, and 33.**				
	27	Net assets without donor restrictions		427,220	27	367,144
	28	Net assets with donor restrictions		2,782	28	182
		Organizations that do not follow FASB ASC 958, check here ☐ **and complete lines 29 through 33.**				
	29	Capital stock or trust principal, or current funds			29	
	30	Paid-in or capital surplus, or land, building, or equipment fund			30	
	31	Retained earnings, endowment, accumulated income, or other funds			31	
	32	Total net assets or fund balances		430,002	32	367,326
	33	Total liabilities and net assets/fund balances		695,984	33	741,679

Part XI Reconciliation of Net Assets

Check if Schedule O contains a response or note to any line in this Part XI ☐

1	Total revenue (must equal Part VIII, column (A), line 12)	1	1,446,111
2	Total expenses (must equal Part IX, column (A), line 25)	2	1,508,787
3	Revenue less expenses. Subtract line 2 from line 1	3	-62,676
4	Net assets or fund balances at beginning of year (must equal Part X, line 32, column (A))	4	430,002
5	Net unrealized gains (losses) on investments	5	
6	Donated services and use of facilities	6	
7	Investment expenses	7	
8	Prior period adjustments	8	
9	Other changes in net assets or fund balances (explain on Schedule O)	9	
10	Net assets or fund balances at end of year. Combine lines 3 through 9 (must equal Part X, line 32, column (B))	10	367,326

Part XII Financial Statements and Reporting

Check if Schedule O contains a response or note to any line in this Part XII ☐

			Yes	No
1	Accounting method used to prepare the Form 990: ☐ Cash ☒ Accrual ☐ Other _____ If the organization changed its method of accounting from a prior year or checked "Other," explain on Schedule O.			
2a	Were the organization's financial statements compiled or reviewed by an independent accountant? If "Yes," check a box below to indicate whether the financial statements for the year were compiled or reviewed on a separate basis, consolidated basis, or both. ☐ Separate basis ☐ Consolidated basis ☐ Both consolidated and separate basis	2a		X
b	Were the organization's financial statements audited by an independent accountant? If "Yes," check a box below to indicate whether the financial statements for the year were audited on a separate basis, consolidated basis, or both. ☐ Separate basis ☐ Consolidated basis ☐ Both consolidated and separate basis	2b		X
c	If "Yes" to line 2a or 2b, does the organization have a committee that assumes responsibility for oversight of the audit, review, or compilation of its financial statements and selection of an independent accountant? If the organization changed either its oversight process or selection process during the tax year, explain on Schedule O.	2c		
3a	As a result of a federal award, was the organization required to undergo an audit or audits as set forth in the Uniform Guidance, 2 C.F.R. Part 200, Subpart F?	3a		
b	If "Yes," did the organization undergo the required audit or audits? If the organization did not undergo the required audit or audits, explain why on Schedule O and describe any steps taken to undergo such audits	3b		

SCHEDULE A (Form 990)

Department of the Treasury
Internal Revenue Service

Public Charity Status and Public Support

Complete if the organization is a section 501(c)(3) organization or a section 4947(a)(1) nonexempt charitable trust.

Attach to Form 990 or Form 990-EZ.

Go to *www.irs.gov/Form990* for instructions and the latest information.

OMB No. 1545-0047

2024

Open to Public Inspection

Name of the organization: FAYETTE COUNTY COUNCIL ON DOMESTIC VIOLENCE, INC.

Employer identification number: 58-1826445

Part I Reason for Public Charity Status. (All organizations must complete this part.) See instructions.

The organization is not a private foundation because it is: (For lines 1 through 12, check only one box.)

1 ☐ A church, convention of churches, or association of churches described in **section 170(b)(1)(A)(i).**

2 ☐ A school described in **section 170(b)(1)(A)(ii).** (Attach Schedule E (Form 990).)

3 ☐ A hospital or a cooperative hospital service organization described in **section 170(b)(1)(A)(iii).**

4 ☐ A medical research organization operated in conjunction with a hospital described in **section 170(b)(1)(A)(iii).** Enter the hospital's name, city, and state:

5 ☐ An organization operated for the benefit of a college or university owned or operated by a governmental unit described in **section 170(b)(1)(A)(iv).** (Complete Part II.)

6 ☐ A federal, state, or local government or governmental unit described in **section 170(b)(1)(A)(v).**

7 ☒ An organization that normally receives a substantial part of its support from a governmental unit or from the general public described in **section 170(b)(1)(A)(vi).** (Complete Part II.)

8 ☐ A community trust described in **section 170(b)(1)(A)(vi).** (Complete Part II.)

9 ☐ An agricultural research organization described in **section 170(b)(1)(A)(ix)** operated in conjunction with a land-grant college or university or a non-land-grant college of agriculture (see instructions). Enter the name, city, and state of the college or university:

10 ☐ An organization that normally receives (1) more than 33 1/3% of its support from contributions, membership fees, and gross receipts from activities related to its exempt functions, subject to certain exceptions; and (2) no more than 33 1/3% of its support from gross investment income and unrelated business taxable income (less section 511 tax) from businesses acquired by the organization after June 30, 1975. See **section 509(a)(2).** (Complete Part III.)

11 ☐ An organization organized and operated exclusively to test for public safety. See **section 509(a)(4).**

12 ☐ An organization organized and operated exclusively for the benefit of, to perform the functions of, or to carry out the purposes of one or more publicly supported organizations described in **section 509(a)(1)** or **section 509(a)(2).** See **section 509(a)(3).** Check the box on lines 12a through 12d that describes the type of supporting organization and complete lines 12e, 12f, and 12g.

a ☐ **Type I.** A supporting organization operated, supervised, or controlled by its supported organization(s), typically by giving the supported organization(s) the power to regularly appoint or elect a majority of the directors or trustees of the supporting organization. **You must complete Part IV, Sections A and B.**

b ☐ **Type II.** A supporting organization supervised or controlled in connection with its supported organization(s), by having control or management of the supporting organization vested in the same persons that control or manage the supported organization(s). **You must complete Part IV, Sections A and C.**

c ☐ **Type III functionally integrated.** A supporting organization operated in connection with, and functionally integrated with, its supported organization(s) (see instructions). **You must complete Part IV, Sections A, D, and E.**

d ☐ **Type III non-functionally integrated.** A supporting organization operated in connection with its supported organization(s) that is not functionally integrated. The organization generally must satisfy a distribution requirement and an attentiveness requirement (see instructions). **You must complete Part IV, Sections A and D, and Part V.**

e ☐ Check this box if the organization received a written determination from the IRS that it is a Type I, Type II, Type III functionally integrated, or Type III non-functionally integrated supporting organization.

f Enter the number of supported organizations

g Provide the following information about the supported organization(s).

(i) Name of supported organization	(ii) EIN	(iii) Type of organization (described on lines 1–10 above (see instructions))	(iv) Is the organization listed in your governing document? Yes	(iv) No	(v) Amount of monetary support (see instructions)	(vi) Amount of other support (see instructions)
(A)						
(B)						
(C)						
(D)						
(E)						
Total						

Part II Support Schedule for Organizations Described in Sections 170(b)(1)(A)(iv) and 170(b)(1)(A)(vi)
(Complete only if you checked the box on line 5, 7, or 8 of Part I or if the organization failed to qualify under Part III. If the organization fails to qualify under the tests listed below, please complete Part III.)

Section A. Public Support

Calendar year (or fiscal year beginning in)	(a) 2020	(b) 2021	(c) 2022	(d) 2023	(e) 2024	(f) Total
1 Gifts, grants, contributions, and membership fees received. (Do not include any "unusual grants.")	766,916	648,869	583,156	617,613	874,650	3,491,204
2 Tax revenues levied for the organization's benefit and either paid to or expended on its behalf						
3 The value of services or facilities furnished by a governmental unit to the organization without charge						
4 **Total.** Add lines 1 through 3	766,916	648,869	583,156	617,613	874,650	3,491,204
5 The portion of total contributions by each person (other than a governmental unit or publicly supported organization) included on line 1 that exceeds 2% of the amount shown on line 11, column (f)						
6 **Public support.** Subtract line 5 from line 4						3,491,204

Section B. Total Support

Calendar year (or fiscal year beginning in)	(a) 2020	(b) 2021	(c) 2022	(d) 2023	(e) 2024	(f) Total
7 Amounts from line 4	766,916	648,869	583,156	617,613	874,650	3,491,204
8 Gross income from interest, dividends, payments received on securities loans, rents, royalties, and income from similar sources						
9 Net income from unrelated business activities, whether or not the business is regularly carried on						
10 Other income. Do not include gain or loss from the sale of capital assets (Explain in Part VI.)						
11 **Total support.** Add lines 7 through 10						3,491,204
12 Gross receipts from related activities, etc. (see instructions)					12	2,189,544

13 **First 5 years.** If the Form 990 is for the organization's first, second, third, fourth, or fifth tax year as a section 501(c)(3) organization, check this box and **stop here** ☐

Section C. Computation of Public Support Percentage

14	Public support percentage for 2024 (line 6, column (f), divided by line 11, column (f))	14	100.00 %
15	Public support percentage from 2023 Schedule A, Part II, line 14	15	100.00 %

16a **33 1/3% support test — 2024.** If the organization did not check the box on line 13, and line 14 is 33 1/3% or more, check this box and **stop here.** The organization qualifies as a publicly supported organization ☒

b **33 1/3% support test — 2023.** If the organization did not check a box on line 13 or 16a, and line 15 is 33 1/3% or more, check this box and **stop here.** The organization qualifies as a publicly supported organization ☐

17a **10%-facts-and-circumstances test — 2024.** If the organization did not check a box on line 13, 16a, or 16b, and line 14 is 10% or more, and if the organization meets the facts-and-circumstances test, check this box and **stop here.** Explain in Part VI how the organization meets the facts-and-circumstances test. The organization qualifies as a publicly supported organization ☐

b **10%-facts-and-circumstances test — 2023.** If the organization did not check a box on line 13, 16a, 16b, or 17a, and line 15 is 10% or more, and if the organization meets the facts-and-circumstances test, check this box and **stop here.** Explain in Part VI how the organization meets the facts-and-circumstances test. The organization qualifies as a publicly supported organization ☐

18 **Private foundation.** If the organization did not check a box on line 13, 16a, 16b, 17a, or 17b, check this box and see instructions ☐

Part III Support Schedule for Organizations Described in Section 509(a)(2)

(Complete only if you checked the box on line 10 of Part I or if the organization failed to qualify under Part II. If the organization fails to qualify under the tests listed below, please complete Part II.)

Section A. Public Support

Calendar year (or fiscal year beginning in)	(a) 2020	(b) 2021	(c) 2022	(d) 2023	(e) 2024	(f) Total
1 Gifts, grants, contributions, and membership fees received. (Do not include any "unusual grants.")						
2 Gross receipts from admissions, merchandise sold or services performed, or facilities furnished in any activity that is related to the organization's tax-exempt purpose						
3 Gross receipts from activities that are not an unrelated trade or business under section 513						
4 Tax revenues levied for the organization's benefit and either paid to or expended on its behalf						
5 The value of services or facilities furnished by a governmental unit to the organization without charge						
6 **Total.** Add lines 1 through 5						
7a Amounts included on lines 1, 2, and 3 received from disqualified persons						
b Amounts included on lines 2 and 3 received from other than disqualified persons that exceed the greater of $5,000 or 1% of the amount on line 13 for the year						
c Add lines 7a and 7b						
8 **Public support.** (Subtract line 7c from line 6.)						

Section B. Total Support

Calendar year (or fiscal year beginning in)	(a) 2020	(b) 2021	(c) 2022	(d) 2023	(e) 2024	(f) Total
9 Amounts from line 6						
10a Gross income from interest, dividends, payments received on securities loans, rents, royalties, and income from similar sources						
b Unrelated business taxable income (less section 511 taxes) from businesses acquired after June 30, 1975						
c Add lines 10a and 10b						
11 Net income from unrelated business activities not included on line 10b, whether or not the business is regularly carried on						
12 Other income. Do not include gain or loss from the sale of capital assets (Explain in Part VI.)						
13 **Total support.** (Add lines 9, 10c, 11, and 12.)						

14 **First 5 years.** If the Form 990 is for the organization's first, second, third, fourth, or fifth tax year as a section 501(c)(3) organization, check this box and **stop here** ☐

Section C. Computation of Public Support Percentage

15	Public support percentage for 2024 (line 8, column (f), divided by line 13, column (f))	15	%
16	Public support percentage from 2023 Schedule A, Part III, line 15	16	%

Section D. Computation of Investment Income Percentage

17	Investment income percentage for **2024** (line 10c, column (f), divided by line 13, column (f))	17	%
18	Investment income percentage from **2023** Schedule A, Part III, line 17	18	%

19a **33 1/3% support tests — 2024.** If the organization did not check the box on line 14, and line 15 is more than 33 1/3%, and line 17 is not more than 33 1/3%, check this box and **stop here.** The organization qualifies as a publicly supported organization ☐

b **33 1/3% support tests — 2023.** If the organization did not check a box on line 14 or line 19a, and line 16 is more than 33 1/3%, and line 18 is not more than 33 1/3%, check this box and **stop here.** The organization qualifies as a publicly supported organization ☐

20 **Private foundation.** If the organization did not check a box on line 14, 19a, or 19b, check this box and see instructions ☐

Part IV Supporting Organizations

(Complete only if you checked a box on line 12 on Part I. If you checked box 12a, Part I, complete Sections A and B. If you checked box 12b, Part I, complete Sections A and C. If you checked box 12c, Part I, complete Sections A, D, and E. If you checked box 12d, Part I, complete Sections A and D, and complete Part V.)

Section A. All Supporting Organizations

			Yes	No
1	Are all of the organization's supported organizations listed by name in the organization's governing documents? *If "No," describe in* ***Part VI*** *how the supported organizations are designated. If designated by class or purpose, describe the designation. If historic and continuing relationship, explain.*	1		
2	Did the organization have any supported organization that does not have an IRS determination of status under section 509(a)(1) or (2)? *If "Yes," explain in* ***Part VI*** *how the organization determined that the supported organization was described in section 509(a)(1) or (2).*	2		
3a	Did the organization have a supported organization described in section 501(c)(4), (5), or (6)? *If "Yes," answer lines 3b and 3c below.*	3a		
b	Did the organization confirm that each supported organization qualified under section 501(c)(4), (5), or (6) and satisfied the public support tests under section 509(a)(2)? *If "Yes," describe in* ***Part VI*** *when and how the organization made the determination.*	3b		
c	Did the organization ensure that all support to such organizations was used exclusively for section 170(c)(2)(B) purposes? *If "Yes," explain in* ***Part VI*** *what controls the organization put in place to ensure such use.*	3c		
4a	Was any supported organization not organized in the United States ("foreign supported organization")? *If "Yes," and if you checked box 12a or 12b in Part I, answer lines 4b and 4c below.*	4a		
b	Did the organization have ultimate control and discretion in deciding whether to make grants to the foreign supported organization? *If "Yes," describe in* ***Part VI*** *how the organization had such control and discretion despite being controlled or supervised by or in connection with its supported organizations.*	4b		
c	Did the organization support any foreign supported organization that does not have an IRS determination under sections 501(c)(3) and 509(a)(1) or (2)? *If "Yes," explain in* ***Part VI*** *what controls the organization used to ensure that all support to the foreign supported organization was used exclusively for section 170(c)(2)(B) purposes.*	4c		
5a	Did the organization add, substitute, or remove any supported organizations during the tax year? *If "Yes," answer lines 5b and 5c below (if applicable). Also, provide detail in* ***Part VI,*** *including (i) the names and EIN numbers of the supported organizations added, substituted, or removed; (ii) the reasons for each such action; (iii) the authority under the organization's organizing document authorizing such action; and (iv) how the action was accomplished (such as by amendment to the organizing document).*	5a		
b	**Type I or Type II only.** Was any added or substituted supported organization part of a class already designated in the organization's organizing document?	5b		
c	**Substitutions only.** Was the substitution the result of an event beyond the organization's control?	5c		
6	Did the organization provide support (whether in the form of grants or the provision of services or facilities) to anyone other than (i) its supported organizations, (ii) individuals that are part of the charitable class benefited by one or more of its supported organizations, or (iii) other supporting organizations that also support or benefit one or more of the filing organization's supported organizations? *If "Yes," provide detail in* ***Part VI.***	6		
7	Did the organization provide a grant, loan, compensation, or other similar payment to a substantial contributor (as defined in section 4958(c)(3)(C)), a family member of a substantial contributor, or a 35% controlled entity with regard to a substantial contributor? *If "Yes," complete Part I of Schedule L (Form 990).*	7		
8	Did the organization make a loan to a disqualified person (as defined in section 4958) not described on line 7? *If "Yes," complete Part I of Schedule L (Form 990).*	8		
9a	Was the organization controlled directly or indirectly at any time during the tax year by one or more disqualified persons, as defined in section 4946 (other than foundation managers and organizations described in section 509(a)(1) or (2))? *If "Yes," provide detail in* ***Part VI.***	9a		
b	Did one or more disqualified persons (as defined on line 9a) hold a controlling interest in any entity in which the supporting organization had an interest? *If "Yes," provide detail in* ***Part VI.***	9b		
c	Did a disqualified person (as defined on line 9a) have an ownership interest in, or derive any personal benefit from, assets in which the supporting organization also had an interest? *If "Yes," provide detail in* ***Part VI.***	9c		
10a	Was the organization subject to the excess business holdings rules of section 4943 because of section 4943(f) (regarding certain Type II supporting organizations, and all Type III non-functionally integrated supporting organizations)? *If "Yes," answer line 10b below.*	10a		
b	Did the organization have any excess business holdings in the tax year? *(Use Schedule C, Form 4720, to determine whether the organization had excess business holdings.)*	10b		

Part IV Supporting Organizations *(continued)*

			Yes	No
11	Has the organization accepted a gift or contribution from any of the following persons?			
a	A person who directly or indirectly controls, either alone or together with persons described on lines 11b and 11c below, the governing body of a supported organization?	11a		
b	A family member of a person described on line 11a above?	11b		
c	A 35% controlled entity of a person described on line 11a or 11b above? *If "Yes" to line 11a, 11b, or 11c, provide detail in* **Part VI.**	11c		

Section B. Type I Supporting Organizations

			Yes	No
1	Did the governing body, members of the governing body, officers acting in their official capacity, or membership of one or more supported organizations have the power to regularly appoint or elect at least a majority of the organization's officers, directors, or trustees at all times during the tax year? *If "No," describe in* **Part VI** *how the supported organization(s) effectively operated, supervised, or controlled the organization's activities. If the organization had more than one supported organization, describe how the powers to appoint and/or remove officers, directors, or trustees were allocated among the supported organizations and what conditions or restrictions, if any, applied to such powers during the tax year.*	1		
2	Did the organization operate for the benefit of any supported organization other than the supported organization(s) that operated, supervised, or controlled the supporting organization? *If "Yes," explain in* **Part VI** *how providing such benefit carried out the purposes of the supported organization(s) that operated, supervised, or controlled the supporting organization.*	2		

Section C. Type II Supporting Organizations

			Yes	No
1	Were a majority of the organization's directors or trustees during the tax year also a majority of the directors or trustees of each of the organization's supported organization(s)? *If "No," describe in* **Part VI** *how control or management of the supporting organization was vested in the same persons that controlled or managed the supported organization(s).*	1		

Section D. All Type III Supporting Organizations

			Yes	No
1	Did the organization provide to each of its supported organizations, by the last day of the fifth month of the organization's tax year, (i) a written notice describing the type and amount of support provided during the prior tax year, (ii) a copy of the Form 990 that was most recently filed as of the date of notification, and (iii) copies of the organization's governing documents in effect on the date of notification, to the extent not previously provided?	1		
2	Were any of the organization's officers, directors, or trustees either (i) appointed or elected by the supported organization(s), or (ii) serving on the governing body of a supported organization? *If "No," explain in* **Part VI** *how the organization maintained a close and continuous working relationship with the supported organization(s).*	2		
3	By reason of the relationship described on line 2, above, did the organization's supported organizations have a significant voice in the organization's investment policies and in directing the use of the organization's income or assets at all times during the tax year? *If "Yes," describe in* **Part VI** *the role the organization's supported organizations played in this regard.*	3		

Section E. Type III Functionally Integrated Supporting Organizations

1 *Check the box next to the method that the organization used to satisfy the Integral Part Test during the year (***see instructions***).*

a ☐ The organization satisfied the Activities Test. *Complete* **line 2** *below.*

b ☐ The organization is the parent of each of its supported organizations. *Complete* **line 3** *below.*

c ☐ The organization supported a governmental entity. *Describe in* **Part VI** *how you supported a governmental entity (see instructions).*

			Yes	No
2	Activities Test. ***Answer lines 2a and 2b below.***			
a	Did substantially all of the organization's activities during the tax year directly further the exempt purposes of the supported organization(s) to which the organization was responsive? *If "Yes," then in* **Part VI identify those supported organizations and explain** how these activities directly furthered their exempt purposes, *how the organization was responsive to each of its supported organizations, and how the organization determined that these activities constituted substantially all of its activities.*	2a		
b	Did the activities described on line 2a, above, constitute activities that, but for the organization's involvement, one or more of the organization's supported organization(s) would have been engaged in? *If "Yes," explain in* **Part VI** *the reasons for the organization's position that its supported organization(s) would have engaged in these activities but for the organization's involvement.*	2b		
3	Parent of Supported Organizations. ***Answer lines 3a and 3b below.***			
a	Did the organization have the power to regularly appoint or elect a majority of the officers, directors, or trustees of each of the supported organizations? *If "Yes" or "No," provide details in* **Part VI.**	3a		
b	Did the organization exercise a substantial degree of direction over the policies, programs, and activities of each of its supported organizations? *If "Yes," describe in* **Part VI** *the role played by the organization in this regard.*	3b		

Part V Type III Non-Functionally Integrated 509(a)(3) Supporting Organizations

1 ☐ Check here if the organization satisfied the Integral Part Test as a qualifying trust on Nov. 20, 1970 (*explain in* ***Part VI***). **See instructions.** All other Type III non-functionally integrated supporting organizations must complete Sections A through E.

Section A – Adjusted Net Income		(A) Prior Year	(B) Current Year (optional)
1 Net short-term capital gain	1		
2 Recoveries of prior-year distributions	2		
3 Other gross income (see instructions)	3		
4 Add lines 1 through 3.	4		
5 Depreciation and depletion	5		
6 Portion of operating expenses paid or incurred for production or collection of gross income or for management, conservation, or maintenance of property held for production of income (see instructions)	6		
7 Other expenses (see instructions)	7		
8 **Adjusted Net Income** (subtract lines 5, 6, and 7 from line 4)	8		

Section B – Minimum Asset Amount		(A) Prior Year	(B) Current Year (optional)
1 Aggregate fair market value of all non-exempt-use assets (see instructions for short tax year or assets held for part of year):			
a Average monthly value of securities	1a		
b Average monthly cash balances	1b		
c Fair market value of other non-exempt-use assets	1c		
d **Total** (add lines 1a, 1b, and 1c)	1d		
e **Discount** claimed for blockage or other factors (*explain in detail in* ***Part VI***):			
2 Acquisition indebtedness applicable to non-exempt-use assets	2		
3 Subtract line 2 from line 1d.	3		
4 Cash deemed held for exempt use. Enter 0.015 of line 3 (for greater amount, see instructions).	4		
5 Net value of non-exempt-use assets (subtract line 4 from line 3)	5		
6 Multiply line 5 by 0.035.	6		
7 Recoveries of prior-year distributions	7		
8 **Minimum Asset Amount** (add line 7 to line 6)	8		

Section C – Distributable Amount		Current Year
1 Adjusted net income for prior year (from Section A, line 8, column A)	1	
2 Enter 0.85 of line 1.	2	
3 Minimum asset amount for prior year (from Section B, line 8, column A)	3	
4 Enter greater of line 2 or line 3.	4	
5 Income tax imposed in prior year	5	
6 **Distributable Amount.** Subtract line 5 from line 4, unless subject to emergency temporary reduction (see instructions).	6	

7 ☐ Check here if the current year is the organization's first as a non-functionally integrated Type III supporting organization (see instructions).

Part V Type III Non-Functionally Integrated 509(a)(3) Supporting Organizations *(continued)*

Section D – Distributions		Current Year
1 Amounts paid to supported organizations to accomplish exempt purposes	1	
2 Amounts paid to perform activity that directly furthers exempt purposes of supported organizations, in excess of income from activity	2	
3 Administrative expenses paid to accomplish exempt purposes of supported organizations	3	
4 Amounts paid to acquire exempt-use assets	4	
5 Qualified set-aside amounts (prior IRS approval required—*provide details in Part VI*)	5	
6 Other distributions (*describe in Part VI*). See instructions.	6	
7 **Total annual distributions.** Add lines 1 through 6.	7	
8 Distributions to attentive supported organizations to which the organization is responsive (*provide details in Part VI*). See instructions.	8	
9 Distributable amount for 2024 from Section C, line 6	9	
10 Line 8 amount divided by line 9 amount	10	

Section E – Distribution Allocations (see instructions)	(i) Excess Distributions	(ii) Underdistributions Pre-2024	(iii) Distributable Amount for 2024
1 Distributable amount for 2024 from Section C, line 6			
2 Underdistributions, if any, for years prior to 2024 (reasonable cause required–*explain in Part VI*). See instructions.			
3 Excess distributions carryover, if any, to 2024			
a From 2019			
b From 2020			
c From 2021			
d From 2022			
e From 2023			
f **Total** of lines 3a through 3e			
g Applied to underdistributions of prior years			
h Applied to 2024 distributable amount			
i Carryover from 2019 not applied (see instructions)			
j Remainder. Subtract lines 3g, 3h, and 3i from line 3f.			
4 Distributions for 2024 from Section D, line 7: $			
a Applied to underdistributions of prior years			
b Applied to 2024 distributable amount			
c Remainder. Subtract lines 4a and 4b from line 4.			
5 Remaining underdistributions for years prior to 2024, if any. Subtract lines 3g and 4a from line 2. For result greater than zero, *explain in Part VI.* See instructions.			
6 Remaining underdistributions for 2024. Subtract lines 3h and 4b from line 1. For result greater than zero, *explain in Part VI.* See instructions.			
7 **Excess distributions carryover to 2025.** Add lines 3j and 4c.			
8 Breakdown of line 7:			
a Excess from 2020			
b Excess from 2021			
c Excess from 2022			
d Excess from 2023			
e Excess from 2024			

Part VI **Supplemental Information.** Provide the explanations required by Part II, line 10; Part II, line 17a or 17b; Part III, line 12; Part IV, Section A, lines 1, 2, 3b, 3c, 4b, 4c, 5a, 6, 9a, 9b, 9c, 11a, 11b, and 11c; Part IV, Section B, lines 1 and 2; Part IV, Section C, line 1; Part IV, Section D, lines 2 and 3; Part IV, Section E, lines 1c, 2a, 2b, 3a, and 3b; Part V, line 1; Part V, Section B, line 1e; Part V, Section D, lines 5, 6, and 8; and Part V, Section E, lines 2, 5, and 6. Also complete this part for any additional information. (See instructions.)

Schedule B (Form 990) (Rev. December 2024)
Department of the Treasury
Internal Revenue Service

Schedule of Contributors

Attach to Form 990, 990-EZ, or 990-PF.
Go to *www.irs.gov/Form990* for the latest information.

OMB No. 1545-0047

Name of the organization
FAYETTE COUNTY COUNCIL ON DOMESTIC VIOLENCE, INC.

Employer identification number
58-1826445

Organization type (check one):

Filers of:	Section:
Form 990 or 990-EZ	[X] 501(c)(3) (enter number) organization
	[ ] 4947(a)(1) nonexempt charitable trust **not** treated as a private foundation
	[ ] 527 political organization
Form 990-PF	[ ] 501(c)(3) exempt private foundation
	[ ] 4947(a)(1) nonexempt charitable trust treated as a private foundation
	[ ] 501(c)(3) taxable private foundation

Check if your organization is covered by the **General Rule** or a **Special Rule.**
Note: Only a section 501(c)(7), (8), or (10) organization can check boxes for both the General Rule and a Special Rule. See instructions.

General Rule

[ ] For an organization filing Form 990, 990-EZ, or 990-PF that received, during the year, contributions totaling $5,000 or more (in money or property) from any one contributor. Complete Parts I and II. See instructions for determining a contributor's total contributions.

Special Rules

[X] For an organization described in section 501(c)(3) filing Form 990 or 990-EZ that met the 33 1/3% support test of the regulations under sections 509(a)(1) and 170(b)(1)(A)(vi), that checked Schedule A (Form 990), Part II, line 13, 16a, or 16b, and that received from any one contributor, during the year, total contributions of the greater of **(1)** $5,000; or **(2)** 2% of the amount on (i) Form 990, Part VIII, line 1h; or (ii) Form 990-EZ, line 1. Complete Parts I and II.

[ ] For an organization described in section 501(c)(7), (8), or (10) filing Form 990 or 990-EZ that received from any one contributor, during the year, total contributions of more than $1,000 *exclusively* for religious, charitable, scientific, literary, or educational purposes, or for the prevention of cruelty to children or animals. Complete Parts I (entering "N/A" in column (b) instead of the contributor name and address), II, and III.

[ ] For an organization described in section 501(c)(7), (8), or (10) filing Form 990 or 990-EZ that received from any one contributor, during the year, contributions *exclusively* for religious, charitable, etc., purposes, but no such contributions totaled more than $1,000. If this box is checked, enter here the total contributions that were received during the year for an *exclusively* religious, charitable, etc., purpose. Don't complete any of the parts unless the **General Rule** applies to this organization because it received *nonexclusively* religious, charitable, etc., contributions totaling $5,000 or more during the year . . . . . $

Caution: An organization that isn't covered by the General Rule and/or the Special Rules doesn't file Schedule B (Form 990), but it **must** answer "No" on Part IV, line 2, of its Form 990; or check the box on line H of its Form 990-EZ or on its Form 990-PF, Part I, line 2, to certify that it doesn't meet the filing requirements of Schedule B (Form 990).

Name of organization
FAYETTE COUNTY COUNCIL ON DOMESTIC

Employer identification number
58-1826445

Part I **Contributors** (see instructions). Use duplicate copies of Part I if additional space is needed.

(a) No.	(b) Name, address, and ZIP + 4	(c) Total contributions	(d) Type of contribution
1	FAYETTE THRIFT SHOP 740 N. GLYNN ST, SUITE F FAYETTEVILLE GA 30214	$ 61,000	Person [X] Payroll [ ] Noncash [ ] (Complete Part II for noncash contributions.)
2	FAYETTE CO. BOARD OF COMMISSIONERS 140 STONEWALL AVE WEST, STE 100 FAYETTEVILLE GA 30214	$ 20,000	Person [X] Payroll [ ] Noncash [ ] (Complete Part II for noncash contributions.)
3	CLOTHES LESS TRAVELED PO BOX 3434 PEACHTREE CITY GA 30269	$ 10,000	Person [X] Payroll [ ] Noncash [ ] (Complete Part II for noncash contributions.)
4	COWETA FAYETTE EMC 807 COLLINSWORTH RD PALMETTO GA 30268	$ 5,000	Person [X] Payroll [ ] Noncash [ ] (Complete Part II for noncash contributions.)
5	CMIT SOLUTIONS OF ATLANTA 5456 PEACHTREE BLVD CHAMBLEE GA 30341	$ 42,300	Person [ ] Payroll [ ] Noncash [X] (Complete Part II for noncash contributions.)
6	PEACHTREE CITY 151 WILLOWBEND RD PEACHTREE CITY GA 30269	$ 10,000	Person [X] Payroll [ ] Noncash [ ] (Complete Part II for noncash contributions.)

Name of organization
FAYETTE COUNTY COUNCIL ON DOMESTIC

Employer identification number
58-1826445

Part II **Noncash Property** (see instructions). Use duplicate copies of Part II if additional space is needed.

(a) No. from Part I	(b) Description of noncash property given	(c) FMV (or estimate) (See instructions.)	(d) Date received
5	IT SERVICES	$ 42,300	06/30/25
(a) No. from Part I	(b) Description of noncash property given	(c) FMV (or estimate) (See instructions.)	(d) Date received
		$	
(a) No. from Part I	(b) Description of noncash property given	(c) FMV (or estimate) (See instructions.)	(d) Date received
		$	
(a) No. from Part I	(b) Description of noncash property given	(c) FMV (or estimate) (See instructions.)	(d) Date received
		$	
(a) No. from Part I	(b) Description of noncash property given	(c) FMV (or estimate) (See instructions.)	(d) Date received
		$	
(a) No. from Part I	(b) Description of noncash property given	(c) FMV (or estimate) (See instructions.)	(d) Date received
		$	

SCHEDULE D (Form 990)
(Rev. December 2024)
Department of the Treasury
Internal Revenue Service

Supplemental Financial Statements

Complete if the organization answered "Yes" on Form 990, Part IV, line 6, 7, 8, 9, 10, 11a, 11b, 11c, 11d, 11e, 11f, 12a, or 12b.
Attach to Form 990.
Go to *www.irs.gov/Form990* for instructions and the latest information.

OMB No 1545-0047

Open to Public Inspection

Name of the organization
FAYETTE COUNTY COUNCIL ON DOMESTIC VIOLENCE, INC.

Employer identification number
58-1826445

Part I Organizations Maintaining Donor Advised Funds or Other Similar Funds or Accounts

Complete if the organization answered "Yes" on Form 990, Part IV, line 6.

	(a) Donor advised funds	(b) Funds and other accounts
1 Total number at end of year		
2 Aggregate value of contributions to (during year)		
3 Aggregate value of grants from (during year)		
4 Aggregate value at end of year		

5 Did the organization inform all donors and donor advisors in writing that the assets held in donor advised funds are the organization's property, subject to the organization's exclusive legal control? ☐ Yes ☐ No

6 Did the organization inform all grantees, donors, and donor advisors in writing that grant funds can be used only for charitable purposes and not for the benefit of the donor or donor advisor, or for any other purpose conferring impermissible private benefit? ☐ Yes ☐ No

Part II Conservation Easements

Complete if the organization answered "Yes" on Form 990, Part IV, line 7.

1 Purpose(s) of conservation easements held by the organization (check all that apply).
- ☐ Preservation of land for public use (for example, recreation or education)
- ☐ Protection of natural habitat
- ☐ Preservation of open space
- ☐ Preservation of a historically important land area
- ☐ Preservation of a certified historic structure

2 Complete lines 2a through 2d if the organization held a qualified conservation contribution in the form of a conservation easement on the last day of the tax year.

	Held at the End of the Tax Year
2a Total number of conservation easements	
2b Total acreage restricted by conservation easements	
2c Number of conservation easements on a certified historic structure included on line 2a	
2d Number of conservation easements included on line 2c acquired after July 25, 2006, and not on a historic structure listed in the National Register	

3 Number of conservation easements modified, transferred, released, extinguished, or terminated by the organization during the tax year

4 Number of states where property subject to conservation easement is located

5 Does the organization have a written policy regarding the periodic monitoring, inspection, handling of violations, and enforcement of the conservation easements it holds? ☐ Yes ☐ No

6 Staff and volunteer hours devoted to monitoring, inspecting, handling of violations, and enforcing conversation easements during the year

7 Amount of expenses incurred in monitoring, inspecting, handling of violations, and enforcing conservation easements during the year $

8 Does each conservation easement reported on line 2d above satisfy the requirements of section 170(h)(4)(B)(i) and section 170(h)(4)(B)(ii)? ☐ Yes ☐ No

9 In Part XIII, describe how the organization reports conservation easements in its revenue and expense statement and balance sheet, and include, if applicable, the text of the footnote to the organization's financial statements that describes the organization's accounting for conservation easements.

Part III Organizations Maintaining Collections of Art, Historical Treasures, or Other Similar Assets

Complete if the organization answered "Yes" on Form 990, Part IV, line 8.

1a If the organization elected, as permitted under FASB ASC 958, not to report in its revenue statement and balance sheet works of art, historical treasures, or other similar assets held for public exhibition, education, or research in furtherance of public service, provide in Part XIII the text of the footnote to its financial statements that describes these items.

b If the organization elected, as permitted under FASB ASC 958, to report in its revenue statement and balance sheet works of art, historical treasures, or other similar assets held for public exhibition, education, or research in furtherance of public service, provide the following amounts relating to these items.

(i) Revenue included on Form 990, Part VIII, line 1 $

(ii) Assets included in Form 990, Part X $

2 If the organization received or held works of art, historical treasures, or other similar assets for financial gain, provide the following amounts required to be reported under FASB ASC 958 relating to these items.

a Revenue included on Form 990, Part VIII, line 1 $

b Assets included in Form 990, Part X $

Part III Organizations Maintaining Collections of Art, Historical Treasures, or Other Similar Assets (continued)

3 Using the organization's acquisition, accession, and other records, check any of the following that make significant use of its collection items (check all that apply).

- a ☐ Public exhibition
- b ☐ Scholarly research
- c ☐ Preservation for future generations
- d ☐ Loan or exchange program
- e ☐ Other

4 Provide a description of the organization's collections and explain how they further the organization's exempt purpose in Part XIII.

5 During the year, did the organization solicit or receive donations of art, historical treasures, or other similar assets to be sold to raise funds rather than to be maintained as part of the organization's collection? ☐ Yes ☐ No

Part IV Escrow and Custodial Arrangements

Complete if the organization answered "Yes" on Form 990, Part IV, line 9, or reported an amount on Form 990, Part X, line 21.

1a Is the organization an agent, trustee, custodian or other intermediary for contributions or other assets not included on Form 990, Part X? ☐ Yes ☐ No

b If "Yes," explain the arrangement in Part XIII and complete the following table.

	Amount
1c	
1d	
1e	
1f	

c Beginning balance
d Additions during the year
e Distributions during the year
f Ending balance

2a Did the organization include an amount on Form 990, Part X, line 21, for escrow or custodial account liability? ☐ Yes ☐ No

b If "Yes," explain the arrangement in Part XIII. Check here if the explanation has been provided in Part XIII ☐

Part V Endowment Funds

Complete if the organization answered "Yes" on Form 990, Part IV, line 10.

	(a) Current year	(b) Prior year	(c) Two years back	(d) Three years back	(e) Four years back
1a Beginning of year balance					
b Contributions					
c Net investment earnings, gains, and losses					
d Grants or scholarships					
e Other expenditures for facilities and programs					
f Administrative expenses					
g End of year balance					

2 Provide the estimated percentage of the current year end balance (line 1g, column (a)) held as:

- a Board designated or quasi-endowment %
- b Permanent endowment %
- c Term endowment %

The percentages on lines 2a, 2b, and 2c should equal 100%.

3a Are there endowment funds not in the possession of the organization that are held and administered for the organization by:

	Yes	No
3a(i)		
3a(ii)		
3b		

(i) Unrelated organizations?
(ii) Related organizations?

b If "Yes" on line 3a(ii), are the related organizations listed as required on Schedule R?

4 Describe in Part XIII the intended uses of the organization's endowment funds.

Part VI Land, Buildings, and Equipment

Complete if the organization answered "Yes" on Form 990, Part IV, line 11a. See Form 990, Part X, line 10.

Description of property	(a) Cost or other basis (investment)	(b) Cost or other basis (other)	(c) Accumulated depreciation	(d) Book value
1a Land		102,143		102,143
b Buildings		693,733		693,733
c Leasehold improvements				
d Equipment				
e Other				
Total. Add lines 1a through 1e. *(Column (d) must equal Form 990, Part X, line 10c, column (B))*				795,876

Part VII Investments – Other Securities

Complete if the organization answered "Yes" on Form 990, Part IV, line 11b. See Form 990, Part X, line 12.

(a) Description of security or category (including name of security)	(b) Book value	(c) Method of valuation Cost or end-of-year market value
(1) Financial derivatives		
(2) Closely held equity interests		
(3) Other		
(A)		
(B)		
(C)		
(D)		
(E)		
(F)		
(G)		
(H)		
Total. *(Column (b) must equal Form 990, Part X, line 12, col. (B))*		

Part VIII Investments – Program Related

Complete if the organization answered "Yes" on Form 990, Part IV, line 11c. See Form 990, Part X, line 13.

(a) Description of investment	(b) Book value	(c) Method of valuation Cost or end-of-year market value
(1)		
(2)		
(3)		
(4)		
(5)		
(6)		
(7)		
(8)		
(9)		
Total. *(Column (b) must equal Form 990, Part X, line 13, col. (B))*		

Part IX Other Assets

Complete if the organization answered "Yes" on Form 990, Part IV, line 11d. See Form 990, Part X, line 15.

(a) Description	(b) Book value
(1) RIGHT OF USE	84,401
(2) CONTRIBUTIONS RECEIVABLE	9,467
(3) DEPOSIT	3,100
(4) RESTRICTED CASH	182
(5)	
(6)	
(7)	
(8)	
(9)	
Total. *(Column (b) must equal Form 990, Part X, line 15, col. (B))*	97,150

Part X Other Liabilities

Complete if the organization answered "Yes" on Form 990, Part IV, line 11e or 11f. See Form 990, Part X, line 25.

1. (a) Description of liability	(b) Book value
(1) Federal income taxes	
(2) LEASE LIABILITY	84,314
(3)	
(4)	
(5)	
(6)	
(7)	
(8)	
(9)	
Total. *(Column (b) must equal Form 990, Part X, line 25, col. (B))*	84,314

2. Liability for uncertain tax positions. In Part XIII, provide the text of the footnote to the organization's financial statements that reports the organization's liability for uncertain tax positions under FASB ASC 740. Check here if the text of the footnote has been provided in Part XIII ☐

Part XI Reconciliation of Revenue per Audited Financial Statements With Revenue per Return

Complete if the organization answered "Yes" on Form 990, Part IV, line 12a.

1	Total revenue, gains, and other support per audited financial statements		1	1,446,111
2	Amounts included on line 1 but not on Form 990, Part VIII, line 12:			
a	Net unrealized gains (losses) on investments	2a		
b	Donated services and use of facilities	2b		
c	Recoveries of prior year grants	2c		
d	Other (Describe in Part XIII.)	2d		
e	Add lines 2a through 2d		2e	
3	Subtract line 2e from line 1		3	1,446,111
4	Amounts included on Form 990, Part VIII, line 12, but not on line 1:			
a	Investment expenses not included on Form 990, Part VIII, line 7b	4a		
b	Other (Describe in Part XIII.)	4b		
c	Add lines 4a and 4b		4c	
5	Total revenue. Add lines 3 and 4c. *(This must equal Form 990, Part I, line 12.)*		5	1,446,111

Part XII Reconciliation of Expenses per Audited Financial Statements With Expenses per Return

Complete if the organization answered "Yes" on Form 990, Part IV, line 12a.

1	Total expenses and losses per audited financial statements		1	1,508,787
2	Amounts included on line 1 but not on Form 990, Part IX, line 25:			
a	Donated services and use of facilities	2a		
b	Prior year adjustments	2b		
c	Other losses	2c		
d	Other (Describe in Part XIII.)	2d		
e	Add lines 2a through 2d		2e	
3	Subtract line 2e from line 1		3	1,508,787
4	Amounts included on Form 990, Part IX, line 25, but not on line 1:			
a	Investment expenses not included on Form 990, Part VIII, line 7b	4a		
b	Other (Describe in Part XIII.)	4b		
c	Add lines 4a and 4b		4c	
5	Total expenses. Add lines 3 and 4c. *(This must equal Form 990, Part I, line 18.)*		5	1,508,787

Part XIII Supplemental Information

Provide the descriptions required for Part II, lines 3, 5, and 9; Part III, lines 1a and 4; Part IV, lines 1b and 2b; Part V, line 4; Part X, line 2; Part XI, lines 2d and 4b; and Part XII, lines 2d and 4b. Also complete this part to provide any additional information.

Part XIII Supplemental Information *(continued)*

SCHEDULE M (Form 990)

Department of the Treasury
Internal Revenue Service

Noncash Contributions

Complete if the organizations answered "Yes" on Form 990, Part IV, lines 29 or 30.
Attach to Form 990.
Go to *www.irs.gov/Form990* for instructions and the latest information.

OMB No 1545-0047

2024

Open To Public Inspection

Name of the organization

VIOLENCE, INC.

Employer identification number

58-1826445

Part I Types of Property

		(a) Check if applicable	(b) Number of contributions or items contributed	(c) Noncash contribution amounts reported on Form 990, Part VIII, line 1g	(d) Method of determining noncash contribution amounts
1	Art — Works of art				
2	Art — Historical treasures				
3	Art — Fractional interests				
4	Books and publications				
5	Clothing and household goods				
6	Cars and other vehicles				
7	Boats and planes				
8	Intellectual property				
9	Securities — Publicly traded				
10	Securities — Closely held stock				
11	Securities — Partnership, LLC, or trust interests				
12	Securities — Miscellaneous				
13	Qualified conservation contribution — Historic structures				
14	Qualified conservation contribution — Other				
15	Real estate — Residential				
16	Real estate — Commercial				
17	Real estate — Other				
18	Collectibles				
19	Food inventory				
20	Drugs and medical supplies				
21	Taxidermy				
22	Historical artifacts				
23	Scientific specimens				
24	Archeological artifacts				
25	Other ( )	X	1	42,300	
26	Other ( )				
27	Other ( )				
28	Other ( )				

29 Number of Forms 8283 received by the organization during the tax year for contributions for which the organization completed Form 8283, Part V, Donee Acknowledgement — 29

		Yes	No
30a	During the year, did the organization receive by contribution any property reported in Part I, lines 1 through 28, that it must hold for at least 3 years from the date of the initial contribution, and which isn't required to be used for exempt purposes for the entire holding period? — 30a		X
b	If "Yes," describe the arrangement in Part II.		
31	Does the organization have a gift acceptance policy that requires the review of any nonstandard contributions? — 31		X
32a	Does the organization hire or use third parties or related organizations to solicit, process, or sell noncash contributions? — 32a		X
b	If "Yes," describe in Part II.		
33	If the organization didn't report an amount in column (c) for a type of property for which column (a) is checked, describe in Part II.		

Part II **Supplemental Information.** Provide the information required by Part I, lines 30b, 32b, and 33, and whether the organization is reporting in Part I, column (b), the number of contributions, the number of items received, or a combination of both. Also complete this part for any additional information.

SCHEDULE O (Form 990)
(Rev. December 2024)
Department of the Treasury
Internal Revenue Service

Supplemental Information to Form 990 or 990-EZ

Complete to provide information for responses to specific questions on Form 990 or 990-EZ or to provide any additional information.

Attach to Form 990 or Form 990-EZ.

Go to *www.irs.gov/Form990* for instructions and the latest information.

OMB No 1545-0047

Open to Public Inspection

Name of the organization: FAYETTE COUNTY COUNCIL ON DOMESTIC VIOLENCE, INC.

Employer identification number: 58-1826445

Form 990, Part I, Line 6
COMMUNITY VOLUNTEERS ARE UNPAID AND PROVIDE NEEDED SUPPORT FOR SERVICES.

Form 990, Part VI, Line 11b - Organization's Process to Review Form 990
Board of Directors review the 990 before being issued.

Form 990, Part VI, Line 15a - Compensation Process for Top Official
Board of directors reviews the salary of staff on an annual basis.

Form 990, Part VI, Line 19 - Governing Documents Disclosure Explanation
The board of directors review all documents before being issued to the public.

Form **4562**

Department of the Treasury
Internal Revenue Service

Depreciation and Amortization
(Including Information on Listed Property)
Attach to your tax return.
Go to *www.irs.gov/Form4562* for instructions and the latest information.

OMB No. 1545-0172
2024
Attachment Sequence No. **179**

Name(s) shown on return: FAYETTE COUNTY COUNCIL ON DOMESTIC VIOLENCE, INC.

Identifying number: 58-1826445

Business or activity to which this form relates: Indirect Depreciation

Part I Election To Expense Certain Property Under Section 179
Note: If you have any listed property, complete Part V before you complete Part I.

1	Maximum amount (see instructions)	1	1,220,000
2	Total cost of section 179 property placed in service (see instructions)	2	
3	Threshold cost of section 179 property before reduction in limitation (see instructions)	3	3,050,000
4	Reduction in limitation. Subtract line 3 from line 2. If zero or less, enter -0-	4	
5	Dollar limitation for tax year. Subtract line 4 from line 1. If zero or less, enter -0-. If married filing separately, see instructions	5	

6	(a) Description of property	(b) Cost (business use only)	(c) Elected cost

7	Listed property. Enter the amount from line 29	7	
8	Total elected cost of section 179 property. Add amounts in column (c), lines 6 and 7	8	
9	Tentative deduction. Enter the **smaller** of line 5 or line 8	9	
10	Carryover of disallowed deduction from line 13 of your 2023 Form 4562	10	
11	Business income limitation. Enter the smaller of business income (not less than zero) or line 5. See instructions	11	
12	Section 179 expense deduction. Add lines 9 and 10, but don't enter more than line 11	12	
13	Carryover of disallowed deduction to 2025. Add lines 9 and 10, less line 12	13	

Note: Don't use Part II or Part III below for listed property. Instead, use Part V.

Part II Special Depreciation Allowance and Other Depreciation (Don't include listed property. See instructions.)

14	Special depreciation allowance for qualified property (other than listed property) placed in service during the tax year. See instructions	14	
15	Property subject to section 168(f)(1) election	15	
16	Other depreciation (including ACRS)	16	31,378

Part III MACRS Depreciation (Don't include listed property. See instructions.)

Section A

17	MACRS deductions for assets placed in service in tax years beginning before 2024	17	0
18	If you are electing to group any assets placed in service during the tax year into one or more general asset accounts, check here ☐		

Section B—Assets Placed in Service During 2024 Tax Year Using the General Depreciation System

	(a) Classification of property	(b) Month and year placed in service	(c) Basis for depreciation (business/investment use only–see instructions)	(d) Recovery period	(e) Convention	(f) Method	(g) Depreciation deduction
19a	3-year property						
b	5-year property						
c	7-year property						
d	10-year property						
e	15-year property						
f	20-year property						
g	25-year property			25 yrs.		S/L	
h	Residential rental property			27.5 yrs.	MM	S/L	
				27.5 yrs.	MM	S/L	
i	Nonresidential real property			39 yrs.	MM	S/L	
					MM	S/L	

Section C—Assets Placed in Service During 2024 Tax Year Using the Alternative Depreciation System

20a	Class life					S/L	
b	12-year			12 yrs.		S/L	
c	30-year			30 yrs.	MM	S/L	
d	40-year			40 yrs.	MM	S/L	

Part IV Summary (See instructions.)

21	Listed property. Enter amount from line 28	21	
22	**Total.** Add amounts from line 12, lines 14 through 17, lines 19 and 20 in column (g), and line 21. Enter here and on the appropriate lines of your return. Partnerships and S corporations—see instructions	22	31,378
23	For assets shown above and placed in service during the current year, enter the portion of the basis attributable to section 263A costs	23	

For Paperwork Reduction Act Notice, see separate instructions.
DAA

There are no amounts for Page 2

Form **4562** (2024)

Federal Asset Report

Form 990, Page 1

Asset	Description	Date In Service	Cost	Bus %	Sec 179	Bonus	Basis for Depr	Per	Conv	Meth	Prior	Current
Other Depreciation:												
1	SECURITY SYSTEM	6/01/07	7,300				7,300	7	MO	S/L	7,300	0
2	REFRIGERATOR	10/01/02	389				389	7	MO	S/L	389	0
3	WASHER & DRYER	12/01/03	1,346				1,346	7	MO	S/L	1,346	0
4	REFRIGERATOR	1/01/04	686				686	7	MO	S/L	686	0
5	BUILDING - N. JEFF DAVIS	7/01/91	154,288				154,288	31	MO	S/L	154,288	0
6	BUILDING - SHELTER	4/04/08	345,795				345,795	31	MO	S/L	177,933	10,978
7	BEDROOM FURNITURE - SHELTER	6/01/07	16,500				16,500	7	MO	S/L	16,500	0
8	DISHWASHER	10/04/10	699				699	5	MO	S/L	699	0
9	COOKTOP	8/18/10	699				699	5	MO	S/L	699	0
10	WASHING MACHINE	8/18/10	1,100				1,100	5	MO	S/L	1,100	0
11	DRYER	8/18/10	1,150				1,150	5	MO	S/L	1,150	0
12	REFRIGERATOR	8/18/10	1,301				1,301	5	MO	S/L	1,301	0
13	REFRIGERATOR	8/18/10	1,301				1,301	5	MO	S/L	1,301	0
14	IMPROVEMENTS - SHELTER	6/01/07	5,000				5,000	7	MO	S/L	5,000	0
15	IMPROVEMENTS - SHELTER	12/31/07	2,542				2,542	15	MO	S/L	2,542	0
16	HVAC - SHELTER	12/22/08	4,650				4,650	7	MO	S/L	4,650	0
17	PLUMBING SYSTEM	5/26/10	4,138				4,138	7	MO	S/L	4,138	0
18	LAND - N. JEFF DAVIS DR.	7/01/91	17,143				17,143	0	--	Land	0	0
19	LAND - SHELTER	4/04/08	85,000				85,000	0	--	Land	0	0
20	COMPUTER	7/29/10	876				876	5	MO	S/L	876	0
21	AC UNIT	8/06/12	2,425				2,425	10	MO	S/L	2,425	0
22	FURNITURE	7/01/91	9,792				9,792	5	MO	S/L	9,792	0
23	FURNITURE	1/01/01	697				697	7	MO	S/L	697	0
24	OFFICE FURNITURE	12/31/07	2,100				2,100	7	MO	S/L	2,100	0
25	FURNACE HVAC	11/30/05	1,598				1,598	7	MO	S/L	1,598	0
26	COMPUTER	3/01/97	1,648				1,648	5	MO	S/L	1,648	0
27	SHREDDER	7/01/00	443				443	7	MO	S/L	443	0
28	COMPUTER & PRINTER	12/01/03	1,291				1,291	5	MO	S/L	1,291	0
29	COMPUTER	10/14/05	708				708	5	MO	S/L	708	0
30	COMPUTER - ADM OFFICE	12/31/07	2,000				2,000	5	MO	S/L	2,000	0
31	DATA LINK PHONES	9/19/08	882				882	5	MO	S/L	882	0
32	LAPTOP	10/15/08	500				500	5	MO	S/L	500	0
33	DELL LAPTOP	5/03/10	635				635	5	MO	S/L	635	0
34	LAPTOP	9/30/10	585				585	5	MO	S/L	585	0
35	COPIER	4/22/11	999				999	5	MO	S/L	999	0
36	COMPUTER	6/30/11	600				600	5	MO	S/L	600	0
37	LANDSCAPING	7/10/12	2,010				2,010	15	MO	S/L	1,541	134
38	NETBOOKS	9/05/14	600				600	5	MO	S/L	600	0
39	COMPUTER SYSYEM	6/01/15	1,550				1,550	5	MO	S/L	1,550	0
40	DELL COMPUTERS	9/12/14	1,258				1,258	5	MO	S/L	1,258	0
41	WEB SITE	3/24/15	550				550	3	MO	S/L	550	0
42	PROJECTOR	9/05/14	494				494	7	MO	S/L	494	0
43	DESK	9/24/14	375				375	7	MO	S/L	375	0
44	SEPTIC SYSTEM	12/30/14	4,740				4,740	39	MO	S/L	1,155	121
45	HVAC	1/14/15	1,638				1,638	15	MO	S/L	1,037	110
47	Furnace	1/11/16	1,648				1,648	15	MO	S/L	934	110
48	Flooring & Renovation	11/24/15	1,725				1,725	39	MO	S/L	380	44
49	(3) Computers with monitors	7/22/16	3,600				3,600	5	MO	S/L	3,600	0
50	Desks & Hutch	9/22/16	598				598	7	MO	S/L	598	0
51	Projector	10/14/16	742				742	7	MO	S/L	742	0
52	Printer & Scanner	10/14/16	939				939	7	MO	S/L	939	0
53	Stove Top	1/24/17	736				736	7	MO	S/L	736	0
54	Driveway	6/09/17	19,090				19,090	15	MO	S/L	9,015	1,272
55	Flooring	10/31/16	2,603				2,603	15	MO	S/L	1,330	174
56	2018 CHEVROLET PASSENGER VAN	2/28/18	43,418				43,418	5	MO	S/L	43,418	0
57	MODEM	12/14/17	102				102	5	MO	S/L	102	0
58	COMPUTER	3/22/18	770				770	5	MO	S/L	770	0
59	(2) COMPUTERS	7/19/17	942				942	5	MO	S/L	942	0
60	SOFTWARE	10/13/17	157				157	3	MO	S/L	157	0
61	COMPUTER SYSTEM	2/12/18	1,310				1,310	5	MO	S/L	1,310	0
62	VINYL FLOORING	7/22/17	450				450	15	MO	S/L	208	30
63	FLOORING	12/11/17	1,212				1,212	15	MO	S/L	532	81
64	Furniture	5/28/19	747				747	7	MO	S/L	542	107
65	Generator	7/30/18	21,276				21,276	7	MO	S/L	17,983	3,039
66	Carpet for Trans. Housing	10/29/18	1,289				1,289	15	MO	S/L	487	86
67	Computer System	8/24/18	6,522				6,522	5	MO	S/L	6,522	0
68	(4) Computers	1/29/19	2,826				2,826	5	MO	S/L	2,826	0
69	Evelyn Computer	1/29/19	707				707	5	MO	S/L	707	0

Asset	Description	Date In Service	Cost	Bus %	Sec 179	Bonus	Basis for Depr	Per	Conv	Meth	Prior	Current
70	Computer System	6/26/19	503				503	5	MO	S/L	503	0
71	Washer & Dryer	9/30/18	1,156				1.156	7	MO	S/L	950	165
72	Freezer	10/02/18	2.675				2.675	7	MO	S/L	2.197	382
73	Security System	10/11/18	8.547				8.547	7	MO	S/L	7.021	1.220
74	Flooring	7/10/18	1.300				1.300	15	MO	S/L	520	87
75	Bathroom Renovation	2/14/19	16.415				16.415	15	MO	S/L	5.928	1.094
76	(4) HVAC	4/16/19	19.035				19.035	15	MO	S/L	6.557	1.269
77	Custom Closet systems	1/09/19	6.185				6.185	39	MO	S/L	872	159
81	Renovation	3/14/19	9.894				9.894	39	MO	S/L	1,353	254
82	Septic Drain Field Improvement	3/23/20	9,520				9,520	15	MO	S/L	2.697	635
83	Furniture	1/15/20	9,767				9.767	7	MO	S/L	6.279	1.395
84	HVAC	4/05/21	3.079				3.079	15	MO	S/L	667	205
85	Call box and shelter gate	6/02/21	2.873				2,873	7	MO	S/L	1.265	411
86	Paving	9/19/20	4,750				4.750	15	MO	S/L	1.188	316
87	Computer	8/05/22	956				956	5	MO	S/L	367	191
88	Computer	10/10/22	856				856	5	MO	S/L	300	171
89	Shelter Plumbing Repairs	8/31/22	4,881				4.881	15	MO	S/L	597	325
90	Kitchen Appliance	7/13/22	794				794	7	MO	S/L	227	113
91	Flooring	7/21/22	893				893	15	MO	S/L	114	60
92	(3) Laptops	12/19/23	3.949				3,949	5	MO	S/L	395	790
93	Roof and Shelter Renovations	6/13/24	43,307				43.307	39	MO	S/L	93	1.110
94	Security System	10/18/23	20.456				20.456	7	MO	S/L	1,948	2.922
95	Flooring	8/30/23	511				511	15	MO	S/L	28	35
96	Furniture	12/14/23	2,500				2,500	7	MO	S/L	208	357
97	Security System	10/26/23	3,703				3,703	7	MO	S/L	353	529
98	Laptop	8/30/24	1,039				1,039	5	MO	S/L	0	173
99	(2) Dell Optiplex computers	11/26/24	2,955				2.955	5	MO	S/L	0	345
100	Laptop	4/08/25	1.193				1.193	5	MO	S/L	0	60
101	Dell Latitude Computer	9/11/24	1,039				1.039	5	MO	S/L	0	173
102	Laptop legal advocate	3/06/25	1,039				1.039	5	MO	S/L	0	69
103	Shelter Renovations	5/01/25	6,950				6,950	15	MO	S/L	0	77
	Total Other Depreciation		998.150				998.150				554.768	31.378
	Total ACRS and Other Depreciation		998.150				998.150				554.768	31,378
Amortization:												
46	LOAN FEE	10/31/13	2,983				2,983	3	MO	Amort	2.983	0
			2.983				2,983				2.983	0
	Grand Totals		1.001.133				1.001.133				557.751	31.378
	Less: Dispositions and Transfers		0				0				0	0
	Less: Start-up/Org Expense		0				0				0	0
	Net Grand Totals		1,001,133				1.001.133				557.751	31.378

Form **990**

Event Income and Deduction Worksheet

Description VARIOUS FUNDRAISERS

2024

Name
FAYETTE COUNTY COUNCIL ON DOMESTIC

Taxpayer Identification Number
58-1826445

Use this worksheet to verify data entered for a specific activity on your form 990/990EZ

Income & Expense Summary:

1. Gross receipts or sales	1.	7,561
2. Advertising income	2.	
3. Circulation income	3.	
4. Other income	4.	
5. Returns and allowances	5.	
6. Contributions received	6.	
7. **Total revenue.** Add lines 1 through 6	7.	7,561
8. Cost of Goods Sold	8.	
9. Employment Expense	9.	
10. Fees for services	10.	
11. Indirect Expense	11.	11,047
12. Depreciation Expense	12.	
13. Exempt Activity Expense	13.	
14. Fundraising Expense	14.	
15. **Total expenses.** Add lines 8 through 14	15.	11,047
16. **Net Income/Loss.** Line 7 minus Line 15	16.	-3,486

Expense Details - Cost of Goods Sold:

Beginning inventory	
Purchases	
Labor	
Section 263A costs	
Other costs	
Ending inventory	
Total Cost of Goods Sold	

Expense Details - Employment Expense:

Compensation of officers	
Other salaries and wages	
Pension plan contributions	
Other employee benefits	
Payroll taxes	
Total Employment Expense	

Expense Details - Fees for Services:

Management	
Legal	
Accounting	
Lobbying	
Professional fundraising	
Investment management	
Other	
Total Fees for Services	

Information is indicated for use on Form 990-T, Schedule A:

Schedule A, UBIT Activity Code_____ Seq #_____

- ☐ Part V, Debt Financing
- ☐ Part VI, Controlled Org Income
- ☐ Part VII, Investments for C(7)(9)(17)
- ☐ Part VIII, Exploited Activities
- ☐ Part IX, Advertising Income

Expense Details - Indirect Expense:

Advertising and promotion	
Office	11,047
Printing/publication/postage	
Info technology/Maintenance	
Royalties & License Fees	
Occupancy/Real Estate Taxes	
Travel & Repairs	
Travel/entertainment (officials)	
Conferences/meetings	
Interest	
Insurance	
Total Indirect Expense	11,047

Expense Details - Depreciation Expense:

On investment property	
On non-investment property	
Amortization	
Depletion	
Total Depreciation Expense	

Expense Details - Exempt Activity Expense:

Repairs and Maintenance	
Bad debts	
Taxes/licenses	
Charitable contributions	
Dividend recd deductions	
Readership costs	
Other expenses	
Total Exempt Activity Expense	

Expense Details - Fundraising Expense:

Cash prizes	
Non-cash prizes	
Rent and facility costs	
Food & beverages (Part II only)	
Entertainment (Part II only)	
Other direct expenses	
Total Fundraising Expense	

Allocation of Expense to Program Service Accomplishments:

First	
Second	
Third	
All other	

Income	Budget
Promise of Hope	$209,220.00
Business/Corporate	$20,000.00
Civic Organizations	$25,000.00
Kiwanis	
Dixie Flyers	
Mom's Club	
Rotary	
Other Civic	
Religious Organizations	$20,000.00
Individual	$60,000.00
Board	$10,000.00
FVIP	
Fundraising/Special Event	$55,000.00
5K Run	
Pledge Campaign	
GRC Wireless	
Belk Charity Day	
Other Fundraisers	
Foundations	
Caterpillar	$1,000.00
Clothes Less Traveled	$10,000.00
United Way	$1,500.00
Combined Federal Can	
Coweta Fayette EMC	$10,000.00
Georgia Power Foundat	
Griffin Spalding United	$5,000.00
Mary Kay	
National Christian Four	
NATCA Charitable	
Southern Rivers	
Upson EMC	
Other Foundations	$30,000.00
Government	
DV State	$500,439.00
DV State Additional Award	$45,970.00
FVPSA Covid	$0.00
FY 25 FVPSA	$36,983.00
VOCA	$111,327.00
ARP	$0.00
ARPA	$176,124.00
Local Governments	
Fayette County	$20,000.00
PTC	$10,000.00

	Spalding County	
Other		
	Jeff Davis Property Sale	$450,000.00
TOTAL INCOME		**$1,807,563.00**

FY26

EXPENSES		**Budget**
Salaries and Wages		
Administrative		
	Exec. Director	$ 98,401.13
	Dep. Director	$ 73,542.00
Promise of Hope		
	Program Manager	$ 46,721.00
	Mobile Advocate	$ 38,000.00
Legal Advocates		
	Legal Advoc P&U	$ 51,000.00
	Legal Advoc S	$ 39,520.00
Community Outreach		
	Counselor - Fay/Spal	$ 46,176.00
	Counselor - DV Advocate	
	Community Advocate	
	Volunteer Coordinator	$ 39,520.00
	Consultant/Contractor	$ 15,000.00
Shelter		
	Case Manager	$ 37,440.00
	Shelter Manager	$ 15,000.00
	Shelter Advocate 1st shift	$ 35,360.00
	Shelter Advocate 2nd shift	$ 35,360.00
	Shelter Advocate 3rd shift	$ 35,360.00
	Weekend Advocate 1	$ 14,144.00
	Weekend Advocate 2	$ 14,144.00
	Weekend Advocate 3	$ 14,144.00
	Child Advocate	$ 37,440.00
	PRN	$ 7,072.00
	Lead Shelter Advocate	
Payroll Taxes		$ 60,000.00
Total Salaries and Wages		$753,344.13
Insurance		
	Van Insurance	$4,080.00
	Director's & Officer's	$3,720.00
	Workers Comp	$10,000.00
	Property & Liability	$12,000.00
Total Insurance		$29,800.00
Personnel		

	Admin./Outreach Mileage		$3,008.33
	Legal Advocates Mileage		$6,016.67
	Shelter Mileage/Gas for van		$1,500.00
	Training		$5,000.00
	Payroll Fees		$9,200.00
	Life Insurance		
	Health Insurance		$96,000.00
	Employee Incentive Program		
Total Personnel			$120,725.00
Agency Expense			
	Postage		$800.00
	Printing	(inc. copier lease) *both shelter & office*	$4,080.00
	Computers and printers		$3,500.00
	Bank Fees		$3,000.00
	Marketing/Advertising		$10,000.00
	Subscriptions & Dues		
		GCADV	$2,000.00
275		Fayette Chamber	$275.00
		Pike Chamber	$75.00
		Spalding Chamber	$105.00
		Upson Chamber	$141.00
		Corporate/Charitable Registration	$50.00
		Central GA SHRM	$2,000.00
		Georgia Collalition	$2,000.00
	Meeting Expense		$2,000.00
	Office Supplies (Inc language line		$5,000.00
	Reserve Fund		$308,225.00
	Agency Audit/Legal & Professional		$9,000.00
			$352,251.00
Utilities			
	Security		$2,000.00
	Telephone & Internet		
		AT&T Pike	$4,140.00
		Comcast Spalding	$6,000.00
		Verizon	$3,500.00
	Emergency Shelter		
		GA Power	$16,000.00
		Fayette Co Water	$1,000.00
		Comcast	$6,200.00
		GAS South	$4,000.00

	Sanitation	$1,000.00
Transitional House		
	City of Fay Water	$500.00
	Comcast	$2,500.00
	GAS South	$1,200.00
	Active Pest Control	$1,200.00
	GA Power	$1,000.00
	Waste Mgmt	$0.00
	EMC	$2,500.00
Total Utilities		$52,740.00
Facilities		
Transitional Mortgage Payoff		$53,141.00
Admin Office		$33,600.00
Emergency Mortgage		$3,860.48
Credit Line		$74,000.00
Pike Rent		$2,400.00
Spalding Rent		$5,000.00
Repairs & Maintenance		
	Transitional	$1,200.00
	Shelter	$12,000.00
	Shelter Kitchen Remodel	$34,000.00
Van Maintenance		$2,000.00
Groceries		$4,000.00
Total Facilities		$225,201.48
Victim Assistance		
Housing	including Hotel	$30,000.00
Childcare		$12,000.00
Transportation		$6,000.00
Miscellaneous (PoH)		$220,500.00
GROW/Counseling Services		$5,000.00
Total Victim Assistance		$273,500.00
TOTAL GRANTS		
TOTAL EXPENSES		**$1,807,561.61**



CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Justin Strickland, City Manager

FROM: Kelly Bush, Financial & Administrative Services Director 04/30/2026
Justin Strickland, City Manager 05/01/2026

DATE: May 7, 2026

SUBJECT: Agreement with Fayette County Tax Commissioner — Property Tax Billing

Recommendation:
Approve the Contract for Services with the Fayette County Tax Commissioner and authorization for the Mayor to execute all necessary documents.

Discussion:

The purpose of this agenda item is to request approval of a Contract for Services between the City of Peachtree City and Kristie King, Fayette County Tax Commissioner, for the billing and collection of City property taxes beginning with the 2026 Tax Digest.

Under O.C.G.A. § 48-5-359.1, a tax commissioner may contract with municipalities to prepare tax digests, assess, bill, and collect municipal taxes for properties located within the jurisdictional boundaries of the municipality. This agreement formalizes the continued relationship between the City and the Fayette County Tax Commissioner for these services.

Under the proposed agreement, the Tax Commissioner will be responsible for receiving the property tax digest from the Fayette County Board of Tax Assessors, preparing the digest for City properties and personal property accounts, billing and collecting City property taxes, remitting collected revenues to the City, and preparing delinquency notices, tax executions, levies, and related collection actions as needed.

The agreement provides for compensation in the amount of **$2.50 per real property parcel and personal property account billed and collected** on behalf of the City. The total annual service fee will be determined after the tax digest is prepared and the number of applicable parcels and accounts within the City is confirmed. Payment will be due within thirty days of that determination.

The initial term of the agreement will commence with the **2026 Tax Digest** and terminate on **December 31, 2026**. The agreement will automatically renew annually

unless either party provides written notice of termination at least ninety days prior to the end of the contract year.

Budget Impact:
The cost of this is approximately $35,000 and will be budgeted in the FY2027 budget.

Attachments:
1. City Contract Agreement - Peachtree City

STATE OF GEORGIA

COUNTY OF FAYETTE

CONTRACT FOR SERVICES

THIS CONTRACT FOR SERVICES (the "Contract") is made this _____, day of _____ 2026, by and between the CITY OF PEACHTREE CITY, GEORGIA, a municipality incorporated and chartered under the Constitution and Laws of the State of Georgia, hereinafter referred to as the "City" and KRISTIE KING, a Georgia Constitutional Officer and the duly elected Tax Commissioner of Fayette County, Georgia, hereinafter referred to as the "Tax Commissioner."

W I T N E S S E T H:

WHEREAS, the City is wholly located within the geographical boundaries of the County of Fayette, State of Georgia; and

WHEREAS, the Tax Commissioner's duties and responsibilities include but are not limited to the billing and collecting of ad valorem taxes on real and personal property, mobile homes, motor vehicles, timber, and utilities; and

WHEREAS, the City desires to retain the services of the Tax Commissioner in regard to the provision of those tax-related services for both personal and real property, and other stated property interests falling within the incorporated jurisdiction of the City; and

WHEREAS, the Official Code of Georgia Annotated (O.C.G.A.) § 48-5-359.1 provides for the authorization of contracts with municipalities to prepare tax digests, assess, and collect taxes, and for other stated purposes relating to properties located within the jurisdictional boundaries of such municipalities; and

WHEREAS, the Official Code of Georgia Annotated (O.C.G.A.) § 48-5-359.1 also provides for the authorization to accept, receive, and retain compensation for such additional duties and responsibilities provided to municipalities by the tax commissioner in addition to that compensation provided by law to be paid to the tax commissioner by the county; and

WHEREAS, the respective parties hereto wish to memorialize the terms and conditions for the provisions of those tax-related services rendered by the Tax Commissioner to the City.

NOW, THEREFORE, in consideration of the premises and the mutual benefits and covenants provided under the terms and conditions of this Contract, together with the payment of the compensation hereinafter set forth and outlined, the Parties hereto agree as follows:

1. Authority to Act: The Tax Commissioner is empowered by the Constitution and Laws of the State of Georgia to bill for ad valorem property taxes due the State of Georgia, Fayette County, and all municipalities within the jurisdictional boundaries of Fayette County. By virtue of such office, the Tax Commissioner also has all the requisite powers to collect such taxes, issue executions, and to act as ex-officio sheriff in the levy and sale of properties where taxes are delinquent.

2. Duties and Responsibilities: The duties and responsibilities of the Tax Commissioner shall include the following particulars:

- Receive the property tax digest from the Fayette County Board of Tax Assessors;
- Prepare the tax digest for properties and personal property accounts located within the City;
- Assess, bill, and collect the City taxes in the same manner as Fayette County taxes are assessed and collected, and invoking any remedy permitted for the collection of such City taxes as provided by the laws of the State of Georgia and the ordinances of the City;
- Serve as an agent for the State of Georgia in the registration of titles for motor vehicles, collection of ad valorem taxes and tag fees, and the disbursements of such tax revenue relating thereto;
- Pay to the City all City taxes, penalties, and interest (collectively the "Revenue") by the fifteenth (15^{th}) day of the month following the month in which the Revenue was collected;
- Prepare all delinquency notices, tax executions (FIFA's), levies, and act as an ex-officio sheriff in the levy and sale of properties to satisfy the payment of delinquent City property taxes;
- To perform such other duties and responsibilities relating to the billing and collection of City taxes as authorized by the laws of the State of Georgia and the ordinances of the City; and use the best efforts to carry out the stated duties and responsibilities in a timely manner.

3. Compensation: During the term of this Contract, and for each tax year, the City shall pay a service fee to the Tax Commissioner in an amount equal to Two Dollars and Fifty Cents ($2.50) for every parcel of land and account for personal property billed and collected by the Tax Commissioner on behalf of the City. This service fee will substantially approximate the cost to Fayette County of providing the stated services to the City. At such time as the tax digest is prepared by the Fayette County Tax Assessors and submitted to and received by the Tax Commissioner, the Tax Commissioner, in concert with the City, shall determine the number of real property parcels and

personal property accounts within the City. The stated service fee for the total number of parcels and accounts shall be determined, and payment of the service fee shall be remitted by the City to the Tax Commissioner within thirty (30) days of such determination of the total number of applicable parcels and accounts.

4. Term: The initial term of this Contract shall commence with the 2026 Tax Digest and terminate on December 31, 2026. This Contract shall automatically renew from year to year, on the first day of January, and shall extend until all taxes and other Revenue due and payable to the City are collected and remitted to the City for any Contract year where such services have been provided.

5. Termination of Contract: Notwithstanding any other provision of this Contract to the contrary, either Party may terminate this Agreement by giving written notice to the other Party not less than ninety (90) days prior to the end of each year's Contract term. In no event shall early termination affect the billing and collection of taxes and other Revenue on behalf of the City, or the obligation of the City to pay the service fee to the Tax Commissioner for the year in which notice of termination is given.

6. Entire Agreement: This Contract supersedes any and all contracts and other agreements between the Parties with respect to the rendering of the stated services by the Tax Commissioner to the City and contains all the covenants and agreements between the Parties with respect to the rendering of those services in any manner whatsoever. Each Party acknowledges that no representations, inducements, promises, written or oral, have been made by either Party that is not embodied in this Contract.

IN WITNESS WHEREOF, the Parties have hereunto set their hands and affixed their seals in duplicate, each to be considered as an original, on the day and year hereinabove written.

ATTESTED BY: CITY OF PEACHTREE CITY, GEORGIA

_____ By: _____ (SEAL)
City Clerk Kim Learnard, Mayor

ATTESTED BY: KRISTIE KING, TAX COMMISSIONER OF FAYETTE COUNTY, GEORGIA

_____ By: _____ (SEAL)
Witness Kristie King

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Justin Strickland, City Manager

FROM: Kelly Bush, Financial & Administrative Services Director 04/30/2026
Justin Strickland, City Manager 05/01/2026

DATE: May 7, 2026

SUBJECT: Agreement with Fayette County Tax Commissioner — Stormwater Billing

Recommendation:
Approve the Contract for Services with the Fayette County Tax Commissioner for the billing and collection of stormwater utility fees and authorization for the Mayor, City Manager, or other appropriate City official to execute all necessary documents.

Discussion:

The purpose of this agenda item is to request approval of a Contract for Services between the City of Peachtree City and Kristie King, Fayette County Tax Commissioner, for the billing and collection of City stormwater utility fees.

The City operates a stormwater utility and imposes stormwater utility fees to fund stormwater management services, facilities, and related operations. Beginning with the 2026 property tax digest, which will reflect the City's Fiscal Year 2027 stormwater utility fees, the proposed agreement would allow these fees to be included on Fayette County property tax bills for applicable properties located within the corporate limits of Peachtree City.

Under the agreement, the City will provide the annual billing data to the Tax Commissioner, and the Tax Commissioner will include the stormwater utility fees on the property tax bills, collect the fees, and remit collections to the City monthly with the related collection data. The agreement clarifies that these charges are stormwater utility fees, not ad valorem taxes, and that inclusion on the property tax bill is for billing and collection convenience.

The agreement provides for annual compensation in the amount of $15,000 per year, payable by the City to the Tax Commissioner on or before July 1 each year.

The initial term of the agreement is one year beginning with implementation for the 2026 property tax digest, with automatic annual renewals unless either party provides written notice of termination at least ninety days prior to the end of the contract year.

Approval of this agreement will provide a more efficient and centralized billing and collection process for stormwater utility fees and align stormwater fee billing with the annual property tax billing process.

Budget Impact:
There is actually a budget savings of approximately $7,000 a year.

Attachments:
1. Contract Agreement - Stormwater

STATE OF GEORGIA

COUNTY OF FAYETTE

CONTRACT FOR SERVICES

THIS CONTRACT FOR THE BILLING AND COLLECTION OF STORMWATER UTILITY FEES (the "Contract") is made this _____, day of _____ 2026, by and between the CITY OF PEACHTREE CITY, GEORGIA, a municipality incorporated and chartered under the Constitution and Laws of the State of Georgia, hereinafter referred to as the "City" and KRISTIE KING, a Georgia Constitutional Officer and the duly elected Tax Commissioner of Fayette County, Georgia, hereinafter referred to as the "Tax Commissioner."

W I T N E S S E T H:

WHEREAS, the City is wholly located within the geographical boundaries of the County of Fayette, State of Georgia; and

WHEREAS, the City operates a stormwater utility and imposes stormwater utility fees to fund stormwater management services, facilities, and related operations; and

WHEREAS, the City desires for such stormwater utility fees to be included on Fayette County property tax bills issued for properties located within the corporate limits of the City, beginning with the 2026 property tax digest, which will reflect the City's Fiscal Year 2027 stormwater utility fees; and

WHEREAS, the Tax Commissioner is willing to include such stormwater utility fees on the property tax bills for applicable properties within the City and to collect and remit such fees to the City, subject to the terms and conditions of this Agreement; and

WHEREAS, the Official Code of Georgia Annotated (O.C.G.A.) § 48-5-359.1 provides for the authorization of contracts with municipalities to prepare tax digests, assess, and collect taxes, and for other stated purposes relating to properties located within the jurisdictional boundaries of such municipalities; and

WHEREAS, the Official Code of Georgia Annotated (O.C.G.A.) § 48-5-359.1 also provides for the authorization to accept, receive, and retain compensation for such additional duties and responsibilities provided to municipalities by the tax commissioner in addition to that compensation provided by law to be paid to the tax commissioner by the county; and

WHEREAS, the parties desire to set forth their respective duties and responsibilities concerning the billing, collection, remittance, and reconciliation of such stormwater utility fees.

NOW, THEREFORE, in consideration of the premises and the mutual benefits and covenants provided under the terms and conditions of this Contract, together with the payment of the compensation hereinafter set forth and outlined, the Parties hereto agree as follows:

1. **Purpose:**

The purpose of this Agreement is to provide for the inclusion of the City's stormwater utility fees on Fayette County property tax bills for properties located within the corporate limits of Peachtree City, and for the collection and remittance of such fees by the Tax Commissioner to the City.

2. **Nature of Charges:**

The parties acknowledge and agree that the charges addressed in this Agreement are stormwater utility fees and not ad valorem taxes. The inclusion of such fees on the property tax bill is solely for billing and collection convenience.

3. **Term:**

This Agreement shall commence on the Effective Date and shall remain in effect for an initial term of one (1) year, beginning with implementation for the 2026 property tax digest, and shall automatically renew for successive on-year terms unless terminated by either party in accordance with this Agreement.

4. **Responsibilities:**

The City shall:

a. Determine and certify the stormwater utility fees to be billed for each applicable parcel or account located within the corporate limits of the City.

b. Provide to the Tax Commissioner, on or before **July 1 of each calendar year**, an electronic billing export from the City's billing system in a mutually agreed-upon format for import into the Tax Commissioner's system.

c. Ensure that the billing data provided is complete and accurate to the best of the City's ability and includes all information reasonably necessary for billing and collection.

d. Be responsible for customer account determinations, rate calculations, adjustments, credits, disputes concerning the amount of the stormwater utility fee, and any corrections to the billing data after submission.

e. Provide the Tax Commissioner with contact information for the appropriate City staff to address questions or issues regarding stormwater fee amounts, account status, corrections, and adjustments.

f. Pay the Tax Commissioner the annual compensation set forth in Section 6 of this Agreement

The Tax Commissioner shall:

a. Include the City's stormwater utility fees on the property tax bills for applicable properties within the City beginning with the **2026 property tax digest**.

b. Collect the stormwater utility fees together with the property tax bills in the ordinary course of collection; provided, however, that the Tax Commissioner shall have no duty to impose liens or other collection efforts for any unpaid stormwater fees.

c. Remit collected stormwater utility fees to the City **monthly**, together with an electronic export from the Tax Commissioner's system in a mutually agreed-upon format sufficient for import into the City's system and reconciliation of collections.

d. Use reasonable efforts to accurately bill, collect, and account for the stormwater utility fees based upon the data provided by the City.

e. Notify the City of any material issues affecting billing, collection, import, export, reconciliation, or remittance.

5. **Remittance and Reconciliation:**

a. The Tax Commissioner shall remit to the City all stormwater utility fees collected during the preceding month, less only such adjustments as may be mutually agreed upon in writing by the parties.

b. Monthly remittances shall be accompanied by an electronic export identifying, at a minimum, the parcels/accounts billed, amounts collected, collection dates, and any adjustments, refunds, or unpaid amounts reflected in the Tax Commissioner's records.

c. The parties shall cooperate in good faith to resolve any reconciliation discrepancies.

d. Any corrections, credits, or adjustments determined by the City after billing shall be communicated to the Tax Commissioner in a mutually agreed-upon format and applied as administratively feasible.

6. **Compensation:**

In consideration of the services provided by the Tax Commissioner under this Agreement, the City shall pay the Tax Commissioner a **flat fee of Fifteen Thousand Dollars ($15,000.00) per year**.

Payment shall be made annually prior to or on July 1.

7. **Liability and Indemnification:**

a. Each party shall be responsible for its own acts and omissions and those of its officers, employees, and agents.

b. Nothing in this Agreement shall be construed as a waiver of any immunity, defense, or limitation of liability available to either party under Georgia law.

c. The Tax Commissioner shall not be responsible for errors in the fee amounts or billing data supplied by the City.

d. The City shall not be responsible for errors in billing, collection, remittance, or reporting caused by the Tax Commissioner's failure to properly process the data provided by the City.

8. Disputes and Customer Inquiries:

The City shall be responsible for resolving disputes or inquiries concerning the amount, calculation, applicability, or adjustment of the stormwater utility fee. The Tax Commissioner may refer such matters to the City.

9. Termination:

Notwithstanding any other provision of this Contract to the contrary, either Party may terminate this Agreement by giving written notice to the other Party not less than ninety (90) days prior to the end of each year's Contract term. In no event shall early termination affect the billing and collection of fees on behalf of the City, or the obligation of the City to pay the service fee to the Tax Commissioner for the year in which notice of termination is given.

10. Entire Agreement:

This Agreement constitutes the entire agreement between the parties with respect to the subject matter hereof and supersedes all prior discussions, negotiations, and understandings.

IN WITNESS WHEREOF, the Parties have hereunto set their hands and affixed their seals in duplicate, each to be considered as an original, on the day and year hereinabove written.

CITY OF PEACHTREE CITY, GEORGIA

ATTESTED BY:

_____
City Clerk

By:_____(SEAL)
Kim Learnard, Mayor

KRISTIE KING, TAX COMMISSIONER
OF FAYETTE COUNTY, GEORGIA

ATTESTED BY:

_____
Witness

By:_____(SEAL)
Kristie King

RESOLUTION OF THE CITY OF PEACHTREE CITY, GEORGIA

AUTHORIZING PARTICIPATION IN AN AMICUS BRIEF IN CHANG v. CITY OF MILTON ON REMAND BEFORE THE GEORGIA COURT OF APPEALS OR, IF WARRANTED, THE GEORGIA SUPREME COURT

WHEREAS, the litigation styled Chang v. City of Milton arises from claims asserted against the City of Milton, Georgia, related to a 2016 motor vehicle collision on Batesville Road;

WHEREAS, on September 16, 2024, the Georgia Court of Appeals issued its decision in City of Milton v. Chang, 373 Ga. App. 667 (2024);

WHEREAS, the Supreme Court of Georgia thereafter granted certiorari and, on March 12, 2026, vacated the Court of Appeals decision and remanded the case for further proceedings, holding that a municipality's ministerial duty over roadway upkeep and repair did not apply where the alleged unsafe condition was outside the lanes of ordinary travel, City of Milton v. Chang, 2026 WL 695364;

WHEREAS, following remand, the Georgia Court of Appeals will consider the separate question of whether a Georgia municipality may nevertheless be subjected to liability under a so-called nuisance theory for personal injury claims;

WHEREAS, the City recognizes that any asserted waiver of sovereign immunity for nuisance claims resulting in personal injury does not arise from any express constitutional or statutory waiver applicable to municipalities, but instead traces to judicial decisions such as Town of Fort Oglethorpe v. Phillips, 224 Ga. 834 (1968);

WHEREAS, the Supreme Court of Georgia explained in Georgia Department of Natural Resources v. Center for a Sustainable Coast, Inc., 294 Ga. 593 (2014), that waivers of sovereign immunity must come from the Constitution or the General Assembly and that courts may not create new exceptions to sovereign immunity;

WHEREAS, in Mayor & C. of Savannah v. Palmerio, 242 Ga. 419 (1978), Justice Hall, in a concurring opinion, advised that "the time is long past for this court to re-examine its opinion in Town of Ft. Oglethorpe v. Phillips, 224 Ga. 834, 165 S.E.2d 141 (1968);"

WHEREAS, in Gatto v. City of Statesboro, 312 Ga. 164, fn. 6 (2021), the Court observed "[s]ome of us have doubts about the legal foundations of Phillips, which also divorced municipal nuisance liability from its basis in our Constitution's Takings Clause;"

WHEREAS, a nuisance theory that permits personal-injury claims against cities, but not counties, creates an uneven exposure to liability that is not supported by a clear constitutional or statutory waiver;

WHEREAS, Georgia law has long distinguished between nuisance claims that implicate the Takings Clause and nuisance claims seeking damages for personal injury;

WHEREAS, municipalities across the State have a substantial interest in ensuring that any waiver of sovereign immunity remains tied to a constitutional or statutory foundation rather than a judicially created expansion;

WHEREAS, the City finds that it is in the best interests of its citizens and residents to support the City of Milton in seeking an appellate ruling that there is no waiver of municipal sovereign immunity for an alleged nuisance resulting in personal injury, outside the limited context of a nuisance claim amounting to a constitutional taking; and

WHEREAS, the City further finds that Georgia cities should have their collective voice heard on this issue of statewide importance through coordinated amicus participation before the Georgia Court of Appeals and/or the Georgia Supreme Court.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF PEACHTREE CITY, that:

- The City authorizes participation in, support for, and joinder with an amicus curiae brief or briefs to be filed in Chang v. City of Milton on remand before the Georgia Court of Appeals and/or, if further appellate proceedings occur after the Court of Appeals, before the Georgia Supreme Court, and authorizes the City's name to be included as an amicus participant.
- The City supports the position that any purported waiver of a city's sovereign immunity for nuisance claims seeking recovery for personal injury is a judicially created doctrine rather than an express waiver grounded in the Georgia Constitution or an act of the General Assembly.
- The City supports the position that, consistent with Sustainable Coast and related sovereign-immunity precedent, no waiver of municipal sovereign immunity exists for an alleged nuisance resulting in personal injury.
- The Mayor, City Manager, City Attorney, and such other officers as may be appropriate are authorized to take all actions reasonably necessary to implement this Resolution and to coordinate with counsel for the City of Milton and other participating municipalities.

SO RESOLVED this _____ day of _____, 2026.

CITY OF PEACHTREE CITY, GEORGIA

_____
Kim Learnard, Mayor

ATTEST:

_____
Yasmin Julio, City Clerk

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Justin Strickland, City Manager

FROM:	Angela Egan, Purchasing Manager	04/28/2026
	Kelly Bush, Financial & Administrative Services Director	04/30/2026
	Dustin Farron, Assistant Financial & Administrative Services Director	04/30/2026
	Chris Hobby, Assistant City Manager	05/01/2026
	Justin Strickland, City Manager	05/01/2026

DATE: May 7, 2026

SUBJECT: 05-26-01 2026 Street Paving Bid Award

Recommendation:
Award the 2026 Street Paving Project to Atlanta Paving and Concrete in the amount of $5,986,666.01

Discussion:
The 2026 Street Paving bid includes 9.7 miles of roadway resurfacing and the resurfacing of the Fieldhouse Aquatic Center (11,087 square yards). Staff solicited bids from several paving companies and four bids were received. Bids were opened on April 22, 2026, and are as follows:

VENDOR	BASE BID
ATL PAVING & CONC	$5,986,666.01
BLOUNT	$6,042,570.96
CW MATTHEWS	$6,775,777.45
MCLEROY	$6,360,095.78

Staff has reviewed the references and bid documents provided by Atlanta Paving and Concrete and finds them acceptable.

Budget Impact:

There are sufficient funds available in the 2023 SPLOST Program and the LMIG Program.

Attachments:

1. APPENDIX B-Project Specification
2. APPENDIX A-2026 Paving Final Map
3. APPENDIX F-Fieldhouse Parking Detail and Map

On Street	From Street	To Street	Width (ft)	Length (ft)	Area (YD^2)	Rehab Activity	Notes
ANTHEM AVE	CENTENNIAL DR (N)	CENTENNIAL DR (S)	22	162	415	FWM + Full Depth Rclmtn + Overlay (2.0-in)	
AVALON WAY	SOUTHERN SHORE DR	SOUTHERN SHORE DR	24	1616	4525	FWM + Full Depth Rclmtn + Overlay (2.0-in)	**10 L.F of Curb and Gutter Replacement Throughout all of Avalon Way.**
BLUE SKY CT	CENTENNIAL XING	EOP	31	427	1536	FWM + Overlay (2.0-in) + 20% Patching	**10 L.F of Curb and Gutter Replacement Throughout all of Blue Sky CT.**
BOSTONIAN TER	REVOLUTION DR	EOP	30	508	1760	FWM + Full Depth Rclmtn + Overlay (2.0-in)	**15 L.F of Curb and Gutter Replacement Throughout all of Bostonian Ter.**
BOSTONIAN TER	REVOLUTION DR	REVOLUTION DR	24	154	430	FWM + Overlay (2.0-in) + 10% Patching	**15 L.F of Curb and Gutter Replacement Throughout all of Bostonian Ter.**
CELEBRATION WAY	CENTENNIAL DR (S)	CONSTITUTION CIR	22	187	479	FWM + Full Depth Rclmtn + Overlay (2.0-in)	
CENTENNIAL DR	CENTURY PARK PL	CENTENNIAL DR (S)	26	560	1700	FWM + Full Depth Rclmtn + Overlay (2.0-in)	
CENTENNIAL DR (N)	CENTENNIAL DR (S)	CENTENNIAL XING	19	182	403	FWM + Full Depth Rclmtn + Overlay (2.0-in)	**15 L.F of Curb and Gutter Replacement Throughout all of CENTENNIAL DR (N).**
CENTENNIAL DR (N)	CENTENNIAL XING	ANTHEM AVE	19	148	328	FWM + Full Depth Rclmtn + Overlay (2.0-in)	**15 L.F of Curb and Gutter Replacement Throughout all of CENTENNIAL DR (N).**

On Street	From Street	To Street	Width (ft)	Length (ft)	Area (YD^2)	Rehab Activity	Notes
CENTENNIAL DR (N)	ANTHEM AVE	DECLARATION DR	18	201	422	FWM + Full Depth Rclmtn + Overlay (2.0-in)	**15 L.F of Curb and Gutter Replacement Throughout all of CENTENNIAL DR (N).**
CENTENNIAL DR (N)	DECLARATION DR	CELEBRATION WAY	19	413	916	FWM + Full Depth Rclmtn + Overlay (2.0-in)	**15 L.F of Curb and Gutter Replacement Throughout all of CENTENNIAL DR (N).**
CENTENNIAL DR (S)	CENTENNIAL DR	INDEPENDENCE LN	20	408	951	FWM + Full Depth Rclmtn + Overlay (2.0-in)	**10 L.F of Curb and Gutter Replacement Throughout all of CENTENNIAL DR (S).**
CENTENNIAL DR (S)	INDEPENDENCE LN	ANTHEM AVE	18	152	318	FWM + Full Depth Rclmtn + Overlay (2.0-in)	**10 L.F of Curb and Gutter Replacement Throughout all of CENTENNIAL DR (S).**
CENTENNIAL DR (S)	ANTHEM AVE	INDEPENDENCE LN	18	182	382	FWM + Full Depth Rclmtn + Overlay (2.0-in)	**10 L.F of Curb and Gutter Replacement Throughout all of CENTENNIAL DR (S).**
CENTENNIAL DR (S)	INDEPENDENCE LN	CELEBRATION WAY	22	220	566	FWM + Full Depth Rclmtn + Overlay (2.0-in)	**10 L.F of Curb and Gutter Replacement Throughout all of CENTENNIAL DR (S).**
CENTENNIAL XING	CENTENNIAL DR (N)	DS@162N CENTENNIAL DR (N)	41	184	878	FWM + Full Depth Rclmtn + Overlay (2.0-in)	
CENTENNIAL XING	DS@162N CENTENNIAL DR (N)	BLUE SKY CT	22	162	415	FWM + Overlay (2.0-in) + 10% Patching	
CENTENNIAL XING	BLUE SKY CT	EOP	20	159	372	FWM + Overlay (2.0-in) + 10% Patching	

On Street	From Street	To Street	Width (ft)	Length (ft)	Area (YD^2)	Rehab Activity	Notes
CONISTON CT	SOUTHERN SHORE DR	EOP	34	222	893	FWM + Overlay (2.0-in) + 10% Patching	**5 L.F of Curb and Gutter Replacement Throughout all of Coniston CT.**
CONSTITUTION CIR	CELEBRATION WAY	DS@185N CELEBRATION WAY	23	926	2485	FWM + Overlay (2.0-in) + 10% Patching	**30 L.F of Curb and Gutter Replacement Throughout all of Constitution CIR.**
CONSTITUTION CIR	DS@185N CELEBRATION WAY	CONSTITUTION CIR	20	125	292	FWM + Overlay (2.0-in) + 10% Patching	**30 L.F of Curb and Gutter Replacement Throughout all of Constitution CIR.**
CONSTITUTION CIR	CELEBRATION WAY	DS@125S CELEBRATION WAY	27	185	583	FWM + Overlay (2.0-in) + 10% Patching	**30 L.F of Curb and Gutter Replacement Throughout all of Constitution CIR.**
CONSTITUTION CIR	DS@125S CELEBRATION WAY	CONSTITUTION CIR	23	532	1427	FWM + Overlay (2.0-in) + 10% Patching	**30 L.F of Curb and Gutter Replacement Throughout all of Constitution CIR.**
CORBEL CT	PLANCEER PL	EOP	35	176	717	FWM + Overlay (2.0-in) + 20% Patching	**15 L.F of Curb and Gutter Replacement Throughout all of Corbel CT.**
DECLARATION DR	CENTENNIAL DR (N)	DS@164N CENTENNIAL DR (N)	22	164	420	FWM + Full Depth Rclmtn + Overlay (2.0-in)	**10 L.F of Curb and Gutter Replacement Throughout all of Declaration DR.**
DECLARATION DR	DS@164N CENTENNIAL DR (N)	LEGACY DR	21	396	970	FWM + Full Depth Rclmtn + Overlay (2.0-in)	**10 L.F of Curb and Gutter Replacement Throughout all of Declaration DR.**
DIVIDEND CT	DIVIDEND DR	EOP	40	932	4333	FWM (4-inch depth) + Full Depth Rclmtn +2.0-in Asphalt Binder+ 2.0-in Olay	**10 L.F of Curb and Gutter Replacement Throughout all of Dividend CT.**

On Street	From Street	To Street	Width (ft)	Length (ft)	Area (YD^2)	Rehab Activity	Notes
DIVIDEND DR	PASCHALL RD	PROSPECT PARK	30	1301	4555	FWM (4-inch depth) + Full Depth Rclmtn +2.0-in Asphalt Binder+ 2.0-in Olay	**135 L.F of Curb and Gutter Replacement Throughout all of Dividend DR.**
DIVIDEND DR	PROSPECT PARK	KELLY DR	31	1332	4819	FWM (4-inch depth) + Full Depth Rclmtn +2.0-in Asphalt Binder+ 2.0-in Olay	**135 L.F of Curb and Gutter Replacement Throughout all of Dividend DR.**
DIVIDEND DR	KELLY DR	DIVIDEND CT	37	1601	6909	FWM (4-inch depth) + Full Depth Rclmtn +2.0-in Asphalt Binder+ 2.0-in Olay	**135 L.F of Curb and Gutter Replacement Throughout all of Dividend DR.**
DIVIDEND DR	DIVIDEND CT	TDK BLVD	30	3427	11995	FWM (4-inch depth) + Full Depth Rclmtn +2.0-in Asphalt Binder+ 2.0-in Olay	**135 L.F of Curb and Gutter Replacement Throughout all of Dividend DR.**
DIVIDEND DR	TDK BLVD	LEO GILES DR	28	2167	7078	FWM (4-inch depth) + Full Depth Rclmtn +2.0-in Asphalt Binder+ 2.0-in Olay	**135 L.F of Curb and Gutter Replacement Throughout all of Dividend DR.**
DIVIDEND DR	LEO GILES DR	FALCON DR	29	667	2258	FWM (4-inch depth) + Full Depth Rclmtn +2.0-in Asphalt Binder+ 2.0-in Olay	**135 L.F of Curb and Gutter Replacement Throughout all of Dividend DR.**
DIVIDEND DR	FALCON DR	AVIATION WAY	32	1512	5645	FWM (4-inch depth) + Full Depth Rclmtn +2.0-in Asphalt Binder+ 2.0-in Olay	**135 L.F of Curb and Gutter Replacement Throughout all of Dividend DR.**
DIVIDEND DR	AVIATION WAY	HWY 74	29	2081	7041	FWM (4-inch depth) + Full Depth Rclmtn +2.0-in Asphalt Binder+ 2.0-in Olay	**135 L.F of Curb and Gutter Replacement Throughout all of Dividend DR.**
FIELDHOUSE DR	KEDRON DR	EOP	25	1540	4492	FWM + Overlay (2.0-in) + 20% Patching	**10 L.F of Curb and Gutter Replacement Throughout all of Fieldhouse DR.**

On Street	From Street	To Street	Width (ft)	Length (ft)	Area (YD^2)	Rehab Activity	Notes
FIELDHOUSE PARKING PROJECT	FIELDHOUSE DR	EOP			11087.09	FWM + Overlay (2.0-in) + 20% Patching	**15 L.F of Curb and Gutter Replacement Throughout all of the Fieldhouse Parking Project.**
FIELDING RDG	KEDRON DR	EOP	23	1514	4052	FWM + Overlay (2.0-in) + 10% Patching	**5 L.F of Curb and Gutter Replacement Throughout all of Fielding RDG.**
FREEDOM LN	REVOLUTION DR	EOP	36	203	848	FWM + Overlay (2.0-in) + 20% Patching	**5 L.F of Curb and Gutter Replacement Throughout all of Freedom LN.**
GARDEN GATE	ROSEMONT	EOP	33	196	754	FWM + Overlay (2.0-in) + 20% Patching	
GARRET RDG	MCINTOSH TRL	PLANCEER PL	24	982	2749	FWM + Overlay (2.0-in) + 20% Patching	**10 L.F of Curb and Gutter Replacement Throughout all of Garret RDG.**
GARRET RDG	PLANCEER PL	SANDOWN DR	21	293	719	FWM + Overlay (2.0-in) + 20% Patching	**10 L.F of Curb and Gutter Replacement Throughout all of Garret RDG.**
GLISTEN VIEW PL	SOUTHERN SHORE DR	SHORE WALK	23	196	526	FWM + Overlay (2.0-in) + 20% Patching	
INDEPENDENCE LN	CENTENNIAL DR (S)	DS@162S CENTENNIAL DR (S)	22	395	1013	FWM + Full Depth Rclmtn + Overlay (2.0-in)	**15 L.F of Curb and Gutter Replacement Throughout all of Independence LN.**
INDEPENDENCE LN	DS@162S CENTENNIAL DR (S)	REVOLUTION DR	24	162	454	FWM + Full Depth Rclmtn + Overlay (2.0-in)	**15 L.F of Curb and Gutter Replacement Throughout all of Independence LN.**

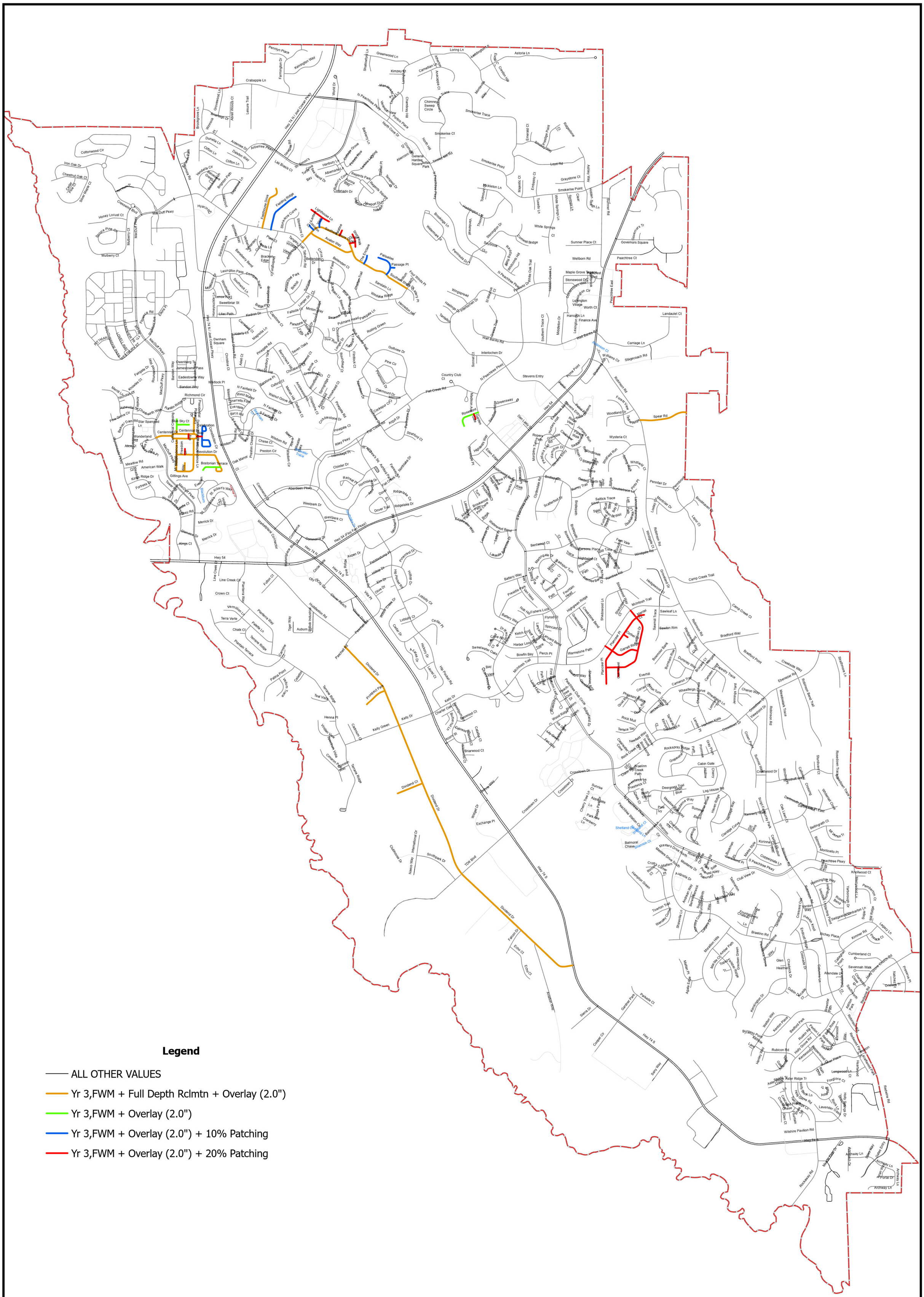
On Street	From Street	To Street	Width (ft)	Length (ft)	Area (YD^2)	Rehab Activity	Notes
INDEPENDENCE LN	REVOLUTION DR	MT VERNON WAY	23	817	2193	FWM + Full Depth Rclmtn + Overlay (2.0-in)	**15 L.F of Curb and Gutter Replacement Throughout all of Independence LN.**
INDEPENDENCE LN	MT VERNON WAY	REVOLUTION DR	18	149	312	FWM + Full Depth Rclmtn + Overlay (2.0-in)	**15 L.F of Curb and Gutter Replacement Throughout all of Independence LN.**
INDEPENDENCE LN	REVOLUTION DR	DS@405N REVOLUTION DR	23	847	2272	FWM + Full Depth Rclmtn + Overlay (2.0-in)	**15 L.F of Curb and Gutter Replacement Throughout all of Independence LN.**
INDEPENDENCE LN	DS@405N REVOLUTION DR	CENTENNIAL DR (S)	22	405	1039	FWM + Full Depth Rclmtn + Overlay (2.0-in)	**15 L.F of Curb and Gutter Replacement Throughout all of Independence LN.**
LANTERN VIEW	SOUTHERN SHORE DR	LIGHTHOUSE LN	25	352	1026	FWM + Overlay (2.0-in) + 10% Patching	**5 L.F of Curb and Gutter Replacement Throughout all of Lantern View.**
LIGHTHOUSE LN	EOP	LANTERN VIEW	30	478	1677	FWM + Overlay (2.0-in) + 20% Patching	**10 L.F of Curb and Gutter Replacement Throughout all of Lighthouse LN.**
LIGHTHOUSE LN	LANTERN VIEW	EOP	34	265	1058	FWM + Overlay (2.0-in) + 20% Patching	**10 L.F of Curb and Gutter Replacement Throughout all of Lighthouse LN.**
MANTEL CT	SANDOWN DR	EOP	34	289	1136	FWM + Overlay (2.0-in) + 20% Patching	**5 L.F of Curb and Gutter Replacement Throughout all of Mantel CT.**
MT VERNON WAY	INDEPENDENCE LN	EOP	35	295	1213	FWM + Full Depth Rclmtn + Overlay (2.0-in)	**5 L.F of Curb and Gutter Replacement Throughout all of MT Vernon Way.**

On Street	From Street	To Street	Width (ft)	Length (ft)	Area (YD^2)	Rehab Activity	Notes
OAK NEWEL	SANDOWN DR	EOP	28	316	1032	FWM + Overlay (2.0-in) + 20% Patching	**5 L.F of Curb and Gutter Replacement Throughout all of Oak Newel.**
PALATINE PL	SOUTHERN SHORE DR	EOP	38	197	870	FWM + Overlay (2.0-in) + 20% Patching	**5 L.F of Curb and Gutter Replacement Throughout all of Palatine PL.**
PALISADES	SOUTHERN SHORE DR	PASSAGE PT	23	282	757	FWM + Overlay (2.0-in) + 10% Patching	**10 L.F of Curb and Gutter Replacement Throughout all of Palisades.**
PALISADES	PASSAGE PT	EOP	29	592	1985	FWM + Overlay (2.0-in) + 10% Patching	**10 L.F of Curb and Gutter Replacement Throughout all of Palisades.**
PASSAGE PT	PALISADES	EOP	42	152	744	FWM + Overlay (2.0-in) + 10% Patching	**5 L.F of Curb and Gutter Replacement Throughout all of Passage PT.**
PLANCEER PL	SANDOWN DR	CORBEL CT	27	567	1789	FWM + Overlay (2.0-in) + 20% Patching	**10 L.F of Curb and Gutter Replacement Throughout all of Planceer PL.**
PLANCEER PL	CORBEL CT	GARRET RDG	23	689	1849	FWM + Overlay (2.0-in) + 20% Patching	**10 L.F of Curb and Gutter Replacement Throughout all of Planceer PL.**
PLANCEER PL	GARRET RDG	SANDOWN DR	24	738	2066	FWM + Overlay (2.0-in) + 20% Patching	**10 L.F of Curb and Gutter Replacement Throughout all of Planceer PL.**
PLANCEER PL	SANDOWN DR	EOP	25	644	1878	FWM + Overlay (2.0-in) + 20% Patching	**10 L.F of Curb and Gutter Replacement Throughout all of Planceer PL.**

On Street	From Street	To Street	Width (ft)	Length (ft)	Area (YD^2)	Rehab Activity	Notes
PROSPECT PARK	DIVIDEND DR	EOP	39	798	3664	FWM (4-inch depth) + Full Depth Rclmtn +2.0-in Asphalt Binder+ 2.0-in Olay	**15 L.F of Curb and Gutter Replacement Throughout all of Prospect Park.**
REVOLUTION DR	INDEPENDENCE LN	FREEDOM LN	23	1200	3221	FWM + Full Depth Rclmtn + Overlay (2.0-in)	**45 L.F of Curb and Gutter Replacement Throughout all of Revolution DR.**
REVOLUTION DR	FREEDOM LN	INDEPENDENCE LN	21	289	708	FWM + Full Depth Rclmtn + Overlay (2.0-in)	**45 L.F of Curb and Gutter Replacement Throughout all of Revolution DR.**
REVOLUTION DR	INDEPENDENCE LN	BOSTONIAN TER	20	300	700	FWM + Full Depth Rclmtn + Overlay (2.0-in)	**45 L.F of Curb and Gutter Replacement Throughout all of Revolution DR.**
REVOLUTION DR	BOSTONIAN TER	BOSTONIAN TER	24	448	1255	FWM + Full Depth Rclmtn + Overlay (2.0-in)	**45 L.F of Curb and Gutter Replacement Throughout all of Revolution DR.**
ROSEMONT	N PEACHTREE PKWY	GARDEN GATE	25	673	1926	FWM + Overlay (2.0-in)	**5 L.F of Curb and Gutter Replacement Throughout all of Rosemont.**
ROSEMONT	GARDEN GATE	EOP	16	166	310	FWM + Overlay (2.0-in)	**5 L.F of Curb and Gutter Replacement Throughout all of Rosemont.**
SANDOWN DR	MCINTOSH TRL	PLANCEER PL	21	421	1031	FWM + Overlay (2.0-in) + 20% Patching	**25 L.F of Curb and Gutter Replacement Throughout all of Sandown DR.**
SANDOWN DR	PLANCEER PL	GARRET RDG	21	1234	3023	FWM + Overlay (2.0-in) + 20% Patching	**25 L.F of Curb and Gutter Replacement Throughout all of Sandown DR.**

On Street	From Street	To Street	Width (ft)	Length (ft)	Area (YD^2)	Rehab Activity	Notes
SANDOWN DR	GARRET RDG	OAK NEWEL	21	1011	2478	FWM + Overlay (2.0-in) + 20% Patching	**25 L.F of Curb and Gutter Replacement Throughout all of Sandown DR.**
SANDOWN DR	OAK NEWEL	PLANCEER PL	19	328	727	FWM + Overlay (2.0-in) + 20% Patching	**25 L.F of Curb and Gutter Replacement Throughout all of Sandown DR.**
SHORE WALK	EOP	GLISTEN VIEW PL	34	309	1232	FWM + Overlay (2.0-in) + 20% Patching	**5 L.F of Curb and Gutter Replacement Throughout all of Shore Walk.**
SHORE WALK	GLISTEN VIEW PL	EOP	38	148	657	FWM + Overlay (2.0-in) + 20% Patching	**5 L.F of Curb and Gutter Replacement Throughout all of Shore Walk.**
SOUTHERN SHORE DR	GALLERY PL	PALISADES	22	228	584	FWM + Full Depth Rclmtn + Overlay (2.0-in)	**20 L.F of Curb and Gutter Replacement Throughout all of Southern Shore DR.**
SOUTHERN SHORE DR	PALISADES	THE ENCLAVE	24	763	2136	FWM + Full Depth Rclmtn + Overlay (2.0-in)	**20 L.F of Curb and Gutter Replacement Throughout all of Southern Shore DR.**
SOUTHERN SHORE DR	THE ENCLAVE	AVALON WAY	27	436	1375	FWM + Full Depth Rclmtn + Overlay (2.0-in)	**20 L.F of Curb and Gutter Replacement Throughout all of Southern Shore DR.**
SOUTHERN SHORE DR	AVALON WAY	GLISTEN VIEW PL	21	134	327	FWM + Full Depth Rclmtn + Overlay (2.0-in)	**20 L.F of Curb and Gutter Replacement Throughout all of Southern Shore DR.**
SOUTHERN SHORE DR	GLISTEN VIEW PL	PALATINE PL	22	876	2248	FWM + Full Depth Rclmtn + Overlay (2.0-in)	**20 L.F of Curb and Gutter Replacement Throughout all of Southern Shore DR.**

On Street	From Street	To Street	Width (ft)	Length (ft)	Area (YD^2)	Rehab Activity	Notes
SOUTHERN SHORE DR	PALATINE PL	LANTERN VIEW	24	465	1302	FWM + Full Depth Rclmtn + Overlay (2.0-in)	**20 L.F of Curb and Gutter Replacement Throughout all of Southern Shore DR.**
SOUTHERN SHORE DR	LANTERN VIEW	CONISTON CT	23	875	2349	FWM + Full Depth Rclmtn + Overlay (2.0-in)	**20 L.F of Curb and Gutter Replacement Throughout all of Southern Shore DR.**
SOUTHERN SHORE DR	CONISTON CT	AVALON WAY	23	626	1680	FWM + Full Depth Rclmtn + Overlay (2.0-in)	**20 L.F of Curb and Gutter Replacement Throughout all of Southern Shore DR.**
SOUTHERN SHORE DR	AVALON WAY	KEDRON DR	21	269	659	FWM + Full Depth Rclmtn + Overlay (2.0-in)	**20 L.F of Curb and Gutter Replacement Throughout all of Southern Shore DR.**
SPEAR RD	DS@17W EOP	ROBINSON RD	25	1648	4807	FWM + Full Depth Rclmtn + Overlay (2.0-in)	
THE ENCLAVE	SOUTHERN SHORE DR	EOP	33	308	1177	FWM + Overlay (2.0-in) + 10% Patching	



Text

Map Information:

Date:
Current Time: 2/20/2026 10:59 AM

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On Street	From Street	To Street	Area (YD^2)	Rehab Activity	Notes
FIELDHOUSE PARKING PROJECT	FIELDHOUSE DR	EOP	11087.09	FWM + Overlay (2.0-in) + 20% Patching	**15 L.F of Curb and Gutter Replacement Throughout all of the Fieldhouse Parking Project.**

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Justin Strickland, City Manager

FROM:

David Borkowski, City Engineer	04/30/2026
Jonathan Miller, Public Works Director	04/30/2026
Kelly Bush, Financial & Administrative Services Director	04/30/2026
Chris Hobby, Assistant City Manager	04/30/2026
Justin Strickland, City Manager	05/01/2026

DATE: May 7, 2026

SUBJECT: 05-26-02 FY26 Budget Amendment- Stormwater Piping

Recommendation:
To award the replacement of various stormwater pipes to Atlanta Paving and to authorize a budget amendment (26-23) of $1,000,000.

Discussion:
Engineering staff has been working with Public Works to include needed stormwater pipe replacements under roadways to be paved in this year's paving bid as potential alternates. Staff reviewed the bid prices and met with the apparent low bidder on the project. Staff wanted to make sure they understood the scope and potentially negotiate some of the unit prices. The contractor agreed to re-look at some of their numbers and get back with us between May 4th and 7th. Once this information is received, Staff will see how many total linear feet we can replace this year. Staff is of the opinion that we can replace a significant amount of the pipes under roads to be paved with $1,000,000 in funding from the Stormwater Utility reserves.

Therefore, staff is recommending awarding the replacement of various stormwater pipes to Atlanta paving for an amount not to exceed $1,000,000.

Budget Impact:
The proposed Budget Amendment 26-23 will increase both revenues and expenditures in the Stormwater Fund.

Attachments:
1. Budget Amendment 26-23 - Stormwater Piping

CITY OF PEACHTREE CITY

BUDGET AMENDMENT

NUMBER 26-23

DATE 05/07/2026

ACCOUNT	*PROJECT*	*DESCRIPTION*	*INCREASE*	*DECREASE*
521-0000-389025		Surplus Carryover (Reserves)	1,000,000.00	
521-4250-541947		Infrastructure - Pipe Lining Program	1,000,000.00	

NOW , THEREFORE, BE IT RESOLVED Council hereby amends the Fiscal Year 2026 Budget Resolution to increase both revenues and expenses in the Stormwater Fund for the replacement of various Stormwater Pipes.

Entered _____

Approved _____

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Justin Strickland, City Manager

FROM:

Shayla Reed, Planning Director	04/30/2026
Kelly Bush, Financial & Administrative Services Director	04/30/2026
Justin Strickland, City Manager	05/01/2026

DATE: May 7, 2026

SUBJECT: 05-26-03 Award Unified Development Ordinance RFP

Recommendation:

Award the contract for Unified Development Ordinance (UDO) to “Inspire” for Fiscal Year 2026 and authorize the mayor to execute the contract, subject to Legal and Staff review, in the amount $179,110.00.

Discussion:

The city issued a Request for Proposals (RFP) to identify qualified proposals from firms with considerable experience in land use planning, zoning, subdivision/site development and landscape architecture to modernize and consolidate the various existing city ordinances into a cohesive, single-reference, graphic-based document known as a Unified Development Ordinance (UDO).

It has been over 38 years since the city did a comprehensive review of development ordinances. It is important that the city’s regulations are up-to-date to preserve the character of the city’s suburban neighborhoods, protect natural resources, and encourage appropriate economic development where the infrastructure is in place for business to
thrive.

In response to the RFP, the city received four proposals. The following weighted criteria were used for evaluation:

- 25% Qualifications and Experience
- 30% Project Approach/Methodology
- 15% Public Engagement
- 20% Cost Proposal
- 10% Project Management/Schedule

The pricing structure was based on a percentage of file creation, labor/personnel, and equipment proposal.

An evaluation team consisting of four employees has thoroughly evaluated all submissions and conducted reference checks for the proposer who scored the highest by the evaluation committee. Interviews were provided to the highest two scores. The combined scores are as follows:

Company	**Weighted Score**
GMC	2.98
Inspire	3.70
MHCP Colab	3.03
Stantec	3.58

Therefore, staff is recommending awarding the contract to Inspire with a start date of June 1, 2026. If awarded, staff will work with Legal to formalize the contract.

Budget Impact:

There was a previous CIP project associated with the UDO, but it was eliminated and moved to CIP Contingency. For this request, those funds are still available in CIP Contingency.

Attachments:

1. InspirePlacemaking_RFP26-105PDS_spreads

Copy

Inspire
PLACEMAKING COLLECTIVE

City of PEACHTREE CITY

Inspire Placemaking Collective, Inc.
February 17, 2026, 3:00pm

Re: RFP #26-105PDS
Unified Development Ordinance (UDO)





Peachtree City, GA,
located roughly 30 miles south of Atlanta, is a premier master-planned community in Fayette County famous for its unique golf cart-centric lifestyle. The City features over 100 miles of multi-use paths that connect residents to five distinct villages, offering a resort-style environment with scenic lakes, top-rated schools, and low crime rates.

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Cover LETTER

February 17, 2026
City of Peachtree City, GA
Angela Egan, Purchasing Manager
209 McIntosh Trail, Peachtree City, GA 30269

Re: RFP #26-105PDS | Unified Development Ordinance

Dear members of the selection committee,

Peachtree City continues to impress by being the preeminent planned community. Most people know of the City because of the well thought out and comprehensive golf cart path, however from a planning perspective, there is a lot to be excited about in Peachtree City. The Village Concept is unique and goes beyond a Character Area. It helps define the uniqueness of the community areas and celebrates each Village. There is an opportunity to strength this concept with updated regulations that are easy to understand through the addition of graphics and consistent text, as well as modern zoning strategies. Updated regulations, based on public input, will strengthen Peachtree City's progress. Our team is well positioned to support the City by leaning on our many years of experience in code development that will consider the many unique qualities and assets of the community, and provide alignment with the City's comprehensive plan.

Inspire Placemaking Collective, Inc. (Inspire) was founded in 2022 as a formal spin-off of S&ME, Inc.'s planning and landscape architecture divisions which operated for more than 20 years. With a team of over 40 planners, designers, and other professionals that possess more than 400 years of collective experience, Inspire offers a traditional city planning practice, with a depth and breadth that is unique within today's marketplace.

Our practice focuses on comprehensive planning, land development code updates, form-based codes, design guidelines, community redevelopment, economic development, historic preservation, and small area studies. We have assisted numerous cities and counties with the preparation of streamlined, user-friendly land use plans, comprehensive plans, land development regulations, form-based codes, design standards, and technical manuals. Our current and previous clients range from rural counties to fast-growing urban communities.

Placemaking, a design perspective that recognizes the relationship between transportation, private development, and civic spaces is the foundation of all our work. We think beyond project site boundaries and plan for the people and experiences of the larger place and community. Inspire is committed to creating great places, safe streets, and thriving communities.

Thank you for this opportunity to present our qualifications for your consideration. We hope to have the opportunity to expand upon our ideas and experience through the interview process.

Sincerely,
Inspire Placemaking Collective, Inc.

Sarah Sinatra Gould, AICP, CZO
Project Manager
ssinatra@inspireplacemaking.com

George Kramer, AICP
Authorized Representative
gkramer@inspireplacemaking.com

AGENTS & ADDRESS



FIRM PROFILE

Inspire's team of 44 planners, landscape architects, and designers offer more than 400 years of combined experience. Our firm specializes in land development codes/unified development ordinances, comprehensive planning, complete streets, mobility, urban design, community redevelopment, economic development, historic preservation, small area studies, development review, and permitting.

Our approach to planning focuses on robust public engagement and visioning informed by analysis of the latest economic and demographic data. Our plans feature with concise writing and clear graphics. We understand the need to effectively communicate with the community at large. Our visual communications specialists excel in 3D modeling, renderings, animations, simulations and interactive web content.

We are interdisciplinary.

We are committed to extensive collaboration across disciplines in order to overcome development challenges, delivering bold ideas, and cutting-edge designs without undermining function.

We seek partnerships.

We seek clients that share our vision and values to build long-term relationships. Strong partnerships can support and create transformative initiatives.

We are committed to excellence.

What we do is impactful and important. We provide compelling ideas, creative designs, and complete, clear documents.

We are Placemakers.

The ultimate metric of our success is quality-built projects designed for people and experiences.

69 Comprehensive Plan Projects

72 Unified Development Ordinance Projects

55 Redevelopment Projects

09 Development Review Projects



OFFICE LOCATIONS

The primary contacts for this project are:

George Kramer, AICP,
Authorized Representative
407.202.8387
gkramer@inspireplacemaking.com

Sarah Sinatra Gould, AICP, CZO,
Project Manager
954.205.3272
ssinatra@inspireplacemaking.com

Inspire Placemaking Collective, Inc. is a corporation that has been providing similar services for over 27 years under different names (S&ME, Inc., Littlejohn, Land Design Innovations), and over three years under the current business name. The offices where most of the work will be performed are located at:

- **817 W. Peachtree Street NW, Suite A-145, Atlanta, GA 30308 (Local/Deputy Project Manager)**
- **4601 Creekstone Drive, Suite 175, Durham, NC 27703 (Project Manager)**
- **4767 New Broad Street, Orlando, FL 32814 (Headquarters)**

MEET THE TEAM

Organizational Chart



Sarah Sinatra Gould, AICP, CZO
Project Manager



Elena Oertel, AICP
Deputy Project Manager



Patricia Tyjeski, AICP
Principal-in-Charge



Nakeischea Smith, AICP
Senior Reviewer



Erik Bredfeldt, PhD, AICP
Atlanta Office Lead

Planning/Engagement

- Chris Dougherty, AICP
- David Henning, Esq., AICP
- Jay McLeod, AICP
- Megan Barrow, AICP
- Jeremy Griffith, AICP
- Robbie Addington, AICP
- Gabriela Castro, AICP
- Emilee Aguerrebere, AICP
- Haiden Lewis, AICP Candidate
- Jessica Hays, AICP Candidate
- Erin Anderson, AICP Candidate
- Julia Clark, AICP Candidate
- Lizbeth Woodby, AICP Candidate
- Izzy Norman, AICP Candidate
- Fiona Gain, AICP Candidate
- Alex Kozela

Landscape Architecture/Urban Design

- Viviana Castro, PLA
- Laura Cappelluti, PLA
- Kyle Peterson, PLA
- Abigail Shemoel
- Claudia Sicilia
- SooBin An

Graphic Design/Engagement

- Lainie Jones
- Rachael Schulman
- Addie Sherman
- Sydney Pendergrass



SARAH SINATRA GOULD

Project Manager

Sarah has served as a planning director for numerous jurisdictions throughout her career. She understands the need to actively engage the public through a variety of platforms to truly gauge a community's needs. Sarah's work products include innovative plans based on community feedback and collaboration.
AICP #021533; CZO

Education

- Master of Urban & Regional Planning, Florida Atlantic University
- Bachelor of Arts in Political Science, Florida Atlantic University

Skills

- Land Development Codes
- Comprehensive Planning
- Community Engagement
- Corridor Analyses
- Development Review
- Sign Codes
- Supplemental Planning Support

Memberships

- American Planning Association (APA)
- NC Planning Association
- North Carolina Association and Zoning Officials (NCAZO)

Experience

Unified Development Ordinance
Project Manager | Rincon, GA

- Facilitated stakeholder meetings and collaborated on dedicated project website
- Coordinated public open house to garner feedback on uses and design
- Prepared updated ordinance text in strike through and underline format

Land Development Regulations
Project Manager | Effingham County, GA

- Prepared revised ordinance language to address outdated language and conflicts
- Crafted criteria for development nodes
- Moderated stakeholder committee meetings and public engagement sessions

Municipal Zoning & Development Ordinance (MZDO) Update
Project Manager | Hardeeville, SC

- Hosted a two-day open house with significant attendance to gauge feedback from the public on the update to the Zoning Code
- Moderated interviews with the development community to determine its challenges and successes using the code
- Crafted new zoning code language and ensured consistency with the Comprehensive Plan

Unified Development Ordinance
Project Manager | Greenville, NC

- Designed a public outreach strategy to engage all segments of the population, including disenfranchised residents, as well as university students
- Led the effort to completely overhaul the UDO to be user-friendly and consistent with the Comprehensive Plan.
- Strategized on updating zoning districts and uses

Unified Development Ordinance Update
Principal-in-Charge | Wilson County, NC

- Senior review of code language
- Coordination with client on goals of the project

Development Ordinance Update
Principal-in-Charge | High Point, NC

- Led working sessions with the Implementation Task Force on priorities for the UDO
- Public engagement and board meeting facilitation
- Review and coordination of new ordinance language

Unified Development Ordinance
Project Manager | Moncks Corner, SC

- Hosted a workshop with breakout sessions to gain feedback from stakeholders on the direction of the ordinance
- Attended popup events and held an open house to inform the general public of the ordinance updates as well as hear input on edits
- Crafting new zoning code language and providing consistency with the Comprehensive Plan

Land Development Code Rewrite
Project Manager | Henderson County, NC

- Evaluation of steep slope regulations as a result of the impacts of Hurricane Helene.
- Increased buffers adjacent to agricultural operations to further protect farmland.
- Simplified density calculations

Unified Development Ordinance Rewrite
Project Manager | Matthews, NC

- Reworked zoning categories and consolidated for ease of use
- Prepared new landscape requirements



ELENA OERTEL

Deputy Project Manager

Elena is an urban planner who integrates analytical thinking into every stage of the planning process, supporting comprehensive planning, economic development, sustainable urban design, trail planning, grant applications, and community engagement. By leveraging spatial analyses/market analytics, she delivers data-driven insights to foster vibrant, thriving communities.
AICP #370035

Education

- Master of City & Regional Planning, Georgia Institute of Technology
- Bachelor of Sustainability Science, Furman University

Skills

- Spatial Analysis
- GIS Mapping
- Comprehensive Planning
- Economic Development
- Sustainable Urban Design
- Trail Planning
- Grant Applications
- Community Engagement

Software

- Microsoft Office
- Adobe Creative Suite
- Power BI
- Bluebeam
- Tableau
- SketchUp
- Lumion

Memberships

- American Planning Association (APA)
- Emerging Planners of Georgia (EPG)

Experience

Strategic Plan Development
Deputy Project Manager | Watkinsville, GA

- Led the planning and execution of a two-day design charrette, coordinating three stakeholder workshops and a public open house, along with all associated outreach and engagement materials
- Conducted analysis of downtown existing conditions, real estate market dynamics, and key physical and economic assets
- Contributed to implementation strategies focused on activating the downtown core, attracting businesses, identifying funding opportunities, and fostering public-private partnerships

Zoning Ordinance & Overlay Districts Rewrite
Deputy Project Manager-Atlanta Office | Stonecrest, GA

- Assisted in revising and modernizing permitted uses
- Led public participation sessions and steering committee meetings, including branding, website development, and survey creation and analysis
- Integrated graphics and images to clearly illustrate and communicate standards

Land Development Code Update
Land Use Planner | Sumter Cities (Center Hill, Coleman, & Webster), FL

- Developed stakeholder group meeting materials to gather input and build consensus around key regulatory updates
- Supported the creation of a consistency matrix to align the County's recently updated regulations to each city
- Contributed to drafting and refining several iterations of the ordinance, including detailed review and edits

Unified Development Ordinance Rewrite
Land Use Planner | Matthews, NC

- Supported the update and rewrite of the following chapters:
  - Ch. 1: Purpose & Applicability
  - Ch. 2: Administration and Review Procedure
  - Ch. 13: Nonconformities

CID Fiscal Impact Analysis
Land Use Planner | Town Center, GA

- Led the fiscal impact analysis, evaluating tax revenue trends, boundary and parcel changes since 2019, projected tax base, and real estate inventory and market trends over the past five years

Comprehensive Plan
Land Use Planner | Stonecrest, GA

- Developed the existing conditions sections for demographic, economic, housing, land use, and transportation trends, including the development of supporting graphics and maps to illustrate key findings

Comprehensive Plan
Land Use Planner | Clayton County, GA

- Developed the existing conditions sections for demographic, economic, housing, land use, and transportation trends, including the development of supporting graphics and maps to illustrate key findings
- Analyzed real estate inventory and trends to identify potential areas of retail re-investment for the County

2030 Strategic Plan Update
Land Use Planner | Decatur, GA

- Updated the demographic and economic data to reflect 2020 trends



PATRICIA TYJESKI

Principal-in-Charge

Pat has extensive experience with long range comprehensive planning, land development regulations, zoning, historic preservation, and development review. Over the course of her career, Pat has worked with over 30 jurisdictions on numerous code planning projects. **AICP #069720**

Education

- Master of Regional Planning, Cornell University
- Bachelor of Architecture, Universidad Javeriana, Bogotá, Colombia

Skills

- Comprehensive Planning
- Land Development Codes
- Historic Preservation
- Development Review
- Public Engagement
- Small Area Plans

Memberships

- American Planning Association (APA)
- Florida Planning & Zoning Association (FPZA)

Experience

Municipal Zoning & Development Ordinance (MZDO) Update

Principal Planner | Hardeeville, SC

- Led the preparation of the form-based code for the downtown and White Hardee corridor

Land Development Code Assessment & Update

Project Manager | City of Pensacola, FL

- Identified obsolete regulations, duplication of standards, internal conflicts, conflicts with the Comprehensive Plan and Florida Statutes, provisions that do not belong in the LDC, and efficiency and effectiveness of the development review process and procedures
- Prepared recommendations for the reorganization and improvement of the code
- Facilitated work sessions with stakeholders to discuss issues and recommendations
- Completed a thorough reorganization of the code and updated chapters based on the assessment matrix

Land Development Code Update & Form-Based Code

Project Manager | Kissimmee, FL

- Performed a complete reorganization of the code, created tables of uses and dimensional standards, eliminated internal inconsistencies
- Incorporated form-based code regulations for the downtown and Vine Street corridor
- Facilitated public workshops and presented the project at public hearings

Downtown Form-Based Code

Project Manager | Green Cove Springs, FL

- Created transect map taking into consideration existing patterns and desired character.
- Facilitated stakeholder interviews and public workshops

Land Development Code Update

Project Manager | Sumter Cities (Center Hill, Coleman, Webster), FL

- Updated provisions for consistency with Florida Statutes
- Reorganized, streamlined, and updated the code for ease of use
- Facilitated listening sessions with stakeholders and public workshops
- Created standards for conservation subdivisions

Land Development Code Update

Project Manager | Palm Bay, FL

- Reorganized, streamlined, and updated the code for ease of use
- Updated code for consistency with Florida Statutes
- Created standards for conservation subdivisions

Land Development Code & Form-Based Code

Project Manager | Gainesville, FL

- Performed a complete reorganization of the code, created tables of uses and dimensional standards, and eliminated internal inconsistencies
- Developed form-based code regulations to provide a framework to enable better development patterns; foster pedestrian-friendly development; and give citizens, developers, builders, and property owners predictable standards
- Facilitated public workshops and presented the project at public hearings

Marina District Development Guidelines

Principal Planner | Cape Canaveral, FL

- Participated in drafting standards
- Obtained inspiration images from other ports in the country



NAKEISCHEA SMITH

Senior Reviewer

Nakeischea brings extensive planning experience, having led major public engagement efforts and overseen high-impact regional projects. Her work reflects strong collaboration skills with a focus on economic development and long-range planning.
AICP #024308

Education

- Master of City Planning, Massachusetts Institute of Technology (MIT)
- Bachelor of Arts, Northeastern University

Skills

- Comprehensive Planning
- Land Development Codes
- Development Review
- Community Redevelopment
- Community Engagement

Memberships

- American Planning Association (APA)

Experience

Zoning Ordinance & Overlay Districts Update
Project Manager | Stonecrest, GA

- Update and modernize table of permitted uses
- Incorporate graphics and images to complement and visualize standards
- Robust public participation to include branding, website, surveys, workshops, open house and steering committee engagement
- Reorganize regulations into a user-friendly format

Land Development Code Assessment & Update
Senior Planner | Pensacola, FL

- Assisted with public engagement activities

Zoning Code Amendments
Project Manager | Melbourne, FL

- Compiled best management practices related to regulating large assembly uses
- Proposed code amendments to allow the use in certain districts
- Developed standards to address impacts on surrounding areas

Performing Arts, Civic & Entertainment Overlay District
Project Manager | Miami Gardens, FL

- Prepared standards to encourage creative design
- Worked in connection with the City to craft an updated zoning map describing the overlay district

Sign Code Ordinance
Project Manager | Surfside, FL

- Created new design standards for signage such as wall, window, and monument signs

Land Development Code Administration
Project Manager | Miami Gardens, FL

- Prepared code modifications to the S-Stadium district focused on the areas in and around the Hard Rock Stadium for economic development and redevelopment initiatives
- Oversaw the redevelopment application process of the Calder Casino Horse Track

Landscape Ordinance
Project Manager | Miami Gardens, FL

- Created a trust fund to provide a mechanism for applicants to pay into a fund for required trees
- Prepared ordinance text and a process to allow residents to request tree permits directly from the City

R-5 Zoning District Text Amendments
Principal Planner | Effingham County, GA

- Prepared development standards and graphics for modifications to the R-5 district
- Led a workshop with the County staff and Steering Committee to get direction on edits

Fairground & Entertainment Zoning
Project Manager | Melbourne, FL

- Compiled best management practices related to regulating large assembly uses
- Proposed code amendments to allow the use in certain districts
- Developed standards to address impacts on surrounding areas



ERIK BREDFELDT

Atlanta Office Lead

Erik has experience in administrative and project management, with a focus on community planning and economic development. Activities include urban planning, development services, community economic development, and project management through an internal and external partnership philosophy emphasizing the balance between community and markets.
AICP #011971

Education

- Doctor of Philosophy in Urban & Regional Planning, University of Florida
- Master of Arts in Urban & Regional Planning, University of Florida
- Bachelor of Arts in Economics, Muhlenberg College

Skills

- Project Management
- Facilitative Approach
- Economic Development
- Business/Real Estate Development
- Urban Planning

Memberships

- American Planning Association (APA)
- Urban Land Institute (ULI)

Experience

Strategic Plan Development
Project Manager | Watkinsville, GA

- Worked on technical analysis and data collections associated with the Plan
- Led the Community Engagement effort consisting of a project website, stakeholder meetings, and general community public interaction

Zoning Ordinance
Reviewer | Collegedale, TN

- Provided review of various Code sections for form and substance

Downtown Form-Based Code
Senior Planner | Green Cove Springs, FL

- Provided staff support for two project workshops inclusive of obtaining stakeholder/community interaction and reaction to existing downtown conditions and prospective form-based code solutions

Economic Development Plan
Project Manager | Jellico, TN

- Led public engagement efforts with Client, City staff, and elected officials and the public
- Drafted Economic Development Plan and review with client and City of Jellico
- Managed contract and tasks associated with creation of the Economic Development Plan

Economic Development Plan
Director of Economic Development | Garner, NC

- Produced Market Analysis for the project
- Assisted with public outreach to market participants in Garner area
- Interacted with internal Inspire team and GEDC Board members

Melrose-Mercy Neighborhood Plan Update
Project Director | St. Petersburg, FL

- Attended the kick-off meeting with Client
- Performed field survey in Melrose-Mercy Neighborhood

Palmetto Park Neighborhood Plan Update
Project Director | St. Petersburg, FL

- Supported redevelopment team in review of substance of deliverables and project approach

West City Finding of Necessity (FON) & Community Redevelopment Plan
Project Manager | St. Augustine, FL

- Conducted community tour with client
- Prepared a FON Study for potential establishment of the West City CRA

Community Redevelopment Plan Update
Project Manager | Tarpon Springs, FL

- Worked on developing a consolidated character area/transect regulatory framework for future development
- Provided an analysis and assessment on Community Redevelopment Area performance as well as proposed future programmatic/project direction

Downtown Strategic Plan
Project Co-Lead | Gainesville, FL

- Worked on developing the Downtown Strategic Plan and worked with multiple parties in the Plan development

West Bay Drive/Clearwater-Largo Road CRA Redevelopment Plans
Project Co-Lead | Largo, FL

- Worked on developing the Redevelopment Plan and worked with multiple stakeholders in Plan development



CHRIS DOUGHERTY

Principal Planner

With experience in providing private and public sector planning services, Chris's career has focused on helping clients create unique places. Chris has a passion for developing community-driven plans and excels at comprehensive planning, land development code writing, visioning/public engagement, parks and recreation planning, GIS, and entitlements. **AICP #026356**

Education

- Master of Arts in Urban & Regional Planning, University of Florida
- Bachelor of Arts in Criminology, University of Florida

Experience

Land Development Regulations
Senior Planner | Effingham County, GA

- Identified and assisted with the public engagement strategy for the project
- Assisted with GIS mapping and analysis of residential zoning districts
- Collaborated with the team on engineering and subdivision regulations in the Code

Land Development Code Update & Form-Based Code
Planner | Kissimmee, FL

- Assisted with public engagement
- Assisted with the development of several chapters in the land development code

Land Development Code Update
Planner | Sumter County, FL

- Evaluated the entire adopted Code
- Developed an assessment matric that included proposed organization changes and modifications to Code sections
- Amended the Code according to the findings contained in the assessment matrix

Land Development Code & Form-Based Code
Planner | Gainesville, FL

- Assisted with the public engagement exercises
- Assisted in the preparation of the existing conditions analysis, Form-Based Code, and regulating plan
- Prepared Code amendments to the transportations sections

Land Development Code Assessment & Update
Principal Planner | Pensacola, FL

- Reviewed and provided an assessment with recommended changes of the Off-Street Parking chapter
- Participated in work sessions with City staff to discuss and further evaluate LDC chapters

Land Development Code Update
Principal Planner | Palm Bay, FL

- Assisted with the evaluation of the Code to determine necessary amendments
- Prepared amendments to transportation chapter of the Code



DAVID HENNING

Senior Planner

David has extensive experience that includes crafting and analyzing comprehensive plan updates, strategic plans, land development code updates, and affordable housing studies. His projects have been tailored to meet the needs of client communities, which can include extensive public engagement, detailed scenario planning, and coordination with regional entities. **AICP #31045; Esq.**

Education

- Master of Urban Planning, Harvard Graduate School of Design
- Juris Doctor, Florida State University College of Law
- Bachelor of Science in Civil Engineering, Northwestern University

Experience

Unified Development Ordinance
Senior Planner | Greenville, NC

- Coordinated translation of key initiatives from the comprehensive plan to the UDO
- Reviewed key North Carolina state preemption issues

Development Ordinance Update
Project Manager | High Point, NC

- Leading assessment of existing development ordinance and creation of development ordinance update
- Guiding technical and stakeholder review groups to provide insight for proposed changes

Zoning Ordinance Update
Project Planner | Apopka, FL

- Led the project team on a major code update that was urgently needed on the eve of an Orlando ring road's completion sparking massive development

Land Development Code
Project Planner | Estero, FL

- Assisted with pairing down the unwieldy County ordinance provisionally in use
- Coordinated with transportation specialist

Unified Development Ordinance Update
Project Planner | Mooresville NC,

- Attended Stakeholder and steering committee meetings
- Assisted with UDO assessment relating potential changes in the UDO to the comprehensive plan
- Assisted with additional guidance and revision based on the comprehensive plan in the UDO drafting process

OneDecatur Zoning Ordinance Update
Project Planner | Decatur, AL

- Contributed to drafting zoning districts, procedures, use regulations, and development standards
- Led and managed multiple rounds of edits and public presentations in preparing the ordinance for adoption

Zoning Ordinance and Subdivision Regulations Update
Project Planner | Montgomery, AL

- Assisted with the assessment of the existing ordinance administrative procedures
- Drafted a revised administrative procedure article



JAY MCLEOD

Senior Planner

Jay leads planners and designers in the creation of comprehensive plans, development ordinances, and small area plans. With a background as both a public planner and planning consultant, he learns a community by listening to stakeholders and local leadership, analyzing existing conditions and benchmarking local priorities and values. **AICP #027482**

Education

- Master of Urban & Regional Planning, University of Florida
- Master of Science in Urban Ecology, University of Louisville
- Bachelor of Science in Biology, Florida State University

Experience

Unified Development Ordinance Update
Project Manager | Wilson County, NC

- Landscaping compatibility and buffer standards, including new graphics and simplified tables for easier administration
- Targeted expansion of the administrative review for minor subdivisions and realigned standards for major subdivision review
- Access management standards to reduce traffic congestion on thoroughfares

Development Ordinance Update
Senior Planner | High Point, NC

- Technical analysis, coordination with staff, QAQC, and ordinance drafting

Chapter 160D Development Ordinance Update
Project Manager & Code Writer | Clayton, NC

- Managed project budget, schedule, and scope in order to meet staff, public, and Council expectations and deliver a state-compliant ordinance
- Streamlined and simplified review procedures and table of permitted uses including shifting toward more objective administrative review

Unified Development Ordinance Update
Project Manager | Garner, NC

- Led the project and coordinated or executed all aspects of technical analysis, public communication, ordinance drafting, and adoption, including coordination of associated engineering specifications manual update

Chapter 160D Ordinance Update
Project Manager | Goldsboro, NC

- Led the project and coordinated or executed all aspects of technical analysis, public communication, ordinance drafting, and adoption

Land Development Regulations Update
Senior Planner & Code Writer | Lexington, SC

- Evaluated and revised zoning standards to create incentives for character-rich infill and redevelopment
- Created opportunities for context-sensitive multi-family infill

Targeted Development Ordinance Update
Project Manager | Kill Devil Hills, NC

- Led the project and coordinated or executed all aspects of technical analysis, public communication, and ordinance drafting



MEGAN BARROW

Senior Planner

Megan is passionate about leveraging land use and transportation investments to support community growth, especially in areas facing environmental and economic challenges. She brings interdisciplinary experience in transportation planning and engineering, comprehensive planning and zoning, GIS mapping and data analysis, and professional writing and editing to each project. **AICP #33902**

Education

- Master of City & Regional Planning, Georgia Institute of Technology
- Bachelor of Arts in Journalism & Urban Practice & Policy, University of Richmond

Experience

Curry Ford Special Plan Area (Zoning Overlay)
Project Manager | Orlando, FL

- Wrote and successfully guided to adoption land development code updates to improve urban design in one of Orlando's central, fast-growing neighborhoods

Sign Code Rewrite
Planner | Orlando, FL

- Contributed to overhaul of City's sign code to comply with federal rulings and to significantly simplify standards and language with the goals of better customer compliance and staff efficiency

Economic Development – Federal Reserve Bank
Intern | Atlanta, GA

- Assisted Community and Economic Development research team in connecting community development organizations with local banks (CDFIs), educational institutions and government resources

Finding of Necessity Study & Community Redevelopment Plan Update
Project Manager | Live Oak, FL

- Updated the city's Community Redevelopment Plan to assess feasibility of expanding its CRA, extend the life of the agency, and examine best use of investments through 2055
- Led staff team in data analysis, data synthesis and catalyst site design

Finding of Necessity Study & Community Redevelopment Plan Update
Planner | Lake City, FL

- Updated the city's Community Redevelopment Plan, focusing on the downtown district surrounding Lake De Soto
- Assisted in public meeting facilitation and writing community vision

Downtown CRA Plan Update
Planner | Kissimmee, FL

- Updated the city's Community Redevelopment Plan to authorize additional resources for safety and community policing and to extend the life of the agency.
- Coordinated data synthesis and presented findings to elected officials



JEREMY GRIFFITH

Transportation Planner

Jeremy is an Atlanta-based Planning Analyst specializing in transit strategy, transportation planning, and GIS spatial analytics. His experience ranges from site selection and transit development plans to major finance and policy initiatives, including referendum support and mobility studies.. **AICP #36608**

Education

- Master of Urban & Regional Planning, University of Florida
- Bachelor of Arts in Sustainability & the Built Environment, University of Florida

Experience

MAPS 4 Transit-Planned Growth Long-Range Plan
Mobility Planner | Oklahoma City, OK

- Conducted comprehensive assessments of regional demographic and employment trends to identify high-priority transit needs across multiple jurisdictions
- Designed diverse transit investment packages for the regional network, specifically analyzing high-capacity services and existing system performance

Birmingham Jefferson County Transit Authority, Birmingham Xpress (BX) BRT
Mobility Planner | Birmingham, AL

- Developed FTA-mandated ridership forecasts to predict service demand for Alabama's first BRT line
- Performed project scope gap analyses and conducted fare enforcement policy research to facilitate the transition from construction to revenue service
- Provided critical review of project plans and start-up planning to ensure compliance for project certification and successful system initiation

I-575 and Sixes Road Interchange
Mobility Planner | Holly Springs, GA

- Conducted travel demand and Synchro modeling to evaluate short- and long-term transportation improvements and address connectivity barriers
- Developed strategic transportation and land use concepts designed to stimulate growth in previously limited subareas
- Analyzed regional infrastructure needs to support the development of a comprehensive subarea transportation plan for partnering agencies

Commuter Assistance Program Strategic Plan (CAPSP)
Mobility Planner | Loudon County, VA

- Evaluated current operations, opportunities for growth, and financial plans for the county's fixed-route, paratransit, and commuter assistance services
- Supported the Department of Transportation and Capital Infrastructure (DTCI) in updating the 5-year strategic plan document
- Aided community involvement efforts, coordinating with the Board of Supervisors, public stakeholders, and neighboring jurisdictions



ROBBIE ADDINGTON

Planner

Robbie is passionate about land use, resiliency, code development, and long-range planning. He has experience in development review, community engagement, ordinance development, and in presenting research to planning boards. His background in research and community outreach helps integrate the needs of residents with the planning vision of local governments. **AICP #37352**

Education

- Master of City & Regional Planning, University of North Carolina at Chapel Hill
- Bachelor of Arts in Political Science, University of North Carolina at Chapel Hill

Experience

Unified Development Ordinance
Planner | Rincon, GA

- Integrated and amended a variety of city ordinances into a unified development code
- Developed an online engagement portal and GIS maps for the project website

Zoning Ordinance & Overlay District Rewrite
GIS & Data Overlay District Analysis Specialist | Stonecrest, GA

- Developed and integrated planned unit developments into the zoning ordinance
- Resolved conflicts and difficulties in the City's overlay districts

Unified Development Ordinance
Planner | Greenville, NC

- Structured the project's public engagement efforts
- Integrated existing ordinances, zoning, and subdivision regulations into a final product

Unified Development Ordinance Update
Planner | Wilson County, NC

- Assessed seven existing county ordinances for improvements and integration of best practices

Unified Development Ordinance Update
Planner | Kenly, NC

- Created a suite of public engagement activities to gather and synthesize feedback from community members about the development ordinance in Kenly

Development Ordinance Update
Planner | High Point, NC

- Aided in the development of an online engagement platform for residents and stakeholders
- Reviewed comprehensive plan goals and objectives for implementation into the City's zoning and subdivision ordinances

Character District Zoning Analysis
Planner | Southern Pines, NC

- Hosted three stakeholder groups at separate meetings within the character districts
- Drafted public engagement reports detailing engagement activities and feedback
- Created GIS maps of revised character districts



JESSICA HAYS

Planner/GIS Specialist

Jessica has a strong background in GIS mapping and data management. She leverages these tools to drive innovative data-driven solutions in adaptation planning, land development, and comprehensive planning. **AICP Candidate**

Education

- Master of Urban & Regional Planning, University of Florida
- Bachelor of Science in Sustainability & the Built Environment, University of Florida

Experience

Unified Development Ordinance
Planner | Rincon, GA

- Facilitated an open house to gain public input on potential code changes
- Coordinated with the client and prepared GIS maps to help create special district boundaries and regulations

Unified Development Ordinance Update
Planner | Wilson County, NC

- Created map series to analyze existing data and support updates to the code

Unified Development Ordinance
Planner | Greenville, NC

- Assisting with the project's public engagement efforts
- Helping integrate existing ordinances, zoning, and subdivision regulation into a final product

Corridor Design Standards
Planner | Effingham County, GA

- Assisting with project area delineation through GIS mapping of the overlay districts

Unified Development Ordinance Update
Planner | Kenly, NC

- Assisting with coordination on public engagement
- Preparing code work to modernize uses and provide consistency

Land Use Study
Planner | Lake Wales, FL

- Assisted with stakeholder interviews to understand challenges and gain input on land use scenarios
- Mapped, analyzed, and researched existing conditions to contribute to an existing conditions document

Infrastructure Mapping/GIS
Planner | Robertson County, TN

- Assisted with coordination with utility providers on available data
- Assisted with preparing GIS mapping to create a new future land use plan
- Digitized infrastructure location information into GIS format



ERIN ANDERSON

Planner

Erin is passionate about creating strong communities through equitable community development and planning. She has experience in community engagement, data collection and analysis, and working closely with local governments. **AICP Candidate**

Education

- Master of City & Regional Planning, University of North Carolina at Chapel Hill
- Bachelor of Arts in Economics, Wake Forest University

Experience

Land Development Regulations
Planning Intern | Effingham County, GA

- Prepared updated land use table and land use definitions
- Ensured that adopted ordinances and amendments were integrated into the code
- Reviewed updated code for consistency

Municipal Zoning & Development Ordinance (MZDO) Update
Planning Intern | Hardeeville, SC

- Developed public engagement summaries
- Prepared updated land use table and land use definitions
- Reviewed updated code for consistency

Unified Development Ordinance
Planning Intern | Rincon, GA

- Proposed a structure for the reorganization of the Ordinance
- Developed an updated and streamlined use table

Unified Development Ordinance Update
Planner | Kenly, NC

- Organized and updated permitted use table

Unified Development Ordinance
Planner | Greenville, NC

- Proposed a structure for the reorganization of the ordinance
- Updated language for various code chapters, including Signs, Landscaping, and Zoning

Land Development Code Update
Planner | Sumter County, FL

- Created articles with updated formatting based on proposed reorganization matrix
- Ensured articles were updated with changes per the 2019 draft

Development Ordinance Update
Planner | High Point, NC

- Drafted presentations and facilitated stakeholder meetings
- Reviewed code for opportunities to revise language and collapse zoning districts

Unified Development Ordinance Update
Planner | Wilson County, NC

- Prepared materials for stakeholder meetings
- Reviewed code for opportunities to revise language and collapse zoning districts



LIZBETH WOODBY

Planner

Lizbeth is passionate about environmental studies and sustainability. She strives to use her experience to advocate for better environmental stewardship. Additionally, Lizbeth has experience in environmental justice, urban spaces, and planning. She's also a skilled GIS technician. **AICP Candidate**

Education

- Master of City & Regional Planning, University of North Carolina at Chapel Hill
- Bachelor of Environmental Studies, Sustainability Track, University of North Carolina at Chapel Hill

Experience

Unified Development Ordinance Rewrite
Planner | Shelby, NC

- Prepared materials for stakeholder meetings

Land Development Code Update
Planner | St. Cloud, FL

- Updated code language to be compliant with Florida Statutes

Unified Development Ordinance
Planner | Hillsborough, NC

- Prepared public engagement materials for public open houses
- Updated code language for consistency and ease of use in Administration, Parking, Streets, and Enforcement chapters

North Okaloosa Planning Study
Planning Intern | Okaloosa County, FL

- Drafted the study area snapshot for the Baseline Conditions Report
- Created maps for sections of the Baseline Conditions Report
- Calculated LOS for park services in North Okaloosa
- Created maps for North Okaloosa's Planning Profiles

Comprehensive Plan Update
Planner | Nassau County, FL

- Collected and analyzed data, evaluated planned improvements, and compared findings for parks and recreation and housing to understand consistency with FL Statutes
- Drafted potential changes to the Goals, Objectives, and Policies based on the analysis and evaluation of planned improvements
- Assisted in the creation of maps for site visits, EAR report, and Data and Analysis elements
- Created 3D modeling scenario using ArcUrban to understand feasible growth options for the County based on water and wastewater demand generated by development

Comprehensive Plan Update
Planner | Flagler County, FL

- Assisted with updates to and organization of Goals, Objectives, and Policies in the Coastal Management element to advance resiliency efforts in the County



IZZY NORMAN

Planner

Izzy is an urban planner focused on creating equitable cities through thoughtful code development and comprehensive planning. She is passionate about affordable housing policy, anti-displacement strategies, and community-driven engagement. **AICP Candidate**

Education

- Master of City & Regional Planning, University of North Carolina at Chapel Hill
- Bachelor of Arts in Political Science & Food Studies, University of North Carolina at Chapel Hill

Experience

Unified Development Ordinance
Planner | Rincon, GA

- Prepared standards for a Traditional Residential Business Overlay District

Zoning Ordinance & Overlay District Rewrite
Planner | Stonecrest, GA

- Wrote detailed use standards for an array of modern uses
- Conducted a thorough review of the existing code, identifying areas to eliminate, move, clarify, or add new provisions

Unified Development Ordinance Rewrite
Planner | Matthews, NC

- Created a matrix of goals, objectives, and policies from the Envision Matthews Comprehensive Plan and identified ways to implement these items through the UDO
- Reorganized the UDO for clarity and ease of use
- Conducted four interviews with key stakeholders familiar with the UDO and held two in-depth meetings with staff to discuss procedures and zoning districts

Zoning Map Update & Unified Development Ordinance Development
Planner | Georgetown County, SC

- Prepared a public engagement plan and created engagement materials for a public kick-off event
- Analyzed 33 zoning districts for areas of consolidation to help the community implement the goals outlined in the Land Use Element of its Comprehensive Plan

Land Development Regulations
Planner | DeLand, FL

- Prepared materials for a form-based code workshop with city commissioners, planning board members, staff, and members of the public
- Reorganized and consolidated the General Procedures chapter for easier use

Market Analysis
Planner | Osceola County, FL

- Analyzed demographic trends, employment patterns, housing and real estate performance, and development activity for the St. Cloud Market Area



FIONA GAIN

Planner

Fiona Gain supports the development of plans grounded in social and environmental resiliency. Fiona has completed work on transit-oriented development and is developing skills related to zoning and municipal grants. She is particularly interested in how zoning can be used to accomplish urban design standards informed by existing conditions and community visioning. **AICP Candidate**

Education

- Master of Arts, Urban & Environmental Policy & Planning, Tufts University
- Master of Science, Energy Policy & Climate, Johns Hopkins University
- Bachelor of Arts, Environmental Science, University of Florida

Experience

Land Development Code Rewrite
Planner | Henderson County, NC

- Researched Agricultural easement density bonuses, Wild Urban Interface, and Farmland Impact Study programs as part of subdivision standards for LDC
- Developed Workforce Inclusionary Housing ordinance language for potential overlay district and subdivision standards

Consolidated Plan
Project Manager | Gloucester, MA

- Conducted a Needs Assessment and Market Analysis to identify priority areas for investment in affordable housing, homelessness, and broader community development
- Revised the Citizen Participation Plan (CPP) to align with updated federal regulations and ensure meaningful community engagement from low- and moderate-income people

Comprehensive Master Plan
Assistant Planner | Groton, MA

- Facilitated community workshops and visioning to develop the Master Plan vision and associated strategies

Comprehensive Master Plan
Community Planner | Nantucket, MA

- Engagement included open houses, charrettes, school classroom engagement, public tabling, and town staff meeting facilitation

Annual Action Plan
Project Manager| Brockton, MA

- Conducted an outreach process including a public hearing, comment period, interviews, and digital engagement that included nonprofits, public agencies, residents, and City staff to inform funding decisions
- The AAP serves as a focused, strategic guide for how the City will use HUD fund to support housing, infrastructure, and services that benefit low- and moderate-income residents

Mattacheese Utilization Project
Assistant Planner | Yarmouth, MA

- Balanced housing, economic development, and open space considerations to draft an RFP for the development of a multi-use arena space to support year-round economic activity and housing



ALEX KOZELA

Planner

Alex is an urban planner who advances sustainable placemaking by integrating land use planning, environmental systems, and urban design. He applies a data-driven, human-scale approach to comprehensive planning, land development, and community engagement to create safer, healthier, and more livable neighborhoods, towns, and cities.

Education

- Master of City & Regional Planning, Georgia Institute of Technology
- Bachelor of Arts in Communication, Saint Mary's College of California

Experience

Zoning Ordinance & Overlay District Rewrite
Community Outreach Coordinator | Stonecrest, GA

- Led steering committee meetings and managed community engagement efforts for the City of Stonecrest, including public workshops and stakeholder coordination
- Drafted planning materials and produced engagement tools, including a project website, videos, and visual content to support public understanding of zoning changes

Strategic Plan Development
Planner | Watkinsville, GA

- Oversaw comprehensive editing of the Downtown Strategic Plan to ensure clarity, consistency, and alignment with the DDA's vision
- Mapped and analyzed real estate inventories to highlight redevelopment opportunities and guide strategic investment decisions

Unified Development Ordinance
Planner | Shelby, NC

- Developed best practice recommendations that align with the City's Comprehensive Plan
- Updated language for various code chapters, including Zoning, Landscaping, and Parking

Urban Service Boundary Study
Planning Intern | Indian River County, FL

- Organized and facilitated public engagement workshops, utilizing GIS, RStudio, and Adobe Illustrator to create visualizations and gather community input
- Performed comparative analysis with peer jurisdictions to benchmark best practices and inform policy recommendations

Comprehensive Plan Update
Planning Intern | Polk County, FL

- Developed a detailed community profile, analyzing demographic, economic, and environmental data to inform strategic planning decisions

Comprehensive Plan Update
Planning Intern | Flagler County, FL

- Developed best-practice planning guidance, conducted data analysis, and facilitated a public planning workshop as part of the comprehensive plan update



VIVIANA CASTRO

Director of Landscape Architecture

Viviana is a registered landscape architect with a master's in urban planning and sustainability. She has over 13 years of experience working on visioning, streetscape design, community engagement, park design, urban and community developments, commercial spaces, branding, and wayfinding studies. **FL LA6667568**

Education

- Master of Urban Planning & Sustainability, Universitat Politécnia de Catalunya, Barcelona, Spain
- Bachelor of Science in Landscape Architecture, University of Florida

Experience

Strategic Plan Development
Lead Designer | Watkinsville, GA

- Assisted on defining strategic projects
- Assisted in leading the community engagement and design efforts

Corridor Design Standards
Director of Landscape Architecture | Effingham County, GA

- Visualizing and conceptualizing the streetscape opportunities based on current conditions to be applied in the Corridor Overlay District Design Standards

Downtown Park Conceptual Design
Project Manager | Fort Pierce, FL

- Led successful community engagement and stakeholder sessions
- Managing the project as it nears conceptual completion

Trailhead Park
Project Manager | Minneola, FL

- Led the analysis and design efforts for the conceptual and schematic phases of the project
- Managed the project though completion

Dr. Martin Luther King Jr. Park – Schematic Design
Landscape Architect| City of Winter Park, FL

- Assisted in community workshop preparation, imagery and program collection, and collecting feedback
- Assisted in developing the schematic concept plan for the park based on feedback and program needs

Community Chester Street Garden
Project Manager | Minneola, FL

- Coordinated public input efforts
- Coordinated design efforts with the city and team
- Managing the project as it nears completion

Cordova Conceptual Streetscape Master Plan
Project Manager | St. Augustine, FL

- Led community engagement efforts
- Led the redesign of the street
- Managing the project as it is nearing completion



KYLE PETERSON

Landscape Architect

Kyle's graduate study expanded his experience in designing for regional and local impacts that are grounded in a foundation of thorough research and site analysis of cultural, environmental, and economic histories. He approaches new projects with intention and attention to serve the impacted local communities. **FL LA2074**

Education

- Master of Landscape Architecture, University of Florida
- Bachelor of Business Management, University of North Florida

Experience

Downtown Form-Based Code
Landscape Designer | Green Cove Springs, FL

- Assisted with the preparation of 3D Sketchup model

Marina District Development Guidelines
Landscape Designer | Port Canaveral, FL

- Developed illustrative section models for improved streetscape and urban design guidelines
- Prepared Master Plan graphics for the Marina District

Downtown Park Conceptual Design
Landscape Designer | Fort Pierce, FL

- Facilitated community engagement through a co-design "Build-A-Park" activity
- Documented opportunities and constraints through economic, ecological, and social perspectives
- Developed functional relationship diagrams to quickly iterate multiple design concepts and reviewed with city staff to reach consensus towards developing a final conceptual master plan

New Haven Streetscape
Landscape Designer | Melbourne, FL

- Modeled existing conditions and four streetscape configuration alternatives with Sketchup
- Facilitated a community workshop event to gather reactions and feedback regarding potential streetscape improvements

FDOT District 5/Robinson Street Complete Street (SR526)
Landscape Designer | Orlando, FL

- Assisted with preparation of landscape construction plans

Cordova Conceptual Streetscape Master Plan
Landscape Designer | St. Augustine, FL

- Assisted with the preparation of existing conditions and design plan layout
- Assisted with the preparation of conceptual designs

Minneola Cemetery
Landscape Designer | Minneola, FL

- Prepared scope and approach for underground GPR survey to verify status of available grave plots



CLAUDIA SICILIA

Urban Designer

Claudia has experience helping clients envision robust design projects through technical drawings and detailed 3-D visualization renderings. She provides a creative perspective with a technical foundation and her extensive background in CADD aids in the implementation of the team's design concepts.

Education

- Bachelor of Architecture, Jose Maria Vargas University, Venezuela
- Associate of Science Degree in Computer Drafting & Design, Florida Technical College

Experience











SOOBIN AN

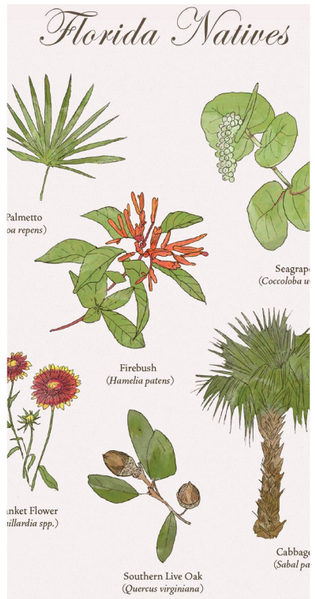
Landscape Designer

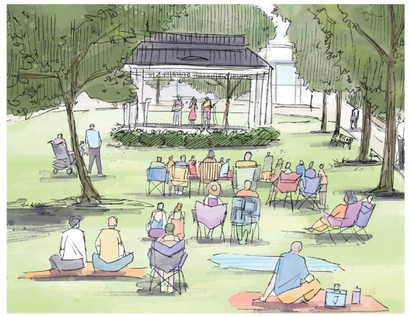
SooBin is a recent Landscape Architecture graduate of the University of. Landscape Architecture is where her passion in art, community development, and environmental sustainability come together to form a commitment to create functional and aesthetically-pleasing places.

Education

- Bachelor of Landscape Architecture, University of Georgia

Experience












LAINIE JONES

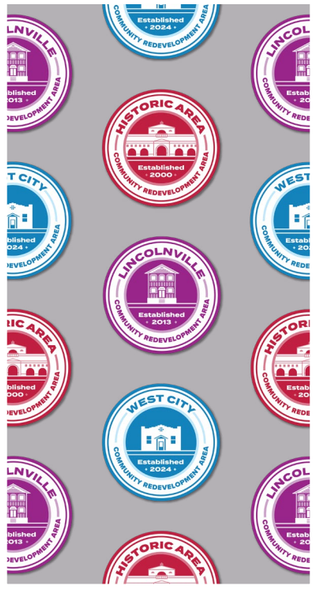
Senior Graphic Designer

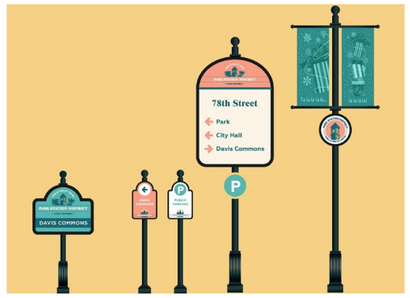
Lainie adds a unique perspective to Inspire's marketing team through her continued growing knowledge of design trends, attention to detail, and extensive understanding of the Adobe Creative Suite to create successful designs in a timely manner. Lainie provides a fresh insight, along with a strong work ethic, to ensure the team's continued success.

Education

- Bachelor of Fine Arts in Emerging Media, University of Central Florida

Experience

















SYDNEY PENDERGRASS

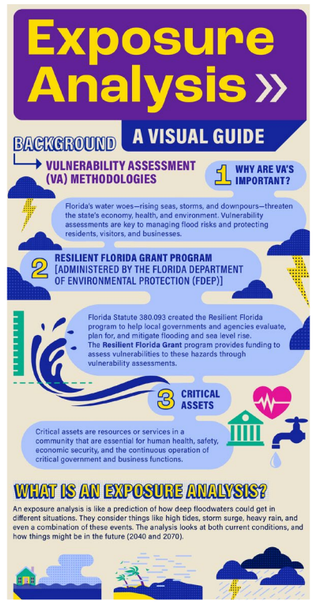
Graphic Designer

Sydney is an Orlando-based graphic designer with a passion for design, a love for music, and an excitement for theme parks. She brings enthusiasm to any project and is always open to learning new things. Sydney utilizes her strong knowledge of the Adobe Creative Suite and understanding of market trends to bring design ideas to life.

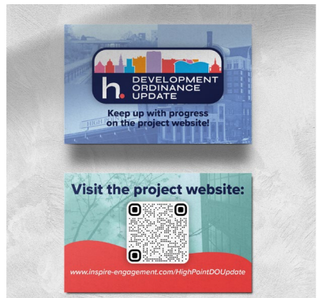
Education

- Bachelor of Fine Arts in Emerging Media, Graphic Design Track, University of Central Florida
- Associate of Arts, Wake Technical Community College

Experience

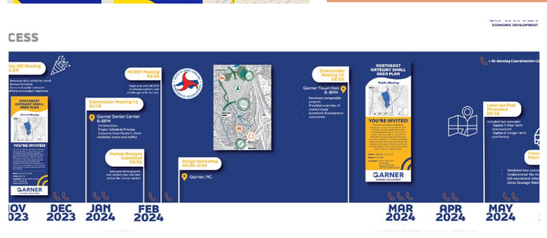


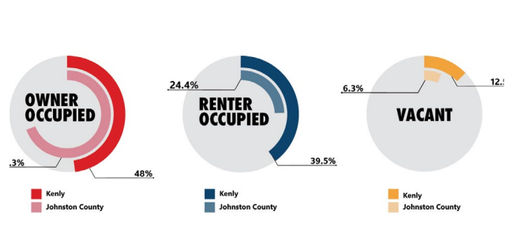












B

SIMILAR OR RELATED PROJECTS & REFERENCES

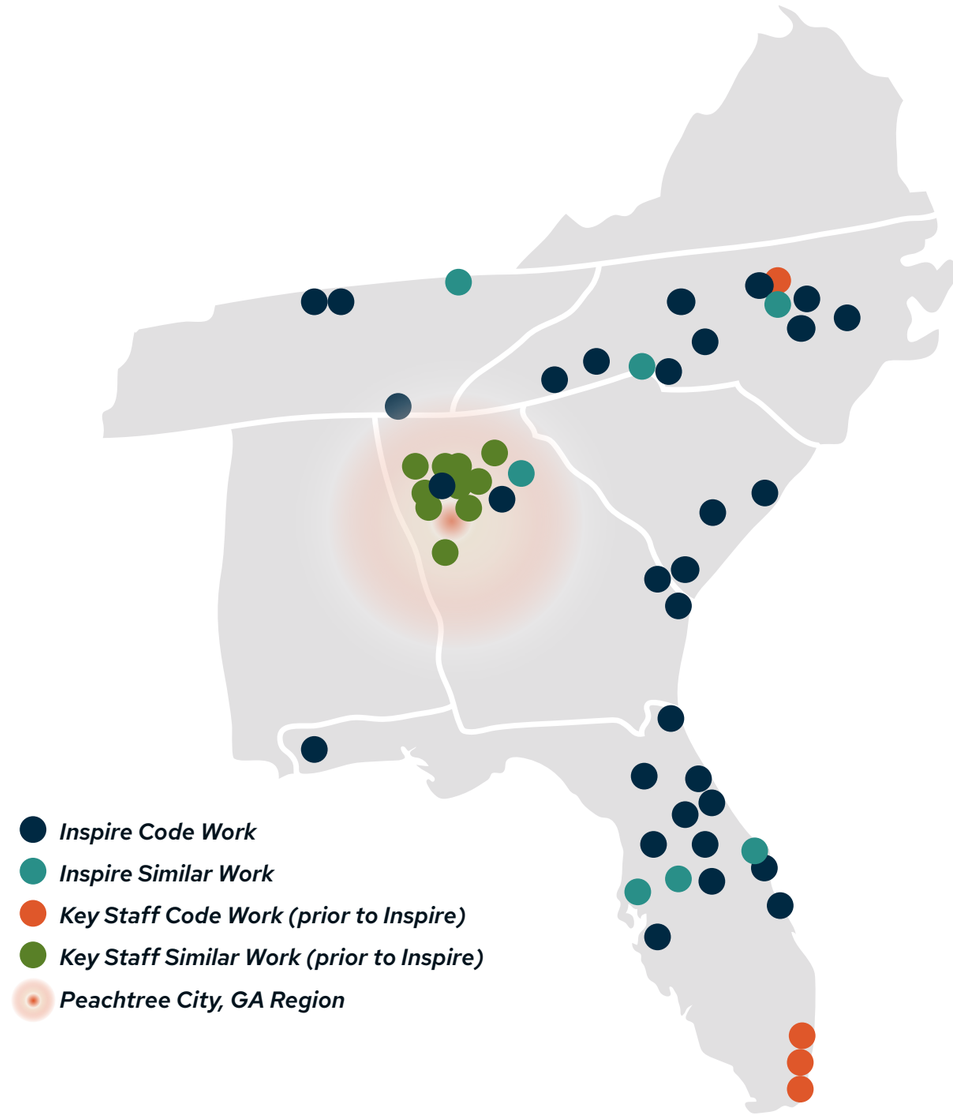


MAP OF LOCAL WORK

The Inspire team has a proven track record of delivering successful Unified Development Ordinance (UDO) and Land Development Code (LDC) projects across various local and regional jurisdictions, including major updates in Rincon, GA, Effingham County, GA, Greenville, NC, Georgetown County, SC, and Moncks Corner, SC. Our planners specialize in creating user-friendly, modern codes that streamline regulations and implement comprehensive community visions throughout the Southeast and beyond. The map on the following page provides a visual summary of these code projects and similar planning efforts performed by Inspire and its key staff members. Please note that several of the projects highlighted on this map represent significant work completed by our key staff prior to their tenure at Inspire, reflecting the deep-rooted expertise they bring to our firm today.

Additionally, the pages 44-49 show detailed descriptions of some of Inspire's recerntly completed and on-going code/similar projects:

- Rincon, GA - Unified Development Ordinance
- Hardeeville, SC - Municipal Zoning & Development Ordinance
- Watkinsville, GA - Strategic Plan
- Greenville, NC - Unified Development Ordinance
- Wilson County, NC - Unified Development Ordinance
- Stonecrest, GA - Zoning Ordinance & Overlay District Rewrite
- East Point, GA - Zoning Ordinance Rewrite



RINCON, GA

Unified Development Ordinance

Project Dates:
12/2023 - 02/2025

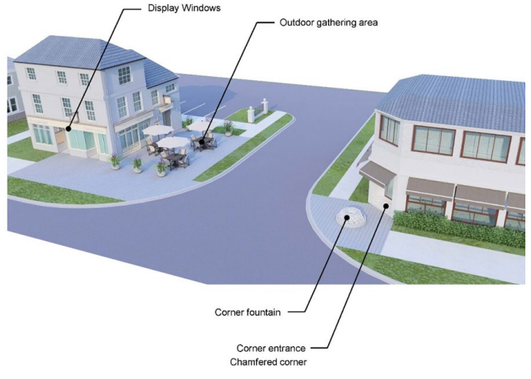
Client Information:
City of Rincon, GA
Teri Lewis, AICP
Director of Planning
912.826.5996 Ext. 113
tlewis@rinconga.gov
302 South Columbia Avenue
Rincon, GA 31326

Project Description:
Rincon is a high growth area within Effingham County, GA. The City has a joint Comprehensive Plan with character areas, which it intended to incorporate into the ordinance. The existing ordinances were outdated and not unified. The City requested a Unified Development Ordinance, which created a more user-friendly, visually intuitive code. Public engagement and feedback were critically important to the City, resulting in a community engagement plan that included stakeholder meetings, a dedicated project website, and a public open house.









HARDEEVILLE, SC

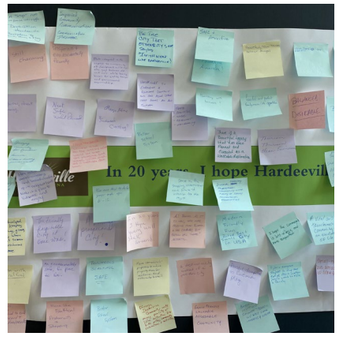
Municipal Zoning & Development Ordinance (MZDO) Update

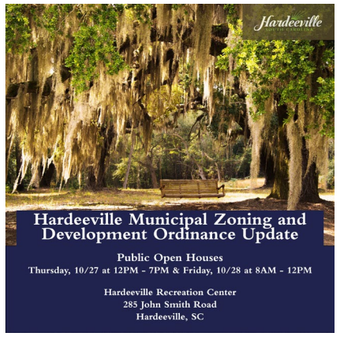
Project Dates:
09/2022 - 03/2024

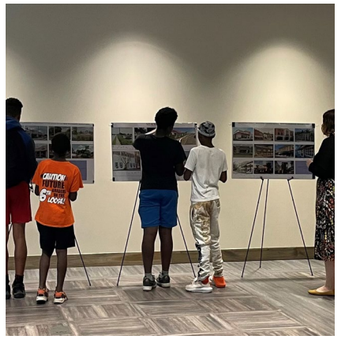
Client Information:
City of Hardeeville, SC
Brana Snowden, AICP
Director of Planning & Development
843.784.2231
bsnowden@hardeevillesc.gov
205 Main Street, PO Box 609
Hardeeville, SC 29927

Project Description:
The City of Hardeeville contracted Inspire to align existing plans, studies, guidelines, ordinances, and regulations to develop a comprehensive framework as the basis for an updated MZDO. The focus of the update was consistency with the Comprehensive Plan and consistency throughout the ordinance. The update was rooted in public engagement including stakeholder interviews, and meetings, as well as a two-day open house for the public.









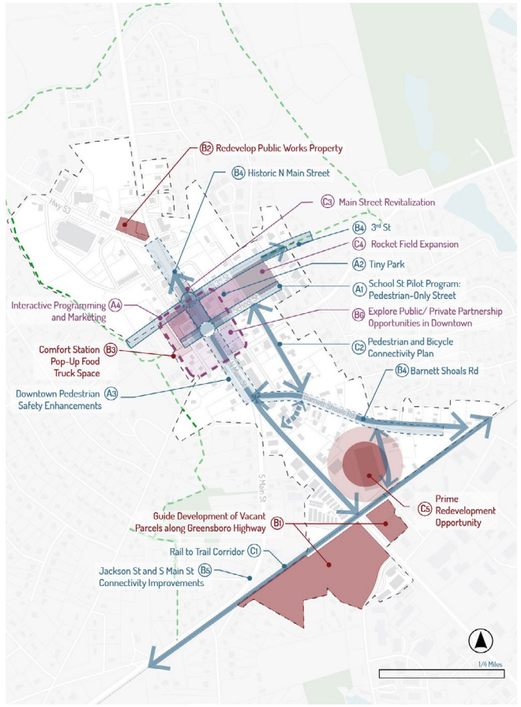
WATKINSVILLE, GA

Downtown Development Authority Strategic Plan

Project Dates:
05/2025 - 10/2025

Client Information:
Watkinsville Downtown Development Authority
Jan Watson-Greer
DDA Director
706.621.2803
jwatsongreer@cityofwatkinsville.com
191 VFW Drive, PO Box 27
Watkinsville, GA 30677

Project Description:
The City of Watkinsville's Downtown Development Authority hired Inspire to create a Downtown Strategic Plan designed to be a short-term road map for economic development and revitalization. The Downtown Strategic Plan focused on developing implementation strategies to be pursued within the 3–5-year planning horizon and will build off the solid community foundation currently in place within the City of Watkinsville generally, and more specifically Downtown. The implementation strategies addressed activity generation, business attraction, funding, public-private partnerships, struck the balance between retaining and accentuating the authenticity and quality of life in, and surrounding, Downtown Watkinsville. Inspire completed this effort in cognizant of the existing Rural Zone designation that was awarded to Watkinsville in November 2023 and what bearing that could have on project implementation.







GREENVILLE, NC

Unified Development Ordinance

Project Dates:
04/2024 - 11/2025

Client Information:
City of Greenville, NC
Chantae Gooby
Chief Planner
252.329.4507
cgooby@greenvillenc.gov
201 W. 5th Street
Greenville, NC 27835

Project Description:
Inspire prepared the City's first Unified Development Ordinance (UDO) to incorporate design standards for the downtown and surrounding area and to improve code organization, streamline regulations, and create conditional zoning regulations. The UDO was a community-driven process centered on the last update to the Comprehensive Plan and needs of the public. The regulations were outdated and conflicting and the goal of the project was to craft predictable standards by which to design and build, while focusing on pedestrian-friendly, sustainable development.







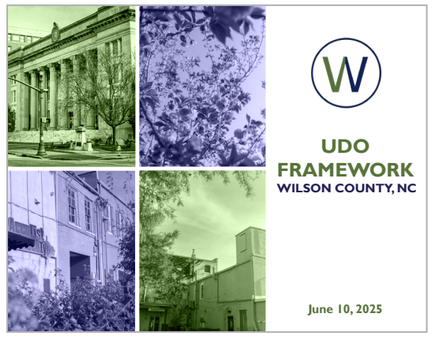
WILSON COUNTY, NC

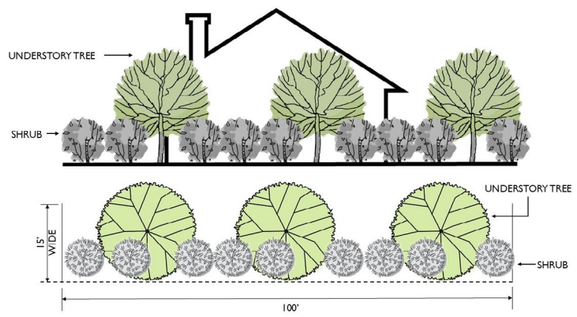
Unified Development Ordinance Update

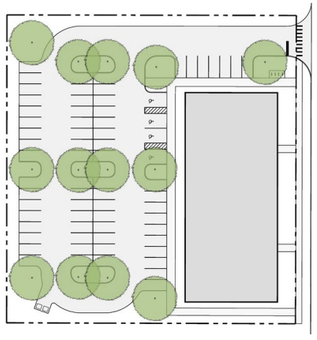
Project Dates:
10/2024 - Ongoing

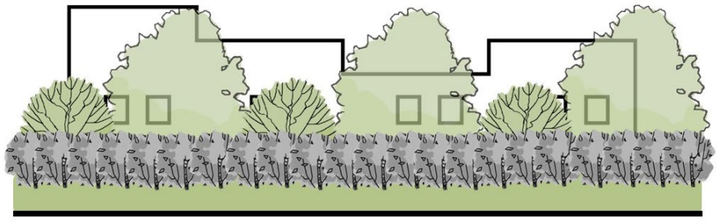
Client Information:
Wilson County, NC
Brad Thompson
Director of Development Services
252.399.2965
bthompson@wilsoncountync.gov
2201 Miller Road S.
Wilson, NC 27893

Project Description:
In anticipation of a full update, but needing immediate corrections to key development regulations, the County contracted with Inspire to provide targeted revisions to their UDO. These surgical revisions came on the heels of a recent comprehensive plan update, but were needed immediately in order to ensure majority alignment of new development with the County's new vision for the future. These revisions targeted key missing or highly visible components of the ordinance.









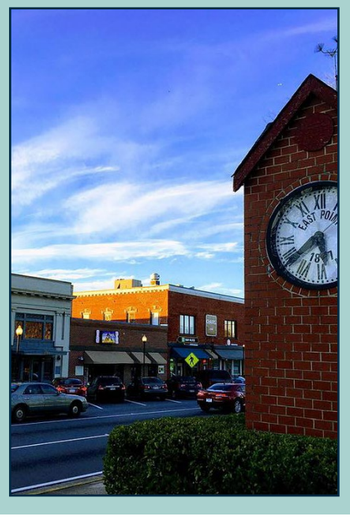
EAST POINT, GA

Zoning Ordinance Rewrite

Project Dates:
11/2025 - Ongoing

Client Information:
City of East Point, GA
Kimberly Smith, MCP
Director, Planning & Community Development
404.806.8156
ksmith@eastpointcity.org
2757 East Point Street
East Point, GA 30344

Project Description:
Inspire is assisting the City of East Point with a comprehensive rewrite of its Zoning Ordinance to modernize the code and incorporate historic residential and Corridor Overlay Districts. Numerous past amendments have led to inconsistencies and multiple versions in use. The rewrite will resolve content issues, ensure consistency, and make the ordinance easier for staff to administer.



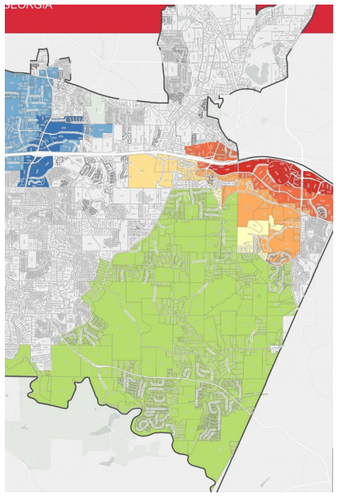
STONECREST, GA

Zoning Ordinance & Overlay District Rewrite

Project Dates:
09/2025 - Ongoing

Client Information:
City of Stonecrest, GA
Shawanna Qawiy, CPM, MSCM, MPA, Division Director, Community Development
770.224.0200
sqawiy@stonecrestga.gov
3120 Stonecrest Boulevard
Stonecrest, GA 30038

Project Description:
Inspire is helping the City update its Land Development Code and Zoning Overlay districts to create a concise, user-friendly regulatory framework. The project involves reorganizing the code, revising language, and adding visualizations to clarify technical requirements. This work aims to modernize the city's planning policies and foster transparency.



C

PROJECT APPROACH





APPROACH

The development of a UDO is meant to be an exercise in striking a balance between thoughtful growth stewardship and protecting the community's quality of life. To achieve this, our project approach is designed to ensure close project coordination, engage the community thoroughly, respect the new comprehensive plan, and produce a clear user-friendly document.

Coordination helps cement our client communities as our partners in delivering well-tailored regulations. Our services include a strong start up with initial coordination in the form of a project kickoff, as well as sustained communication through recurring meetings and status reports. We also respect the time of our partners, organizing our interactions with stakeholders and the Advisory Committee around specific tasks critical to crafting the UDO.

The Inspire Team has extensive expertise in municipal code writing and a proven track record of collaborating efficiently with local governments. This foundation allows Inspire to develop innovative solutions that balance practicality with creativity. In approaching Peachtree City's Unified Development Ordinance, Inspire will balance thoughtful growth with protection of the community's quality of life.

To achieve this, we have designed a service schedule that prioritizes thorough public engagement and close collaboration with staff to incorporate design-focused regulations and standards throughout the document. We also have strong relationships with engineers if the need arises to discuss best management practices. This approach will help guide the City's growth in a manner that enhances local character, promotes thoughtful infill development with complimentary uses, and supports vibrant, people-oriented environments.

Phase 1. Project Initiation

Task 1.1. Kick-Off Meeting

Inspire will facilitate a kick-off meeting with the Planning and Development department, City administrative staff, and any key staff relevant to the UDO update. This meeting will be an opportunity to discuss the scope, schedule, and overall goals for the project; establish preferred communication channels and organizational responsibilities; identify members of the Advisory Committee; and develop the community engagement strategy.

Task 1.2. Recurring Meetings

Inspire values transparency and constructive conversations with our clients. Therefore, in addition to the initial kick-off meeting, we propose to facilitate virtual bi-weekly meetings with planning staff. At these meetings, Inspire will update Peachtree City's staff on the progress of the project and staff will have the opportunity to provide feedback and ask questions. We will establish the schedule for these recurring meetings at the initial kick-off meeting.

Task 1.3. Branding

Our team includes in-house graphic designers who will develop a unique project brand and identity that will be implemented throughout the planning process. Our team will work with City staff to develop a brand that accurately reflects Peachtree City and the goals of the project. This branding will be used on communication and marketing materials, community engagement websites and materials, and on final deliverables.

RINCON, GA
UNIFIED DEVELOPMENT ORDINANCE



Rincon, GA UDO Project Branding (above) | Watkinsville, GA Meeting (below)



Phase 2. Review & Assessment

Task 2.1. Review Relevant Planning Documents

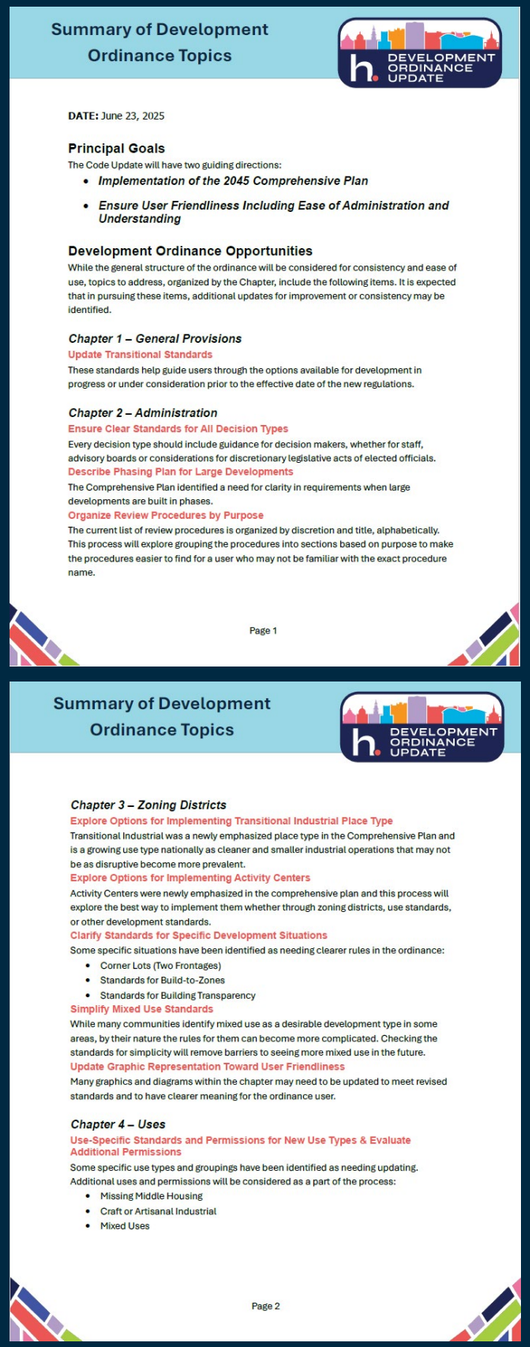
Inspire will perform a comprehensive literature review of all relevant planning documents to ensure the new UDO aligns with the Comprehensive Plan, as well as all applicable State and Federal regulations. Additionally, Inspire values implementable regulations and will assess the degree to which current standards can be enforced and upheld by the City.

Task 2.2. Create an Assessment Report of Relevant Documents

Inspire understands that the alignment of the new UDO with the Comprehensive Plan and other plans is necessary in developing a framework for the new UDO. While reviewing relevant planning documents, the Inspire team will create a matrix to identify, section-by-section, how the regulatory documents will be updated to ensure consistency with other City documents, what new or modified districts or overlays will be established or any districts to be consolidated. Additionally, our project team will meet with core and technical staff to identify weaknesses with the existing development review process to ensure the updated UDO addresses repetitive variances, subdivision challenges, implementation procedures, stormwater management, landscaping deficiencies, land development deficiencies, table of uses, inconsistences, and more.

Task 2.3. Develop a Detailed Outline of Proposed Changes

Building on the findings from the Assessment Report, the Inspire team will prepare a detailed outline that consolidates, restructures, and streamlines existing regulations into a more readable and accessible document that benefits City staff, applicants, and residents.


Summary of Development Ordinance Topics

DEVELOPMENT ORDINANCE UPDATE

DATE: June 23, 2025

Principal Goals

The Code Update will have two guiding directions:

- ***Implementation of the 2045 Comprehensive Plan***
- ***Ensure User Friendliness Including Ease of Administration and Understanding***

Development Ordinance Opportunities

While the general structure of the ordinance will be considered for consistency and ease of use, topics to address, organized by the Chapter, include the following items. It is expected that in pursuing these items, additional updates for improvement or consistency may be identified.

Chapter 1 – General Provisions

Update Transitional Standards

These standards help guide users through the options available for development in progress or under consideration prior to the effective date of the new regulations.

Chapter 2 – Administration

Ensure Clear Standards for All Decision Types

Every decision type should include guidance for decision makers, whether for staff, advisory boards or considerations for discretionary legislative acts of elected officials.

Describe Phasing Plan for Large Developments

The Comprehensive Plan identified a need for clarity in requirements when large developments are built in phases.

Organize Review Procedures by Purpose

The current list of review procedures is organized by discretion and title, alphabetically. This process will explore grouping the procedures into sections based on purpose to make the procedures easier to find for a user who may not be familiar with the exact procedure name.

Page 1

Summary of Development Ordinance Topics

DEVELOPMENT ORDINANCE UPDATE

Chapter 3 – Zoning Districts

Explore Options for Implementing Transitional Industrial Place Type

Transitional Industrial was a newly emphasized place type in the Comprehensive Plan and is a growing use type nationally as cleaner and smaller industrial operations that may not be as disruptive become more prevalent.

Explore Options for Implementing Activity Centers

Activity Centers were newly emphasized in the comprehensive plan and this process will explore the best way to implement them whether through zoning districts, use standards, or other development standards.

Clarify Standards for Specific Development Situations

Some specific situations have been identified as needing clearer rules in the ordinance:

- Corner Lots (Two Frontages)
- Standards for Build-to-Zones
- Standards for Building Transparency

Simplify Mixed Use Standards

While many communities identify mixed use as a desirable development type in some areas, by their nature the rules for them can become more complicated. Checking the standards for simplicity will remove barriers to seeing more mixed use in the future.

Update Graphic Representation Toward User Friendliness

Many graphics and diagrams within the chapter may need to be updated to meet revised standards and to have clearer meaning for the ordinance user.

Chapter 4 – Uses

Use-Specific Standards and Permissions for New Use Types & Evaluate Additional Permissions

Some specific use types and groupings have been identified as needing updating. Additional uses and permissions will be considered as a part of the process:

- Missing Middle Housing
- Craft or Artisanal Industrial
- Mixed Uses

Page 2

High Point, NC UDO Assessment Report

Phase 3. Community Engagement

Inspire proposes a robust community engagement strategy to ensure that all Peachtree City's residents are able to provide feedback on the UDO. We understand that a meaningful community engagement process is essential to building trust within the community, keeping the community informed of project details, and gathering feedback that will inform the content of the new UDO. Our proposed strategy is below:

Task 3.1. Project Website

Inspire has substantial experience in providing branded project websites that both inform and engage residents, allowing residents to interact with the planning process at a time that is convenient for them. We will utilize Social Pinpoint, an online engagement platform, to create a project website that will be updated and available throughout the UDO process. This platform is customizable to the City's needs and has a variety of interactive tools to implement, including a survey, discussion forums, interactive maps, and more. Furthermore, our team can upload project documents and summaries to the project website to keep residents informed throughout the planning process.

Our team will assemble the project website using the branding established in Phase 1 and will add interactive features relevant to the City's needs.



Coleman, FL LDC Project Website (part of the Sumter Cities project)

Center Hill, FL LDC Project Website (part of the Sumter Cities project)

Webster, FL LDC Project Website (part of the Sumter Cities project)

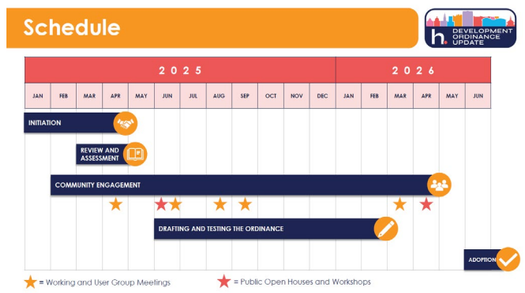
Task 3.2. Advisory Committee Meetings (3 proposed)

Our Planning team has extensive experience working with advisory committees in fast-growing communities and has a proven track record of successful facilitations. This committee serves an incredibly important role in the process as a citizen advisory group that will help guide our team on the goals for the project.

Prior to the Kick-off Meeting, Inspire asks that the City start to identify candidates for the committee. In an effort to capture the voices of all residents, the Advisory Committee should include members from a diverse cross section of the community. Members might include property owners, business owners, developers, community leaders, and anyone else the City feels will foster a productive planning process. They should be willing to be highly engaged in the development ordinance update process and be able to provide thoughtful feedback.

At the Kick-off Meeting, Inspire and City staff will finalize the Advisory Committee and identify a date and time for an initial committee meeting. The Advisory Committee meetings will be in-person and will be facilitated by a member of the Inspire team. This meeting will introduce the committee to the update process and to discuss the committee's role in the process. Inspire will lead an initial discussion on the opportunities and challenges that should be addressed in the development of the UDO. At later meetings, we have the opportunity to discuss specific issues, such as low impact development techniques for stormwater design, modern parking considerations including alternative and autonomous vehicles, expanded housing types, building design, landscaping, and more as identified in the review and assessment phase.





High Point, NC UDO Taskforce Meeting presentation (above) | Public Open House (right/next page)

Task 3.3. First Community-Wide Meeting

The Inspire team will facilitate a public visioning open house. We will prepare several activities and boards to engage community members and solicit feedback on topics -- such as development and subdivision standards and new land uses. The information collected at this public open house will inform the content of the new UDO. The details of the format for the open house will be fleshed out during the kick-off meeting. An example could be to have the public sit at tables for small group discussion. The Inspire team will lead discussions at each table about specific topics that will be included in the UDO to get direction and feedback from the residents and interested parties. This feedback will then be shared online with common themes ranked.





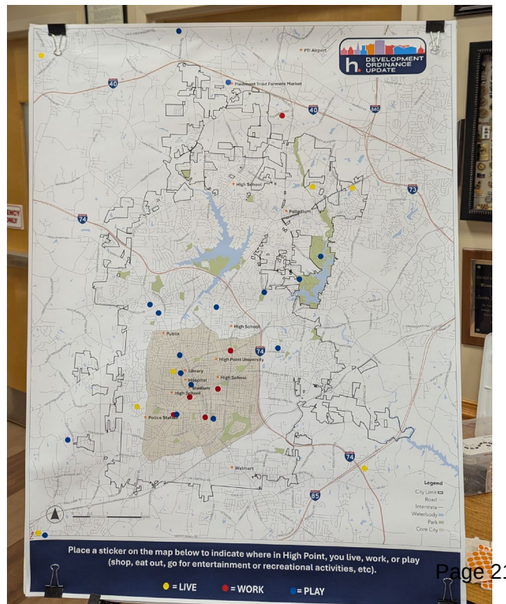




Task 3.4. First Joint Meeting with the Planning & Zoning Commission & City Council

The Inspire team will lead a meeting with Planning and Zoning Commission and City Council to discuss the input and feedback provided by the public and to give the boards an update on Inspire's assessment of the code.

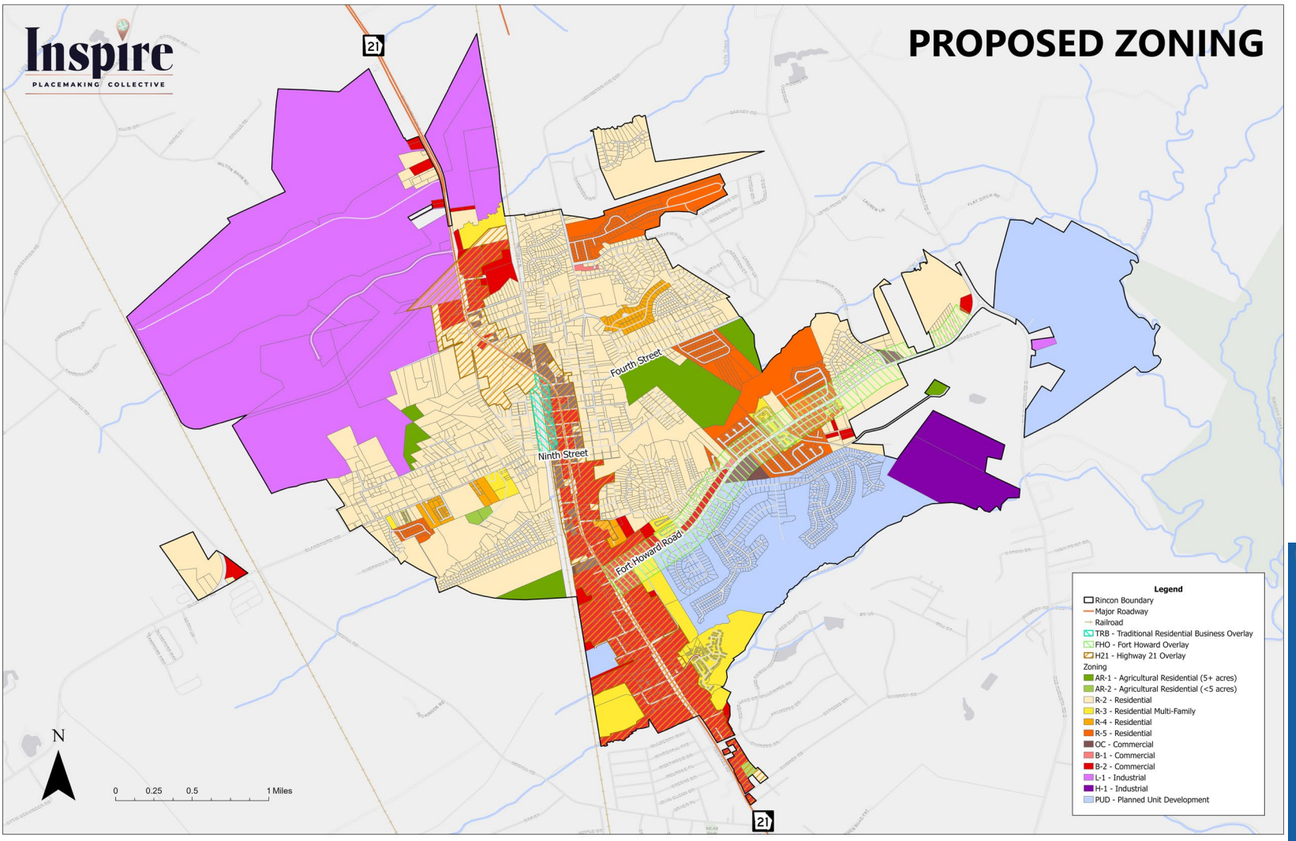




Phase 4. Draft Deliverables & Public Review

Task 4.1. Draft UDO Document & Zoning Map

We have found that the most efficient way to facilitate the rewrite of each section of the Unified Development Ordinance is by drafting chapters which are then given to staff for review. Inspire will provide draft chapters for City staff review and for the purposes of allowing for a means of feedback. Finally, a full final draft will be provided to City staff for two rounds of review.

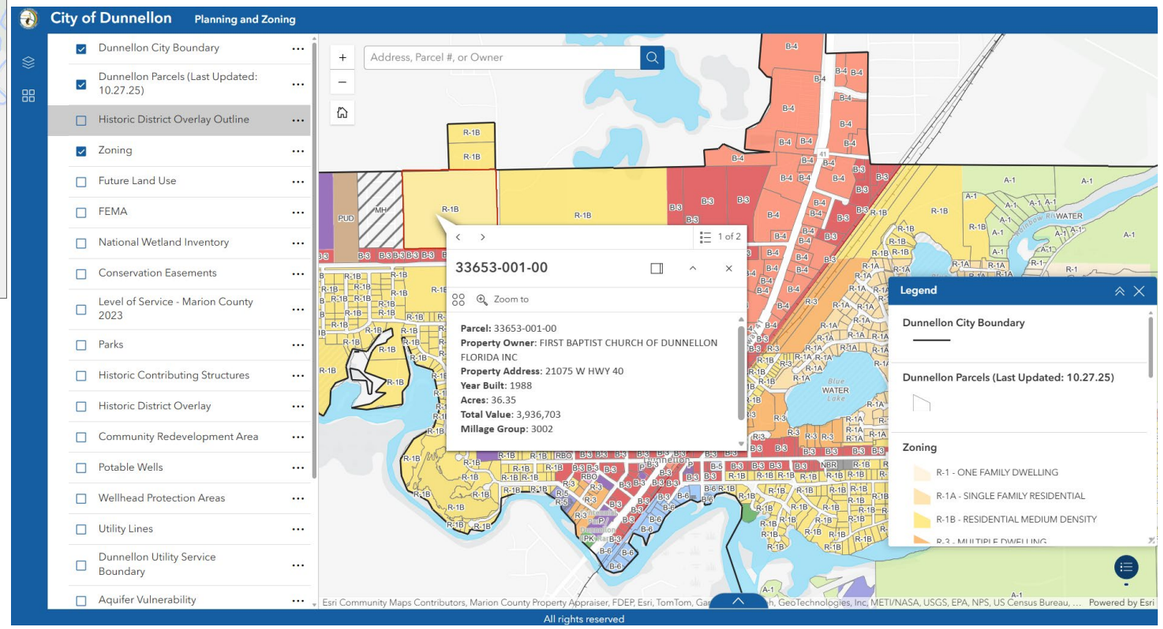


Rincon, GA UDO Zoning Map

As the code changes become more definitive, a draft map will be developed to identify areas that may need to be rezoned along with a comparative analysis of the resulting changes and the impact on properties. Our team brings hands on experience translating zoning and development regulations into accessible, interactive digital map using ESRI ArcGIS Experience Builder. We routinely tailor Experience Builder applications to function as intuitive online hubs for both internal staff and the public, integrating GIS base layers with zoning data to support site specific analysis and informed decision making.

Most recently, we developed an interactive Experience Builder application for the City of Dunnellon that allows users to explore zoning districts, overlays, and additional key planning layers in a centralized digital environment. These tools are designed to be easy to navigate and manipulate, enabling users to identify parcel level conditions and visualize development standards, such as setbacks, lot coverage, height, and other dimensional requirements tied directly to City provided ArcGIS data. Building on this approach, we can support a digital “smart code” UDO framework that connects mapped zoning districts to regulatory standards and automated calculations, allowing users to evaluate proposed land uses against requirements such as minimum parking, FAR, maximum building height, transition yards, and lot coverage.

Our approach prioritizes usability, transparency, and flexibility, creating an online zoning experience that clarifies development regulations while providing planners, applicants, and community members with a clear, data driven understanding of site constraints and opportunities. Each Experience Builder platform is customized to local needs and can evolve alongside ordinance updates, ensuring the City maintains a living, interactive UDO resource that supports both day to day administration and long range planning.



Dunnellon, FL GIS Map

Task 4.2. Project Testing

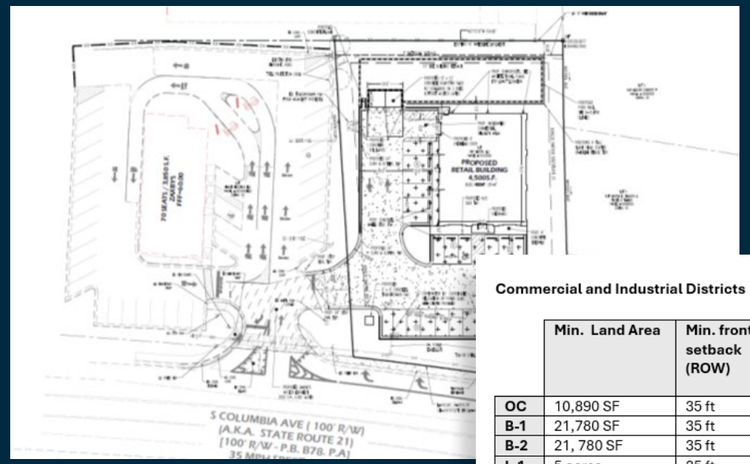
We test our codes and regulations against actual projects to ensure we are providing our clients with a highly functioning, user-friendly code. This approach builds trust with the development community, as well as civic leaders, as they recognize our goal is to provide robust, creative regulations that are easily interpreted and applied. An example we have used previously is to review projects that are both desired and undesirable to understand how the regulations would affect the ultimate development in both scenarios. This allows us to modify the regulations as needed to result in the most preferred built condition. Up to three (3) projects will be tested.

Task 4.3. Second Community-Wide Meeting

Once Inspire has an initial draft of the UDO written, we will publish the draft on the project website and host a workshop where community members can provide their feedback on the draft. At this workshop, the Inspire team may provide a brief presentation to inform residents of the changes made and how prior community feedback has been incorporated into the draft.

Task 4.4. Two Rounds of Staff Review

After staff has had an opportunity to review the draft and provide edits, Inspire will finalize and prepare the an updated draft for the upcoming hearings in Phase 5.



Commercial and Industrial Districts

	Min. Land Area	Min. front setback (ROW)	Min. side setback (property line)	Min rear setback	Min. open/green space
OC	10,890 SF	35 ft	15 ft	15 ft	20%
B-1	21,780 SF	35 ft	15 ft	15 ft	20%
B-2	21, 780 SF	35 ft	10 ft	15 ft	20%
L-1	5 acres	35 ft	15 ft	15 ft	20%
H-1	15 acres	35 ft	15 ft	15 ft	20%

Rincon, GA UDO Project Testing

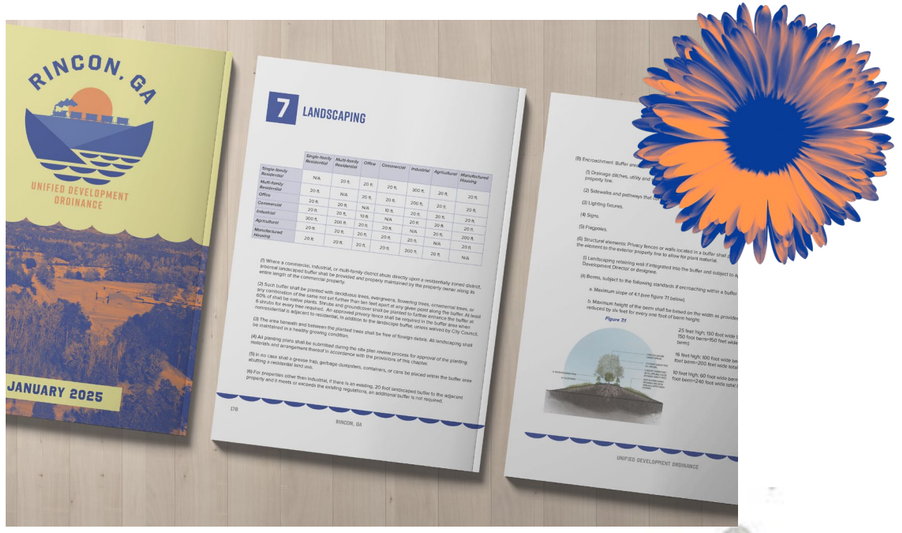
Phase 5. Final Draft & Adoption

Task 5.1. Second Joint Meeting of the Planning & Zoning Commission & City Council

After the final document is prepared and reviewed by staff, Inspire will present the draft to Peachtree City's Planning and Zoning Commission and the City Council. This will include a slideshow presentation of the major changes as well as a summary of the community engagement process. Inspire will revise the final documents as needed following these meetings with the Commission and Council.

Task 5.2. Adoption Hearings

Inspire will present the final document at the adoption hearing of the Planning & Zoning Commission and City Council.



Rincon, GA UDO Final Report



Phase 6. Web Based UDO

Task 6.1. Formatting

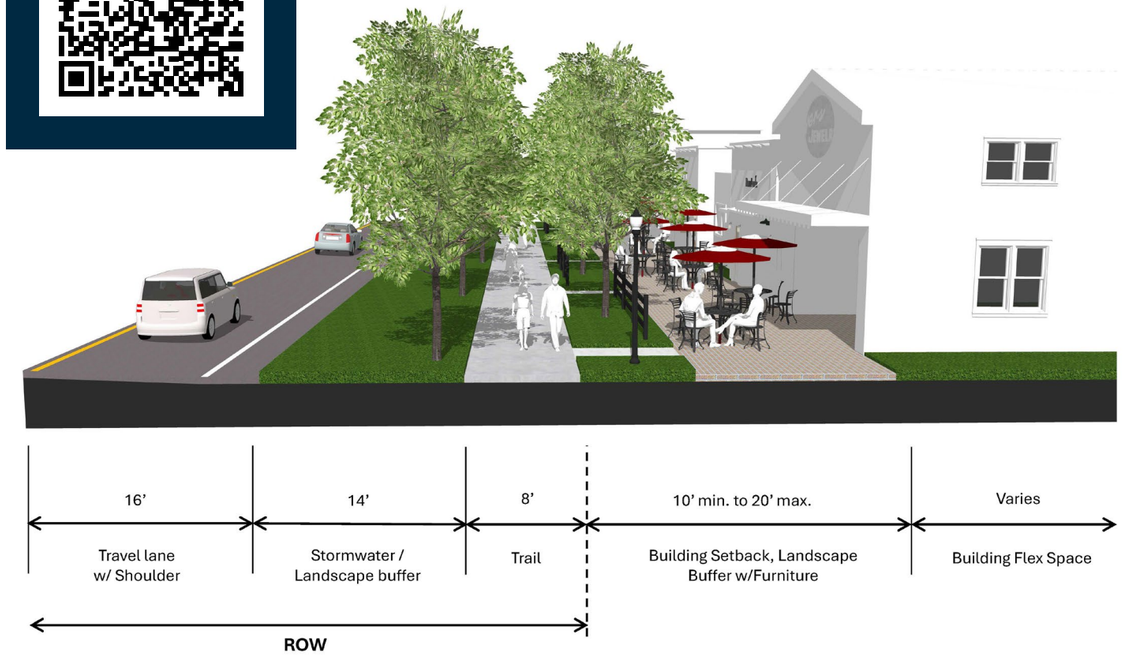
Our team has experience in creating a web-based UDO that includes flipping of pages digitally, hovering over words to be linked to definitions, and embedded hyperlinks. See this link to the Rincon, GA UDO that includes that functionality: (Rincon Flipbook) (click link or scan QR code below)

The process includes starting the initial word version of the code with proper styles and numbering. We then embed graphics and tables to be high resolution to have good functionality. The final document is then migrated into InDesign.

Task 6.2. Codification

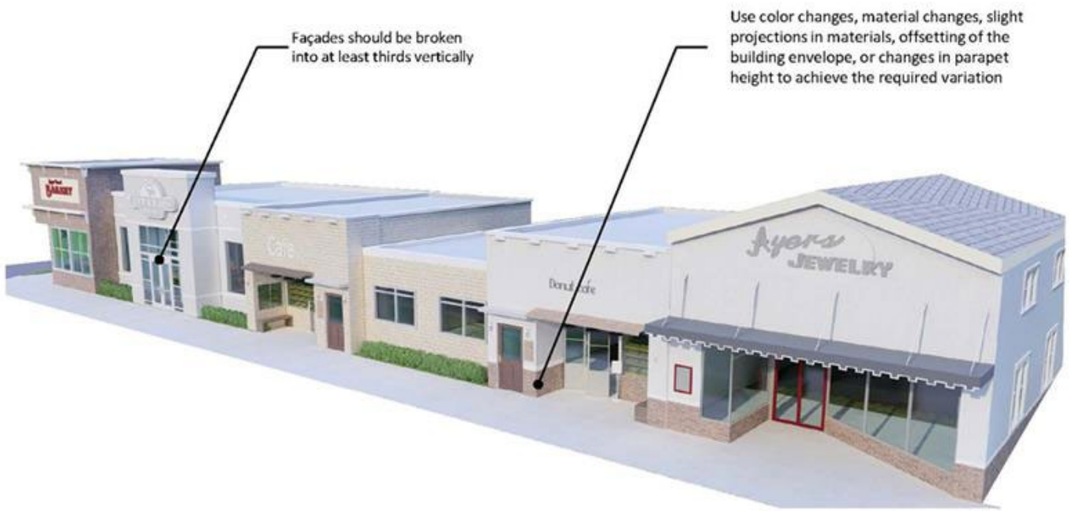
Our team will provide options for different codifiers who can house the new UDO in the web-enabled format. The final product will be able to be utilized on a number of platforms for flexibility.

Rincon, GA UDO Final Report & Flipbook



https://www.flipsnack.com/89FD7588B7A/rincon_udo-report-v10/full-view.html

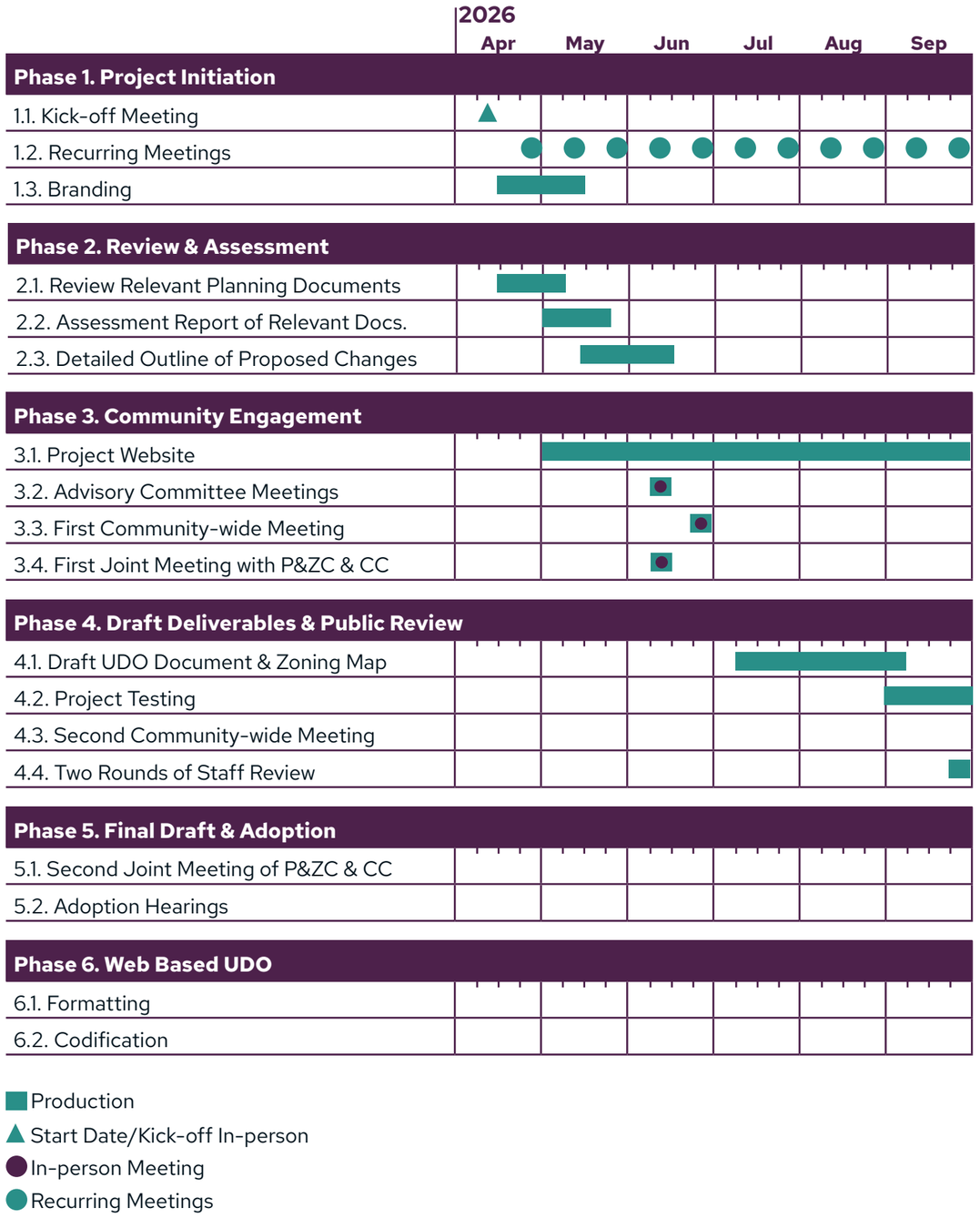




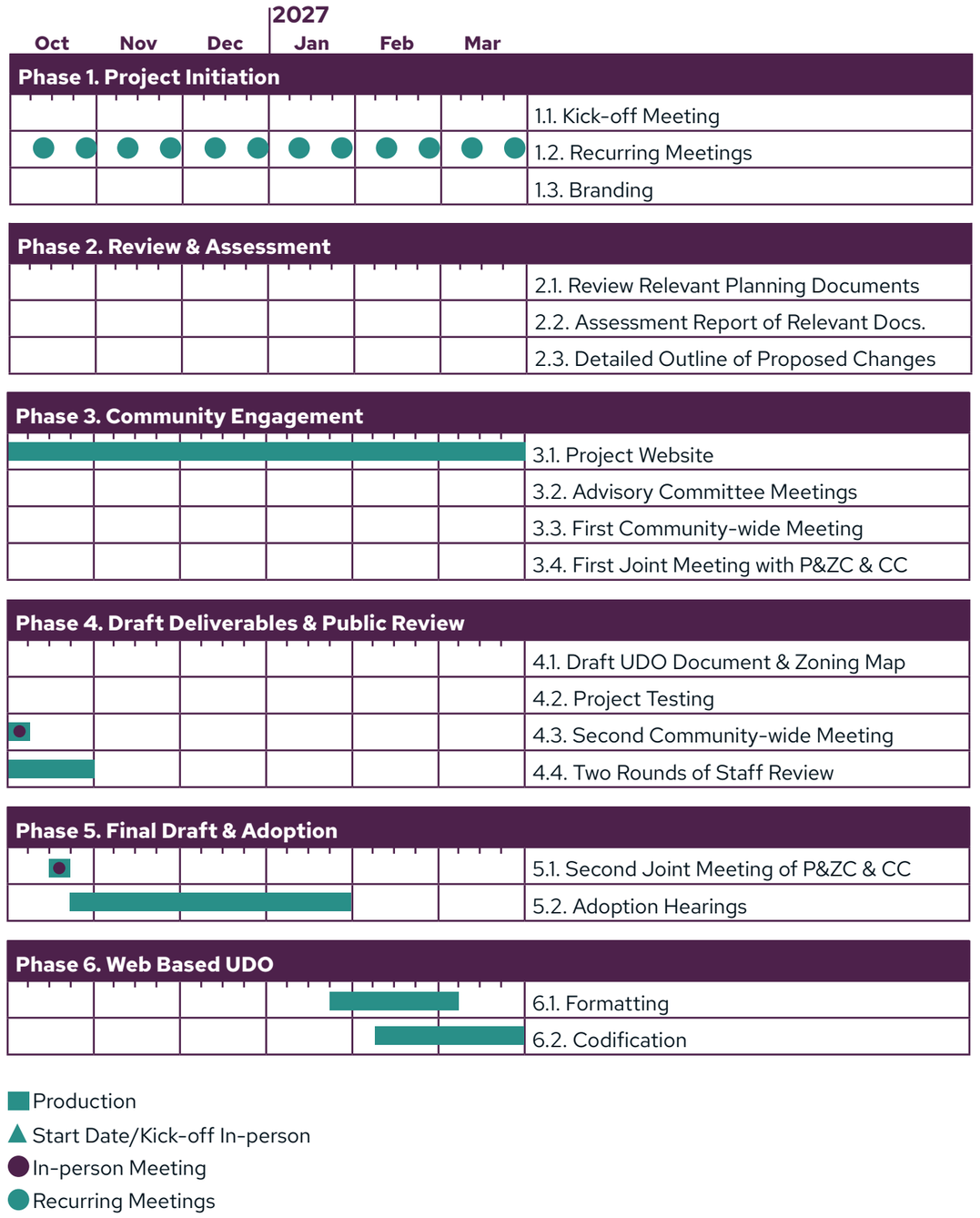
START DATE



Start Date/Timeline - Months 1-6:



Start Date/Timeline - Months 7-12:



COST OF SERVICES

Attachment D - Cost of Services Proposal

The undersigned have become thoroughly familiar with the terms and conditions affecting the performance and costs of the work and hereby proposed and agrees to fully perform the work in strict accordance with the listed Scope of Work, including furnishing any and all labor, material, and equipment to provide the services, as outlined, and any other miscellaneous expenses involved.

Fee Structure for Labor/Personnel

This rate should be an all-inclusive rate.

PERSONNEL	ALL-INCLUSIVE HOURLY RATE
Project Manager	Hourly: $217 / Total: $49,734
Deputy Project Manager	Hourly: $173 / Total: $47,169
Landscape Architect/Urban Designer/Planner/Graphics	Hourly: $80 - $133 / Total: $75,043

Total Cost: $ $171,946

Fee Structure for Material/Equipment

This rate should be an all-inclusive rate.

MATERIAL/EQUIPMENT	ALL-INCLUSIVE RATE
Printing Services	$8,060
Engagement Materials (includes: poster boards, stickers, pens	$3,582
Travel (includes: gas, hotels, and additional travel costs if appl	$6,269

Total Cost: $ $7,164

Fee Structure for Miscellaneous Expenses

This rate should be an all-inclusive rate.

MISCELLANEOUS EXPENSES	ALL-INCLUSIVE RATE
N/A	N/A
N/A	N/A
N/A	N/A

Total Cost: $ N/A

Grand Total Cost: $ 179,110

Phase	Cost
Phase 1. Project Initiation	$27,900.00
Phase 2. Review & Assessment	$26,010.00
Phase 3. Community Engagement	$40,475.00
Phase 4. Draft Deliverables & Review	$59,175.00
Phase 5. Final Draft & Adoption	$13,500.00
Phase 6. Web Based UDO	$12,050.00
Total	**$179,110.00**

Job Classification	Hourly Rates
Principal/Director	$250 - $400
Project Manager	$175 - $250
Deputy Project Manager	$165 - $195
Senior Landscape Architect/Senior Planner	$165 - $200
Senior Graphic Designer	$135 - $185
Landscape Architect/Urban Designer/Planner	$110 - $165
Landscape Designer/Planning Technician	$90 - $130
Graphic Designer	$75 - $100
Professional Interns	$75 - $90
Administrative	$55 - $85

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ADDITIONAL SERVICES



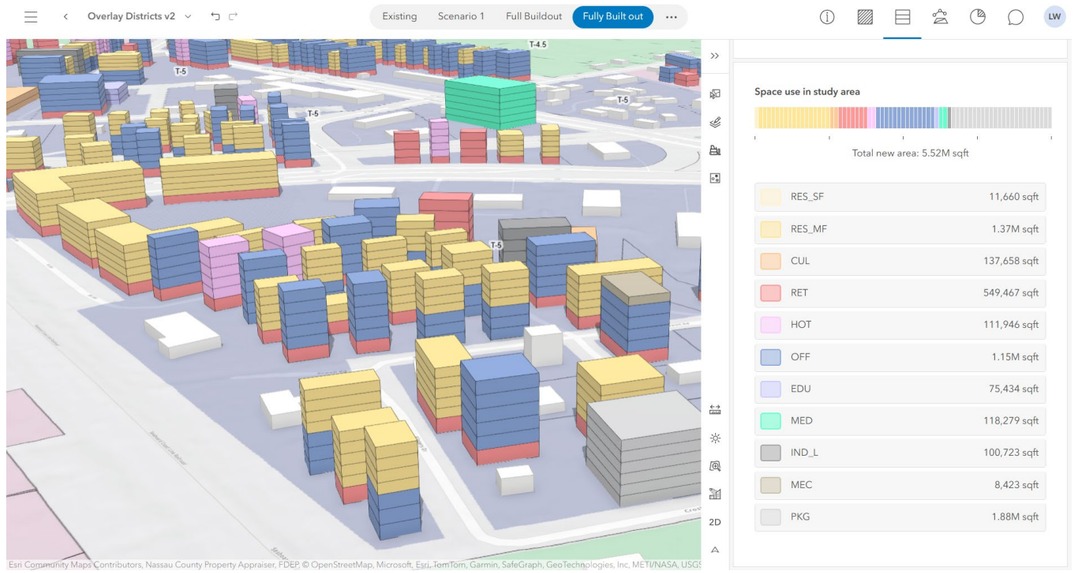
ADDITIONAL SERVICES

ArcGIS Urban

As an additional service, we can offer scenario modeling through ArcGIS Urban. ArcGIS Urban is a web-based 3D planning and zoning platform developed by Esri that connects parcel-level GIS data, zoning standards, and development calculations into an interactive digital model. Unlike static maps or text-only regulations, ArcGIS Urban allows users to visualize and test dimensional standards, such as height, FAR, lot coverage, setbacks, parking requirements, and open space, in real time. This platform transforms the UDO from a written document into a dynamic tool that illustrates how regulations shape the built environment.

Using ArcGIS Urban, we can "ground truth" the proposed UDO by applying updated standards to actual sites throughout Peachtree City. This allows us to test redevelopment potential, compare existing and proposed zoning capacity, evaluate development yield, and assess the impacts of revised parking or buffering standards before adoption. The tool can also support public engagement by clearly demonstrating the visual and physical implications of code changes, helping staff, elected officials, and the community understand how the updated regulations will function in practice.

Optional Service Fee: $25,000



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REQUIRED FORMS



Attachment A – RFP Certification Form

The undersigned declares that she or he is an authorized agent of the company or firm listed as the primary offeror; has carefully examined all the documents contained in this Request for Proposals (RFP) solicitation for the project; and certifies to the best of her/his knowledge that this Proposal fully complies with the requirements of the RFP and all addenda and clarifications issued in regard to the RFP.

The undersigned also hereby certifies that no person acting for or employed by Peachtree City is directly or indirectly interested in this Proposal or any subsequent proposal, or in any contract which may be made under it, or in expected profits to arise therefrom; that the undersigned Offeror has not influenced or attempted to influence any other person or corporation to file a Proposal or any subsequent proposal or any other person or corporation; and that this submission is made in good faith without collusion or connection with any other person or corporation applying for the same work under a different Proposal.

The undersigned states that she or he has the necessary licenses, certifications, and professional credentials necessary to practice their respective professions within the State of Georgia.

Acknowledgement of Addenda. By Signing below, the interested Offerors acknowledges receipt of the following addenda to this RFP:

Addenda No. (if any) 1

SIGNED UNDER THE PENALTY OF PERJURY:

Signature: _____ *(Signature of Authorized Agent)*

Print Name: George Kramer

Title: President

Firm Name: Inspire Placemaking Collective, Inc.

Date: 2/12/26

Project Name: Unified Development Ordinance

Nearest Office Location to Peachtree City: Atlanta, GA

Attachment B – E-Verify Form

Contractor Affidavit under O.C.G.A. § 13-10-91(b)(l)

The undersigned contractor ("Contractor") executes this Affidavit to comply with O.C.G.A § 13-10-91 related to any contra to which Contractor is a party that is subject to O.C.G.A. § 13-10-91 and hereby verifies its compliance with O.C.G.A. § 13-10-91, attesting as follows:

a) The Contractor has registered with, is authorized to use and uses the federal work authorization program commonly known as E-Verify, or any subsequent replacement program;

b) The Contractor will continue to use the federal work authorization program throughout the contract period, including any renewal or extension thereof;

c) The Contractor will notify the public employer in the event the Contractor ceases to utilize the federal work authorization program during the contract period, including renewals or extensions thereof;

d) The Contractor understands that ceasing to utilize the federal work authorization program constitutes a material breach of Contract;

e) The Contractor will contract for the performance of services in satisfaction of such contract only with subcontractors who present an affidavit to the Contractor with the information required by O.C.G.A. § 13-10-91(a), (b), and (c);

f) The Contractor acknowledges and agrees that this Affidavit shall be incorporated into any contract(s) subject to the provisions of O.C.G.A. § 13-10- 91 for the project listed below to which Contractor is a party after the date hereof without further action or consent by Contractor; and

g) Contractor acknowledges its responsibility to submit copies of any affidavits, drivers' licenses and ID cards required pursuant to O.C.G.A. § 13-10-91 to the public employer within five business days of receipt.

92-1495717
Federal Work Authorization User Identification Number

10/27/2022
Date of Authorization

Inspire Placemaking Collective, Inc.
Name of Contractor

Unified Development Ordinance
Name of Project

City of Peachtree City, GA
Name of Public Employer

I hereby declare under penalty of perjury that the foregoing is true and correct.

Executed on February 12, 2026 in Orlando (city), Florida (state).

_____ George Kramer, President
Signature of Authorized Officer or Agent — Printed Name and Title of Authorized Officer or Agent

SUBSCRIBED AND SWORN BEFORE ME
ON THIS THE 12th DAY OF February, 2026.

Nancy A Pfaff
NOTARY PUBLIC
My Commission Expires: 3/23/27

Notary Public State of Florida
Nancy A Pfaff
My Commission HH 377724
Expires 3/23/2027

Attachment C – Terminations Form

Project Name	Inspire has never been terminated from any projects.		
Contracted With	N/A	Contract Amount	N/A
Start Date	N/A	End Date	N/A
Scope of Work	N/A		
Reason for Termination	N/A		
Project Name	N/A		
Contracted With	N/A	Contract Amount	N/A
Start Date	N/A	End Date	N/A
Scope of Work	N/A		
Reason for Termination	N/A		
Project Name	N/A		
Contracted With	N/A	Contract Amount	N/A
Start Date		End Date	N/A
Scope of Work	N/A		
Reason for Termination	N/A		
Project Name	N/A		
Contracted With	N/A	Contract Amount	N/A
Start Date	N/A	End Date	N/A
Scope of Work	N/A		
Reason for Termination	N/A		

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H

SAMPLE CONTRACT



Inspire
PLACEMAKING COLLECTIVE

Agreement Terms & Conditions

Date:	Inspire Job Number: 260020
Inspire Placemaking Collective, Inc. (hereafter Contractor)	Client Name: Peachtree City (hereafter Client)
Street Address: 4767 New Broad Street City: Orlando State: Florida Zip: 32814	Street Address: 151 Willowbend Road City: Peachtree City State: GA Zip: 30269
Telephone:	Telephone:

Project

Project Name: Peachtree City UDO Project Location City: Peachtree City	State: GA	Zip: 30269

Services to be Rendered

Proposal Number: 260020	Dated:
Services: Prepare UDO	

This Agreement for Services is incorporated into the above Proposal.

Client desires to contract with Consultant for the Services to be Rendered ("Services") on Client's Project, as contained in Consultant's Proposal. The Proposal and Client's Project are referenced immediately above.

Therefore, in consideration of the Mutual Covenants and Promises included herein, Client and Consultant agree as follows:

1. Acceptance:

Client hereby accepts this offer by Consultant to provide the Services as contained in Consultant's Proposal and agrees that such Services and any additional Services performed by Consultant shall be governed by this Agreement. If Client directs that Services commence prior to execution of this Agreement, Client agrees that commencement of Services by Consultant is in reliance on Client having accepted the terms of this Agreement and acknowledgement that Client will execute this Agreement, forthwith. **Client may accept this Agreement for Services through the use of Client's Purchase Order, however all preprinted Terms and Conditions on Client's Purchase Order are inapplicable and the Terms and Conditions shall govern.** Unless this offer is previously accepted, it will be withdrawn automatically at 5:00pm EST, ninety (90) days from the date of issue.

2. Contract Documents:

"Contract Documents" shall mean this Agreement for Services, the Proposal identified under "Services to be Rendered".

3. Scope of Services:

Unless otherwise stated in writing, Client assumes sole responsibility for determining whether the quantity and the nature of the services included in Consultant's proposal received by Client are adequate and sufficient for Client's intended purpose. Client shall communicate the provisions of this Agreement for Services for each and every third party to whom Client transmits any part of Consultant's work. Consultant shall have no duty or obligation to any third party greater than that set forth in Consultant's proposal, Client's acceptance thereof and this Agreement for Services. The ordering of work from Consultant, or the reliance on any of Consultant's work, shall constitute acceptance of the terms of Consultant's proposal and this Agreement of Services, regardless of the terms of any subsequently issued document.

4. Change Orders:

Client may request changes to the Scope of Services by altering or adding to the Services to be performed. If Client so requests, Consultant will return to Client a statement (or supplemental proposal) of the change setting forth an adjustment to the Services and fees for the requested changes. Following Client's review, Client shall provide written acceptance. If Client does not follow these procedures, but instead directs, authorizes, or permits Consultant to perform changed or additional work, the Services are changed accordingly, and Consultant will be paid for this work according to the fees stated or its current fee schedule. If project conditions change materially from those observed at the site or described to Consultant at the time of proposal, Consultant is entitled to a change order equitably adjusting its Services and fee. By entering into this Agreement, Client acknowledges that this **Limitation of Liability** provision has been reviewed, understood and is a material part of this Agreement, and that Client has had an opportunity to seek legal advice regarding this provision.

5. Payment:

Client will pay Consultant for Services and expenses in accordance with the Contract Documents. If prices for Services are not specified in the Contract Documents, Consultant's current fee schedule in effect for the type of services performed shall control. Consultant will submit progress invoices to Client monthly and a final invoice upon completion of Services. Payment is due upon receipt of the invoice unless otherwise agreed to in writing prior to the submittal of the invoice. Invoices are past due 30 calendar days after the date of the invoice. Past due amounts are subject to a late fee of one and one-half percent per month (18 percent per annum) or the highest amount allowed by applicable law on the outstanding balance, whichever is less. Attorney's fees and other costs incurred in collecting past due amounts shall be paid by Client. The Client's obligation to pay under this Agreement is in no way dependent upon the Client's ability to obtain financing, payment from third parties, approval of governmental or regulatory agencies, or Client's successful completion of the Project. In addition, Consultant reserves the right to suspend the performance of all services in any case where invoices remain unpaid more than sixty (60) days from the invoice date.

6. Standard of Care:

Consultant and its agents, employees and subcontractors shall endeavor to perform the Services for Client with that degree of care and skill ordinarily exercised, under similar circumstances, by consultants practicing in the same discipline at the same time and location. In the event any portion of the Services fails to substantially comply with this standard of care obligation and Consultant is promptly notified in writing prior to one year after completion of such portion of the Services, Consultant will re-perform such portion of the Services, or if re-performance is impractical, Consultant will refund the amount of compensation paid to Consultant for such portion of the Services. **Consultant makes no warranties or guarantees, express or implied, relating to Consultant's Services and Consultant disclaims any implied warranties or warranties imposed by law, including warranties of merchantability and fitness for a particular purpose.**

7. Limitation of Liability:

Client agrees that Consultant's services will not subject Consultant's individual employees, officers or directors to any personal liability, and that notwithstanding any other provision of this agreement, Client agrees that its sole and exclusive remedy shall be to direct or assert any claim, demand, or suit only against Consultant. Statements made in Consultant's reports are opinions based upon engineering judgment and are not to be construed as representations of fact. Client and Consultant have evaluated the risks and rewards associated with this project, including Consultant's fee relative to the risks assumed, and agree to allocate certain of the associated risks. To the fullest extent permitted by law, Consultant's aggregate liability to Client, including that of Consultant's officers, directors, employees and agents, is limited to $100,000, hereinafter referred to as **Limitation of Liability.** This **Limitation of Liability** applies to all lawsuits, claims or actions, whether identified as arising in tort, **including negligence (whether sole or concurrent), professional effort or omissions, breach of warranty (express or implied), negligent misrepresentation, and strict liability**, contract or other legal theory, including without limitation, Consultant's indemnity obligations to Client related to the Services provided in this Agreement and any continuation or extension of Consultant's Services.

8. Disclaimer of Consequential Damages:

In no event shall Consultant or Client be liable to the other for any special, indirect, incidental or consequential loss or damages, including, but not limited to, lost profits, damages for delay, or loss of use arising from or related to Services provided by Consultant.

9. Reports:

In connection with the performance of the Services, Consultant shall deliver to Client reports, drawings, specifications, computer files, field data, notes, and other documents and instruments prepared by the Consultant reflecting Services provided and the results of such Services. All reports and written documents delivered to Client ("Instruments of Service") are instruments reflecting the Services provided by Consultant pursuant to this Agreement and are made available for Client's use subject to the limitations of this Agreement. Instruments of Service provided by Consultant to Client pursuant to this Agreement are provided for the exclusive use of Client, and with Client's permission, Client's contractors, designers and employees for the purpose and the Project described therein and are not to be used or relied upon by third parties or in connection with other projects. Subject to the permitted use of Client, and Client's agents, and employees, all Instruments of Service, other written documents, all original data gathered by Consultant and work papers produced by Consultant in the performance of or intrinsic to the Services included in the Services are, and shall remain, the sole and exclusive property of Consultant. Files shall be maintained in general accordance with Consultant's document retention policies and practices.

10. Safety:

Consultant is solely responsible for the safety and health of Consultant's employees. Consultant shall take necessary precautions for the safety of its employees. Consultant specifically disclaims any authority or responsibility for general job safety and for the safety of persons who are not employed by Consultant. Should Client, or third parties, be conducting activities on the Site, then each shall have responsibility for their own safety and compliance with applicable safety requirements.

11. Client Obligations:

a) Client warrants that all information provided to Consultant regarding the Project and Project location are complete and accurate to the best of Client's knowledge.
b) Client agrees to furnish Consultant, its agents, employees, and subcontractors a right-of-entry and any authorizations needed for Consultant to enter onto the project site to perform the Services included in this Agreement.
c) Client recognizes that the performance of the Services included in this Agreement may cause alteration or damage to the Site. Client acknowledges that some site disturbance is inherent in the work for which Consultant will not be responsible. Should Client not be owner of the property, then Client agrees to notify the owner of the aforementioned possibility of unavoidable alteration and damage and arrange for the repair of any alteration and damage.
d) Client agrees to disclose the identity of all utilities serving the Project Site, the presence and accurate location of hidden or obscured man-made objects known to Client that may be in Consultant's work area and the nature and location of any known or suspected hazardous materials that may exist on the property.

e) Our job site activities do not change any agreement between Client and any other party. Only Client has the right to reject or stop work of its contractors or agents. Our presence on site does not in any way guarantee the completion, quality or performance of the work by any other party retained by Client to provide field or construction/remediation services. We are not responsible for, and do not have control or charge of, the specific means, methods, techniques, sequences or procedures of construction or remediation selected by any contractor or agent of Client.
f) Provide prompt written notice to **Consultant** if **Client** becomes aware of any fault or problem in the **Project**, including any errors or omissions in **Consultant's** work.

12. Certifications:

Client agrees not to require that Consultant execute any certification with regard to work performed, tested or observed under this Agreement unless: 1) Consultant believes that it has performed sufficient work to provide a sufficient basis to issue the certification; 2) Consultant believes that the work performed, tested or observed meets the criteria of the certification; and 3) Consultant has reviewed and approved in writing the exact form of such certification prior to execution of this Agreement. Any certification by Consultant is limited to an expression of professional opinion based upon the Services performed by the Consultant, and does not constitute a warranty or guarantee, either expressed or implied.

13. Failure to Follow Recommendations:

The Client agrees that it would be unfair to hold the Consultant liable for problems that may occur if the Consultant's recommendations are not followed. Accordingly, the Client waives any claim against the Consultant, and agrees to indemnify, and hold harmless the Consultant from any claim or liability for injury or loss that results from failure to implement the Consultant's recommendations or from implementation of the Consultant's recommendations in a manner that is not in strict accordance with them.

14. Termination:

For Convenience – Upon written notice, Client or Consultant may terminate the performance of any further Services included in this Agreement if the terminating party determines termination is in the terminating party's interest. Upon receipt of a termination notice by either party, Consultant shall stop work on all Services included in this Agreement and deliver any Instruments of Service complete at that time to Client and Client shall pay Consultant within thirty (30) days for all Services performed up to the dispatch or receipt of the termination notice. Upon Termination for Convenience, Consultant and Client shall have no further rights or remedies other than those included in this paragraph.

For Cause – In the event of material breach of this Agreement, the party not breaching the Agreement may terminate it upon five (5) business days written notice delivered or mailed to the other party, which notice must identify the material breach. The Agreement may not be terminated for cause if the breaching party cures the breach within five (5) business days of receipt of the written notice. Upon Termination for Cause, Consultant shall stop work on all Services included in this Agreement and deliver any instruments of service complete at that time to Client and Client shall pay Consultant within thirty (30) days for all Services performed up to the termination. Upon Termination for Cause, Consultant and Client shall have no further rights or remedies other than those included in this paragraph.

15. Unforeseen Conditions or Occurrences:

If, during the performance of Services, any unforeseen hazardous substance, material, element or constituent or other unforeseen conditions or occurrences are encountered which, in Consultant's judgment, significantly affects or may affect the Services, the risk involved in providing the Services, or the recommended Scope of Services, Consultant will promptly notify Client. Subsequent to that notification, Consultant may: (a) If practicable, in Consultant's judgment and with approval of Client, complete the original Scope of Services in accordance with the procedures originally intended in the Proposal; (b) Agree with Client to modify the Scope of Services and the estimate of charges to include the previously unforeseen conditions or occurrences, such revision to be in writing and signed by the parties and incorporated into this Agreement; or (c) Terminate the Services effective on the date of notification pursuant to the terms of **Termination for Convenience**. Client is responsible for reporting any releases of hazardous substances to appropriate government agencies as required by law. Client acknowledges that Consultant also may have reporting obligations under controlling law and regulations. Client waives any claim against Consultant and will indemnify and hold Consultant harmless from any claim, injury or loss arising from the discovery of unforeseen hazardous substances.

16. Force Majeure:

Consultant shall not be deemed to be in default of this Agreement to the extent that any delay or failure in the performance of the Scope of Work results from any causes beyond its reasonable control. For this purpose, such acts or events shall include, but are not limited to, storms, floods, unusually severe weather, epidemics, civil disturbances, war, riot, strikes, lockouts or other industrial disturbances, and the inability within reasonable diligence to supply personnel, equipment, information or material to the Project. In the event that such acts or events occur, it is agreed that Consultant shall attempt to overcome all difficulties arising and to resume as soon as reasonably possible the normal pursuit of the Services covered by this Agreement.

17. Insurance:

Consultant shall maintain at its own expense, during the term of this Agreement, the following insurance: (1) Workers' Compensation providing statutory coverages required by the state where services are provided, (2) Employer's Liability with limits of $1,000,000 each accident, (3) Commercial General Liability with limits of $1,000,000 each occurrence / $2,000,000 aggregate, (4) Commercial Automobile with limits of $1,000,000 each accident, (5) Umbrella Excess Liability with limits of $5,000,000 each occurrence and (6) Professional Liability with limits of $5,000,000 each claim.

18. Indemnity:

Client agrees to indemnify Consultant, its employees and subcontractors from and against any and all losses, liabilities, and costs and expenses of every kind (including cost of defense, investigation, settlement, and reasonable attorney's fees), which Consultant, its employees and subcontractors may incur, become responsible for, or pay out as a result of bodily injuries (including death) to any person, damage to any property, or both, to the extent caused by Client's negligence or willful misconduct.

Consultant agrees to indemnify Client from and against any and all losses, liabilities, and costs and expenses of every kind (including cost of defense, investigation, settlement, and reasonable attorney's fees) which Client may incur, become responsible for, or pay out as a result of bodily injuries (including death) to any person, damage to any property, or both, to the extent caused by Consultant's negligence or willful misconduct. Client and Consultant shall, in the event of liability arising out of their joint negligence or willful misconduct indemnify each other in proportion to their relative degree of fault. In the event that Client or Client's principal shall bring any suit, cause of action, claim or counterclaim against Consultant, the Client and the party initiating such action shall pay to Consultant the costs and expenses incurred by Consultant to investigate, answer and defend it, including reasonable attorney's and witness fees and court costs to the extent that Consultant shall prevail in such suit.

19. Dispute Resolution: Consultant may, in Consultant's sole discretion, pursue collection of past due invoices by litigation in a court of competent jurisdiction. Other than Consultant's collection of past due invoices, if a dispute arises out of or relates to this contract, or the breach thereof, the parties will attempt to settle the matter through amicable discussion. If no agreement can be reached, the parties agree to use non-binding mediation before resorting to a judicial forum. The cost of a third party mediator will be shared equally by the parties. In the event of litigation, reasonable costs and attorneys' fees will be awarded to the prevailing party. All questions as to the interpretation or enforceability of this Agreement shall be governed in accordance with the laws of the state where the project is located. In the event of any litigation involving this Agreement or the performance by the parties thereto, such actions shall be brought in a court of competent jurisdiction in the state where the project is located Notwithstanding the foregoing, Client shall not be entitled to assert a Claim against Consultant based on any theory of professional negligence unless and until Client has obtained the written opinion from a registered, independent, and reputable engineer, architect, or geologist that Consultant has violated the standard of care applicable to Consultant's performance of the Services.

20. Assignment & Subcontracts:

Neither party may assign this Agreement, in whole or in part, without the prior written consent of the other party, except for an assignment of proceeds for financing purposes. Consultant may subcontract for the Services of others without obtaining Client's consent if Consultant deems it necessary or desirable to have others perform Services.

21. No Waiver:

No waiver by either party of any default by the other party in the performance of any provision of this Agreement shall operate as or be construed as a waiver of any future default, whether like or different in character.

22. Miscellaneous:

The validity, interpretation, and performance of this Agreement shall be governed by and construed in accordance with the laws of the state where project is located. This Agreement represents the entire understanding and agreement between the parties hereto relating to the Services and supersedes any

and all prior negotiations, discussions, and Agreements, whether written or oral, between the parties regarding same. No amendment or modification to this Agreement or any waiver of any provisions hereof shall be effective unless in writing, signed by both Parties. If any part of this subcontract is found to be unenforceable, then the parties' intent is to have such part rewritten to attain as close as possible the original intent of the unenforceable provision.

23. Time Bar:

Notwithstanding any applicable state statute of repose or statute of limitation, the Parties agree that all legal actions by either party against the other concerning this Agreement or the work performed in relation to this Agreement, will become barred two (2) years from the time the party knew or should have known of the claim, or two (2) years after completion of Consultant's services, whichever occurs earlier.

24. No Discrimination:

To the extent applicable, this contractor and subcontractor shall abide by the requirements of 41 CFR §§ 60-1.4(a), 60-300.5(a) and 60-741.5(a) and the posting requirement under 29 CFR Part 471, appendix A to subpart A. These regulations prohibit discrimination against qualified individuals based on their status as protected veterans or individuals with disabilities and prohibit discrimination against all individuals based on their race, color, religion, sex, sexual orientation, gender identity or national origin. Moreover, these regulations require that covered prime contractors and subcontractors take affirmative action to employ and advance in employment individuals without regard to race, color, religion, sex, sexual orientation, gender identity, national origin, protected veteran status or disability.

Consultant hereby advices Client that its performance of this Agreement is expressly conditions on Client's assent to the Terms and Conditions detailed herein.

In witness whereof, the Parties have caused this Agreement to be executed by their duly authorized representative.

Client:	**Inspire Placemaking Collective, Inc.**
By: _____ (signature)	By: _____ (signature)
By: _____ (Print Name/Title)	By: _____ (Print Name/Title)
Date: _____	Date: _____
Project Number: _____	

Client's digital signature to be treated as original signature

APPENDIX

CODE LINKS

completed projects

projects near completion

Town of Kenly, NC

Unified Development Ordinance

Project Link:
https://acrobat.adobe.com/id/urn:aaid:sc:va6c2:f74e4b06-cd2b-4d9b-a03c-8836eff41342

City of Rincon, GA

Unified Development Ordinance

Project Link:
https://www.flipsnack.com/89FD7588B7A/rincon_udo-report-v10/full-view.html

City of Greenville, NC

Unified Development Ordinance

Project Link:
https://acrobat.adobe.com/id/urn:aaid:sc:va6c2:489ce72b-1851-4b86-968b-8ae41afee23a

Effingham County, GA

Land Development Regulations

Project Link:
https://acrobat.adobe.com/id/urn:aaid:sc:va6c2:0710ba84-da24-42c1-a66c-dd1d7f715b28

City of Hardeeville, SC

Municipal Zoning & Development Ordinance Update

Project Link:
https://acrobat.adobe.com/id/urn:aaid:sc:va6c2:2a8f77af-d96b-4d40-add9-e21f845465ee

Wilson County, NC

Unified Development Ordinance Update

Project Link:
https://acrobat.adobe.com/id/urn:aaid:sc:va6c2:02d10ada-8431-4c16-a8ea-ba29294c50b3

*The Wilson County Planning Board recommended approval of the new UDO to County Commissioners on 1/20/2026

ENGAGEMENT TACTICS

Inspire proposes the use of podcast-style pop-up stations to capture short audio or video reflections from residents describing how they travel, work, recreate, and navigate daily life in Peachtree City. Podcasts reach an estimated 55% of the U.S. population, and we're expanding who hears about the UDO and the way that people interact with planning in Peachtree City. These stations will be deployed at local community events. If desired by the City, audio and video reflections may also be collected during guided walking tours or transit- and bus-route engagement conducted during peak commute times, allowing residents to share real-time, place-based perspectives. Additionally, we can offer podcast sessions in Spanish, facilitated by team members who are native Spanish speakers, to broaden accessibility and participation.

This approach builds on successful applications in other planning efforts, including the City of Stonecrest's Unified Development Ordinance update, where short-form resident videos were used to humanize planning topics, increase transparency, and extend engagement beyond formal meetings. That experience demonstrated the effectiveness of pairing professional filming and editing with clear prompts and consent-based participation to produce content that is both engaging and analytically useful. With participant consent, audio and video clips can be curated and integrated into ESRI StoryMaps, allowing community voices to be geographically and thematically linked to specific places, corridors, and issues. StoryMaps provide a powerful platform to combine narrative input with maps, images, data, and policy context, helping residents, decision-makers, and staff see how lived experiences translate into planning priorities.

In addition to StoryMaps, select clips may be adapted for social media, project updates, and final plan deliverables, reinforcing transparency and helping close the feedback loop by showing residents how their input is reflected throughout the process. This multimedia approach ensures that community voices remain visible and influential from early listening through plan adoption.

Click/Scan to view City of Melbourne's Story Map

Click/Scan to view City of Stonecrest's Unified Development Ordinance update short form videos

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Justin Strickland, City Manager

FROM: Shayla Reed, Planning Director 04/30/2026
Justin Strickland, City Manager 05/01/2026

DATE: May 7, 2026

SUBJECT: 2027 Comprehensive Plan Update

Recommendation:
Provide direction to staff on next steps of the 2027 Comprehensive Plan Update

Discussion:
Staff has recently communicated with Andrew Smith, Planning Coordinator with the Community Development Division of the Atlanta Regional Commission, regarding the City's upcoming 2027 Comprehensive Plan Update.

In addition, Mr Smith added, "As a reminder, the ARC offering is a basic plan that largely focuses on Goals, Needs and Opportunities, Broadband, and the 5-year Work Program. We offer more than that, including some assistance with community engagement and steering committee facilitation." This statement ensures that the plan will meet the state's minimum requirements. They also added that they are not the best option if:

- You're looking to conduct extensive community engagement activities;
- You're looking to make substantial changes to your future land use/development/character area element and map; or
- You've experienced a lot of recent growth, annexation, or elected official turnover since your last plan

It was also shared that "If you have any budgetary flexibility, I would still recommend that you explore the idea of hiring a consultant, which would provide the objective, outside management that the community may find the most palatable. It would go a lot deeper on things like engagement as well. This would also allow us to use our 2027 bandwidth on small communities with very minimal resources and staffing."

Staff requests Council's guidance on whether to proceed with the ARC process or to initiate procurement of a consultant to complete the City's 2027 Comprehensive Plan Update.

Budget Impact:
There is no budget impact associated with this request.

Attachments:
None

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Justin Strickland, City Manager

FROM:

Shayla Reed, Planning Director	04/30/2026
Kelly Bush, Financial & Administrative Services Director	04/30/2026
Justin Strickland, City Manager	05/01/2026

DATE: May 7, 2026

SUBJECT: Transmittal Resolution - 2026 Capital Improvement Element (CIE) Annual Update

Recommendation:
Staff is preparing to transmit the draft 2026 Capital Improvements Element (CIE) Annual Update to the Atlanta Regional Commission and the Georgia Department of Community Affairs for review and approval.

Discussion:
Staff is preparing the draft 2026 Capital Improvements Element (CIE) Annual Update, which will document impact fee revenues and expenditures for FY25. The update includes a Financial Report and an addendum to the City's recently adopted Community Work Program component of the Comprehensive Plan. Preparation of this update is required by the Georgia Development Impact Fee Act and the Georgia Planning Act.

Staff anticipates presenting this item to City Council at its May 21, 2026 meeting.

Budget Impact:
There is no budget impact associated with this request.

Attachments:
None

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Justin Strickland, City Manager

FROM: Justin Strickland, City Manager 05/01/2026

DATE: May 7, 2026

SUBJECT: PTC Youth Council & Youth Activities Committee

Recommendation:
No action is required at this time.

Discussion:
One of the discussion items that Council decided to pursue during the January Retreat was the formation of a Youth Council. Since then, members of Council and staff have attended other communities' Youth Council meetings to research how they function and the benefits that they provide to their community. Staff is recommending that if a Youth Council is to be formed, then a Youth Activities Committee consisting of adult volunteers will also be established to oversee the Youth Council, select Youth Council members every year, and assist in determining Youth Council activities. There would also be one staff liaison for both the Youth Council and Youth Activities Committee. The Youth Council would be available for application from any Peachtree City student, including both McIntosh and Starr's Mill, that meets the qualifications defined in the attached draft documents. Members would serve one term which would run during the school year and could reapply for future terms if they still meet the qualifications.

Attached are draft ordinances and by-laws creating and governing both entities.

Budget Impact:
Based on research, the annual budget will be $80,000, including a part-time position to manage the Council and Committee. This will include a prorated budget amendment for this year for approval at the next Council meeting.

Attachments:
1. YOUTH COUNCIL ORDINANCE - DRAFT
2. YOUTH COUNCIL - BY LAWS DRAFT
3. YOUTH ACTIVITIES COMMITTEE ORDINANCE - DRAFT
4. YOUTH ACTIVITIES COMMITTEE - BY LAWS DRAFT

DIVISION ___. YOUTH COUNCIL

Sec. 2-___. Established; organization.

There is established a youth council. The youth council shall consist of **thirty-nine administratively selected youth members** serving without pay.

The youth council is created as an advisory and educational body to provide high school students with opportunities to learn about local government, participate in civic life, engage in leadership development, take part in service projects, and represent the interests and concerns of the city's youth.

The youth council shall operate with the support of city staff and the youth activities committee.

Sec. 2-___. Terms.

The terms of office for youth council members shall be **one year**, or until successors are administratively selected.

At the first regular meeting of each term year, the youth council shall organize by electing from its membership a **chair**, **vice-chair**, and such other officers as may be established by its bylaws or administrative procedures, including but not limited to a secretary, treasurer, parliamentarian, historian, or school representatives.

The youth council may be reorganized or disbanded at any time by majority vote of the mayor and council.

Sec. 2-___. Eligibility and administrative selection.

Youth council members shall be selected through an **administrative application and selection process** established by a **sub-selection committee of the youth activities committee**.

The sub-selection committee may review applications, interview candidates, evaluate qualifications, and select the youth council membership for every term.

To be eligible, a youth council member shall generally:

1. Be enrolled in high school;
2. Reside within the city, or attend a school serving youth residents of the city, as permitted by city policy;
3. Demonstrate an interest in leadership, civic engagement, government, and community service;
4. Be in good academic and disciplinary standing, as determined through the city's application process; and
5. Have parental or guardian consent where required.

The youth activities committee may seek balanced representation from public, private, charter, home school, or other eligible student populations as determined appropriate.

Sec. 2-___. Duties.

The youth council shall solicit, consider, and communicate the ideas, concerns, and perspectives of the city's youth on matters affecting youth and the broader community.

The youth council shall serve in an advisory capacity only and shall have no binding authority over city staff, the youth activities committee, or city council for any recommendation, proposal, or vote taken.

The duties of the youth council may include, but are not limited to:

1. Serving as a forum to help identify the needs and concerns of youth within the city;
2. Learning about the operations, responsibilities, and processes of local government;
3. Advising the youth activities committee and city staff on matters affecting youth;
4. Participating in youth leadership development, service projects, civic engagement programs, workshops, educational opportunities, conferences, and special events;
5. Assisting with the planning, sponsorship, and coordination of youth-related programs, activities, and events;
6. Participating in city-approved trips, site visits, and educational experiences intended to strengthen civic knowledge, leadership skills, or understanding of government and community institutions;
7. Promoting communication between the city and its youth residents; and
8. Encouraging positive citizenship, volunteerism, leadership, and community involvement among youth.

Sec. 2-___. Recommendations to city council generally.

The youth council may make recommendations to the youth activities committee, city staff, and the mayor and council, either directly or through the youth activities committee or designee, regarding youth-related projects, activities, concerns, opportunities, educational experiences, and leadership initiatives, including, but not limited to:

1. Recommending ways to increase youth participation in city government and community life;
2. Recommending youth service projects, recognition programs, educational experiences, or outreach efforts;
3. Recommending strategies to improve civic awareness among youth;
4. Providing feedback on city programs, facilities, or initiatives affecting youth;
5. Assisting in identifying emerging youth-related issues or opportunities; and
6. Recommending projects or activities that benefit the city and its youth population.

Sec. 2-___. Reports; funds.

The youth council may participate in fundraising, sponsorship, donations, or other support activities only as authorized by city staff and the youth activities committee consistent with city policy and applicable law.

Any money or personal property donated for youth council purposes must be accepted by city council in accordance with city policy and applicable law, and any such funds shall be maintained and administered in accordance with the city's financial policies and subject to the city's annual audit.

The chair shall represent the youth council and present reports and recommendations to the youth activities committee, city manager, or mayor and council on behalf of the committee as needed.

PEACHTREE CITY YOUTH COUNCIL

BYLAWS

ARTICLE I

NAME

The name of this body shall be the **Peachtree City Youth Council**, hereinafter referred to as the "Youth Council."

ARTICLE II

PURPOSE

The purpose of the Youth Council is to provide a means for the high school youth of Peachtree City to learn about government, participate in civic processes, and represent and articulate the needs of the City's youth.

The overall purpose of the Youth Council is:

1. To build leadership experience and civic responsibility.
2. To create a climate of public awareness and responsibility for meeting the needs and concerns of the City's youth.
3. To assist citizens and youth in understanding effective communication, appreciating differences, and becoming involved in community issues.
4. To promote youth involvement in government and civic duties to become productive citizens in the future.
5. To provide a means by which the City's youth may be heard and included in government.
6. To plan, sponsor, and coordinate appropriate youth programs, activities, and events in Peachtree City.

ARTICLE III

FUNCTION, POWERS, AND DUTIES

The Youth Council shall have such duties and responsibilities as are directed by the Youth Activities Committee and City staff. Those responsibilities shall include:

1. To serve as a forum to assist the Youth Activities Committee and City leadership in identifying the needs and concerns of the youth of Peachtree City.
2. To expose and educate the City's youth to the operations of local government.
3. To assist in developing plans, sponsoring, and coordinating youth programs, activities, and events in Peachtree City.

4. To assist in community service projects, civic education, leadership activities, and special events.

ARTICLE IV

MEMBERSHIP

1. Eligibility

The Youth Council shall consist of representatives drawn from students who:

a. Reside within Peachtree City, and/or
b. Attend a public, private, charter, home school, or other secondary school program serving Peachtree City youth.

To be eligible, Youth Council members must:

a. Be presently enrolled in high school;
b. Be in good academic standing, as verified through the application process;
c. Be free of serious disciplinary infractions within the preceding six (6) months;
d. Be able to think critically and articulate thoughts and ideas;
e. Have an interest in learning about government and how it functions;
f. Have parent or guardian permission and support; and
g. Demonstrate leadership potential and a willingness to serve.

2. Appointment Terms

The Youth Council shall consist of **thirty-nine (39) members**. Membership shall be a combination of rising or current **sophomores, juniors, and seniors**, appointed through the City's Youth Council selection process.

The term of office for each Youth Council member shall be **one (1) year**. Members may reapply and be considered for additional terms, depending on attendance, participation, and the criteria then in effect.

3. Removal of Membership

Each member is expected to attend all regularly scheduled and special meetings. Members unable to attend must notify the Secretary, Chair, or staff liaison in advance whenever practicable.

Failure of any member, without excuse, to attend a minimum of **seventy-five percent (75%)** of all meetings, workshops, and required activities during any term year, or at least **three (3) consecutive scheduled meetings**, may result in removal from membership.

Any member may also be removed for conduct inconsistent with the values, purposes, or expectations of the Youth Council, subject to review by the Youth Activities Committee and staff liaison.

4. Vacancies in Membership

Any vacancy shall be filled through appointment by the Youth Activities Committee or other City-designated process for the unexpired portion of the term.

The Chair of the Youth Council shall notify the Chair of the Youth Activities Committee and the staff liaison within ten (10) days after a vacancy occurs.

ARTICLE V

OFFICERS

1. Election of Officers

The Youth Council shall elect the following officers from its membership during the first meeting of each term year:

- Chair
- Vice-Chair
- Secretary
- Treasurer
- Parliamentarian
- Historian
- Such additional executive board members or school representatives as the Youth Council may establish

The term of officers shall be **one (1) year** from the date of election and shall be effective immediately.

2. Vacancy of Officers

A vacancy in the office of Vice-Chair shall be filled by appointment of the Chair, subject to ratification by the Youth Council. A vacancy in the office of Chair shall result in the Vice-Chair becoming Chair, subject to ratification, and the new Chair shall appoint a Vice-Chair subject to ratification.

3. Duties of Officers

The **Chair** shall preside at all Youth Council meetings, work with officers and the staff liaison to develop agendas, announce business to be conducted, recognize speakers, put questions to a vote, announce results, and represent the Youth Council before the Mayor and Council, the Youth Activities Committee, and the public when appropriate.

The **Vice-Chair** shall assist the Chair and perform the duties of the Chair in the Chair's absence. The Vice-Chair may also assist with calendar development, event coordination, and committee support.

The **Secretary** shall keep minutes of meetings, maintain attendance records, and distribute minutes or summaries for approval at the next scheduled meeting.

The **Treasurer** shall assist with records relating to Youth Council budgeted activities, fundraising if authorized, and approved expenses, in coordination with City staff.

The **Parliamentarian** shall assist the Youth Council with parliamentary procedure.

The **Historian** shall help maintain records, photographs, materials, and a historical account of Youth Council meetings, events, and activities.

Other executive board or representative positions may be assigned duties by the Youth Council consistent with these bylaws.

ARTICLE VI

COMMITTEES

The Youth Council may establish standing or ad hoc committees to advance its purposes, including committees for civic engagement, service projects, special events, communications, recruitment, or other purposes approved by the Chair and staff liaison.

ARTICLE VII

MEETINGS AND RULES

1. Regular Meetings

Regular Youth Council meetings shall generally be held **once per month**, at a date, time, and place established by the Youth Council and staff liaison.

2. Special Meetings

Special meetings may be held at the call of the Chair, staff liaison, or as otherwise determined by the Youth Council.

3. Quorum

A quorum shall consist of a **majority of current membership**.

4. Order of Business

The order of business at meetings shall generally be:

i. Call to order
ii. Roll call
iii. Review and approval of minutes
iv. Old business
v. New business
vi. Reports, comments, and other business
vii. Adjournment

5. Minutes and Other Records

The Youth Council shall keep records of its proceedings, showing attendance, votes when taken, and official actions.

6. Voting

All regular members of the Youth Council shall be entitled to vote on matters before the Youth Council. Unless otherwise provided, action shall be by majority vote of those present and voting, provided a quorum exists.

7. Conflicts of Interest

Any member having a personal or financial interest in the outcome of a matter before the Youth Council shall disclose the nature of the interest and abstain from voting on that matter.

ARTICLE VIII

STANDARDS OF CONDUCT

Members of the Youth Council are expected to conduct themselves in a respectful, responsible, and professional manner during meetings, City events, travel, and Youth Council activities.

Members shall comply with all City policies, event rules, and expectations established by the Youth Activities Committee and staff liaison.

ARTICLE IX

AMENDMENTS

These bylaws may be amended upon majority vote of the entire membership of the Youth Council, subject to review and approval by the Youth Activities Committee and the City if required.

DIVISION ___. YOUTH ACTIVITIES COMMITTEE

Sec. 2-___. Established; organization.

There is established a youth activities committee. The committee shall consist of **fifteen appointed persons** serving without pay and **one ex-officio non-voting member**.

The ex-officio non-voting member shall be the city manager's designee.

The committee is created as an advisory body to support youth-related programs, activities, events, civic engagement initiatives, educational opportunities, leadership development opportunities, and the operation and oversight of the city's youth council.

Sec. 2-___. Terms.

The terms of office shall be **three years**, or until successors are appointed, except that the initial terms of the members first appointed shall be staggered as follows:

1. Seats 1, 2, 3, 4, and 5 shall be for **one year**;
2. Seats 6, 7, 8, 9, and 10 shall be for **two years**; and
3. Seats 11, 12, 13, 14, and 15 shall be for **three years**.

Immediately after appointment, committee members shall meet and organize by electing a **chair** and **vice-chair**. The chair and vice-chair shall be selected annually by a majority vote of the committee at its first regular meeting of the calendar year.

The committee shall serve at the pleasure of the mayor and council. Members of the committee may be removed, or the committee may be disbanded, at any time by majority vote of the council.

Sec. 2-___. Duties.

The youth activities committee shall solicit comments, concerns, and advice from city residents, students, parents, schools, civic organizations, and city staff regarding youth leadership development, civic education, youth programming, service opportunities, youth travel and educational opportunities, and youth-related community needs.

The committee shall evaluate such comments, concerns, and proposals and may develop recommendations prioritized according to feasibility, public benefit, staffing capacity, safety, supervision requirements, funding parameters, and consistency with city goals.

The committee shall serve in an advisory capacity only and shall have no binding authority over city staff or city council for any recommendation, proposal, or vote taken.

The duties of the committee may include, but are not limited to:

1. Supporting the creation, operation, recruitment, and continuity of a city youth council;
2. Reviewing and recommending criteria, procedures, timelines, and standards for youth council applications, administrative selection, orientation, and participation;
3. Establishing from among its members a **sub-selection committee** to review youth council applications, interviewing applicants if desired, and selecting members for the youth council every term;
4. Encouraging collaboration among the city, schools, nonprofit organizations, civic groups, businesses, and the community with the youth council in matters affecting youth;
5. Recommending youth-focused projects, events, programs, educational experiences, conferences, site visits, leadership workshops, and trips that employ the time and talents of the youth council in a wholesome and constructive manner;
6. Assisting city staff in identifying youth-related needs, trends, and opportunities within the city;
7. Promoting youth involvement in local government and community life; and
8. Recommending strategies to strengthen communication between the city and youth residents.

Sec. 2-___. Recommendations to city council generally.

The committee may make recommendations to the mayor and council and city staff for new or revised youth-related projects, programs, policies, initiatives, educational opportunities, and trips referred to it by the city manager, city staff, or mayor and council, including, but not limited to:

1. Recommending measures to improve youth engagement in civic affairs;
2. Recommending youth leadership development and service programming;
3. Recommending outreach and educational strategies related to the city's youth;
4. Reviewing the status of youth council operations and youth programming annually;
5. Collaborating with staff on annual priorities for youth-related and youth council initiatives;
6. Identifying partnerships or sponsorship opportunities for youth council activities, travel, and educational experiences, subject to city approval; and
7. Recommending methods to recognize and promote youth achievement, service, leadership, and civic participation.

Sec. 2-___. Reports; funds.

The committee may solicit or receive information regarding gifts, grants, sponsorships, or donations of money or personal property to support youth council activities, programs, events, educational opportunities, leadership development, or travel; however, all such gifts, grants, sponsorships, or donations must be accepted by city council in accordance with city policy and applicable law.

Any funds accepted by city council for youth council activities shall be maintained and administered in accordance with the city's financial policies and shall be subject to the city's annual audit.

The ex-officio member of the youth activities committee shall represent the committee and present reports and recommendations to the city manager or mayor and council on behalf of the committee as needed.

BYLAWS OF THE PEACHTREE CITY YOUTH ACTIVITIES COMMITTEE

ARTICLE I

NAME

The name of this body shall be the **Peachtree City Youth Activities Committee**, hereinafter referred to as the "Committee."

ARTICLE II

PURPOSE

The purpose of the Committee, based on the expressed need for youth programs, activities, events, continuing education, and youth involvement in community and governmental activities within Peachtree City, shall be:

1. To support the establishment, development, and continued success of a **Peachtree City Youth Council**, hereinafter referred to as the "Youth Council."
2. To create a climate of public awareness and responsibility for meeting the needs and concerns of the City's youth.
3. To assist the citizens and youth of the City in understanding effective communication, appreciating differences among the City's youth, and becoming involved in community issues.
4. To promote youth involvement in government and civic duties so as to encourage productive citizenship.
5. To provide a means by which the City's youth may be heard and included in local government.
6. To plan, sponsor, coordinate, and support appropriate youth programs, activities, and events in Peachtree City.

ARTICLE III

FUNCTION, POWERS, AND DUTIES

The Committee shall have such powers, duties, and responsibilities as may be assigned by the Mayor and Council or otherwise established by City policy. Those powers, duties, and responsibilities shall include:

1. To establish and oversee a **Peachtree City Youth Council** which shall serve as a forum to help identify the needs and concerns of the youth of the City and to expose and educate the City's youth to the operations of local government.
2. To develop plans and recommendations for youth programs, activities, events, leadership opportunities, and civic engagement initiatives in Peachtree City.
3. To coordinate with City staff, schools, civic organizations, community groups, businesses, and the public to support successful youth programming.
4. To recommend policies, partnerships, and projects intended to strengthen civic awareness, leadership development, and community involvement among youth.
5. To assist in recruiting volunteers, partners, sponsors, and community support, where authorized by City policy.
6. To advise the City regarding youth-related programming, leadership development opportunities, and community engagement efforts.
7. To provide support, guidance, and oversight to the Youth Council, including review of applications, recommendations on appointments, and assistance with programming.
8. A majority of the members of the Committee shall constitute a quorum for the transaction of business.

ARTICLE IV

MEMBERSHIP

Section 1. Appointment Terms

The Committee shall consist of **fifteen (15) members** appointed by the Mayor and Council.

Members should, to the extent practicable, be individuals with an interest or background in youth development, education, recreation, public service, leadership, community service, or related areas.

The term of each member shall be **three (3) years**, unless otherwise provided by the appointing authority. Terms shall expire on the date established by the City for appointed boards, commissions, or committees.

Section 2. Removal of Membership

Failure of any regular member, without an excused absence, to attend a minimum of **seventy-five percent (75%)** of all meetings of the Committee during any calendar year, or to miss at least **three (3) consecutive scheduled meetings**, may be grounds for removal.

The Committee, upon majority vote of its membership, may recommend to the Mayor and Council that any member be removed for cause.

Section 3. Compensation of Members

All members shall serve without compensation, but may be reimbursed for approved actual expenses incurred in connection with official duties, subject to City policy and budget authorization.

Section 4. Vacancies in Membership

Any vacancy in membership shall be filled by appointment of the Mayor and Council for the unexpired portion of the term.

The Chair shall notify the City Manager within ten (10) days after any vacancy occurs.

ARTICLE V

OFFICERS

Section 1. Election of Officers

The Committee shall elect from its membership a **Chair**, **Vice-Chair**, and **Secretary** during the first regular meeting of each calendar year, or at such other time as necessary.

The term of each officer shall be **one (1) year** from the date of election and shall become effective immediately upon election.

Voting may take place by voice vote, show of hands, written ballot, or roll call, as determined by the Committee.

Section 2. Vacancy of Officers

A vacancy in the office of Vice-Chair shall be filled by appointment of the Chair, subject to ratification by the Committee.

A vacancy in the office of Chair shall result in the Vice-Chair serving as Chair for the remainder of the term or until a new Chair is elected, as determined by the Committee.

Any vacancy in the office of Secretary shall be filled by vote of the Committee.

Section 3. Duties of Officers

The **Chair** shall preside at all meetings of the Committee and shall perform the duties customarily associated with that office, including calling meetings to order, announcing the business to be conducted, recognizing members entitled to speak, putting questions to a vote, announcing the result of votes, maintaining order, and authenticating actions of the Committee when necessary.

The **Vice-Chair** shall assist the Chair in the work of the Committee and, in the absence of the Chair, shall perform all duties of that office.

The **Secretary** shall keep minutes of all meetings, record attendance and votes as appropriate, and provide minutes for review at the next scheduled meeting.

ARTICLE VI

STAFF SUPPORT

The City Manager shall designate a staff liaison to provide administrative and operational support to the Committee.

The staff liaison shall assist with preparation of agendas, meeting notices, minutes, coordination of Youth Council activities, communication with members, and implementation of approved Committee actions.

ARTICLE VII

MEETINGS AND RULES

Section 1. Regular Meetings

Regular meetings of the Committee shall be held on a schedule established by the Committee and approved by the City. The Committee may change the meeting place and time by majority vote, subject to proper notice and applicable law.

Section 2. Special Meetings

Special meetings may be held at the call of the Chair or at such other times as the Committee may determine. Notice shall be provided in accordance with City policy and applicable law.

Section 3. Quorum

A quorum shall consist of **eight (8) members**.

Section 4. Order of Business

The order of business at meetings shall generally be as follows unless modified by the Committee:

1. Call to order
2. Roll call
3. Review and approval of minutes
4. Old business
5. New business
6. Reports, comments, and other business
7. Adjournment

Section 5. Minutes and Other Records

The Committee shall direct the Secretary, with staff assistance as needed, to keep records of its proceedings, showing attendance, motions, votes, and other official actions.

Section 6. Voting

All regular members of the Committee shall be entitled to vote on matters before the Committee. Unless otherwise provided in these bylaws, action shall be by majority vote of those present and voting, provided a quorum exists.

Section 7. Conflicts of Interest

Any member of the Committee having a personal or financial interest in the outcome of any question before the body shall disclose the nature of the interest and shall abstain from voting on the matter.

Section 8. Open Meetings

All meetings of the Committee shall be open to the public and shall comply with the **Georgia Open Meetings Act** and all other applicable legal requirements.

ARTICLE VIII

RELATIONSHIP TO THE YOUTH COUNCIL

The Committee shall serve as the adult advisory and oversight body for the Peachtree City Youth Council.

Its responsibilities may include:

1. Establishing and recommending Youth Council membership criteria
2. Reviewing applications and making appointment recommendations
3. Providing guidance on Youth Council goals, projects, and programs
4. Assisting with Youth Council orientation and leadership development
5. Supporting Youth Council events, travel, service activities, and civic engagement opportunities
6. Promoting communication between the Youth Council, City staff, and elected officials

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ARTICLE IX

AMENDMENTS

These bylaws may be amended upon majority vote of the entire membership of the Committee, subject to approval by the Mayor and Council if required by City policy.

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Justin Strickland, City Manager

FROM: Suzanne Brown, Council member 05/01/2026

DATE: May 7, 2026

SUBJECT: Consider Naming Peachtree City's Shared - Use Path System

Recommendation:
No action is required at this time.

Discussion:
Historically, Peachtree City's shared-use path system has been referred to by various names, including golf cart paths, cart paths, multi-use paths, and, more recently, the shared-use path system, as you will see in the attached data gathered by resident Keith Larson. While each of these terms reflects a period in the system's evolution, none serve as a unified identity for what has become one of the City's most defining and recognizable assets.

In 2023, the City surveyed residents to gauge interest in formally naming the system. The survey highlighted that Peachtree City is home to over 100 miles of interconnected paths used daily by pedestrians, cyclists, and motorized carts. As the system has expanded in both size and purpose, so has the need to reflect its broader functionality and significance to the community. While engagement through the survey and accompanying discussion board was modest, the effort demonstrated an interest in exploring how the system is presented and recognized.

Other communities across Georgia have established branded identities for their trail systems. Examples include the Atlanta BeltLine, the Carrollton Greenbelt, the Dragonfly Trail, and the Newnan LINC. While many of these are linear "greenway-style" trails, Peachtree City's system is unique in that it functions as a fully connected, citywide transportation and recreation network. This distinction presents an opportunity to establish a name that reflects both its scale and its everyday utility.

Additionally, ongoing conversations through Fayette Forward regarding regional connectivity further emphasize the importance of clearly distinguishing Peachtree City's network from those of surrounding jurisdictions. Establishing a recognizable and consistent name would strengthen the City's identity, support wayfinding and branding efforts, and reinforce our position as a leader in alternative transportation infrastructure.

Given these considerations, it may be beneficial for us, the Council, to revisit this topic and consider next steps. This could include additional community engagement through an updated survey, a targeted marketing and branding initiative, and the incorporation of the system's history into any proposed naming effort. Any future approach should ensure that resident input remains central to the process while clearly articulating the purpose and value of a unified identity.

Budget Impact:
Unknown as of this time

Attachments:
1. Peachtree City - Full Circle on Path Names
2. Results & Analysis - Should the PTC path system be named_results

Pathways (1972)

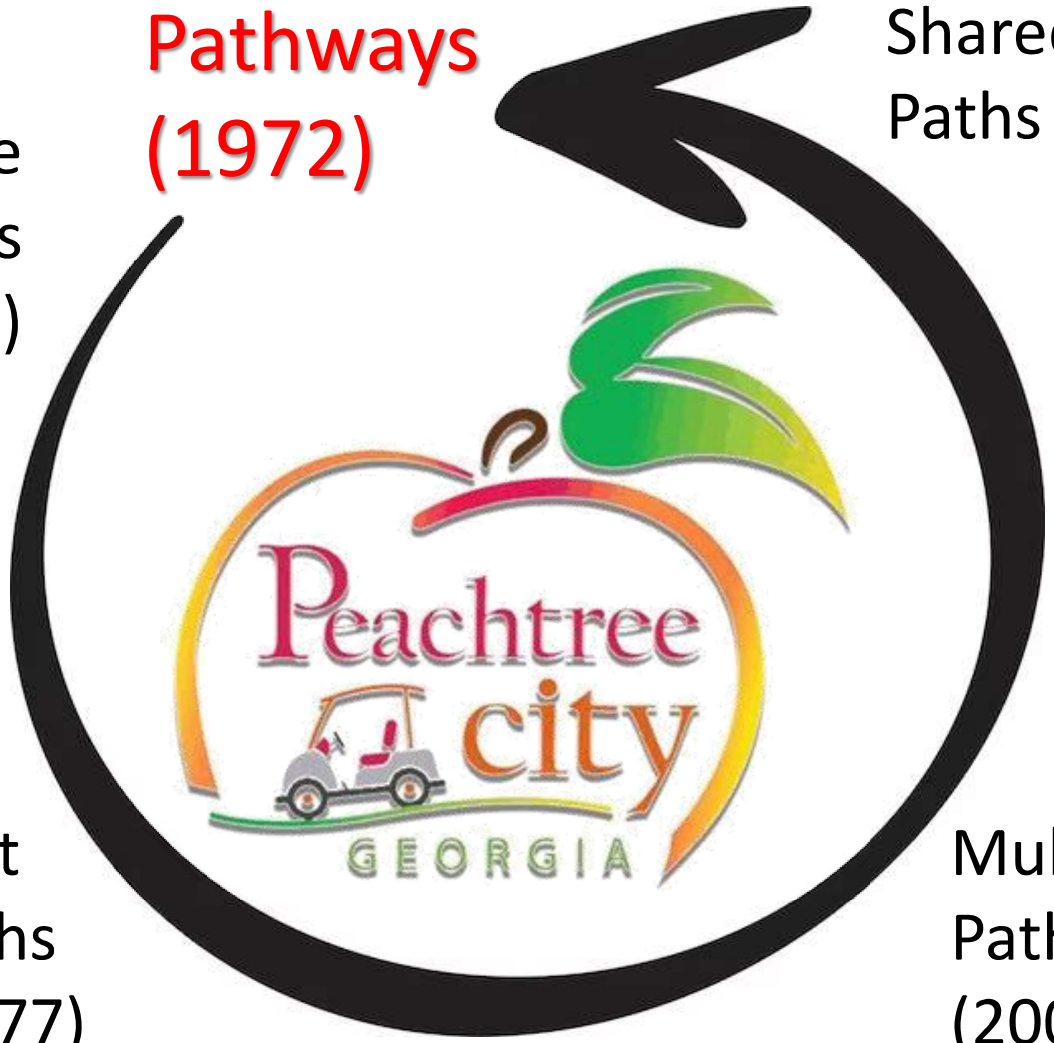
Shared-Use Paths (2026)

Bike Trails (1972)

"Peachtree Trails" Bikeway (1974)

Cart Paths (1977)

Multi-Use Paths (2003)



AASHTO Design Guidelines include shared-use paths (1999)

1972

Peachtree City, Georgia
Master Plan Report

3. Recreational

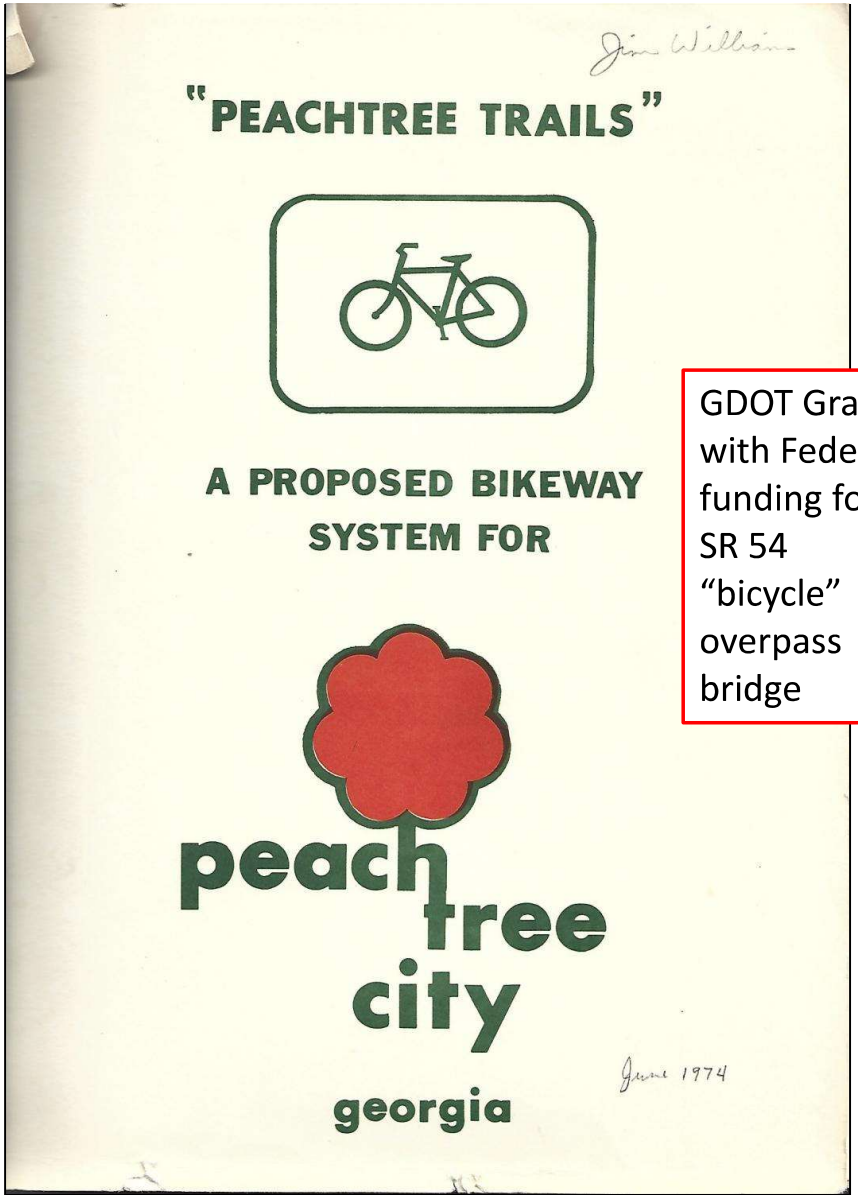
The mature recreational system calls for a versatile utilization of open space, featuring some 23 miles of pathways and cart paths that could be functional for individual transportation, as well as paved hiking trails. Some of the suggested facilities to be included within Peachtree City are as follows:

City-wide Facilities

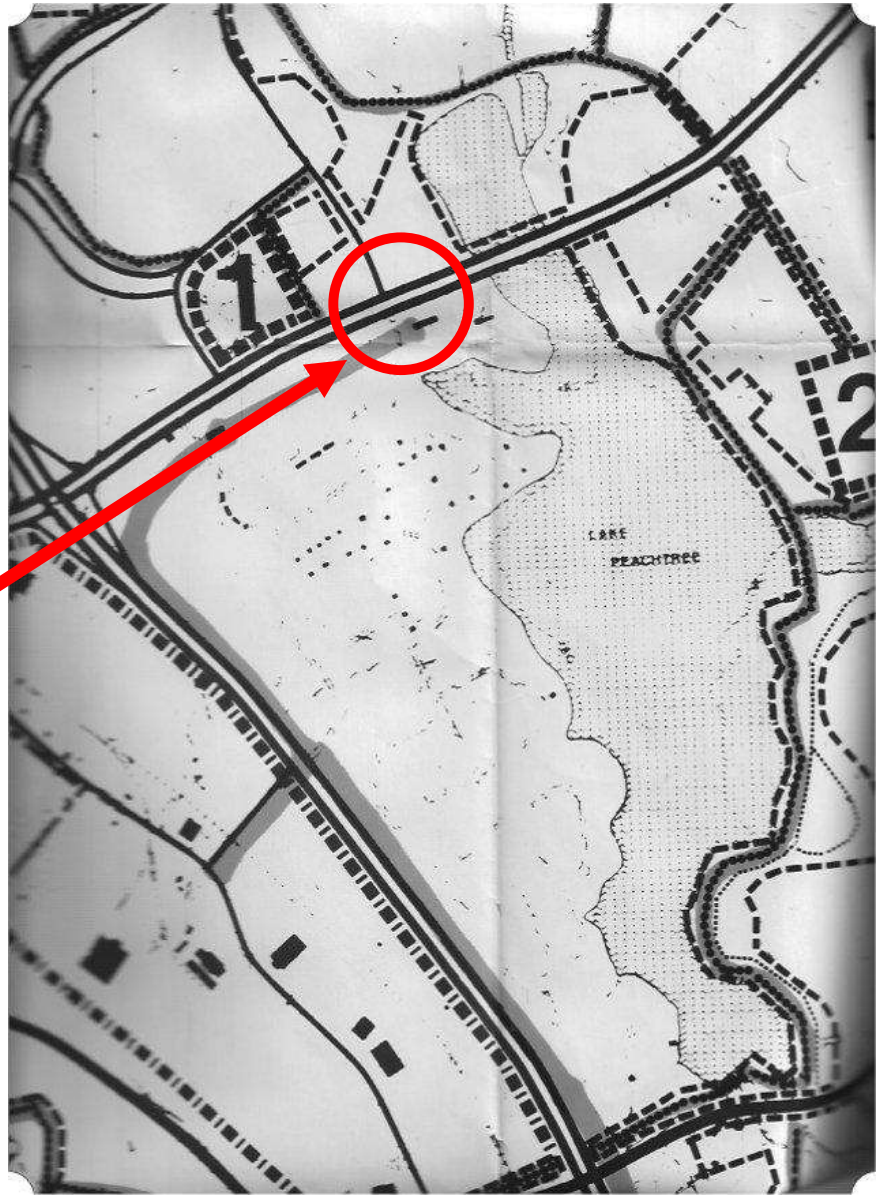
Three golf courses **(with cart paths)**
Pathways for walking and connections to community trails

1972 - Georgia Code restricts carts on street unless registered as motor vehicles
1973 – Georgia Code permits motorized carts use by local ordinance
1973 – Peachtree City ordinance for motorized cart street use

1974



GDOT Grant with Federal funding for SR 54 "bicycle" overpass bridge



1975

IN THE COMMUNITY

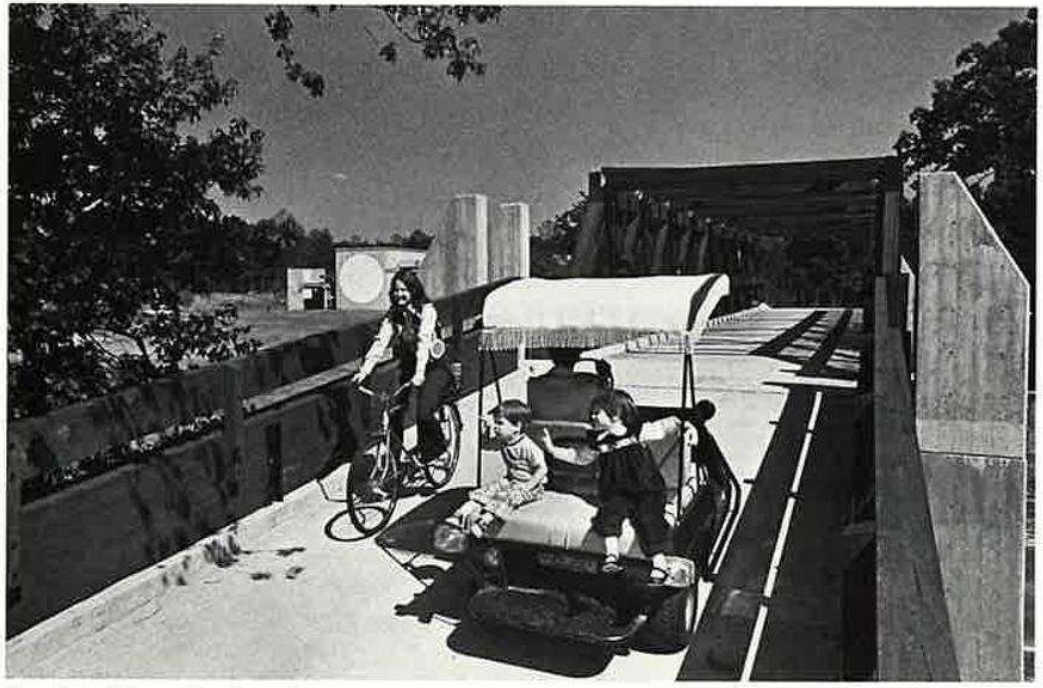
New Town Makes Way for Bicycles

One of the nicer features of a new town development south of Atlanta called Peachtree City is a community-wide system of bicycle trails. The trails serve adults as well as children.

The approximately 10 miles of trails now open have been well received, and a total 50 miles of trails will serve Peachtree City when it's fully developed. One of the reasons for success is that the asphalt-surface trails are designed as separate entities that eliminate virtually all conflict with automobile routes.

The trails move primarily through wooded open-space corridors, providing access to lakes and other recreation features. But they also form an alternate transportation mode for the community, linking residential areas with shopping centers, schools, and other destinations. There is a separate bridge for the trail that crosses a busy highway, and underpasses elsewhere carry the trail below major streets within Peachtree City.

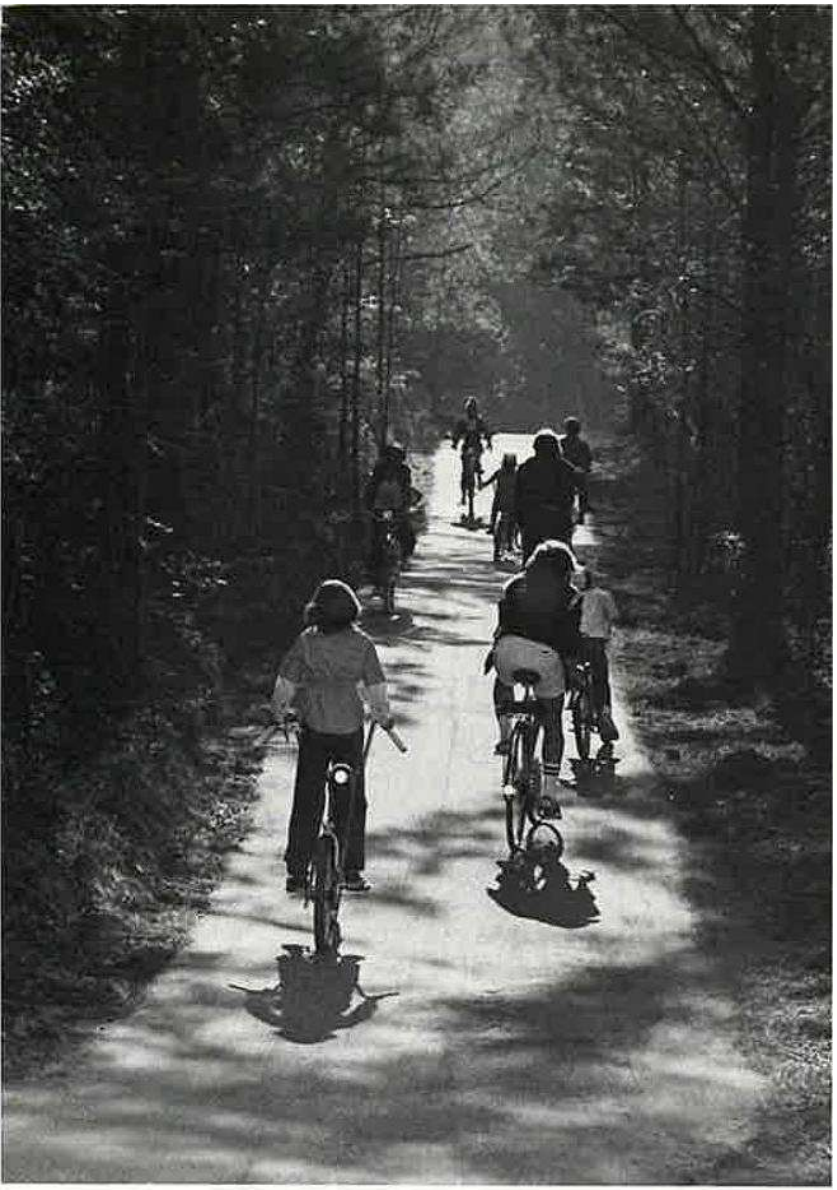
Trails are 8 feet wide and can be used only by bicycles, electric golf carts, and people on foot. No motorbikes are permitted on the trails. Electric carts produce no sound pollution and no speed hazard for cyclists and pedestrians.



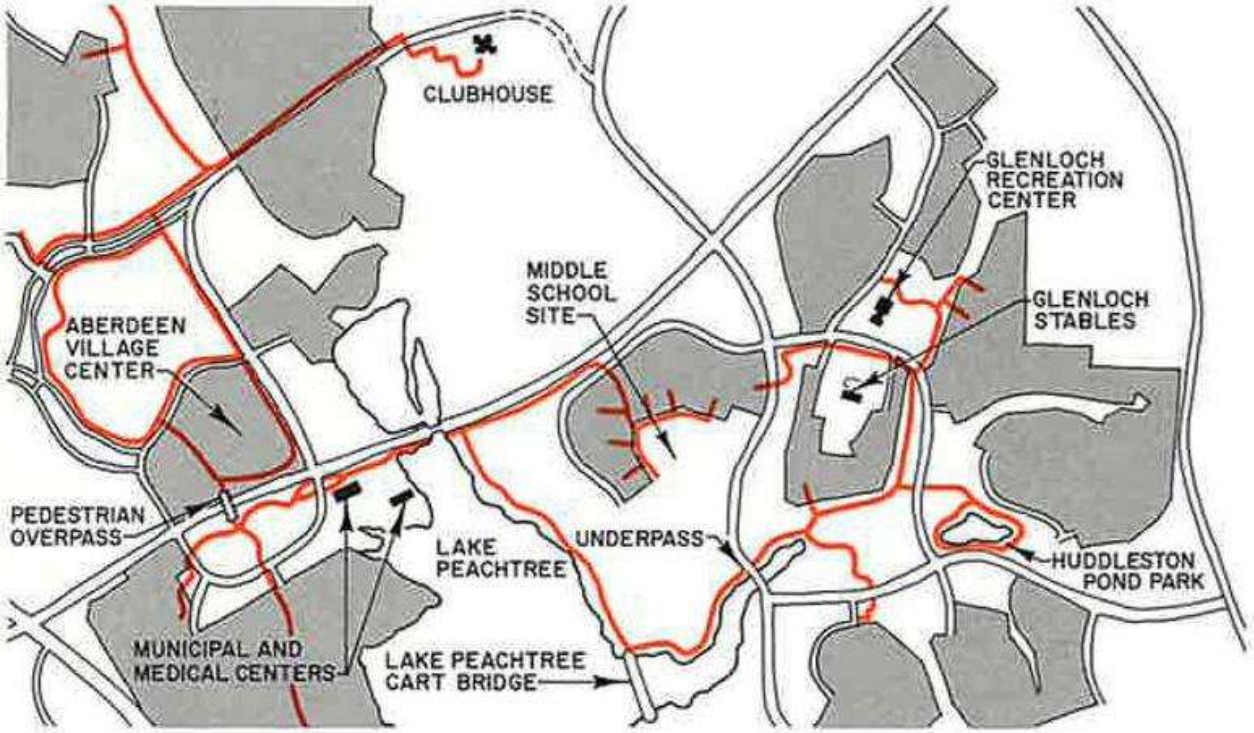
Strictly for bicycle, foot, and golf cart traffic, this bridge carries the trail over a busy highway and links the community's first shopping center with residential areas.

Reprinted from *Southern Living*

March 1975 **233**



Asphalt-paved bicycle and hiking trails at Peachtree City near Atlanta pass through attractive wooded open spaces. Ten miles are currently open, with more trails to come.

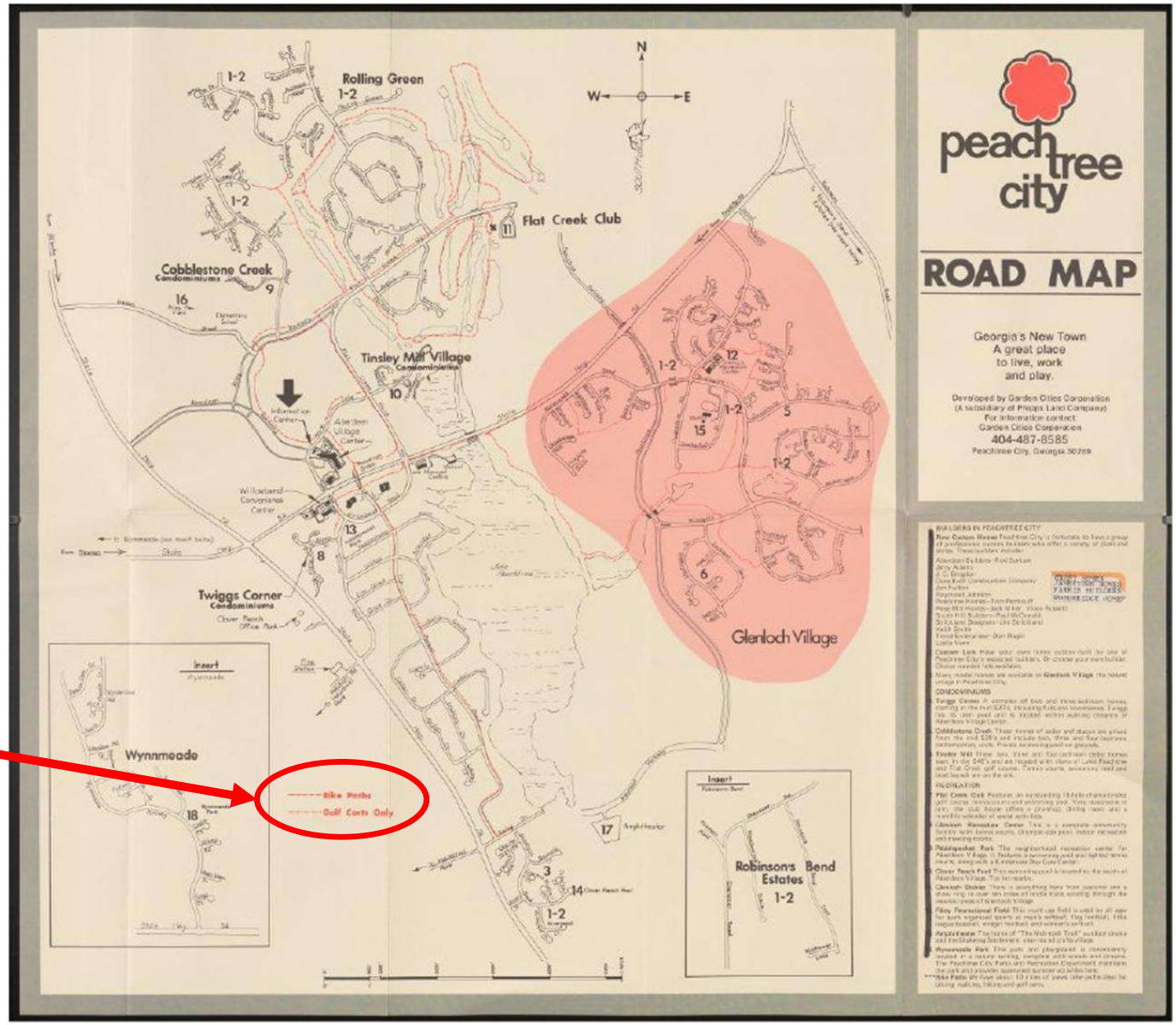


Map shows only a portion of Peachtree City currently under development with a trail system. Trails will be expanded as new neighborhoods are built to link all major destinations.

1976

Bike Paths

Golf Carts on Flat Creek Golf Course



City of Peachtree City
Development Ordinance 1986

ARTICLE VII. GENERAL DESIGN REQUIREMENTS

Sec. 718. Cart paths.

The planning commission shall require cart paths in order to facilitate pedestrian and golf cart access from residential and commercial developments to schools, parks, playgrounds and other city amenities via the cart path system. If, at the time of conceptual approval, there are no completed cart paths to which the cart paths of the proposed developer can be linked, the planning commission shall require that the developer, in lieu of installing the cart paths, dedicate the easements and deposit a cash payment with the city council equal to the cost of installing the cart paths. (This cost shall be determined by the city engineer.) Such deposit shall be placed in a cart path construction fund to be established by the city council. When the cart path system is extended to the boundary of the development, the city council will use the deposit to construct the cart paths in the development.

(Ord. No. 418, 12-18-1986)

Cross references: Cart path design standards, § 804.

City of Peachtree City
Comprehensive Plan 1992

Cart Path System

Peachtree City enjoys over 60 miles of cart/bike paths or trails throughout the city Besides being used for recreational purposes, the path system is a popular transportation system. Many of the residents of Peachtree City own golf carts that they use to do shopping, or take the kids to school activities. The City's Land Development Ordinance requires that developers facilitate pedestrian and golf cart access from residential and commercial developments by connecting all of their developments to the existing system. The cart/bike trail system includes several bridges and underpasses.

3.4 Transportation alternatives

"Alternatives to transportation by automobile, including mass transit, bicycle routes, and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged."



Multi-use path system

City of Peachtree City
Development Ordinance 2009

Sec. 804. Multi-use path design standards.

When required by the planning commission, multi-use paths shall be installed by the developer and shall comply to the following standards:

(a) The alignment of the path shall conform to the general plan for the area or as directed by the planning commission. The path shall be located a minimum of four feet from any property line except where located on an easement for access to a street or where unique topographical features warrant such location. Such locations must be noted on the preliminary plat.

(b) All new multi-use paths shall be constructed at a minimum of ten feet in width, and shall be constructed of two-inch 9.5 mm Superpave asphalt over a four-inch compacted, aggregate base. The aggregate base shall extend a minimum of 36 inches on either side of the multi-use path. A clearance zone measuring four feet in width × eight feet four inches in height shall be provided and maintained as measured from the edge of the path. (A detail of these path standards is found within Local Design Manual.)

(c) Where existing ground conditions require cross drainage under paths, the pipe size and alignment of the culverts shall be directed by the city engineer.

(d) After the paving is complete, the paths shall be inspected by the city engineer and any defects noted and the developer so notified of the deficiencies. Grassing and backfilling the edges of the path shall be included within the specifications.

(e) Easements for multi-use paths shall be 20 feet in width as a minimum.

(f) In all new residential subdivisions where a multi-use path is located between two platted lots, a city-owned greenbelt of no less than 50 feet in width shall be provided and deeded to the city as a part of the final plat process. Clearing and grading within the greenbelt shall be kept to the absolute minimum necessary to accommodate construction of the path.

(Ord. No. 842, 12-2-2004; Ord. No. 969, § 1, 3-19-2009; Ord. No. 990, § 2, 12-17-2009; Ord. No. 1119, § 1, 12-1-2016)

Editor's note(s)—Ord. No. 990, § 2, adopted December 17, 2009, changed the title of section 804 from "Cart path design standards" to "Multi-use path design standards."

Legacy "Cart Path" Signs Remain

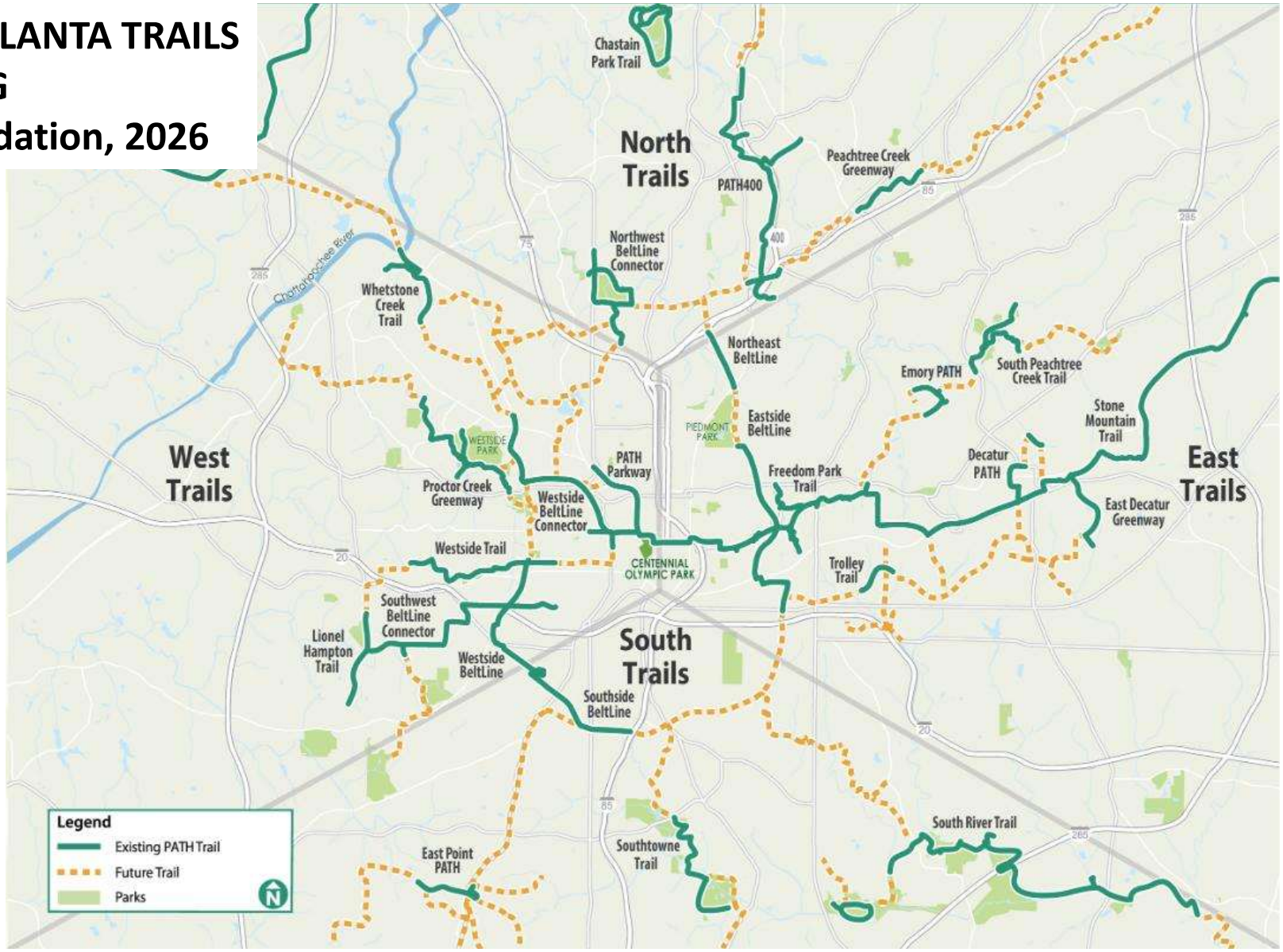
Replacement Safety signs Could include Designated Path network name



GEORGIA TRAILS BRANDING
Path Foundation, 2026



METRO ATLANTA TRAILS BRANDING
Path Foundation, 2026





LOCAL BRANDING USED TODAY



Naming Our Path System

How do you currently refer to the multi-use path system?

Clustering Analysis Beta

Clustering is a beta capability that uses artificial intelligence to group responses with common meaning together. Clustering is is not performed in real time and doesn't currently support filtering or de-duplication.

A clustering report is not available for this question. Possible reasons include:

- this engagement has been launched recently, and hasn't collected enough responses yet
- the type of responses to this question are very short, and don't suit clustering analysis
- the responses are so varied that no common themes have been identified at a high-enough rate to produce a valid clustering analysis
- this engagement was run before clustering analysis was introduced to the Engage platform

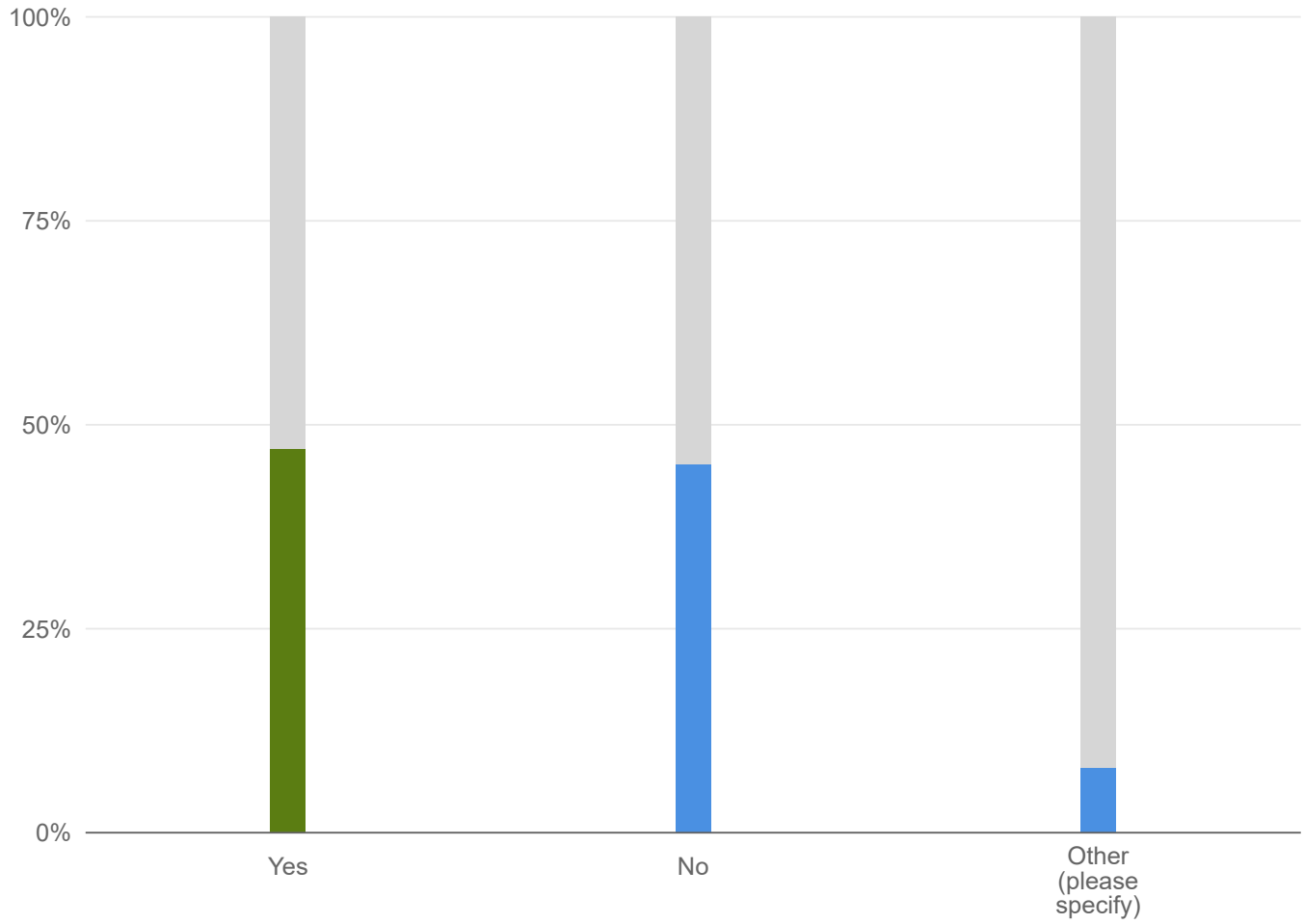
Top keywords

The list of top keywords includes any text that appears in 2 or more responses from your engagement. Top Keywords are calculated in real time.

Currently showing top 10 of 24 responses -

#	WORD/PHRASE	RESPONSES	MENTIONS
1	cart	250	253
2	path	151	154
3	paths	137	143
4	golf	130	130
5	use	9	9
6	multi	8	8
7	system	8	8
8	walking	8	8
9	trails	7	7
10	city	5	5

Should the Peachtree City multi-use path system have an official name?



ANSWER OPTION	%	# OF RESPONSES
Yes	47.04%	167
No	45.07%	160
Other (please specify)	7.89%	28

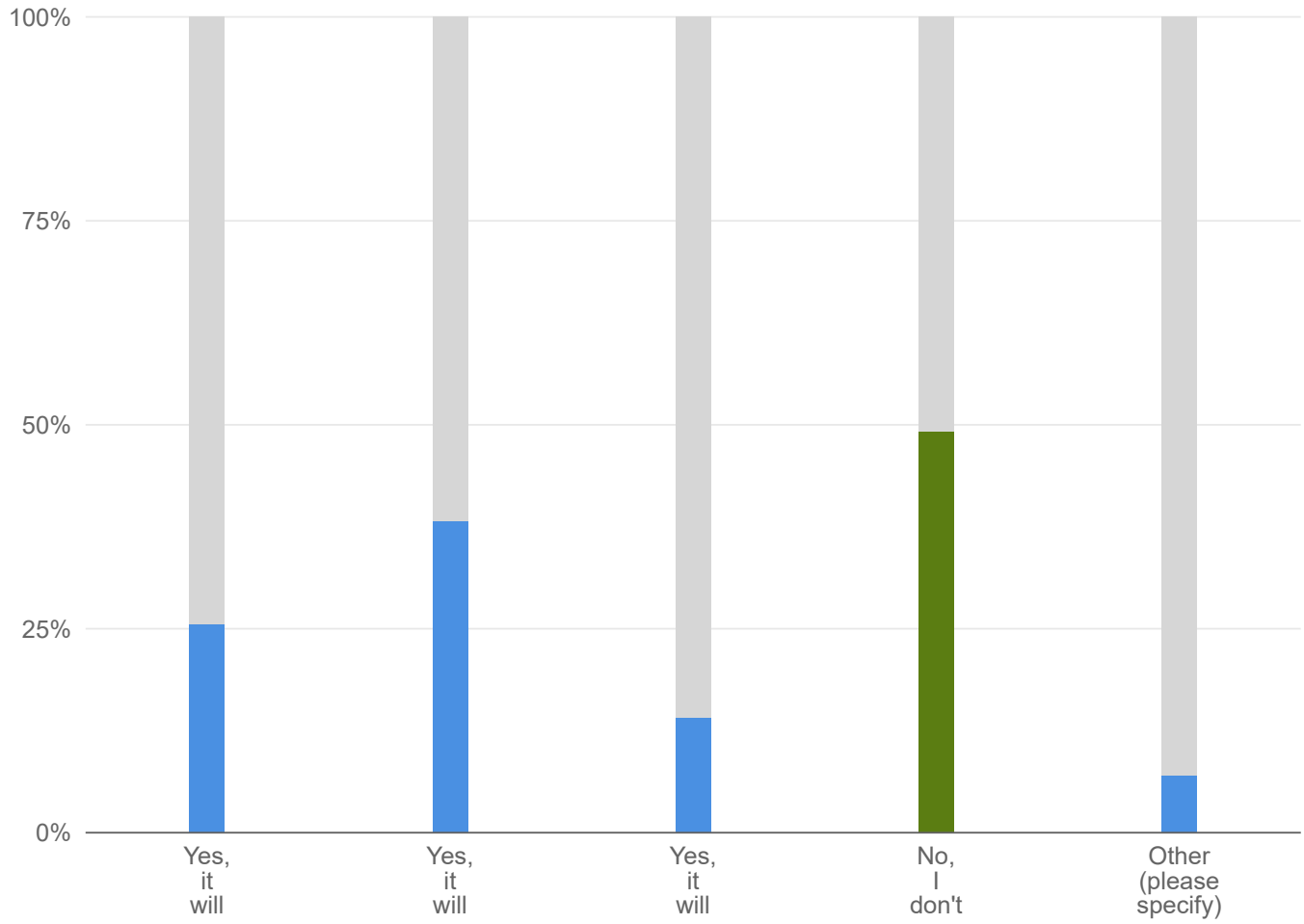
Showing **28** Responses

1	indifferent at this point	1
2	This isn't helpful but I'm fine leaving it or having a name. As a PTC resident, I have never heard anyone refer to it as a multi-use path system. When you read about PTC, its history and planned development, it always says "golf cart paths." That is what we are known for. Removing the word golf cart removes the inherent marketing/specialness that goes with our city. Everyone knows you can use the golf cart paths for other things (walking/biking). But the Beltline and other paths (to my knowledge) do not permit golf carts. We have something special and unless "golf carts" are somehow incorporated into the new name, I think making a generic path name for marketing dilutes our treasure..	1
3	Stupid idea	1
4	Not necessarily but alright too if named	1
5	Just street and ave naming rather than people’s names.	1

Total	**355**

ANSWER OPTION		%	# OF RESPONSES
6	Waste. Of. Tax. Dollars!		1
7	I think the paths is fine.		1
8	Maybe - if the name isn't dumb or embarrassing. Something simple like “Peachtree City Pathway”. Then people could say “let’s take the pathway”.		1
9	Undecided. We do not need to put money into naming it, it already had nicknames.		1
10	Not if it costs money or time to do so		1
11	I think each segment should be named just as streets are. It would be easier to navigate if you knew to take "Smith Path" to "Jones Path" and turn left, etc.		1
12	Isn't is already documented with a name; Multi-Purpose Path Systems?		1
13	Unnecessary		1
14	Maybe?		1
15	I’m indifferent		1
16	Maybe? The paths in PTC are all over the place and unlike the beltline and Linc. The name should be reflective of this if a name is chosen.		1
17	I like that now there are certain areas that have nicknames such as The Bunny Trail, or Five Points, but I'm not thinking giving a name to the whole path system would be of any benefit.		1
18	I could go either way		1
19	Maybe…..		1
20	Perhaps		1
21	I don't see why it should have an "official" name. Since it is not only for carts we could call it the path.		1
22	I don’t have a strong opinion. Ok to assign a name so long as not a person’s name on it.		1
23	Either or. Ptc is well known forIt’s golf carts & paths		1
24	I don't think it's necessary, everyone knows about the path		1
25	That depends on what the name is. Currently I think it’s fine.		1
26	This is stupid question that no one should care either way		1
27	Depends on the name…		1
28	Yea they should have been named or have a color system and update the maps of the paths.		1
Total			**355**

Do you think there is a benefit to naming the multi-use path system?



ANSWER OPTION	%	% TOTAL	# OF RESPONSES
Yes, it will help to identify the path network to others.	25.56%	19.08%	91
Yes, it will create an identity for the path network.	38.20%	28.51%	136
Yes, it will assist with path navigation.	14.04%	10.48%	50
No, I don't perceive a benefit to naming the path system.	49.16%	36.69%	175
Other (please specify)	7.02%	5.24%	25

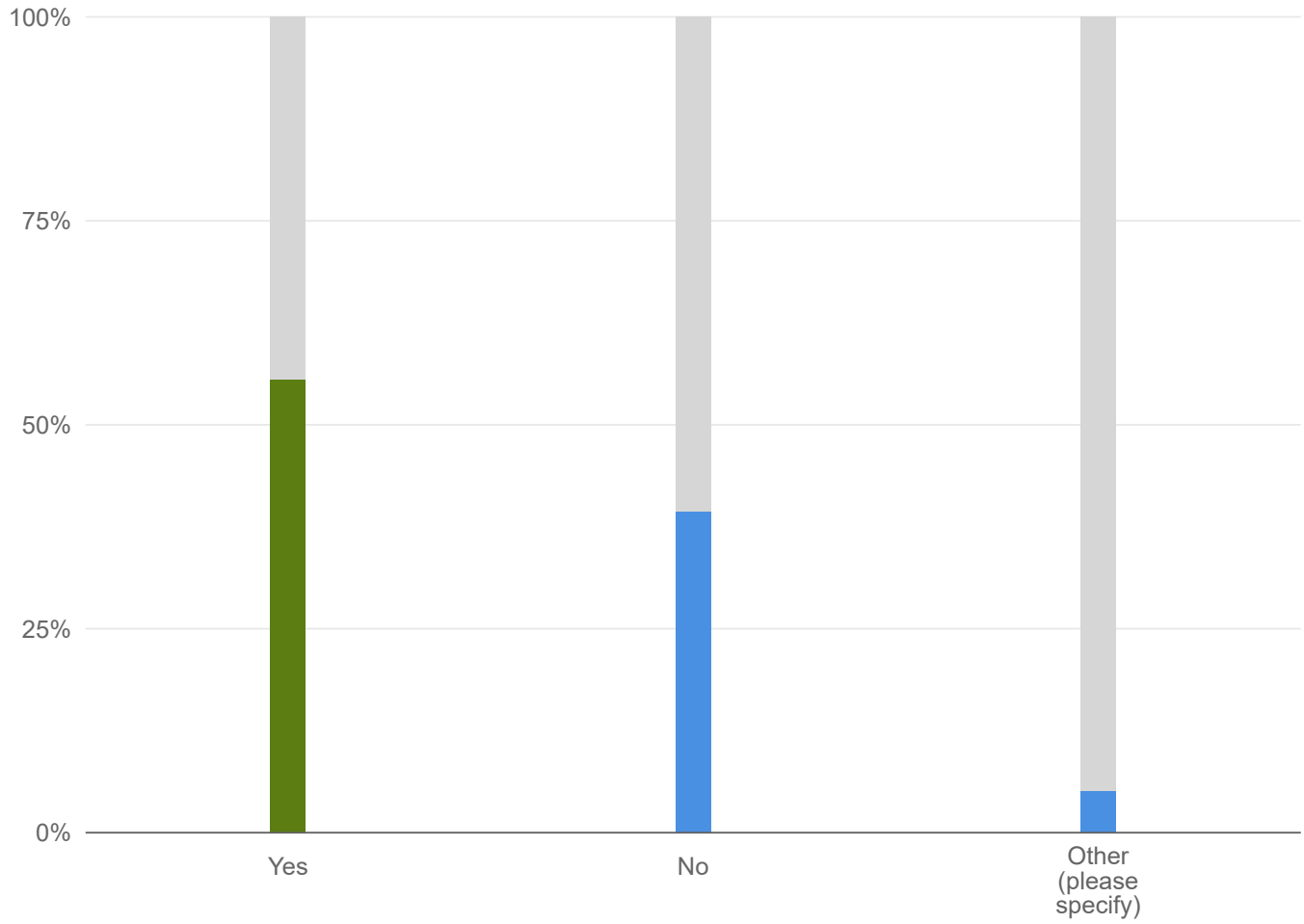
Showing **25** Responses

1	If we're talking about naming each path like road names, sure that would help with navigation, however if we're talking about giving the entire trail network a name, ie: Belt Line, I'm not sure I personally see the value unless PTC is in the name for community recognition throughout the country.	1
2	I'm more interested in having a better marking system along the path so explain where you are should you need help/break down/if a tree is down, etc.	1
3	Would be a good way to market the city to visitors, businesses, and the larger metro Atlanta area	1
4	I don't to attract non Peachtree City Residents. The paths are already too busy.	1

Total	**477**

ANSWER OPTION		%	% TOTAL	# OF RESPONSES
5	No, it will draw in more traffic			1
6	It works just fine, don’t fix what isn’t broken.			1
7	Not worth the expense			1
8	Much more efficient to publish / maintain easily accessible & easily readable map.			1
9	Even with an official name, I believe people will still refer to them as the golf cart paths			1
10	No. It should remain more private to the PTC community. Already getting too crowded from non residents.			1
11	Increases perceived value of the paths which is a huge benefit of living in PTC and worth our taxes :)			1
12	It already has a documented name. Keep it.			1
13	No, this is a waste of tax payer money and resources that could be better utilized elsewhere on infrastructure.			1
14	I thought you were naming each path like a road name. That would be helpful when giving directions instead of saying make a turn at the pine tree or the rock			1
15	The paths are already famous - not sure a "name" would be accepted by residents			1
16	The paths are already the identity of PTC, naming them has little benefit.			1
17	Should concentrate on its function by enforcing the rules!!			1
18	Again yes and no			1
19	Yes of we put up more signage along the paths and mark each side path to indicate the neighborhood			1
20	I think that people understand that it has multiple purposes, and the best and simplest way to describe it is as the Golf Cart Paths. Other towns may have names but they do not have the extensive golf cart use throughout the community.			1
21	There could be a small benefit in having a single name, but that depends on what it is			1
22	No, I don't want to try to copy Atlanta or Newnan.			1
23	For fun sure, but I don’t see a practical reason. Feel our paths are different from beltline and such so it doesn’t make much sense to name			1
24	Don’t name the path system. Keep the original village names but keep the path system quiet.			1
25	I think it's actually a negative because it causes confusion. Just stick with cart paths.			1
Total				**477**

Would you support a community-driven process to suggest and select a name for the multi-use path system?



ANSWER OPTION	%	# OF RESPONSES
Yes	55.56%	195
No	39.32%	138
Other (please specify)	5.13%	18

Showing **18** Responses

1	Does seem like the most appropriate use of time & resources	1
2	No, a branding agency who actually does this type of work should do it and THEN the community could vote on it.	1
3	If the residents want a name, I support a community driven process.	1
4	If I have too	1
5	If we are forced to name it, yes, a community-driven process would be best	1
6	Waste. Of. Tax. Dollars!	1
7	No real need for it?	1
8	Maybe	1

Total	**351**

ANSWER OPTION		%	# OF RESPONSES
9	If it’s going to be named than yes		1
10	Too many transplants trying to change ptc ways. They’ve been the golfcart paths for as long as I’ve been alive and living here (38 years).		1
11	Unsure if this is needed		1
12	Certainly there are move visionary endeavors are there not?		1
13	Not sure		1
14	I don’t really care		1
15	I wouldn’t oppose, but don’t feel it’s necessary		1
16	Seems like a waste of time & resources		1
17	If it cost money, no. If this is just something in the ptc government trying to find something to do other than their job, still no		1
18	Just depends		1
Total			**351**

Do you have any name suggestions for the multi-use path system?

Clustering Analysis Beta

Clustering is a beta capability that uses artificial intelligence to group responses with common meaning together. Clustering is is not performed in real time and doesn't currently support filtering or de-duplication.

A clustering report is not available for this question. Possible reasons include:

- this engagement has been launched recently, and hasn't collected enough responses yet
- the type of responses to this question are very short, and don't suit clustering analysis
- the responses are so varied that no common themes have been identified at a high-enough rate to produce a valid clustering analysis
- this engagement was run before clustering analysis was introduced to the Engage platform

Top keywords

The list of top keywords includes any text that appears in 2 or more responses from your engagement. Top Keywords are calculated in real time.

Currently showing all -

#	WORD/PHRASE	RESPONSES	MENTIONS
1	path	64	75
2	paths	41	52

#	WORD/PHRASE	RESPONSES	MENTIONS
3	ptc	35	46
4	city	36	43
5	peachtree	35	41
6	cart	32	35
7	name	24	30
8	peach	20	23
9	system	17	19
10	use	16	17
11	bubble	13	13
12	pathways	13	13
13	golf	11	14
14	pathway	11	13
15	trails	11	13
16	way	11	13
17	time	9	12
18	multi	10	10
19	need	10	10
20	like	9	10
21	naming	9	10
22	trail	8	9
23	connector	6	10
24	would	7	7
25	carts	6	7
26	could	6	7
27	things	6	7
28	people	6	6
29	waste	6	6
30	money	5	7
31	community	5	6

#	WORD/PHRASE	RESPONSES	MENTIONS
32	many	5	6
33	multi-use	5	5
34	peachway	5	5
35	please	5	5
36	think	5	5
37	ve	5	5
38	better	4	6
39	call	4	5
40	green	4	5
41	line	3	6
42	along	4	4
43	anything	4	4
44	around	4	4
45	doesn	4	4
46	family	4	4
47	live	4	4
48	lived	4	4
49	new	4	4
50	spend	4	4
51	yet	4	4
52	effort	3	4
53	keep	3	4
54	needs	3	4
55	signs	3	4
56	something	3	4
57	stop	3	4
58	also	3	3
59	bike	3	3
60	byway	3	3

#	WORD/PHRASE	RESPONSES	MENTIONS
61	connect	3	3
62	cool	3	3
63	cost	3	3
64	fun	3	3
65	get	3	3
66	go	3	3
67	going	3	3
68	happy	3	3
69	leave	3	3
70	make	3	3
71	named	3	3
72	pathy	3	3
73	peachpath	3	3
74	peachy	3	3
75	road	3	3
76	scenic	3	3
77	signage	3	3
78	since	3	3
79	transportation	3	3
80	us	3	3
81	used	3	3
82	walk	3	3
83	worth	3	3
84	years	3	3
85	yes	3	3
86	emergency	2	3
87	greenbelt	2	3
88	horrible	2	3
89	mayor	2	3

#	WORD/PHRASE	RESPONSES	MENTIONS
90	mup	2	3
91	others	2	3
92	town	2	3
93	tree	2	3
94	100	2	2
95	1977	2	2
96	3	2	2
97	5	2	2
98	accessible	2	2
99	actually	2	2
100	brand	2	2
101	branding	2	2
102	calling	2	2
103	canopy	2	2
104	change	2	2
105	choice	2	2
106	connected	2	2
107	connection	2	2
108	county	2	2
109	cowan	2	2
110	creative	2	2
111	dangerous	2	2
112	dollars	2	2
113	dumb	2	2
114	etc	2	2
115	everyone	2	2
116	everything	2	2
117	example	2	2
118	express	2	2

#	WORD/PHRASE	RESPONSES	MENTIONS
119	face	2	2
120	fault	2	2
121	find	2	2
122	fixing	2	2
123	give	2	2
124	got	2	2
125	government	2	2
126	greenway	2	2
127	helpful	2	2
128	highway	2	2
129	important	2	2
130	increase	2	2
131	interconnected	2	2
132	involved	2	2
133	known	2	2
134	lake	2	2
135	life	2	2
136	linc	2	2
137	ll	2	2
138	long	2	2
139	main	2	2
140	markers	2	2
141	maybe	2	2
142	mcpath	2	2
143	mile	2	2
144	moved	2	2
145	mups	2	2
146	names	2	2
147	natural	2	2

#	WORD/PHRASE	RESPONSES	MENTIONS
148	newnan	2	2
149	part	2	2
150	patrols	2	2
151	residents	2	2
152	resources	2	2
153	roots	2	2
154	run	2	2
155	say	2	2
156	simple	2	2
157	sort	2	2
158	speed	2	2
159	spending	2	2
160	state	2	2
161	still	2	2
162	street	2	2
163	take	2	2
164	tax	2	2
165	travel	2	2
166	trying	2	2
167	unique	2	2
168	users	2	2
169	village	2	2
170	words	2	2
171	worst	2	2
172	cause	1	3
173	council	1	3
174	staff	1	3
175	ways	1	3
176	battery	1	2

#	WORD/PHRASE	RESPONSES	MENTIONS
177	bias	1	2
178	bikes	1	2
179	connex	1	2
180	developing	1	2
181	fuddy	1	2
182	gas	1	2
183	gcp	1	2
184	issues	1	2
185	maze	1	2
186	nature	1	2
187	official	1	2
188	one	1	2
189	park	1	2
190	person	1	2
191	purchase	1	2
192	spaces	1	2
193	unless	1	2
194	within	1	2

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Justin Strickland, City Manager

FROM: Shayla Reed, Planning Director 04/30/2026
Justin Strickland, City Manager 05/01/2026

DATE: May 7, 2026

SUBJECT: 05-26-04 Variance request from Landscape Buffer, 211 Sweetbriar Street

Recommendation:
Should the City Council decide to approve the variance request, staff has no recommended conditions.

Discussion:
The subject property is located at 211 Sweetbriar Street. The proposed development will consist of the construction of a pool. The site has a 25ft landscape buffer. As stated in a memorandum dated February 18, 2026, the Peachtree City Water and Sewerage Authority has provided clearance for the proposed installation of a pool within the utility easement on the site.

The applicant is requesting a variance to encroach into a 25ft Landscape Buffer, as noted below:

- Reduction request from a 25-foot-wide tree-save/landscape buffer requirement to 5'-4" (a 19'-8" encroachment).

As part of the application, the applicant has included a justification of the request and a site plan showing the proposed development layout. The applicant cites a hardship related to the lot's size and the location of a utility easement that extends through the center of the rear yard, as described in the application. The applicant's full justification is attached.

Variance Consideration (Land Development Ordinance)
In accordance with Section 1303 of the Land Development Ordinance, City Council may grant a variance when:

a. There are special circumstances applicable to the property, including location, shape, size, surroundings, or topography so that the strict application of this

ordinance denies the property of privileges enjoyed by other property in the vicinity and under identical zoning district classification;

b. The strict or literal interpretation and application of this ordinance would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the land development ordinance, or would deprive the applicant of privileges granted to others in similar circumstances;
c. There are exceptional or extraordinary circumstances or conditions applicable to the property involved or the intended development of the property which preclude the applicant from complying with this ordinance and that do not apply generally to other property in the same zoning district and which prevent the applicant from complying with existing regulations;
d. The granting of such variance will not constitute the granting of special privileges inconsistent with the limitations on other property in the same zoning district; and
e. The granting of such variance will not be materially detrimental to the public health, safety, or general welfare nor injurious to property or improvements in the zone or neighborhood in which the property is located.
f. The granting of such variance will not create inconsistencies with any objective of the comprehensive plan.

Budget Impact:

There are no budget impacts associated with this request.

Attachments:

1. Zoning Map
2. 211 Sweetbriar Application Packet



Zoning Map: 2026

211 Sweetbriar Street
ZONED: GR-10

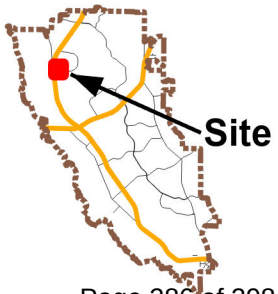
For information purposes only

N W E S

1 inch = 191 feet

0 191 Feet

- 211 Sweetbriar Street
- R
- GR
- OI
- OS-C
- OS-P



VARIANCE APPLICATION

153 Willowbend Rd, Peachtree City, GA 30269
Phone: 770-487-5731
WWW.PEACHTREE-CITY.ORG

Variance Fee: $250.00 + $100 for each additional request

VARIANCE LOCATION

Street Address: 211 Sweetbriar St
Peachtree City, GA
Zoning District: _____

PROPERTY OWNER

Name: Jack & Renee Serenci
Phone: _____
Email: _____

APPLICANT

Name: Jack Serenci
Address: 211 Sweetbriar St
City, State, Zip: Peachtree City, GA 30269
Phone #: _____
Email: _____

SUPPORTING DOCUMENTS

Please submit the following items in support of the requested variances. See the second page of this form for additional details.

- [X] Site plan (with property lines and proposed work)
- [X] A detailed report responding to the criteria listed on the back of this form
- [X] Letters of support from adjacent property owners and/or HOA
- [X] Other items demonstrating need

VARIANCE CATEGORY

- [ ] Zoning Section: Article 11, Sec 1133
- [ ] Sign Sec.: _____
- [X] Land Development Sec.: _____

SUMMARY

Briefly describe why this variance is being requested:

We have professionally designed and documented landscaping improvements to our backyard at 211 Sweetbriar Street. These improvements will enhance the landscaping already in place. These improvements would include work inside the 25' landscape buffer identified on the attached property survey that was completed in January of 2026. We are encroaching 19'8" into the 25' Landscape Buffer.

I hereby certify that I am the owner of the property on which a 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 02/10/26

1/20/2026

Dear Members of the City Council,

I am writing to respectfully request a variance to allow a swimming pool to encroach into the landscaping buffer at the rear of the property located at 211 Sweetbriar Street.

This request is based on several site-specific hardships that create practical difficulty in complying with the landscaping buffer requirement. The size and configuration of the lot significantly limit usable space in the rear yard, and there is no other viable location on the property where a swimming pool can be reasonably placed. In addition, an existing sewer line runs through the center of the backyard, further restricting potential pool placement and making full compliance with the buffer requirement impractical.

The proposed pool location has been designed to minimize the extent of encroachment while still allowing for reasonable use of the property. Granting this variance would allow for a functional and safe pool design while maintaining the overall intent of the landscaping buffer regulations. The request will not adversely affect adjacent properties, drainage, or public safety, and the project will comply with all other applicable zoning and building requirements.

Thank you for your time and consideration of this request. I appreciate the Council's review and am happy to provide any additional information or documentation needed.

Thank you for your time,



Jack Serenci

Homeonwer

Patrick Studley

J&M Pool Company

Detailed Report Providing Support for Request:

(a) There are special circumstances applicable to the subject property, including the size and configuration of the lot, that significantly limit the usable space within the rear yard. Additionally, an existing sewer line runs through the center of the backyard, restricting buildable area. These site-specific conditions prevent reasonable/feasible placement of a swimming pool in compliance with the landscaping buffer requirement.

(b) The strict interpretation and application of the ordinance would result in practical difficulties and unnecessary hardship by eliminating any viable location for the placement of a residential swimming pool on the property. Due to the limited buildable area and the presence of the sewer line, full compliance with the landscaping buffer requirement is impractical and would deprive the applicant of privileges commonly granted to other residential properties in similar circumstances.

(c) There are exceptional and extraordinary conditions applicable to the property, specifically the presence of underground sewer line within the rear yard, that preclude compliance with the ordinance. These conditions are unique to this property and do not generally apply to other properties within the same zoning district, preventing the applicant from meeting the existing buffer requirements.

(d) Granting this variance will not constitute the granting of special privileges inconsistent with the limitations on other properties within the same zoning district, but will instead allow for reasonable residential use of the property that would otherwise be permitted in the absence of these site-specific constraints.

(e) The granting of this variance will not be materially detrimental to the public health, safety, or general welfare, nor will it be injurious to surrounding properties or improvements within the neighborhood. The proposed pool location has been designed to minimize encroachment while maintaining a safe and functional residential improvement. We also have a letter from the Water and Sewer Authority stating that we are not encroaching on their sewer line easement, or doing anything to affect their sewer line.

(f) Granting the requested variance will not create inconsistencies with any objective of the Comprehensive Plan, as the proposed improvement is consistent with the intended residential use and character of the surrounding area.

Dear City Council,

I am a resident of Honeysuckle Ridge and a nearby neighbor of Jack and Renee Serenci. I'm writing to express my approval of their proposed backyard pool and landscaping project.

After talking with them about the project, including the portion within the 25-foot landscape buffer, I'm comfortable with the work being done as described. I don't believe it will create any issues for surrounding homes, and I think it will be a nice improvement to the property.

I support their request for a variance.

Kind regards,

Stephanie and Clayton Estep
203 Sweetbriar Street
Honeysuckle Ridge

Stephanie Estep 2/14/26

Stephanie Estep Date

Clayton Estep 2/14/26

Clayton Estep Date

To Whom It May Concern,

I live in Honeysuckle Ridge and am a neighbor of Jack and Renee Serenci. I'm writing to say that I'm supportive of the backyard pool and landscaping work they are planning.

They've explained what they want to do, including the portion that falls within the 25-foot landscape buffer, and I don't have any concerns with it. The plans seem reasonable and well thought out, and I don't believe the project will negatively affect my property in any way.

I'm comfortable with the variance being approved and appreciate the city taking the time to review it.

Thank you,

Debbie and Mark Preston
204 Sweetbriar Street
Honeysuckle Ridge

2/14/26
Debbie Preston Date

2/14/26
Mark Preston Date

To Whom It May Concern,

I am a resident of Honeysuckle Ridge and a neighboring property owner to Jack and Renee Serenci. I am writing to express my support for the backyard pool and landscaping improvements they are proposing.

Jack and Renee have walked me through their plans, including the request to build within the 25-foot landscape buffer. I am comfortable with the proposal and do not have any concerns about how the improvements will impact my property or the neighborhood. The plans appear thoughtful, well-designed, and consistent with maintaining the character and appearance of our community.

I believe the proposed enhancements will improve the overall look of the property and positively contribute to our neighborhood. I fully support their variance request and respectfully ask the city to consider approving it.

Sincerely,

Marlisa & Erik Stechmann
209 Sweetbriar Street
Honeysuckle Ridge

Marlisa Stechmann 2-12-26
Marlisa Stechmann Date

2/12/26
Erik Stechmann Date

Dear City Council Members,

I live in the Honeysuckle Ridge neighborhood and own property adjacent to the Serenci residence. I am writing in support of Jack and Renee Serenci's request for a variance related to their backyard pool and landscaping project.

I have reviewed the general scope of the work, including the portion that falls within the 25-foot landscape buffer, and I have no objections. The proposed improvements do not negatively affect my property, privacy, or use of my yard. On the contrary, I believe the project will enhance the appearance and value of surrounding homes.

I am comfortable with the work being completed as described and support the variance request.

Thank you for your consideration.

Respectfully,

Lisa and Roger Dunn
213 Sweetbriar Street
Honeysuckle Ridge

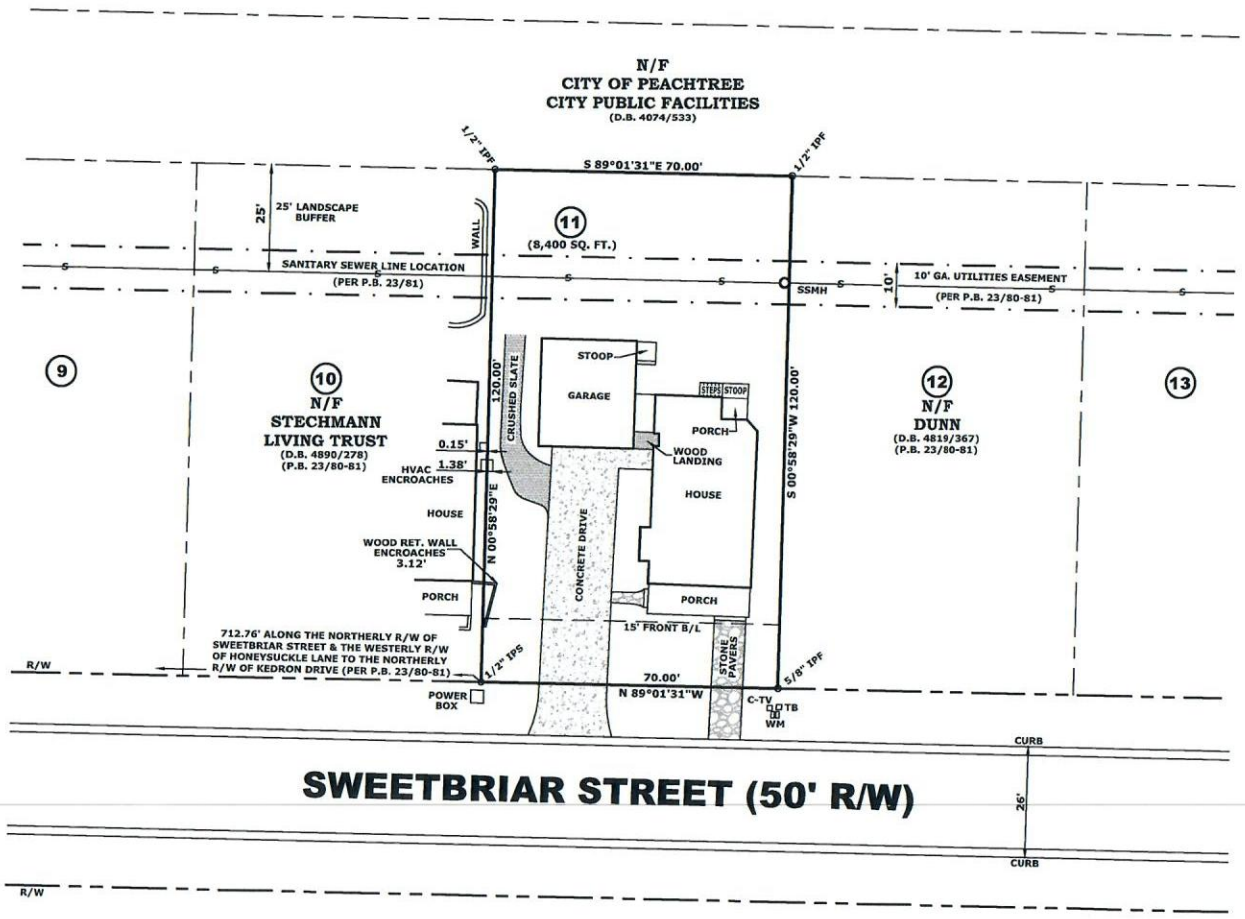
Lisa Dunn 2-13-26
Lisa Dunn Date

Roger Dunn 2-13-26
Roger Dunn Date

AS PER F.I.R.M. FLOOD MAPS FOR FAYETTE COUNTY, GEORGIA ; MAP NUMBER 13113C0086E , EFFECTIVE DATE SEPT. 26, 2008
THIS PROPERTY IS NOT LOCATED IN A FEDERALLY DESIGNATED FLOOD HAZARD AREA.

GRID NORTH

GEORGIA WEST ZONE
(EGPS SOLUTIONS, INC. REFERENCE NETWORK)



LEGEND:
IPF = IRON PIN FOUND
IPS = IRON PIN SET
D.B. = DEED BOOK
P.B. = PLAT BOOK
N/F = NOW OR FORMERLY
R/W = RIGHT-OF-WAY
B/L = BUILDING LINE
SQ. FT. = SQUARE FEET
WM = WATER METER
TB = TELEPHONE BOX
C-TV = CABLE TELEVISION BOX
SSMH = SANITARY SEWER MANHOLE
= METAL FENCE
= RETAINING WALL

BUILDING SETBACKS: (PER P.B. 23/80)
FRONT: 15' HOUSE, 20' GARAGE
SIDE: 10' BETWEEN BUILDINGS
REAR: 20'

20 0 20 40 60
GRAPHIC SCALE – FEET

100% OF LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED USING THE CARLSON BRx7 GPS SYSTEM IN STANDARD RTK MODE.

SITE DATUM AND COORDINATES FOR THIS SURVEY WERE ESTABLISHED USING THE EGPS SOLUTIONS, INC. REFERENCE NETWORK IN STANDARD RTK MODE WITH CORRECTIONS PROVIDED BY THE REAL TIME NETWORK OPERATED BY EGPS SOLUTIONS, INC. (ATLANTA). SUBSEQUENT MEASUREMENTS WERE OBTAINED USING A STANDARD BASE ROVER RTK MODE. THE RELATIVE POSITIONAL ACCURACY IS 0.03' HORIZONTAL AND 0.06' VERTICAL AT THE 95% CONFIDENCE LEVEL.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 1,000,000 FEET OR BETTER.

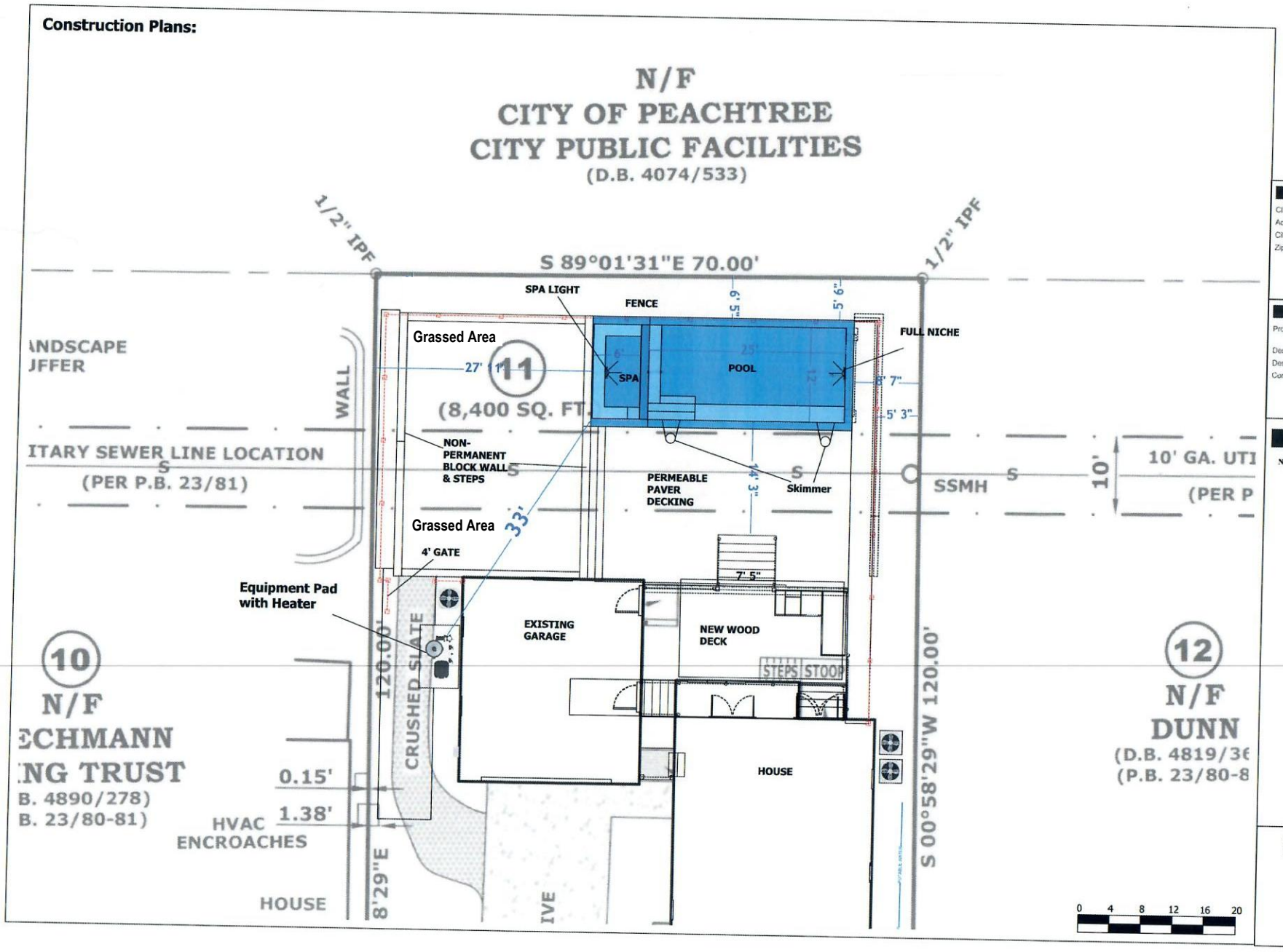
RETRACEMENT SURVEY FOR:

JACK & RENEE SERENCI

TAX PARCEL #073419011
LOT 11 HONEYSUCKLE RIDGE (P.B. 23/80-81)
LOCATED IN LAND LOT 157 7th LAND DISTRICT
FAYETTE COUNTY, GEORGIA CITY OF PEACHTREE CITY

SCALE: 1" = 20'	PLAT DATE: 12-18-25	REVISED:
DATES OF LAST FIELD WORK: 12-16-25		DISK #: 2025
		DRAWING #: 2025105

Construction Plans:



POOL COMPANY
www.jmpools.com
770-251-005

Attached plans are the property of J&M Pool Company.

Location Info

Client Name: Jack Serenci
Address: 211 Sweetbriar Street
City: Peachtree City
Zip/Postal Code: 30269

Project Info

Project Name: Serenci_211 Sweetbriar St_R0_12.11.25
Description:
Designer Name: Natalie Crenwelge
Company Name: J&M Pools

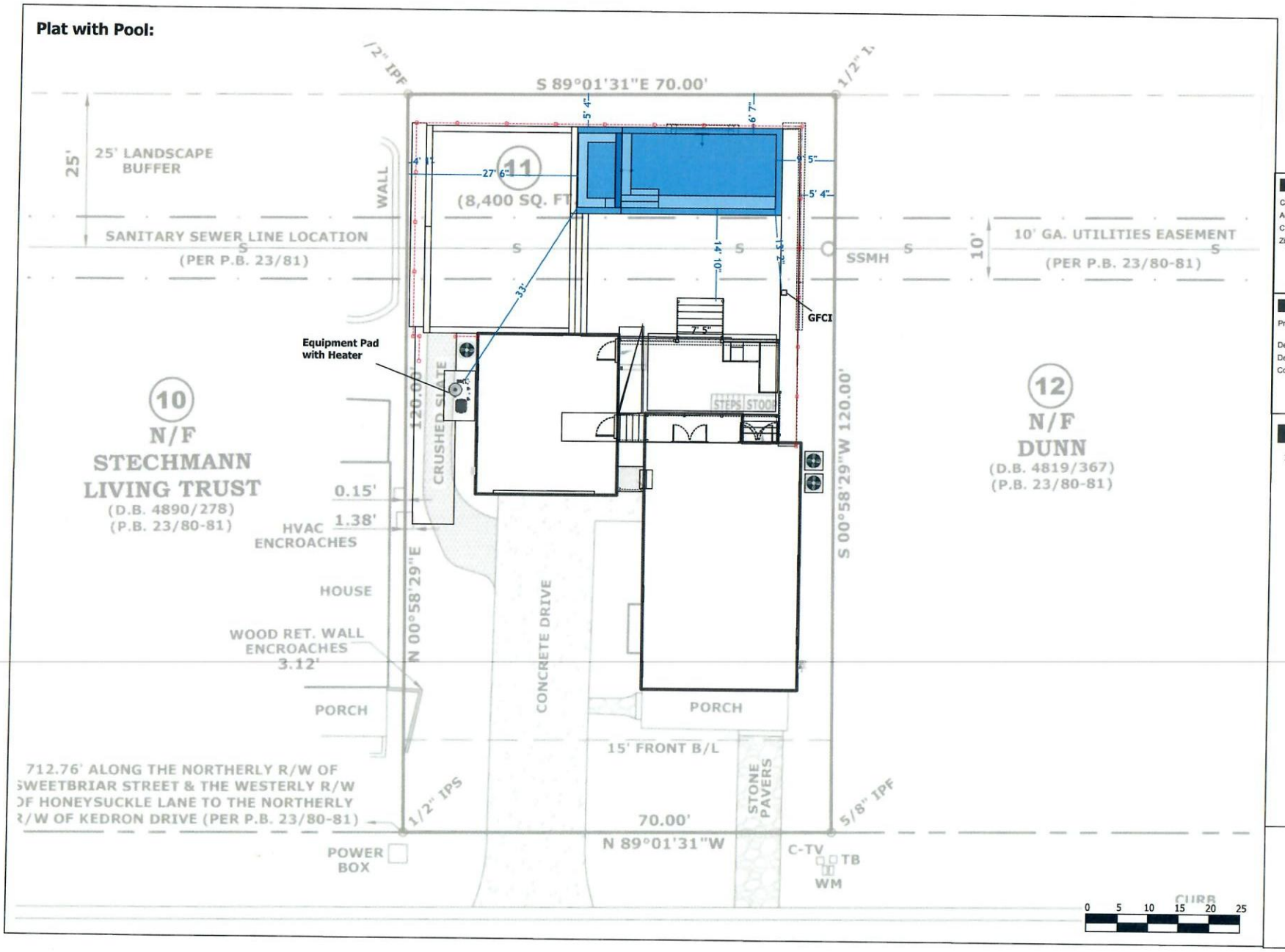
Plans Information

Notes:

Permitting

Construction Plans

Plat with Pool:



POOL COMPANY
www.jmpools.com
770-251-005

Attached plans are the property of J&M Pool Company.

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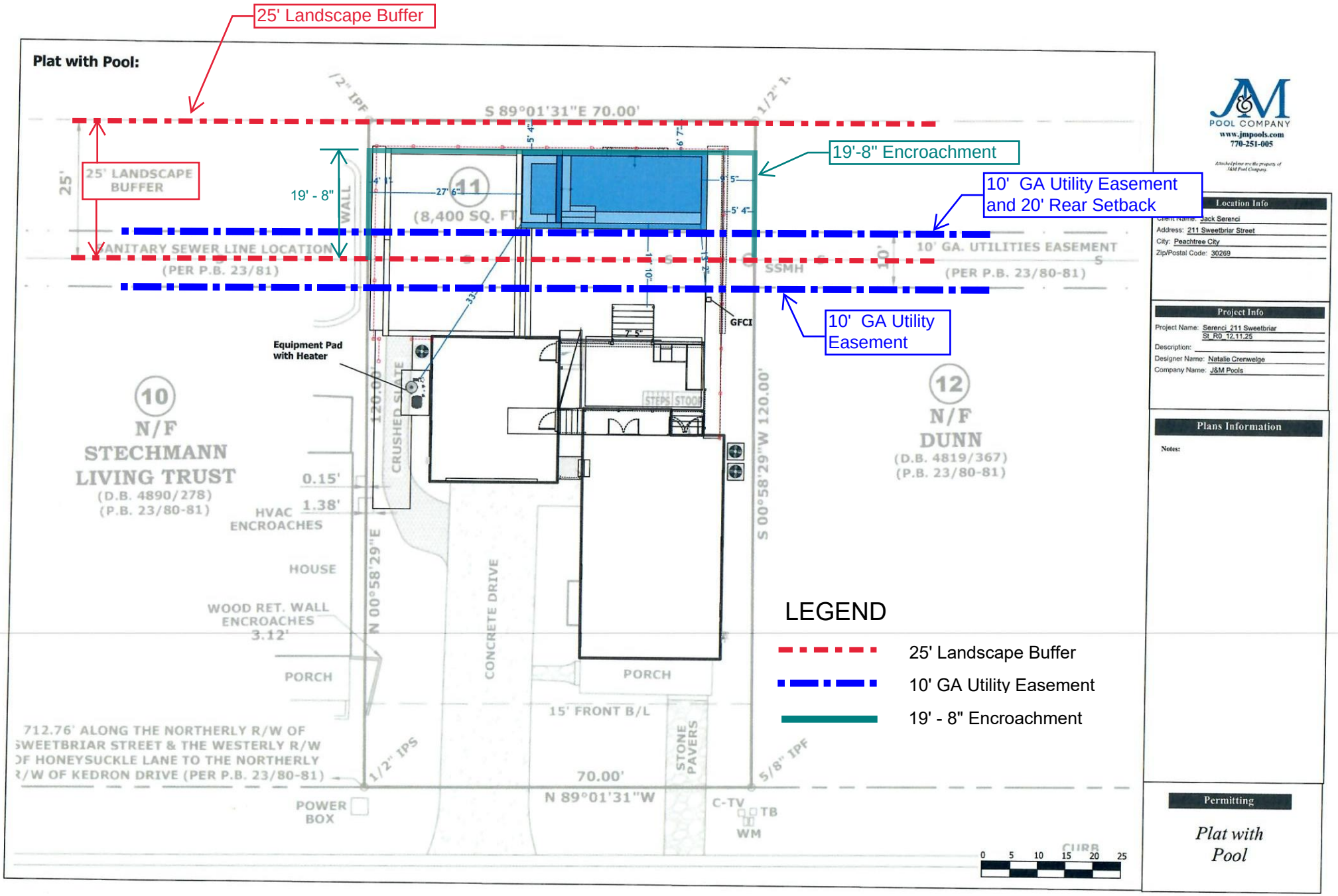
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Description:
Designer Name: Natalie Crenwelge
Company Name: J&M Pools

Plans Information

Notes:

Permitting

Plat with Pool


25' Landscape Buffer
Plat with Pool:
19'-8" Encroachment
10' GA Utility Easement and 20' Rear Setback
10' GA Utility Easement
25' LANDSCAPE BUFFER
19' - 8"
S 89°01'31"E 70.00'
(8,400 SQ. FT
SANITARY SEWER LINE LOCATION
(PER P.B. 23/81)
10' GA. UTILITIES EASEMENT
(PER P.B. 23/80-81)
SSMH
GFCI
Equipment Pad with Heater
10
N/F
STECHMANN
LIVING TRUST
(D.B. 4890/278)
(P.B. 23/80-81)
12
N/F
DUNN
(D.B. 4819/367)
(P.B. 23/80-81)
0.15'
1.38'
HVAC ENCROACHES
HOUSE
WOOD RET. WALL ENCROACHES 3.12'
PORCH
CONCRETE DRIVE
CRUSHED SLATE
STEPS
STOOP
N 00°58'29"E 120.00'
S 00°58'29"W 120.00'
15' FRONT B/L
712.76' ALONG THE NORTHERLY R/W OF SWEETBRIAR STREET & THE WESTERLY R/W OF HONEYSUCKLE LANE TO THE NORTHERLY R/W OF KEDRON DRIVE (PER P.B. 23/80-81)
1/2" IPS
70.00'
N 89°01'31"W
STONE PAVERS
5/8" IPF
POWER BOX
C-TV
TB
WM
CURB
LEGEND
25' Landscape Buffer
10' GA Utility Easement
19' - 8" Encroachment
0 5 10 15 20 25
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Plat with Pool

PEACHTREE CITY
Water and Sewerage Authority

February 18, 2026

City of Peachtree City
Peachtree City Community Development
1543 Willowbend Road
Peachtree City, GA 30269

RE: J&M Pool – 211 Sweetbriar Street.

To Whom It May Concern,

After a review of the documents provided regarding the proposed installation of a pool at the above-mentioned project, there will be no adverse effect on the existing public sewer system or easement, and it has been determined that no permit will be required. Discussion of the following has also been discussed, and it has been determined that no lasting impacts on the sewer system will also stand. Those are:

- Installation of a paver system across the sanitary sewer easement.
- Installation of the proposed pool equipment service lines.
- Installation of a 3' high block wall across the sewer easement.

Please note that this specific approval is valid for the next One Hundred and Twenty (120) days. This approval only. Should this project not be initiated within this time, then this approval will become invalid, and resubmission will be required.

Please use this as an Approval from the Authority.

Sincerely,

Nathan B. Brooks

Nathan B. Brooks, CPII

1127 Highway 74 South, Peachtree City, Georgia 30269 Phone: 770-487-7993 Fax: 770-631-5380