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

Regular Meeting Agenda

May 21, 2026 | 6:30 PM

City Hall

1. **Call to Order**
2. **Pledge of Allegiance and Moment of Silence**
3. **Announcements, Awards, Special Recognition**
   - A. 2026 Parade Grand Marshal
4. **Public Comment**
5. **Agenda Changes**
6. **Minutes**
   - A. May 7, 2026 City Council Work Session Minutes
7. **Consent Agenda**
   - A. New Alcohol License - Tune Up, The Manly Salon
   - B. New Alcohol License - ATP Peachtree City LLC
   - C. Transmittal Resolution - 2026 Capital Improvement Element (CIE) Annual Update
   - D. PTC Youth Council & Youth Activities Committee
   - E. Approval of the 2026 Shared-Use Path Master Plan
   - F. FY 26 Budget Amendment and Sponsorship Acceptence - Ryan Homes at Huntcliff
8. **Old Agenda Items**
9. **New Agenda Items**
   - A. 05-26-05 FY26 Purchase of New HVAC Equipment for Library (Jonathan Miller)
   - B. 05-26-06 Reimbursement Agreement for the New Meade Recreation Complex Road (Justin Strickland)
   - C. 05-26-07 Handbill Ordinance #1255 (Ted Meeker)
   - D. 05-26-08 Ordinance #1256 to convert existing CARS/CAMs & City Operating Policies (Yasmin Julio)
   - E. 05-26-09 Kedron Pool Permanent Structure and Required Renovations (Harold Layton)
   - F. 05-26-10 Meade Pickleball Playground (Harold Layton)
   - G. 05-26-11 Entertainment District Application- The Avenue (Yasmin Julio)

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. Public Hearings

A. 05-26-12 Variance request for fence height and type deviation, 311 Ruffian Circle (Shayla Reed)

B. 05-26-13 Consider a Text Amendment to the Parking Ordinance, specifically Sec. 909 - Off-Street Automobile Parking Requirements (Shayla Reed)

11. Council/Staff Topics

12. Executive Session

13. 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

City Council of Peachtree City
Meeting Minutes
Thursday, May 7, 2026
6:30 PM

Call to Order

The Mayor and Council of Peachtree City met for a work session on Thursday, May 7, 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

Presentation

A. Shared Use Path System Master Plan Update and TAG Initiatives

Transportation Advisory Group (TAG) Chairman Paul Schultz and TAG member Blake Hayes updated Council on TAG's work over the past year. Schultz first emphasized that there were ample opportunities for citizen input as TAG worked on its responsibilities of path and road paving, safety, education, and planning in regard to the Americans with Disabilities Act (ADA).

A major project this year was an update of ordinances dealing with the shared-use path system. Many residents had comments on changes, with an ongoing debate being whether pedestrians should be required to walk on the right or left sides of the path. The update left it as either side depending on safety and conditions.

The update also went into detail in specifying micromobility vehicles and what was allowed and not allowed on the paths. Schultz told Council he was sure they would have to add new devices in the future. Of course, he acknowledged, enforcement was essential, and he said Code Enforcement was especially cracking down on E-motos. TAG would take another look at the ordinance later this year and planned annual reviews henceforth.

Hayes reviewed the update to the Path Master Plan and listed the areas where TAG thought paths should be added to improve connectivity and link new development to the network. TAG also had added a recommendation for a high-intensity activated crosswalk beacon (HAWK) signal along Robinson Road near Booth Middle School. He remarked that the signal could not be funded through impact fees or the Special Purpose Local Option Sales Tax (SPLOST), as new paths were, and told Council they might see a budget request for that new HAWK signal this year.

There had been a path along Holly Grove Road in the Master Plan since 2010, Hayes said, but as design work began this spring, residents objected. They said they did not want to lose the trees along the road and were fine with cart traffic continuing to flow through the neighborhood. Based on that feedback, TAG decided to leave the path in the Master Plan but deprioritize it. Hayes noted that this pointed to a need for residents to be more aware of what was coming up and for the City to

better publicize planned changes to the network.

TAG had also developed a list of priorities for 2026, based on input from TAG members and City staff. However, he emphasized, inclusion on this list did not mean TAG recommended something, only that they wanted to discuss it. Items included collaborating with staff on an update of the path brochure, safety training in schools and through City outreach, improvements to the Navigate PTC app, identifying improvements to intersections, removal of unsafe paths after an alternative connection had been identified, and path reciprocity and integration with surrounding communities.

Schultz finished with a rundown of near-term actions from TAG. They had completed reviews of the 2026 streets and paths paving plan as per the ordinance. Ongoing topics included discussing motorized cart insurance requirements, updating the path brochure in collaboration with staff, working with staff to decide on a design and locations for village signs, and reviewing concept designs for path signs.

The Mayor asked about meeting dates and times, and Schultz replied that TAG met at 6:30 p.m. on the second and fourth Tuesdays of each month. During the City Hall renovations, meetings were at the Convention and Visitors Bureau (CVB), but the normal meeting place was in the Community Room at City Hall.

Brown noted that they had used several different terms to refer to the shared-use path network and thought this pointed to a need for an official name for the path system.

Johnson asked if the HAWK light on Robinson was in conjunction with the bridge over SR 54. Schultz said it was, and the engineers would need to find a good location to get carts from the west side of Robinson to the east side. The Master Plan was a vision, not a firm commitment.

B. Drone Contest Winner

Assistant Recreation Director Michelle Johnson introduced young artist Aneesh Maravekere, whose drawing of the Artemis II space craft was selected from 18 entrants for inclusion in the July 4 drone show. Aneesh explained that he thought America’s return to the moon was worth celebrating on the country’s 250th birthday, and his design was complete with a PTC peach logo on the space capsule.

C. Kedron Pool Permanent Structure and Required Renovations

Recreation Director Harold Layton introduced Brandon Fairbanks with WM2A Architects and consultant Craig Bleakley. Layton began with a timeline of the deliberations on the future of the Kedron Aquatics Center, which started with a

citizen survey in May of 2021 that gauged opinions on what to do about the air-supported structure. The majority of respondents thought user fees should be increased to maintain the programs.

In 2022, the SPLOST advisory group considered including Kedron upgrades in the 2023 project list but decided against it due to timing considerations and the opportunities to procure funding from other sources. Layton said staff began research on the potential cost to replace the air-supported pool structure in the summer of 2023.

Council identified replacement of the pool structure as a priority project during its retreat in January 2024, and the Recreation Master Plan adopted in January 2025 cited the need for immediate repairs or replacement and evaluated the city's long-term aquatic needs. The plan, Layton noted, recommended building a 55,000-60,000 square foot facility at a different location. The cost for that in 2024 was estimated at $30 million.

Staff and consultants presented four options to Council in April 2025, and Council directed staff to pursue Option 4, with a focus on the feasibility of a permanent Sprung Structure, design analysis, cost assessment, and planning for long-term sustainability. Staff then began working with architectural firm WM2. In August, staff met with high school booster representatives and community stakeholders to discuss ongoing facility concerns, operational challenges, and potential long-term solutions for Kedron.

Also in August, engineering studies showed that the existing beam was insufficient to support the Sprung Structure, and Layton reported that they received a fee proposal in September for architectural and engineering design services associated with the permanent enclosure and renovations. In December, staff and Council visited similar facilities in two other cities and then authorized the project to move ahead into the conceptual design and planning phase.

There was continued communication with the Fayette County Board of Education at that time regarding the City's plans for the pool and for the swim teams that utilized it. Layton said he told them it was too early in the process to make any decisions. Council reviewed four design concepts at their retreat in January 2026 and again at a later meeting.

Layton then showed the four design options Council had considered. The first was another Arizon air supported structure, which would have a life expectancy of 12 to 15 years and required staff time every year to erect and remove. The cost for replacement would be about $2 million. Option 2 was an aluminum building from Open Aire Inc., but Layton said they decided against that because the warranty was not comprehensive and the price was not all-inclusive. Option 3 was a DynaDome structure with a quoted price of $2.55 million that did not include any site work, HVAC, electrical, or equipment hookups.

Option 4, the Sprung Structure, was initially quoted at $1.6 to $2 million for the structure only with a warranty from 30 to 50 years. It could be erected in about a month after arriving on the site, which Layton said made it a great choice for Peachtree City.

There were several issues that needed to be addressed at Kedron, he continued. Both pools had five layers of plaster that must be removed before resurfacing at an estimated cost of $500,000 to $700,000. Also, he pointed out that they were looking at a 30-year-old pool, and the plumbing and electrical systems were nearing the end of their lifespans. There were also some health code concerns that required replacement of the pool deck.

Layton had presented several design concepts at the January 2025 retreat. Option A called for building two separate structures over the existing two pools, but Layton said they later found out that this would not be feasible because the grade beam was too close to the mechanical room and would block access. Option B stemmed from what they observed on the field trip to Jefferson, including the ramps for ADA-accessibility. He said they still would be unable to build a structure over the small pool, and the ramp would cause them to lose square footage in the big pool. These considerations made Option B unacceptable as well.

Options C-1 and C-2 were similar, Layton remarked, with the instructional pool relocated to a spot in front of the main pool, which would allow for a ramp into the instructional pool. C-1 would require traveling completely around the pool to get to the ramp, and Layton said that did not seem very accessible. C-2 had a more direct route to the ramp, and Layton told Council that this was why they thought C-2 was the better option.

The pool renovations without the structure for C-2 had a price tag of $5.2 million, Layton noted, saying this included upgrades of all electrical, the pool deck, concrete work—everything except the structure. There would be a concrete area where the instructional pool was that could be used for a sun deck or an area that could be reserved for private parties.

Option D was construction of a similar 25-meter pool at a different location to be chosen later. The cost would be between $15 to $20 million, estimated in 2024.

In summary, Layton concluded, the current enclosure at Kedron was at the end of its lifecycle and the mechanical systems needed modernization. The pools required complete plaster removal and replacement. He said replacing the temporary bubble with a permanent enclosure would give the citizens a beautiful space for many years to come. There would be better air quality control; it would be heated and cooled with garage doors on the sides that could be opened in the spring and fall. Layton said they wanted to do the best job for the citizens, and this seemed to be the right choice. He then asked Council for questions.

Learnard asked if C-2 had room for bleachers, and Layton said it did. Learnard

mentioned the lighting they admired at the facility in Jefferson, and Layton explained that the structure they were considering had translucent ceiling tiles that let in natural light.

The Mayor explained that Council would first ask questions of Layton, Fairbanks, and Bleakley, then allow for comments from the public. Finally, Council would talk more about the project and direct staff on how to proceed. She mentioned the trip to Jefferson and said they were impressed with what they saw.

Johnson asked the potential start and finish time for the suggested option. Layton said they hoped to start construction in quarter 4 of this year. The estimated timeline was 10 to 12 months.

Could the Glenloch Pool be heated and usable during the months Kedron was closed, Johnson continued, and Layton replied that Glenloch was a 25-yard pool that they could put four lanes in. United Pools had given them a quote of $50,000 to heat the pool and add the lanes. He said they would heat the pool up to 84 to 88 degrees and cover it with thermal blankets at night.

Brown mentioned the high cost of operating a pool and noted that the Kedron pool operated at a $226,000 revenue deficit in fiscal year 2025. If they built a bigger pool, there would be a bigger deficit if they did not significantly increase user fees. This deficit was a concern for many residents, she remarked.

How was the air circulated to keep down the chlorine smell in a facility like this, Polacek asked, noting that there was no smell at the pool in Jefferson. Layton explained that they would use an air quality filtration system and a dehumidification system that worked well.

In the area that Layton said could be a sun deck, Polacek suggested a splash pad for toddlers and young children. He also loved the idea of an event area. Layton told him they were in the infancy era of concepts, and there was a lot they could explore.

Holland mentioned new technology that eliminated the chloramine smell entirely. He went on to say that he was interested in Option D, with a 50-meter pool on the Kedron site. He suggested they heat the Kedron and Glenloch pools while building the new pool. Holland said they should not overlook the option of constructing a 50-meter pool until they fully investigated the costs and feasibility.

He added that he knew it would be expensive and thought it should be put to voters on a General Obligation (GO) bond referendum. Approval would show that citizens wanted to move in that direction. If it was turned down, they still had the other options, Holland remarked.

Brown asked him where the larger pool could be built, and he said it should be at the Kedron property, with the current pool remaining in use while the new one was

being constructed.

Brown then asked Layton if the prices he had given included the Sprung Structure. He said they did, and Option C-2 had a Palacio cost estimate of $7.8 million if they started in Q4 of this year. Any quarter after that added a 1.6% compounding increase. Learnard asked him to explain Palacio, and Fairbanks said Palacio Collaborative was a cost estimating company for many types of projects.

Council decided on C-2 at the January retreat, the Mayor pointed out, and any thumbnail estimates since that time had been focused on C-2.

Brown, going back to Holland's proposal, asked about the timeline for getting a GO bond before voters. City Clerk Yasmin Julio explained that there was a statewide general election in November, and if Council wanted the GO bond question on the same ballot, they would have to call it 90 days prior to the election date. If it was a separate ballot on the same day, it had to be called at least 29 days in advance. The 90 days would be by August 5, and 29 days would be October 5. Early voting started October 13, and the ballots would have already been printed. There would be time to create their own ballot for the election day, but not for advance voting if they waited until 29 days out.

Even if the bond was approved, Learnard cautioned that there would be at least a two and a half year timeframe for design and implementation. Brown said she was sure some people wanted to go for the larger pool, but the timeline was something they had to consider. She also noted that taxpayers would be paying for this. Holland said he was not talking about a natatorium with a dive well, just a long course pool for competitive swimming.

Brown had said they would have to wait on the taxes to be collected, but City Manager Justin Strickland corrected her, saying that funding would be instantaneous with the bond—all the money was up front. The City would then be paying the payments on it.

City Attorney Ted Meeker told them the design should be basically complete before they held the bond referendum because it would need to capture enough funding to cover the cost.

Did the 1.6% per quarter increase cover the full $7.8 million or was it just for the pool itself, Polacek asked, and Layton said it was for the entire project. The swim community was concerned about missing out on a season, and Council should look at the cost of delaying construction to March so the swimmers would miss only one season.

Learnard asked Layton to explain how the seasons worked. The high school swim season was October through February, with practice starting in August or September. A delay until March would push construction into quarter 2. Learnard noted that no matter when they started, there would be a 10 to 12 month downtime.

The Sprung Structure would take about a month to erect, but the repairs and prep work were what were so time-consuming. Holland said construction would probably take longer than estimated, but Layton replied that 12 months was the absolute maximum.

Referring to the disruption in the season, Polacek commented that it was unfortunate that they were so limited in aquatic capacity in this region. The City needed to find a way to limit that, even if that meant additional costs. He asked citizens to think about solutions.

Brown asked the citizens who intended to speak to please identify their neighborhoods. She said many people who did not live in Peachtree City had opinions on how Peachtree City should spend its money.

Learnard told the citizens that no one had heard them say that they needed to let the pool close because it was costing too much money. The Council, City Manager, and staff, she stated, were dedicated to finding a way to preserve this facility for the next 30 years. She said Council agreed with them that the Kedron Pool was important, and they needed to talk about solutions.

Public Comment

Of the 29 people who signed up to speak, just one was there for a topic other than the Kedron Pool. Keith Larson noted that May was National Bike Safety Month. He mentioned that the County Transportation Plan update was getting underway, and input was sought from citizens. Also, he lauded the volunteers who had turned out over the past few weeks to get the Gin Branch Trail in shape for bikers and walkers.

Those who spoke regarding the pool were Jessica Summers, Candace Shively, Jaime Trost, Emerson Trost, Evan Westafer, Briana Dodgen, Angela Benson, Lauren Benson, Jack Trost, McClendon Tyndal, Ella Hinton, Jennifer Hinton, Mackayla Richards, Nancy Moore, Jessica Weadon, Lindsey Gentry, Clair Scharber, Cal Scharber, Abriel Rose, Carleigh Spann, Mary Plant, Lorin Broome, Susan Walton, James Clifton, Timothy Patrick, Joan Brenna, and Terry Lane.

These speakers, ranging in age from elementary school to senior citizens, recounted their experiences as swimmers, coaches, and swim parents and lamented the need to close the pool, even temporarily. Many mentioned the harm it would do to the high school swimmers by requiring them to drive to other cities for swim practices. Several speakers thought what Council was considering was not sufficient and wanted a 50-meter pool, with some mentioning the lack of large aquatic centers on the southside of Atlanta. Some suggested that Fayette County, the Board of Education, and municipalities collaborate on a natatorium. Others mentioned flaws in the design concept Council was considering. Some citizens urged Council to keep the pool open for at least one more season while they

explored other options.

After the final speaker, the Mayor called for a break at 8:57 p.m. and reconvened at 9:06 p.m.

Kedron Pool Discussion

Brown reported that discussions on a potential partnership with Fayette County and the Board of Education had no traction. She suggested the citizens take their arguments to the County Commission and the School Board, noting that the County was building a new recreation facility on Redwine Road and chose not to include a pool. The School Board paid Peachtree City just $18,000 a year to use Kedron and had no financial incentive to get involved in a huge project with Peachtree City. Peachtree City needed to either get their attention by raising prices or the swimmers needed to go to the School Board and demand attention, she commented. It was not fair for Peachtree City to carry the whole burden when they made up 40% of the county's population. Brown stated that Peachtree City would like to cooperate, but the County and School Board would not.

Learnard asked Layton about the concerns regarding deck space on C-2. He again noted they were only in the early concept stages. Fairbanks added that a later iteration of C-2 allowed for more deck space, and they would be discussing it further.

She then asked about timing of the project. Fairbanks estimated that design time would be between 14 and 16 weeks, which allowed for review by Council. After completion, there would be a review by the Health Department and the City as part of the permitting process. During that review process, which averaged 30 days, the project would be put out to bid to contractors. Negotiations would ensue and the contractor would estimate the timeline.

If they made a decision at the end of May, Learnard asked, when would construction begin. It would be at least five months, Fairbanks stated, and from there they were looking at 10 to 12 months.

Holland asked how long it would take for design, and Fairbanks again said 14 to 16 weeks, which built in time for some minor alternations. Holland said he believed about 20 weeks would be more realistic.

He also wanted it on the record that he was a proponent of a 50-meter pool and asked Layton if they could build that pool on land at the Kedron complex and not shut down the one they had. Holland suggested the existing pool be heated, but wondered if it could stand two years of heating and use during construction. Layton said there was a new boiler system at Kedron, and they had raised the temperature up to 93 degrees as a test.

Holland said it seemed they could keep the existing pool operational during

construction of a larger pool. He thought the next step should be for Council to agree on a 50-meter pool paid for by some type of bond, plus reserve funds. Was two years a reasonable amount of time to design, engineer, bid, and construct? Fairbanks said he would expect longer than two years for a brand-new facility. Holland went on to say they could then spend more money and construct C-2 and have a complex to serve all of Fayette and perhaps Coweta County.

However, he continued, someone would have to pay for all that and the Board of Education needed to step up to the plate. The City Manager and Council should ask for more money from them. Holland said a citizen told him $100,000 a year would be appropriate. Even that would not mitigate all the initial costs, but would help with maintenance, he remarked. Holland said he felt what he proposed would be a good solution for everyone.

If voters turned this down, Brown remarked, they would have wasted a lot of time. Holland said they could use reserves or another type of bond. Brown said most of the Council supported financing for C-2 but could not see their way clear to fund Option D in a reasonable timeframe. She admitted it would be hard to close Kedron in order to improve it, but that was a better option than having Holland's plan defeated at the ballot box. Holland said there were other methods, but Brown asked if he was willing to saddle all the citizens with that amount of money for a pool?

Polacek asked if there was a maximum amount for a facilities bond, and Strickland said he did not believe there was. However, he reminded Council that they had dozens of projects that also needed to be put on a bond. Strickland said he was not saying the pool was unimportant, but Council must consider the entire scope of the organization, not just this one project.

Holland said it was time to get Peachtree City, Fayetteville, Tyrone, and Fayette County together to talk about how to get this done. They could either work together or Peachtree City could raise their fees.

Learnard said she understood from citizens that they wanted a conversation around building a 50-meter pool with expanded year-round access. However, she said she believed the C-2 plan was the best option in this timeframe, considering they already had a concept and some design work completed. Nobody wanted the pool closed for a year, but sometimes that is what renovations required, she said, pointing to City Hall and Riley Field Track temporary closures as examples. The City Manager had identified ways to fund C-2 and get started in a near-term, reasonable timeframe.

She told Holland the D options had uncertainty in design, location, delays, cost, and there was uncertainty in how long the existing pool would last. They all would love a 50-meter pool, but it was not feasible now. Option C-2, she continued, was an exciting, workable design that would serve the community. Also, it would give

them time to re-double their efforts with the County on a 50-meter pool. A community center with a 50-meter pool was already in the Recreation Master Plan, she said, and there was a history of GO bonds passing when the citizenry was well-informed. But for now, she said, this C-2 plan was within reach.

Learnard also pointed out that the School System simply did not have the money to spare. State law limited their millage rate, and their State and Federal funding had been cut. The County was a different matter. For now, though, her recommendation was to go for a sure thing now and build Option C-2. One of their stated priorities was to maintain existing facilities, and they could take a vote at the next meeting and get this underway.

Polacek said everyone agreed that repairs were needed. He wanted to eliminate disruption to the swimmers. No matter what they did, the pool would have to close for these repairs. He asked Layton about options for local swimmers, and Layton said Spalding County had said they could accommodate Peachtree City's swimmers, as had Trilith and several local establishments. Glenloch would also allow for four lanes. Strickland then said the School Superintendent had told him they already had made arrangements with Spalding and Clayton counties.

The repairs had to be done all at once, Polacek confirmed. Layton said chipping out the old plaster alone was going to take a month. The instructional pool could not remain open then for safety reasons. They could try to do the repairs when the school teams were not in season, but there were many lap swimmers and people using the pool for therapeutic use. Swim time was already at a premium.

Layton asked about operating hours, and Layton said they had looked at that and were considering taking over lifeguarding and pool maintenance themselves. This was a good time to take all that into consideration.

This project had been a priority for years, Polacek remarked, and was a responsible way to use tax dollars. There were many layers to adding a new facility, such as adding staff. He also acknowledged that there were many other projects. His priority was limiting disruption, but they either had to do something now or wait for the County, which did not seem like an option. There would be disruptions, and they just had to accept that and get it over with as soon as possible. He thought they should wait until March to avoid conflict with the swim season. He supported heating Glenloch Pool.

Learnard asked him if his opinion was based on the fact that the high school swim teams ended in March, and Polacek said it was. Layton then noted that there was a lot of emphasis on high school swimming, but there were only about 150 to 165 high school swimmers. There were more than 1,400 swimmers in the City's Gold Program. Even though they had talked about the high school season from October through March, accommodating work for that schedule would impact two summers' worth of Gold swimming with many more swimmers. There was no perfect time to

do this; someone would be impacted no matter.

Strickland clarified by saying that if they started in late fall, they could potentially bleed into a second high school season. By starting in March, they could bleed into a second summer season for the Association.

Johnson said Council understood the feelings of all the swim families and appreciated the benefit of swimming. She found this to be a tough decision and thanked the citizens for letting their opinions be known. Johnson said they could hold off the repairs for one to three years, but another facility would not appear during that time. An interruption was inevitable. She noted that postponing the work meant the price would increase with inflation. She said the Board of Education was understanding and had reached out to Clayton and Spalding counties, and this cooperation was not unusual among high schools.

Johnson said their priority was to ensure the longevity of City facilities, but sometimes that meant making hard decisions and undergoing inconveniences. The door was not being closed to discussion, and she again mentioned the Community Center in the Recreation Master Plan. However, she added, they could not spend so much money now on swimming and neglect the many other sports.

She said she was interested in the cost of turning Kedron into a 50-meter pool. She feared that if they had to put it on a GO bond, it would not pass. Strickland explained that there was not technically a limit on a facilities bond, but realistically, you wanted to hear from citizens when there was a large amount of money involved. He said they had talked about a 50-meter pool at Kedron but did not know the cost.

Johnson said she would like to know that cost because she might be willing to support a higher price and longer downtime if it meant a better facility. Strickland said he felt they could have an approximate cost estimate by the next Council meeting in two weeks.

As of now, Johnson said, she was in favor of C-2 but also would support a GO bond for a Community Center in the future. She also wanted the price of a 50-meter pool at Kedron. There would be a lot of grading and engineering work required, Layton added. Polacek asked about the instructional pool under that plan, and Strickland said it would remain.

They had a way to fund C-2, Brown said, and she leaned toward that. There would be something down the road, but she thought they should finish this project before starting on plans for a larger pool. Learnard said she wanted the numbers on that pool, and Brown said she did, too.

Option D was still Holland’s choice. He said this was all about money, not timing or inconvenience. There was about $30 million in cash in the reserve funds, and they could get some more money through bonds. That was tax money, he said, and this

was the time to look down the road and build something that future generations could be proud of. He thought they should keep Kedron as a heated pool while building the new one.

Brown reminded Holland that there were a lot of other sports with big ticket items coming right behind this, so they should not put all their eggs in one basket. They had roller hockey issues, a huge playground they wanted to build at Braelinn, and many other projects. Swimming was important, but there were many other sports. They could not pay for everything out of the reserve fund.

Learnard asked Strickland if he had the guidance he needed from them, and he said he did. He also mentioned there was still a full agenda to get through. Johnson suggested amending the agenda to allow the Public Hearing to be next. Julio then said there was an ordinance that stated that items could not be discussed or under consideration after 11 p.m. unless there was consent from a majority of Council. The Mayor promised they would be finished before 11.

Agenda Changes

Public Comment

See Item 3C

Quarterly Reports

A. 2026- 1st Quarter Reports

The quarterly reports were comprehensive as always, Learnard said. Brown added that the colors were much better.

Minutes

A. April 16, 2026 City Council Meeting Minutes

Holland moved to approve the April 16, 2026 City Council meeting minutes. Johnson seconded. Motion carried unanimously.

Consent

Holland moved to approve Consent Agenda A-H. Brown seconded. Motion carried unanimously.

A. FY26 Budget Amendment — Memorial Bench Donation

APPROVED 5-0

B. Police Vehicles-Accessory bid award

APPROVED 5-0

C. Alcohol License Extension - Pint & Play
APPROVED 5-0

D. FY2027 Non-Profit Funding - Fayette Senior Services, Inc.
APPROVED 5-0

E. FY2027 Non-Profit Funding - Fayette County Council on Domestic Violence, Inc. d/b/a Promise Place
APPROVED 5-0

F. Agreement with Fayette County Tax Commissioner — Property Tax Billing
APPROVED 5-0

G. Agreement with Fayette County Tax Commissioner — Stormwater Billing
APPROVED 5-0

H. Resolution of Support in an Amicus Brief
APPROVED 5-0

Public Hearings

A. 05-26-04 Variance request from Landscape Buffer, 211 Sweetbriar Street

The Mayor asked for a motion to move Item 11, Public Hearing, ahead of the Old Agenda items. So moved, said Brown, with Polacek seconding. Motion carried unanimously.

Planning and Development Director Shayla Reed said the owners of 211 Sweetbriar Street were requesting a variance to encroach 19 feet, 4 inches into a 25-foot landscape buffer in order to build a pool. The applicants had included a justification that cited hardships due to the lot's size and the location of a utility easement that extended through the center of the rear yard. The application included a site plan that showed the proposed development layout. She said staff had no recommendations for conditions.

The applicants were Jack and Renee Serenci. Jack Serenci explained that they were aware of the sewerage easement when they started this project in the fall. They drew up plans and had a professional survey done that showed a landscape buffer of which no one in the neighborhood was aware. That buffer, he said, meant about 60% of their backyard would be unbuildable without a variance.

Serenci presented a photo that showed the hardscaping that had already been done in his yard. They were not looking to cut trees, just enhance what was already there.

Learnard opened the public hearing. No one wished to speak either in favor or

opposition, and she closed the hearing.

Learnard then asked for a definition of landscape buffer. Reed said it was any type of vegetative buffer that had to remain untouched, usually to protect what was on the other side. Strickland remarked that Peachtree City's definition allowed the cutting of underbrush, but not mature trees.

Learnard noted that no one apparently knew about this buffer until now. Reed said it was marked on the plat, but a resident might not know about it unless they were constructing something. Many neighborhoods had them.

Johnson said she didn't see any mature trees in the photo Serenci provided. She asked him to assure her that no mature trees would be removed in the construction of this pool. He said there were two pine trees on the edge of the property that needed to come down.

Patrick Studley of J&M Pool Co. pointed out the location of the sewer pipe across the yard, which prevented the pool from being located elsewhere on the property. They had obtained a letter from the Water & Sewerage Authority (WASA) saying this would not effect the structural integrity of the sewer pipe.

Why did they insist on a 25-foot landscape buffer on this property, Brown asked Reed, who said it was designated in the code. Brown noted that this was the first landscape buffer she could recall coming before Council. Reed said she believed the trees in this buffer must have been removed in the time between the home's construction in 1994 and the Serencis' purchase of it. A lot of the properties in that neighborhood had the trees removed.

Brown noted that the sewer line went through the yards of all 10 properties on this street, which meant it was not a unique problem. She also assumed there was a landscape buffer on all those properties and asked Reed if this was the case throughout the neighborhood or just on this street? Reed pointed to the location of the buffers, saying they were primarily near the wetlands.

Learnard asked about setbacks, and Reed said they would be there, undisturbed. Johnson noted that the pool was allowed to go into a setback within four feet of the property line.

The landscape buffer language made it sound like no one should have cut down any trees within it, but the photo of the property showed that trees had been removed. Reed said no one had applied to remove trees on this parcel, and she did not know when they removed.

Brown asked again what the landscape buffer was put in place to protect. She thought the expectation must have been to keep it in its natural form to help with drainage issues from the wetlands. She also was concerned about access to the

pipe in case of a sewer break.

Serenci said he was fairly sure the trees were not there when the houses were built. Meeker said there was a difference between an undisturbed buffer and a landscape buffer. Learnard asked him if the Serencis would be protected in the future, and Meeker said there would be a record of the variance going forward. Holland was concerned about setting a precedent, and Meeker agreed that it did potentially open the door for others on that street.

Strickland said, looked back on old aerial survey photos, that the improvements were done between 2016 and 2017, and it did look like trees were removed at that time.

Johnson said she initially was against this but could not bring herself to let two pine trees stand in the way of this family getting their pool.

Polacek noted that he lived in this neighborhood, but Meeker had told him it was not a conflict of interest to vote on this since he would gain no personal benefit. He had not talked to the Serencis about it. He said he could support someone who simply wanted to improve their property.

Brown asked Serenci if he knew about the sewer line when he bought the property, and he said no. Johnson again noted that WASA approved, and the neighbors had written letters of support, Learnard added.

Holland said he usually was against variances but saw no harm in allowing this pool.

Johnson moved to approve Public Hearing 05-26-04, Variance request from Landscape Buffer, 211 Sweetbriar Street. Polacek seconded. Motion carried unanimously.

New Agenda Items

A. 05-26-01 2026 Street Paving Bid Award

Public Works Director Jonathan Miller said they received four bids for the 9.7 miles of roadway to be paved, all very close in amount. Atlanta Paving and Concrete submitted the low bid of $5,986,666.01. This bid originally included paving at the Kedron Fieldhouse, but Miller said he had talked to the City Manager and the contractor, and they had decided to substitute paving at City Hall. He said he was asking Council to award this contract that night so they could go ahead with the notice to proceed.

Johnson moved to award the 2026 Street Paving Project to Atlanta Paving and Concrete in the amount of $5,986,666.01. Holland seconded. Motion carried

unanimously.

Learnard asked if paving the City Hall parking lot would smooth out the bumps from tree roots, and Miller said that was the plan. Strickland said the paving would extend to the Drake Field parking lot and perhaps All Children's. Holland asked about installing a permeable surface around the lake, and Miller said the paving contractor could not do that, and Georgia clay was not compatible with large areas of permeable surface.

B. 05-26-02 FY26 Budget Amendment- Stormwater Piping

Miller explained that this was in conjunction with paving bid. Atlanta Paving and Concrete had bid $2 million to replace pipes under the roads they were repaving , but he was going through that bid and thought they could get it down to about $1 million, which would cover about 80% of what was in the original bid. He wanted Council to approve a budget amendment from stormwater reserves.

Holland moved to approve New Agenda item 05-26-02 to authorize a budget amendment for stormwater in the amount of $1 million. Polacek seconded. The motion carried unanimously.

Brown and Johnson said they thought it should say "to Atlanta Paving and Concrete," but Miller said it was just for the budget amendment. However, later in the meeting, Finance Director Kelly Bush said the earlier motion for the stormwater pipes should have included that the bid was awarded to Atlanta Paving.

Learnard asked for a revised amendment. Holland moved to reconsider item 05-26-02, and to award the replacing of various stormwater pipes to Atlanta Paving and authorize a budget amendment of $1 million. Brown seconded. Motion carried unanimously.

C. 05-26-03 Award Unified Development Ordinance RFP

Reed said they received four bids earlier this year for the Unified Development Ordinance (UDO) and interviewed two of those four. Inspire was the highest scoring of those two, and Reed said staff recommended Council award this contract to Inspire with a start date of June 1, 2026, and would work with Legal to formalize the contract.

Strickland noted that the UDO Steering Committee, made up of Planning Commission members, in addition to staff from four departments, interviewed the bidders and agreed with this recommendation.

Polacek called it "wild" that it had been 38 since there was a comprehensive

ordinance review such as this.

Johnson moved to award the contract for the UDO to Inspire for FY 2026 and authorize the Mayor to execute the contract, subject to Legal and staff review, in the amount $179,110. Holland seconded. Motion carried unanimously.

Work Session Discussion Items

A. 2027 Comprehensive Plan Update

The City was on schedule for the 2027 Comprehensive Plan update. At the retreat, staff proposed that the Atlanta Regional Commission (ARC) conduct the update. They had since learned that the ARC would meet the State's minimum requirements, but if Peachtree City wanted broader public involvement, the ARC recommended hiring a consultant. Reed asked if Council wanted to do that.

Learnard said the ARC was a great resource for cities of 5,000 or under with fewer resources, but Peachtree City would be better served by hiring a consultant. The other Council members agreed.

Strickland said there would still be a steering committee appointed by Council, and he and Reed would be heavily involved. He felt a consultant's expertise was good, plus they were an objective third party which would protect staff from any political accusations.

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

Reed said they were in the process of preparing the draft of the 2026 Capital Improvements Element (CIE) Annual Update to the ARC and the Georgia Department of Community Affairs for review and approval. This would be on the May 21 Council agenda.

C. ~~Luther Glass Tunnel Design~~

D. PTC Youth Council & Youth Activities Committee

There was discussion at the January retreat about the remaining citizen advisory groups Council wanted to form. They had approved the Arts Group this year and had been working on plans for a Youth Council, which would be the largest of the groups. Staff and Council members attended Youth Council meetings in other communities, and he and Johnson had discussed how it could work in Peachtree City.

In their packet were ordinances to create two groups, a Youth Council and a committee of adults that would supervise and guide them. The Youth Council would be open to any high school students who lived in Peachtree City. The packet also included bylaws for the group. Strickland said there should be a part-time person involved to supervise both the Youth Council and the adult group and manage a budget, which he proposed at $80,000 for a full year. This money would be used for conferences, among other things. He wanted Council to be prepared to vote in two weeks but said the Youth Council probably would not begin operation until FY 2027.

Johnson said they visited two different youth councils and learned a great deal. She was sure they could mold this into something that fit Peachtree City, and she was excited. Strickland noted how well the Transportation and Recreation groups had worked out.

Learnard asked how members would be appointed. Council would appoint the adult group, Johnson said, and Strickland added that the adults would select the Youth Council.

E. Consider Naming Peachtree City's Shared - Use Path System

Brown wanted to get two questions on the upcoming annual survey of residents. One asked if they should give an official name to the path system. Then, she wanted to offer three suggestions and leave space for suggestions. She said she had talked to CVB Director Tyler Runyon, and he said naming the system would be a boon from a marketing standpoint.

Meeker said his only request was that they figure out how to put the word “recreation” in the name because private and public property owners in Georgia enjoyed immunity under the Recreational Property Act. He had observed that there were more runners and walkers on the path that carts, and using the word “recreation” might help them in the event of a lawsuit.

Brown said there were a lot of names for the paths, but “recreation” was not in any of them. Holland had some suggestions. Learnard said there was time to debate all that, but they all agreed to put it on the survey.

Council/Staff Topics

1. Name for the New Pickleball Facility

The Mayor said the Jim Meade Memorial Pickleball Court Complex was an awesome facility, but it, too, might need a catchier name. Polacek asked if they could perhaps work with local merchants to get some revenue out of the naming. Learnard said those sponsorships usually offered some revenue to the business, which this would not.

Brown told her to write a memo in order to get this on the agenda.

2. Level 1 Drought

Holland wanted to note that the Department of Natural Resources had issued a Level 1 drought advisory that included Fayette County, which meant watering was restricted from 10 a.m. to 4 p.m. He urged residents to abide by these rules.

3. Pickleball Grand Opening

Julio noted there were only 11 hours before the pickleball complex grand opening, and Strickland said there would be a free tournament on Saturday. Polacek commended staff for all their work in getting this facility ready.

Executive Session

None

Adjourn

There being no further business, Polacek moved to adjourn at 10:53 p.m. Johnson 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:	Yasmin Julio, City Clerk/ Director of Executive Services	05/14/2026
	Justin Strickland, City Manager	05/15/2026
DATE:	May 21, 2026	
SUBJECT:	New Alcohol License - Tune Up, The Manly Salon	

Recommendation:
Approve a new alcohol license for JMW Salon LLC d/b/a Tune Up, The Manly Salon, located at 331 Commerce Drive.

Discussion:
Tune Up, The Manly Salon, has submitted a request for a new alcohol license. Mr. Jeffrey Walker has requested to be appointed as the Licensee and the License Representative.

The business location and Mr. Walker have met the requirements of the alcohol ordinance to be granted a license.

Budget Impact:
The budgetary impact of the alcohol beverage license will be positive. The applicant will be required to pay the annual fee for malt beverages, which is $775, along with $500 for Sunday Sales.

Attachments:
1. Application_Redacted

City of Peachtree City
151 Willowbend Road
Peachtree City, GA 30269
Phone: 770-487-7657
Fax: 770-631-2505
PeachtreeCityGA.gov

Office of the City Clerk

Application for Alcoholic Beverage License

Business Name:	Business Location:	Number of Serving Bars:
JMW Salon LLC dba Tune Up, The Manly Salon	331 Commerce Dr Peachtree City, GA 30269	1
Nature of Business: Upscale Men's Salon / Barbershop	**Mailing Address:** [redacted]	**Business Phone Number:** 770-301-0507
Name of Licensee: Jeffrey Walker	**Home Address:** [redacted]	**Home/Cell Phone Number:** [redacted]
Name of License Representative: Jeffrey Walker	**Home Address:** [redacted]	**Home/Cell Phone Number:** [redacted]

Type of License:

Retail Consumption Dealer		Retail Package Dealer		Wholesale Dealer		Manufacturer	
Malt Beverage	X	Malt Beverage		Malt Beverage		Malt Beverage	
Wine		Wine		Wine		Wine	
Distilled Spirits		Distilled Spirits		Distilled Spirits		Distilled Spirits	
Sunday Sales	X	Holidays					
		Tastings					

Please complete information below (use separate sheet if necessary):

Name: Individual Owner's Name, Partners' Names, Corporation Name, and name of Contact Person regarding License Changes, Taxes, etc.	Address: Please provide Home Addresses for the individuals listed	Phone Numbers: Please provide Home and Business Phone Numbers for individuals listed
JMW Salon LLC, Jeffrey Walker	[redacted]	Home [redacted] Business - 770-301-0507
Morgan Mashburn	[redacted]	Home - [redacted] Business - 770-301-0507

Contact Person:
Jeffrey Walker

E-mail Addresses for License Applicant(s):
[redacted]

Is any person who owns an interest in the Alcohol License an employee of the City of Peachtree City? YES/(NO)

If YES, please provide name of employee: _____

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	05/14/2026
	Justin Strickland, City Manager	05/15/2026
DATE:	May 21, 2026	
SUBJECT:	New Alcohol License - ATP Peachtree City LLC	

Recommendation:
Approve a new alcohol license for ATP Peachtree City LLC located at 400 Crosstown Dr., Suite B.

Discussion:
ATP Peachtree City LLC has submitted a request for a new alcohol license. Mr. Ben Thomas has requested to be appointed as the Licensee and Mr. Keith Kemmerer has requested to be the License Representative.

The business location as well as the two gentlemen have met the requirements of the alcohol ordinance to be granted a license.

Budget Impact:
The budgetary impact of the alcohol beverage license will be positive. The applicant will be required to pay the annual fee for malt beverages and wine, which is $1350, as well as $500 for Sunday sales.

Attachments:
1. application_Redacted

City of Peachtree City
151 Willowbend Road
Peachtree City, GA 30269
Phone: 770-487-7657
Fax: 770-631-2505
PeachtreeCityGA.gov

Office of the City Clerk

Application for Alcoholic Beverage License

Business Name:	Business Location:	Number of Serving Bars:
ATP Peachtree Citty LLC	400 Crosstown Dr. Suite B. Peachtree City Ga. 30269	One
Nature of Business: Family Entertainment Center	**Mailing Address:** [redacted]	**Business Phone Number:** [redacted]
Name of Licensee: Ben Thomas	**Home Address:** [redacted]	**Home/Cell Phone Number:** [redacted]
Name of License Representative: Keith Kemmerer	**Home Address:** [redacted]	**Home/Cell Phone Number:** [redacted]

Type of License:

Retail Consumption Dealer		Retail Package Dealer		Wholesale Dealer		Manufacturer	
Malt Beverage	✓	Malt Beverage		Malt Beverage		Malt Beverage	
Wine	✓	Wine		Wine		Wine	
Distilled Spirits		Distilled Spirits		Distilled Spirits		Distilled Spirits	
Sunday Sales	✓	Holidays					

Please complete information below (use separate sheet if necessary):

Name: Individual Owner's Name, Partners' Names, Corporation Name, and name of Contact Person regarding License Changes, Taxes, etc.	Address: Please provide Home Addresses for the individuals listed	Phone Numbers: Please provide Home and Business Phone Numbers for individuals listed
Ben Thomas	[redacted]	[redacted]
ATP Peachtree City LLc	[redacted]	[redacted]

Contact Person:
Ben Thomas

E-mail Addresses for License Applicant(s):
Ben@altitudega.com

Is any person who owns an interest in the Alcohol License an employee of the City of Peachtree City? YES/(NO)

If YES, please provide name of employee: _____

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO:	Mayor and City Council	
VIA:	Justin Strickland, City Manager	
FROM:	Shayla Reed, Planning Director	05/14/2026
	Kelly Bush, Financial & Administrative Services Director	05/15/2026
	Justin Strickland, City Manager	05/15/2026
DATE:	May 21, 2026	
SUBJECT:	Transmittal Resolution - 2026 Capital Improvement Element (CIE) Annual Update	

Recommendation:
Approve the attached Transmittal Resolution and authorize staff to submit the 2026 Capital Improvements Element Annual Update draft report to the Atlanta Regional Commission and Georgia Department of Community Affairs for their review and approval.

Discussion:
Staff has prepared a draft 2026 Capital Improvements Element (CIE) Annual Update. The update consists of a Financial Report and an addendum to the city's recently adopted Community Work Program component of the Comprehensive Plan. This update is required by the Georgia Development Impact Fee Act and the Georgia Planning Act.

Budget Impact:
There is no budget impact associated with this request.

Attachments:
1. CIE 2026 Transmittal Resolution
2. CIE 2026 Annual Update Document_Draft May 2026

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PEACHTREE CITY AUTHORIZING THE TRANSMITTAL OF THE 2026 CAPITAL IMPROVEMENTS ELEMENT (CIE) ANNUAL UPDATE OF THE PEACHTREE CITY COMPREHENSIVE PLAN TO THE ATLANTA REGIONAL COMMISSION FOR REVIEW.

WHEREAS, the City of Peachtree City has prepared an annual update to a Capital Improvements Element; and

WHEREAS, the annual update of the Capital Improvements Element was prepared in accordance with the Development Impact Fee Compliance Requirements established by the Georgia Department of Community Affairs (DCA), and a Public Hearing was held on May 21, 2026 at 6:30 P.M. in the Frances Meaders City Hall Council Chambers at 151 Willowbend Road in Peachtree City; and

BE IT THEREFORE RESOLVED, that the Mayor and Council of the City of Peachtree City does hereby submit the annual update of the Capital Improvements Element (CIE) covering the five-year period 2026 – 2030 to the Atlanta Regional Commission for review, as per the requirements of the Georgia Planning Act of 1989.

SO RESOLVED, this 21st day of May 2026.

_____
Kim Learnard, Mayor

_____
Laura Johnson, Post 1

_____
Suzanne Brown, Post 2

_____
Clint Holland, Post 3

_____
Michael Polacek, Post 4

Attest: _____
City Clerk
Yasmin Julio

Capital Improvements Element

2026 Annual Update

Financial Report &
Community Work Program

Adopted by Mayor and City Council
- Pending, TBD

City of Peachtree City, Georgia

Introduction
This Capital Improvements Element (CIE) Annual Update has been prepared in accordance with the requirements governing impact fees in the State of Georgia, as established by the Development Impact Fee Act (DIFA) and the Georgia Department of Community Affairs (DCA) guidance documents, *Development Impact Fee Compliance Requirements* and *Standards and Procedures for Local Comprehensive Planning*.

These authorities establish the required components of the Annual Update, including, at a minimum, a financial report and an updated schedule of improvements. According to the *Compliance Requirements*, the Annual Update:

> *"…must include: 1) the Annual Report on impact fees required under O.C.G.A. 36-71-8; and 2) a new fifth year schedule of improvements, and any changes to or revisions of previously listed CIE projects, including alterations in project costs, proposed changes in funding sources, construction schedules, or project scope." (Chapter 110-12-2-.03(2)(c))*

This Annual Update itself is based on the Peachtree City Capital Improvements Element, as adopted by the City on April 9, 2017.

Financial Report
The Financial Report included in this document is based on the requirements of DIFA, specifically:

> *"As part of its annual audit process, a municipality or county shall prepare an annual report describing the amount of any development impact fees collected, encumbered, and used during the preceding year by category of public facility and service area." (O.C.G.A. 36-71-8(d)(1))*

The City's fiscal year runs from October 1 to September 30. Thus, the financial report included here is based on the audit prepared for FY 2023. The required financial information is summarized in Table 1, and detailed information for each public facility category appears in Tables 2 through 5.

Schedule of Improvements
In addition to the financial report, the City has prepared a five-year schedule of improvements (Community Work Program (CWP), as specified in the *Compliance Requirements* (Chapter 110-12-2-.03(2)(c)), which states that local governments that have a CIE must "update their entire Short Term Work Program (Community Work Program) annually." The required annual CWP update addendum is presented as Table 6.

IMPACT FEE DISTRIBUTION					
Date received	**Parks & Recreation**	**Fire**	**Police**	**Admin. Fees**	**TOTAL**
TOTAL	$ 4,324,937.34	$ 789,948.03	$ 424,132.64	$ 11,759.48	$ 5,550,777.49
Interest income	$ 53,587.12	$ 85,909.57	$ 17,083.79		$ 156,580.48
Administrative costs / transfers to GF				$ (10,634.66)	$ (10,634.66)
Impact Fee refunds				$ (1,124.82)	$ (1,124.82)
Project expenditures	$ (299,926.04)	$ (33,008.17)	$ (423,700.00)		$ (756,634.21)
Net Revenue vs Expenditures					
ENDING FUND BALANCE (FY24)	$ 4,078,598.42	$ 842,849.43	$ 17,516.43	$ (0.00)	$ 4,938,964.28
12/06/24	$ -	$ 1,813.80	$ -	$ 54.41	$ 1,868.21
12/06/24	$ -	$ 15,225.65	$ 2,628.23	$ 535.62	$ 18,389.50
01/08/25	$ 3,408.54	$ 583.88	$ 118.05	$ 123.31	$ 4,233.78
02/11/25	$ 3,408.54	$ 583.88	$ 118.05	$ 123.31	$ 4,233.78
02/21/25	$ -	$ 2,228.20	$ 454.21	$ 80.47	$ 2,762.88
02/25/25	$ 3,408.54	$ 583.88	$ 118.05	$ 123.31	$ 4,233.78
02/25/25	$ 3,408.54	$ 583.88	$ 118.05	$ 123.31	$ 4,233.78
03/10/25	$ 3,408.54	$ 583.88	$ 118.05	$ 123.31	$ 4,233.78
03/13/25	$ 3,408.54	$ 583.88	$ 118.05	$ 123.31	$ 4,233.78
05/16/25	$ 3,408.54	$ 583.88	$ 118.05	$ 123.31	$ 4,233.78
05/16/25	$ 3,408.54	$ 583.88	$ 118.05	$ 123.31	$ 4,233.78
05/22/25	$ 3,408.54	$ 583.88	$ 118.05	$ 123.31	$ 4,233.78
05/22/25	$ 3,408.54	$ 583.88	$ 118.05	$ 123.31	$ 4,233.78
05/22/25	$ 3,408.54	$ 583.88	$ 118.05	$ 123.31	$ 4,233.78
06/04/25	$ 3,408.54	$ 583.88	$ 118.05	$ 123.31	$ 4,233.78
Letter sent 6/16/25	$ -	$ 14,736.66	$ 2,984.64	$ 531.64	$ 18,252.94
9/30/2025	$ -	$ 7,846.80	$ 1,467.60	$ 279.43	$ 9,593.83
08/26/25	$ -	$ 22,175.92	$ 4,379.68	$ 796.67	$ 27,352.27
09/02/25	$ 3,408.54	$ 583.88	$ 118.05	$ 123.31	$ 4,233.78
08/19/25	$ 3,408.54	$ 583.88	$ 118.05	$ 123.31	$ 4,233.78
08/19/25	$ 3,408.54	$ 583.88	$ 118.05	$ 123.31	$ 4,233.78
07/01/25	$ -	$ 11,416.90	$ 2,354.00	$ 413.13	$ 14,184.03
08/18/25	$ -	$ 2,137.10	$ 447.30	$ 77.53	$ 2,661.93
TOTAL	$ 51,128.10	$ 86,339.23	$ 16,486.41	$ 4,618.55	$ 158,572.29
TOTAL	$ 4,129,726.52	$ 929,188.66	$ 34,002.84	$ 4,618.55	$ 5,097,536.57
Interest income	$ 112,936.70	$ 25,097.05	$ 1,394.28		$ 139,428.03
Administrative costs / transfers to GF				$ (4,618.55)	$ (4,618.55)
Impact Fee refunds					$ -
Project expenditures	$ (236,424.86)	$ (610,000.00)	$ -		$ (846,424.86)
Net Revenue vs Expenditures					
ENDING FUND BALANCE	$ 4,006,238.36	$ 344,285.71	$ 35,397.12	$ (0.00)	$ 4,385,921.19
				CASH	$ 4,411,824.22
				ACCOUNTS PAYABLE	$ (9,525.00)
				RETAINAGE PAYABLE	$ -
				DUE TO GENERAL FUND	$ (16,378.03)
					$ 4,385,921.19

TABLE 1: SUMMARY City of Peachtree City Annual Impact Fee Financial Report FY 2025					
Public Facility **Service Area- Citywide**	**Parks & Recreation**	**Police**	**Fire**	**Admin. Fees**	**TOTAL**
Beginning Impact Fee Fund Balance at September 30, 2024	4,078,589.13	17,536.30	842,845.78	-	4,938,971.21
Impact Fees Collected in Fiscal Year 2025	51,128.10	16,486.41	86,339.23	4,618.55	158,572.29
Accrued Interest	112,936.70	1,394.28	25,097.05	-	139,428.03
(Project Expenditures)	(236,424.86)		(610,000.00)	(4,618.55)	(851,043.41)
FY 2025 (Administrative/Other Costs)					-
(Impact Fee Refunds)					
Ending Impact Fee Fund Balance at September 30, 2025	4,006,229.07	35,416.99	344,282.06	-	4,385,928.12
Impact Fees Encumbered	4,006,229.07	35,416.99	344,282.06	-	4,385,928.12

TABLE 2: PARKS & RECREATION

City of Peachtree City Annual Impact Fee Financial Report FY 2025

Project Description	Project Start Date	Project End Date	Estimated / Actual Cost of Project	Max. % Funding from Imp. Fees	Other Funding Sources	Expenditures in FY 2025	Total Impact Fees Applied to Project	FY26- FY30 Impact Fees identified	Status / Remarks Responsible Party
Drake Field Pavilion & Path	FY2012	FY2019	*274,915.00*	0.66	GF & Donations		92,460.25		complete
Path to Spillway Bridge	FY2018	FY2019	*22,000.00*	0.66	General Fund		20,709.00		complete
Flat Creek Nature Area (Parkade to PAC)	FY2019	FY2020	*253,011.00*	0.66	SPLOST17		166,987.26		complete
Paschall Rd. connection	FY2019	FY2020	*53,760.00*	0.66	SPLOST17		34,493.20		complete
Police Station connection	FY2019	FY2020	*31,480.00*	0.66	SPLOST17		20,758.88		complete
Kedron Village retail path realignment	FY2018	FY2020	*27,440.00*	0.66	SPLOST17		18,107.03		complete
American Walk path connection	FY2019	FY2020	*21,417.00*	0.66	SPLOST17		14,135.22		complete
Crosstown Dr. crossing	FY2019	FY2021	*356,537.00*	0.66	SPLOST17		50,000.00		complete
SR 54 W gateway bridge	FY2018	FY2025	*3,750,000.00*	0.66	SPLOST17		1,112,055.73	363,000.00	project re-opened due to excessive erosion
Flat Creek Nature Area (Crosstown to Parkade Ct)	FY2018	FY2021	275,000.00	0.66	SPLOST17		158,759.26		complete
Robinson Road sidepath to Whitefield Farms	FY2021	FY2021	*14,204.00*	0.66	SPLOST17		-		complete
N Peachtree Pkwy Flat Creek Rd to Interlochen	FY2021	FY2021	48,657.00	0.66	SPLOST17		1,286.80		complete
Cedarcroft connection to SR 74 Bridge	FY2021	FY2021	*5,920.00*	0.66	SPLOST17		-		complete
Line Creek Nature Area path connection	FY2021	FY2021	*44,233.00*	0.66	SPLOST17		201.55		complete
Robinson Rd. (Windgate to McIntosh Trl)	FY2019	FY2021	*85,820.00*	0.66	SPLOST17		-		complete
Robinson Rd (McIntosh Trl to Crosstown Dr)	FY2019	FY2021	*133,490.00*	0.66	SPLOST17		-		complete
Robinson Rd sidepath (Crosstown to Braelinn Rec)	FY2019	FY2021	*109,969.00*	0.66	SPLOST17		-		complete
Robinson Rd sidepath (Braelinn Rec to Elem Sch)	FY2022	FY2022	*264,713.56*	0.66	SPLOST17		159,466.00		complete- paving costs raised actual costs
N Peachtree Pkwy North Hill connection	FY2021	FY2024	257,333.00	0.66	SPLOST17		-	169,839.78	in design
SR 54 E (Peachtree East to PTC UMC)	FY2018	FY2026	2,600,000.00	0.66	SPLOST17		-	1,716,000.00	in design. Estimated costs increased due to utility relocation, stormwater management and easement acquisition
SR 54 parallel bridge at Lake Peachtree	FY2020	FY2025	645,129.00	0.66	SPLOST17		-	425,785.14	under construction
N Peachtree Pkwy Walt Banks to Lake	FY2022	FY2025	427,750.00	0.66	SPLOST17	33,729.89	248,585.25	33,729.75	under construction. Hawk signal installed (cost increased)
HWY 74 crossing near Crosstown Road	FY2017	FY2029	20,000.00	0.66	SPLOST17		-	13,200.00	planning
Path connectivity to neighboring communities	FY2018	FY2029	465,495.00	0.66	SPLOST17		-	307,226.70	planning
SR 74 North Gateway Bridge & path connection	FY2023	FY2029	4,000,000.00	0.66	General Fund		-	2,640,000.00	cost estimate increased
Smokerise Point (existing to White Springs Ln)	FY2023	FY2029	41,802.72	0.66	General Fund		-	27,589.80	planning
Smokerise Point (Ashley Way to Sedgewick Dr)	FY2023	FY2029	75,731.64	0.66	General Fund		-	49,982.88	planning
Sumner Road sidepath	FY2023	FY2029	253,679.52	0.66	General Fund		-	167,428.48	planning
SR 54 East crossing	FY2023	FY2029	4,000,000.00	0.66	General Fund		-	2,640,000.00	cost estimate increased
Prime Point Share the Road connection	FY2023	FY2029	283,599.96	0.66	General Fund		-	187,175.97	planning
Steven's Entry at N Peachtree Parkway	FY2019	FY2029	83,032.80	0.66	General Fund		-	54,801.65	planning
Willow Road sidepath	FY2023	FY2029	295,339.08	0.66	General Fund		-	194,923.79	planning
SR 74 S parallel connection (Police to Crosstown)	FY2023	FY2029	314,952.00	0.66	General Fund		11,100.00	196,768.32	planning
Crosstown frontage path (Crosstown Ct to Arbor Ter)	FY2019	FY2029	269,140.80	0.66	General Fund		-	177,632.93	planning
Crosstown Dr. over Flat Creek (northern side of RoW)	FY2019	FY2029	128,844.00	0.66	General Fund		-	85,037.04	planning. Wetland area may make infeasable
P'tree Pkwy S sidepath (Village Pk to Fairways)	FY2023	FY2029	361,479.00	0.66	General Fund		-	238,576.14	planning

TABLE 2: PARKS & RECREATION

City of Peachtree City Annual Impact Fee Financial Report FY 2025

Project Description	Project Start Date	Project End Date	Estimated / Actual Cost of Project	Max. % Funding from Imp. Fees	Other Funding Sources	Expenditures in FY 2025	Total Impact Fees Applied to Project	FY26- FY30 Impact Fees identified	Status / Remarks Responsible Party
Robinson Rd sidepath (Braelinn Rd to Colonnade)	FY2023	FY2023	265,132.32	0.66	General Fund		19,070.00		complete. Realigned to remove fewer trees and lower costs
Robinson Rd sidepath tunnel connections	FY2023	FY2029	109,374.24	0.66	General Fund		-	72,187.00	planning
Holly Grove Rd sidepath	FY2023	FY2029	300,636.00	0.66	General Fund		-	198,419.76	planning
Mill Farms path connection to Meade tunnel	FY2023	FY2029	312,792.00	0.66	General Fund		141,000.00	65,442.72	Est. cost increased due to increase in land costs
Connection from Mill Farms to existing SR 74 tunnel	FY2024	FY2029	100,355.16	0.66	Dev. Agreement		-	66,234.41	planning
Hwy 74 s parallel connection (PAC to Cooper Cir)	FY2023	FY2029	693,467.04	0.66	General Fund		-	457,688.25	planning
Hwy 74 S parallel connection (Cooper to Dividend)	FY2023	FY2029	375,222.36	0.66	General Fund		-	247,646.76	planning
Dividend sidepath (74 to TDK)	FY2023	FY2029	744,145.68	0.66	General Fund		-	491,136.15	planning
Falcon Drive path connecting Dividend Dr path to airport	FY2024	FY2029	103,218.36	0.66	General Fund		-	68,124.12	planning
TDK parallel connection (74 to Dividend)	FY2023	FY2029	310,227.72	0.66	General Fund		-	204,750.30	planning
TDK parallel connection (Dividend to Park)	FY2023	FY2029	761,468.04	0.66	General Fund		-	502,568.91	planning
Dividend sidepath (TDK to Paschall Rd)	FY2023	FY2029	1,278,275.64	0.66	General Fund		-	843,661.92	planning
Peachtree Villas path connection	FY2023	FY2029	90,620.28	0.66	General Fund		-	59,809.38	planning
Huddleston Road path	FY2022	FY2024	463,408.92	0.66	SPLOST17, Grants		-	305,849.89	planning
Fulton Court connection	FY2024	FY2029	17,179.20	0.66	General Fund		-	11,338.27	planning
Senoia Road frontage path	FY2026	FY2029	710,646.24	0.66	General Fund		-	469,026.52	planning
Panasonic connection (Flat Creek to Dividend Dr)	FY2022	FY2023	298,631.76	1.00	None		42,543.00	256,088.76	complete. Realigned to remove fewer trees and lower costs
New Booth Middle School Stagecoach Path	FY2022	FY2023	252,534.24	0.66	General Fund		21,083.87	145,588.73	complete- no RoW purchase required
Kedron Boat Dock Path Extension	FY2022	FY2026	15,000.00	1.00	None	4,140.00	4,140.00	10,860.00	
New Path Montclair to Spear Road	FY2024	FY2025	89,727.00	1.00	None	38,385.97	89,726.97	0.03	in progress
New Path Holly Grove	FY2025	FY2026	500,000.00	1.00	None	74,629.50	74,629.50	425,370.50	
New Path Sumner Rd.	FY2025	FY2026	500,000.00	1.00	None	85,539.50	85,539.50	414,460.50	
			22,815,370.72			236,424.86	2,586,838.27	15,004,951.23	
					FY Parks Impact Fees Collected (Inc. interest)			4,006,229.07	Current Parks/Rec Fund Balance
					FY Parks Impact Fees Applied			(10,998,722.16)	Diff. between planned expenses and on hand
					Time Tracking balance (should be $0 by expiration date)				
					Parks/Recreation Impact Fee Fund Balance minus applied funds				
					Reported Parks/Rec Fund Balance				

TABLE 4: POLICE

City of Peachtree City Annual Impact Fee Financial Report FY 2025

Project Description	Project Start Date	Project End Date	Estimated Cost of Project	Max % Funding from Imp. Fees	Other Funding Sources	Expenditures in FY 2025	Previous FY Impact Fees Applied	FY26- FY30 Impact Fees Identified	Status/ Remarks
Building Expansion	FY2015	FY2029	691,738.00	1.00	N/A		14,400.00	677,338.00	Relocated expansion project to new PD annex
			691,738.00					677,338.00	
					FY Police Impact Fees Collected (Inc. interest)			35,416.99	Current Police Fund Balance
					FY Police Impact Fees Applied			(641,921.01)	Diff. between planned expenses and on hand
					Time Tracking balance (should be $0 by expiration date)				
					Reported Police Impact Fee Fund Balance				

TABLE 5 FIRE PROTECTION

City of Peachtree City Annual Impact Fee Financial Report FY 2025

Project Description	Project Start Date	Project End Date	Estimated/ Actual Cost of Project	Max. % Funding from Imp. Fees	Other Funding Sources	Expenditures in FY 2025	Previous FY Impact Fees Applied	FY26- FY30 Impact Fees Identified	Status/ Remarks
Station 85	FY2017	FY2020	1,810,070.28	0.13	General Fund		158,141.99		complete
Medic vehicle (Heavy vehicle)	FY2016	FY2020	*823,206.00*	1.00	N/A		823,205.66	-	complete- carryover costs paid in FY21
Station 86	FY2019	FY2026	3,062,162.00	1.00	N/A		557,470.60	2,504,691.40	planning
Station 85 Expansion	FY2021	FY2027	1,700,000.00	0.25	SPLOST		-	391,992.00	in design
Engine F550 (Heavy vehicle)	FY2019	FY2025	592,842.28	1.00	N/A		-	592,842.28	on CIP
Station 83 Expansion	FY2022	FY2029	100,000.00	1.00	N/A		78,419.96	21,580.04	in design
Heavy Vehicle	FY2026	FY2026	610,694.28	1.00	N/A	610,000.00	610,000.00	694.28	ordered (encumbered)
			8,698,974.84			610,000.00	2,227,238.21	3,511,800.00	
					FY Fire Impact Fees Collected (Inc. interest)			344,282.06	Current Fire Fund Balance
					FY Fire Impact Fees Applied			(3,167,517.94)	Diff. between planned expenses and on hand
					Time Tracking balance (should be $0 by expiration date)				
					Reported Fire Impact Fee Balance				

TABLE 5:
COMMUNITY WORK PROGRAM ADDENDUM / SCHEDULE OF IMPROVEMENTS FY 2026-2030

PROJECT DESCRIPTION	SERVICE AREA	PROJECT START DATE	PROJECT COMPLETION DATE	ESTIMATED PROJECT COST	PORTION CHARGEABLE TO IMPACT FEES	SOURCES OF FUNDS & SHARE	RESPONSIBLE PARTY
Fire Protection & EMS							
Fire Station 86	City-wide	FY2019	FY2026	$3,062,162	100%	Up to 100% Impact Fees On-Hand, Bonds, or General Fund	Fire Department
Engine F550 (Heavy Vehicle)	City-wide	FY2020	FY2026	$592,842	100%	Up to 100% Impact Fees On-Hand or Debt Service	Fire Department
Fire Training Tower	City-wide	FY2025	FY2026	$100,000	0%	RESERVES	Fire Department
Replace Reserve Medic 83	City-wide	FY2027	FY2027	$500,000	0%	Debt Service	Fire Department
Staff Vehicle Replacement	City-wide	FY2027	FY2027	$50,000	0%	Debt Service	Fire Department
Replace Ford Explorer	City-wide	FY2028	FY2028	$50,000	0%	Debt Service	Fire Department
Replace 2011 Reserve Engine	City-wide	FY2028	FY2028	$800,000	0%	Debt Service	Fire Department
Replace 2017 F250 Staff Vehicle (22047)	City-wide	FY2027	FY2027	$60,000			Fire Department
3 Firefighter/Paramedics	City-wide	FY2027	FY2027	$1,200,000	0%	General Fund	Fire Department
Replace 2018 F150 Staff Vehicle (22051)	City-wide	FY2027	FY2029	$65,000.00			Fire Department

PROJECT DESCRIPTION	SERVICE AREA	PROJECT START DATE	PROJECT COMPLETION DATE	ESTIMATED PROJECT COST	PORTION CHARGEABLE TO IMPACT FEES	SOURCES OF FUNDS & SHARE	RESPONSIBLE PARTY
Fire Protection & EMS, continued							
3 Captains/ 3 Sergeant (Aerial)	City-wide	FY2027	FY2029	$580,000.00			Fire Department
Replace Braun Medic 81 2019 (2307)	City-wide	FY2027	FY2029	$600,000		SPLOST	Fire Department
Replace Braun Medic 84 2019 (2319)	City-wide	FY2027	FY2029	$600,000		SPLOST	Fire Department
Replace Aerial Tower 81 2019 (22059)	City-wide	FY2027	FY2029	$4,000,000		SPLOST	Fire Department
Replace Engine (2213)	City-wide	FY2027	FY2029	$1,200,000		SPLOST	Fire Department
Replace 2020 F150 Staff Vehicle (22058)	City-wide	FY2027	FY2030	$65,000			Fire Department
Replace Engine (22057)	City-wide	FY2027	FY2030	$1,200,000		SPLOST	Fire Department
Police							
Meja Building, purchase and Renovation	City-wide	FY 2026	FY2027	$700,000	0%	General Fund/Facilities Bond	Police Department
On Target Building Renovation	City-wide	FY 2026	FY2028	$4,200,000	0%	General Fund/Facilities Bond/Grant	Police Department
Current Building (Renovation)	City-wide	FY2027	FY2029	$2,100,000	0%	General Fund/Facilities Bond	Police Department
Police Vehicle Replacements (10)	City-wide	FY2025	FY 2026	$850,000	0%	Debt Service	Police Department

PROJECT DESCRIPTION	SERVICE AREA	PROJECT START DATE	PROJECT COMPLETION DATE	ESTIMATED PROJECT COST	PORTION CHARGEABLE TO IMPACT FEES	SOURCES OF FUNDS & SHARE	RESPONSIBLE PARTY
Police, continued							
Police Vehicle Replacements (10)	City-wide	FY2026	FY2027	$850,000	0%	Debt Service	Police Department
Gate opener	City-wide	FY2025	FY2026	$15,000	0%	Facility Maintenance Fund	Police Department
Flooring Replacement	City-wide	FY2025	FY2029	$40,000	0%	Facility Maintenance Fund	Police Department
Officer Wellness Equipment	City-wide	FY2025	FY2026	$25,000	0%	Forfeiture Funds	Police Department
Laptop Replacements (30)	City-wide	FY2026	FY2026	$115,000	0%	Debt Service	Police Department
New Staff Assistant Position	City-wide	FY2027	FY2027	$77,000	0%	General Fund	Police Department
Public Safety IT Professional	City-wide	FY 2027	FY 2027	$55,000	0%	General Fund	Police and Fire
Axon Fleet Contract	City-wide	FY 2027	FY 2027	$266,000	0%	General Fund	Police Department
Police Motorcycle Replace-ment	City-wide	FY 2027	FY 2027	$35,000	0%	General Fund	Police Department
Police Vehicle Replacements (10)	City-wide	FY2027	FY2027	$850,000	0%	Debt Service	Police Department
Laptop Replacements (32)	City-wide	FY2027	FY2027	$176,000	0%	Debt Service	Police Department
Police Vehicle Replacements (10)	City-wide	FY2028	FY2028	$850,000	0%	Debt Service	Police Department

PROJECT DESCRIPTION	SERVICE AREA	PROJECT START DATE	PROJECT COMPLETION DATE	ESTIMATED PROJECT COST	PORTION CHARGEABLE TO IMPACT FEES	SOURCES OF FUNDS & SHARE	RESPONSIBLE PARTY
Police, continued							
Laptop Replacements (32)	City-wide	FY2028	FY2028	$176,000	0%	Debt Service	Police Department
Additional 2 Patrol Officers	City-wide	FY 2028	FY 2028	$415,588	0%	General Fund	Police Department
Drone as 1st Responder Implementation	City-wide	FY 2028	FY 2028	$70,000	0%	Debt Service	Police Department
Axon Fleet Contract	City-wide	FY 2027	FY 2027	$249,000	0%	General Fund	Police Department
Real Time Crime Center	City-wide	FY2027	FY 2027	$100,000	0%	Debt Service	Police Department
Surveillance Equipment Upgrades	City-wide	FY2028	FY2028	$30,000	0%	General Fund	Police Department
VMS Trailer Replacement	City-wide	FY 2028	FY 2028	$45,000	0%	General Fund	Police Department
Radio Replacement (35)	City-wide	FY 2028	FY 2028	$234,500	0%	Debt Service	Police Department
Motorcycle Replacement	City-wide	FY 2028	FY 2028	$35,000	0%	Debt Service	Police Department
Axon Fleet Contract	City-wide	FY 2028	FY 2028	$249,000	0%	General Fund	Police Department
Police Vehicle Replacements (10)	City-wide	FY2029	FY2029	$850,000	0%	Debt Service	Police Department
Axon Fleet Contract	City-wide	FY 2029	FY 2029	$249,000	0%	General Fund	Police Department
Axon Fleet Contract	City-wide	FY 2030	FY 2030	$249,000	0%	General Fund	Police Department

PROJECT DESCRIPTION	SERVICE AREA	PROJECT START DATE	PROJECT COMPLETION DATE	ESTIMATED PROJECT COST	PORTION CHARGEABLE TO IMPACT FEES	SOURCES OF FUNDS & SHARE	RESPONSIBLE PARTY
Recreation Facilities							
Additional 2 Patrol Officers	City-wide	FY 2030	FY 2030	$415,588	0%	General Fund	Police Department
ATV Replacement	City-wide	FY 2030	FY 2030	$20,000	0%	General Fund	Police Department
Police Vehicle Replacements (10)	City-wide	FY 2030	FY 2030	$850,000	0%	Debt Service	Police Department
N Peachtree Parkway North Hill connection	City-wide	FY2021	FY2026	$257,333	66%	66% Impact Fees On-Hand / 34% SPLOST17	Public Works
SR 54 E (Peachtree East to PTC UMC)	City-wide	FY2018	FY2026	$2,600,000	66%	66% Impact Fees On-Hand / 34% SPLOST17	Public Works
N Peachtree Parkway from Walt Banks to Lake Kedron	City-wide	FY2022	FY2027	$359,070	66%	66% Impact Fees On-Hand / 34% SPLOST17	Public Works
SR 74 S crossing study near Crosstown Drive	City-wide	FY2019	FY2029	$20,000	66%	66% Impact Fees On-Hand / 34% SPLOST17	Public Works
Path connectivity to neigh-boring communities	City-wide	FY2018	FY2029	$465,495	66%	66% Impact Fees On-Hand / 34% SPLOST17	Public Works
SR 74 N Gateway bridge and path connections	City-wide	FY2023	FY2029	$4,000,000	66%	Impact Fees / General Fund	Public Works
Smokerise Point (to White Springs Ln)	City-wide	FY2023	FY2026	$15,061	66%	Impact Fees / General Fund	Public Works

PROJECT DESCRIPTION	SERVICE AREA	PROJECT START DATE	PROJECT COMPLETION DATE	ESTIMATED PROJECT COST	PORTION CHARGEABLE TO IMPACT FEES	SOURCES OF FUNDS & SHARE	RESPONSIBLE PARTY
Recreation Facilities, continued							
Smokerise Point (Ashley Way to Sedgewick Dr)	City-wide	FY2023	FY2026	$27,286	66%	Impact Fees / General Fund	Public Works
Sumner Roadside path	City-wide	FY2023	FY2026	$91,400	66%	Impact Fees / General Fund	Public Works
SR 54 E crossing	City-wide	FY2023	FY2026	$1,200,000	66%	Impact Fees / General Fund	Public Works
Prime Point share-the-road connection	City-wide	FY2023	FY2026	$102,180	66%	Impact Fees / General Fund	Public Works
Steven's Entry at N Peachtree Parkway	City-wide	FY2019	FY2029	$41,516	66%	Impact Fees / General Fund	Public Works
Willow Roadside path	City-wide	FY2023	FY2026	$106,410	66%	Impact Fees / General Fund	Public Works
SR 74 S parallel connection from PD to Crosstown	City-wide	FY2023	FY2026	$113,476	66%	Impact Fees / General Fund	Public Works
Crosstown frontage path (Crosstown Ct to Arbor Ter)	City-wide	FY2019	FY2029	$134,570	66%	Impact Fees / General Fund	Public Works
Crosstown Drive over Flat Creek (north side of RoW)	City-wide	FY2019	FY2029	$64,420	66%	Impact Fees / General Fund	Public Works
Peachtree Parkway S side path from Village Park to Fairways	City-wide	FY2023	FY2026	$130,240	66%	Impact Fees / General Fund	Public Works
Robinson Roadside path (Braelinn Rd to Colonnade)	City-wide	FY2023	FY2026	$95,526	66%	Impact Fees / General Fund	Public Works

PROJECT DESCRIPTION	SERVICE AREA	PROJECT START DATE	PROJECT COMPLETION DATE	ESTIMATED PROJECT COST	PORTION CHARGEABLE TO IMPACT FEES	SOURCES OF FUNDS & SHARE	RESPONSIBLE PARTY
Recreation Facilities, continued							
Robinson Road tunnel and path connections	City-wide	FY2017	FY2026	$39,407	66%	Impact Fees / General Fund	Public Works
Holly Grove Roadside path	City-wide	FY2023	FY2026	$108,318	66%	Impact Fees / General Fund	Public Works
Mill Farms path connection to Meade tunnel	City-wide	FY2023	FY2026	$177,106	66%	Impact Fees / General Fund	Public Works
Hwy 74 S parallel from PAC to Cooper Cir	City-wide	FY2023	FY2026	$249,854	66%	Impact Fees / General Fund	Public Works
Hwy 74 S parallel from Cooper Cir to Dividend Dr	City-wide	FY2023	FY2026	$135,191	66%	Impact Fees / General Fund	Public Works
Dividend Dr side path from 74 to TDK	City-wide	FY2023	FY2026	$268,113	66%	Impact Fees / General Fund	Public Works
Falcon Drive path	City-wide	FY2024	FY2029	$51,609	66%	Impact Fees / General Fund	Public Works
TDK parallel connection from 74 to Dividend Dr	City-wide	FY2023	FY2026	$111,774	66%	Impact Fees / General Fund	Public Works
TDK parallel from Dividend Dr to Lake McIntosh	City-wide	FY2023	FY2026	$274,354	66%	Impact Fees / General Fund	Public Works
Dividend side path from TDK to Paschall Road	City-wide	FY2023	FY2026	$460,557	66%	Impact Fees / General Fund	Public Works
Peachtree Villas path connection	City-wide	FY2023	FY2026	$32,650	66%	Impact Fees / General Fund	Public Works

PROJECT DESCRIPTION	SERVICE AREA	PROJECT START DATE	PROJECT COMPLETION DATE	ESTIMATED PROJECT COST	PORTION CHARGEABLE TO IMPACT FEES	SOURCES OF FUNDS & SHARE	RESPONSIBLE PARTY
Recreation Facilities, continued							
Senoia Road frontage path	City-wide	FY2026	FY2029	$355,323			
Glenloch Pool Shade Structure	City-wide	FY2025	FY2026	$75,000	0%	Facility Maintenance Fund	Recreation & Special Events
Capital Equipment Replacement: F-150 (5003)	City-wide	FY2026	FY2026	$38,000	0%	Debt Services	Recreation & Special Events
Kedron Backboard & Hydraulics	City-wide	FY2026	FY2026	$80,000	0%	Facility Maintenance Fund	Recreation & Special Events
Library HVAC System	City-wide	FY2026	FY2026	$325,000	0%	General Fund	Library Services
Capital Equipment Replacement: F250 (3), zero-turn mowers (2)	City-wide	FY2027	FY2027	$181,740	0%	Debt Services	Recreation & Special Events
Braelinn Playground Pavilion	City-wide	FY2027	FY2027	$125,000	0%	General Fund	Recreation & Special Events
Kedron Pool Resurfacing	City-wide	FY2027	FY2027	$40,000	0%	Facility Maintenance Fund	Recreation & Special Events
Playground Upgrade	City-wide	FY2028	FY2028	$85,000	0%	General Fund	Recreation & Special Events
Kedron Pool Resurfacing	City-wide	FY2028	FY2028	$40,000	0%	Facility Maintenance Fund	Recreation & Special Events
Street Resurfacing	City-wide	FY2025	FY2027	$432,458	0%	LMIG Grants	Public Works
Capital Equipment Replacements: Asphalt spreader, F-250 (5021), Zero-turn Mowers (2)	City-wide	FY2026	FY2026	$278,140	0%	Debt Service	Public Works

PROJECT DESCRIPTION	SERVICE AREA	PROJECT START DATE	PROJECT COMPLETION DATE	ESTIMATED PROJECT COST	PORTION CHARGEABLE TO IMPACT FEES	SOURCES OF FUNDS & SHARE	RESPONSIBLE PARTY
Recreation Facilities, continued							
Street Resurfacing – LMIG Match	City-wide	FY2026	FY2026	$450,000	0%	General Fund	Public Works
Public Buildings Facilities Improvements	City-wide	FY2026	FY2026	$350,000	0%	General Fund	Public Works
Public Works							
Capital Equipment Replacements: F-750 (3021), Tandem Dump (3012), F-250 Quad, zero-turn mower (2)	City-wide	FY2027	FY2027	$259,500	0%	Debt Service	Public Works
Street Resurfacing- LMIG Match	City-wide	FY2027	FY2027	$450,000	0%	General Fund	Public Works
Public Buildings Facilities Improvements, Reroof City Hall	City-wide	FY2027	FY2027	$1,250,000	0%	General Fund, ARPA	Public Works
Capital Equipment Replacements: Asphalt roller (3896), F350 (3033), zero-turn mower (2)	City-wide	FY2028	FY2028	$162,400	0%	Debt Service	Public Works
Street Resurfacing – LMIG Match	City-wide	FY2028	FY2028	$450,000	0%	General Fund	Public Works
Public Buildings Facilities Improvements	City-wide	FY2028	FY2028	$350,000	0%	General Fund	Public Works
Street Resurfacing	City-wide	FY2026	FY2026	$450,000	0%	General Fund	Public Works

PROJECT DESCRIPTION	SERVICE AREA	PROJECT START DATE	PROJECT COMPLETION DATE	ESTIMATED PROJECT COST	PORTION CHARGEABLE TO IMPACT FEES	SOURCES OF FUNDS & SHARE	RESPONSIBLE PARTY
Public Works, continued							
Street Resurfacing	City-wide	FY2027	FY2027	$450,000	0%	General Fund	Public Works
Street Resurfacing	City-wide	FY2028	FY2028	$450,000	0%	General Fund	Public Works
Street Resurfacing	City-wide	FY2029	FY2029	$450,000	0%	General Fund	Public Works
Public Buildings Facilities Improvements	City-wide	FY2026	FY2026	$350,000	0%	General Fund	Public Works
Public Buildings Facilities Improvements	City-wide	FY2027	FY2027	$350,000	0%	General Fund	Public Works
Public Buildings Facilities Improvements	City-wide	FY2028	FY2028	$350,000	0%	General Fund	Public Works
Public Buildings Facilities Improvements	City-wide	FY2029	FY2029	$350,000	0%	General Fund	Public Works
Technical Services							
Misc. Software upgrades	City-wide	FY2026	FY2026	$55,000	0%	Debt Service	Finance
HP Nimble Storage	City-wide	FY2026	FY2026	$195,000	0%	Debt Service	Finance
Cisco Switch Replacements	City-wide	FY2026	FY2026	$195,000	0%	Debt Service	Finance
Data Center UPS	City-wide	FY2026	FY2026	$85,000	0%	Debt Service	Finance
Data Security Upgrades	City-wide	FY2026	FY2026	$55,000	0%	Debt Service	Finance
PC Replacements	City-wide	FY2026	FY2026	$245,000	0%	Debt Service	Finance

PROJECT DESCRIPTION	SERVICE AREA	PROJECT START DATE	PROJECT COMPLETION DATE	ESTIMATED PROJECT COST	PORTION CHARGEABLE TO IMPACT FEES	SOURCES OF FUNDS & SHARE	RESPONSIBLE PARTY
Technical Services, continued							
PC Replacements	City-wide	FY2027	FY2027	$230,000	0%	Debt Service	Finance
Microsoft Server Software upgrades	City-wide	FY2027	FY2027	$80,000	0%	Debt Service	Finance
Vmware Upgrades	City-wide	FY2027	FY2027	$50,000	0%	Debt Service	Finance
Storage Replacement	City-wide	FY2027	FY2027	$95,000	0%	Debt Service	Finance
Tape Drive Replacements	City-wide	FY2027	FY2027	$52,000	0%	Debt Service	Finance
Data Security Upgrades	City-wide	FY2027	FY2027	$50,000	0%	Debt Service	Finance
Wireless Network Replace-ment	City-wide	FY2027	FY2027	$120,000	0%	Debt Service	Finance
Physical Security Upgrades	City-wide	FY2027	FY2027	$30,000	0%	Debt Service	Finance
Server Replacement	City-wide	FY2028	FY2028	$97,000	0%	Debt Service	Finance
Microsoft SQL Upgrade	City-wide	FY2028	FY2028	$85,000	0%	Debt Service	Finance
HP Nimble Storage	City-wide	FY2028	FY2028	$220,000	0%	Debt Service	Finance
Firewall Replacement	City-wide	FY2028	FY2028	$95,000	0%	Debt Service	Finance
Tape Drive Replacement	City-wide	FY2028	FY2028	$52,000	0%	Debt Service	Finance
Misc. Software Upgrades	City-wide	FY2028	FY2028	$60,000	0%	Debt Service	Finance
Data Security Upgrades	City-wide	FY2028	FY2028	$50,000	0%	Debt Service	Finance
Veeam/Backup upgrade	City-wide	FY2028	FY2028	$49,000	0%	Debt Service	Finance

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Justin Strickland, City Manager

FROM: Justin Strickland, City Manager 05/15/2026

DATE: May 21, 2026

SUBJECT: PTC Youth Council & Youth Activities Committee

Recommendation:
Adopt ordinance #1257 and #1258 and by-laws to create a Peachtree Youth Council and Youth Activities Committee.

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 high school student 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.

Attachments:
1. Ordinance 1257 Youth Council Ordinance
2. YOUTH COUNCIL - BY LAWS DRAFT
3. Ordinance 1258 YOUTH ACTIVITIES COMMITTEE
4. YOUTH ACTIVITIES COMMITTEE - BY LAWS DRAFT

ORDINANCE #1257

AN ORDINANCE TO AMEND THE CODE OF ORDINANCES OF PEACHTREE CITY, GEORGIA, AS AMENDED, SO AS TO PROVIDE FOR THE CREATION OF A YOUTH COUNCIL; TO REPEAL CONFLICTING ORDINANCES EXCEPT AS HEREIN EXPRESSLY PROVIDED; TO PROVIDE FOR SEVERABILITY; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

NOW THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF PEACHTREE CITY, and it is hereby ordained by authority of the same, that:

Section 1. Article V, Boards, Commissions and Authorities; Division 2, Reserved; of Chapter 2, Administration, of the Code of Ordinances of the City of Peachtree City, Georgia, be amended as follows:

DIVISION 2. - YOUTH COUNCIL

Sec. 2-361. 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. 2-362. 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. 2-363. 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. 2-364. 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. 2-365. 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. 2-366. 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.

Secs. 2-366-370. – Reserved.

Section 2. All ordinances or parts thereof which conflict with the provisions of this ordinance are, to the extent of such conflict, hereby repealed.

Section 3. Should any provision of this ordinance be declared invalid by a Court of competent jurisdiction, such decision shall not affect the validity of this ordinance as a whole or any provision thereof other than the provisions specifically declared to be invalid.

Section 4. This ordinance shall be in full force and effect upon its official adoption by the City Council.

Done, Ratified, and Passed this 21st day of May, 2026.

_____
Kim Learnard, Mayor

_____
Laura Johnson, Post 1

_____
Suzanne Brown, Mayor Pro Tem

_____
Clinton Holland, Post 3

_____
Michael Polacek Post 4

ATTEST:_____
Yasmin Julio, City Clerk

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.

ORDINANCE #1258

AN ORDINANCE TO AMEND THE CODE OF ORDINANCES OF PEACHTREE CITY, GEORGIA, AS AMENDED, SO AS TO PROVIDE FOR THE CREATION OF A YOUTH ACTIVITIES COMMITEE; TO REPEAL CONFLICTING ORDINANCES EXCEPT AS HEREIN EXPRESSLY PROVIDED; TO PROVIDE FOR SEVERABILITY; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

NOW THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF PEACHTREE CITY, and it is hereby ordained by authority of the same, that:

Section 1. Article V, Boards, Commissions and Authorities; Division 2, Reserved; of Chapter 2, Administration, of the Code of Ordinances of the City of Peachtree City, Georgia, be amended as follows:

DIVISION 2.1. – YOUTH ACTIVITIES COMMITTEE

Sec. 2-371. 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. 2-372. 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. 2-373. 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. 2-374. 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. 2-375. 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.

Secs. 2-376-390. - Reserved.

Section 2. All ordinances or parts thereof which conflict with the provisions of this ordinance are, to the extent of such conflict, hereby repealed.

Section 3. Should any provision of this ordinance be declared invalid by a Court of competent jurisdiction, such decision shall not affect the validity of this ordinance as a whole or any provision thereof other than the provisions specifically declared to be invalid.

Section 4. This ordinance shall be in full force and effect upon its official adoption by the City Council.

Done, Ratified, and Passed this 21st day of May, 2026.

(Signatures on next page)

_____
Kim Learnard, Mayor

_____
Laura Johnson, Post 1

_____
Suzanne Brown, Mayor Pro Tem

_____
Clinton Holland, Post 3

_____
Michael Polacek Post 4

ATTEST:_____
Yasmin Julio, City Clerk

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: Justin Strickland, City Manager 05/15/2026

DATE: May 21, 2026

SUBJECT: Approval of the 2026 Shared-Use Path Master Plan

Recommendation:
Approve the 2026 Shared-Use Path Master Plan

Discussion:

The Transportation Advisory Group (TAG) completed its annual review of the Shared-Use Path Master Plan and presented the plan, along with additional updates, during the City Council Workshop held on May 7, 2026.

Attached for reference are the current Shared-Use Path Master Plan and the recommendations and proposed revisions submitted by TAG as part of the annual review process.

Budget Impact:
None

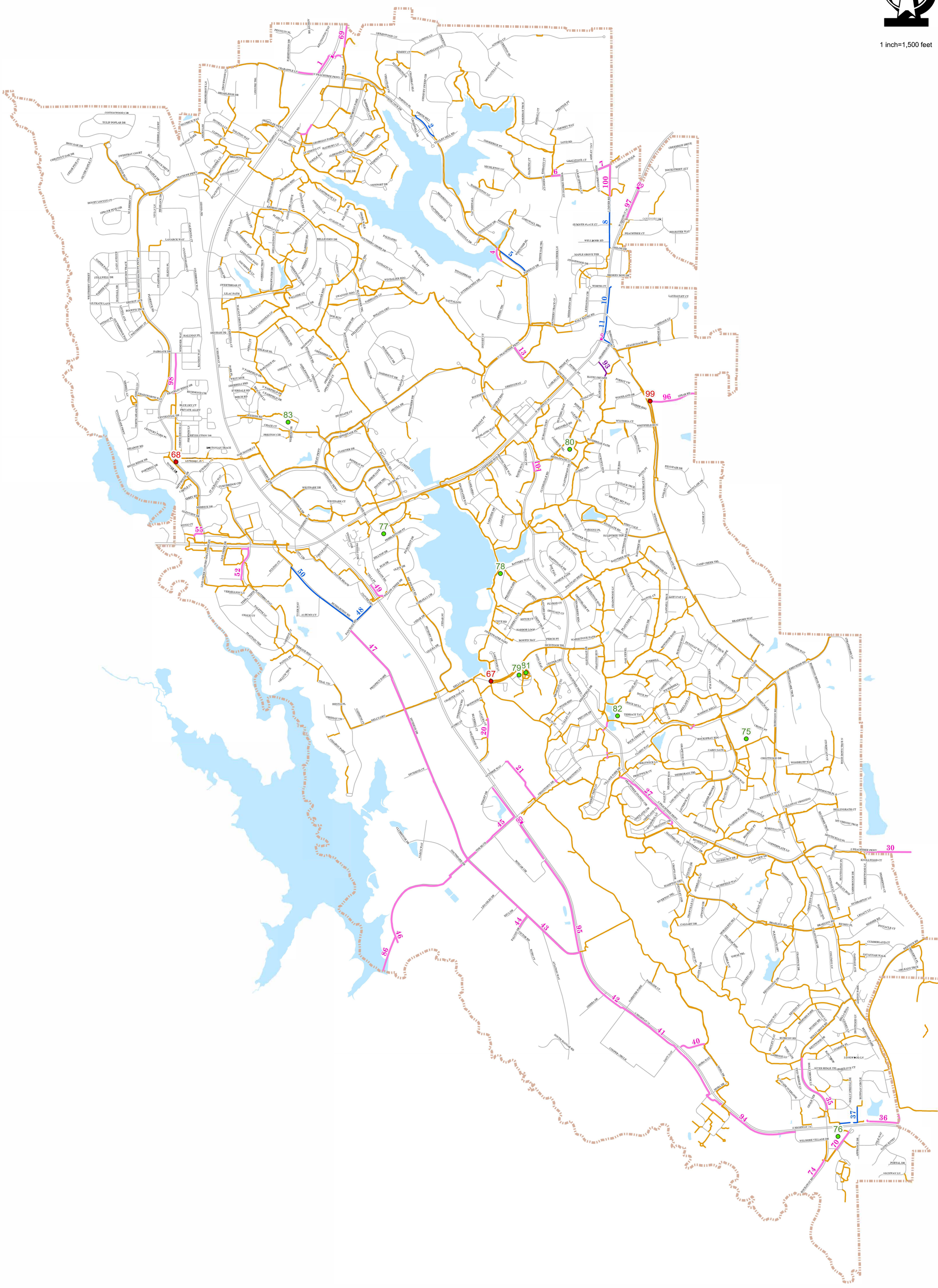
Attachments:
1. MultiUseMasterPlan2026_Labels_final
2. Shared-Use Path Master Plan Adds for 2026

Peachtree City
Shared-Use Path System Master Plan

- Peachtree City Boundary
- Lakes
- Master Plan HAWK Signal
- Proposed Internal Park Path
- Proposed HAWK Signal
- Master Plan Multi-Use Path
- Complete; Existing
- In Progress
- Redesign/Realignment
- Proposed New Path
- Proposed Bridge

N

1 inch=1,500 feet



Shared-Use Path Master Plan (adds for 2026)

93	Steep hill at Shakerag	Redesign/Reallignment	Very Steep
94	Recreation Fields to Meade Field on south side of 74	Proposed	New path
95	West side of Joel Cowan- connect Section 73 to Section 42	Proposed	New path
96	Path that parallels Spear Road	Proposed	New path; part of annexation; connect homes along Spear
97	Path to Fitness 54	Proposed	New path; “island hop” through parking lots including
98	Franklin to Jamestowne	Proposed	New path. Unofficially used already but would require
99	HAWK Crossing on Robinson near Booth Middle	Proposed	Put somewhere along Robinson
100	Continue path 8 up Sumner, connecting to 7	Proposed	New path
101	Waterwood Bend- connect south to cart path and	Proposed	Currently need to cross Peachtree Parkway and

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO:	Mayor and City Council	
VIA:	Justin Strickland, City Manager	
FROM:	Harold Layton	05/15/2026
	Dustin Farron, Assistant Financial & Administrative Services Director	05/15/2026
	Kelly Bush, Financial & Administrative Services Director	05/15/2026
	Jonathan Miller, Interim Assistant City Manager	05/15/2026
	Justin Strickland, City Manager	05/15/2026
DATE:	May 21, 2026	
SUBJECT:	FY 26 Budget Amendment and Sponsorship Acceptence - Ryan Homes at Huntcliff	

Recommendation:
Approve Budget Amendment 26-24 for the acceptance of a recreation sponsorship from Ryan Homes at Huntcliff.

Discussion:

Staff received a Silver Sponsorship from Ryan Homes at Huntcliff in the amount of $5,000. The sponsorship is designated for the 2026 Memorial Day Remembrance Ceremony and Back to School Bash.

The attached budget amendment accepts the $5,000 sponsorship and appropriates the funds toward the Memorial Day Remembrance Ceremony and Back to School Bash.

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

Attachments:
1. Budget Amendment 26-24 - Memorial Day & Back to School Bash Donation

CITY OF PEACHTREE CITY

BUDGET AMENDMENT

NUMBER 26-24

DATE 5/21/26

ACCOUNT	*PROJECT*	*DESCRIPTION*	*INCREASE*	*DECREASE*
100-6110-347960		Sponsors	5,000	
100-6110-521330		Non-Support Programs	5,000	

NOW , THEREFORE, BE IT RESOLVED Council hereby amends the Fiscal Year 2026 Budget Resolution to budget for sponsorship funding for the Memorial Day Remembrance Ceremony and the Back to School Bash.

Entered _____

Approved _____

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO:	Mayor and City Council	
VIA:	Justin Strickland, City Manager	
FROM:	Jonathan Miller, Interim Assistant City Manager	05/14/2026
	Angela Egan, Purchasing Manager	05/14/2026
	Jill Prouty, Library Director	05/14/2026
	Dustin Farron, Assistant Financial & Administrative Services Director	05/15/2026
	Kelly Bush, Financial & Administrative Services Director	05/15/2026
	Justin Strickland, City Manager	05/15/2026
DATE:	May 21, 2026	
SUBJECT:	05-26-05 FY26 Purchase of New HVAC Equipment for Library	

Recommendation:
Award the purchase of four new HVAC units for the Library to Shumate Mechanical for the amount of $504,542.

Discussion:

The purchase of new HVAC equipment for the Library is an approved FY2026 Capital Improvement Project (CIP). Due to the extended lead time for manufacturing and delivery of the units, estimated at approximately 18 weeks, Staff is requesting authorization to move forward with the procurement of the equipment through Shumate, the City's preferred contractor.

Shumate has also agreed to store the units on behalf of the City until installation is scheduled to begin. In addition, purchasing the equipment at this time will allow the City to utilize and expense the associated grant funding prior to the expiration deadline in July.

Therefore, Staff recommends that Council approve the purchase of four new HVAC units for the Library in the amount of $504,542.

Budget Impact:
The cost of the new equipment was budgeted at $550,000 and the HVAC units fall within this original budget. The grant from the Georgia Public Library Service will cover approximately $150,000.

Attachments:
None

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO:	Mayor and City Council	
VIA:	Justin Strickland, City Manager	
FROM:	Harold Layton	05/15/2026
	Dustin Farron, Assistant Financial & Administrative Services Director	05/15/2026
	Kelly Bush, Financial & Administrative Services Director	05/15/2026
	Jonathan Miller, Interim Assistant City Manager	05/15/2026
	Justin Strickland, City Manager	05/15/2026
DATE:	May 21, 2026	
SUBJECT:	05-26-06 Reimbursement Agreement for the New Meade Recreation Complex Road	

Recommendation:
Approve the Cost Share Agreement with Fayette Rockaway 30, LLC for a new road into the Meade Recreation Complex from Rockaway Road

Discussion:
The road has been planned for a few years and is meant to directly lead into the lower Meade Recreation Complex parking lot between the lacrosse and girls softball fields. The City is currently constructing the road using our paving vendor, Atlanta Paving. An agreement is being proposed that Rockaway 30, LLC reimburse the City for a portion of this project in exchange for access to this road for their development that is adjacent to the new road. This is beneficial as it only puts one new curb cut onto Rockaway Road.

The total cost of the project, including stormwater, was $652,580.50. The reimbursement from Rockaway 30, LLC is $238,169.50, which equates to 36.5% of the total project cost.

Budget Impact:
Revenue of $238,169.50 to reimburse the City.

Attachments:
1. Cost Share Agreement FINAL

COST SHARE AGREEMENT

This Cost Share Agreement (this "Agreement") is effective May _____, 2026 between Fayette Rockaway 30, LLC, a Georgia limited liability company, ("Developer") and Peachtree City, a municipal corporation of the State of Georgia, ("City").

RECITALS

WHEREAS, Developer is the owner of the real property identified on Exhibit A to this Agreement (such real property being the "Developer Property," and Exhibit A to this Agreement being the "Site Plan");

WHEREAS, City is the owner of real property to the immediate southwest of the Developer Property and identified on the Site Plan (the "City Property");

WHEREAS, Developer is the owner of real property to the immediate south of the City Property and identified on the Site Plan (the "Pond Property");

WHEREAS, the City is constructing a public right of way on a portion of the City Property and identified on the Site Plan (the "Road"), and Developer has agreed to reimburse the City a portion of the costs of such construction on the terms and conditions set forth below;

WHEREAS, Developer constructed a detention pond on the Pond Property and identified on the Site Plan (the "Pond"), the City desires to perform certain work on the Pond, and Developer has agreed to reimburse the City a portion of the costs of such work on the terms and conditions set forth below;

AGREEMENT

For and in consideration of the sum of $10.00 paid by Developer to the City, the mutual obligations set forth below, and other good and valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, the undersigned agree as follows:

1. Recitals. The recitals set forth above are correct and are incorporated into this Agreement by reference.

2. Cost Share - Road. Within 30 business days after Developer recommences construction on the Developer Property, and conditioned on the City's compliance with Section [4] below, Developer shall pay the City $150,000 as partial reimbursement of the City's costs of constructing the Road.

3. Cost Share – Pond. Within 30 business days after Developer recommences construction on the Development Property, and conditioned on the City's compliance with Section [4] below, Developer shall pay the City an amount equal to 95% of the City's costs of its work on the Pond (up to a maximum contribution of $88,169.50) as partial reimbursement of the City's costs of such work.

4. Covenants.

(a) The City shall construct the Road in substantial compliance with the plans identified on Exhibit B to this Agreement (the "Road Plans"). The City shall not modify the Road Plans without the prior written consent of Developer.

(b) The City covenants that, upon completion, the Road shall be a public road and provide reasonable legal access from the Developer Property to Rockaway Road.

(c) The City shall perform work on the Pond in substantial compliance with the plans identified on Exhibit C to this Agreement (the "Pond Plans"). The City shall not modify the Pond Plans without the prior written consent of Developer.

(d) Upon completion of the City's work on the Pond, the City shall provide Developer with an as-built drawing of the Pond and shall certify to Developer that the City's work on the Pond is in compliance with the Pond Plans.

(e) In the event that the Pond requires remedial work, the City shall take all action necessary to enforce any warranties from the City's contractor for the Pond, and to pursue all good faith claims against the City's contractor for the Pond, all at the City's sole cost.

5. Notices. All notices required or permitted under this Agreement shall be given personally, via a nationally-recognized overnight courier, or email as follows:

If to the City:	City of Peachtree City Attn: City Manager 151 Willowbend Road Peachtree City, Georgia 30269 Email: (address)
With a copy to:	Theodore P. Meeker, III Sumner Meeker, LLC 14 E Broad Street Newnan, GA 30263 Email: tedmeeker@sumnermeekerllc.com
If to Developer:	Fayette Rockaway 30, LLC Attn: Todd Dozier 9008 E. Highway 16 Senioa, Georgia 30276 todd@brentholdings.net rferry@brentholdings.net
With a copy to:	Martin Bagwell Luke, P.C. Attn: Jimmy Luke 400 Northridge Road, Suite 1225 Atlanta, Georgia 30350 Email: jluke@mbllawfirm.com

6. Miscellaneous.

(a) This Agreement will be construed and interpreted in accordance with the laws of the State of Georgia.

(b) This Agreement may not be modified or amended, except by an agreement in writing signed by Developer and the City.

(c) Each party may waive any of the Agreement's conditions or obligations of the other party, but any such waiver will be effective only if in writing and signed by the party waiving such conditions and obligations.

(d) If it becomes necessary for either party to file a suit to enforce this Agreement or any terms contained herein, the prevailing party may recover, in addition to all other remedies or damages, reasonable attorneys' fees and costs of court incurred in such suit.

(e) Counterparts. This Agreement may be executed in multiple counterparts that, when taken together, shall constitute a single document. Counterparts may be exchanged electronically, and such electronic versions shall constitute an original for all purposes.

[signature page follows]

[signature page – Cost Share Agreement]

IN WITNESS WHEREOF, the undersigned has executed this Agreement as of the day and year first above written.

DEVELOPER

Fayette Rockway 30, LLC,
a Georgia limited liability company

By: _____
Name: _____
Title: _____

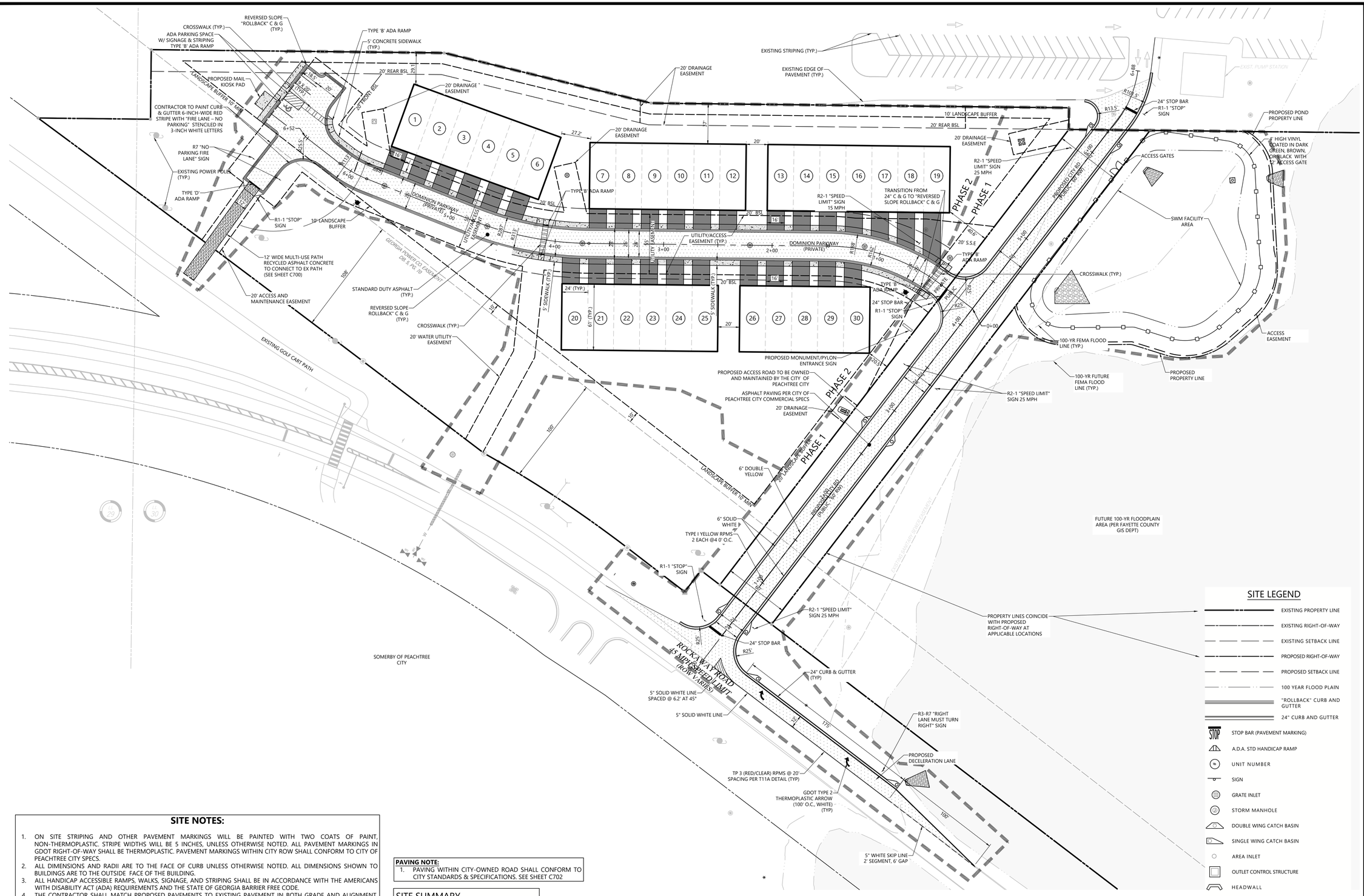
CITY

City of Peachtree City,
a municipal corporation of the State of Georgia

By: _____
Name: _____
Title: _____

EXHIBIT A
Site Plan

[see following page]



SITE NOTES:

1. ON SITE STRIPING AND OTHER PAVEMENT MARKINGS WILL BE PAINTED WITH TWO COATS OF PAINT, NON-THERMOPLASTIC. STRIPE WIDTHS WILL BE 5 INCHES, UNLESS OTHERWISE NOTED. ALL PAVEMENT MARKINGS IN GDOT RIGHT-OF-WAY SHALL BE THERMOPLASTIC. PAVEMENT MARKINGS WITHIN CITY ROW SHALL CONFORM TO CITY OF PEACHTREE CITY SPECS.
2. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHOWN TO BUILDINGS ARE TO THE OUTSIDE FACE OF THE BUILDING.
3. ALL HANDICAP ACCESSIBLE RAMPS, WALKS, SIGNAGE, AND STRIPING SHALL BE IN ACCORDANCE WITH THE AMERICANS WITH DISABILITY ACT (ADA) REQUIREMENTS AND THE STATE OF GEORGIA BARRIER FREE CODE.
4. THE CONTRACTOR SHALL MATCH PROPOSED PAVEMENTS TO EXISTING PAVEMENT IN BOTH GRADE AND ALIGNMENT. GRADE TRANSITIONS WHERE PAVEMENT JOINS WILL BE AT A RATE OF NO MORE THAN 2% PER 5 FEET.
5. SHOULDER CROSS SLOPES BEHIND CURB & GUTTER SHALL NOT EXCEED $\frac{1}{4}$ INCH PER FOOT OR 2.00% FOR MIN 2'.
6. TRAFFIC CONTROL DEVICES ARE REQUIRED TO BE INSTALLED FOR ALL CITY AND COUNTY ROAD INTERSECTIONS AND FOR DEVELOPMENTS WHICH ARE LOCATED IN AREAS OF HIGH TRAFFIC VOLUME.
7. RADII ARE TO BE 5' UNLESS OTHERWISE NOTED.
8. ALL TRAFFIC CONTROL DEVICES SHALL MEET THE REQUIREMENTS OF TEH LATEST EDITION OF THE MUTCD
9. ADJUST ANY ELECTRICAL OR LIGHTING OF THE PROJECT THAT COULD BE IN CONFLICT WITH SANITARY SEWER LINES, MANHOLES OR LATERALS.
10. ANY PROPOSED ELECTRICAL TRANSFORMERS WILL BE INSTALLED NO CLOSER THAN 48" FROM A SANITARY SEWER SERVICE LATERAL.
11. ADJUST WATER METERS AND/OR SERVICE LATERALS TO KEEP THEM OUT OF ANY CONFLICT.
12. CHANGES TO THE PROPOSED STORM WATER FACILITIES THAT CAN HAVE ANY IMPACT TO THE SANITARY SEWER MUST BE APPROVED PRIOR TO CONSTRUCTION.

PAVING NOTE:

1. PAVING WITHIN CITY-OWNED ROAD SHALL CONFORM TO CITY STANDARDS & SPECIFICATIONS. SEE SHEET C702

SITE SUMMARY

TOTAL PROPERTY AREA	7.20 AC± AC (313,632.00± S.F.)
NUMBER OF LOTS	30 LOTS
DENSITY	4.17 UNITS/AC
VEHICULAR USE AREAS	0.75 AC (32,547 SF)
POWERLINE EASEMENT AREA	3.01 AC (131,052 SF)
TOTAL OPEN SPACE	0.70 AC (30,520 SF)
SWM AREA	0.67 AC (29,328 SF)
MINIMUM FLOOR AREA	1,500 SF
MAX BLDG HEIGHT	4 STORIES (3 + GARAGE)
PARKING REQUIRED	60 SPACES (2 PER LOT)
PARKING PROVIDED	95 SPACES (3/UNIT + 6 GUEST)

0 20' 40'
SCALE: 1"=40'

ATWELL
866.850.4200
www.atwell.com
1850 PARKWAY PLACE, SUITE 650
MARIETTA, GA
770.423.0807
COA # PEC005804

PROJECT ADDRESS
201 ROCKAWAY RD
CITY OF PEACHTREE CITY, GA 30214

24 HOUR EMERGENCY CONTACT
RICHARD FERRY
678-251-5046

CONSTRUCTION PLANS

ROCKAWAY CONDOMINIUMS

LOT GATHER, LLC

SITE PLAN

REV	DATE	PLAN REVISIONS & RECORDS
	07/09/2025	1ST SUBMITTAL
	09/05/2025	REVISIONS PER PEACHTREE CITY REVIEW
	10/03/2025	REVISIONS PER PCWASA
	10/28/2025	REVISIONS PER CITY COMMENTS

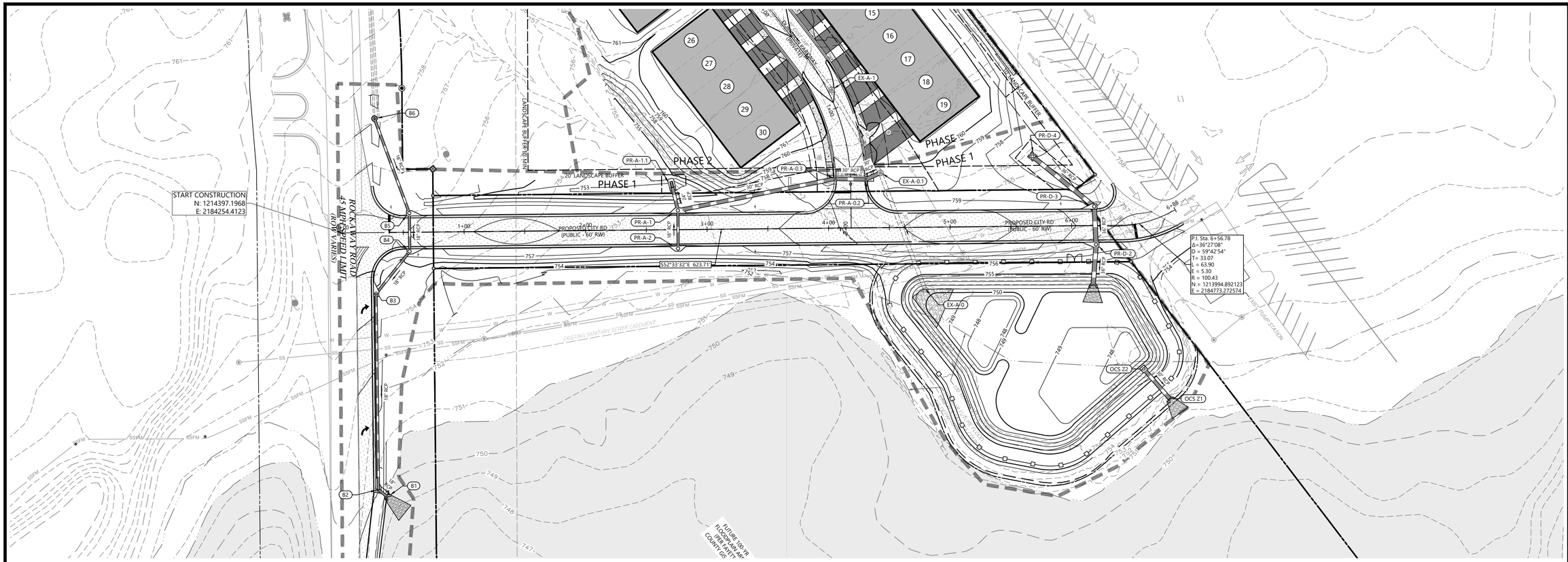
GEORGIA
No. PE041200
PROFESSIONAL
10/28/2025
MAXWELL S. VICKERS ENGINEER

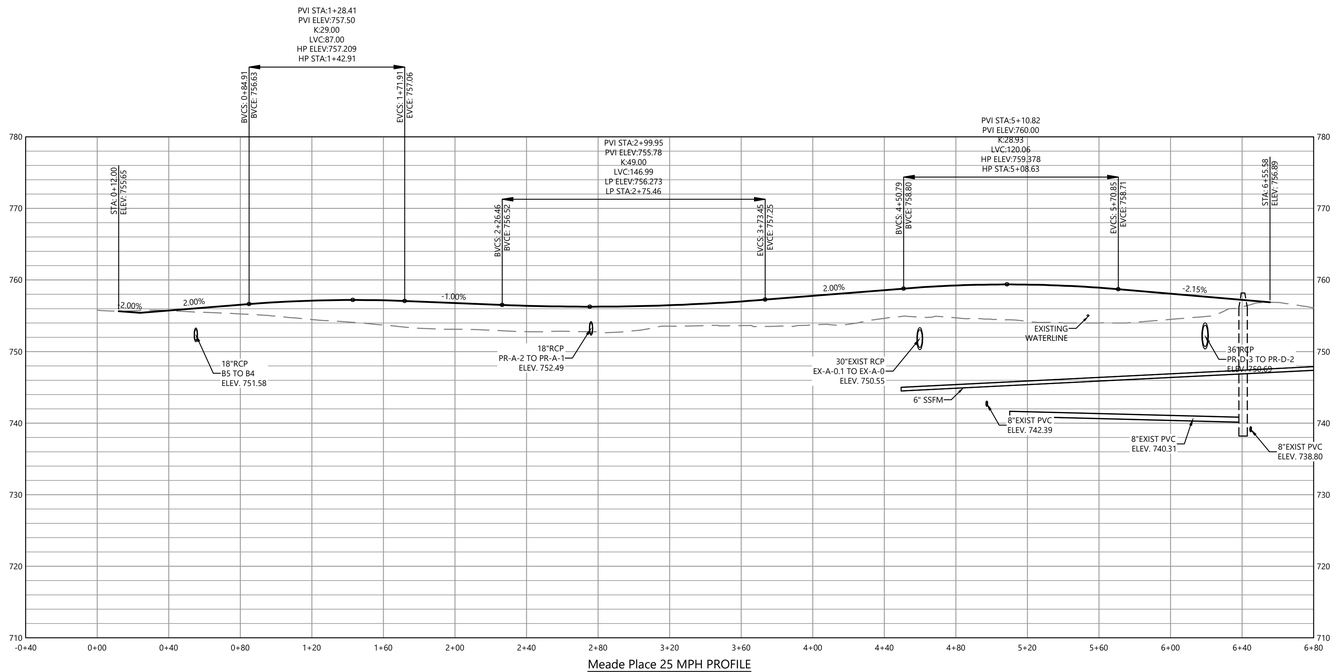
PROJECT NO. 25004882
SHEET NO. C200

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EXHIBIT B
Road Plans

[see following pages]





ALL TRAFFIC CONTROL DEVICES SHALL MEET THE REQUIREMENTS OF THE LATEST EDITION OF THE M.U.T.C.D.

0 20' 40'
SCALE: 1"=40'

ATWELL
866.850.4200
www.atwell.com
1850 PARKWAY PLACE, SUITE 650
MARIETTA, GA
770.423.0800
CO.0 # FC005604

PROJECT ADDRESS
201 ROCKAWAY RD
CITY OF PEACHTREE CITY, GA 30214

24 HOUR EMERGENCY CONTACT
RICHARD FERRY
678-251-5046

CONSTRUCTION PLANS

ROCKAWAY CONDOMINIUMS

LOT GATHER, LLC

CITY ROAD PROFILE

REV	DATE	PLAN REVISIONS & RECORDS
	07/09/2025	1ST SUBMITTAL
	09/05/2025	REVISIONS PER PEACHTREE CITY REVIEW
	10/03/2025	REVISIONS PER PCWASA
	10/28/2025	REVISIONS PER CITY COMMENTS

GEORGIA
No. PE031750
PROFESSIONAL
10/28/2025
ENGINEER
MAXWELL S. VICKERS

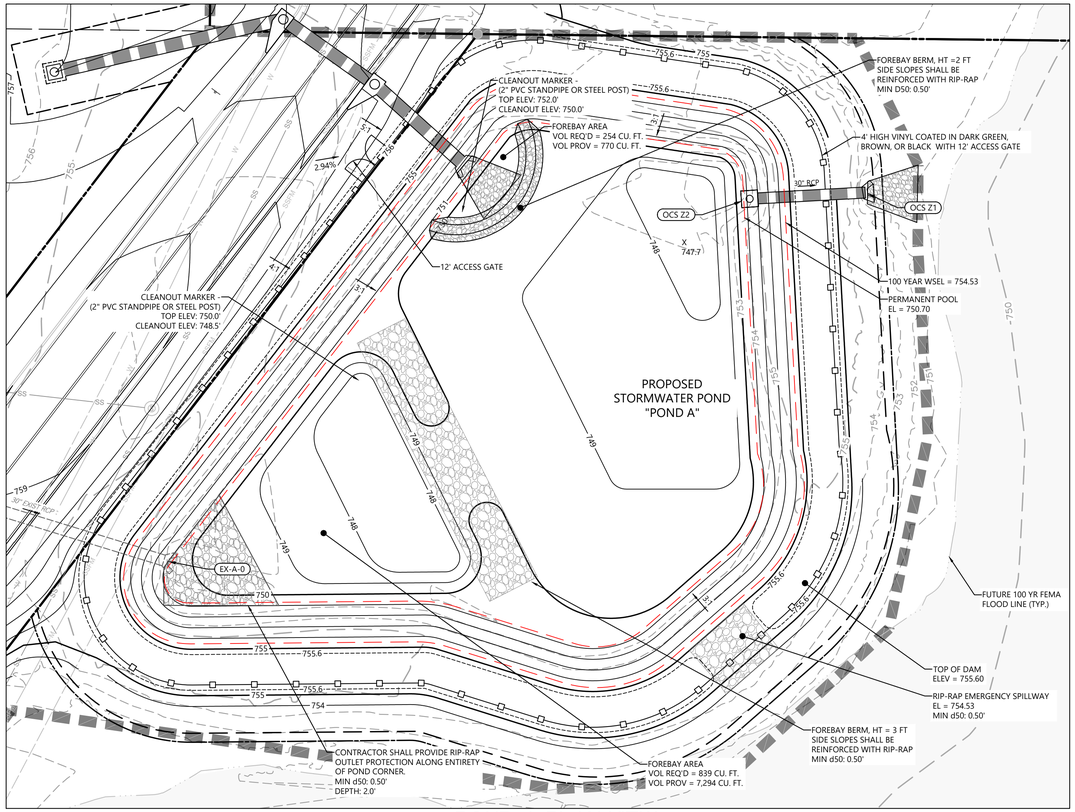
PROJECT NO. 25004882

SHEET NO. C311

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EXHIBIT C
Pond Plans

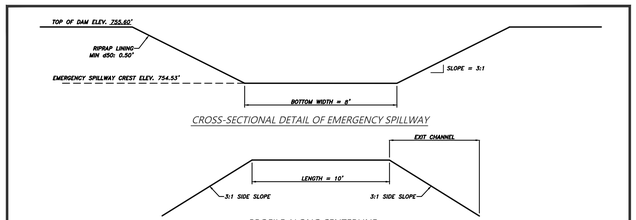
[see following pages]



POND A PLAN VIEW

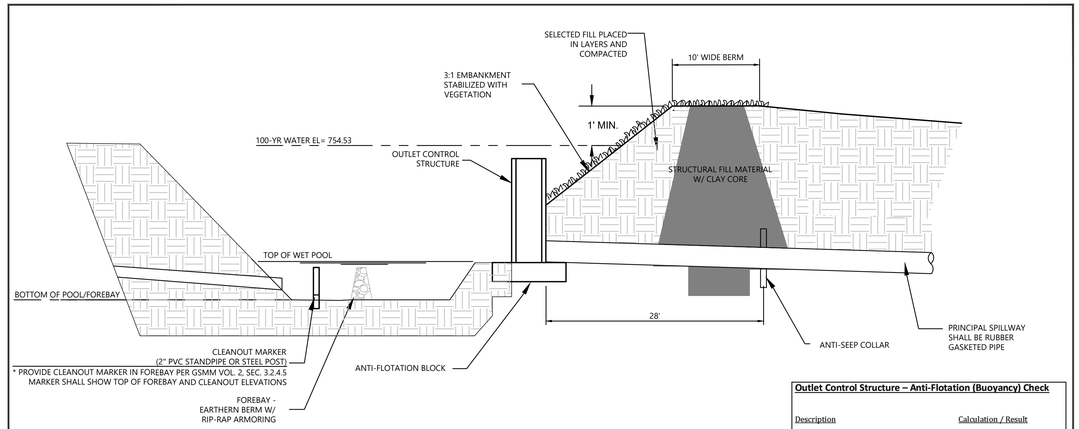
SCALE: 1"=20'

NOTE: 18"Ø ORIFICES ARE PROPOSED ON 3-SIDES OF OUTLET CONTROL STRUCTURE. OCS SHALL BE PLACED IN A MANNER THAT POND EMBANKMENT ELEVATIONS ALLOW FOR UNOBSTRUCTED FLOW.



CROSS-SECTIONAL DETAIL OF EMERGENCY SPILLWAY

PROFILE ALONG CENTERLINE EMERGENCY SPILLWAY



STORMWATER POND NOTES:

1. DURING THE CONSTRUCTION PHASE, THE STORMWATER POND WILL FUNCTION AS THE SEDIMENT POND ALSO. THE SKIMMER AS SHOWN IN THE EROSION CONTROL PLANS AND DETAILS WILL BE INSTALLED IN THE LOWEST ORIFICE. ANY ADDITIONAL ORIFICES SHALL BE PLUGGED UNTIL SUCH TIME THAT SITE HAS REACHED FINAL STABILIZATION
2. DESIGN PARAMETERS AND CALCULATIONS FOR STORMWATER MANAGEMENT ARE PROVIDED IN THE HYDROLOGY STUDY PREPARED BY ATWELL, LLC.

POND OUTLET CROSS-SECTION FOR STORMWATER POND A

Outlet Control Structure – Anti-Flotation (Buoyancy) Check

Description	Calculation / Result
Displaced Volume (V_disp)	6 ft × 6 ft × (1.5 ft + 2.8 ft) = 154.8 ft³
Buoyant Force (B = 62.4 × V_disp)	62.4 × 154.8 = 9,660 lb
Base Slab Volume	6 ft × 6 ft × 1.5 ft = 54.0 ft³
Wall Volume	(5×5×2.8) - (4×4×2.8) = 25.2 ft³
Total Concrete Volume	54.0 + 25.2 = 79.2 ft³
Concrete Weight (150 pcf)	150 × 79.2 = 11,880 lb
Factor of Safety (FS = W/B)	11,880 / 9,660 = 1.23 ≥ 1.20 **OK**

Notes:

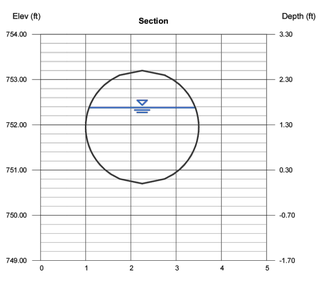
- Base slab on compacted subgrade; full concrete weight used for resistance.
- Optional 1 ft soil cover increases FS ≈ 1.44 (not required).
- Meets minimum FS ≥ 1.20 per standard practice.

Channel Report

Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc. — Monday, Oct 27 2025

100-Yr Outlet Pipe

Circular		**Highlighted**	
Diameter (ft)	= 2.50	Depth (ft)	= 1.68
		Q (cfs)	= 32.33
		Area (sqft)	= 3.52
Invert Elev (ft)	= 750.70	Velocity (ft/s)	= 9.19
Slope (%)	= 1.00	Wetted Perim (ft)	= 4.81
N-Value	= 0.013	Crit Depth, Yc (ft)	= 1.94
		Top Width (ft)	= 2.34
Calculations		EGL (ft)	= 2.99
Compute by:	Known Q		
Known Q (cfs)	= 32.33		

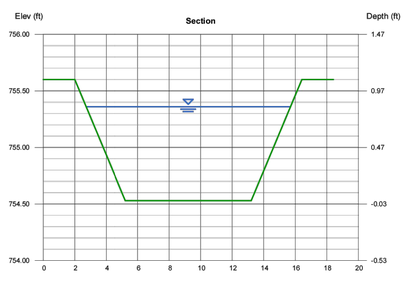


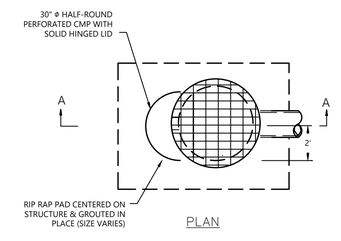
Channel Report

Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc. — Friday, Oct 31 2025

Pond A Emergency Spillway

Trapezoidal		**Highlighted**	
Bottom Width (ft)	= 8.00	Depth (ft)	= 0.83
Side Slopes (z:1)	= 3.00, 3.00	Q (cfs)	= 32.33
Total Depth (ft)	= 1.07	Area (sqft)	= 8.71
Invert Elev (ft)	= 754.53	Velocity (ft/s)	= 3.71
Slope (%)	= 1.00	Wetted Perim (ft)	= 13.25
N-Value	= 0.030	Crit Depth, Yc (ft)	= 0.73
		Top Width (ft)	= 12.98
Calculations		EGL (ft)	= 1.04
Compute by:	Known Q		
Known Q (cfs)	= 32.33		

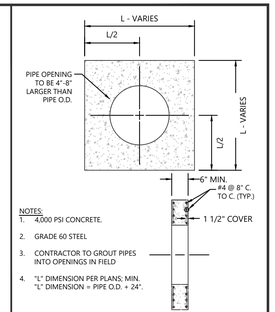




PLAN

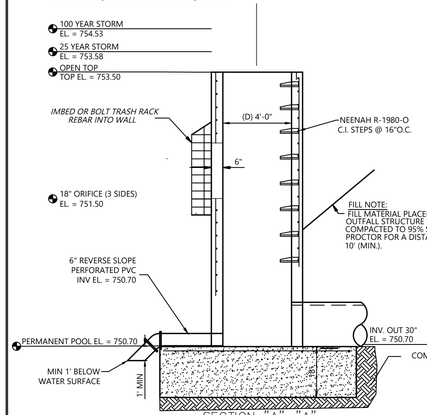
RECTANGULAR FOOTER CHART

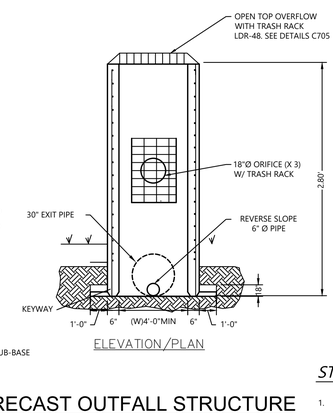
5' SQUARE WIDTH	5' SQUARE HEIGHT	4' SQUARE WIDTH	4' SQUARE HEIGHT
7.5'	1.69'	6'	2.08'
7.5'	1.52'	6'	1.88'
7.5'	1.35'	6'	1.67'
7.5'	1.18'	6'	1.46'
7.5'	1.01'	6'	1.25'
7.5'	.84'	6'	1.04'
7.5'	.68'	6'	.83'
7.5'	.51'	6'	.63'
7.5'	.34'	6'	.42'
7.5'	.17'	6'	.21'



ANTI SEEP COLLAR

N.T.S.





SPECIFICATIONS:	QUICKSET 44-M-2PC PRE-FABRICATED MANHOLE
COMPRESSIVE STRENGTH:	4500 PSI @ 28 DAYS
LOADING:	H-20 TRAFFIC LOADING
REINFORCEMENT STEEL:	COMPLIES WITH ASTM A-615 GRADE 60, A-706 GRADE 60 OR A-497. BAR BENDING AND PLACEMENT SHALL COMPLY WITH THE LATEST ACI STANDARDS.
GRADE:	STANDARD DESIGN IS BASED ON THE TOP SLAB AT ANY ELEVATION BETWEEN FINISHED GRADE AND 5'-0" BELOW GRADE.
EXCAVATION REQUIRED:	SEE FOOTER CHART
SITE PREPARATION:	THE STRUCTURE SHALL BE PLACED ON A COMPACTED GRANULAR BASE TO INSURE UNIFORM DISTRIBUTION OF SOIL PRESSURES.
WATER TABLE:	STANDARD DESIGN IS BASED ON 3'-0" BELOW GRADE.

NOTE:
THIS STRUCTURE WILL BE USED FOR THE OUTLET FROM THE DETENTION BASIN. SEE HYDROLOGY STUDY.

PRECAST OUTFALL STRUCTURE STORMWATER POND A

N.T.S.

STORMWATER POND NOTES:

1. DURING THE CONSTRUCTION PHASE, THE STORMWATER POND WILL FUNCTION AS THE SEDIMENT POND ALSO. THE SKIMMER AS SHOWN IN THE EROSION CONTROL PLANS AND DETAILS WILL BE INSTALLED IN THE 6" ORIFICE TO RECEIVE 6" PERFORATED PVC TO DRAWDOWN PIPE. THE SKIMMER WILL BE REMOVED ONCE THE SITE IS STABILIZED AND THEN THE DRAWDOWN PIPE AND PERFORATED HALF ROUND SHALL BE INSTALLED.

ATWELL
866.850.4200
www.atwell.com
1850 PARKWAY PLACE, SUITE 650
MARIETTA, GA
770.423.0800
CO24 FED0000604

PROJECT ADDRESS
201 ROCKAWAY RD
CITY OF PEACHTREE CITY, GA 30214

24 HOUR EMERGENCY CONTACT
RICHARD FERRY
678-251-5046

CONSTRUCTION PLANS

ROCKAWAY CONDOMINIUMS

LOT GATHER, LLC

POND DETAIL SHEET

REV	DATE	PLAN REVISIONS & RECORDS
	07/09/2025	1ST SUBMITTAL
	09/05/2025	REVISIONS PER PEACHTREE CITY REVIEW
	10/03/2025	REVISIONS PER FCWASA
	10/28/2025	REVISIONS PER CITY COMMENTS

GEORGIA
No. PE047350
PROFESSIONAL
10/28/2025
ENGINEER
MANNELLS VICTORS

PROJECT NO. 25004882

SHEET NO. C320

FILE NAME: K:\25004882-Rockaway Townhomes\DWG\Engineering\04 PRODUCTION\25004882-C320 POND DTL.dwg LAST SAVED BY: mmccarty 10/28/2025 12:45 PM PLOTTED BY: Michael Mccarty 10/31/2025 PAPER: ARCH FULL BLEED D (24.00 X 36.00 INCHES) DEVICE: DWG TO PDF.PC3 PLOT STYLE: ATWELL.CTB

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO:	Mayor and City Council	
VIA:	Justin Strickland, City Manager	
FROM:	Harold Layton	05/15/2026
	Shayla Reed, Planning Director	05/15/2026
	Jonathan Miller, Interim Assistant City Manager	05/15/2026
	Justin Strickland, City Manager	05/15/2026
DATE:	May 21, 2026	
SUBJECT:	05-26-07 Handbill Ordinance #1255	

Recommendation:
Approve ordinance #1255

Discussion:

The attached ordinance proposes amendments to Chapter 42, Health and Sanitation, of the Peachtree City Code of Ordinances related to the distribution of unsolicited handbills and flyers.

The proposed ordinance is intended to address concerns related to litter caused by unsolicited handbills being left on private property, public areas, and vehicles. The ordinance also notes that accumulated handbills may indicate that a residence is unoccupied.

The ordinance establishes regulations related to:

- Distribution of handbills on inhabited private premises;
- Placement of City-issued “No Handbills” mailbox insignia;
- Restrictions on distribution in public places, vacant properties, and vehicles;
- Prohibitions on posting materials on utility poles, trees, and public structures; and
- Enforcement and penalty provisions for violations.

The ordinance also provides exemptions for political, charitable, and nonprofit handbills.

Budget Impact:

Attachments:

1. Ordinance re Handbills_

ORDINANCE #1255

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF PEACHTREE CITY, GEORGIA TO AMEND CHAPTER 42, HEALTH AND SANITATION, OF THE CODE OF ORDINANCES TO AMEND ARTICLE I, IN GENERAL; AND FOR OTHER PURPOSES

NOW THEREFORE, BE IT AND IT IS ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF PEACHTREE CITY, THAT:

Section 1. Chapter 42 ("Health and Sanitation") of the Code of Ordinances of Peachtree City, Georgia, as amended, by amending Article I, In General, to add a new Section 42-5 to read and to be codified as follows:

(a) Purpose. Insofar as unsolicited handbills and flyers are constantly left on private premises and vehicles in public places, there is a problem with litter as such handbills are oftentimes blown into the streets and onto lawns and not retrieved. In addition to the litter problem created by handbill distribution, an accumulation of handbills is a signal to burglars or vandals that the residence is unoccupied. To that end, this article will set out guidelines for distribution of unsolicited handbills.

(b) For the purpose of this Section 42-5, the following terms, phrases, words and their derivations shall have the meaning given herein:

(1) Handbill: Any printed or written matter, any sample or device, circular, leaflet, pamphlet, paper, booklet, flyer or any other printed or otherwise reproduced original or copies of any matter of literature which:

a. Advertises for sale any merchandise, product, commodity, service, business, opportunity or thing; or

b. Directs attention to any business or mercantile or commercial establishment or other activity, for the purpose of either directly or indirectly promoting the interest thereof by sales; or

c. Directs attention to or advertises any meeting, theatrical performance, exhibition or event of any kind, for which an admission fee is charged or a collection is taken; or

d. While containing reading matter other than advertising matter, is predominantly and essentially an advertisement, and is distributed or circulated for advertising purposes or for the private benefit and gain of any person so engaged as advertiser or distributor.

(2) Private premises: Any dwelling, house, building, or other structure, designed or used either wholly or in part for private residential purposes, whether inhabited or vacant, and shall include any yard, grounds, walk, driveway, porch,

steps, vestibule or mailbox belonging or appurtenant to such dwelling, house, building or other structure.

(3) Public place: Any street, sidewalk, boulevard, alley or other public way and any public park, square, space, ground or building.

(4) Vehicle: Every device in, upon or by which any person or property is or may be transported or drawn upon a highway.

(c) *Inhabited Private Premises—Depositing Handbills*. No person shall throw, deposit or distribute any handbill upon any inhabited private premises if the mailbox is specifically marked with the identifying insignia (City of Peachtree City sticker) which signifies the occupant does not wish to receive handbills. The identifying insignia is to be posted on the bottom right corner of the mailbox door. The insignia will be green, state handbills with the universal insignia for no superimposed over "handbills," and identify the enforcing ordinance.

(d) *Scattering Prohibited; Manner of Depositing Handbills.* Unless inhabited private premises are posted, as provided in section 42-5(c), or unless requested by anyone upon such premises not to do so, the person distributing the handbills may place or deposit any such handbill in or upon such inhabited private premises, if such handbill is placed or deposited in a manner reasonably designed to secure or prevent such handbill from being blown or drifted about such premises or sidewalks, streets or other public places, and except that mailboxes may not be so used when prohibited by federal postal law or regulations.

(e) *Prohibitions; Public Places; Vacant Premises; Vehicles; Exemptions.*

(1) No person shall throw, post or deposit any handbill in or upon any sidewalk, street or other public place within the city, nor shall any person hand out or distribute or sell any handbill in any public place; provided, however, that it shall not be unlawful on any sidewalk, street or other public place within the city for any person to hand out or distribute, without charge to the receiver thereof, any handbill to any person willing to receive it.

(2) No person shall throw, post or deposit any handbill in or upon any private premises which are vacant and which could be reasonably ascertained to be vacant.

(3) No person shall throw, post or deposit any handbill in or upon any vehicle; provided, however that it shall not be unlawful in any public place for a person to hand out or distribute without charge to the receivers thereof, a handbill to any occupant of a vehicle who is willing to accept it.

(4) Handbills for political, charitable and other nonprofit purposes are exempt from this article; however, if a newspaper is directly notified that a citizen does not wish to receive it, such request must be

honored, or further distribution will be considered a violation of this article.

(f) *Lampposts, Public Utility Poles, Trees, Public Structures.* No person shall post or affix any handbill, notice, poster or other paper or device, calculated to attract the attention of the public, to any lamppost, public utility pole, tree, or upon any public structure or building, except as may be authorized or required by law.

(g) *Violation.*

(1) If any handbill is found on any public or private premises or vehicle in violation of this article, it shall be a rebuttable presumption that the person or persons whose name(s), address(es) or telephone number(s) appear thereon has violated this article.

(2) The person who throws or deposits such handbills may also be charged with a violation of this article

(h) *Penalties.*

(1) Anyone convicted of violating this article shall be guilty of a misdemeanor and subject to the penalties set forth in section 1.1.3 of the Code of Ordinances.

(2) Any continuing violation of this article resulting in the unlawful littering of the streets or sidewalks of the City of Peachtree City shall be deemed a nuisance and on conviction thereof by the Municipal Court of Peachtree City, the mayor and council may revoke the business license of the violator.

(3) Each day a violation occurs shall constitute a separate offense. Each location at which a violation occurs shall constitute a separate offense.

Section 2. Chapter 54 ("Parks and Recreation"), Article I, In General, of the Code of Ordinances of Peachtree City, Georgia, as amended, is further amended by deleting Section 54-3 in its entirety and reserving said section for future use.

Section 3. All ordinances or parts thereof which conflict with the provisions of this ordinance are, to the extent of such conflict, hereby repealed.

Section 4. Should any provision of this ordinance be declared invalid by a Court of competent jurisdiction, such decision shall not affect the validity of this ordinance as a whole or any provision thereof other than the provisions specifically declared to be invalid.

Section 5. This ordinance shall be in full force and effect upon its official adoption by the City Council.

Done, Ratified, and Passed this _____ day of _____, 2026.

_____
Kim Learnard, Mayor

_____
Laura Johnson, Post 1

_____
Suzanne Brown, Mayor Pro Tem

_____
Clinton Holland, Post 3

_____
Michael Polacek Post 4

ATTEST:_____
Yasmin Julio, City Clerk

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	05/14/2026
	Harold Layton	05/15/2026
	Shayla Reed, Planning Director	05/15/2026
	Kelly Bush, Financial & Administrative Services Director	05/15/2026
	Matt Myers, Assistant Police Chief	05/15/2026
	Jonathan Miller, Interim Assistant City Manager	05/15/2026
	Justin Strickland, City Manager	05/15/2026
DATE:	May 21, 2026	
SUBJECT:	05-26-08 Ordinance #1256 to convert existing CARS/CAMs & City Operating Policies	

Recommendation:

To approve Ordinance #1256 and repeal all other conflicting city policies and regulations.

Discussion:

During recent Council and Staff Topics discussions, I mentioned that staff has been conducting a comprehensive review of the City Administrative Regulations (CARs), City Administrative Manual (CAM) provisions, and City Operating Policies and Procedures (Policy-Procs). Many of these documents were outdated, repeated state or federal law, were no longer operationally necessary, or were public-facing policies that residents had no practical way to access.

As part of this effort, staff worked with all departments to identify policies that should either be repealed, moved into departmental SOPs, personnel policies, financial policies, or formally incorporated into the City Code of Ordinances. The attached ordinance represents the remaining policies staff determined should be codified to improve consistency, transparency, enforceability, and public accessibility. The proposed ordinance has also been reviewed by the City Attorney, and Ted has assisted staff throughout the transition and rewrite process.

Many of the included policies were substantially updated to reflect current operations and best practices. Examples include ADA procedures, proclamations and recognitions, naming of facilities, commission and authority procedures, logo usage, recreation facility rentals, traffic calming procedures, recycling center operations, portable concession stands, and subdivision sign responsibilities.

For transparency and ease of review, below is a list of the CARs/CAMs and OPPs evaluated as part of this process, including those consolidated, transferred into other governing documents, or incorporated into the proposed ordinance.

00-01 CAR_CAM Manual Procedures.pdf
01-02 Forms Management Program.pdf
02-04 Emergency Procedures for Public Facilities.pdf
03-03 City Council - New Member Orientation.pdf
03-04 Commission_Authority_Association - New Member Orientation.pdf
03-06 Standards for Returning Telephone Calls.pdf
03-07 Voice Mail.pdf
03-10 Email Etiquette.pdf
04-01 Use of Public Information Sources.pdf
04-02 Citizen Assistance Program.pdf
04-04 Public Meetings.pdf
04-05 Open Records.pdf
04-06 Staff Assistance to Commisssions_Authorities_Associations.pdf
04-07 Requirements for City Council Meeting Su.pdf
04-10 RECORDS MANAGEMENT.pdf
05-05 Logo Use Policy and Agreement.pdf
06-01 Employee_Applicant Reasonable Accomodation_Undue Hardship Policy.pdf
06-02 Programs_Facilities Reasonable Accomodation_Undue Hardship Policy.pdf
06-04 ADA Grievence Procedures.pdf
06-05 Family and Medical Leave.pdf
07-01 Purchasing Regulation.pdf
07-02 City Wide Inventory.pdf
07-03 Credit Card Policy.pdf
08-01 Municipal Court Operations.pdf
08-02 Travel Expenses.pdf
08-03 City Council Funding for Non-Profit Orga.pdf
08-04 Use of City Hall Plaza.pdf
08-05 U.S. Flag Protocol.pdf
08-06 Citizen Recognition Program.pdf
08-07 Lake Peachtree and Lake Kedron Usage.pdf
08-08 Criteria for Determining Consent Agenda.pdf
08-09 Legal Opinion Notification and Distribution.pdf
08-10 Student Team Recognition Policy.pdf
08-11 Alcoholic Beverages.pdf
08-12 Home Occupations.pdf
08-13 Metal Detector Policy.pdf
09-01 City Accounting Manual for the Accounting Control System.pdf
09-02 Accounting Control for City Programs and Events.pdf
09-03 Investment Policy.pdf
09-04 Debt Management Policies.pdf
09-07 Grant Incentive Program for City Employees.pdf
10-02 Hazardous Materials Management.pdf

12-02 Mobile Concession Stands.pdf
14-01 Peachtree City Recycling Center.pdf
14-02 Removal of Evicted Items.pdf
14-04 Storm Cleanup.pdf
14-05 Subdivision Entrance Signs.pdf
16-02 Building Permit Fees.pdf
16-04 Commercial and Residential Inspection Procedures.pdf
18-01 Winter Ice_Snow Storm.pdf
18-02 Police Operational Procedures.pdf
18-03 Protocol on Processing Police Complaints.pdf
22-01 Rules Governing the Use of Internet Workstations in the Library.pdf
22-02 Rules Governing Library Online Book Discussions.pdf
22-03 Rules Governing Use of Library Meeting Room.pdf
23-01 Parades and Assemblies.pdf
23-02 The Gathering Place Rental.pdf
23-04 Swimming Pool Fees.pdf
23-05 Cultural Festivals And Special Events_Facilty Rentals.pdf
23-06 Waiver of Deposit for Employee Rental of Facilities.pdf
23-08 Sports Complex Usage.pdf
23-09 Skateboard Regulations.pdf
23-10 City Park Hours.pdf
23-11 Commercial Sponsorship of Sports Associations Tournaments and Special Events.pdf
23-12 Procedures for Obtaining Permits for Special Events.pdf
23-13 Special Events.pdf
Policy Proc 3-05 Authority Selection 122020.pdf
Policy-Proc 1-01 Maintenance of City Operating Policies and Procedures.pdf
Policy-Proc 1-02 Community Safety Workers Safety Policy.pdf
Policy-Proc 1-03 Citizen Achievement Award.pdf
Policy-Proc 1-04 Proclamations, Letters of Appreciation and Support.pdf
Policy-Proc 3-2 Standardization of City Correspondence.pdf
Policy-Proc 3-09 City of Peachtree City Website.pdf
Policy-Proc 4-07 Requirements for City Council Meeting Submissions & Presentations.pdf
Policy-Proc 4-08 Video Content.pdf
Policy-Proc 4-09 Emergency Public Information Procedures.pdf
Policy-Proc 8-06 Naming of facilities, Parks and Other Areas.pdf
Policy-Proc 8-14 Public Comment Guidelines for City Council Meetings.pdf
Policy-Proc 9-05 Budget Policies.pdf
Policy-Proc 10-1Traffic Calming 122220_FINAL.pdf
Policy-Proc 10-03 Private Subdivision Paving Coordination.pdf
Policy-Proc 23-03 Rental of City Recreational Facilities 2-18-21.pdf
Policy-Proc 23-07 Fieldhouse 2-18-2021.pdf

Budget Impact:

Attachments:

1. CARS and CAMS TPM revised 5.19.26

Ordinance Number __

AN ORDINANCE TO AMEND THE CODE OF ORDINANCES OF PEACHTREE CITY, GEORGIA, TO ADOPT CITY ADMINISTRATIVE REGULATIONS AND PROVISIONS OF THE CITY ADMINISTRATIVE MANUAL INTO THE CODE OF ORDINANCES; TO REPEAL CONFLICTING ORDINANCES AND CITY ADMINISTRATIVE REGULATIONS AND PROVISIONS OF THE CITY ADMINISTRATIVE MANUAL THAT ARE NOT ADOPTED AS ORDINANCES; TO PROVIDE FOR SEVERABILITY; TO ESTABLISH AN EFFECTIVE DATE; AND FOR OTHER PURPOSES

NOW THEREFORE, BE IT AND IT IS HEREBY ORDAINED BY THE CITY COUNCIL OF THE CITY OF PEACHTREE CITY, GEORGIA, THAT:

Section 1. Chapter 2, Article I, of the Code of Ordinances of the City of Peachtree City, Georgia, as amended, is hereby further amended by adding new Sections 2-3 through 2-4 to read and to be codified as follows:

Sec. 2-3. Public Facilities – Reasonable Accommodation Policy.

(a) It is the policy of the City of Peachtree City to provide reasonable accommodation to the known disabilities of persons wishing to access the City's programs and/or facilities when it is possible to do so without creating an undue hardship on the City. This policy is established to ensure that all citizens have equal opportunity to enjoy the programs and facilities the City provides in accordance with the Americans with Disabilities Act ("ADA").

(b) It is the obligation of an individual with a disability to advise the City's ADA Coordinator of the need for accommodation in a City program or of the need for accommodation in a City facility. The ADA Coordinator will consult with the individual with the disability to determine their specific physical or mental needs as they relate to the program or facility and identify potential accommodations that would enable the individual to access the program and/or facility. If the cost of an accommodation would pose an undue hardship, the individual has the option of providing the accommodation or paying that portion of the cost that would constitute an undue hardship on the City. If it is determined that accommodation is not reasonable, the ADA Coordinator will advise the individual with a disability, in writing, of that determination. The individual may appeal the decision through the ADA Grievance Procedures.

Sec. 2-4. ADA Grievance Committee and Procedures

(a) A committee of City employees has been named and charged with the responsibility of ensuring compliance. They are as follows:

i. ADA Coordinator who shall be is responsible for all aspects of employment for both applicants and current City employees.

ii. Engineering Services Director and City Fire Marshal who are responsible for all

facilities access.

iii. City Clerk who is responsible for all program access.

(b) Requests and/or complaints are reviewed by the appropriate committee member who renders a written decision within five (5) working days of receipt of the request/complaint. If the grievant disagrees with the decision he/she has thirty (30) calendar days to file a written appeal with the City Manager. The City Manager investigates the situation and renders a written decision within ten (10) working days. Should the grievant disagree with the decision of the City Manager, he/she has thirty (30) calendar days to file a written appeal requesting a hearing before the City Council. After hearing all of the evidence, the City Council has to render a decision and advise the grievant within ten (10) working days in writing of the decision. The decision of the City Council is final.

Section 2. Chapter 2, Article II, Division 2 of the Code of Ordinances of the City of Peachtree City, Georgia, as amended, is hereby further amended by adding a new Section 2-40 and 2-41 to read and to be codified as follows:

Sec. 2-40. Proclamations, letters of appreciation, and other recognitions.

(a) The purpose of this section is to address procedures and guidelines for issuing proclamations, letters of appreciation or support and other forms of recognition issued by the City of Peachtree City for a particular event, program, cause or recognition of an individual, school or business.

(b) The City will consider a request for a proclamation, letter of appreciation or support from any group or individual, as long as the request has some type of local appeal, and positive impact on the community. Examples include, but are not limited to: recognizing local businesses, groups, schools or churches if they are celebrating a major milestone or accomplishment; public awareness campaigns; sports team victories at state level or higher; and citizens that have brought national or international acclaim to Peachtree City. Proclamations or letters will not be issued for: political matters, controversial issues, events or organizations with no direct relationship to the City, business endorsements or personal milestones. The City of Peachtree City has the right to deny requests.

(c) Requests must be made in writing using the application provided by the City Clerk's office with a minimum of two weeks advance notice. The requester should be a citizen of Peachtree City. An organization may only ask for one proclamation per annum. The request must contain the following: facts about the subject matter, specific title of proclamation, date proclamation is needed, name and brief description for the event and requested proclamation language, although the City retains the right to edit the language. The City Clerk and the City Manager will approve the issuance of the proclamation, if all parameters are met. Normally all proclamations and letters are to be mailed, proclamations will not be presented during Council meetings/City events. If schedule permits, the Mayor, Mayor Pro tem or a Councilmember may attend a function or event to present a proclamation upon special request.

Sec. 2-41. Naming of Facilities Parks & Other Areas.

I. All facilities, parks, fields, and areas will be named based on their geographic location, which could be the street they are on or the subdivision or village in which they are located. One of the two exceptions listed below may be made:

1. Commemorative/Memorial Recognition
2. Benefactor Recognition

Either exception would require a ~~unanimous~~majority vote of approval by the City Council.

II. Naming from Nomination & Process

1. Program

The city recognizes that there may be individuals who have had a unique and significant positive impact on the City which exceeds the requirements set forth in Policy 1-03 Citizen Achievement Award. Therefore, the City has established a program to recognize those individuals by either placing their names on a recognition plaque, naming any type of city property or facility, or similar tribute. This policy is established to provide for an orderly, coordinated, and informed practice of naming Peachtree City facilities, streets, parks, fields, or other areas in such a manner as to ensure the appropriate recognition of the traditions of the city, including the opportunity to honor and recognize its distinguished residents, former elected officials, or employees. Careful consideration must be given to associating any name with the excellence and reputation of the City of Peachtree City. To ensure that there is not an overabundance of designations approved, the Council shall only authorize a maximum of two (2) namings per calendar year. Therefore, this policy is designed to ensure proper vetting and consultation before making such decisions.

a. Commemorative/Memorial Recognition -

(i) Naming recognizes individuals who have made extraordinary contributions to the City of Peachtree City, and whose lives and personal qualities deserve to be remembered and emulated. The individual or the individual's contribution should usually have a relationship to the facility or organization being named.

(ii) To maintain the significance of the honor, the memorial naming of any facility, park, field, or area owned by the city shall remain a rare method of honoring individuals. Other prestigious recognition such as policies 1-03 Citizen Achievement Award or 1-04 Proclamations, Letters of Appreciation, and Support should be considered before a memorial naming is proposed. Ordinarily, a memorial honoree would have previously received (including posthumously) such an honor, and there would be a compelling reason that the further recognition of a memorial naming is appropriate.

(iii) For memorial naming of major facilities, parks, fields, or city-owned areas, a ten-year waiting period shall be observed after the death or retirement of the individual before consideration for such distinction, unless specifically approved by the Mayor and Council.

b. Benefactor Recognition -

Benefactor naming recognizes substantial financial contributions by donors to the city. In determining the appropriateness of naming as benefactor recognition, the following factors shall be considered in addition to the

personal qualities described above: the net present value of any and all gifts to the City of Peachtree City from the donor to be honored, and, in particular, of the gift (if any) that motivates the naming; the appropriateness of associating the donor's name with the city, and the donor's other contributions to the city, including volunteer activities, awards, and assistance with other projects.

(i) In no case will a benefactor naming be approved by the Mayor and Council of Peachtree City before the execution of a legally enforceable gift agreement.

(ii) A benefactor may ask the city to name a facility or organization for an individual other than the benefactor, or the benefactor's immediate family, provided that the proposed individual exhibits the personal qualities described above, the individual's permission is obtained as required by this policy, and the individual is not otherwise disqualified from naming based on other requirements as outlined in this policy.

2. Nomination by Third Party

Any citizen, group of citizens, civic organization or sports association may recommend names for recognition so long as the citizens are residents of Peachtree City, or the organizations and associations are based in and serve the citizens of Peachtree City. The dossier must be submitted to the City Clerk's office no later than June 15 for consideration in the next fiscal year, if there is a budgetary impact to the city's budget. The following criteria for nomination have been established:

(a) The nominee must have resided in Peachtree City and have had at least ten years of continuing active involvement in a leadership role devoted to making significant improvements to the Peachtree City community.

(b) Areas of involvement/improvement would include youth or senior programs, athletics, cultural or facility enhancements, aesthetic improvements, and humanitarian efforts.

(c) Nominations must be made after the ten-year waiting period observed after the death, retirement, or end of service of the individual.

(d) Nominations shall not be accepted for any current elected public official or any corporate entity.

(e) Nominations can be accepted for a street prior to the issuance or designation of mailing addresses. If there is a street in which no mailing addresses will be affected if renamed, it may be taken into consideration by Council.

3. Process

A dossier prepared by the proponent of the naming which contains the following information.

(a) Proposals for benefactor naming will only be accepted upon approval from the City Manager.

(b) A complete proposal includes a dossier that addresses and verifies all of the applicable criteria in this policy, including:

(i) A precise description of the facility or organization to be named.

(ii) The exact name to be adopted.

(iii) The basis or reason for the naming; for commemorative names, why the proposed name is appropriate to the facility.

(iv) For memorial naming, whether the ten-year rule is applicable.

(v) For commemorative naming, whether the date of the individual's death, retirement or end of service is

applicable.

(vi) For benefactor naming proof of donation should usually include consideration of the net present value of the gift, other contributions and activities of the donor, consistency with announced gift opportunity amounts, and other naming opportunities.

(vii) If the naming is for someone other than a donor, formal permission of that individual or authorized representative.

A dossier as required by this policy, appropriately verified, shall accompany all proposals for commemorative naming. The dossier shall also include the written permission of the individual to be named (or an appropriate representative, in the case of memorial naming) to use the name as proposed. The Mayor or a City Council member may submit a nomination for consideration at any time. The City Clerk will notify the City Manager,
Council and place the item on a future council meeting agenda under new agenda items. Approval shall be by a unanimous vote of the City Council.

Section 3. Chapter 2, Article V, Division 1 of the Code of Ordinances of the City of Peachtree City, Georgia, as amended, is hereby further amended by adding a new Section 2-336 through 2-338 to read and to be codified as follows:

Sec. 2-336. Commission, authority, group, ~~and~~ board, association appointments, attendance.

(a) The mayor and council shall serve as members of the appropriate authorities/corporations as designated by the respective enabling legislation/articles of incorporation.

(b) The Mayor may engage a selection committee which may be comprised of two members of the city council, (as appointed by the mayor), and the chair of the respective commission, authority, group, board, or association, or his or her designee, ~~Council may appoint up to one member of council (including the mayor) or staff to serve as a full member of a commission, authority, group, or board, or association~~ if permitted by the enabling legislation/articles of incorporation or not specifically prohibited herein.

(c) The city clerk shall maintain a list of terms of office of all commission, authority, group, board and association members.

(d~~e~~) Council may appoint citizen volunteers as appropriate to fulfill vacancies using the following process:

(1) ~~(1)~~ In soliciting applications, the city clerk shall utilize the city's communication methods to help promote the application period and/or availability of open seats. Promotions should indicate eligibility requirements for applicants, where application is available, and the closing date. ~~The city manager's office shall advertise vacancies, acknowledge applications, schedule appointments with selected applicants and notify applicants of decisions of the selection committee.~~

(2) All applications shall be received by the city clerk, who will forward copies of all applications to the members of the selection committee. The selection committee will advise the city clerk of the

names of those who are to be scheduled for interviews and suggested interview times. The city clerk will contact the applicants to schedule interviews.

(32) The selection committee shall be comprised of~~:~~ two members of the city council, (as appointed by the mayor), the chair~~man~~ of the respective commission, authority, group, board, or association, or his or her designee~~., and the city manager. The city manager shall not vote on the final recommendation to council.~~

(43) In the event that the number of applicants for any vacancy exceeds the reasonable availability or time for personal interviews, the ~~city council~~selection committee will ~~rank~~ agree on a~~the~~ list of applicants ~~in order (one through ten if there are ten applicants)~~ to determine which applicants~~the actual number~~ to ~~be~~ interview~~ed~~.

(54) The city clerk~~manager~~ shall serve as selection committee coordinator and ensure compliance with all requirements of this section.

(65) The selection committee shall:

a. Conduct interviews with applicants as scheduled by the city clerk~~manager~~'s office.

b. Select and recommend, to the extent possible, a representative cross-section of the citizenry as appropriate to serve on the commission/authority/group/board/association.

c. Forward the recommended selections to the city council for appointment.

(c~~d~~) Applicant eligibility requirements.

(1) In general, commission, authority, group, ~~and~~ board, and association applicants must:

a. Be a legal resident of the state and have been a resident of the city for at least six months prior to the date of the application;

b. Meet any other qualifications established by the enabling legislation creating the particular commission, authority, group, ~~or~~ board, or association.

(2) ~~Planning~~ Ceommission, authority, group, board, and ~~applicants~~association applicants/appointees may not be members of the city council or city staff.

(3) Convention and visitors bureau applicants must:

Meet the qualifications established by the convention and visitors bureau in its articles of incorporation and bylaws, as such may be amended, and as approved by the mayor and council.

(f~~e~~) Filling of unexpired terms. At the time of appointment of a member(s) to a commission, authority, group, board, ~~or~~ or association the city council may designate an alternate(s) from the pool of applicants. Any alternate shall have the ability to participate in all discussion of the commission, authority, group, board, or association, but shall not have the right to vote on any matter before the commission, authority, group, board, or association; provided, however, that in the event of an absence of an appointed member of a city commission, authority, group, board, or association, the alternate shall have the ability to be a voting member of such city commission, authority, group, board, or association. An alternate shall not be able to vote due to the absence of an appointed member of an authority created by the state general assembly. The alternate shall be automatically elevated to a regular member of the commission, authority, group, board, or

association upon a vacancy during an unexpired term, and serve the balance of the unexpired term. Subsequently, the vacant alternate position would be filled via the next regular interview process.

(g~~f~~) Attendance criteria. Each regular member shall maintain an 80 percent attendance record at all regular and called meetings for the previous 12 months. Members failing to maintain such an attendance record, or who are absent at any three consecutively scheduled meetings, may be immediately dismissed from the commission, authority, group, board, or association by the mayor unless satisfactory justification of the absences is received from the chairman. However, the chair~~man~~ may excuse an absence for documented medical reasons or for business directly related to the purpose of the commission, authority, group, board, or association so long as the total number of absences does not result in attendance falling below 70 percent for the previous 12 months.

While serving as an alternate, the alternate will be required to attend a minimum of 60 percent of regular and called meetings of the commission, authority, group, board, or association.

Sec. 2-337. Commission/Authority/Association New Member Orientation.

(a) It is the policy of Peachtree City to select qualified applicants for appointment to City Commissions, Authorities, Associations, ~~and~~ Boards and Groups. ~~.~~ To further enhance the qualifications of newly appointed members, they are provided with an extensive orientation session with the Chairman of the Commission/Authority/Association and the appropriate City staff personnel.

(b) The Chair of each such Commission/Authority/Board/Group shall brief each new member on the role of Commission/Authority/Board, Roberts Rules of Order/Parliamentary and meeting procedure, the City's Ethics Ordinance, agendas, adding agenda items, responsibilities of the Chair and Members, Attendance policy, and any committee assignments.

(c) A city staff representative shall brief each new member on the role of staff in assisting the Commission/Authority/Board/Group, by-laws, enabling legislation for entity, public meeting and open records laws, budget and any master plans, audits, and technical manuals or ordinances applicable to role of entity.

Sec. 2-338. City Staff Assistance to Commissions/Authorities/Boards/Groups.

(a) The City of Peachtree City is committed to conducting City business in a manner that complies with all legal requirements, fosters citizen confidence in City government, and promotes efficient and effective governmental operations.

(b) The following personnel are assigned to provide staff support or staff representation for City Commissions, Authorities, ~~and~~ Associations, and Groups~~:~~

(1) Planning Commission – ~~Director of~~ Planning and Development Director or designee
(2) Water & Sewerage Authority – City Manager or designee
(3) CVB – City Manager, Finance Director, and CVB Executive D~~d~~irector
(4) Recreation Advisory Group – Recreation ~~and~~ & Special Events Director or designee
(5) Transportation Advisory Group – ~~City Manager and City Engineer~~Public Works Director or designee
(6) Public Art Advisory Group- Recreation & Special Events Director or designee
(7) Youth Activities Commission- City Manager or designee
~~(5)~~(8) Youth Council- City Manager or designee

(c) Agency staff/recording secretary shall maintain a current record of attendance to be ~~attached to the~~listed within the minutes for all Commissions/Authorities/Associations/Groups and forwarded to the City Clerk's Office.

(d) City Hall staff will ensure that all Commission/Authority/Association/Group members receive a copy of the Peachtree City Code of Ethics and shall sign an acknowledgment of receiving the ordinance. The acknowledgment shall be filed ~~in the office of the City Manager with the Executive Assistant~~with the City Clerk's Office.

Section 4. Chapter 2, Article VI of the Code of Ordinances of the City of Peachtree City, Georgia, as amended, is hereby further amended by amending Section 2-504 to read and to be codified as follows:

Sec. 2-504. Exceptions to the retention schedule.

Any exceptions made to the State of Georgia's Retention Schedules for Local Government Records by the city shall be listed in the city's supplemental retention schedule and include the retention time and reason for keeping the documents longer than recommended by the State of Georgia's Retention Schedules for Local Government Records.

Section 5. Chapter 2, Article VII, City Logo of the Code of Ordinances of the City of Peachtree City, Georgia, as amended, is hereby further amended to read and to be codified as follows:

Sec. 2-600. Use of City Logo and City Slogan.

(a) The purpose of this ordinance is to establish City regulations on usage of the City Logos, as on file with the City's Communication Department. This regulation shall specify by whom and in what manner the City Logo and Slogan may be used and the authorization required to do so.

(b) As logos are updated, the City will preserve exclusive rights to usage through common law usage and appropriate registration with State and Federal Agencies.

(c) The City has and will exercise the right to protect its logos and slogans, and to restrict its use of its logos and slogans, any resemblance thereof which might be mistaken for the City's logos and slogans, and any unauthorized changes made to the Logos & Slogans from the brand specifications on file with the communications department. The City Logo and Slogan will not be authorized for third party retail/resale uses unless specified by a separate licensing contract is approved by the City Council.

(d) City Logos may be displayed on City property including, but not limited to, stationery, brochures, agendas, plaques, business cards, uniforms, signs, buildings, vehicles, web site, and merchandise. The manner of display will be standardized among departments through the Public Communications Department.

(e) The official Destination Marketing Organization for the City is the only agency in addition to the City government licensed to use the official logo, slogan, or anniversary logo on merchandise for resale.

(f) Requests for use of the Logo and/or Slogan by City departments will include size, layout, coloring and location of Logo and/or Slogan, and must be submitted to the Public Communications Manager for review and approval. Once usage has been approved, it may not be altered without approval by the City.

(g) Non-profit organizations, City appointed commissions and boards, and other entities may, with proper City Council authorization and submission of a Licensing Agreement, be allowed to utilize the City Logo.

(h) Any group or organization desiring to display the City Logo and Slogan or any part thereof must make a written request of the Public Communications Manager stating the reason for the request, the length of time the images will be used and a drawing of the display. The City will review the request and determine whether the request should be denied or submitted to City Manager for consideration. All uses of the logos shall be reviewed by the City Attorney prior to any action being taken on the request. Final approval authority for the use of the Logo shall be by the City Manager.

Section 6. Chapter 22, *Civil Defense and Disaster Preparedness*, Article I, of the Code of Ordinances of

the City of Peachtree City, Georgia, as amended, is hereby further amended by adding new Section 22-5 and reserving Sections 22-6 through 22-35 as follows:

Sec. 22-5. Storm Cleanup.

(a) Following a severe storm or disaster event, the Public Works Department shall prioritize the removal of trees, debris, and other hazards from public streets, rights-of-way, and other City property as necessary to protect public health, safety, and welfare.

(b) The first priority of storm cleanup operations shall be the clearing of major roadways and public streets to restore emergency access and safe travel. Trees and debris may be moved to the side of the roadway for later collection or removal.

(c) Secondary priority shall be given to clearing the City's shared-use path system and other public access areas after major roadways and rights-of-way have been addressed.

(d) The City may remove trees or debris that have fallen from City-owned property or greenbelts onto private property when determined necessary by the City. Such removal shall occur only after primary public safety operations have been completed and shall be performed on a first-requested, first-served basis as resources allow.

(e) The City shall not remove trees, limbs, or debris located solely on private property unless such debris originated from City-owned property or unless otherwise authorized by the City Manager or designee as part of an emergency response effort.

(f) Property owners shall remain responsible for the removal and disposal of storm debris originating from private property. The City may provide residents with information regarding available debris removal or tree service contractors upon request.

(g) If a storm creates significant debris or operational impacts, the City may temporarily extend operating hours at the City recycling center or coordinate with waste haulers and other agencies to assist with debris management and disposal efforts.

(h) The City Manager or designee shall be authorized to coordinate emergency storm cleanup operations and assistance with private contractors, waste haulers, governmental entities, and other agencies as necessary to respond to severe storm events.

Secs. 22-6—22-35. Reserved.

Section 7. Chapter 34, Article II, Division 1 of the Code of Ordinances of the City of Peachtree City, Georgia, as amended, is hereby further amended by adding a new Section 34-40 to read and to be codified as follows:

Sec. 34-40. Accounting policies and procedures.

(a) The objectives of the Internal Accounting Control System are to provide reasonable assurances that assets are safeguarded against loss from unauthorized use or disposition, and that transactions are executed and recorded in accordance with generally accepted accounting principles. The City

Finance Officer shall be responsible for city wide implementation for all policies and procedures contained herein. Each Division Director/Chief shall be responsible for ensuring compliance with these policies and procedures by all assigned personnel.

Section 8. Chapter 34, Article II, Division 2 of the Code of Ordinances of the City of Peachtree City, Georgia, as amended, is hereby further amended by adding a new Section 34-69 to read and to be codified as follows:

Sec. 34-69. City Council Funding for Non-Profit Organizations in Fayette County

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

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:

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

(2) 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~~may 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~~may 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.

(3) 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~~may be prorated based upon the percentage of Peachtree City residents served in comparison to the total population served. The amount of funding provided ~~shall~~may 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~~may 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.

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

(5) 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.

(6) All requests for funding from 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.

(7) The City Council will have final approval on all funding requests and on amounts of funding approved per applicant. All funding requests must be submitted to and approved by Council by June 1 for consideration for funding in the next fiscal year budget.

Section 9. Section 54-1.1 of the Code of Ordinances of the City of Peachtree City, as amended, is hereby further amended to read and to be codified as follows:

Sec. 54-1.1. Hours of operation for city parks; rules of operation.

(a) The ~~mayor~~city manager may establish closing times for any recreation facility or area owned or maintained by the city, which shall be posted in a conspicuous location(s) in or around the facility or area regulated.

(b) There shall be no use of the recreation facility or area affected after the posted closing time. No one shall be allowed on the subject property other than the use of public or city streets or drives, parking areas, or shared use paths, for the purpose of through traffic that does not loiter, park, or congregate on such streets, drives, parking areas, or shared use paths~~and there shall be no parking or congregating on the public streets, golf cartsshared- use paths or parking areas around the property~~.

(c) Rules and regulations specific to each recreation facility shall be posted by the city and/or the department in a conspicuous location. Users of each recreation facility shall comply with said rules and regulations as adopted by the city council, the department or as identified in facility use agreements with specific user groups.

Section 10. Chapter 54, Article I, of the Code of Ordinances of the City of Peachtree City, Georgia, as amended, is hereby further amended by amending Section 54-12 and adding a new Sections 54-18 through 54- 21 to read and to be codified as follows:

Sec. 54-12 Skateboard Park Rules and Operations.

(a) The skateboard park at the Glenloch Recreation Center shall be open only during designated hours established by

the Recreation & Special Event Department. Notice of operating hours shall be posted in a conspicuous location at all times.

~~(b) The skateboard ramp shall be open only to Peachtree City residents and their guests.~~

(~~e~~b) It shall be unlawful for any person to enter or use the skateboard park except during designated operating hours.

(~~d~~c) All users of the skateboard park shall comply with all posted rules and regulations and shall abide by all reasonable requests and directions of the~~-~~ Recreation & Special Events Department staff.

(~~e~~d) It shall be unlawful to enter or use the skateboard park without wearing all safety equipment required by the Recreation & Special Events Department, including helmets and protective pads.

(~~f~~e) General rules governing the skateboard park shall be posted and enforced including, but not limited to, the following:

1. Skate at your own risk.
2. Use of safety helmet and pads required.

~~User must have pass.~~

3. No skating against traffic.
4. Do not proceed down a ramp until clear of skaters.
5. No bicycles allowed on the ramps.
6. Use trash cans for litter.
7. No alcohol allowed.
8. Skateboard ~~ramp~~ park open during designated hours.

(~~g~~f) Violations of this section or posted skateboard park rules may result in dismissal from the facility and suspension or revocation of skateboard park privileges.

Sec. 54-18. Use of City Hall Plaza.

City Hall and the City Hall Plaza shall not be available for rental for special events by non-governmental persons or entities. As used herein, the term special events shall not include activities that are protected by the First Amendment to the United States Constitution or the Constitution of the State of Georgia. The Plaza will not be used for commercial activities by for-profit organizations unless event sponsored by the City or specifically approved by the City Manager.

Sec. 54-19. Rental of City Recreational Facilities.

(a) The scope of this policy is to cover all contractual agreements between the City of Peachtree City and another company, organization, governmental agency, or individual in the rental of Recreational facilities to include meeting rooms, buildings, playing fields, passive recreation areas, and City parks. Arrangements for use of the amphitheater must be

made through the Amphitheater management.

(b) All City Recreation facilities are available for use by Peachtree City~~/Fayette County~~ residents and commercial businesses on a first come basis as long as such use does not interfere with pre-programmed recreational activities conducted by the Recreation & Special Events Department or affiliated groups. ~~Out-of-county~~Non-Peachtree City residents may reserve facilities, when available, on a restricted basis. ~~Out-of-county~~ Non-Peachtree City residents/commercial businesses will be charged an additional rental fee established by Council.

(c) Meeting rooms may be used by religious organizations on a non-regular basis, by non-partisan political groups, and by commercial and industrial businesses located in ~~Fayette County~~Peachtree City to conduct informational or educational seminars that are open to Peachtree City and Fayette County residents as long as no fee is charged or no actual sale of a service or product is made at the meeting.

(d) Individuals, groups, and/or organizations shall be confined to those areas specified in the contract.

(e) The user shall be liable for all damages to City property while an area or facility is being utilized.

(f) The Recreation & Special Events Department shall have full authority and control of those using City Recreation facilities. Failure to comply with City ordinances and departmental regulations governing use of such facilities shall result in the closing of the facility and/or activity. In such an event, users may have to forfeit all fees paid to the City.

(g) The Recreation & Special Events Department shall not be responsible for providing any equipment to the user other than that which is permanently installed or assigned to that facility, unless the equipment is specified in the agreement and the City is reimbursed for it. Restrooms located at fields or parks are not included as part of the rental. An after-hours staffing fee, as established by the City's fee schedule, shall be required for any event occurring outside of normal operating hours or when additional City staffing is required to support the event. Fayette County and/or Fayette County Board of Education may enter into an intergovernmental agreement with the city for the use of City facilities. Any such agreement shall be approved by the City and may establish separate terms, conditions, fees, staffing requirements, and operational responsibilities relating to facility use. Requests for facility use shall state the facility to be used, the time of use, and the name of the person assuming responsibility for any damage to the facility or restrooms.

(h)

(i) No smoking, use of tobacco products or alcoholic beverages shall be permitted in or on any rented city facility except for designated smoking areas. Permits required for special events that select to serve or sell alcohol. Exception: The Frederick Brown, Jr. Amphitheater operates under separate rules.

i. Rental application must be submitted in advance of the date of desired use. To make application for the rental of a facility, contact the appropriate office listed below: Application must be submitted to the Recreation & Special Events Department for review and approval.

ii. All facilities require a refundable clean-up deposit, the amount of which is determined by the facility rented. Deposit will be returned to user, provided the user leaves the facility in a clean and orderly condition. A Recreation & Special Events department staff/crew member will inspect said facility either during the actual event or on the first working day following such use.

iii. All necessary deposits, fees, and waivers/proof of insurance shall accompany application at the time the application is presented to the Recreation & Special Events Department. Applications, the deposit check, and rental fees must be completed and paid for by the responsible resident. Person listed as the responsible party must be the designated user of the facility and must be present during the rental period. Documents missing from the application may cause delays in approval, as the facility is considered reserved only when such application and fees are received and approved by the Recreation & Special Events Director.

iv. Facilities may be rented for only one day's use at a time. Exceptions may possibly be made on a particular request as determined by the Recreation & Special Events Director with concurrence of the Recreation & Special Events staff.

v. Activities shall be terminated and facilities shall be closed no later than 11:00 p.m. unless special permission is granted by the Recreation & Special Events ~~Department~~ Director or a designee. If such permission is granted, the Recreation & Special Events Director will notify the Peachtree City Police Department.

vi. Youth Athletic Organizations, churches, scouts, non-profit civic organizations (defined as a "non-profit group, holding non-profit status, organized for their common benefit and active in community service"), the Fayette County Board of Education, and Fayette government agencies may utilize certain facilities for meetings ~~at no cos~~at a fee determined by the Mayor and Council~~t~~, provided such gatherings are not a fund-raising activity or such use does not conflict or interfere with activities conducted by the Recreation & Special

Events Department or affiliated groups. This usage shall be on a space available basis only. User must adhere to all other rental requirements, and use must be pre-approved. This usage does not apply to individuals, companies, or organizations who wish to use City-owned facilities for personal reasons, such as business meetings and/or private social gatherings. Youth Associations operate under annual agreements, which supersede any conflicting policies contained in this document.

vii. No Civic Club, social organization, church, scout group, and/or neighborhood group shall utilize any City-owned facility on a regularly scheduled basis unless they are sponsored by the Recreation & Special Events Department or are considered part of the department's recreational program.

viii. Any Civic Club, social organization, church, scout group, and/or neighborhood group, planning to charge admission or sell products (homemade or manufactured) while using any City-owned facility shall be required to pay a rental fee as provided by contractual agreement with the Peachtree City Recreation & Special Events Department.

ix. Insurance. Users/activity sponsors are liable for personal injury to participants and/or spectators. Users/activity sponsors shall provide the Recreation & Special Events Department with a Waiver of Liability and/or a Certificate of Insurance Coverage prior to the date of desired use with such coverage to be approved by the Recreation ~~Administrator~~& Events Director or a designee in the following amounts:

a. One million dollars ($1,000,000.00) with no more than one thousand dollars ($1,000.00) deductible per incident or claim for the following facilities: BMX Track, City Pools, and City Athletic Fields

x. RESPONSIBILITIES. The Recreation & Special Events Director or his/her designee is assigned primary responsibility for coordinating with the lessee all rental agreements as specified by City Policy. All Rental fees are as set by City Council.

Sec. 54-20. Kedron Fieldhouse.

(a) The Kedron Fieldhouse facility shall be open to the general public on a year-round basis. The

specific hours of operation shall be determined, or adjusted, by the public usage of the facility. The facility will open less hours or more hours based upon public demand, and Recreation & Special Events staff resources to cover those demands. Designated periods shall be established for use of the facility by only ~~Fayette County~~Peachtree City residents, ~~Fayette County residents~~ and houseguests of Peachtree City residents.

(b) Priority usage for the September - March time frame shall be for indoor activities/events - such as volleyball and basketball. City youth leagues shall be given priority as follows: games, practices, open time.

(c) Failure to comply with City ordinances and Departmental regulations governing use of this facility may result in the termination of use. In such an event, user will forfeit all fees paid to the City.

(d) The Recreation & Special Events Department will not be responsible for providing any equipment to the user other than that which is permanently installed or assigned to the facility.

(e) Alcohol is not allowed unless approved. (Special permits must be obtained)

(f) No smoking is permitted inside the facility.

(g) No food preparation is allowed inside the facility.

(h) Rental use shall be as for other city recreational facilities pursuant to Sec. 54-17.

(i) No rental will be permitted on City observed holidays.

Sec. 54-21. Sponsorship of Tournaments and special events.

(a) Youth and Adult Sports Associations that have contractual relationships with the City may engage or solicit third parties to sponsor or co-sponsor tournaments and/or special events on behalf of any such Association.

(b) The Recreation & Special Events Department must be made aware of any association considering the acceptance of a tournament or special event sponsor prior to the association contracting or reaching agreement with the potential sponsor. Such notice should be given at least 90 days before the tournament, or a special event is to take place.

(c) The Recreation & Special Events Department must receive a formal written request detailing exactly who the proposed sponsor is, what the conditions of sponsorship are, any consideration paid for the

sponsorship, and any special requirements the sponsor may be asking for. The request should also list any special support that the association would require from the Recreation & Special Events staff, parks crews or other City departments. This written request should be received by Recreation at least 90 days prior to the tournament or special event.

(d) The City reserves the right to reject any proposed sponsor. No sponsor being considered can represent or be associated with an alcohol or tobacco distributor or company. The sponsor's product or service should relate directly with the association's sport.

(e) The City Manager shall have the authority to approve or reject any proposed sponsor.

(f) Tournament sponsorship will be included in the tournament revenue/expense report submitted to the Recreation & Special Events Department within two weeks following a tournament or special event. All proceeds from tournaments or special events shall be used to improve fields, facilities or programs of the association. The association will provide detailed accounting.

(g) Advertising banners or signs shall conform with current sign ordinances. No signage should be visible from main roads or thoroughfares.

Section 11. Chapter 78, Article I, of the Code of Ordinances of the City of Peachtree City, Georgia, as amended, is hereby further amended by adding a new Section 78-34 to read and to be codified as follows:

Sec. 78-34. Traffic Calming Devices.

(a) The purpose of this section is to establish standard procedures for the implementation of the City's response to the traffic complaints arising as a result of perceived speeding and/or high traffic volumes within City owned right-of-way

(b) Public Complaints. Should a resident, residential community, neighborhood group, or Home Owners Association (HOA) have concerns with traffic in their area, a written request for an evaluation must be filed with the City Engineer. All requests should include the area of concern and complaint type (speed, volume). If an active HOA exists, then the request must come from the HOA.

Review of Complaints. Review of complaints will proceed in the following manner:

Table 1: Review and Action Procedure
Action
1. City Engineer receives written request and implements traffic study
2. Review data to determine if non-physical deterrents are warranted
3. Implement Non-Physical Deterrent(s)
4. Collect post installation traffic data and review for improvement
5. If no improvement, City Engineer determines Study Area* and recommends physical deterrents

6. Requestor to petition Study Area to attain ***2/3*** support for measure
7. Recommendations will be presented by City Engineer for the Requestor, Police, Fire and City Council approval
8. Construction of temporary physical deterrents
9. Follow up monitoring
10. Construction of permanent physical deterrents or re-evaluation and placement of different type

(2) Study Area: The road network surrounding the road(s) being considered for traffic calming measures that would be affected by the placement of the measures.

a. Warrants for Action

Table 2: Warrants for Action

Warrant	**Community Collectors**	**Village Collectors**	**Residential Streets/Neighborhood Collectors**
1. Minimum Traffic Volume	>8000 vpd or 800 vph	>4000 vpd or 400 vph	>1000 vpd or 100 vph
2. Cut thru traffic	50%	40%	25%
3. 85th percentile Speed	>7mph over speed limit	5-7 mph> speed limit	5 mph > speed limit
4.Community support*	67%	67%	67%
5. Accidents per year	6	6	3
6. Percent ADT **Exceeding posted Speed limit	30%	30%	25%

* A community petition stating a concern with the traffic in the Study Area.

** ADT is Average Daily Traffic

(c) Non-Physical Deterrents. Should any of the warrants in Table 2 apply, any of the following non-physical solutions can be implemented with the concurrence of the City Engineer and the Police Chief. Non-physical deterrents do not involve the use of physical controls (speed humps, roundabouts) or impediments on the roadway system. They are comprised of actions and programs, which are primarily educational, and enforcement based.

~~(1) Designated Residential Zone~~

~~The *Official Code of Georgia, Section 40-14-8 (b)* provides that the limitations in subsection (a) [no {radar speed detection} case can be made unless the speed of the vehicle exceeds the posted speed limit by more than ten miles per hour] shall not apply in properly marked residential zones. Roads with speed limits of 35 miles per hour or more shall not be considered residential streets. Therefore, a Non-Physical Deterrent is to have a residential street be designated and properly marked as a residential zone so that the 25-mph speed limit is enforceable. This tool, if adopted by the City Council and approved by the Georgia Department of Transportation, would be part of the Police Department Traffic Enforcement strategies.~~

~~(2)~~(1) Neighborhood Traffic Safety Program (Education)

This is a program comprised of neighborhood meetings, letters, pamphlets, etc., alerting residents within a neighborhood to speeding and other traffic/pedestrian safety concerns. The City Engineer, with the cooperation of the Police Chief, would conduct this program for any neighborhood association or other residential group requesting it. This neighborhood awareness program would hopefully, result in neighbors more closely obeying existing traffic laws and in improved safety for all roadway users.

~~(3)~~(2) Traffic Signing and Pavement Markings

This includes signs for residential zone designation, speed limits, no thru traffic and other necessary information needed for motorists under the Traffic Calming Program.

~~(4)~~(3) Stop Signs

Data provided by the Institute for Transportation Engineers (ITE), shows that stop signs are not effective in controlling speed or volume and have a high violation potential. Further the Manual on Uniform Traffic Devices (MUTCD), Section 2B.06, states that Yield or Stop Signs shall not be used for speed control. MUTCD is binding under 23 CFR 655.603, and has also been adopted by the State of Georgia. O.C.G.A. §§ 32-6-50 and 40-6-20(d). Therefore, the City of Peachtree City will not use these as means of traffic calming.

~~(5)~~(4) No Right/Left Turn Signs

The ITE shows that no turn signs can be effective in controlling traffic volume. It also does not

impede emergency response vehicles. The down side of this control is that it has a potential to be violated.

~~(6)~~(5) No-Truck Enforcement

In general, trucks are allowed on residential streets unless otherwise posted. If truck traffic is shown to be a problem, the Police Chief will request Council approval for the street to be designated as "No through truck traffic" The Public Works Department will make certain that the proper signing is in place to enforce the No-Truck ordinance.

~~(7)~~(6) Traffic Enforcement Actions

This is a traditional enforcement activity on the part of the City Police Department's traffic enforcement officers. The City Engineer will provide the Police Department data from the traffic study as to the severity of violation and the time of day when most violations occur.

~~(8)~~(7) Radar Speed Trailer Deployment

When appropriate, the City Engineer will contact the Police Chief requesting deployment of its radar speed trailer to educate motorists regarding the fact that they may be significantly exceeding the posted speed limit. The trailer deployment also can result in allowing concerned neighbors to see that actual speeds may not be as high as what had been perceived.

~~(9)~~(8) Landscaping

This is a method by which the land adjacent to the curb is landscaped so as to give the appearance of a narrower corridor. This appearance would cause a motorist to slow down. With the assistance of the City's arborist or landscape architect, a landscaping plan will be developed for the desired effect.

(d) **Physical Deterrents**

(1) If following a four-month trial of a Non-Physical Deterrent traffic data does not improve, then a physical deterrent will be considered. The City Engineer will review the data and determine if/which one, or combination of the following deterrents would aid in the reduction of traffic concerns. The City Engineer will make a recommendation to the Requestor and follow the Implementation Procedure at the end of this Physical Deterrents section.

(2) Speed Humps

A speed hump is a raised portion of pavement designed to reduce speed. Speed humps will be used only for speed limits 30-mph or less. Also, all of the following must apply.

b. Streets must be classified as Residential or Neighborhood Collectors and must not be a higher classification.

c. Travel width must be less than 28 feet and have no more than two travel lanes

d. Horizontal curves must have a 300 foot radius or greater

e. Vertical curves must support adequate stopping sight distance

f. Grade must be less than or equal to 8%

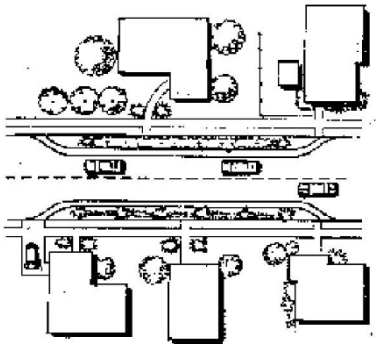
g. Must be placed between 200 feet and 600 feet apart

h. The Requestor must pay 100% of the cost of materials and installation.

i. Speed studies must show that the 85th percentile speed for the proposed street is greater than 10 mph over the posted speed limit

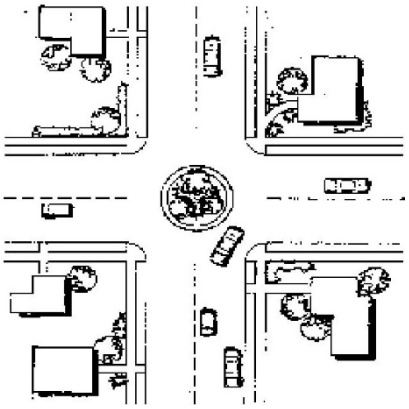
(3) Chokers

The ITE shows that chokers are not very effective at reducing traffic and only have a minor impact on speed. Also, this method provides a minor constraint to emergency vehicles.



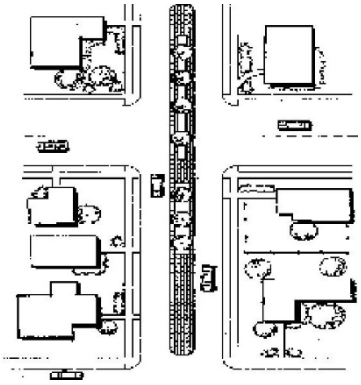
(4) Traffic Circles

Although traffic circles can cause minor constraints to emergency response vehicles, they can effectively reduce both speed and volume of traffic flow.



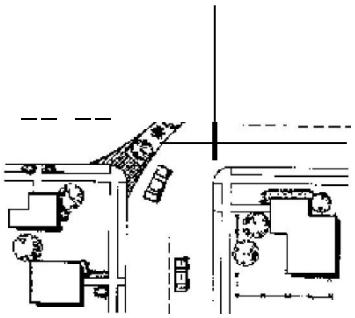
(5) Median Barrier

Median barriers are effective at reducing volume, but unlikely to reduce speeding. Also, they are a minor constraint to emergency vehicles.



(6) Forced Direction Diverters

Forced direction diverters include forced turns, semi-diverters, diagonal diverters and cul-de-sacs. These force the flow of traffic to take a desired route. These methods are very effective at controlling volume and potentially speed. They do however impose some constraints to emergency response vehicles.



(e) Implementation Procedure

If all warrants in this ordinance have been met, coordination and approval must be met as follows:

(1) Police Chief and Fire Chief must approve, indicating minimal impediments to emergency routes
(2) 67% (2/3) of the residents in the Study Area must support the installation of the devices
(3) The Requester must agree to pay 100% of the cost of materials and installation
(4) The City Engineer must have factual data supporting the proposed control
(5) The City Manager must concur with the recommendation
(6) The City Council must approve the recommendation
(7) Upon approval, placement of temporary physical deterrents will be placed and the results will be evaluated. If the temporary devices perform as expected, permanent deterrents will be constructed. If the devices do not perform as expected alternative devices may be considered.

Section 12. Chapter 42, Article 3, of the Code of Ordinances of the City of Peachtree City, Georgia, as amended, is hereby further amended by adding a new Section 42-84 to read and to be codified as follows:

Sec. 42-84. Recycling Center.

(a) Definitions
(1) Resident- Persons living within the geographical city limits.
(2) Operator - City personnel authorized to operate Public Works equipment and briefed on the responsibilities of this specific operation. A minimum of one operator will be on duty at the site during operational hours.
(3) Equipment - Brush chipper for chipping limbs and trees; backhoe for turning mulch pile.
(4) Materials - Only organic materials (lawn clippings, leaves, shrubs and limbs with a diameter of no more than 12 inches and a maximum length of 4 feet) and advertised recyclable inorganic materials based on market demand (cardboard, magazines, newspapers, aluminum beverage cans, plastics and/or glass) will be accepted.

(b) The hours of operation for the City's Recycling Center shall be as ~~follows: 1:30 **PM** - 4:30 **PM** on Wednesdays, 8:30 **AM** - 4:30 **PM** on Saturdays~~ designated by the Public Works Director or a designee. Operational hours are subject to change based on weather and need.

(c) The use of the City's Recycling Center shall be limited to Peachtree City residents and City Departments/Employees. The City may also enter into contractual agreements with third parties that provide

services to the City, and authorize the use of the Recycling by such third parties or its agents, employees, or volunteers.

Section 13. Section 50-14 of the Code of Ordinances of the City of Peachtree City, Georgia, as amended, is hereby further amended to read and to be codified as follows:

Sec. 50-14. Unlawful assembly.

It shall be unlawful for any person to participate in a parade or demonstration or hold public meeting in the streets, alleyways, ~~recreational~~ shared- use paths, or sidewalks; provided, however, that this ordinance shall not apply to public, private or home schooled educational sanctioned and approved activity as well as activity covered by the First Amendment to the United States Constitution or any similar provision of the Constitution of the State of Georgia.

Section 14. Chapter 58 of the Code of Ordinances of the City of Peachtree City, Georgia, as amended, is hereby further amended by adding a new Section 58-12 to read and to be codified as follows:

Sec. 58-12. Portable concession stand or trailer on city property.

(a) Upon receiving a request for permission to locate a concession trailer or temporary facility of any kind on any City-owned property, the Recreation Director & Special Events Director shall direct forward such request to the City Manager. The request shall include the following information:

(1) Name of person or organization requesting the use.

(2) Proposed location of the use (facility or area).

(3) Site plan for use at proposed location.

(4) Nature of proposed temporary use (include photos if possible).

(5) Size of proposed use.

(6) Proposed duration of use and hours of operation.

(7) Proposed signage.

(8) Special features of proposed use.

(9) Any necessary permits or approvals from the Fayette County Health Department.

(b) Upon receiving a completed application, the City Council shall review the proposal and either approve it as submitted, approve it with conditions, or disapprove it. The applicant shall be notified of the action and the reasons for the action, if appropriate.

(c) If approved, the requesting party/organization shall accept the total cost involved in installing such temporary trailer/structure. The City shall accept no financial responsibility regarding the placement or installation of such temporary trailer/structure, nor shall the City be liable for any damage caused by such temporary trailer/structure, nor shall the City be liable for any damage to

such temporary trailer/structure caused by vandalism or natural causes such as wind or fire. The party/organization will be required to sign the necessary lease agreement which shall include, but is not limited to, an indemnification of the City and certain levels of insurance.

Section 15. Chapter 70, Article 1, of the Code of Ordinances of the City of Peachtree City, Georgia, as amended, is hereby further amended by adding a new Section 70-4 to read and to be codified as follows:

Sec. 70-4. Subdivision Entrance Signs.

(a) All subdivision entrance signs and support walls shall comply with Chapter 66 of the Peachtree City Code of Ordinances, including all permitting, location, size, setback, and nonconforming sign requirements. Applicants shall coordinate with the Public Works Department and/or Planning Department to ensure compliance with the City's sign regulations.

(b) The City shall maintain, repair, and/or replace subdivision entrance signs and support walls located within the City's right-of-way only and not under the jurisdiction or maintenance responsibility of an established homeowners association (HOA).

(c) The City shall not maintain subdivision entrance signs, support walls, landscaping, irrigation systems, lighting, or related improvements located outside of the City's right-of-way.

(d) The City may remove or require the removal of any subdivision entrance sign or support wall determined to be a nuisance or hazard to vehicles or pedestrians.

(e) Repair and maintenance of existing subdivision entrance signs shall be considered the first option for the City's maintenance program. Repair activities may include repainting monument signs, sign panels, and/or individual letters identifying the subdivision no more than once every five (5) years using standardized colors approved by the Public Works Department and/or Planning Department.

(f) If a subdivision entrance sign or support wall becomes damaged or deteriorated beyond economical repair, as determined by the Public Works Director, the City may remove and dispose of the sign or support wall and provide replacement assistance, subject to available funding. Replacement signs shall conform to standardized sign specifications established by the Planning Department, including material, color, shape, size, and font.

(g) Replacement of sign panels or lettering shall not include repairs to the monument structure itself. If the monument structure is determined to be beyond economical repair, the City may replace the monument sign with a freestanding standardized sign as approved by the Planning Department.

(h) In the event a subdivision or HOA requests upgraded or customized subdivision entrance signage different from the City's standardized sign template, the requesting party shall submit the following for review by the Planning Department and Public Works Department:

1. A petition signed by not less than fifty (50) percent plus one (1) of the registered property owners within the subdivision, based on the most recent Fayette County Tax Assessor records;

2. A detailed sign design prepared in accordance with Chapter 66 requirements;

3. A landscape plan identifying the proposed sign location and associated landscaping improvements; and

4. Any other information deemed necessary by the City.

(i) Upgraded or customized subdivision entrance signs requiring deviation from the City's standard replacement design shall require approval by the City Council. Upon approval, the subdivision or HOA may be eligible for a grant not to exceed $5,000 per subdivision, subject to budgeted funds. Once approved, all future maintenance, repair, utility, landscaping, irrigation, lighting, and replacement responsibilities associated with the upgraded entrance shall become the sole responsibility of the HOA or property owners within the subdivision. The City shall not participate in future maintenance or utility costs associated with upgraded subdivision entrances.

(j) The City shall maintain landscaping and mulch originally installed and accepted by the City as part of the subdivision entrance. Any additional or enhanced landscaping, irrigation, fencing, lighting, seasonal color, annual plantings, or related improvements shall require prior approval from the Director of Planning and/or the Public Works Director and shall be installed and maintained at the sole expense of the HOA or responsible property owners.

(k) Existing subdivision entrance irrigation systems and sign lighting previously maintained by the City shall be considered abandoned infrastructure unless ownership and maintenance responsibilities are formally accepted by an HOA or group of homeowners through City Council approval. Upon approval, all maintenance, repair, operational, and utility costs associated with such systems shall become the sole responsibility of the HOA or homeowners. The City shall not assume responsibility for utility costs or future maintenance of such systems.

Section 16. All ordinances or parts thereof which conflict with the provisions of this ordinance are, to the extent of such conflict and except as hereinafter provided, hereby repealed.

Section 17 Should any provision of this ordinance be declared invalid by a Court of competent jurisdiction, such decision shall not affect the validity of this ordinance as a whole or any provision thereof other than the provisions specifically declared to be invalid. The City Council declares that it would have passed this ordinance and each subsection, sentence, clause and phrase thereof, irrespective of the fact that any one or more subsections, sentences, clauses or phrases may be declared invalid.

Section 18. This ordinance shall be in full force and effect upon its official adoption by the City Council.

This 21st day of May 2026

_____

Kim Learnard, Mayor

_____

Laura Johnson, Post 1

_____

Suzanne Brown, Mayor Pro Tem

_____

Clinton Holland, Post 3

_____

Michael Polacek, Post 4

ATTEST:_____

Yasmin Julio, City Clerk

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

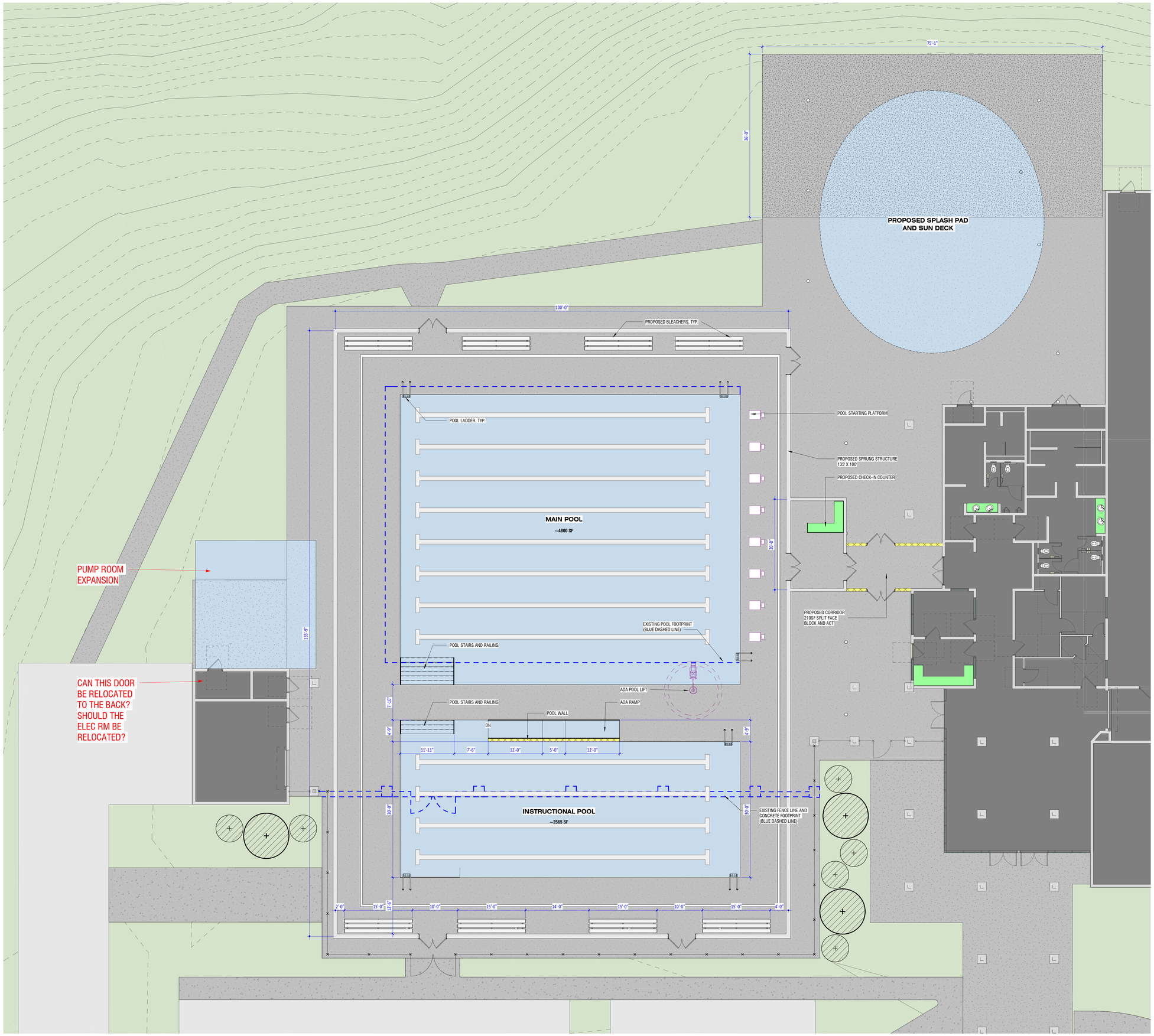
MEMO TO:	Mayor and City Council	
VIA:	Justin Strickland, City Manager	
FROM:	Harold Layton	05/14/2026
	Kelly Bush, Financial & Administrative Services Director	05/15/2026
	Jonathan Miller, Interim Assistant City Manager	05/15/2026
	Justin Strickland, City Manager	05/15/2026
DATE:	May 21, 2026	
SUBJECT:	05-26-09 Kedron Pool Permanent Structure and Required Renovations	

Recommendation:
To approve the current concept for design as well as the budget amendment for a design fee increase.

Discussion:
To approve the concept submitted by WM2A Architects for the Kedron Pool and structure replacement. This will also include an increase in the design fee to $417,500.00

Budget Impact:
Increase design fee to $417,500.00

Attachments:
1. 2025-074 Peach City Kedron Aquatics - Conceptual plan - 05212026
2. 2025-074 - WM2A Fee Proposal_5.21.26



NOTES:
1. Extent of Pump House expansion TBD Approximate expansion size 750 sq.ft. split face block and standing seam construction. Addition of a splash pad may influence this size.

2. With pool and splash pad within the scope, additional restrooms will be required. There is a figure in the Palacio cost estimate for this, but the extend of work in this area is unclear at this time.

N

1 | POOL DECK - PRELIMINARY - NEW WORK
A2 1/8" = 1'-0"

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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PROJECT STATUS: CONCEPTUAL

REVISION NO (IF ANY): REVISION DATE:

PROJECT NO: 2025-074
CURRENT DATE: 5.14.26

DRAWING NAME:

POOL DECK - PRELIMINARY PLAN - NEW WORK

DRAWING NO:

A2

Plotted: 5/14/2026 10:11:08 AM

Trey Wood, AIA
Bill McLees, AIA
Yancey Powers, AIA
Brandon Fairbanks, AIA

14 May 2026

Attn: Mr. Justin Strickland

Re: **Kedron Aquatics Pool Enclosure and Renovation,** Peachtree Cit, GA
WM2A Job No. 2025-074

Dear Justin,

WM2A Architects is pleased to offer the following proposal for architectural and engineering services for the design and construction two new pools and 100' x 135' pool enclosure new expanded pool deck, expansion of the existing pump room to accommodate new pump equipment, and addition of new restrooms to meet current codes.

Services provided will include:

- **Architectural,**
- **Civil engineering**
- **Structural engineering**
- **Mechanical engineering**
- **Electrical engineering**
- **Plumbing engineering**
- **Fire Protection engineering**
- **Pool Design and consultation**
- **Conceptual and schematic level cost estimation**
- **Engineering for the Sprung structure**
- **Geotechnical Engineering**
- **Site Survey with utility locate and GPR**
- **Bid opening assistance (if desired)**
- **Construction administration**

Services will be provided for a lump sum fee of $417,500.00

Macon Office
348 Cotton Avenue
Suite 500
Macon, GA 31201
478.745.4945

Virginia Office
408B North Main Street
Hillsville, VA 24343
276.266.3356

Trey Wood, AIA
Bill McLees, AIA
Yancey Powers, AIA
Brandon Fairbanks, AIA

Based on the scope change that was confirmed via Teams meeting on 4/16/2026, the expanded/ added disciplines have been highlighted in red above, along with the updated design fee for this work. The anticipated design duration is 16 weeks and once the notice to proceed is given, a kickoff meeting will be held to schedule design milestone dates. At this time, the proposal does not include any design work needed relative to the splash pad addition added in the 5.14.26 conceptual plan. It is currently unknown how many restrooms will be needed and if the addition is included into he project, these calculations can be completed and the design fee provided as an additional service.

If the above proposal is acceptable, we will begin to draft a standard AIA contract document (series number TBD) for your review and approval. It will outline deliverable milestones as well as timeline and fee structure. If Peachtree City has a standard contract that they prefer to use, please send over a copy to be reviewed.

Throughout the process, digital drawings and specifications will be available via Share Point for all to view. Hard copy drawings will be available upon request

Sincerely yours,

WM2A ARCHITECTS



Brandon Fairbanks, AIA,

Macon Office
348 Cotton Avenue
Suite 500
Macon, GA 31201
478.745.4945

Virginia Office
408B North Main Street
Hillsville, VA 24343
276.266.3356

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO:	Mayor and City Council	
VIA:	Justin Strickland, City Manager	
FROM:	Harold Layton	05/15/2026
	Kelly Bush, Financial & Administrative Services Director	05/15/2026
	Jonathan Miller, Interim Assistant City Manager	05/15/2026
	Justin Strickland, City Manager	05/15/2026
DATE:	May 21, 2026	
SUBJECT:	05-26-10 Meade Pickleball Playground	

Recommendation:
Approve the Playground and cost for Meade Complex and the total cost of $266,678.40 to be purchased and built by Playworld.

Discussion:
During the January Retreat, Council discussed constructing a playground at Meade Recreation Complex, as this is the only bigger recreational complex that does not have a playground. Funds were reallocated from another CIP project to fund the playground. The design is attached here.

Budget Impact:
$227,137 was reallocated from the Pebble Pocket Splash pad in CIP Fund 335. The additional $39,541is available in the Capital Projects Contingency.

Attachments:
1. 26-191 Meade PTC Pickleball_NOT APPROVED
2. Meade Pickleball playground quote 1



Meade Pickleball Playground

26-191

Georgia

John Koob

Design shown is conceptual, including colors. Final products may differ.


PLAYWORLD
PREFERRED


PLAYWORLD
PREFERRED


PLAYWORLD
PREFERRED


PLAYWORLD
PREFERRED


PLAYWORLD
PREFERRED


PLAYWORLD
PREFERRED


PLAYWORLD
PREFERRED



MATERIALS

I approve the material colors listed below.

_____

Client signature

COMPONENT

- Azure
- Cobalt
- Chartreuse

POST

- Cobalt

PLASTISOL COATING (DECK)

- Gray

ROTOMOLD

- Chartreuse

SHEET

- Cobalt

TWO COLOR SHEET

- Cobalt-Sand

SHADE

- Zesty Lime (SS)

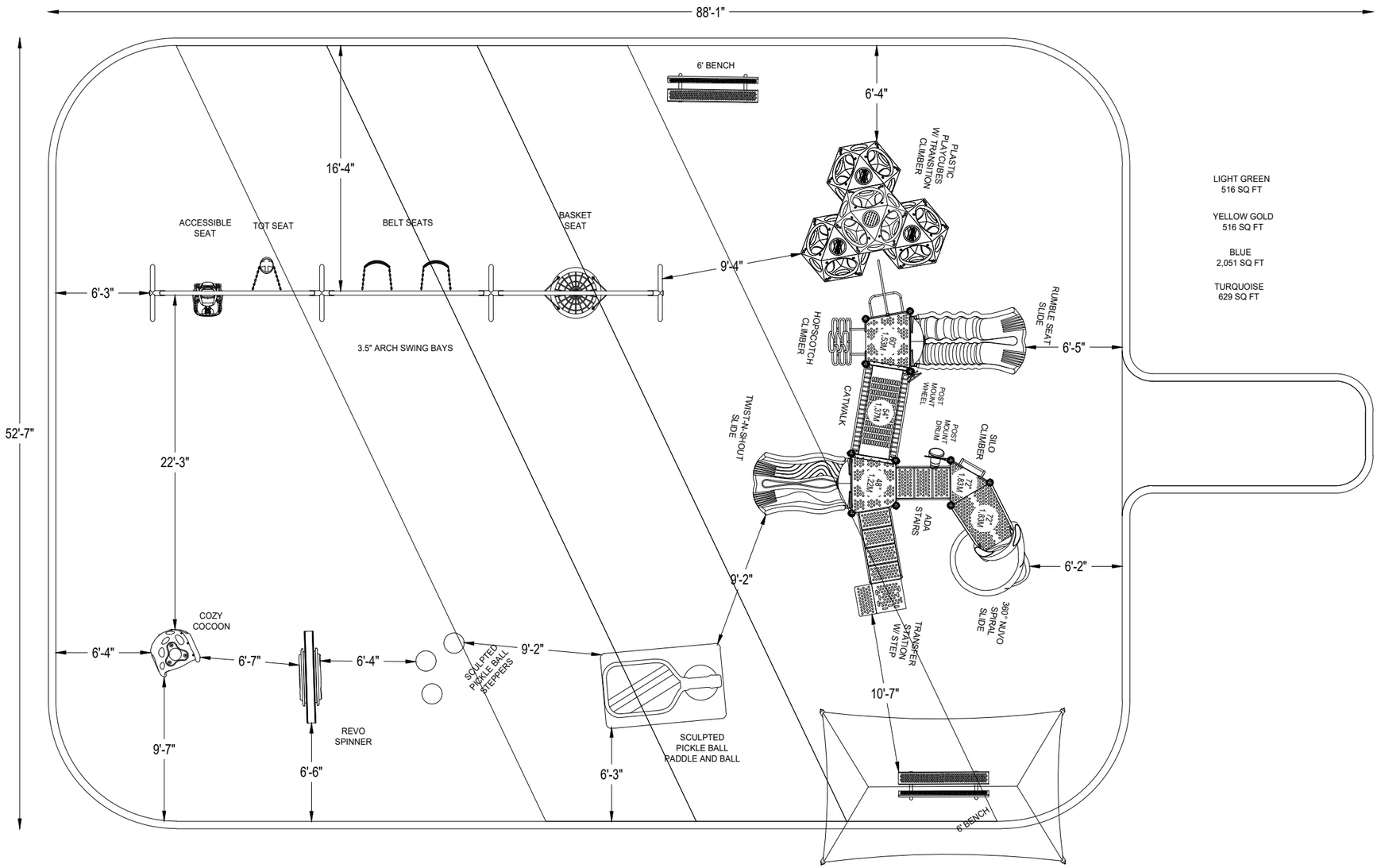
Meade Pickleball Playground

26-191

Georgia

John Koob

Design shown is conceptual, including colors. Final products may differ.



*PLAYGROUND SUPERVISION REQUIRED

PLAYWORLD

PLAYWORLD PREFERRED
11515 Vanstory Drive
Suite 100
Huntersville, NC 28078
1-800-459-7241

EQUIPMENT SIZE:
31'4" x 19'2"

USE ZONE:
52'7" x 88'1"

AREA:
3,712 Sq Ft

PERIMETER:
260'1"

FALL HEIGHT:
8'

USER CAPACITY:
49

AGE GROUP:
5-12

ADA SCHEDULE	Total Elevated Play Activities: 7		
	Total Ground-Level Play Activities: 11		
	Accessible Elevated Activities	Accessible Ground-Level Activities	Accessible Ground-Level Play Types
Required	4	2	2
Provided	7	11	6

✓ ASTM F1487-21
✓ CPSC #325

PROJECT NO:
26-191

SCALE:
1-8"=1'-0"

DRAWN BY:
Christina Zich

Paper Size
B

DATE:
5-6-2026

Meade PTC Pickleball

Georgia

Meade Pickleball Playground

Design Number: 26-191 - Bill Of Material

Ref. No.	Part No.	Description	Quantity
	Posts		
1	ZZCH0028	3.5in OD x 136in STEEL POST W/ RIVETED CAP	2
2	ZZCH0038	3.5in OD x 148in STEEL POST W/ RIVETED CAP	6
3	ZZCH0048	3.5in OD x 160in STEEL POST W/ RIVETED CAP	3
	Decks & Kick Plates		
4	ZZCH0617	TRIANGULAR COATED DECK ASSEMBLY	1
5	ZZCH0636	DOUBLE SLIDE COATED DECK ASSEMBLY	2
6	ZZCH2805	ENTRY SUPPORT BRACKET	2
	ADA Items		
7	ZZCH2027	TRANSFER STATION W/BARRIERS (48in DECK)	1
8	ZZUN2019	APPROACH STEP FOR TRANSFER STATION	1
	Slides		
9	ZZCH2727	TWIST AND SHOUT (48in DECK)	1
10	ZZCH2737	RUMBLE SEAT (60in DECK)	1
11	ZZCH3537	SLIDE- NUVO 360 SPIRAL SLIDE	1
	Activity Panels		
12	ZZCH4290	POST MOUNTED STEERING WHEEL	1
	Audible Activities		
13	ZZCH4649	POST MOUNT DRUM	1
	Bridges		
14	ZZCH7085	6ft CATWALK	1
	Climbers		
15	ZZCH7957	SILO CLIMBER (72in DECK)	1
16	ZZCH8270	HOPSCOTCH CLIMBER (60in DECK)	1
17	ZZCH8939	TRANSITION CLIMBER- CHALLENGER	1
18	ZZUN8727	PLAYCUBE- GROUND LEVEL	3
19	ZZUN8747	PLAYCUBES- ABOVE GROUND- 3 SIDED CONNECTION	1
	Stairs and Ladders		
20	ZZCH9170	24in ACCESS STEPPED PLATFORM (DECK TO DECK)	1

Meade Pickleball Playground

Design Number: 26-191 - Compliance and Technical Data
Reference Document: ASTM F1487

Ref. No.	Part No.	Qty.	Description	Unit ASTM Status	Total Weight (lbs)	Pre- Post-Consumer Recycled Content (lbs)	CO2e Footprint (kgs)	Users	Install Hours	Concrete (Yds3)	Active Play Events
1	ZZCH0028	2	3.5in OD x 136in STEEL POST W/ RIVETED CAP	Certified	87.02		117	0	2.00	0.25	0
2	ZZCH0038	6	3.5in OD x 148in STEEL POST W/ RIVETED CAP	Certified	282.66		380	0	6.00	0.75	0
3	ZZCH0048	3	3.5in OD x 160in STEEL POST W/ RIVETED CAP	Certified	150.63		204	0	3.00	0.38	0
4	ZZCH0617	1	TRIANGULAR COATED DECK ASSEMBLY	Certified	29.90		120	2	1.00	0.00	0
5	ZZCH0636	2	DOUBLE SLIDE COATED DECK ASSEMBLY	Certified	127.72		370	6	2.00	0.00	0
6	ZZCH2727	1	TWIST AND SHOUT (48in DECK)	Certified	183.86		656	4	3.00	0.06	1
7	ZZCH2737	1	RUMBLE SEAT (60in DECK)	Certified	201.86		762	0	3.00	0.06	0
8	ZZCH2805	2	ENTRY SUPPORT BRACKET	Certified	24.88		115	0	1.00	0.00	0
9	ZZCH3537	1	SLIDE- NUVO 360 SPIRAL SLIDE	Certified	470.70		1,417	2	6.00	0.15	1
10	ZZCH4290	1	POST MOUNTED STEERING WHEEL	Certified	7.83		44	1	0.25	0.00	1
11	ZZCH4649	1	POST MOUNT DRUM	Certified	12.78		167	1	0.50	0.00	1
12	ZZCH7085	1	6ft CATWALK	Certified	235.56		433	2	4.00	0.00	1
13	ZZCH7957	1	SILO CLIMBER (72in DECK)	Certified	82.32		144	1	1.50	0.06	1
14	ZZCH8270	1	HOPSCOTCH CLIMBER (60in DECK)	Certified	77.90		154	2	2.00	0.06	1
15	ZZCH8939	1	TRANSITION CLIMBER- CHALLENGER	Certified	55.14		214	2	2.50	0.00	1
16	ZZCH9170	1	24in ACCESS STEPPED PLATFORM (DECK TO DECK)	Certified	135.24		296	1	2.00	0.00	0
17	ZZPSH105	1	TWO POST HIP 10X16X8- IN-GROUND POST	N/A	650.00		907			0.00	
18	ZZUN2019	1	APPROACH STEP FOR TRANSFER STATION	Certified	35.83		72	1	1.00	0.04	0
19	ZZUN8727	3	PLAYCUBE- GROUND LEVEL	Certified	455.70		1,287	12	4.50	0.36	3
20	ZZUN8747	1	PLAYCUBES- ABOVE GROUND- 3 SIDED CONNECTION	Certified	99.58		375	3	1.50	0.00	1
21	ZZXX0081	1	REVO	Certified	294.68		2,444	2	2.00	0.26	1
22	ZZXX0260	2	BELT SEAT W/SILVER SHIELD CHAIN FOR 8ft TOP RAIL	Certified	17.60		108	2	0.50	0.00	2
23	ZZXX0265	1	INFANT SEAT W/SILVER SHIELD FOR 8ft TOP RAIL	Certified	11.31		90	1	0.25	0.00	1

Meade Pickleball Playground

Design Number: 26-191 - Compliance and Technical Data
Reference Document: ASTM F1487

Ref. No.	Part No.	Qty.	Description	Unit ASTM Status	Total Weight (lbs)	Pre-Consumer Recycled Content (lbs)	Post-Consumer Recycled Content (lbs)	CO2e Footprint (kgs)	Users	Install Hours	Concrete (Yds3)	Active Play Events
24	ZZXX0483	1	COZY COCOON - SPINNING	N/A	132.00			834	3	1.50	0.13	1
25	ZZXX0892	1	ACCESSIBLE SWING SEAT- 8ft TOP RAIL	N/A	53.80			314	1	0.50	0.00	1
26	ZZXX0930	1	3.5in OD 2-UNIT STEEL ARCH SWING- 8ft TOP RAIL	Certified	314.50			91	0	3.00	0.52	0
27	ZZXX0932	1	3.5in OD STEEL ARCH SWING 2-UNIT ADD-A-BAY	Certified	197.70			84	0	2.00	0.26	0
28	ZZXX0940	1	3.5in OD ARCH SWING ADD-A-BAY (MULTI-USER)	Certified	198.90			191	0	2.00	0.26	0
29	ZZXX1411	2	6ft BACKED MOUNTED BENCH (PVC SEAT/BK & PWDR COAT FRM)	N/A	169.78			317	0	3.00	0.32	0
			Totals:		**4,797.38**	**631**	**1,299**	**12,706**	**49**	**61.50**	**3.91**	**18**
					0 Kg	**0 Kg**	**0 Kg**	**0 Metric Tons**			**0 m3**	

Meade Pickleball Playground

Design Number: 26-191 - Compliance and Technical Data
Reference Document: ASTM F1487

Ref. No.	Part No.	Qty.	Description	Unit ASTM Status	Total Weight (lbs)	Pre-Consumer Recycled Content (lbs)	Post-Consumer Recycled Content (lbs)	CO2e Footprint (kgs)	Users	Install Hours	Concrete (Yds3)	Active Play Events

ASTM F1487

The lay-out for this custom playscape, design number 26-191, has been configured to meet the requirements of the ASTM F1487 standard. In addition, each of the above components listed as "Certified" have been tested and are IPEMA certified. Components listed as "Not Applicable" do not fall within the scope of the ASTM F1487 standard and have not been tested. IPEMA certification can be verified on the IPEMA website, www.ipema.org. In the interest of playground safety, IPEMA provides a Third Party Certification Service which validates compliance.

2010 ADA Standards for Accessible Design

The lay-out was also designed to meet the 2010 Standards published 15-Sep-2010, by the Department of Justice when installed over a properly maintained surfacing material that is in compliance with ASTM F1951 "Accessibility of Surface Systems Under and Around Playground Equipment" as well as ASTM F1292, "Impact Attenuation of Surfacing Materials Within the Use Zone of Playground Equipment", appropriate for the fall height of the structure.

Installation Times

Installation times are based on one experienced installer. A crew of three experienced individuals can perform the installation within the given time, each member working 1/3 of the given hours. [Eg. Installation Time = 30 hours. For a crew of three, each member will work 10 hours on the installation for a total of 30 hours on the project.]

Carbon Footprint

The CO2e (carbon footprint given in Kilograms and Metric Tons) listed above is a measure of the environmental impact this play structure represents from harvesting raw materials to the time it leaves our shipping dock. Playworld Systems nurtures a total corporate culture that is focused on eliminating carbon producing processes and products, reducing our use of precious raw materials, reusing materials whenever possible and recycling materials at every opportunity. Playworld Systems elected to adopt the Publicly Available Specification; PAS 2050 as published by the British Standards Institute and sponsored by Defra and the Carbon Trust. The PAS 2050 has gained international acceptance as a specification that measures the greenhouse gas emissions in services and goods throughout their entire life cycle.

Pre-Consumer Recycle Content

A measurement, in pounds, that qualifies the amount of material that was captured as waste and diverted from landfill during an initial manufacturing process and is being redirected to a separate manufacturing process to become a different product. E.g. 100% of our Aluminum Tubing is made from captured waste material during the manufacturing process of extruded Aluminum products such as rods, flat bars and H-channels.

Post-Consumer Recycle Content

A measurement, in pounds, that qualifies the amount of material that was once another product that has completed its lifecycle and has been diverted from a landfill as a solid waste through recycling and is now being used in a Playworld Systems' product. E.g. **20% to 40% of the steel in our steel tubing and sheet steel have been diverted from landfills. Automobiles are scrapped and recyclable steel is purchased by the steel mill that produces our raw product.

** The amount of Post-Consumer recycled steel fluctuates daily based on the availability of the recycled steel.

Meade Pickleball Playground

Steel-Footed Post/Installation:

Design Number: 26-191 - Pricing Schedule
2026 Pricing - Valid For : 30 Days From Quote Date

Ref. No.	Part No.	Qty.	Description	Unit Weight (lbs)	Unit List (US$)	Total Weight (lbs)	Total List (US$)
Modular Playscape:							
	Posts						
1	ZZCH0028	2	3.5in OD x 136in STEEL POST W/ RIVETED CAP	43.5100	330.00	87.02	660.00
2	ZZCH0038	6	3.5in OD x 148in STEEL POST W/ RIVETED CAP	47.1100	349.00	282.66	2,094.00
3	ZZCH0048	3	3.5in OD x 160in STEEL POST W/ RIVETED CAP	50.2100	370.00	150.63	1,110.00
	Decks & Kick Plates						
4	ZZCH0617	1	TRIANGULAR COATED DECK ASSEMBLY	29.9000	1,036.00	29.90	1,036.00
5	ZZCH0636	2	DOUBLE SLIDE COATED DECK ASSEMBLY	63.8600	1,517.00	127.72	3,034.00
6	ZZCH2805	2	ENTRY SUPPORT BRACKET	12.4400	355.00	24.88	710.00
	ADA Items						
7	ZZCH2027	1	TRANSFER STATION W/BARRIERS (48in DECK)	261.3000	4,036.00	261.30	4,036.00
8	ZZUN2019	1	APPROACH STEP FOR TRANSFER STATION	35.8300	574.00	35.83	574.00
	Slides						
9	ZZCH2727	1	TWIST AND SHOUT (48in DECK)	183.8600	2,955.00	183.86	2,955.00
10	ZZCH2737	1	RUMBLE SEAT (60in DECK)	201.8600	3,432.00	201.86	3,432.00
11	ZZCH3537	1	SLIDE- NUVO 360 SPIRAL SLIDE	470.7000	7,741.00	470.70	7,741.00
	Activity Panels						
12	ZZCH4290	1	POST MOUNTED STEERING WHEEL	7.8300	467.00	7.83	467.00
	Climbers						
13	ZZCH7957	1	SILO CLIMBER (72in DECK)	82.3200	1,536.00	82.32	1,536.00
14	ZZCH8270	1	HOPSCOTCH CLIMBER (60in DECK)	77.9000	2,383.00	77.90	2,383.00
15	ZZCH8939	1	TRANSITION CLIMBER- CHALLENGER	55.1400	1,361.00	55.14	1,361.00
16	ZZUN8727	3	PLAYCUBE- GROUND LEVEL	151.9000	4,448.00	455.70	13,344.00
17	ZZUN8747	1	PLAYCUBES- ABOVE GROUND- 3 SIDED CONNECTION	99.5800	3,891.00	99.58	3,891.00
	Bridges						
18	ZZCH7085	1	6ft CATWALK	235.5600	4,077.00	235.56	4,077.00
	Audible Activities						
19	ZZCH4649	1	POST MOUNT DRUM	12.7800	645.00	12.78	645.00
	Stairs and Ladders						
20	ZZCH9170	1	24in ACCESS STEPPED PLATFORM (DECK TO DECK)	135.2400	3,438.00	135.24	3,438.00
					Total:	**3,018.41**	**58,524.00**
Independent Items:							
1	ZZPSH105	1	TWO POST HIP 10X16X8- IN-GROUND POST	650.0000	6,014.00	650.00	6,014.00
2	ZZXX0219	1	ARCH SWING- ROPE BASKET SEAT	85.8000	2,733.00	85.80	2,733.00
3	ZZXX0260	2	BELT SEAT W/SILVER SHIELD CHAIN FOR 8ft	8.8000	187.00	17.60	374.00

Meade Pickleball Playground

Steel-Footed Post/Installation:

Design Number: 26-191 - Pricing Schedule
2026 Pricing - Valid For : 30 Days From Quote Date

Ref. No.	Part No.	Qty.	Description	Unit Weight (lbs)	Unit List (US$)	Total Weight (lbs)	Total List (US$)
			TOP RAIL				
4	ZZXX0265	1	INFANT SEAT W/SILVER SHIELD FOR 8ft TOP RAIL	11.3100	324.00	11.31	324.00
5	ZZXX0483	1	COZY COCOON - SPINNING	132.0000	4,531.00	132.00	4,531.00
6	ZZXX0892	1	ACCESSIBLE SWING SEAT- 8ft TOP RAIL	53.8000	1,680.00	53.80	1,680.00
7	ZZXX0930	1	3.5in OD 2-UNIT STEEL ARCH SWING- 8ft TOP RAIL	314.5000	2,822.00	314.50	2,822.00
8	ZZXX0932	1	3.5in OD STEEL ARCH SWING 2-UNIT ADD-A-BAY	197.7000	1,694.00	197.70	1,694.00
9	ZZXX0940	1	3.5in OD ARCH SWING ADD-A-BAY (MULTI-USER)	198.9000	3,266.00	198.90	3,266.00
10	ZZXX1411	2	6ft BACKED MOUNTED BENCH (PVC SEAT/BK & PWDR COAT FRM)	84.8900	763.00	169.78	1,526.00
11	ZZXX0081	1	REVO	294.6800	12,376.00	294.68	12,376.00
					Total:	**2,126.07**	**37,340.00**
					Grand Total:	**5,144.48**	**95,864.00**

Please Note:
1. When placing an order for this project, the drawing number is representative of the Playmakers, Challengers or Explorers playstructure only. Items listed under 'Independent Items' must be listed on your purchase order separately to be included.

PLAYWORLD PREFERRED The world needs play.

P: 1-800-459-7241 F: 704-584-1034

QUOTE

Date	Quote #
5/6/2026	PWCQ26119-01

Quote valid for 30 days.

Bill To:	Site/End User:	Ship To:
City of Peachtree 151 Willowbend Road Peachtree City, GA P: 7704877657	**City of Peachtree** 151 Willowbend Road Peachtree City, GA P: 7704877657	**City of Peachtree** 151 Willowbend Road Peachtree City, GA P: 7704877657

50% Deposit Required.
See Terms and Conditions

Sales Representative	Prepared By
John Koob	John Koob

Qty	Item #	Description	Unit Price	Ext. Price
		Meade Pickleball		
1	CH-Custom	Challenger Series (3.5" Structural Uprights) Meade Pickleball design #26-70	$58,524.00	$58,524.00
1	ZZXX0483	COZY COCOON - SPINNING	$4,531.00	$4,531.00
1	ZZXX0081	REVO	$12,376.00	$12,376.00
2	ZZXX1411	6ft PERMANENT BENCH (COATED PLANKS & PAINTED FRAME)	$763.00	$1,526.00
1	ZZPSH105	Two-Post Hip 10'x16'x8' - In-Ground Post	$6,014.00	$6,014.00
1	ZZXX0219	ARCH SWING - ROPE BASKET SEAT	$2,733.00	$2,733.00
2	ZZXX0260	BELT SEAT W/SILVER SHIELD CHAIN FOR 8ft TOP RAIL	$187.00	$374.00
1	ZZXX0265	INFANT SEAT W/SILVER SHIELD FOR 8ft TOP RAIL	$324.00	$324.00
1	ZZXX0892	ACCESSIBLE SWING SEAT- 8ft TOP RAIL	$1,680.00	$1,680.00
1	ZZXX0930	3.5in OD 2-UNIT STEEL ARCH SWING- 8ft TOP RAIL	$2,822.00	$2,822.00
1	ZZXX0932	3.5in OD STEEL ARCH SWING 2-UNIT ADD-A-BAY	$1,694.00	$1,694.00

Qty	Item #	Description	Unit Price	Ext. Price
1	ZZXX0940	3.5IN OD ARCH SWING ADD-A-BAY (MULTI USER)	$3,266.00	$3,266.00
		SubTotal		$95,864.00
1	DISCPW	Discount on Playworld Products - 40%	-$38,345.60	-$38,345.60
		Running SubTotal		$57,518.40
		Custom Equipment		
1	PICKLEBALLS 2x		$10,800.00	$10,800.00
1	PICKLEBALL - PADDLE AND BALL		$15,900.00	$15,900.00
1	Freight	Freight for Custom items only	$1,780.00	$1,780.00
		SubTotal		$28,480.00
		Running SubTotal		$85,998.40
1	Install-EQ	Installation of Equipment **Unless noted, pricing is based on a flat, level,accessible area. **Does not include grading, fence removal, equipment removal or disposal. **Does not include safety surfacing. **Equipment must be installed according to manufacturer's specifications.	$43,517.00	$43,517.00
1	Install-Concrete	Install-Concrete: 261' 6" perimeter ribbon curb	$27,277.00	$27,277.00
1	PPRS-Materials	PPRS- Material for 3,712 SF	$44,080.00	$44,080.00
1	PPRS-Installation	PPRS- Labor for 3,712 SF	$30,160.00	$30,160.00
		Grading and site prep is not included. **Drainage is not currently included.**		
		Running SubTotal		$231,032.40
1	Peach Entry Way Option 1	Entry Way of two metal posts and Peachtree City stencil and GolfCart	$25,050.00	$25,050.00

Qty	Item #	Description	Unit Price	Ext. Price
1	Install-EQ	Installation of Equipment **Unless noted, pricing is based on a flat, level, accessible area. **Does not include grading, fence removal, equipment removal or disposal. **Does not include safety surfacing. **Equipment must be installed according to manufacturer's specifications.	$2,700.00	$2,700.00

SubTotal	$258,782.40
Tax Rate	0.00 %
Sales Tax	$0.00
Shipping	$7,896.00
Total	**$266,678.40**

We appreciate the opportunity to work with you on this project.
If this quotation does not meet your needs or expectations we will be happy to make any revisions necessary.

Please contact your Playworld Preferred Sales Representative if any of the foregoing information is incorrect.

Order Acknowledgement will be sent within 48 hours after your Purchase Order has been processed. Order Acknowledgement will include the estimated Ship Date. Shipping notification and documentation will be sent once the product ships.

**Please note, due to market variables outside of our control, certain items such as commodity material price fluctuations, freight surcharges, sales tax rates, and additionally requested re-consigned delivery location fees may change the final amount invoiced from the amount originally provided on this quote. **

Terms and Conditions

CONTROLLING TERMS: THIS QUOTATION IS LIMITED TO THE TERMS AND CONDITIONS CONTAINED HEREIN. ANY ADDITIONAL OR DIFFERENT TERMS PROPOSED BY CUSTOMER IN ANY PURCHASE ORDER OR OTHER DOCUMENTS ARE DEEMED TO BE MATERIAL ALTERATIONS AND NOTICE OF OBJECTION TO THEM IS HEREBY GIVEN. ANY SUCH PROPOSED TERMS SHALL BE VOID, AND THE TERMS HEREIN SHALL CONSTITUTE THE COMPLETE AND EXCLUSIVE STATEMENT OF THE TERMS AND CONDITIONS OF THE CONTRACT BETWEEN THE PARTIES. NEITHER SELLER'S ACKNOWLEDGMENT OF A PURCHASE ORDER NOR SELLER'S FAILURE TO OBJECT TO CONFLICTING, DIFFERENT, OR ADDITIONAL TERMS AND CONDITIONS IN A PURCHASE ORDER SHALL BE DEEMED AN ACCEPTANCE OF SUCH TERMS AND CONDITIONS OR A WAIVER OF THE PROVISIONS HERE OF.
PRICES: Prices in this Quote are good for thirty (30) days. Unless otherwise stated in writing, all prices are F.O.B. Origin, and shall be exclusive of transportation, insurance, taxes, license fees, customs fees, duties, premiums, fees, site preparation, installation expenses and other charges, unless specifically stated. Tax exempt Customers shall provide Playworld Preferred with a copy of its valid tax-exempt certificate at time the order is placed.

CANCELLATION: Orders become final forty-eight (48) hours from Order Acknowledgement. Orders for play structures may NOT be cancelled or returned under any circumstances. Items which may be cancelled or returned are subject to a twenty (20%) percent restocking fee, plus the cost of return freight. Returned items must be in original packaging, in new condition, and returned within thirty (30) days. Authorization for the return must be obtained in writing from Playworld Preferred. Orders for products, other than those from Playworld Systems, may NOT be cancelled or returned.

TERMS OF PAYMENT: For orders in an amount of $100 or less, payment in full is required at the time of the order. For all other orders, a fifty (50%) percent deposit is required, unless expressly waived by Playworld Preferred. (Orders from governmental entities are excluded from the deposit requirement.) A processing fee of 2.0% of the transaction amount will apply to all payments made by credit card (This is for all customers including governmental entities).

UNLESS CREDIT IS SPECIFICALLY GRANTED IN WRITING BY PLAYWORLD PREFERRED, PAYMENT IN FULL IS DUE WITHIN TEN (10) DAYS OF INVOICE. For orders without installation, the invoice will be issued on the date the order ships. For orders which include installation by Playworld Preferred or its authorized sub-contractor, the invoice will be issued upon the completion of the project.

Past due balances are subject to a one and one-half (1.5%) percent monthly finance charge, but in no event will the late payment finance charge be greater than the maximum rate permitted by law. Customer shall pay all fees and expenses (including attorneys' fees) incurred by Playworld Preferred in the enforcement of its rights hereunder.

WARRANTIES and DISCLAIMERS: Manufacturers' limited warranties are available upon request.

THE MANUFACTURER'S WARRANTY IS EXCLUSIVE AND IS IN LIEU OF ALL OTHER REPRESENTATIONS AND WARRANTIES OF ANY KIND, WHETHER EXPRESS, IMPLIED OR STATUTORY, INCLUDING BUT NOT LIMITED TO ANY WARRANTY OF CONDITION, DESCRIPTION, MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE OR NON-INFRINGEMENT OR ANY REPRESENTATIONS OR WARRANTIES IN ANY BROCHURES, MANUALS, CATALOGS, LITERATURE OR OTHER MATERIALS OF PLAYWORLD PREFERRED. FURTHER, NO REPRESENTATION, WHETHER ORAL OR WRITTEN, OF PLAYWORLD PREFERRED MAY BE SUBSTITUTED OR ALTER THE EXCLUSIVE MANUFACTURER'S LIMITED WARRANTY.

LOSS or DAMAGE in TRANSIT: Playworld Preferred is not responsible for loss or damage in transit. Our responsibility ends when the carrier signs the Bill of Lading, which is our receipt that the products were complete and in good condition when shipped. It is the customer's responsibility to check the number of pieces shown on the freight bill and our Bill of Lading. Any shortages or damages must be noted on the freight bill before it is signed.

DELIVERY: Delivery, shipment, and installation dates are estimates only, and do not guarantee shipment, delivery or installation on or by such dates. If shipment is made per the estimated ship date, and you are unable to accept delivery, then storage, demurrage or extra unloading charges may be incurred and billed to your account

INSPECTION: All products must be inspected upon receipt, and claims must immediately be filed with the carrier and Playworld Preferred when there is evidence of shipping damage, either concealed or external. All shipments are FOB Origin, unless quoted FOB Destination. FOB Destination does not change the terms of receiving and inspection of the products as set forth herein.

INSTALLATION: Installation is not included in the purchase price of the products, unless expressly noted on the quote and invoice. IT IS CUSTOMER'S RESPONSIBILITY TO ASSEMBLE, INSTALL AND USE THE PRODUCTS SAFELY AND IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS, UNLESS EXPRESSLY AGREED OTHERWISE BY PLAYWORLD PREFERRED.

LIABILITY EXCLUSIONS: TO THE EXTENT PERMITTED BY LAW, PLAYWORLD PREFERRED SHALL NOT BE LIABLE IN CONNECTION WITH A PRODUCT OR SERVICE FOR (A) ANY INDIRECT, SPECIAL, INCIDENTAL, OR CONSEQUENTIAL DAMAGES, BASED ON TORT, CONTRACT OR OTHER LEGAL THEORY, WHETHER OR NOT ADVISED OF THE POSSIBILITY OF SUCH DAMAGES, OR (B) ANY DAMAGES WHATSOEVER IN EXCESS OF AN AMOUNT EQUAL TO THE PURCHASE PRICE OF PRODUCT PROVEN TO BE DEFECTIVE. THE RIGHT TO RECOVER DAMAGES WITHIN THE LIMITATIONS SPECIFIED IS CUSTOMER'S EXCLUSIVE ALTERNATIVE REMEDY IN THE EVENT THAT THE REMEDY PROVIDED HEREIN FAILS OF ITS ESSENTIAL PURPOSE.

FORCE MAJEURE: Playworld Preferred shall not be liable because of unforeseen circumstances or causes beyond its control, including, without limitation, strike, lockout, embargo, riot, war, act of terrorism, fire, act of God, accident, failure or breakdown of components necessary for order completion, subcontractor, supplier or Customer caused delays, inability to obtain labor, materials or manufacturing facilities, or compliance with any law, regulation or order.

IF INSTALLATION IS INCLUDED WITH THIS ORDER, THE FOLLOWING ADDITIONAL PROVISIONS APPLY:

SAVINGS CLAUSE: If any part of the terms and conditions stated herein is held void or unenforceable, such part, to the extent void or unenforceable will be treated as severable, leaving valid the remainder of the terms and conditions which shall be deemed revised so as to remain enforceable to the greatest extent possible consistent with such holding.

SCHEDULE: Playworld Preferred will provide Customer with a shipment and installation schedule. Playworld Preferred will take the commercially reasonable steps necessary to complete installation on schedule and without delay. However, Playworld Preferred does not guarantee the start or completion of the project in strict accordance with the installation schedule provided. Installation may be delayed by weather conditions, fire, Act(s) of God or other casualty for which Playworld Preferred is not responsible.

CHANGES: Playworld Preferred reserves the right to change, modify or alter installation terms. INSTALLATION PRICE IS BASED ON NORMAL DIGGING CONDITIONS. IF ROCKS OR OTHER CONDITIONS AT THE SITE BEYOND THE CONTROL OF PLAYWORLD PREFERRED ARE ENCOUNTERED, THERE MAY BE ADDITIONAL CHARGES. If Playworld Preferred deems a change is necessary, it will provide Customer with a Change Order request, including an estimate of the commercially reasonable cost for the additional work required for proper installation of the equipment. Playworld Preferred will not continue with the installation until approval of the Change Order in writing by customer. If Playworld Preferred and Customer cannot agree upon the additional cost for the extra work within fifteen (15) days of the Change Order request, Playworld Preferred may immediately invoice Customer for the equipment, and Customer agrees to pay the equipment invoice in accordance with the payment terms set forth above (NET 10 days).

In the event that Customer requests changes to the installation or installation schedule which results in delays in excess of thirty (30) days, from the date of the original installation schedule, Playworld Preferred may immediately invoice Customer for the equipment, and Customer agrees to pay the equipment invoice in accordance with the payment terms set forth above (NET 10 days).

UTILITIES: Playworld Preferred will locate and mark public utilities on the site. Customer shall locate and mark any private utility lines, such as irrigation lines or local telecommunication lines. Customer's failure to do this may result in damage to its private utility lines and costs associated thereto, and additional installation charges and delays.

PERMITS: Customer is responsible for the cost of all installation-related permits and fees not expressly included in the quotation.

REFUSE: Trash and packaging materials will be consolidated and stacked neatly on Customer's site or placed in Customer's dumpster on site. Upon customer's written request, Playworld Preferred will arrange for the trash and packaging materials to be removed from the site and disposed of for an additional fee.

FINAL INSPECTION: Customer agrees to inspect the project with the lead installer and/or sales representative within five (5) days of completion of the project. If project has been satisfactorily completed, Customer will note acceptance of the project on Playworld Preferred's Client Acceptance Form. Playworld Preferred will then invoice Customer, and Customer agrees to pay the invoice in accordance with the payment terms set forth above (NET 10 days). Signing the client acceptance form does not relieve Playworld Preferred from its on going warranty obligations as they relate to the product shipped or installation work.

If Customer notes defects in the materials or workmanship ("punch list"), Playworld Preferred will remedy them in a timely manner. However, Playworld Preferred may immediately invoice Customer for the project, less ten (10%), and Customer agrees to pay the invoice in accordance with the payment terms set forth above (NET 10 days). Upon completion of the "punch list," Playworld Preferred shall invoice Customer for the remaining ten (10%) due, and Customer agrees to pay the invoice in accordance with the payment terms set forth above (NET 10 days).

SUPERVISED INSTALLATION: In the event that Playworld Preferred is contracted by Customer to supervise the installation of the equipment subject to this Quotation, Customer shall complete Playworld Preferred's "Supervised Installation Requirements" Form. Said form sets forth the details of the supervised build and the parties' respective responsibilities. The Quotation may be subject to change based upon Customer's responses on the "Supervised Installation Requirements" Form. Within five (5) days of the completion of the supervised installation, the Parties shall comply with the FINAL INSPECTION provisions set forth above.

Send Signed Quotes and Deposit To:

Payment Address
Playworld Preferred, Inc.
P.O. Box 737808
Dallas, TX 75373-7808

Overnight Payment Address
J.P. Morgan Chase TX1-0029
Attn: Playworld Preferred, Inc. & 737808
14800 Frye Road
2nd Floor
Ft. Worth, TX 76155

I acknowledge that I have read, understand, and accept the terms and conditions of this quotation and that I am authorized to do so.

Print Name _____ Customer PO # _____

Title _____

Signature _____ Date _____

Playworld Preferred Signature _____ Date _____

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO:	Mayor and City Council	
VIA:	Justin Strickland, City Manager	
FROM:	Matt Myers, Assistant Police Chief	05/15/2026
	Justin Strickland, City Manager	05/15/2026
DATE:	May 21, 2026	
SUBJECT:	05-26-11 Entertainment District Application- The Avenue	

Recommendation:
Consider the Entertainment District License application submitted by CP-Venture Five – APC LLC for The Avenue located at 239 City Circle, as presented.

Discussion:

The City has received its first Entertainment District License application pursuant to Sec. 6-56 of the Peachtree City Code of Ordinances. The application was submitted by CP-Venture Five – APC LLC for The Avenue Peachtree City located at 239 City Circle.

The submitted materials include the completed application, district boundary and signage maps, participating establishments, operational information, lighting and waste management plans, and security and enforcement procedures. The application identifies five participating establishments currently holding on-premises alcohol licenses within the proposed district.

Under Sec. 6-56, Council may consider whether the proposed district meets the adopted eligibility and operational standards related to participating establishments, pedestrian areas, signage, lighting, security, maintenance, and management oversight.

Staff is forwarding the application and supporting materials for consideration. Council may approve, deny, or request modifications or additional information based on its review of the application and the requirements established within the ordinance. If approved, the license would be valid through the end of 2026.

Budget Impact:
There is a $500 entertainment district fee.

Attachments:
1. 2026 APC Entertainment District Application_Redacted

City of Peachtree City
151 Willowbend Road
Peachtree City, GA 30269
Phone: 770-487-7657
Fax: 770-631-2505
PeachtreeCityGA.gov

Office of the City Clerk

ENTERTAINMENT DISTRICT LICENSE – INSTRUCTIONS/CHECKLIST

✓ 1. **Application Form and Fee:** **$500.00 (new license/non-refundable)**

✓ 2. **Site & Signage Map** – Map must show the following;

- ☑ **Defined district Boundary lines**
- ☑ **Location of 3 Participating establishments with a valid on-premises consumption license**
- ☑ **Entry/exit points**
- ☑ **Signage locations**
- ☑ **Adequate outdoor Lighting**
- ☑ **Public restrooms provided by the plaza/shopping center**
- ☑ **Outdoor shared pedestrian areas**

✓ 3. **List of Participating Businesses** – List must include the company's name, the address with suite number, and licensee contact information. (A minimum of three businesses must hold a valid alcohol license.)

✓ 4. **Proof of Ownership or Authorization from Property Owner**

✓ 5. **Operations Plan** – Plan must provide the following;

- ☑ **Hours of Operation (must comply with Sec. 6-123 (Hours of Sale) of the Peachtree City Code of Ordinances)**
- ☑ **A copy of the notice to the licensed establishments, informing them that the name or logo of the licensed establishment or district must be on the approved, non-glass containers**
- ☑ **Detailed security measures**
- ☑ **Waste Management and Maintenance Information**

City of Peachtree City
151 Willowbend Road
Peachtree City, GA 30269
Phone: 770-487-7657
Fax: 770-631-2505
PeachtreeCityGA.gov

Office of the City Clerk

Application for Entertainment District License

Plaza/Shopping Center Name:	Location:	Number of Consumption on Premises Licenses:
The Avenue Peachtree City	239 City Circle Peachtree City, GA 30269	5
Zoning Classification:	**Mailing Address:**	**Business Phone Number:**
Commercial	239 City Circle Suite 1050 Peachtree City, GA 30269	770-486-6587
Name of Property Owner:	**Address:**	**Home/Cell Phone Number:**
CP-Venture Five - APC LLC	239 City Circle Suite 1050 Peachtree City, GA 30269	770-486-6587
Name of Designated District Manager:	**Title:**	**Home/Cell Phone Number:**
Johnathan Andrews		[redacted]

Type of License Currently Held

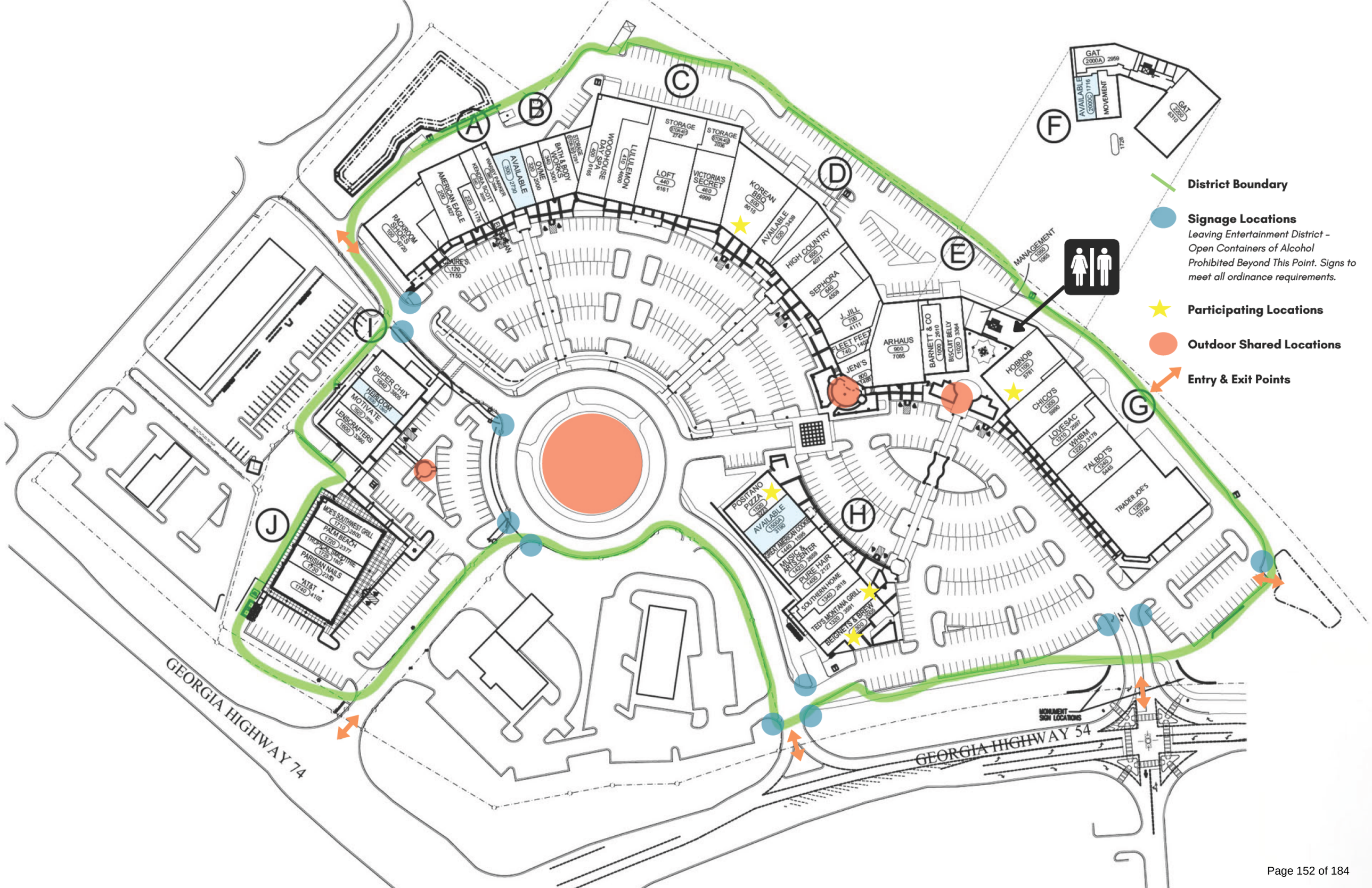
Name and address of Establishment	License Representative	Contact Number	Wine	Malt Beverages	Distilled Spirits	Sunday Sales
Hobnob Tavern 240 City Circle Peachtree City, GA		[redacted]	Y/N	Y/N	Y/N	Y/N
Positano Pizza Napoletana 300 City Circle Peachtree City, GA		[redacted]	Y/N	Y/N	Y/N	Y/N
9292 Korean BBQ 220 City Circle Peachtree City, GA	Sally Jun	[redacted]	Y/N	Y/N	Y/N	Y/N
Beignet & Brew's 316 City Circle Peachtree City, GA		[redacted]	Y/N	Y/N	Y/N	Y/N
Ted's Montana Grill 314 City Circle Peachtree City, GA		6[redacted]	Y/N	Y/N	Y/N	Y/N
			Y/N	Y/N	Y/N	Y/N

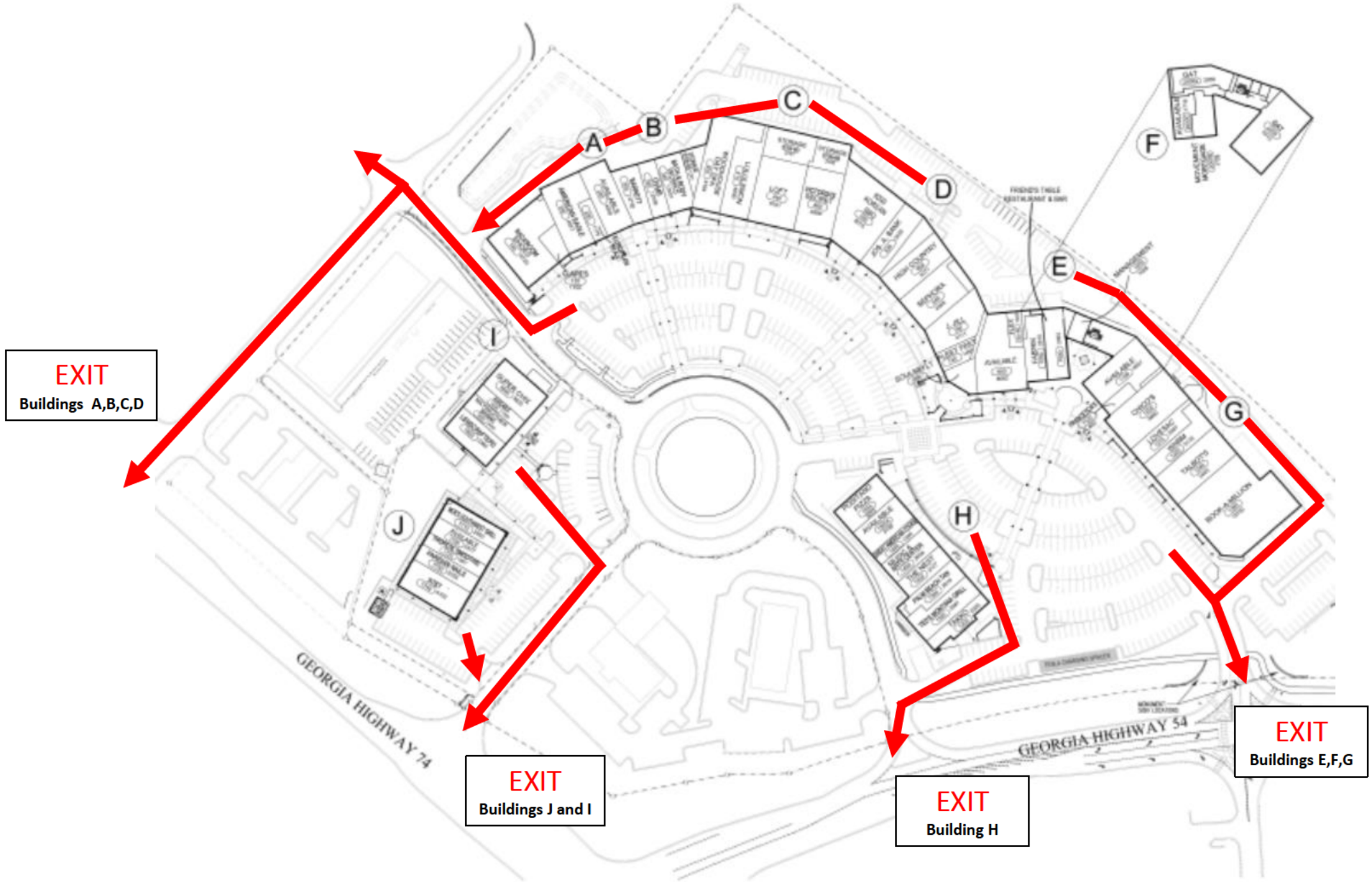
As the Designated District Manager, I agree, as outlined in the attached plan, to provide continuous maintenance, sufficient security and waste management, and management oversight of the district. Additionally, I will coordinate directly with city law enforcement on district operations and fully comply with all city ordinances pertaining to alcohol.

Johnathan Andrews — Signature of Designated District Manager

Johnathan Andrews — Printed name of Designated District Manager

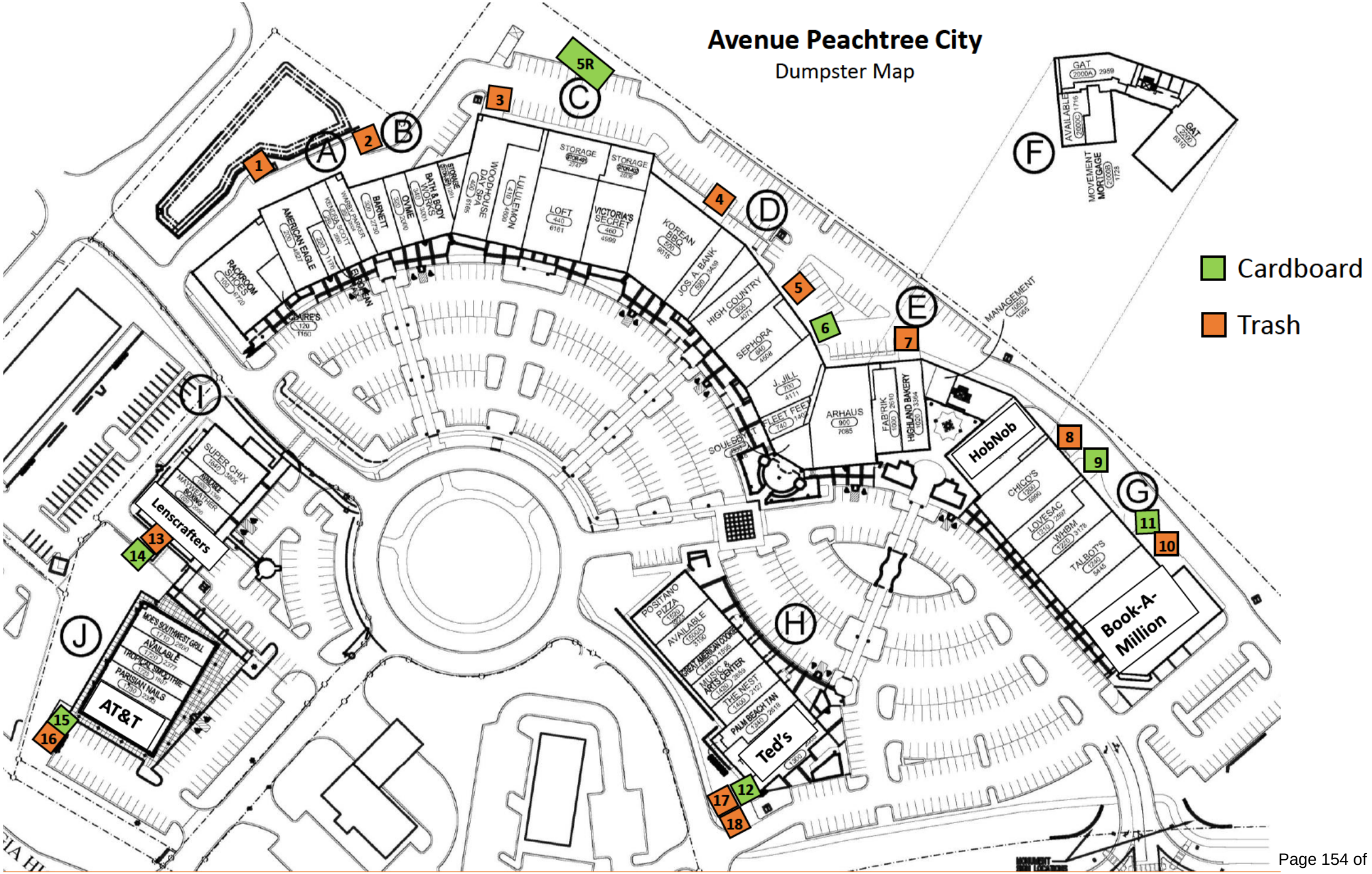
Date


District Boundary
Signage Locations
Leaving Entertainment District – Open Containers of Alcohol Prohibited Beyond This Point. Signs to meet all ordinance requirements.
Participating Locations
Outdoor Shared Locations
Entry & Exit Points
GEORGIA HIGHWAY 74
GEORGIA HIGHWAY 54
MONUMENT SIGN LOCATIONS
A
B
C
D
E
F
G
H
I
J
LOFT
VICTORIA'S SECRET
LULULEMON
WOODHOUSE DAY SPA
KOREAN BBQ
HIGH COUNTRY
SEPHORA
ARHAUS
BARNETT & CO
BISCUIT BELLY
HOBNOB
CHICO'S
LOVESAC
WHBM
TALBOT'S
TRADER JOE'S
GAT
AVAILABLE
MOVEMENT
MANAGEMENT
RACKROOM SHOES
AMERICAN EAGLE
KENDRA SCOTT
WARBY PARKER
BATH & BODY WORKS
OVME
J. JILL
FLEET FEET
JENI'S
SUPER CHIX
HEIRLOOM
MOTIVATE
LENSCRAFTERS
MOE'S SOUTHWEST GRILL
PALM BEACH
TROPICAL SMOOTHIE
PARISIAN NAILS
AT&T
POSITANO PIZZA
GREAT NIGERIAN COOKOUT
MUSIC & ARTS CENTER
PURE HAIR
SOUTHERN HOME
TED'S MONTANA GRILL
BEIGNETS & BREW
STORAGE

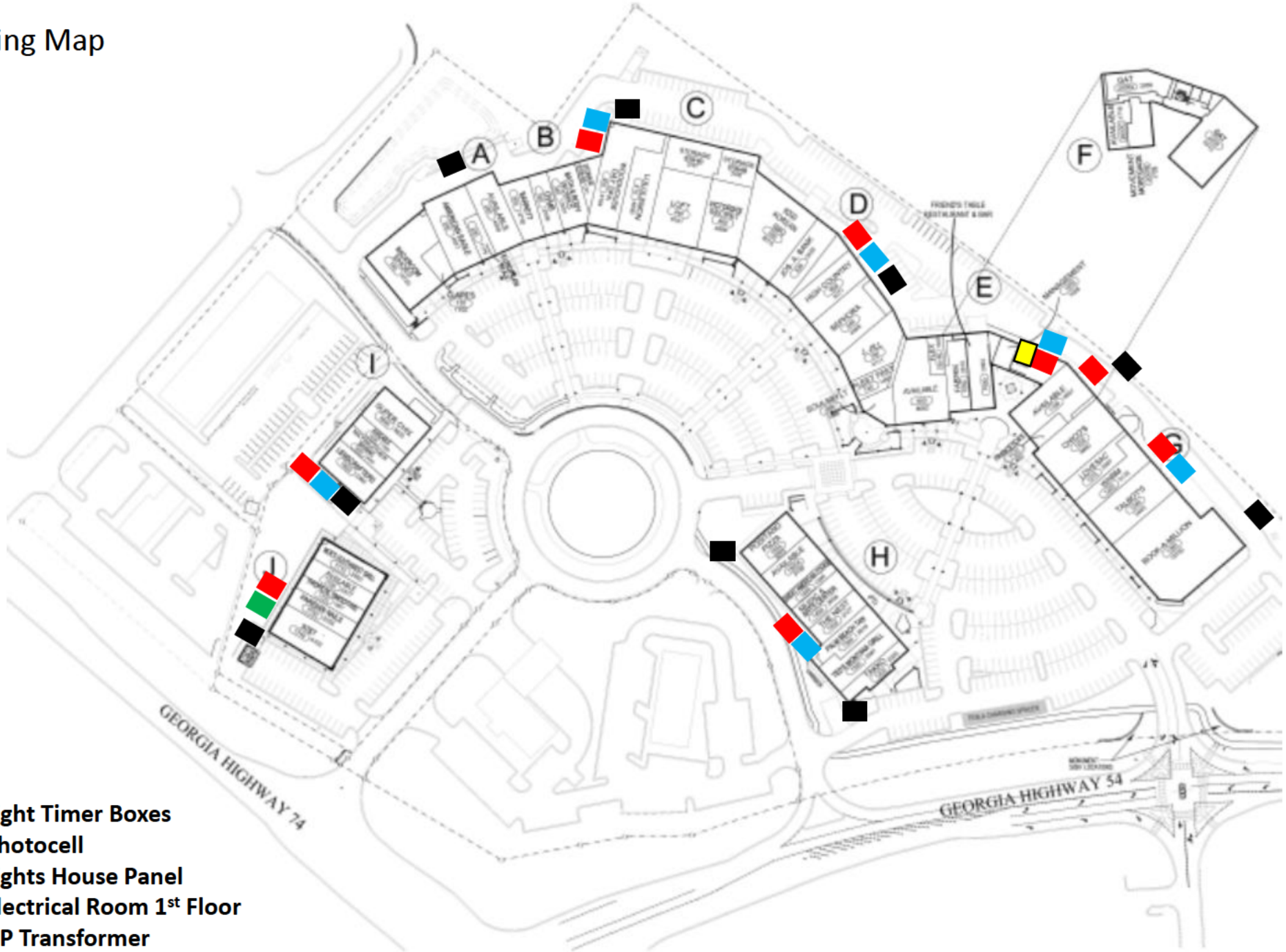

A
B
C
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EXIT
Buildings A,B,C,D
EXIT
Buildings J and I
EXIT
Building H
EXIT
Buildings E,F,G
GEORGIA HIGHWAY 74
GEORGIA HIGHWAY 54

Avenue Peachtree City

Dumpster Map



Lighting Map



- Light Timer Boxes
- Photocell
- Lights House Panel
- Electrical Room 1st Floor
- GP Transformer

JV

Julianne Vogel

Reply | Reply all | Forward

To: Lawrence, Kelly; Andrews, Johnathan; Jarrett Sappington

Cc: Hessee, MaryAnn (US)

Wed 5/13/2026 8:55 AM

Caution: Message from external sender

Thanks, Kelly and Johnathan. This is approved!

—

Julianne Vogel
Investment Associate, Asset Management
PGIM Real Estate

P +1 404-704-3780 **M** +1 770-324-1126
3350 Peachtree Road, Suite 800, Atlanta, GA 30326
julianne.vogel@pgim.com



From: Lawrence, Kelly <Kelly.Lawrence@jll.com>
Sent: Tuesday, May 12, 2026 4:09 PM
To: Julianne Vogel <julianne.vogel@pgim.com>; Andrews, Johnathan <Johnathan.Andrews@jll.com>; Jarrett Sappington <jarrett.sappington@pgim.com>
Cc: Hessee, MaryAnn (US) <MaryAnn.Hessee@jll.com>
Subject: Re: APC - Entertainment District Info Packet

THE AVENUE

Peachtree City

Hours of Operation: Monday – Saturday, 10:00 am to 12:00am & Sunday 11:00 am to 12:00 am

Trash and Recycling Services	**Precision Waste**	Christine Maughan	302-521-9341	Christine@pws.la	Onsite manager: Yngrid Barboza 6325avenuepeachtree@safecleaning.net
Janitorial and Maintenance	**ICC**	Marcus Gentile	314-753-1876	MGentile@safecleaning.net	Onsite manager: Yngrid Barboza 6325avenuepeachtree@safecleaning.net
Security Contract	**Allied Universal**	Chris Artis	470-312-1490	Christopher.Artis@aus.com	Onsite Manager – Wendy Vasquez 770-238-7259 Wendy.vasquez@allied.com

Waste management, maintenance, & security information

THE AVENUE

Peachtree City

To remain compliant with Entertainment District requirements, all alcoholic beverages intended for consumption outside of a tenant's lease line must adhere to the following container guidelines:

- Be served only in approved clear plastic containers
- Containers must prominently display the licensed establishment's name or logo
- Be purchased from a properly licensed participating establishment
- Remain within the designated Entertainment District boundaries

Glass containers are strictly prohibited outside of any lease line under all circumstances.

Licensed establishments are responsible for ensuring compliance by all staff and patrons participating in the Entertainment District program. Failure to comply with these requirements may result in suspension or revocation of Entertainment District participation privileges and may subject the establishment to additional enforcement or regulatory action related to its alcohol license.





THE AVENUE

Peachtree City

Entertainment District Enforcement Guide

Security Procedures | The Avenue Peachtree City

Purpose

The Entertainment District allows guests to purchase alcoholic beverages from participating businesses and enjoy them while walking the property during approved times.

Security's role is to aid in the identification of non-compliance, educate guests, and ensure issues are corrected promptly. Consistent enforcement protects tenants, guests, and the long-term success of the program.

Enforcement Priorities

Security should actively monitor for:

1. Improper Containers

- Glass containers outside a tenant's lease line
- Drinks not in approved plastic containers
- Cups without visible business branding

2. Boundary Violations

- Guests leaving the Entertainment District with alcohol

3. General Alcohol Compliance

- Visibly intoxicated individuals
- Disorderly conduct
- Underage possession

Enforcement Procedure

Step 1: Observe and Assess

- Identify the issue (container, location, or behavior)
- Approach only when necessary

Step 2: Initial Approach

- Approach calmly and professionally
- Use a neutral, helpful tone

Step 3: Provide a Clear Solution

Direct the guest to resolve the issue:

- **Glass container or improper container**
    - Ask where the drink was purchased
    - Direct the guest to return to that tenant for a compliant container
- **Leaving the district**
    - Inform the guest that alcohol cannot leave the designated area
    - Ask them to finish or dispose of the beverage before exiting

---

Step 5: Escalate (If Necessary)

Escalate if:

- The guest refuses to comply
- The guest becomes confrontational
- There is a safety concern

Actions:

- Contact Manager On-Duty
- Involve local law enforcement if necessary

Tenant Violations

If a tenant is not following guidelines (e.g., serving drinks in glass or non-compliant containers):

- Ask to speak with the Manager on-duty.
- Inform the tenant of proper procedures via sip-n-stroll guidelines.
- Notify property management & document

    1. Tenant name
    2. Time of observation
    3. Description of issue

Key Reminders

- Start with education
- Be calm, professional, and consistent
- Apply rules uniformly to all guests
- Focus on resolving the issue quickly and safely

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO:	Mayor and City Council	
VIA:	Justin Strickland, City Manager	
FROM:	Shayla Reed, Planning Director	05/14/2026
	Justin Strickland, City Manager	05/15/2026
DATE:	May 21, 2026	
SUBJECT:	05-26-12 Variance request for fence height and type deviation, 311 Ruffian Circle	

Recommendation:
If City Council approves this variance request, staff has no recommended conditions.

Discussion:
The Applicant is requesting relief in the form of a variance from 4 feet to 6 feet for a maximum fence height when adjacent to a street, as noted in Section 18-165(e) of the Peachtree City Code of Ordinances. 311 Ruffian Circle is a corner lot. The applicant is requesting to allow an existing 6-foot privacy fence along their property line at Seabiscuit Walk, adjoining Ruffian Circle.

The applicant is requesting a variance from Section 18-165(e) to allow an increase in fence height and a variance from Section 18-165(f) to permit a privacy fence within the front yard.

Section 18-165:

- (e) No fence in excess of four feet in height shall be installed within the required setback area that adjoins a street right-of-way. In addition, no fence in excess of four feet in height shall be installed within a residential front yard.
- (f) No fence installed in a residential front yard shall be constructed of any material that restricts the view through such fence by more than 50 percent of the total barrier as viewed from the street.

As part of the application the Applicant has included a justification narrative, a site plan, letters of support from neighbors, and site photos, which are all attached to this memo.

Variance Consideration
In accordance with Section 1202 of the Zoning Ordinance, City Council may grant a variance when:

a. *Relief, if granted, would be in harmony with, or could be made to be in harmony with, the general purpose and intent of the zoning ordinance; or*
b. *The application of the particular provision of the zoning ordinance to a particular piece of property, due to extraordinary and exceptional conditions pertaining to that property because of its size, shape, or topography, would create an unnecessary hardship for the owner while causing no detriment to the public.*

Per section 1207 of the Peachtree City Zoning Ordinance, City Council shall consider the following factors when making a decision:

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 Zoning 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;*
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; and*
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. 311 Ruffian Cir Application Packet_Redacted

Zoning Map
311 Ruffian Cir
Zoned: LUR-21



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 311 Ruffian Circle Peachtree city, GA 30269 Zoning District: _____	**PROPERTY OWNER**	Name Alex and Emily Wilhelm Phone [redacted] Email [redacted].com
APPLICANT	Name Emily Wilhelm Address 311 Ruffian circle City, State, Zip Peachtree city, GA 30269 Phone [redacted] Email [redacted]	**SUPPORTING DOCUMENTS**	**Please submit the following items in support of the requested variances. See the second page of this form for additional details.** ☑ Site plan (with property lines and proposed work) ☑ A detailed report responding to the criteria listed on the back of this form ☑ Letters of support from adjacent property owners and/or HOA ☑ Other items demonstrating need Photos
VARIANCE CATEGORY	☑ Zoning Section: Article XIV Section 18-165(e)(f) ☐ Sign Sec.: _____ ☐ Land Development Sec.: _____	**SUMMARY**	Briefly describe why this variance is being requested: Increase fence height from a 4ft. to a 6 ft. vinyl privacy fence along the road frontage / in a residential front yard (corner lot)

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: Emily Wilhelm Date 2/20/2026

Alexander & Emily Wilhelm

311 Ruffian Circle Peachtree City, GA 30269

Date: February 19, 2026

Mayor and Members of City Council Peachtree City, Georgia

Subject: Detailed Report in Support of Fence Variance Request

Dear Mayor and Members of City Council,

Please accept this letter as the required Detailed Report in Support of a Variance Request for a six-foot vinyl privacy fence on our corner lot in Peachtree City.

Applicant: Alexander & Emily Wilhelm
Property: Corner Lot, Peachtree City, Georgia
Request: Variance to permit a six-foot vinyl privacy fence closer to the street than permitted by ordinance

Detailed Report in Support of Variance Request

This report supports our request for a variance from the Peachtree City Zoning Ordinance related to fence placement on a corner lot. The request satisfies all six required findings for approval:

(a) Special Circumstances of the Property

Our lot is uniquely configured as a large corner parcel with public sidewalks separating our property from the roadway. This sidewalk creates a substantial physical buffer between the street and our yard and provides uninterrupted sight lines for motorists and pedestrians.

We moved from Washington State to Georgia, where we previously owned a 0.17-acre lot. When relocating, we intentionally chose this property because it is the largest lot in the community. This is our forever home, and we want to maximize and fully enjoy the outdoor space that drew us to this property in the first place.

These characteristics distinguish our property from other similarly zoned interior lots. Strict application of the ordinance denies us the same reasonable opportunity to enclose and safely use our backyard as interior lot owners. The hardship arises from the lot's unique configuration and pre-existing conditions, not from any action taken by the applicants.

(b) Practical Difficulties and Unnecessary Hardship

Literal enforcement of the ordinance would require placing the fence approximately 28 feet from our property line, substantially reducing usable backyard space and making our planned pool layout impractical.

While the City requires a four-foot aluminum fence around pools, we believe this minimum standard is not adequate for our specific circumstances. We have two very young children and live on a prominent corner lot in a growing community that will include many families and children.

A four-foot aluminum fence is climbable and transparent, which can draw attention to the pool area and increase the risk of unintended access. A six-foot vinyl privacy fence provides a more secure barrier, limits visual attraction, and significantly reduces the likelihood of neighborhood children being drawn toward the pool.

The requested placement approximately 10–13 feet from the curb represents the minimum relief necessary to create a secure, enclosed yard capable of safely containing a swimming pool while maintaining functionality and visibility.

(c) Exceptional or Extraordinary Conditions

The lot's corner orientation, oversized footprint within the subdivision, and sidewalk placement are exceptional conditions not generally applicable to other properties in the same zoning district. These conditions pre-existed our ownership and were not created by the applicants.

(d) No Granting of Special Privileges

Granting this variance does not confer a special privilege inconsistent with limitations on other properties. Six-foot privacy fences are common residential improvements throughout the city. Our request seeks only the minimum adjustment necessary for privacy, child safety, and responsible pool ownership.

(e) No Detriment to Public Health, Safety, or Welfare

The proposed fence will not obstruct sight lines or create traffic hazards. The existing sidewalks provide a meaningful setback and preserve adequate visibility for drivers approaching the intersection as well as pedestrians using the path. Because of this established buffer, we believe there is sufficient visibility for drivers even with the proposed six-foot fence placement.

Approving this variance will enhance public safety. A six-foot privacy fence reduces the risk of accidental pool access by neighborhood children and limits visual attraction to the pool area. It creates a secure perimeter that protects both our children and others in the community without negatively impacting neighbors or neighborhood character.

(f) Consistency with the Comprehensive Plan

Approval aligns with the goals of the Peachtree City Comprehensive Plan by promoting safe, family-oriented residential use, preserving neighborhood character, and supporting stable long-term homeownership.

Conclusion

Due to the unique size and configuration of our corner lot, strict application of the ordinance creates practical difficulty and unnecessary hardship. The requested relief is the minimum necessary to allow reasonable use of the property while preserving adequate driver visibility, public safety, and neighborhood integrity.

This request is driven primarily by safety. With two small children and a planned pool, we believe a six-foot privacy fence positioned appropriately inside the existing sidewalk buffer is the most responsible course of action.

We respectfully request approval of this variance to create a safe and secure outdoor space for our family in what we intend to be our forever home.

Thank you for your thoughtful consideration.

Sincerely,

Alexander & Emily Wilhelm

Tom and Jessica Giarratano
442 Seabiscuit
Peachtree City, Georgia 30269

February 12th, 2026

Peachtree City Council

Re: Support for Variance Request – 311 Ruffian Circle

Dear Members of the City Council,

We are writing to express our support for the Wilhelm family's request for a variance to install a six-foot privacy fence along their property line at 311 Ruffian Circle.

As their neighbors just two homes away, we understand why they chose their half-acre lot and their desire to maintain the usable space of their yard. Requiring a privacy fence to be set 28 feet in from the curb would significantly reduce their lawn and limit their ability to fully enjoy their property as intended.

We also believe a six-foot privacy fence placed on the property line would not impede driver visibility. There remains a buffer between the curb/sidewalk and their property line, and we trust that any fence installed would be done thoughtfully and in a way that maintains safety while allowing the family reasonable privacy.

Peachtree City is a wonderful, family-oriented community, and we respectfully ask you to consider granting this variance so the Wilhelm family can preserve both their privacy and the full use of their yard.

Thank you for your time and consideration.

Sincerely,

Tom Giarratano

Jessica Giarratano

JEFF LINDSEY COMMUNITIES
Live your dream.

Date: 2/11/26

Re: Support of Variance Request – 311 Ruffian Circle

To Whom It May Concern,

This letter is to confirm that Jeff Lindsey Communities is the current owner of the two residential properties adjacent to Alex and Emily Wilhelm located at 311 Ruffian Circle, Peachtree City, Georgia.

Jeff Lindsey Communities has no objection to and hereby approves the installation of a six (6) foot privacy fence along the shared property lines adjoining the above-referenced property.

This approval is granted solely for the purpose of satisfying City requirements related to the homeowner's fence application and does not waive any applicable municipal codes, zoning requirements, or other governing regulations.

If additional information is needed, please feel free to contact our office.

Sincerely,

Katie Guy
VP of Finance
Jeff Lindsey Communities

140 VILLAGE CIRCLE · SENOIA, GA 30276
(770) 599-8700 · FAX (770) 599-0507
www.jefflindseycommunities.com

Mill Farms Homeowners Association
140 Village Circle

Senoia, GA 30276

770-599-8700

Jessica.morales@jefflindseycommunities.com

Date: 2/11/2026

City of Peachtree City
Peachtree City, GA

Re: Support of Variance Request – 311 Ruffian Circle

To Whom It May Concern,

On behalf of the Mill Farms Homeowners Association, this letter serves as formal confirmation that the Association is aware of and supports the future variance request submitted by Alex and Emily Wilhelm, owners of the property located at 311 Ruffian Circle, Peachtree City, Georgia 30269.

The Wilhelms intend to request approval for the installation of a privacy fence that would not be required to be inset twenty-eight (28) feet into the yard, and instead be permitted to be installed along the property line.

After review and consideration, the Mill Farms Homeowners Association Board is in favor of this request and supports the installation of a privacy fence along the property line, subject to compliance with applicable city regulations and permitting requirements.

Please feel free to contact the Association should you require any additional information.

Sincerely,

Mill Farms Homeowners Association
Board of Directors

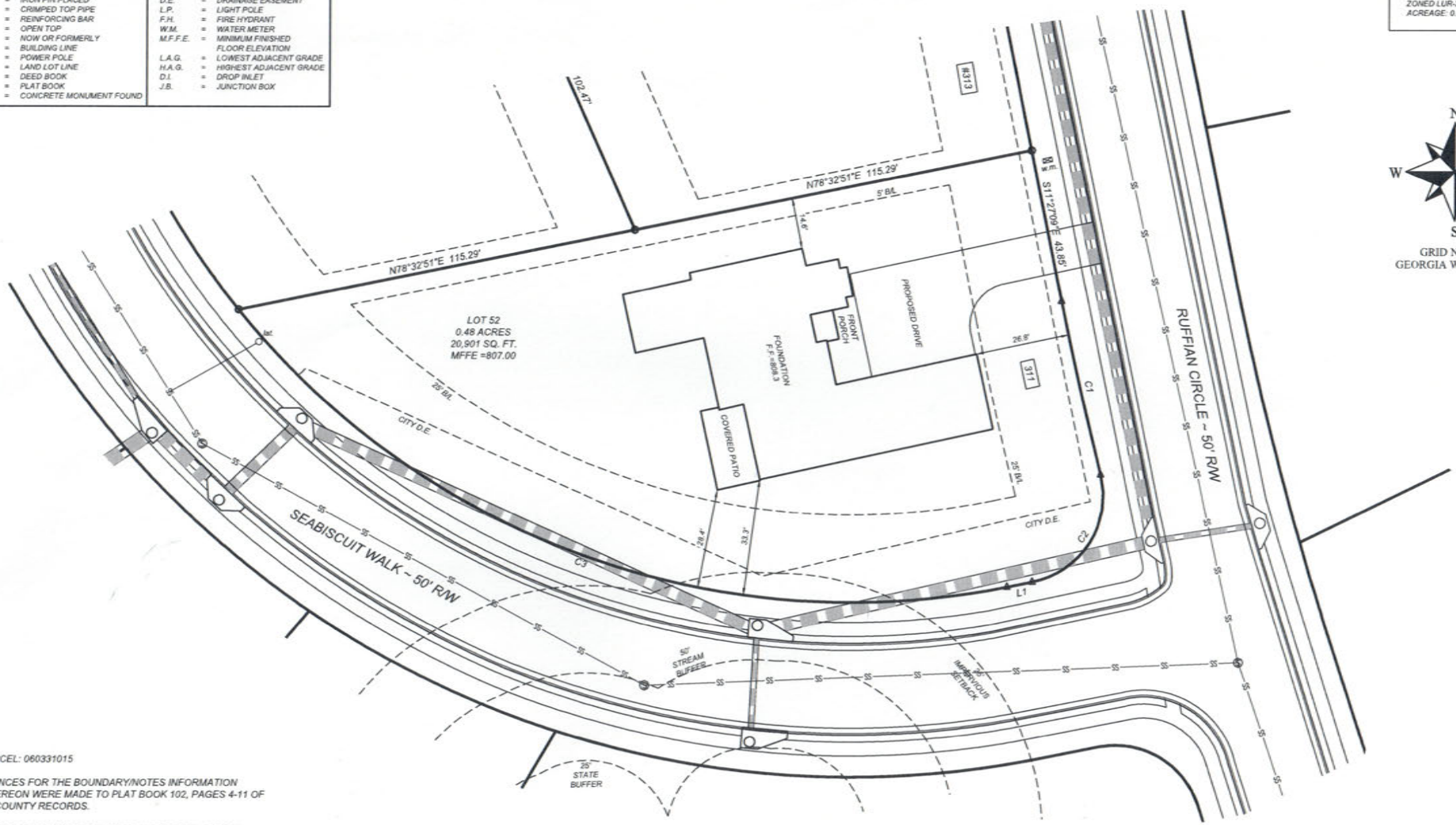
Jessica Morales
140 Village Circle
Senoia, GA 30276

LEGEND					
E.O.P.	=	EDGE OF PAVEMENT	P.O.B.	=	POINT OF BEGINNING
R/W	=	RIGHT OF WAY	A.K.A.	=	ALSO KNOWN AS
I.P.F.	=	IRON PIN FOUND	U.E.	=	UTILITY EASEMENT
I.P.P.	=	IRON PIN PLACED	D.E.	=	DRAINAGE EASEMENT
C.T.	=	CRIMPED TOP PIPE	L.P.	=	LIGHT POLE
R.B.	=	REINFORCING BAR	F.H.	=	FIRE HYDRANT
O.T.	=	OPEN TOP	W.M.	=	WATER METER
N/F	=	NOW OR FORMERLY	M.F.F.E.	=	MINIMUM FINISHED FLOOR ELEVATION
B/L	=	BUILDING LINE	L.A.G.	=	LOWEST ADJACENT GRADE
P.P.	=	POWER POLE	H.A.G.	=	HIGHEST ADJACENT GRADE
L.L.L.	=	LAND LOT LINE	D.I.	=	DROP INLET
D.B.	=	DEED BOOK	J.B.	=	JUNCTION BOX
P.B.	=	PLAT BOOK			
C.M.F.	=	CONCRETE MONUMENT FOUND			

20 0 20 40 40

GRAPHIC SCALE – 1"=20'

MILL FARMS SUBDIVISION
PLAT BOOK 102, PAGES 4-11
311 RUFFIAN CIRCLE
PEACHTREE CITY, GA
ZONED LUR-21
ACREAGE: 0.48



N
W E
S

GRID NORTH
GEORGIA WEST ZONE

NOTES:

1. TAX PARCEL: 060331015

2. REFERENCES FOR THE BOUNDARY/NOTES INFORMATION SHOWN HEREON WERE MADE TO PLAT BOOK 102, PAGES 4-11 OF FAYETTE COUNTY RECORDS.

3. THIS PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY FEMA FLOOD INSURANCE RATE MAP NUMBER 13113C0132E WITH AN EFFECTIVE DATE OF SEPTEMBER 26, 2008.

4. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT TITLE; THEREFORE, THE UNDERSIGNED AND MCLAIN SURVEYING, INC., MAKE NO GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREON PERTAINING TO EASEMENTS, RIGHTS OF WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS AND OTHER SIMILAR MATTERS.

EQUIPMENT USED AND FIELD CLOSURE:

CARLSON BRx7 GPS BASE AND ROVER
TOPCON GM50 SERIES
FIELD CLOSURE ERROR: 1 FOOT IN 26,000 FEET
ANGULAR ERROR: 2" PER ANGLE POINT
ADJUSTED BY: NO ADJUSTMENT
PLAT CLOSURE: 1 FOOT IN 100,000 FEET

THE DATUM (BASE FOR THE BEARINGS) FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS, AND BASED ON POSITIONAL VALUES FOR THE VIRTUAL REFERENCE STATION NETWORK DEVELOPMENT BY eGPS SOLUTIONS. THE HORIZONTAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1983(2011)-STATE PLANE COORDINATE SYSTEM OF GEORGIA-WEST ZONE. THE VERTICAL REFERENCE FRAME IS NORTH AMERICAN VERTICAL DATUM OF 1988. ANY DIRECTIONS OR DIMENSIONS SHOWN ARE A RECTANGULAR, GROUND LEVEL PROJECTION OF THE STATE PLANE COORDINATE SYSTEM.

LINE	BEARING	DISTANCE
L1	S78°32'51"W	7.32'

CURVE	RADIUS	ARC	CHORD	CHORD BEARING
C1	1050.00'	50.95'	50.95'	S12°50'34"E
C2	25.00'	40.48'	36.20'	S32°09'27"W
C3	225.00'	245.32'	233.35'	N70°13'04"W

DATE: MARCH 28, 2025	ISSUE		
SCALE: 1"=20'	No.	DESCRIPTION	DATE
ACREAGE:			
CITY:			
DRAWN: TM			
CHECKED: RM			
PROJECT #: 24-343			

IN MY OPINION, THIS IS A TRUE AND CORRECT REPRESENTATION OF THE PLATTED PROPERTY AND HAS BEEN PREPARED IN CONFORMITY WITH THE STANDARDS AND REQUIREMENTS OF LAW.

RANDY MCLAIN
GEORGIA R.L.S. #2703

FOUNDATION SURVEY FOR:

JEFF LINDSEY COMMUNITIES

LOT 52 MILL FARMS SUBDIVISION
LAND LOT 18 - 6TH. DISTRICT
FAYETTE COUNTY, GEORGIA

GEORGIA REGISTERED No. 2703 LAND SURVEYOR RANDY McLAIN

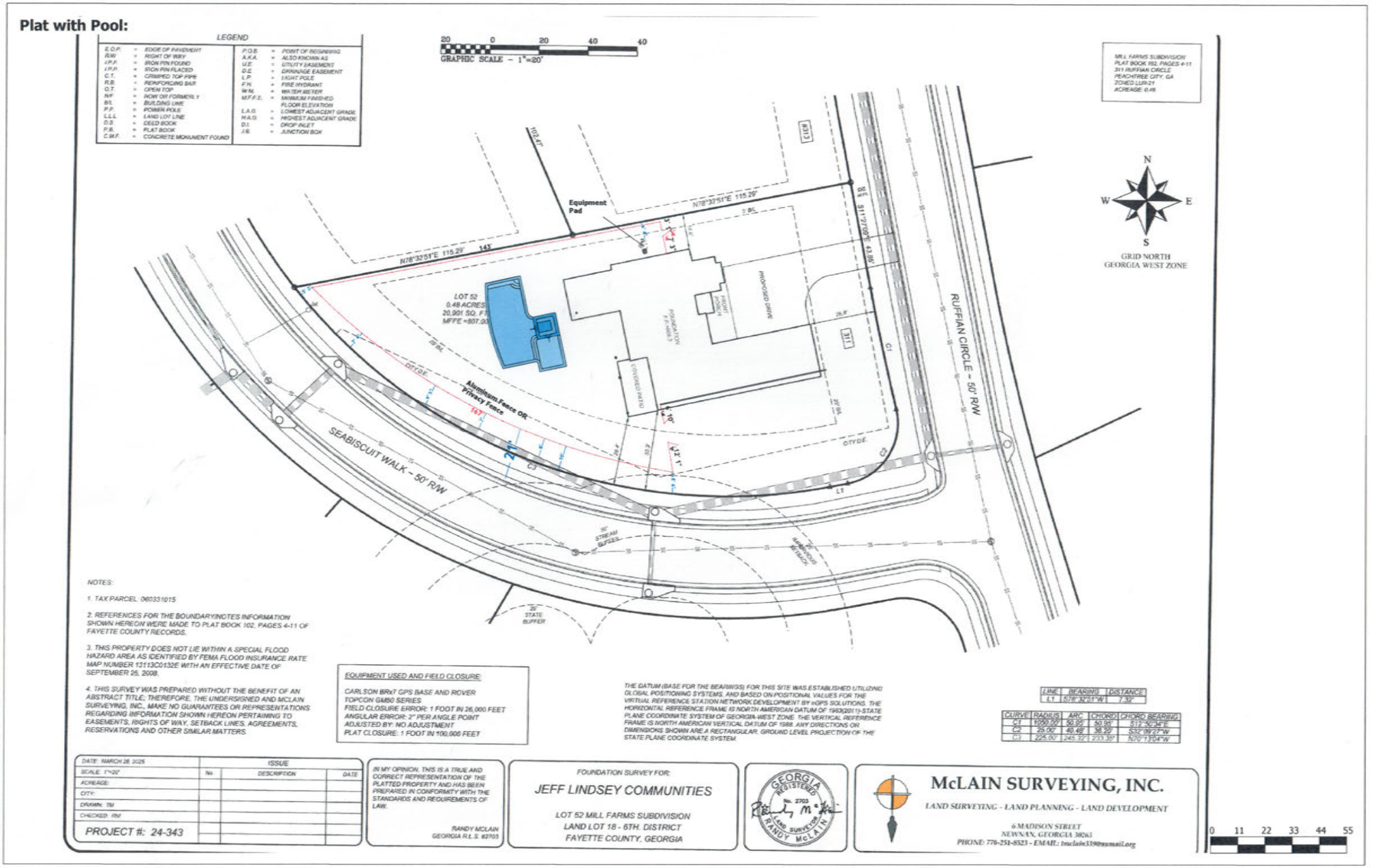
McLAIN SURVEYING, INC.

LAND SURVEYING - LAND PLANNING - LAND DEVELOPMENT

6 MADISON STREET
NEWNAN, GEORGIA 30263
PHONE: 770-251-8523 - EMAIL: tmclain339@mumail.org

© Copyright - 2018 | Mclain Surveying Inc. | All Rights Reserved

Plat with Pool:



NOTES:

1. TAX PARCEL: 060331015

2. REFERENCES FOR THE BOUNDARY/NOTES INFORMATION SHOWN HEREON WERE MADE TO PLAT BOOK 102, PAGES 4-11 OF FAYETTE COUNTY RECORDS.

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ADJUSTED BY: NO ADJUSTMENT
PLAT CLOSURE: 1 FOOT IN 100,000 FEET

THE DATUM (BASE FOR THE BEARINGS) FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS, AND BASED ON POSITIONAL VALUES FOR THE VIRTUAL REFERENCE STATION NETWORK DEVELOPMENT BY eGPS SOLUTIONS. THE HORIZONTAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1983(2011)-STATE PLANE COORDINATE SYSTEM OF GEORGIA-WEST ZONE. THE VERTICAL REFERENCE FRAME IS NORTH AMERICAN VERTICAL DATUM OF 1988. ANY DIRECTIONS OR DIMENSIONS SHOWN ARE A RECTANGULAR, GROUND LEVEL PROJECTION OF THE STATE PLANE COORDINATE SYSTEM.

LINE	BEARING	DISTANCE
L1	S78°32'51"W	7.32'

CURVE	RADIUS	ARC	CHORD	CHORD BEARING
C1	1050.00'	50.95'	50.95'	S17°50'34"E
C2	25.00'	40.48'	36.22'	S32°09'27"W
C3	225.00'	245.32'	233.35'	N20°13'04"W

DATE: MARCH 28, 2025
SCALE: 1"=20'
ACREAGE:
CITY:
DRAWN: TM
CHECKED: RM
PROJECT #: 24-343

ISSUE		
No.	DESCRIPTION	DATE

IN MY OPINION, THIS IS A TRUE AND CORRECT REPRESENTATION OF THE PLATTED PROPERTY AND HAS BEEN PREPARED IN CONFORMITY WITH THE STANDARDS AND REQUIREMENTS OF LAW.

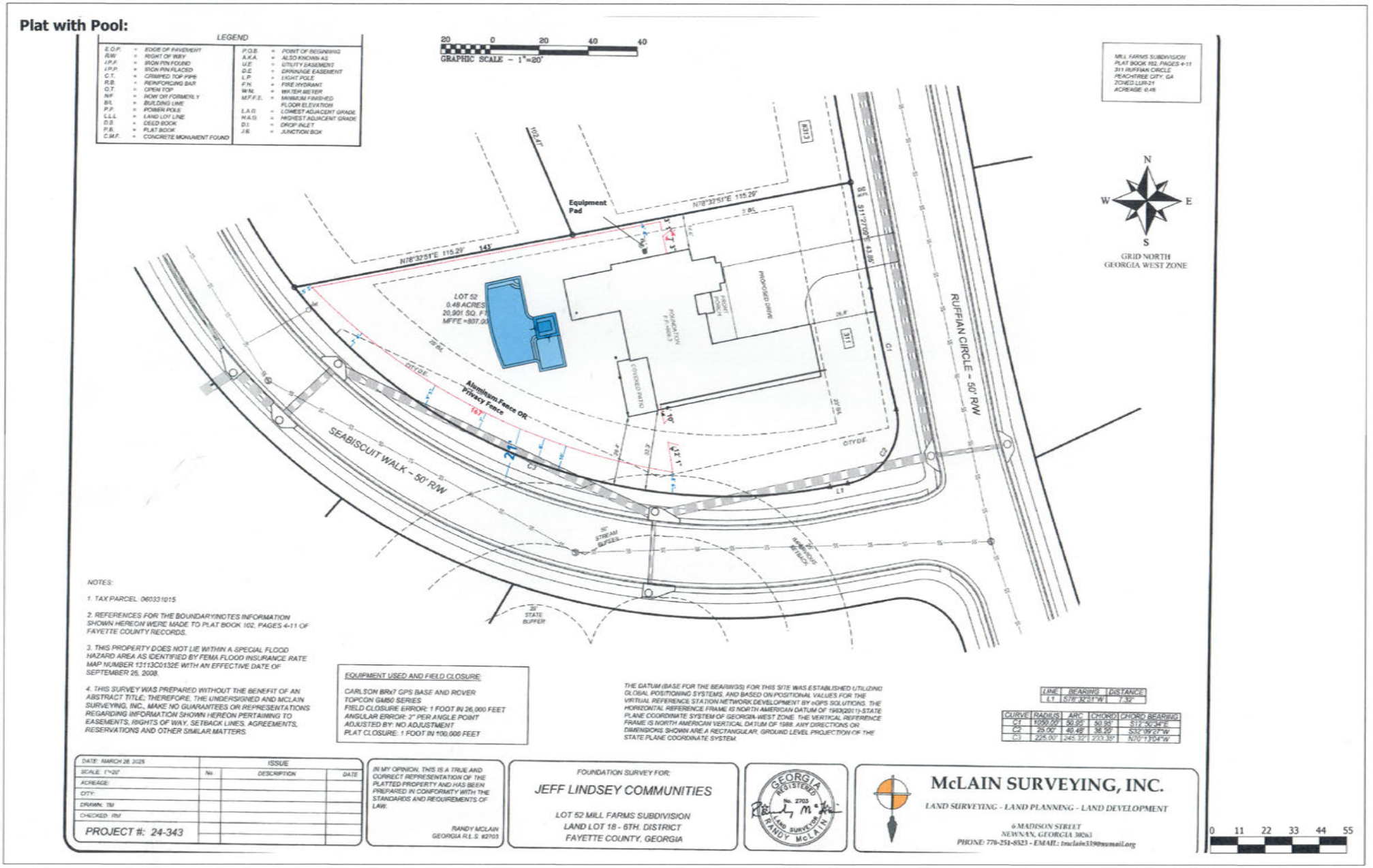
RANDY MCLAIN
GEORGIA R.L.S. #2703

FOUNDATION SURVEY FOR:
JEFF LINDSEY COMMUNITIES
LOT 52 MILL FARMS SUBDIVISION
LAND LOT 18 - 6TH. DISTRICT
FAYETTE COUNTY, GEORGIA

GEORGIA REGISTERED No. 2703 LAND SURVEYOR RANDY McLAIN

McLAIN SURVEYING, INC.
LAND SURVEYING - LAND PLANNING - LAND DEVELOPMENT
6 MADISON STREET
NEWNAN, GEORGIA 30263
PHONE: 770-251-8523 - EMAIL: tmclain3390@gmail.org

Plat with Pool:



NOTES:

1. TAX PARCEL: 060331015

2. REFERENCES FOR THE BOUNDARY/NOTES INFORMATION SHOWN HEREON WERE MADE TO PLAT BOOK 102, PAGES 4-11 OF FAYETTE COUNTY RECORDS.

3. THIS PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY FEMA FLOOD INSURANCE RATE MAP NUMBER 13113C0132E WITH AN EFFECTIVE DATE OF SEPTEMBER 26, 2008.

4. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT TITLE; THEREFORE, THE UNDERSIGNED AND MCLAIN SURVEYING, INC., MAKE NO GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREON PERTAINING TO EASEMENTS, RIGHTS OF WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS AND OTHER SIMILAR MATTERS.

EQUIPMENT USED AND FIELD CLOSURE:

CARLSON BRx7 GPS BASE AND ROVER
TOPCON GM50 SERIES
FIELD CLOSURE ERROR: 1 FOOT IN 26,000 FEET
ANGULAR ERROR: 2" PER ANGLE POINT
ADJUSTED BY: NO ADJUSTMENT
PLAT CLOSURE: 1 FOOT IN 100,000 FEET

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0 11 22 33 44 55

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Justin Strickland, City Manager

FROM: Shayla Reed, Planning Director 05/14/2026
Justin Strickland, City Manager 05/15/2026

DATE: May 21, 2026

SUBJECT: 05-26-13 Consider a Text Amendment to the Parking Ordinance, specifically Sec. 909 - Off-Street Automobile Parking Requirements

Recommendation:
Consider approval of a text amendment to section 909 of the City's Zoning Ordinance.

Discussion:
Section 909, of the city's Zoning Ordinance, establishes the requirements for off-street automobile parking and provides standards for the location and provision of parking areas in off-street locations. Off-street automobile parking is required in all zoning districts for any permitted or conditional use.

Recent discussions by the Planning Commission have identified a need to revise the existing parking regulations to incorporate provisions for golf cart parking. Additionally, city staff has identified the need for a comprehensive review of the off-street automobile parking requirements to ensure that current standards reflect evolving transportation modes, development practices, and parking demand.

Staff seeks policy guidance from the Planning Commission and City Council to inform the drafting of proposed ordinance language and ensure that revisions align with the City's long-term planning objectives and operational needs.

Golf Cart Parking

Planning Commission Direction:
The Planning Commission has requested revisions to the zoning code to allow limited parking substitutions for required minimum parking spaces. Specifically, the Commission discussed permitting, at the developer's discretion, the substitution of up to five (5) required standard vehicle parking spaces with up to five (5) golf cart parking spaces.

Staff Analysis:
Staff recommend that any approved golf cart parking spaces provided as a substitution

be located immediately adjacent to the required accessible (handicap) parking spaces. These spaces should include appropriate signage and be constructed to meet established dimensional standards for golf cart parking slabs to ensure safety, accessibility, and consistency in site design.

Bike Parking

City Council Direction:
The City Council has directed that, in addition to required golf cart parking, the zoning code be revised to include provisions for bicycle parking through the installation of bicycle racks. Council has requested that bicycle racks be located in close proximity to designated golf cart parking areas to promote multimodal access and efficient site design.

Staff Analysis:
Staff drafted ordinance language to allow and encourage the installation of bicycle racks in conjunction with golf cart parking areas. The proposed revisions will address appropriate placement, minimum standards, and compatibility with existing parking layouts to ensure safety, accessibility, and functional integration within development sites.

Revisions to (909.3) Schedule of minimum off-street parking requirements

City Staff's Insight:
City staff has received multiple inquiries requesting consideration of reductions to minimum off-street parking requirements. Post-COVID-19 shifts toward hybrid and remote work models have significantly altered parking demand for many corporate, commercial, and institutional uses. As a result, several local business districts are experiencing reduced parking utilization, particularly at office and employment centers. In some cases, older office developments with higher vacancy rates now have substantially underutilized parking areas. Concurrently, the business sector is increasingly adopting flexible, technology-driven, and shared parking strategies that reduce the need for traditional parking ratios.

City Staff Analysis:
Staff has observed that several business types—including medical facilities, financial institutions, hotels, and manufacturing uses—have incorporated hybrid or remote operational models. These shifts have reduced on-site staffing levels and customer visitation, thereby decreasing parking demand.

By way of example, many medical facilities now offer telehealth services, centralized administrative operations, and other remote service options. These operational changes have resulted in fewer daily on-site users and, correspondingly, reduced parking needs. Under current regulations, the City requires one (1) parking space per

250 square feet of gross floor area for “medical” land uses. Based on observed trends, staff believes a reduced standard—such as one (1) parking space per 300 square feet of gross floor area—may better reflect contemporary parking demand while also reducing excess impervious surface and promoting more efficient site design.

Staff further notes that other business sectors are increasingly offering service-specific remote or hybrid options. These trends warrant additional evaluation to determine whether tailored parking reductions or flexible standards are appropriate for specific use categories. The review of the entire parking minimums would be conducted with a recommendation to follow.

Disclaimer: Staff acknowledges that the long-term stability of virtual and hybrid operational models remains uncertain. Any proposed reductions to minimum parking requirements should therefore be carefully evaluated and may include monitoring, adjustment mechanisms, or alternative compliance options to ensure the city retains sufficient parking capacity to accommodate future changes in demand.

Recommendation of Parking Requirements

During their March 23, 2026 meeting, the city's Planning Commission recommended approval of this item.

Budget Impact:
None

Attachments:
1. FINAL Sec._909.___Off_street_automobile_parking_requirements. 2nd Revisions 3.18.26

Sec. 909. Off-street automobile parking requirements.

Areas suitable for parking automobiles in off-street locations shall be required in all zoning districts for any permitted or conditional use. Such off-street parking areas shall have direct access to a street or drive open to public use, and shall be provided and maintained in accordance with the following requirements. These requirements are intended to meet minimum needs; however, every property owner must determine his actual needs and provide whatever spaces may be necessary beyond these minimums to remain in full compliance with the provisions of this ordinance. Shift change peaking and growth must be considered when determining parking requirements.

Such parking shall be provided in a properly graded and improved parking facility with the parking spaces composed of asphalt, concrete, porous paving blocks compacted gravel, or other materials approved by the planning commission which are unlikely to cause substantial maintenance problems.

Changes in the use of an existing structure shall also require compliance with the minimum parking requirements applicable to the new use.

Any expansion of an existing use shall be required to provide additional of-street parking related to the expansion area ~~only, and~~only and shall not be required to provide additional off-street parking related to the existing use.

(909.1) *Parking space size.*

(a) The size of a standard parking space for one vehicle shall be a rectangular area having dimensions of not less than ten (10) feet in width by twenty (20) feet in length~~nine feet × 18 feet~~.

~~(b) For those parking spaces that adjoin a median at the end of a parking bay or adjoin a median separating parking spaces in a row of parking, the width of the parking space shall be expanded to ten feet.~~

(b~~c~~) Parking for the physically handicapped shall be provided pursuant to the latest edition of the ~~American's~~Americans with Disabilities Act.

(~~d~~c) Parallel parking spaces are allowed provided they do not exceed one-fifth of the number of required spaces. Parallel parking spaces shall have a dimension of nine (9) feet in width by twenty (20) feet in length.~~nine feet × 20 feet.~~

(909.2) *Parking area design.*

(a) All parking lots shall be designed in conformance with the provisions set forth within section 1109, parking lot design and landscape requirements, of the city's land development ordinance.

(b) Access to parking facilities shall be designed so as not to obstruct free flow of traffic.

(c) There shall be adequate provision for ingress and egress to all parking spaces to ~~insure~~ensure ease of mobility, ample clearance, and safety of vehicles and pedestrians.

(d) In developments where vehicles may be expected to wait, (including to, but not limited to drive-thru restaurants, banks, etc.), adequate stacking space shall be provided.

(e) The width of all driving aisles shall be in accordance with the requirements specified below unless a wider drive aisle is approved by the planning commission to facilitate special vehicle requirements:

Parking angle	Minimum driving aisle width
60 degrees, golf cart and motorized cart parking	10' minimum, 12' maximum
90 degrees, golf cart and motorized cart parking	14' minimum, 16' maximum

60 degrees, standard vehicle	18' minimum, 22' maximum
90 degrees, standard vehicle	24' minimum, 30' maximum
2-way drive aisle without parking	24'
1-way driving aisle without parking	14'

(909.3) ~~*Schedule of m*~~*Minimum off-street parking requirements.*

(a) Combination of uses. If there is a combination of uses on a zoning lot, such as a motel with a restaurant, parking requirements will be computed separately for each use.

(b) Schedule of Minimum off-street parking requirements

Use	Minimum number of required parking spaces
Residential	
Assisted living	0.5 spaces per dwelling unit
Motel, hotel and bed and breakfast	1 space per guest room, 1 space for every 2 employees
Multi-family housing	2 spaces per dwelling unit
Nursing home	1 parking space for every 5 beds, 1 space for every self-care unit, and 1 space for every 2 employees on the largest shift
Single-family, attached	2 spaces per dwelling unit
Single-family, detached	2 spaces per dwelling unit
Public, civic and institutional	
Cemetery	1 space for every employee working fulltime at the site and 5 spaces for each acre devoted to cemetery use
Church	1 space for every 3 seats in the main assembly room
Club, lodge or social center	1 space for every 200 square feet of assembly area without fixed seats and 1 space for every 10 seats in an assembly area with fixed seats.
Elementary, middle, private or high school	1 space for every employee plus 1 space for every 3 students enrolled who are of driving age
Publicly -owned building	One space for every employee working at the site, one space for every ten seats in an assembly area with fixed seats, one space for every 200 square feet of assembly area without fixed seats, one space for every 300 square feet of office area, and one space for every vehicle to be stored on the site.
Vocational school	10 spaces per classroom
Eating establishments*	
With drive-thru	1 space for every 100 SF of gross floor area plus any outdoor dining area

With seating, high -turnover	1 space for every 100 SF of gross floor area plus any outdoor dining area
With seating, low turnover	1 space for every 100 SF of gross floor area plus any outdoor dining area
Without seating	1 space for every 100 SF of gross floor area
Indoor recreation/entertainment	
Commercial recreation facility	1 space for every 200 square feet of general floor area plus 1 space for every 10 seats in an assembly area with fixed seats
Recreation	1 space for every 3 persons that the facility is designed to accommodate when fully occupied plus 1 space for every 200 SF of office space or similar activities
Indoor entertainment	1 space for every 200 SF of general floor area plus one space for every 10 seats in the main assembly area
Outdoor recreation	
Golf courses	4 spaces for each green, plus 50% of the total spaces required for associated uses
Riding stable	1 space for every employee and 1 space for every animal that can be accommodated in the stable.
Office	
-Medical	1 space for every ~~250~~ 300 SF of gross floor area
Professional	1 space for every 250 SF of gross floor area
Radio or television station	1 space for every 500 SF of gross floor area
Real estate sales	1 space for every 250 SF of gross floor area
Retail sales and service	
Bank or financial institution	1 space for every ~~250~~ 200 SF of gross floor area
Clothing store	1 space for every 300 SF of gross floor area
Convenience store	1 space for every 300 SF of gross floor area
Dance studio	1 space for every 250 SF of gross floor area
Department or discount store	1 space for every 250 SF of gross floor area
Funeral home	1 space for every 4 seats in the chapel or parlor, plus 1 space for every 300 SF of office space
Furniture store	1 space for every 250 SF of gross floor area
General retail store	1 space for every 300 SF of gross floor area
Grocery/specialty food store	1 space for every 300 SF of gross floor area
Home furnishings	1 space for every 250 SF of gross floor area
Health club or spa	1 space for every 250 SF of gross floor area
Hotel, motel or inn	1 space for each room to be rented plus ~~75~~55% of the total spaces required to accommodate other associated uses ~~associated with the establishment~~
Liquor store	1 space for every 300 SF of gross floor area

Nightclub or bar	1 space for every 100 SF of gross floor area
Nursery	1 space for every 300 SF of gross floor area
Shopping center	1 space for every 250 SF of gross floor area
Veterinary clinic/boarding hospital	1 space for every employee plus 1 space for every 500 SF of gross floor area
Automotive sales and service	
Auto rental	1 space for every 300 SF of gross floor area
Automobile service facility	3 spaces for each service bay, or for each service employee, whichever is greater
Gasoline sales	No parking spaces are required for gas pump uses. All other uses on the site must meet the requirements for retail, service and repair as shown above
Car wash	1 space for each regular employee plus one space for each 250 SF of gross floor area
Truck and/ or trailer rental	1 space for every 300 SF of gross floor area
Industrial	
Contractor's office	1 space for every employee plus 1 space for every company vehicles stored on the site
Manufacturing	1 space for every 2,000 SF of gross office, plant or storage space
Office/warehouse, no manufacturing	1 space for every 300 SF of office space or administrative area, plus 1 space for every 500 SF of indoor sales or display area, plus 1 space for every 2,500 SF of storage space
Transportation facility	1 space for every employee, 1 space for every 500 square feet of public use area, and 1 space for every company vehicle to be stored on the site
Utility services	1 space for every employee working at the site
Wholesale, publishing or open yard business	1 space for every employee, 1 space for every 2,000 square feet of floor area, and 1 space for every company vehicle to be stored on the site

*As identified in the Institute of Traffic Engineers (ITE) Manual, latest edition.

~~(909.3) *Combination of uses.* If there is a combination of uses on a zoning lot, such as a motel with a restaurant, parking requirements will be computed separately for each use.~~

(909.4) *Location of parking areas.* Required off-street parking areas should be located on-site. However, off-site parking is permitted within 400 feet of the site if the owner of the off-site area relinquishes all rights to use the area for other purposes until such time as it is no longer needed for required off-street parking.

(909.5) *Common parking areas.* Two or more uses may utilize a common parking area provided the total spaces available meet their individual parking requirements and the common area will be available for parking until such time as it is no longer needed for such purpose. In determining parking requirements

for areas where common parking will be used, due consideration should be made of the hours when parking will be required by the various uses. In this way, it will be possible to count individual spaces more than once where appropriate, and, thereby, reduce the total area devoted to parking.

(909.6) *Off-street parking, general conditions.* In the event a use is proposed which is not specifically provided for in the list defining minimum spaces required, subsection (909.3), the zoning administrator shall adopt an appropriate standard from that list so that reasonable parking requirements are imposed and the general intent of this ordinance is carried out.

(a) All parking areas shall be drained so as to prevent damage to adjoining properties or streets.

(b) In all zoning districts, all off-street parking spaces shall ~~be of~~be paved ~~or~~ with ~~other~~ acceptable ~~all weather~~all-weather surfaces. ~~In general residential, commercial and industrial zoning districts, off-street parking spaces shall be of paved surfaces.~~

(c) In industrial and commercial zoning districts, the Zoning Administrator may permit the establishment of temporary unpaved parking lots for a period not to exceed one year, provided the site plan for the parking area is properly designed, the parking area and its drives consist of acceptable all-weather surfaces, and a landscape plan is prepared and implemented to offset the ~~adverse affects~~adverse effects of any necessary clearing or grading on the temporary site. The zoning administrator may revoke the permit for the temporary unpaved parking area and order the immediate discontinuance of the use if the property is not maintained properly or is operated in an unsafe manner.

(909.7) Alternative Transportation Vehicles.

For purposes of this section, terms shall have the meaning provided in Section 78-91.

A. Alternative Transportation Vehicles.

For the purposes of this section, the term Alternative Transportation Vehicle includes golf carts, motorized carts, low-speed vehicle/low speed motor vehicle, and bicycles.

B. Applicability.

Parking for Alternative Transportation Vehicles shall be required for the following types of development:

1. New commercial developments;

2. New mixed-use developments; and

3. Major renovations or expansions exceeding 25% of existing building floor area or site development.

C. Exemptions.

Single-family detached residential dwellings shall be exempt from the requirements of this section.

(909.8) Alternative Transportation Vehicle: Designated Golf Carts and Motorized Carts Parking Areas.

A. During the Concept Plan Approval process, the city may establish designated golf cart parking and motorized cart areas in commercial, civic, and mixed-use districts.

B. Design standards for designated golf cart and motorized cart spaces:

1. Minimum perpendicular or angled stall width: 5 feet

2. Minimum perpendicular or angled stall length: 12 feet

3. Minimum parallel stall width: 5 feet

4. Minimum parallel stall length: 14 feet

5. Minimum vertical clearance: 8 feet

6. A minimum 5-foot access aisle behind racks.

7. Clearly marked striping or signage identifying "Golf Cart and Motorized Cart Parking Only"

8. May be arranged perpendicular, angled, or parallel to travel lanes as approved by the City Engineer.

9. Location: Near primary building entrances. City Engineer may consider alternatives to parking area designations.

C. Golf carts and motorized carts parking spaces may count toward required off-street parking at a ratio.

Golf Carts and Motorized Carts Ratio: Auto motorized vehicle parking spaces may be reduced when additional golf cart and motorized cart parking spaces are provided, at a ratio of five (5) golf cart or motorized cart spaces for every required five (5) standard vehicle parking spaces, with the provisions set forth within Section 909.3. No more than fifteen percent (15%) of the required minimum automobile parking spaces may be substituted with Golf Cart and Motorized Cart parking spaces.

(909.9) Alternative Transportation Vehicle: Designated Bicycle Parking Areas.

A. During the Concept Plan Approval process, the city may establish designated bicycle parking areas in commercial, civic, and mixed-use districts.

B. Design standards for designated bicycle parking spaces:

1. Bicycle racks shall:

a. Allow locking of the bicycle frame and at least one wheel;

b. Support bicycles in an upright position;

c. Be permanently anchored to the ground or building;

d. Not damage bicycle frames.

2. Each bicycle parking space shall provide:

a. Minimum width: 2 feet

b. Minimum length: 6 feet

c. Minimum vertical clearance: 8 feet

d. A minimum 5-foot access aisle behind racks

3. Short-term bicycle parking shall:

a. Shall be designated with installed bike racks

b. Be located within 100 feet of a primary entrance;

c. Be visible from public right-of-way or building entrance;

d. Not obstruct pedestrian pathways, ADA routes, or fire access.

4. Long-term bicycle parking shall:

a. Be located in secure, covered, or monitored areas with bike racks;

b. Be accessible to residents or employees;

c. Be inverted “U” racks, post-and-ring racks, and similar designs approved by the Planning & Development Department.

5. Prohibited rack types include:

a. Wheel-bender racks

b. Designs that only secure a wheel without supporting the frame

6. Development Ratio:

a. Commercial & Mixed-Use Developments

i. Minimum of two (2) bicycle parking spaces per building.

ii. One (1) additional bicycle space per 10,000 square feet of gross floor area.

b. Multi-Family Residential

i. One (1) bicycle space per 20 dwelling units.

ii. At least 50% shall be long-term covered or secured parking.

c. Civic / Institutional Uses

i. One (1) bicycle space per 20 vehicle parking spaces provided.

ii. Minimum of four (4) spaces.

(Ord. No. 862, 12-1-2005)

Editor's note(s)—Ord. No. 862, adopted December 1, 2005, changed the title of § 909 from "Off-street automobile parking" to "Off-street automobile parking requirements."

Cross reference(s)—Traffic, ch. 78.