



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
June 18, 2026 | 6:30 PM
City Hall

1. **Call to Order**
2. **Pledge of Allegiance and Moment of Silence**
3. **Presentation**
 - A. Commemoration of Joel H. Cowan's 90th Birthday with Online Exhibit (Jill Prouty)
 - B. FY2025 Annual Comprehensive Financial Report (David Irwin)
 - C. **250th Independence Day Celebration Proclamation**
4. **Announcements, Awards, Special Recognition**
5. **Public Comment**
6. **Agenda Changes**
7. **Minutes**
 - A. June 4, 2026 City Council Work Session Minutes
8. **Consent Agenda**
 - A. New Alcohol License - J. Alexander's
 - B. Donation Acceptance from Rotary Club of Peachtree City
9. **Old Agenda Items**
10. **New Agenda Items**
 - A. 06-26-05 Fire Station 85 - Construction Manager at Risk (CMAR) Approval of GMP (Clint Murphy)
 - B. **06-26-06 Resolution to introduce Local Legislation regarding- LHOST** (Yasmin Julio)
 - C. **06-26-07 Classification of two new part-time positions for Youth Council and Public Art Program Managers and one position retitle for the Economic Development Director** (Justin Strickland)
11. **Public Hearings**
 - A. 06-26-08 Text Amendment to the Sign Ordinance, specifically Chapter 66, to allow halo-lit (reverse channel/backlit) wall signs (Shayla Reed)

- B. 06-26-09 Variance request from stream setback and buffer, 435 Seabiscuit Walk (Shayla Reed)

12. Council/Staff Topics

13. Executive Session

14. Adjourn

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

This agenda is subject to change at any time up to 24 hours prior to the scheduled meeting.

This meeting will be held in Council Chambers at City Hall



Proclamation

HONORING THE 250TH ANNIVERSARY OF AMERICAN INDEPENDENCE AND THE PEACHTREE CITY LIBERTY TREE


- Whereas:** On July 4, 2026, the United States of America commemorates the 250th anniversary of the adoption of the Declaration of Independence, marking two and a half centuries of freedom, self-governance, and the pursuit of liberty; and,
- Whereas:** The Semiquincentennial provides an opportunity for Americans to reflect upon the courage, sacrifice, and vision of the men and women who secured our nation's independence and established the principles upon which our democracy was founded; and,
- Whereas:** Among the enduring symbols of the American Revolution was the Liberty Tree in Boston, Massachusetts, which served as a gathering place for patriots advocating for freedom and self-determination and became a powerful symbol of resistance to tyranny and devotion to liberty; and,
- Whereas:** Although the original Liberty Tree was destroyed during the Revolutionary War, its legacy continues to inspire generations of Americans to cherish and defend the freedoms secured through the sacrifices of those who came before us; and,
- Whereas:** In 2025, the City of Peachtree City, in partnership with the Sons of the American Revolution and Daughters of the American Revolution, planted a Liberty Tree at City Hall as a living tribute to the ideals of freedom, resilience, patriotism, and civic responsibility; and,
- Whereas:** The Liberty Tree stands as a lasting reminder of our nation's history and serves as a symbol of the values that unite our community and country; and,
- Whereas:** The City of Peachtree City now unveils a commemorative plaque at the Liberty Tree site to honor the significance of this historic symbol and to ensure future generations understand and appreciate the sacrifices made in pursuit of liberty and independence; and
- Whereas:** The citizens of Peachtree City join communities across the nation in celebrating America's 250th anniversary and recommit themselves to preserving the freedoms, opportunities, and democratic principles that define the United States of America.

Now, Therefore, I, Kim Learnard, Mayor, on behalf of the City Council of Peachtree City, do hereby proclaim July 4, 2026, as

“AMERICA 250 DAY AND LIBERTY TREE COMMEMORATION DAY”

in Peachtree City and encourage all residents to reflect upon our nation’s history, honor the sacrifices of those who secured our independence, celebrate the blessings of liberty, and participate in activities commemorating the 250th Anniversary of the United States of America.

This 18th day of June 2026

A handwritten signature in cursive script, appearing to read "K. Learnard".

Kim Learnard, Mayor

City Council of Peachtree City
Meeting Minutes
Thursday, June 4, 2026
6:30 PM

Call to Order

The Mayor and Council of Peachtree City met for a work session on Thursday, June 4, 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. Presentation of Peachtree City's 2026 Summer Interns

Human Resources Director Dr. Teaa Allston-Bing presented the 2026 summer interns, who would be working with the City for 10 weeks. This year's cohort named themselves The Peachtree City Connectors and chose the theme of Building Connections and Strengthening Our Community.

Each intern introduced themselves. They were Rory Boyles, Recreation & Special Events, Kennesaw State University; Abigail Brown, Recreation & Special Events, Georgia College & State University; Amanda Gonzalez Macedo, Tourism, Kennesaw State University; Addisen Juggins, Planning & Development, North Carolina A&T State University; Victor Montoya, Human Resources, University of Georgia, Terry College of Business; Caden Moore, Library Services, Middle Georgia State University; Shruti Nainwal, Fire & Rescue, Georgia Institute of Technology. Sai Yaswanth Reddy Suram, a Georgia State University student, would be interning with Fire & Rescue but could not be present at this meeting.

Announcements, Awards, Special Recognition

Public Comment

John Riley thanked Council for listening to residents and constructing the new pickleball complex. He had high praise for the new facility, saying he had already observed how popular it was.

Jeremy Richardson, president of the Peachtree City Hockey Association, recounted recent accomplishments of the youth hockey program and said the investment the City was willing to make in the program was paying off. He presented Council with a plaque from the Wish Cup as a way of showing gratitude.

Agenda Changes

None

Minutes

Holland moved to approve the May 21, 2026, City Council meeting minutes and the May 21, 2026 Executive Session minutes. Brown seconded. Motion carried unanimously.

A. May 21, 2026 City Council Meeting Minutes
APPROVED 5-0

B. May 21, 2026 Executive Session Minutes
APPROVED 5-0

New Agenda Items

A. 06-25-01 Budget Amendment IGA with County for Jail Inmate Fees

Finance Director Kelly Bush explained that the service agreement with Fayette County included a daily rate per inmate housed at the jail, with an adjustment allowed every three years. This requested increase was from \$57.60 to \$72.12, an increase of \$14.52 per inmate day. It also added the first day, which was excluded in the original agreement.

Council was being asked to approve a budget amendment of \$3,500, which would cover the rest of this year. Bush said there would be an additional \$14,000 in next year's budget to cover the increase. She also was asking the Mayor to execute the new Intergovernmental Agreement (IGA) agreement.

This seemed like a big increase, Brown remarked, and asked if there was a reason other than inflation. Bush replied that the County established the daily cost by dividing the prior year's operational cost of the jail by 365, then dividing that number by the average number of inmates. Previously, the City had paid 66% of the average daily cost, with the first and last days excluded. The new agreement raised the percentage to 75% and included the first day.

Holland moved to approve New Agenda item 06-25-01 Budget Amendment IGA with County for Jail Inmate Fees. Brown seconded. Motion carried unanimously.

B. 06-25-02 Initiate Text Amendment for the Allowance of Pushcarts

Learnard said the Willow District had requested a permit to allow a pushcart to sell bread on their premises, but the City had no ordinance to allow pushcarts. Holland said he had no problem with creating a new ordinance. Brown mentioned some provisions she wanted in the ordinance, and Learnard suggested letting staff and the Planning Commission work on it, and Council could make sure it had what they wanted when it came before them.

Holland moved to approve New Agenda item 06-25-02, Initiate Text Amendment

for the Allowance of Pushcarts. Johnson seconded. Motion carried unanimously.

C. 06-25-03 Budget Amendment - Hockey Rink Improvements

Layton was asking Council to approve a \$500,000 budget amendment for several projects at the hockey rink, including insulating the ceiling and sidewalls with spray foam to control condensation, purchasing new scoreboards, completing maintenance items cited in an engineering report, and purchasing new boards, walls, and glass that would help the facility meet Americans with Disabilities Act (ADA) standards.

Holland noted that the existing roof had a load requirement of one pound per square foot, and cautioned Layton to be aware of the density of the insulation. A structural engineer needed to look at it, he remarked. Layton reported that closed-cell sprayed insulation at one inch thick would add .17 pounds per square foot, while two inches thick would add .33 pounds, and three inches thick would add a half pound. They would be getting quotes the following day and would discuss this, he added.

Holland moved to approve New Agenda item 06-25-03, Budget Amendment for Hockey Rink Improvements, in the amount of \$500,000. Brown seconded. Motion carried unanimously.

D. 06-25-04 Kedron Multi-purpose Rink Hockey Wall Replacement

They had looked at Becker Arena Products, Athletica Sports Systems, and Rink Systems to provide quotes for walls and glass for the hockey rink itself, Layton said, with two of those coming through purchase cooperatives. He asked Council to approve the quote from Becker Arena Products in the amount of \$288,783.

Johnson verified this was part of the \$500,000 and not in addition to that. Layton told her that was correct.

Holland said he was glad to see these repairs and renovations at the hockey rink, but as an engineer, he had some concerns. He remarked that recreation was a big reason why people wanted to live in Peachtree City.

Last year, he recalled, Council discussed needed repairs to the 35-year-old rink and considered enclosing it and adding HVAC, which would take care of the condensation issue. Staff had located the original engineer of the structure and asked him to come and review the building. He did and listed repairs that were needed, along with a recommendation to add one or two structural members across the roof to handle the additional weight and brace the structure for windy conditions. Holland remarked that all this would need to be confirmed by a structural engineer, but he was sure the Hockey Association would appreciate

having an enclosed structure as a relief from the summer heat.

He mentioned how Council was taking care of other public buildings and asked that the hockey rink not be neglected. Holland suggested slowing down the interior work in order to get the exterior work completely settled first.

He then made a motion that they direct staff to get quotes for adding more roof supports, enclosing the building with sheet metal, and adding an HVAC system, with structural engineering help. Brown seconded.

Johnson asked if the insulation would help with the condensation, and Layton said it would, noting that this technique was often used in high-humidity areas. She then asked Layton how long the quote on the boards would be valid. He replied that it would be good through probably the end of July when tariffs and prices would go up. Could they approve this now and still move forward with exploring options for exterior work, Johnson wondered. Layton told her he did not see why they could not do both.

Polacek remarked that this facility had looked the same for years, and the work was sorely needed. He likened this conversation to the one regarding a 50-meter pool. Council all wanted that 50-meter pool, but the cost made it unfeasible. Polacek said he did want more data on enclosing the hockey rink. Even if they postponed that project, they would have information and could add it to a list of projects to prioritize over the coming years. He said he would like to pursue a quote on what it would cost to enclose the rink.

Brown recalled that the original motivations for this project were the heat and the condensation on the rink. Did they know that the foam would be enough to fix the condensation? Should the rink be enclosed and an HVAC system installed? She said the open walls allowed hot, humid air to enter the building and, when it cooled off at night, condensation from the roof caused it to rain down on the rink. She did not know if the insulation would stop that and was unsure if they should go ahead and put up the new boards without knowing this. Brown agreed with Holland that they should get some quotes on enclosure and HVAC costs before proceeding. She said she supported what they were trying to do, but she did not want to put a few superficial things in the rink without knowing if it would fix the underlying heat and humidity problems.

Learnard asked Layton what a purchase cooperative was, and he explained that it was a company that would help them get the lowest prices from the vendors. They could get items faster through a cooperative than by putting it out to bid. Learnard asked about lead times, and Layton said a couple of months.

He went on to explain that they were looking to get the boards done first because of safety concerns at the rink. There were broken pieces that could hurt skaters as they went by. Learnard asked if they could go ahead and approve the \$288,000 for boards and glass and still get quotes on enclosure and HVAC. That was possible,

Layton replied, adding that they could wait on insulation until they decided on the direction to pursue.

City Manager Justin Strickland added that approving the \$500,000 did not commit that money to be spent. Approval simply allowed them to assign a project number and reserve the money for use at the hockey rink. They had not approved the insulation; they just approved the money to be used for it eventually. He also assured Council that the boards could be removed and re-installed if they decided to enclose the rink, and Layton said they could protect the interior so contractors could work while the boards were in place.

Learnard asked Holland if his motion was just for investigation of enclosure, and he said that was correct. That was not the agenda item, Learnard said, and now they had an awkward motion because it was not an advertised agenda item. They could have more than one motion, Holland replied.

City Attorney Ted Meeker said the motion was on an ancillary matter pertaining to the agenda item, and they would need to vote on the agenda item. Strickland verified with Holland that his motion was to get the big picture on what it would take to enclose the hockey rink and install an HVAC system.

Strickland looked at the engineering report and said the current windload was 80 mph, and 115 mph was needed to enclose the rink. It did not specify the number of roof beams that would be needed.

The Mayor called for a vote on Holland's motion, and it passed unanimously.

She asked for another motion on the hockey walls. Johnson moved to approve New Agenda item 6-25-04, Kedron Multi-purpose Rink Hockey Wall Replacement, in the amount of \$288,783 to Becker Arena Products through Sourcewell purchasing cooperative. Holland seconded. Motion carried unanimously.

Work Session Agenda Item

A. Braelinn Recreational Center Playground Designs

Layton presented photos of potential playgrounds at the Braelinn Recreation Center at price points of \$500,000, \$630,000, \$750,000, and \$1 million. He was seeking guidance on what Council wanted so he could present a plan at the next Council meeting. All of these designs had been chosen by the Recreation Advisory Group (RAG), which considered things such as functionality and ADA components.

The \$500,000 option, Layton explained, had a mulch surface that would have to be refreshed periodically. This playground and the \$630,000 option had the same equipment and sun shades, but the more expensive one had a poured-in-place surface. There were 12 or 13 ADA components, and Layton said all four

playground options had nine or more ADA features.

Dinosaurs were the theme of the \$750,000 option. Most of the surface was poured-in-place, but one small area was mulch, and fossils would be hidden there. There were a couple of swing options, including some for kids with disabilities.

Holland asked what age groups these playgrounds were suited for, and Layton said each had two areas, one for ages 2 to 5 and another aimed at ages 5 to 12. Holland wondered about areas for parents, and Layton pointed out nearby benches and picnic tables that were in the shade.

The \$1 million option had two themes: pirates and space.

Learnard asked about the life expectancy of one of these playgrounds, and Layton replied that it was between 25 to 30 years. Brown asked about the surface, and he told her that was about 20 to 25 years, with some coating needed every three or four years to maintain the surface.

Layton showed photos of the \$630,000 option, pointing out that the surface had a design of peaches. Johnson inquired about the benefits of poured-in-place over mulch. It aided in the maneuverability of wheelchairs and ensured that the playground consistently met the head impact criteria for falls onto the surface, he replied.

Learnard said for reasons of ADA, safety, and maintenance, she thought they should take the mulch surface off the table. Holland agreed, and Polacek said they decided during his time on RAG that all City playgrounds should have the poured-in-place surface in the future.

Johnson wondered if these playgrounds could be customized, and Layton said they could change colors and features, but they needed to keep the surface a light color due to heat. What about adding a water feature for cooling? Johnson asked. Layton said they had not discussed this, but it was possible.

Learnard said she was grateful to RAG and asked about their process. They were looking for a big impact playground for this large area, Layton responded, and RAG even invited some kids come in to voice their opinions.

Learnard noted they did not need to make a decision that night and suggested looking at the next item on the agenda.

Polacek, however, had a couple of questions. He asked if they could plant trees adjacent to the playground, and Layton said they could or they could add some shade structures. Strickland pointed out that they could tap the Tree Fund. The City could build its own structures, which would be cheaper than buying them. They also could add water spouts here and at other playgrounds. Layton pointed out

there were standards that dictated the height of trees at playgrounds.

What would go in the space where the old playground was? Polacek asked. Layton said he would be open to adding another picnic shelter, and Strickland suggested another basketball court.

Holland asked how the cost would compare to All Children's Playground? Strickland said All Children's total was about \$500,000 for 9,000 square feet, and that was four years ago.

He also wanted to know how far the playground would be from the multi-purpose field they were considering at Braelinn. About 150 feet, Layton replied. Holland said he did not want any kids injured from a cricket ball, but Layton said there was a cart path in between, along with bleachers and a fence.

Learnard asked that they move on to the next agenda item, which was a Ninja course, before making a decision.

Brown asked how many playgrounds they had that catered to the age group targeted by the Ninja course. None, Layton replied.

B. Braelinn Recreational Center Ninja Course Option

The Ninja Course was manufactured by Greenfields, and this would be their first in Georgia if Council gave the go-ahead. Layton said he had seen them set up at conferences, and they were great pieces. Like Brown had just pointed out, the current playgrounds were geared to children, but this course could accommodate young teens through adults.

They were looking at doing the same surfacing as the playground. The equipment would be purchased from Greenfields and erected by Playworld, which also would be installing the playground.

Layton displayed photos of the course's features, which included cargo nets, strength and balance apparatus, and hanging features. He said the manufacturer had told him a lot of places added a strip for a 40-yard dash at the end of the course.

What about cost? Learnard asked. The equipment would be \$299,789, and the installation and surfacing would be an additional \$231,000, according to Layton. They would add a couple of shade structures, as well, and Layton estimated the total at around \$550,000.

The course would be on the opposite side of Braelinn from the new playground. Holland was concerned that it would create too much noise for the nearby

neighborhood, but Layton assured him noise would not be an issue.

Learnard asked if there were options scaled in price, but Layton said there was just the one option.

This project and the \$630,000 playground would use up the \$1.2 million in Special Purpose Local Option Sales Tax funds (SPLOST) allocated for playgrounds, Strickland stated. If they went for a more elaborate playground option, it would exceed the SPLOST funds. However, he stated that the County had estimated their portion of the intake from the 2023 SPLOST at \$67 million, but it looked like it was going to come in higher. His conservative estimate was that they would take in around \$80 million by the end of the SPLOST. He recommended that if they wanted to do the Braelinn playground and Ninja Course, they then pause other playground projects until all the other SPLOST projects had been complete. Then they could use the remaining money for playgrounds.

Brown said her grandsons were huge American Ninja Warrior fans and would love this course. She said she did not know how any kid could not.

Johnson explained how the idea for the Ninja Course had come about. She had attended a RAG meeting to learn about the playground options. She said they were great but looked like more of the same and were aimed at the same age groups. She spied a brochure for the Ninja Course and asked what RAG thought about that.

Her choice was to go with the \$630,000 option for the playground and also the Ninja Course with the addition of the sprint lane.

Polacek thought this was a brilliant idea and thanked Johnson for bringing it to them. He also liked the \$630,000 option plus the Ninja Course. He, too, wanted to know the cost of the sprint lane.

He mentioned that he had talked to friends who said they would consider moving to Peachtree City from Alpharetta, but Alpharetta had nice playgrounds in every part of the city. Polacek said Peachtree City's playgrounds needed help, and there was tremendous opportunity to modernize them. This Ninja Course could be a good start in attracting families.

If they approved this in a couple of weeks, when could they expect it to be finished, Polacek asked Layton, who replied that they had to get the Meade Playground finished first, then could roll into this. He hoped the Ninja Course could be installed by next spring.

Holland, too, was in favor of the Ninja Course and thought it would help differentiate Peachtree City from the northern suburbs. He also wanted the sprint lane, and Layton said he would get the cost on that by the next Council meeting.

Holland asked about a grant, and Layton said they received a \$40,000 grant discount from Greenfields for the course, thanks to the work of Assistant Recreation Director Michelle Johnson.

Learnard said she believed they were all in agreement that they wanted the Ninja Course, but she had not decided between the \$630,000 and the \$750,000 playgrounds. Layton showed photos of both options again.

Brown said she saw the value of having a themed playground for smaller children, but older kids were not as impressed with dinosaurs and rockets. Strickland liked the \$630,000 option, and Layton said they could incorporate some unique features, such as a peach arch. Learnard said she had been convinced that the \$630,000 option would be more than adequate.

Strickland said they would come back to Council with a proposal for the \$630,000 soft-surface playground and the Ninja Course with the option to add the sprint lane.

Holland wanted them to look at additional options for the playground and the Ninja Course, Learnard said they had done that through RAG's evaluation process. Layton responded that RAG thought the four playgrounds presented to Council offered the best features at those price points.

Strickland said he liked the playground without a theme because it seemed like there was more and bigger equipment. Johnson said RAG went through several options at each price point.

Council/Staff Topics

1. World Cup watch party

Polacek mentioned that the World Cup was kicking off the following week, and there would be watch parties at Drake Field for the USA matches. He said these watch parties were always a lot of fun and unified the community.

2. Runoff election

Brown reminded everyone that there was a runoff election on June 16, with early voting being held June 8-12.

3. Gin Branch Trail ribbon cutting

There would be a ribbon cutting for the new Gin Branch Trail on June 6, Learnard said.

4. Chip Conner Island dedication

She also reported there had been a wonderful dedication for the naming of Chip Conner Island the previous week.

5. Community Day

Clothes Less Traveled was holding a Community Day on June 6 at Drake Field to provide information about a variety of community service programs.

6. Shred Day

A document shredding event was also scheduled for June 6.

7. Memorial Day celebration

Brown thanked the Recreation Department for its Memorial Day program at Kedron Fieldhouse, saying it was one of the best they had held. Holland said the American Legion was pleased and hoped it would continue to be held at Kedron.

8. Georgia Legislature Special Called Session on June 17

On the last day, in the last hour of this year's legislative session, Learnard stated, a form of property tax legislation was tacked on to SB 33, which was a hemp bill. She said this last-minute piece of legislation would impact how they levied property taxes in Peachtree City and how they might offset property tax loss with a sales tax instead.

The Governor had announced a special legislative session and property tax legislation would be discussed. Cities and counties might have the option to impose an extra penny sales tax through a Local Homestead Option Sales Tax (LHOST) or a Floating Local Option Sales Tax (FLOST) to make up for any legislation that could reduce their property tax collection.

Learnard said they would need to decide if they wanted to run a public advertisement that they might want to have an LHOST or a FLOST, and that ad would have to run by June 16. The City's legal organ, The Fayette County News, would need advance notice by the next day at noon.

Learnard stated that this was no way to legislate sales taxes in Georgia. Property taxes were levied locally, and 42% of Peachtree City's budget was property taxes. Peachtree City did a good job in the public forum, holding public meetings, hearings, and workshops on the budget each year. Citizens could attend and be part of the process. She said the State was overstepping with this legislation.

There would be nothing to bind them if they placed an ad by the next day, and they would do that. She said she was sharing this because she wanted Council to know what she knew. Learnard said she was irritated by haphazard legislation by State officials that could affect their local property taxes.

Polacek said the Governor was adding to the special session the option for local governments to adopt LHOSTs or FLOSTs. He gathered this was at the request of several cities that would be impacted by potential property tax legislation more than Peachtree City would be. They wanted the option to vote on something this year.

He said he would always advocate for property tax relief in a responsible fashion that allowed them to maintain their level of services, but they had to acknowledge that everything had gotten more expensive over the past few years. It had been a trend to look only at the millage rate, but that seemed to be shifting to see what cities could do with additional homestead exemptions.

They had to advertise this, Polacek continued, but he also thought they could consider how to add to the homestead exemptions in a responsible manner and how to balance that with another revenue source.

Strickland said that unlike other sales taxes, these required local legislation. He said he would like the option to run a sales tax without the rest of the county, but that was only allowed for Fulton County. The LHOST would require agreement from all the cities in the County. He had been told the County would be running the ad, and they would be the ones to put in on the ballot. The cities and the County would negotiate a formula for allocating the proceeds.

Holland said he was leery about replacing property taxes with sales taxes. Bush said her understanding was that the LHOST would replace lost property tax revenue dollar for dollar.

When would they need to decide if they wanted to put this on the November ballot? Polacek asked. Meeker said he would need to investigate that, but Strickland said the deadline would be on Fayette County. The City could not run an LHOST by itself. Holland wondered if they could get legislation to allow them to do that, and Strickland said all they could do was ask. Meeker said Fulton County's was targeted to a specific need for its water system.

Brown asked if every municipality in the county had to agree, and Strickland said it did not. Learnard said her discussions with other mayors led her to believe they would.

Brown stated that this was a knee-jerk reaction to HB 581. Strickland said he agreed with Polacek about homestead exemptions, but they had to find a way to fill in for the lost revenue.

Learnard again said the State should stay out of this because it was a local matter. Council was accountable to their constituents, and Brown said she agreed.

Executive Session

None

Adjourn

There being no further business, Holland moved to adjourn at 8:10 p.m. Brown seconded. Motion carried unanimously.

Martha Barksdale, Recording Secretary

Kim Learnard, Mayor

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Justin Strickland, City Manager

FROM: Yasmin Julio, City Clerk/ Director of Executive Services 06/09/2026
Justin Strickland, City Manager 06/10/2026

DATE: June 18, 2026

SUBJECT: New Alcohol License - J. Alexander's

Recommendation:

Approve a new alcohol license for J. Alexander's Restaurants, LLC, d/b/a J. Alexander's.

Discussion:

J. Alexander's, located at 100 Marketplace Blvd., has submitted a request for a new alcohol license. Ms. Tonya Robinson has requested to be appointed as the Licensee and Ms. Rachel Garrison has requested to be the License Representative.

The business location and both Ms. Robinson and Ms. Garrison 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, wine, and distilled spirits, which is \$5,000, plus \$500 for Sunday sales.

Attachments:

1. Revised 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: J. Alexander's Restaurants, LLC d/b/a J. Alexander's	Business Location: 100 Marketplace Blvd Peachtree City, GA 30269	Number of Serving Bars: 1
Nature of Business: Restaurant with malt beverages, wine and distilled spirits for consumption on premises with Sunday sales.	Mailing Address: 1600 West End Ave., Ste. 400 Nashville, TN 37203	Business Phone Number: (346) 471-2332
Name of Licensee: Tonya R. Robinson	Home Address: [REDACTED] Louisville, KY 40245	Home/Cell Phone Number: [REDACTED]
Name of License Representative: Rachel Garrison	Home Address: [REDACTED] Peachtree City, GA 30269	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	X	Wine		Wine		Wine	
Distilled Spirits	X	Distilled Spirits	/	Distilled Spirits		Distilled Spirits	
Sunday Sales	X	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
J. Alexander's Restaurants, LLC	1600 West End Ave., Ste. 400 Nashville, TN 37203	(346) 471-2332
Tonya R. Robinson	[REDACTED] Louisville, KY 40245	[REDACTED]

Contact Person:
Destyn Trapani

E-mail Addresses for License Applicant(s):
destyn.trapani@spbhospitality.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:

Janet Moon, Police Chief	06/09/2026
Angela Egan, Purchasing Manager	06/09/2026
Dustin Farron, Assistant Financial & Administrative Services Director	06/10/2026
Kelly Bush, Financial & Administrative Services Director	06/10/2026
Justin Strickland, City Manager	06/10/2026

DATE: June 18, 2026

SUBJECT: Donation Acceptance from Rotary Club of Peachtree City

Recommendation:

Approve the donation of a Yamaha UMAX Rally 2+2 (4 total seats). This Yamaha UMAX Rally 2+2 (4 total seats) is valued at \$11,000.

Discussion:

Peachtree City's 100+ mile path system is the crown jewel of our community, and it presents unique challenges for law enforcement. Standard patrol SUVs cannot access many tight turns and wooden bridges, while standard golf carts lack the durability for 24/7 police use. We propose that the Rotary Club of Peachtree City fund the acquisition of a Yamaha UMAX Rally 2+2 (4 total seats), a heavy-duty, gas-powered utility vehicle specifically selected to meet the rigorous demands of the PTCPD Path Patrol.

Budget Impact:

The budget impact consists of outfitting for patrol use, lights, a siren, and markings, costing approximately \$3,000.00 the first year.

Attachments:

None

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Justin Strickland, City Manager

FROM: Kelly Bush, Financial & Administrative Services Director 06/10/2026
Justin Strickland, City Manager 06/10/2026

DATE: June 18, 2026

SUBJECT: 06-26-05 Fire Station 85 - Construction Manager at Risk (CMAR)
Approval of GMP

Recommendation:

Update on the approval of the Guaranteed Maximum Price (GMP) for MEJA as the Construction Manager at Risk (CMAR) for the Fire Station 85 project.

Discussion:

The initial cost estimates have shown the project is within the budget that was previously set, and the team are working towards presenting a GMP to Council at the July 9, 2026, meeting for final approval. Full details of the GMP will be provided to Council before that meeting. If approval is given, the project will break ground in August 2026 with a target completion date of May 2027.

Budget Impact:

Funding for this project has been previously approved and is included in the current budget. There is no financial implication or commitment until the GMP is presented for Council's approval on July 9, 2026.

Attachments:

None

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Justin Strickland, City Manager

FROM: Yasmin Julio, City Clerk/ Director of Executive Services 06/17/2026
Justin Strickland, City Manager 06/17/2026

DATE: June 18, 2026

SUBJECT: 06-26-06 Resolution to introduce Local Legislation regarding- LHOST

Recommendation:

Approve Resolution #06182026-NA-B LHOST Resolution of Intent

Discussion:

The Georgia General Assembly is convening a special session beginning June 17, 2026, and may consider local legislation authorizing counties to hold an LHOST referendum.

State law requires each municipality wishing to participate in an LHOST and receive a share of the revenue to be included in a local act approved by the General Assembly. The purpose of this agenda item is to request approval of a Resolution of Intent to preserve Peachtree City's ability to participate in a potential Local Homestead Option Sales Tax (LHOST) as Fayette County pursues a referendum. Approval of this Resolution of Intent does not impose a tax, endorse a referendum, or create any financial obligation. It simply allows the City to be included in any local legislation that may be considered. If Fayette County continues to move forward and if Peachtree City is not included in the local act, the City would not be eligible to receive LHOST revenues if the referendum is approved by voters.

Budget Impact:

Attachments:

1. Draft LHOST resolution of intent

CITY OF PEACHTREE CITY

STATE OF GEORGIA

RESOLUTION # 06182026-NA-B

A RESOLUTION OF THE CITY OF PEACHTREE CITY OF FAYETTE COUNTY; TO REQUEST THAT THE GENERAL ASSEMBLY FOR THE STATE OF GEORGIA PASS LOCAL LEGISLATION CALLING FOR A REFERENDUM TO DETERMINE WHETHER TO IMPOSE A LOCAL HOMESTEAD OPTION SALES TAX FOR THE SPECIAL DISTRICT OF FAYETTE COUNTY; TO PROMOTE THE PUBLIC HEALTH, SAFETY AND WELFARE, AND FOR OTHER PURPOSES.

WHEREAS, the City of Peachtree City, Fayette County, Georgia, was duly incorporated by an act appearing at 1959 Ga. Laws, p. 2049, as amended by Ordinance No. 770, adopted September 6, 2001, et. seq.; and

WHEREAS, the Mayor and Council have the authority to request the General Assembly for the State of Georgia to adopt local legislation pertaining to conducting a referendum to determine whether to impose a Local Homestead Option Sales Tax for Fayette County; and

WHEREAS, the Mayor and Council have determined it to be in the best interests of the City of Peachtree City and its citizens that legislation be adopted to conduct a referendum to determine whether to impose a Local Homestead Option Sales Tax for Fayette County; and

WHEREAS, a draft of the local legislation requested by the Mayor and Council of the City of Peachtree City is contained within this Resolution.

NOW, THEREFORE BE IT RESOLVED that the City of Peachtree City, Georgia, hereby requests that the General Assembly adopt local legislation pertaining to conducting a referendum to determine whether to impose a Local Homestead Option Sales Tax for Fayette County, as follows:

1.

(a) As used in this Act, the term:

(1) "Ad valorem taxes for Fayette County purposes" means all ad valorem taxes imposed by the governing authority of Fayette County for all purposes.

(2) "Homestead property" shall have the same meaning as provided in Code Section 48-8-109.50 of the O.C.G.A.

(3) "Local Homestead Option Sales Tax" or "LHOST" means the special sales and use tax established under Article 2C of Chapter 8 of Title 48 of the O.C.G.A.

(4) "Special district of Fayette County" means the special district conterminous with Fayette County, which was established by Code Section 48-8-109.51 of the O.C.G.A.

(5) "Local tax official" means the tax official charged with the duty of receiving applications for homestead exemptions for Fayette County.

(b) Each resident of the special district is granted an exemption from ad valorem taxes for Fayette County purposes on such person's homestead property within the special district of the Fayette County in the amount of the assessed value of such homestead property as is determined annually in accordance with Code Section 48-8-109.57 of the O.C.G.A. for the special district of Fayette County based upon the net proceeds of the LHOST collected within the special district of Fayette County. The value of

such property in excess of such exempted amount shall remain subject to taxation.

(c) A person shall not receive the homestead exemption granted by subsection (b) of this section unless such person or person's agent files an application with the local tax official giving such information relative to receiving such exemption as will enable the local tax official to make a determination regarding the initial and continuing eligibility of such person for such exemption; provided, however, any person who previously applied for another homestead exemption from ad valorem taxes imposed by Fayette County, was allowed such homestead exemption for the immediately preceding tax year, and remains eligible for such homestead exemption for that same homestead property in the current tax year shall be allowed the exemption granted under subsection (b) of this section for that homestead without the application otherwise required by this subsection. The local tax official shall provide application forms for the purposes of this subsection.

(d) The exemption shall be claimed and returned as provided in Code Section 48-5-50.1 of the O.C.G.A. Once granted to a person, the exemption shall be automatically renewed from year to year without application so long as the person granted the homestead exemption under subsection (b) of this section occupies such residence as a homestead and otherwise remains eligible for such exemption. It shall be the duty of any person granted the homestead exemption under subsection (b) of this section to notify the local tax official in the event that such person for any reason becomes ineligible for such exemption.

(e) In accordance with the provisions of subsection (c) of Code Section 48-8-109.52 of the O.C.G.A., the exemption granted by subsection (b) of this section:

- (1) Shall not apply to or affect any taxes other than ad valorem taxes for Fayette County purposes.
- (2) Shall only apply to those portions of real property located within the special

district of the Fayette County.

(3) Shall be in addition to and not in lieu of any other homestead exemption applicable to ad valorem taxes for county purposes.

(4) The exemption granted by subsection (b) of this section shall apply to all taxable years beginning on or after **January 1, 2027**.

2.

In accordance with the requirements of Article VII, Section II of the Constitution of the State of Georgia, this Act shall not become law unless it receives the requisite two-thirds' majority vote in both the Senate and the House of Representatives.

3.

(a) The election superintendent of Fayette County shall call and conduct an election as provided in this section for the purpose of submitting this Act to the electors of Fayette County for approval or rejection. The election superintendent shall conduct that election on November 3, 2026, and shall issue the call and conduct that election as provided by general law. The election superintendent shall cause the date and purpose of the election to be published once a week for two weeks immediately preceding the date thereof in the official organ of Fayette County. The ballot shall have written or printed thereon the words:

"() YES Shall the Act be approved which provides a homestead exemption from Fayette County ad valorem taxes for county purposes in an amount of

() NO the assessed value of the homestead property as is determined annually using the proceeds of a new 1 percent Local Homestead Option Sales Tax to be

imposed within the special district of Fayette County for **10 years**
as a result of such Act?"

(b) All persons desiring to vote for approval of the Act shall vote "Yes," and all persons desiring to vote for rejection of the Act shall vote "No." If more than one-half of the votes cast on such question are for approval of the Act, Section I of this Act shall become of full force and effect on **January 1, 2027**. If the Act is not so approved or if the election is not conducted as provided in this section, Section I of this Act shall not become effective, and this Act shall be automatically repealed on the 365th calendar day following the election date provided for in this section. The expense of such election shall be borne by Fayette County. It shall be the election superintendent's duty to certify the result thereof to the Secretary of State.

(c) The provisions of this section shall be mandatory upon the election superintendent and are not intended as directory. If the election superintendent fails or refuses to comply with this section, any elector of Fayette County may apply for a writ of mandamus to compel the election superintendent to perform his or her duties under this section. If the court finds that the election superintendent has not complied with this section, the court shall fashion appropriate relief requiring the election superintendent to call and conduct such election on the date required by this section or on the next date authorized for special elections provided for in Code Section 21-2-540 of the O.C.G.A.

4.

Except as otherwise provided in Section 3 of this Act, this Act shall become effective upon its approval by the Governor or upon its becoming law without such approval.

5

5.

All laws and pairs of laws in conflict with this Act are repealed.

SO RESOLVED this ____ day of June, 2026.

Kim Learnard, Mayor

Laura Johnson, Post 1

Suzanne Brown, Mayor Pro Tem

Clinton Holland, Post 3

Michael Polacek, Post 4

(SEAL)

ATTEST: _____
Yasmin Julio, City Clerk

Approved as to form: _____
Theodore Meeker
City Attorney

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Justin Strickland, City Manager

FROM: Teaa Allston-Bing, Director - Human Resources & Risk Management 06/17/2026
Kelly Bush, Financial & Administrative Services Director 06/17/2026
Justin Strickland, City Manager 06/17/2026

DATE: June 18, 2026

SUBJECT: 06-26-07 Classification of two new part-time positions for Youth Council and Public Art Program Managers and one position retitle for the Economic Development Director

Recommendation:

Approve the classification of two new part-time positions and retitling of the Economic Development Director to the Destination & Economic Development Director as presented.

Discussion:

City Council previously approved funding for two new volunteer groups/committees regarding a Youth Council, which also includes a Youth Activities Committee, and a Public Art Group. Along with these approvals, funding was approved for the addition of two part-time positions to manage these groups. Staff has researched the market and created job descriptions for both positions along with job descriptions. The Youth Council & Youth Activities Program Coordinator will be classified at Salary Grade 112 (\$30.03 hourly) and the Public Art Program Coordinator will be classified at Salary Grade 110 (\$27.65 hourly). Both positions will be part-time with no additional salary costs beyond hours worked.

Staff is also recommending retitling the Economic Development Director position to Destination & Economic Development Director. The current title is classified at Salary Grade 128 and will remain there.

Budget Impact:

None

Attachments:

1. PT- Youth Council & Youth Activities Program Coordinator
2. PT- Public Art Program Coordinator

3. Destination & Economic Development Director



PT- Youth Council & Youth Activities Program Coordinator

CM04

City Manager's Department Reports To: City Manager, Assistant City Manager, or Designee

Salary Grade: 112

FLSA Status: Exempt

Job Code: CM04

Date: June 15, 2026

JOB SUMMARY

The Part-Time Youth Council and Youth Activities Program Coordinator is responsible for coordinating, administering, and supporting the City's youth civic engagement programs through the City Manager's Office. This position serves as the primary staff liaison to both the Youth Activities Committee, which is composed of adult members, and the Youth Council, which is composed of high school student members.

ESSENTIAL FUNCTIONS

- Coordinates the City's Youth Activities Committee and Youth Council programs through the City Manager's Office.
- Serves as the primary staff liaison to the adult Youth Activities Committee.
- Serves as the primary staff coordinator and responsible City representative for the high school Youth Council.
- Develops annual program goals, meeting calendars, leadership activities, educational sessions, service projects, community events, and travel opportunities.
- Coordinates Youth Council recruitment, applications, selection support, onboarding, orientation, rosters, attendance records, and participant documentation.
- Tracks committee and council action items, assignments, deadlines, service projects, participation, and program outcomes.
- Prepares reports, updates, briefing materials, and recommendations for the City Manager's Office, Youth Activities Committee, Youth Council, and elected officials as needed.
- Ensures program activities align with City policies, administrative direction, budget requirements, and risk-management expectations.
- Provides staff support to the Youth Activities Committee composed of adult members.
- Prepares Youth Activities Committee agendas, packets, meeting materials, notices, and supporting documentation.
- Attends Youth Activities Committee meetings, including evening meetings as required.
- Prepares or coordinates meeting minutes, summaries, and records of action.
- Tracks recommendations, motions, assignments, and follow-up items from the adult committee.
- Assists the committee with planning youth-related events, programs, educational opportunities, community engagement activities, and recommendations to the City.
- Ensures the adult committee's work remains consistent with City policies, budget limitations, and City Manager's Office direction.
- Coordinates the Youth Council composed of high school student members.
- Prepares Youth Council agendas, meeting materials, leadership activities, project assignments, and educational content.

- Facilitates or supports Youth Council meetings, workshops, service projects, and civic education activities.
- Helps youth members understand local government, public service, civic responsibility, leadership, community engagement, and public decision-making.
- Supports youth officers or student leaders while maintaining appropriate staff oversight and City direction.
- Tracks Youth Council attendance, participation, project completion, and service activities.
- Coordinates opportunities for Youth Council members to interact with City staff, elected officials, schools, civic organizations, and community partners.
- Provides responsible adult supervision for Youth Council members during assigned City-approved activities.
- Maintains appropriate professional boundaries with youth participants.
- Ensures youth participants follow City expectations, codes of conduct, event rules, travel rules, and safety procedures.
- Coordinates required forms, waivers, permission slips, emergency contact information, medical information as allowed by policy, and parent/guardian communications.
- Monitors attendance, participant accountability, and behavior during meetings, travel, events, service projects, and activities.
- Reports incidents, safety concerns, behavioral concerns, or policy issues promptly to the City Manager, Assistant City Manager, or designee.
- Follows City procedures for youth protection, incident reporting, emergency response, and risk management.
- Plans, coordinates, and attends approved Youth Council travel, educational trips, conferences, field trips, tours, training programs, and civic engagement events.
- Serves as the responsible City staff representative during assigned travel and off-site Youth Council activities.
- Coordinates transportation, schedules, itineraries, lodging if applicable, meals, registration, chaperone needs, emergency contacts, and parent/guardian communication.
- Ensures all travel plans are reviewed and approved according to City policy before implementation.
- Coordinates permission forms, emergency procedures, supervision plans, behavioral expectations, travel rules, and risk-management requirements.
- Maintains accountability for youth participants during travel and off-site activities.
- Coordinates educational experiences with schools, state and local government agencies, nonprofits, civic organizations, and community partners.
- Prepares post-event summaries, budget reconciliations, and follow-up reports as needed.
- Assists with development and management of budgets for the Youth Activities Committee and Youth Council.
- Tracks program expenditures, travel costs, event costs, registration fees, meals, transportation, supplies, sponsorships, donations, and other funding sources.
- Coordinates purchasing, reimbursements, invoices, procurement documentation, and budget compliance with Finance and the City Manager's Office.
- Prepares budget updates, project cost estimates, funding recommendations, and financial reports.
- Assists with identifying grants, sponsorships, donations, partnerships, and fundraising opportunities where appropriate.
- Ensures responsible use of public funds and compliance with City purchasing policies.
- Coordinates youth programs, service initiatives, civic engagement projects, leadership activities, educational programs, and community events.

- Works with City departments, schools, parents, elected officials, nonprofits, civic organizations, and community partners.
- Develops project plans, timelines, checklists, assignments, and implementation schedules.
- Supports youth members and adult committee members in identifying, planning, and completing meaningful civic projects.
- Coordinates speakers, tours, training sessions, government education programs, and leadership development opportunities.
- Monitors project progress and provides updates to the City Manager's Office.
- Elevates policy, budgetary, safety, legal, or operational concerns as needed.
- Develops and supports outreach strategies to promote the Youth Activities Committee and Youth Council.
- Coordinates recruitment efforts with schools, parents, students, civic groups, and community partners.
- Drafts website content, flyers, newsletters, social media content, press releases, presentations, and public announcements, subject to City review.
- Promotes youth involvement in local government, civic responsibility, volunteerism, leadership, and community service.
- Represents the City professionally at Youth Council events, Youth Activities Committee meetings, school events, community meetings, and public functions.
- Builds positive relationships with students, parents, schools, adult committee members, elected officials, staff, and community partners.
- Maintains accurate files, attendance records, rosters, applications, waivers, permission forms, meeting records, financial records, travel documents, incident reports, and correspondence.
- Assists with compliance related to public meetings, public records, purchasing, risk management, youth supervision, travel, and City policies.
- Maintains confidentiality of youth participant information, parent/guardian contact information, and sensitive records.
- Coordinates with the City Clerk, Finance, Human Resources, Legal, Risk Management, and other departments as needed.

KNOWLEDGE REQUIRED BY THE POSITION

- Knowledge of youth programming, civic education, volunteer coordination, program management, meeting management, community outreach, and event planning.
- Ability to work effectively with both adult committee members and high school student participants.
- Ability to supervise and coordinate youth participants in a professional, safe, and responsible manner.
- Ability to plan and manage meetings, travel, educational events, service projects, and community activities.
- Ability to prepare agendas, minutes, reports, correspondence, public-facing materials, and presentations.
- Ability to manage budgets, track expenditures, and follow purchasing procedures.
- Ability to communicate effectively with youth, parents, schools, adult volunteers, elected officials, City staff, and community partners.
- Ability to exercise sound judgment, especially when responsible for minors.
- Ability to respond appropriately to incidents, schedule changes, behavioral issues, travel issues, and safety concerns.
- Ability to maintain professional boundaries and confidentiality.
- Strong organizational, writing, communication, and follow-up skills.
- Ability to work independently while following City policies and City Manager's Office direction.

SUPERVISORY CONTROLS

The employee works under the general direction of the City Manager, Assistant City Manager, or designee. Work is assigned through established program goals, project priorities, meeting schedules, and administrative direction. The employee exercises independent judgment in coordinating program activities, meetings, events, travel arrangements, communications, and day-to-day operations. Work is reviewed through conferences, reports, program outcomes, adherence to policies, and achievement of established objectives.

GUIDELINES

Guidelines include City policies and procedures, Youth Activities Committee bylaws or governing documents, Youth Council program requirements, City travel policies, purchasing policies, risk management procedures, youth supervision standards, public meeting requirements, public records laws, budget procedures, and applicable federal, state, and local laws. The employee must interpret and apply policies and procedures while exercising sound judgment in situations involving youth participants, program activities, travel, scheduling, and community engagement initiatives.

COMPLEXITY/SCOPE OF WORK

The position is responsible for coordinating meetings, agendas, programs, budgets, educational activities, community outreach, service projects, youth leadership initiatives, travel, and special events. The employee serves as the responsible City staff representative for assigned Youth Council activities and may be responsible for supervising high school participants during meetings, travel, conferences, field trips, educational programs, community service projects, and other City-approved activities.

CONTACTS

Because this position involves work with minors, public-facing programs, adult committee members, parents, schools, and elected officials, the role requires sound judgment, professionalism, strong organization, and strict compliance with City policies, risk-management procedures, youth supervision standards, and approved travel practices.

PHYSICAL DEMANDS/ WORK ENVIRONMENT

- The work is performed in a variety of settings, including offices, meeting facilities, schools, community centers, recreational facilities, outdoor venues, conference locations, and other program sites. The employee may be required to travel locally and occasionally outside the area for conferences, educational programs, field trips, and approved Youth Council activities.
- Physical demands include sitting, standing, walking, bending, reaching, lifting, carrying materials, operating standard office equipment, and transporting program supplies and materials weighing up to 25 pounds. The employee may be required to supervise and monitor youth participants during meetings, events, community service projects, travel activities, and outdoor programs. Work may involve evening meetings, weekend events, and occasional overnight travel.

SUPERVISORY AND MANAGEMENT RESPONSIBILITY

None.

MINIMUM QUALIFICATIONS

- High school diploma or equivalent required.
- Associate's or bachelor's degree in public administration, education, recreation, youth development, communications, nonprofit management, political science, social work, or a related field preferred.
- Two years of experience in youth programming, education, recreation, community outreach, event coordination, volunteer management, local government, nonprofit work, or a related field preferred.
- Experience working with youth or student groups strongly preferred.

- Equivalent education, training, and experience may be considered.

Preferred Qualifications

- Experience coordinating youth councils, student leadership programs, school-based programs, civic education programs, youth advisory boards, volunteer committees, or service programs.
- Experience coordinating travel, field trips, conferences, educational events, or youth activities.
- Experience working with parents, schools, adult volunteers, elected officials, nonprofits, and community partners.
- Familiarity with local government operations, public meetings, public records, budgeting, and civic engagement.
- CPR, First Aid, youth protection, defensive driving, or similar training preferred or required within a specified period after hire.

Special Requirements

- Must possess and maintain a valid driver's license if required to drive for City business.
- Must successfully complete any required background check, motor vehicle record check, and youth-safety screening.
- Must be able to attend evening meetings, weekend events, travel programs, and occasional overnight activities if approved by the City.
- Must complete required City training related to youth supervision, travel, safety, incident reporting, harassment prevention, ethics, and risk management.
- May be required to drive a City vehicle, rental vehicle, or personal vehicle for City-approved business, subject to City policy.
- Must comply with all City travel, purchasing, supervision, and risk-management policies.

The qualifications listed above represent the credentials necessary to perform the essential functions of this position. To be successful in this position, an individual must be able to perform each essential duty satisfactorily. Reasonable accommodation may be made to enable individuals with disabilities to perform the essential functions of this position.

I have read and accept the responsibilities for this position.

Print Name: _____

Signature: _____

Date: _____



PT- Public Art Program Coordinator

REC21

Recreation & Special Events Department Reports To: Recreation & Special Events Director or Designee

Salary Grade: 110

FLSA Status: Non-Exempt

Job Code: REC21

Date: June 15, 2026

JOB SUMMARY

The Part-Time Public Art Program Coordinator is responsible for coordinating and administering the City's public art program through the Recreation and Special Events Department. This position serves as the primary staff liaison to the Public Art Committee or similar advisory body and coordinates public art meetings, agendas, projects, budgets, outreach, education, artist/vendor communication, installations, events, and implementation of approved public art initiatives.

ESSENTIAL FUNCTIONS

- Coordinates the City's public art program within the Recreation and Special Events Department.
- Serves as staff liaison to the Public Art Committee or related advisory group.
- Develops annual work plans, project schedules, meeting calendars, and program goals.
- Tracks committee action items, assignments, project milestones, and deadlines.
- Coordinates with Recreation staff and other City departments regarding project locations, installation logistics, facility use, park impacts, maintenance, safety, permitting, purchasing, and risk management.
- Prepares reports, staff updates, committee materials, and recommendations as needed.
- Committee and Meeting Management
- Prepares agendas in coordination with Recreation leadership and committee representatives.
- Coordinates meeting notices, agenda packets, meeting materials, room reservations, public access, technology needs, and presentations.
- Attends regular Public Art Committee meetings, including evening meetings as required.
- Prepares or coordinates meeting minutes and records of action.
- Tracks motions, recommendations, project approvals, and follow-up items.
- Ensures committee activities remain consistent with City policies, Recreation Department direction, budget requirements, and administrative procedures.
- Assists with development and monitoring of the public art program budget.
- Tracks expenditures, invoices, donations, sponsorships, grants, and other funding sources.
- Coordinates purchasing, vendor payments, procurement documentation, and budget compliance with Recreation leadership and Finance.
- Assists with budget requests, project cost estimates, funding recommendations, and financial updates.
- Researches potential grants, sponsorships, donations, or community partnerships.
- Maintains financial records related to assigned public art projects and programs.
- Coordinates approved public art projects, temporary installations, permanent installations, exhibitions, contests, public art events, and related activities.

- Communicates with artists, vendors, contractors, property owners, schools, nonprofits, civic organizations, and City staff.
- Assists with artist selection processes, requests for proposals, project scopes, contracts, schedules, installation plans, and public communications.
- Coordinates project logistics involving City parks, recreation facilities, trails, public spaces, or City-owned property.
- Tracks project progress and provides updates to Recreation leadership and the committee.
- Coordinates maintenance records, public art inventory, signage, documentation, and project closeout.
- Develops and supports public outreach related to public art.
- Coordinates educational programs, artist talks, workshops, public meetings, surveys, and community engagement activities.
- Drafts website content, flyers, newsletters, social media content, public announcements, and other promotional materials, subject to City review.
- Builds relationships with artists, residents, schools, civic organizations, nonprofits, businesses, and community partners.
- Promotes public participation in public art initiatives and Recreation Department programs.
- Records and Compliance
- Maintains program files, committee records, meeting minutes, project records, contracts, artist information, inventory records, financial documentation, and correspondence.
- Assists with compliance related to public meetings, public records, purchasing, risk management, insurance, and City policies.
- Coordinates with Recreation, Finance, City Clerk, Legal, Risk Management, and other departments as needed.

KNOWLEDGE REQUIRED BY THE POSITION

- Knowledge of public art programs, project coordination, committee administration, community engagement, and event planning.
- Knowledge of basic budgeting, purchasing, grant tracking, and financial recordkeeping.
- Knowledge of public outreach methods, marketing, and communication techniques.
- Knowledge of artist selection processes, public art installations, exhibitions, and related project management practices.
- Knowledge of applicable City policies, public meeting requirements, public records requirements, and administrative procedures.
- Ability to coordinate multiple projects simultaneously while meeting deadlines and budget requirements.
- Ability to prepare agendas, meeting minutes, reports, correspondence, presentations, and promotional materials.
- Ability to communicate effectively with artists, vendors, contractors, committee members, City staff, elected officials, and the public.
- Ability to establish and maintain effective working relationships with community organizations, businesses, schools, and stakeholders.
- Ability to exercise sound judgment and maintain confidentiality when handling sensitive information. Strong organizational, problem-solving, customer service, and follow-up skills.
- Proficiency in standard office software, electronic communication platforms, and recordkeeping systems.

SUPERVISORY CONTROLS

The employee works under the general supervision of the Recreation and Special Events Director or designee. Work is assigned through program goals, project priorities, committee objectives, and departmental direction. The employee exercises independent judgment in coordinating meetings, projects, outreach activities, and day-

to-day program operations. Work is reviewed through conferences, reports, project outcomes, budget compliance, and achievement of established objectives.

GUIDELINES

Guidelines include City policies and procedures, Recreation and Special Events Department policies, public meeting requirements, purchasing procedures, budget guidelines, risk management practices, grant requirements, applicable contracts, project agreements, and federal, state, and local laws. The employee must interpret and apply established guidelines while exercising judgment in coordinating projects, resolving issues, communicating with stakeholders, and supporting public art initiatives.

COMPLEXITY/SCOPE OF WORK

The work consists of coordinating public art projects, committee activities, community outreach efforts, educational programs, installations, events, and administrative functions. Responsibilities require balancing multiple priorities, coordinating with diverse stakeholders, tracking project schedules and budgets, and ensuring compliance with City requirements. Successful performance contributes to the enhancement of public spaces, community identity, cultural engagement, and the overall quality of City facilities and programs.

CONTACTS

The employee works with Recreation staff, committee members, artists, vendors, community partners, other City departments, and residents to support public art projects that enhance City facilities, parks, public spaces, community identity, and civic engagement.

PHYSICAL DEMANDS/ WORK ENVIRONMENT

- The work is performed in both office and field environments. Duties require sitting, standing, walking, bending, reaching, lifting, carrying, and operating standard office equipment. The employee may visit parks, trails, recreation facilities, public spaces, construction sites, event locations, and installation sites. Occasional lifting and carrying of materials weighing up to 25 pounds may be required.
- Work may involve attendance at evening meetings, weekend events, outdoor activities, public gatherings, project installations, and community engagement programs. The employee may be exposed to varying weather conditions while attending outdoor events and project sites.

SUPERVISORY AND MANAGEMENT RESPONSIBILITY

None.

MINIMUM QUALIFICATIONS

- High school diploma or equivalent required.
- Associate or bachelor's degree in arts administration, recreation, public administration, communications, nonprofit management, planning, business administration, or a related field preferred.
- Two years of experience in program coordination, public art, recreation programming, event planning, community outreach, administrative support, nonprofit work, local government, or a related field preferred.
- Equivalent education, training, and experience may be considered

The qualifications listed above represent the credentials necessary to perform the essential functions of this position. To be successful in this position, an individual must be able to perform each essential duty satisfactorily. Reasonable accommodation may be made to enable individuals with disabilities to perform the essential functions of this position.

I have read and accept the responsibilities for this position.

Print Name: _____

Signature: _____

Date: _____



Destination & Economic Development Director
Economic Development & Convention & Visitors Bureau

ED01
Reports to: City Manager

Salary Grade: 128

FLSA Status: Exempt

Job Code: ED01

Date: June 18, 2026

JOB SUMMARY

This position is responsible for pursuing economic development for the City of Peachtree City, including but not limited to business retention, expansion and attraction programs, property acquisition assistance, disposition assistance, project management, and business relocation. This position is also responsible for directing the operations and tourism activities of the City's Convention & Visitors Bureau and for coordinating and managing other marketing activities of the City.

ESSENTIAL FUNCTIONS

- Works closely with all city departments, partner-organizations, Fayette County Development Authority (FCDA), Fayette County Chamber of Commerce, and other outside public and private entities to pursue and secure economic development opportunities advantageous to the city.
- Manages a diverse project portfolio with small and large-scale developments while meeting the requirements of City Ordinances.
- Serves as the staff liaison to the Fayette County Development Authority and the Fayette County Chamber of Commerce, as well as any other economic development related groups, authorities, boards, etc.
- Serves as a liaison between businesses and the City, via business recruitment, improving public infrastructure, and providing business centric related community events, informational resources, and other services.
- Garners business and corporate support of City initiatives and projects for potential public-private partnerships and programs.
- Analyzes economic data and trends to identify opportunities and challenges for the City's economic development.
- Works with the Public Communications department to develop and maintain City marketing materials, department website, quarterly business newsletters, business related surveys, presentations, and campaigns to showcase the city's advantages to attract businesses.
- Acts as the staff liaison for the City's contracted retail recruitment organization.
- Presents for the City at conferences, trade shows, and industry events to promote economic development opportunities.
- Cultivates good working relationships with the Georgia Department of Economic Development, Fayette County staff, educational institutions, civic groups, and private citizens and business owners in Peachtree City.
- Reviews documents and reports prepared by consultants and staff to ensure accuracy, completeness, and appropriateness.
- Keeps abreast of legislative developments which may impact economic development programs, policies and/or procedures and implements follow-up action.

- Attends meetings with other divisions/departments and City administration to plan, recommend, and/or discuss upcoming projects and policies.
- Provides information and recommendations regarding economic development operations and assists in making decisions related to economic development; develops and implements goals, objectives, policies, procedures, and priorities.
- Assists in the development of budget and capital recommendations for the division/department and administers approved funds; submits divisional/departmental purchases and payables.
- Gathers information for any economic development bids and prepares documents for awards.
- Coordinates and assists other divisions/departments as needed regarding City projects that require interdepartmental cooperation and problem-solving related to economic development.
- Prepares and presents presentations or proposals to City administration and/or City Council as required.
- Assists in the preparation of documents related to economic development transactions including, but not limited to, easements, conveyances, notes, deeds of trust, grant deeds, rights of entry, licenses, permits, reconveyances and agreements. Monitors contracts and agreements relating to economic development or property management activities which involve payments or financial calculations.
- Analyzes economic data and prepares long-term business and financial forecasts in coordination with other City employees including the Financial & Administrative Services, Engineering Services, and Planning & Development.
- Uses the City's various software tools for information gathering, report building, and other needed applications for economic development such as Placer.ai, Zencity, Nearmap, GIS tools, etc.
- Works with the Planning & Development Division as necessary regarding business redevelopment, variances, site plans, rezoning, etc.
- Responds to citizen, business, and/or other division/department inquiries concerning topics or questions related to economic development.
- Directs the operations and tourism activities of the Convention & Visitors Bureau and the Peachtree City Visitor Center; develops plans, and implements goals and objectives of the Bureau; recommends and administers policies and procedures.
- Oversees all administrative, operating, and marketing functions of the Bureau.
- Maintains the accreditation of the CVB.
- Promotes the City's dining, shopping, recreation, lodging, and attraction products.
- Develops plans to enhance the City's image as a destination for conventions, corporate meetings, business and leisure travel, tournaments, tours, and special events.
- Establishes and maintains on-going effective communications with members of the business community, government leaders, cultural institution leaders, convention and event planners, and the local tourism industry including hotel management, merchants, attraction owners, restaurateurs, and their respective associations or organizations and encourages and develops participation in tourism promotions.
- Develops and supervises the implementation of an annual operating and marketing plan in order to promote the City to local, state, regional, national, and international audiences.
- Sends out leads, RFP's, and solicitations to local hotels in a professional and time-sensitive manner.
- Negotiates contracts for outside services as needed.
- Attends all meetings of the membership, Board, and other designated committees in an advisory, non-voting capacity; prepares agendas and other documents for distribution as directed; ensures compliance with all governmental requirements, as well as all duties and responsibilities pertaining to the CVB as dictated by destination Marketing Operations.
- Represents the CVB at selected local, state, regional, and national conventions that serve to foster the betterment of the CVB's mission.

- Prepares and submits applications for external funding. Works with various governmental and economic development agencies to develop and assemble a portfolio of financial resources including grants and loans to finance tourism development projects.
- Oversees the creation of financial reports and annual audit reports as required.
- Develops budget recommendations and manages funds; approves purchases.
- Selects, trains, supervises, and evaluates assigned personnel; coordinates staff training; and oversees implementation of discipline and termination procedures of staff members per City policy when necessary.
- Receives, investigates, and resolves employee concerns related to work problems; interprets policies to subordinates.
- Assists other City staff in marketing the City and all of its activities to citizens and visitors via the City's website and a variety of modes of communication including social media. Assists in maintaining a favorable public image for the City.
- Develops public relations and community outreach plans to support messaging, publicity, and community outreach needs for identified projects including City Emergency Operations activations, City-wide topic public information meetings, and City events.
- Oversees the City's social media presence: develops appropriate policies and guidelines; creates official social media accounts; oversees the use and maintenance of accounts; and ensures all use is in accordance with approved policies and guidelines.
- Develops, implements, and maintains long-range strategic plans for development and use of the City's website, intranet, social media, and other communications tools and systems; and supervises operation and maintenance of the City's website, intranet, social media, and other communications tools and systems.
- Develops, implements, and maintains long-range strategic plans for the City's video productions related to City services and issues.
- Executes public relations and community relations plans including developing and writing press releases, fact sheets, advertisements, web copy, etc.
- Serves as a member of the City's Senior Management Team; provides information and recommendations regarding operations and assists in making decisions related to municipal government; develops and implements goals, objectives, policies, procedures, and priorities.
- Performs related duties as assigned

KNOWLEDGE REQUIRED BY THE POSITION

- Knowledge of economic development strategies and best practices.
- Knowledge of the tourism industry.
- Knowledge of marketing, business theories, practices, and procedures.
- Knowledge of CVB operations.
- Knowledge of budget development and accounting principles.
- Knowledge of methods and techniques of research, statistical analysis, and report preparation.
- Knowledge of basic economic development concepts and strategies.
- Knowledge of basic economic incentives and financing methods.
- Knowledge of basic project management principles and practices.
- Knowledge of business, market, and economic indicators, and trends.
- Knowledge of general planning, zoning, project processing, and permitting processes.
- Knowledge of operating characteristics of Geographic Information Systems.
- Knowledge of local, state, and federal economic development policies and programs.
- Knowledge of urban planning principles, including land use, zoning, and environmental planning.

- Knowledge of business development processes, including business attraction, retention, and expansion.
- Skill in collecting, analyzing, and interpreting economic and demographic data.
- Skill in prioritizing and planning.
- Skill in interpersonal relations to engage with business leaders, community organizations, and the public.
- Skill in oral and written communication.
- Ability to work cooperatively and collaboratively in a workplace of dignity and respect.
- Ability to work with elected officials and government agencies.
- Ability to conduct feasibility studies, market analysis, and impact assessments.
- Ability to build and maintain partnerships with various stakeholders.
- Ability to be available and willing to work flexible schedule, including daily, weekends, and holidays as determined by management as necessary to meet the business needs and to participate/attend special events.
-

SUPERVISORY CONTROLS

The City Manager assigns work in terms of very general instructions. The supervisor spot-checks completed work for compliance with procedures and the nature and propriety of the final results.

GUIDELINES

Guidelines include federal, state, and local laws; the City Personnel Policy Manual; and City and department policies and procedures. These guidelines require judgment, selection, and interpretation in application.

COMPLEXITY/SCOPE OF WORK

- The work consists of varied administrative duties. The variety of duties and strict regulations contribute to the complexity of the position.
- The purpose of this position is to foster the economic growth and sustainability of Peachtree City.

CONTACTS

- Contacts are typically with coworkers, City managers/supervisors, City employees, business leaders, business leaders, stakeholders, and the general public.
- Contacts are typically to exchange information, motivate persons, resolve problems, and provide services.

PHYSICAL DEMANDS/ WORK ENVIRONMENT

- The work is typically performed while sitting at a desk or table. The employee occasionally lifts light to medium-weight objects.
- The work is typically performed in an office and outdoors, occasionally in cold or inclement weather.

SUPERVISORY AND MANAGEMENT RESPONSIBILITY

This position has direct supervision over Sales Manager (1), Marketing Manager (1), and part-time Visitor Services Specialist (2).

MINIMUM QUALIFICATIONS

- Knowledge and level of competency commonly associated with the completion of a baccalaureate degree in a course of study related to the occupational field.

- Experience sufficient to thoroughly understand the diverse objectives and functions of the division in order to direct and coordinate work within the division, usually interpreted to require three to five years of related experience.

The qualifications listed above represent the credentials necessary to perform the essential functions of this position. To be successful in this position, an individual must be able to perform each essential duty satisfactorily. Reasonable accommodation may be made to enable individuals with disabilities to perform the essential functions of this position.

I have read and accept the responsibilities for this position.

Print Name: _____

Signature: _____

Date: _____

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Justin Strickland, City Manager

FROM: Shayla Reed, Planning Director 06/10/2026
Justin Strickland, City Manager 06/10/2026

DATE: June 18, 2026

SUBJECT: 06-26-08 Text Amendment to the Sign Ordinance, specifically Chapter 66, to allow halo-lit (reverse channel/backlit) wall signs

Recommendation:

At their June 8, 2026 meeting, the Planning Commission recommended approval of the text amendment as shown below.

Discussion:

Planning and Zoning staff have recently received requests to permit halo-lit (reverse channel letter/backlit) wall signs. Currently, Section 66-5, Prohibited Signs, of the Sign Ordinance prohibits "internally illuminated signs, other than as specifically authorized by this chapter."

During the review of these requests, staff identified several existing locations throughout the city where halo-lit signage has been installed, via previously adopted "Sign Programs." Sign Programs are agreements where the city has allowed signage that is not permitted in our standard codes. This has highlighted a need to clarify the ordinance's treatment of halo-lit signs and determine whether such signage should be expressly permitted, prohibited, or regulated through specific design standards.

Signage Examples:





Source: Google.com

Sec. 66-3, Definitions(existing)

- **Externally-illuminated sign** means any sign that is partially or completely illuminated at any time by an artificial light source that directly or indirectly illuminates the face of the sign from outside the sign structure.
- **Internally-illuminated sign** means any sign that is illuminated by an artificial light source from within the sign structure over any or all of its sign face **(prohibited per Sec. 66-5)**.
- **Sign face** means that portion of the surface of a sign structure where words, letters, figures, symbols, logos, fixtures, colors, or other design elements are or may be located in order to convey the message, idea, or intent for which the sign has been erected or placed. The sign face may be composed of two or more modules on the same surface that are separated or surrounded by portions of a sign structure not intended to contain any advertising message or idea and are purely structural or decorative in nature.

Proposed Actions:

During an inspection of the city and the existing Halo-lit (Reverse Channel/Backlit) Wall Signs, staff noted designs that were more consistent and appealing to the standard of the city.

To ensure an aesthetically appealing look, staff would like to recommend the following details:

Sec. 66-15. - Retail, commercial, office or industrial (LC, GC, LUC, OI, LI, GI, LUI).

(6) Wall signs may be flat against the wall or pinned away from the wall, but in no case project more than 15 inches from the wall surface. **Signs attached to the building wall may be lit from behind (i.e. Halo-lit/Reverse Channel/Backlit). Not to exceed 6500 Kelvin (K) and 9112 Lumens (lm).**

Revisions to Definitions:

Halo-Lit (Reverse Channel/Backlit) Wall Signs means a type of internal illumination where the sign face and returns are mounted on standoffs away from the wall and which light is directed against a surface behind the letter, producing a halo effect. Every part of the sign face and structure visible to the viewer is opaque, and the back is open or translucent.

Internally-illuminated sign means any sign that is illuminated by an artificial light source from within the sign structure over any or all of its sign face (prohibited, **excluding Halo-Lit and Back-Lit wall signs**).

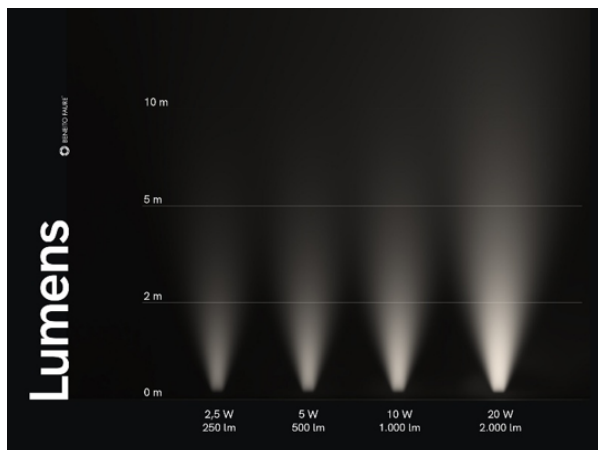
Helpful Clarification:

What are Lumens?

Lumens (lm) measure the total amount of visible light emitted by a light source. In simple terms, lumens tell you how bright a light bulb will be. The higher the lumens, the brighter the light.

- 100 - 300 lumens: Soft, ambient lighting (e.g., table lamps, accent lights).
- 400 - 700 lumens: General lighting (e.g., kitchen lights, bathroom lights).
- 800 - 1200 lumens: Task lighting (e.g., reading lamps, work lights).

Brightness (9,112 Lumens): This amount of light is usually reserved for large-scale commercial or outdoor signage.

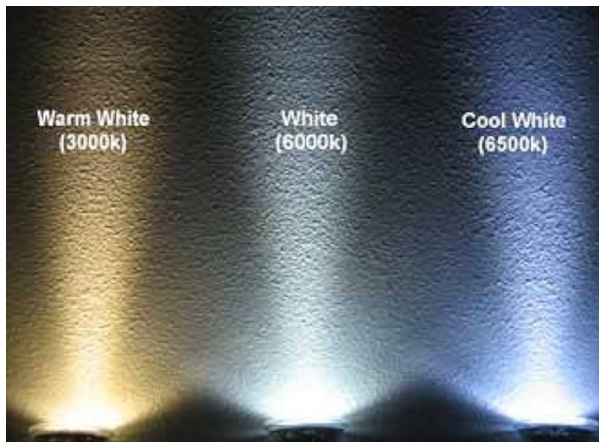


What is Kelvin?

Kelvin (K) measures the color temperature of a light source. The lower the Kelvin number, the warmer (more yellow/red) the light; the higher the Kelvin number, the cooler (more blue) the light. Color Temperature (6500K): Often referred to as "cool white" or "daylight."

- 2700K - 3000K: Warm white (cozy, inviting; ideal for living rooms and bedrooms).

- 3500K - 4100K: Cool white (bright, vibrant; good for kitchens and workspaces).
- 5000K - 6500K: Daylight (crisp, invigorating; perfect for reading and detail work).



Relative Ordinances:

[Chapter 66 - SIGNS](#)

Budget Impact:

There are no budget impacts associated with this request.

Attachments:

1. Sec. 66_3. Definitions
2. Sec. 66_5. Prohibited signs
3. Sec. 66-15_Retail_Commercial_office_or_industrial

Sec. 66-3. Definitions.

As used in this chapter, the following terms shall have the meanings respectively ascribed to them.

Awning means a roof-like-cover that project from the wall of a building for the purpose of shielding a doorway, walkway, or window from the elements. Awnings are often made of metal, fabric or flexible plastic supported by a rigid frame, and may be retracted into the face of the building.

Beacon means any light with one or more beams directed into the atmosphere or directed at one or more points not on the same zoned lot as the light source; also, any light with one or more beams that rotate or move.

Building official means the building official of the city or his or her designee.

Business premises means a building, suite, office, or other unit used for nonresidential purposes. In the case of businesses licensed by the city, the area occupied by a single business license holder shall be deemed as one business premises. In the case of professionals paying individual taxes to the city, each professional corporation, partnership, or other entity in which the professional participates shall be considered the occupant and all area occupied by that occupant shall be the business premises. For the purpose of this chapter, business premises shall include nonresidential space occupied by charitable organizations, political organizations, institutions or other noncommercial entities.

Canopy means a roof-like structure supported by columns or projecting from a building and open on at least three sides.

City planner means the city planner of the city or his or her designee.

Code enforcement officer means the code enforcement officer of the city or his or her designee.

Commercial message means any sign wording, logo, or other representation that, directly or indirectly, names, advertises, or calls attention to a business, product, service, or other commercial activity.

Flag means any fabric, banner, or bunting containing distinctive colors, patterns, or symbols used as a symbol of government, political subdivision, or other entity.

Frontage or *street frontage* means the width in linear feet of a lot where it abuts the right-of-way of any street from which access may be directly gained.

Fronts or *fronting on a street*. A business "fronts" on a street when the lot line on the property on which the business is located also forms the line marking the edge of a publicly dedicated right-of-way.

Lot. See definition of "zoned lot" herein.

Marquee means any permanent, roof-like structure projecting beyond a building or extending along and projecting beyond the wall of the building, generally designed and constructed to provide protection from the weather.

Non-commercial message means any sign wording, logo or other representation promoting an activity or idea other than a commercial message.

Pennant means any lightweight plastic, fabric, or material, whether or not containing a message of any kind, suspended from a rope, wire, or string, usually in series, designed to move in the wind as a means of attracting attention.

Person means any association, company, corporation, firm, organization, or partnership, singular or plural, of any kind.

Principal building means a building in which the primary use of the lot on which the building is located is conducted.

Setback means the distance from the property line to the nearest part of the applicable building, structure or sign, measured from the property line to that portion of the building, structure or sign which is most proximate to such line.

Sign means any structure, display, or device that is used to advertise, identify, direct, or attract attention to a business, institution, organization, person, idea, product, service, event or location by any means, including words, letters, figures, design characteristics, symbols, logos, fixtures, colors, movement or illumination. Individual signs shall be defined as follows:

A-frame or easel sign means a portable sign consisting of two sign faces placed back-to back and hinged together at the top in such a manner that each sign face leans toward the other, connecting at the top and forming a self-supporting structure which is not permanently affixed to the ground.

Animated sign means any sign, including spinners, which involves motion or rotation of any part by any means, or which is illuminated by flashing, intermittent, or color changing light or lighting, or which uses movement or change of lighting to depict action or create a special effect or scene.

Awning sign means a sign imposed or painted upon an awning.

Banner means any sign of lightweight fabric or similar material that is mounted to a building or structure. Flags, as defined herein, shall not be considered banners.

Blade sign means a sign affixed to a wall and extending more than four inches from the surface of such wall and perpendicular to the wall surface.

Building identifier sign means a sign posted on the corner of a building in a multiple building development that provides an identifying number or letter for the building that distinguishes that building from others in the development.

Building sign means a sign that in any manner is fastened to, projects from, or is placed upon the exterior wall, window, or door of a building.

Changeable copy sign means a sign panel that allows the display of words, numbers, symbols and/or graphics on a temporary basis by the use of interchangeable letters or graphics manually mounted to the sign face.

Directional sign means a sign used to give direction or specific instruction to the traveling public, such as, but not limited to, "enter," "exit," "no parking," "drive through," etc. Such signs shall contain only instructional information designed to facilitate the safe movement of traffic onto, from and within a property.

Externally-illuminated sign means any sign that is partially or completely illuminated at any time by an artificial light source that directly or indirectly illuminates the face of the sign from outside the sign structure.

Halo-lit (Reverse Channel/Backlit) Wall Signs means a type of internal illumination where the sign face and returns are mounted on standoffs away from the wall and which light is directed against a surface behind the letter, producing a halo effect. Every part of the sign face and structure visible to the viewer is opaque, and the back is open or translucent.

Internally-illuminated sign means any sign that is illuminated by an artificial light source from within the sign structure over any or all of its sign face (prohibited, excluding Halo-Lit and Back-Lit Wall Signs).

Marquee sign means any sign attached to, in any manner, or made a part of a marquee (prohibited).

Monument sign means any sign supported by structures or supports that are placed on, or anchored in, the ground and that are independent from any building or other structure. A monument sign may include individual letters, numbers, figures mounted on a surface composed of stone, brick or other permanent structures. The supporting structure must rest on the ground.

Multi-tenant building directory means a sign posted on business premises of more than 25,000 square feet and containing multiple tenants, directing the public to the location of specific tenants within the complex.

Parapet wall means a low protective wall or barrier extending above a roof, balcony, or platform as an integral part of a wall that extends above the roof structure of a building.

Portable sign means any sign not permanently attached to the ground or other permanent structure, or sign designed to be transported, including, but not limited to, signs designed to be transported by means of wheels; A—frame signs; signs erected to serve drive-through lanes; balloons used as signs; umbrellas used for advertising; and signs attached to or painted on vehicles parked and visible from the public right-of-way, unless said vehicle is used in the normal, day-to-day operations of the business, then the vehicle shall be parked in a designated parking space at the location of the business and furthest from the right-of-way at the location of the business.

Roof sign means a sign erected upon and above a roof structure and wholly supported by the roof structure or a structure placed upon the roof. Roof signs shall also constitute any signage placed upon sloped building fascia intended to appear as or actually be roof elements of the building.

Shared sign means a sign that serves as common or collective use for a group of persons or businesses operating on the same lot such as, but not limited to, a shopping center or business park. Ownership of and responsibility for a shared sign shall remain with the owner of the building or buildings served by the sign.

Sign face means that portion of the surface of a sign structure where words, letters, figures, symbols, logos, fixtures, colors, or other design elements are or may be located in order to convey the message, idea, or intent for which the sign has been erected or placed. The sign face may be composed of two or more modules on the same surface that are separated or surrounded by portions of a sign structure not intended to contain any advertising message or idea and are purely structural or decorative in nature.

Spectacular sign or device means spectacular sign or device includes, but is not limited to:

- (1) Any piece or strip of cloth, paper, canvas, plastic or similar material, including banners, but excluding flags, on which a message, slogan or emblem is painted, drawn or otherwise projected, colored or shaped.
- (2) Any advertising display, sign or copy that is animated.
- (3) Balloons, air and gas filled devices.
- (4) Streamers.
- (5) Other attention-getting devices.

Standard informational sign means a sign intended for temporary use comprised of rigid plastic, cardboard, or wood, measuring not more than six square feet in sign area, and erected on a metal or wooden stake measuring not more than one and one-half inches in width in residential districts or placed within the window of a building in non-residential districts.

Subdivision sign means a sign located at the main entrances to a residential, commercial, or industrial subdivision as an aid to the traveling public and for the purpose of ensuring prompt emergency response.

Suspended sign means a sign that is suspended from the underside of a horizontal plane surface and is supported by such surface.

Temporary sign means any sign that is used only temporarily and is not permanently mounted or affixed to the ground.

Wall sign means a sign that is fastened or painted directly to the exterior wall of a building and extends from the surface of the wall no more than 15 inches.

Window sign means any type of sign that is located on the interior of a business premises and is either attached to or is located within 48 inches of an exterior window and is intended primarily to be viewed from the exterior of the premises. Glass doors are to be considered windows for the purposes of administration of this article. Merchandise located within a window shall not be considered a window sign, as long as there are no commercial messages attached to or associated with the display of merchandise.

Street means a public or private thoroughfare used, or intended to be used, for passage or travel by motor vehicles.

Street frontage means the length of any property line of a zoned lot, which property line abuts a legally accessible street right-of-way. For the purposes of determining yard requirements on corner lots, all sides of a lot adjacent to streets shall be considered frontage, and yards shall be provided as indicated under the zoning definition for yards.

Window means an opening made in the wall of a building to admit light and air, and/or to furnish a view; provided, however, that as such term is used herein, the term "window" shall not include the framework for such opening but shall only include the glass or translucent portion of such opening.

Zoned lot means a parcel of land in single ownership that is of sufficient size to meet minimum zoning requirements for area, coverage, and use, and that can provide such yards and other open spaces as required by the zoning regulations.

(Ord. No. 1196, § 1, 3-3-2022; Ord. No. 1246, § 1, 1-15-2026)

Sec. 66-5. Prohibited signs.

The following types of signs are prohibited within the city:

- (1) Signs imitating warning signals; signs displaying lights resembling the flashing lights customarily used in traffic signals or in police, fire, ambulance, or rescue vehicles; signs using words, slogans, dimensional shape or size, or colors of governmental traffic signs in such a manner as to resemble official traffic signs.
- (2) Signs with lights blinking and/or flashing in series, lines, or rows.
- (3) Flashing, blinking, fluctuating, or otherwise animated signs.
- (4) Signs attached to fences, trees, utility poles or boxes or traffic control devices; signs painted on or otherwise attached to, supported by, leaning or resting on rocks or other natural objects; signs, other than those placed by a local, state or federal government, located within the public street right-of-way or within five feet of the edge of curb or closest edge of the pavement of any public street.
- (5) Signs emitting or utilizing in any manner any sound capable of being detected on a public road by a person of normal hearing.
- (6) Signs which obstruct any fire escape, any means of egress or ventilation, or prevent free passage from one part of a roof to any other part thereof; signs attached in any manner to any fire escape.
- (7) Banners, fringe, twirling, sidewalk or curb-type signs, balloons, streamers, pennants, portable display signs, air or gas filled figures and other similar temporary signs, other than as specifically authorized in this chapter.
- (8) Roof signs.
- (9) Signs displaying any statement, word, character or illustration of an obscene nature.
- (10) Illuminated signs from or to which direct rays of light are projected onto a lot other than on the lot where the illumination occurs.
- (11) Portable signs, other than as specifically authorized by this chapter.
- (12) Beacons or similar devices.
- (13) Vending machines, trash cans, or other outdoor devices which display a commercial message if the total area of the commercial message is more than two square feet in area.
- (14) Animated signs.
- (15) Awning signs.
- (16) Internally-illuminated signs, other than as specifically authorized by this chapter.
- (17) Marquee signs.
- (18) Bench signs.

No sign otherwise prohibited by this chapter shall be installed within a building in such a manner that it is visible from the public right-of-way.

(Ord. No. 1196, § 1, 3-3-2022; Ord. No. 1246, § 1, 1-15-2026)

Sec. 66-15. Retail, commercial, office or industrial (LC, GC, LUC, OI, LI, GI, LUI).

For properties which are zoned for any retail, commercial, office or industrial use, such properties may post only such signs as are authorized by this section. Authorized signs shall comply with the following requirements:

- (1) Monument signs. Such property may contain one or more monument signs in accordance with the following:
 - a. Except for regulatory signs approved and erected by appropriate federal, state or local authorities, no signs shall be constructed, erected or maintained within a public right-of-way.
 - b. Only one monument sign per platted lot shall be allowed along the right-of-way, provided that for business premises fronting on more than one street, one monument sign shall be allowed along no more than two right-of-way frontages, which signs shall be separated a minimum of 200 feet.
 - c. All monument signs shall be located within a landscaped island with curb and gutter or within a landscaped area. No monument sign shall be permitted to encroach in a parking area to such extent that the remaining parking spaces fail to meet the minimum standards of the zoning ordinance for off-street parking.
 - d. The maximum sign area of any monument sign, inclusive of any border and trim, but excluding the base, apron, supports and other structural members shall be:
 1. On lots zoned for retail or commercial use with a single tenant, 35 square feet in sign area.
 2. On lots zoned for retail or commercial use with more than one tenant, including signs that are shared, 50 square feet in sign area.
 3. On lots zoned for office use, 35 square feet in sign area.
 4. On lots zoned for industrial use with a single tenant, 35 square feet in sign area.
 5. On lots zoned for industrial use with more than one tenant, including signs that are shared, 50 square feet in sign area.
 - e. For lots that contain the retail sale of liquid fuel for vehicles, no more than 50 percent of the monument sign area may include digital numbers for the display of current rates. Content of the sign that is displayed through the use of digital numbers shall change no more than one time over a 24-hour period. Colors of the digital numbers shall be red or green in color only.
- (2) Drive thru lanes. In addition to any other monument signs authorized by this section, if such property contains a business premises where materials are delivered or services offered at a drive thru delivery point other than on the front side of the building, then one additional monument sign per delivery point shall be allowed to be located on the property in the side or rear yard; no such sign shall exceed 32 square feet in sign area nor five feet in height. The location of the additional sign on the lot shall be included as part of the application package for permit. Additionally, no sign allowed by this paragraph shall be oriented in such a manner as to be viewable from public right-of-way, i.e. the sign must be oriented away from the traveling public and only toward the lane serving the drive thru window. Internally illuminated screens may be used on the additional sign so long as light illuminating from the board shall not be visible from any public right-of-way or adjacent residentially-used lot.
- (3) Wall signs (retail and commercial zoning districts).
 - a. For a single tenant building and/or multi-tenant building with less than 100 linear feet of building frontage, the aggregate wall sign area for each tenant shall be limited to no more than one and

-
- one-half square feet per linear foot of building frontage. The maximum area of the wall sign for each tenant shall not exceed 100 square feet.
- b. For a single tenant building and/or a multi-tenant building with more than 100 linear feet of building frontage, the aggregate wall sign area for each tenant shall be limited to no more than two and one-half square feet per linear foot of building frontage. The maximum size of the wall sign for each tenant shall not exceed 150 square feet.
- (4) Wall signs (office zoning districts).
- a. For a single or multi-tenant office building, the aggregate wall sign area shall be limited to one-half square feet per linear foot of building frontage to a maximum of 30 square feet.
 - b. Each tenant within a multi-tenant office building that has direct access from the exterior of the building into the actual tenant space may have one wall sign not to exceed ten square feet located immediately adjacent to or above the entrance to the tenant space.
 - c. In a multi-building office complex, each building may have one building identifier sign not exceeding five square feet.
- (5) Wall signs (industrial zoning districts).
- a. For an industrial building occupied by a single tenant, the aggregate wall sign area shall not exceed one-half square feet per linear foot of building frontage, up to a maximum total of 50 square feet.
 - b. For a multi-tenant industrial building, each tenant shall be allowed one wall sign not to exceed 30 square feet. In a multi-building complex, each building may have one building identifier sign not exceeding five square feet.
 - c. For an industrial building with single-tenant or multi-tenant occupancy and more than 30,000 square feet of gross floor area, the aggregate wall sign area shall not exceed one square foot per linear foot of building frontage, up to a maximum total of 150 feet.
- (6) Wall signs may be flat against the wall or pinned away from the wall, but in no case project more than 15 inches from the wall surface. Signs attached to the building wall may be lit from behind (i.e. Halo-lit/Reverse Channel/Backlit). Not to exceed 6500 Kelvin (K) and 9112 Lumens (lm). All other forms of internal illumination for wall signs are prohibited.
- (7) For any building that is primarily used for retail and service commercial, office/institutional or industrial purposes, no part of a wall or building sign shall extend above the eave line along a parapet on the wall to which it is attached.
- (8) For any building that is primarily used for retail and service commercial purposes, no part of a wall sign shall be located more than 36 feet above the existing level of the ground. In addition, for any retail or service commercial buildings, no sign shall be installed on any wall over the level of the bottom of any second story window on that wall unless the building is a multi-tenant structure where tenants have direct access from their second floor space to the outside. This direct access must include outside walkways and stairways properly designed for public use.
- (9) Signs may not cover or interrupt architectural features of a structure.
- (10) Multi-frontage sites are calculated with one major frontage only. The building frontage shall be determined by using the address of the building.
- (11) Multi-tenant building directory. Each development shall be permitted no more than one multi-tenant building directory for every 25,000 square feet of total building square footage per platted lot in accordance with the following conditions:

-
- a. Each directory may be two-sided and shall measure no greater than four feet in width and seven feet in height from finish grade to the top of the sign.
 - b. The area of display on each directory shall measure no greater than three feet by six feet.
 - c. A minimum of 50 percent of the total number of directories shall be located within 20 feet of the face of the building(s) on the subject property.
 - d. Directories shall be located no closer than 200 feet from the nearest public street right-of-way and shall be oriented such that the directory graphics are not legible from off-site.
 - e. Directories shall not be located within 400 linear feet of each other, as measured in a straight line between each directory.
 - f. Directories shall not be located in such a manner that they obstruct established emergency access routes within a development.
 - g. Each directory shall be placed within a landscaped island of no less than ten feet in width with curb and gutter.
 - h. Lighting shall be limited to indirect lighting only and shall not exceed two footcandles or less at any point on the directory. Internal illumination is prohibited.
 - i. Directory graphics shall be incorporated into the master sign program for each development.
- (12) Directional signs. In addition to any other signs authorized herein, any such property may contain not more than two directional signs per driveway entrance. Such signs are limited to no more than 24 inches in height and no more than two square feet in sign area.
- (13) Blade signs. Where blade signs are approved as a part of the overall sign program for a particular retail or commercial development, the blade sign shall not exceed six square feet in area and shall maintain a seven-foot clearance between finish grade and the bottom of the sign. Blade signs shall not be internally illuminated.
- (14) Master sign plan. All multiple-occupancy development complexes, such as shopping centers or planned industrial parks, may submit to the city planner a master sign plan prior to the issuance of new sign permits, which plan must comply with all provisions of this chapter. The master sign plan shall be designed by the applicant for the development for the purpose of ensuring coordinated signage throughout the development.

The master sign plan shall establish standards and criteria for all signs in the complex, which require permits and shall address, at a minimum, the following:

- a. Proposed sign locations.
- b. Approved materials and colors, including background colors and an acceptable palette of colors to stand out from the background.
- c. Type of illumination, including fixture specifications and wattage.
- d. Design of free standing and wall sign structures.
- e. Size.
- f. Quantity.
- g. Uniform standards for non-business signage, including directional and informational signs.
- h. Identification of delivery or rear access door by name and suite number.

The city planner shall approve the master sign plan for a development if it complies in all respects with the standards of this chapter. Once approved, the master sign plan shall control signs erected within the development, subject to subsequent amendments to the master sign plan or future amendments to the sign code of the city.

All applications for sign permits for signage within a multiple-occupancy development complex shall comply with the master sign plan.

Any amendments to a master sign plan must be approved by the city planner and the property owner(s) within the development complex before such amendment will become effective. Approval by the city planner shall be determined on the basis of compliance with the standards of this chapter.

It shall be the responsibility of the owner or leasing agent of the property to provide the occupant with a copy of the approved master sign plan.

The signing for new businesses within existing projects shall comply with the provisions of this chapter.

- (15) Banners. Banners shall be permitted in all retail, commercial, office and industrial zoning districts of the city, and shall be permitted for a period not to exceed 14 calendar days at any one time. Only one banner shall be permitted for an individual tenant or business during a period of 120 days. The maximum size of a permitted banner shall not exceed 35 square feet. Banners shall be securely attached to a building and maintain a seven-foot clearance between walking surface and bottom edge of the banner if placed over a walk surface. Banners shall not be attached to the roof of the structure, or above the parapet line of the structure.
- (16) Window signs. Except as otherwise provided in this chapter, window signs are allowed for each tenant within commercial zoning districts only (GC, LC, and LUC). Window signs are defined as any type of sign that is located on the interior of a business premises and is either attached to or is located within 48 inches of an exterior window and is intended primarily to be viewed from the exterior of the premises. Window signs may be installed without a permit, but they must be installed in accordance with the provisions of this chapter.

Window signage applied directly to the window shall be limited to decal-type or direct adhesion graphics. No panels, boxes or other items mounted directly against the face of the window shall be allowed.

- a. Only half of the windows of the business premises may be used to display window signs; and
 - b. No more than six windows shall be used to display window signs; and
 - c. If the business premises has three windows or less, no more than two windows shall be used to display window signs.
 - d. No more than 50 percent of an area of a window shall be used to display window signs, and no window sign shall extend from one window to another. As used in this section, the term "window" shall include only the glass portion of a window, and shall not include any frames or other non-glass portion of such window. Glass doors are to be considered windows for the purposes of administering this article.
 - e. Temporary writing or graphics applied to the glass or window, such as by marker, paint or shoe polish, shall be prohibited.
- (17) Any sign permitted under section 66-17.
 - (18) If a lot contains a mixture of commercial, industrial and/or residential uses, the signage requirements shall be based on the base zoning district in which the mixed-use development is located.

(Ord. No. 1196, § 1, 3-3-2022; Ord. No. 1246, § 1, 1-15-2026)

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Justin Strickland, City Manager

FROM: Shayla Reed, Planning Director 06/10/2026
Justin Strickland, City Manager 06/10/2026

DATE: June 18, 2026

SUBJECT: 06-26-09 Variance request from stream setback and buffer, 435 Seabiscuit Walk

Recommendation:

Should the City Council decide to approve the variance request, staff has no recommended conditions.

Discussion:

The subject property is located at 435 Seabiscuit Walk in the Mill Farms subdivision (Lot 6). The property is currently undeveloped but has been graded for a concrete pad for house construction.

The subdivision plat was approved 2024. At that time the developer indicated that they had a house footprint that would fit on the lot without encroaching into the designated stream buffers. Today, the developer wishes to build a larger house product which would encroach into the designated stream buffers.

On behalf of the owner, the applicant is requesting a variance from Section 1012.5.1 of the Land Development Ordinance to encroach into the stream buffers, specifically the 50-foot undisturbed natural vegetative buffer and the additional 25-foot impervious cover setback as noted in Exhibit A.

As part of the application, the applicant has included a justification of the request and a site plan showing the proposed development. The applicant cites the following hardships:

- Extra development costs were expended throughout the planning and design process for engineering, surveying and environmental permitting
- Loss of revenue for the home builder for a smaller home product
- Loss of the desired home product for the homeowner plus the visual impact of the smaller product compared to the other residences in the subdivision

While the applicant has identified personal circumstances supporting the request, such circumstances do not constitute a hardship. Variance requests must be based upon unique physical conditions or characteristics of the property that create an unnecessary hardship in complying with the ordinance. Personal, financial, or self-imposed hardships are generally not considered sufficient grounds for the granting of a variance. The applicant's full narrative is attached.

Variance Consideration (Land Development Ordinance)

In accordance with Section 1012.5.2 of the Land Development Ordinance, City Council may grant a variance when:

- a. When a property's shape, topography or other physical conditions existing at the time of this ordinance prevents land development unless a buffer variance is granted.
- b. Unusual circumstances when strict adherence to the minimal buffer requirements in the ordinance would create an extreme hardship.

The following factors shall be considered in determining whether to issue a variance:

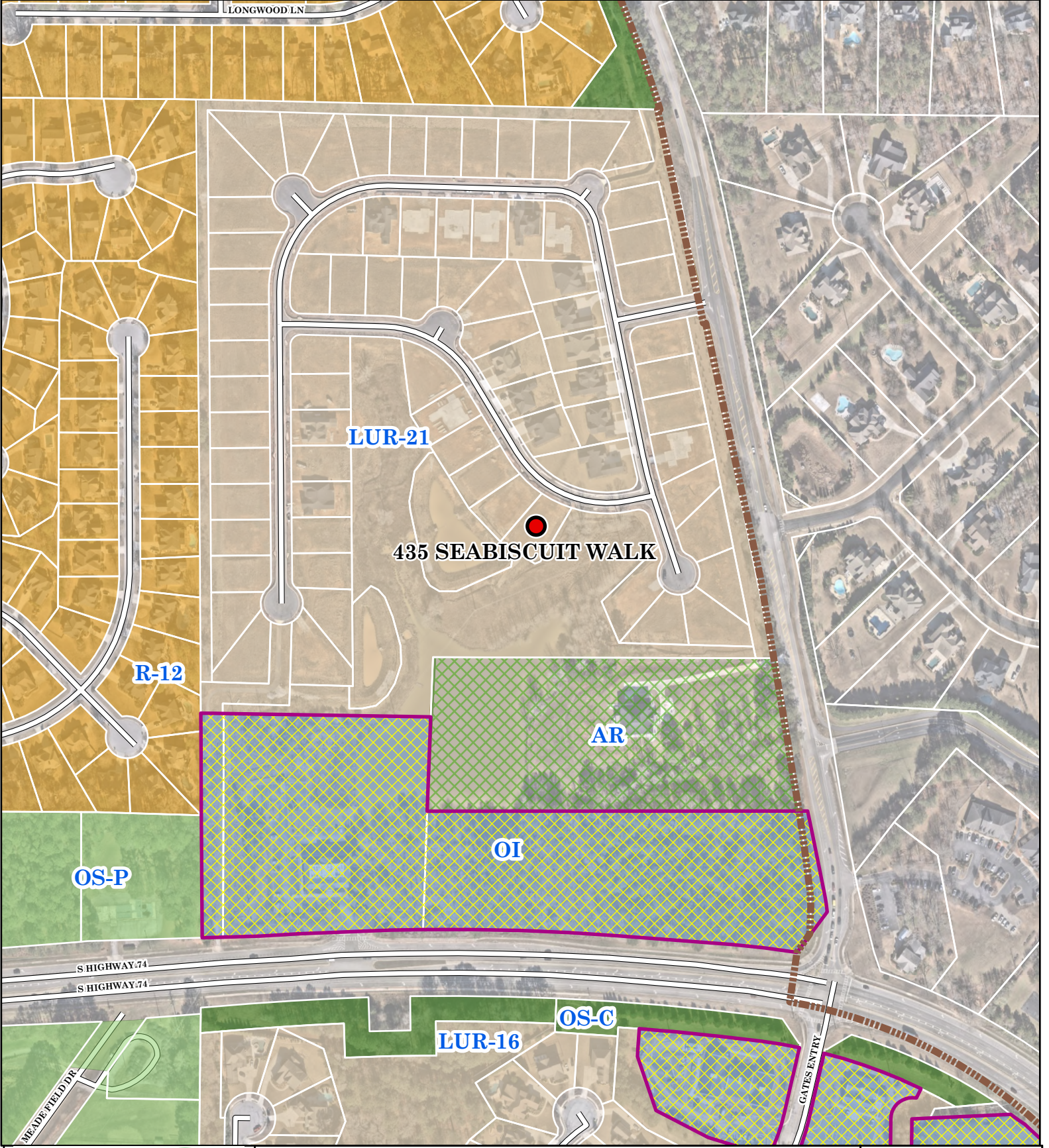
- a. The shape, size, topography, slope, soils, vegetation and other physical characteristics of the property;
- b. The locations of all streams on the property, including along property boundaries;
- c. The location and extent of the proposed buffer or setback intrusion; and,
- d. Whether alternative designs are possible which require less intrusion or no intrusion;
- e. The long-term and construction water-quality impacts of the proposed variance;
- f. Whether issuance of the variance is at least as protective of natural resources and the environment.

Budget Impact:

There are no budget impacts associated with this request.

Attachments:

- 1. Zoning Map
- 2. Application Packet
- 3. Exhibit A

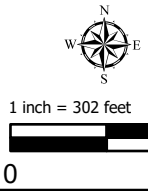


Zoning Map: 2026

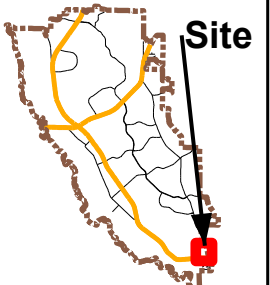


435 Seabiscuit Walk
ZONED: LUR-21

For information purposes only



- 435 Seabiscuit Walk
- + Zoning Condition
- + AR
- + R
- + LUR
- + OI
- + OS-C
- + OS-P





VARIANCE APPLICATION

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

WWW.PEACHTREE-CITY.ORG

Variance Fee: \$250.00 + \$100 for each additional request

VARIANCE LOCATION	Street Address <u>435 Seabiscuit Walk</u> <u>Peachtree City, GA 30269</u> Zoning District: <u>LUR - Z1</u>	PROPERTY OWNER	Name <u>Jeff Lindsey Communities, LLC</u> Phone _____ Email _____
APPLICANT	Name <u>Moore Bass Consulting, Inc.</u> Address <u>1350 Keys Ferry Ct</u> City, State, Zip <u>McDonough, GA 30253</u> Phone _____ Email _____	SUPPORTING DOCUMENTS	<p>Please submit the following items in support of the requested variances. See the second page of this form for additional details.</p> <input checked="" type="checkbox"/> Site plan (with property lines and proposed work) <input checked="" type="checkbox"/> A detailed report responding to the criteria listed on the back of this form <input type="checkbox"/> Letters of support from adjacent property owners and/or HOA <input checked="" type="checkbox"/> Other items demonstrating need
VARIANCE CATEGORY	<input type="checkbox"/> Zoning Section: _____ <input type="checkbox"/> Sign Sec.: _____ <input checked="" type="checkbox"/> Land Development Sec.: <u>1012</u>	SUMMARY	Briefly describe why this variance is being requested: _____ <u>The house product for Lot 6 encroaches upon the PTC stream buffers and setbacks, where previous construction mitigation was provided.</u>

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: Matthew W. Gray Date 12-08-2025



- 🏠 LAND USE PLANNING
- 🔧 CIVIL ENGINEERING
- 📐 LAND SURVEYING
- 🌿 LANDSCAPE ARCHITECTURE
- 🏗️ CONSTRUCTION ADMINISTRATION
- 🚁 DRONE LIDAR SURVEYING & MAPPING

ATLANTA | 770.914.9394
TALLAHASSEE | 850.222.5678
moorebass.com

January 14th, 2026

Peachtree City
153 Willowbend Road
Peachtree City, GA 30269

To: Peachtree City – City Council

The following is a narrative summary to address the required items as stated in Sec. 1012.5.2 Variance Procedures. The variance request is for a proposed residence for Lot 6 at Mill Farms to encroach upon the city's stream buffers and setback areas. The request for the variance is based on unusual circumstances that would create extreme hardship. The supporting items to support this request are included below. Each alphabetical item corresponds to Section 1012.5.2(3) required items:

- a) The attached Survey Variance Exhibit includes all existing conditions required.
- b) The existing conditions for Lot 6 are very similar to the other 74 lots in the Mill Farms Subdivision in the following categories:
Lot Size = 0.32 AC
Lot Shape = Rectangular (typical subdivision lot)
Topography / Slope / Soils / Vegetation = Pad graded per the approved Construction Plans and ready for home construction. There are 3:1 slopes on the property line adjacent to stream. The entire lot was mass graded for construction of the subdivision; therefore, all soils and vegetation were previously cleared and now stabilized with grass plantings per the GA Erosion Control Manual.
- c) The attached Survey Variance Exhibit shows proposed conditions with disturbances.
- d) Per the email request from Beverly Ramsey, the hardships have been placed in a separate section located at the end of this letter.
- e) Alternative Site Plan provided without impacting buffers and setbacks.
- f) Shown on the attached Site Plan.
Impervious setback max intrusion (from property line): 51ft
Undisturbed buffer max intrusion (from property line): 26ft
Total buffer and setback intrusion
(within proposed limits of disturbance): 3,971 s.f. (0.09 Ac.)
- g) The proposed residence was accounted for in the approved Stormwater Analysis Report prepared for the Construction Plans for Mill Farms Subdivision.



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- h) A total of 1,130.4 mitigation credits were purchased for the Flint River Mitigation Bank in July 2023 for the construction impacts and removal of portions of the existing creek. It is typically assumed the EPD stream buffers mitigation credits are included in the USACE stream mitigation credits, but the calculations were provided to confirm this assumption. The following are the calculations for the EPD Stream Buffers Mitigation Formula:
(Impacted Buffer ft²) X (0.046 credits / ft²) x (2.5 off-site credits) x (1.1 SDRT Multiplier)
Impacted 25' Buffer (Outside of Impacted Wetlands) = 8,464 ft²
Conversion Factor = 0.046 credits / ft²
Multiplier = 2.5 off-site credit purchase
SDRT Multiplier = 1.1 (RRV Not Achieved / TSS Achieved)
EPD Credits Required = 1,070.7
Mitigation Credits Purchased = 1,130.4 (Flint River Mitigation Bank in July 2023).

There is no additional disturbance proposed within the EPD buffers for the construction of Lot 6. Therefore, all mitigation credits purchased for the USACE Permit include enough credits to satisfy the EPD Mitigation guidelines.

Variance Intent Narrative:

The updated Survey Variance Exhibit for Lot 6 includes the 'point of wrested vegetation' identified by Brannon Miles with Artisan Environmental (Brannon provided the original delineation of the stream for Mill Farms while working for AES). The stream and wetlands were impacted during the development and construction of Mill Farms Subdivision. All necessary permits and mitigation credits were acquired by the developer to acquire CD approval and Final Plat approval for Mill Farms.

As shown in the Survey Variance Exhibit, the proposed limits of disturbance for Lot 6 remain within the previously permitted limits of disturbance for the Mill Farms Subdivision. From a legal perspective, the current stream buffers and impervious setbacks are applicable to Lot 6. From a practical perspective, the entirety of Lot 6, including the current impervious setback and undisturbed buffer were disturbed and graded during the construction of the subdivision. In addition, the permitting and mitigation impact to the buffer areas were mitigated by the developer with the intent for the proposed residence to be constructed on Lot 6.

It is my professional opinion that the legal application of the stream buffers and impervious setbacks to Lot 6 is not effective when the stream and surrounding areas have been permanently altered through proper permitting and mitigation efforts for the construction of Mill Farms.



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Hardship Narrative:

The hardships are financial impacts to the developer, home builder, city, and future homeowner.

- Developer – extra development costs that were paid throughout the planning, design, and construction life of the Mill Farms Development to include Lot 6 as a home product as shown on the proposed variance exhibit. The extra costs include services for engineering, surveying, construction, and environmental permitting.
- Home Builder – loss of revenue from a smaller than expected home product.
- City – loss of tax revenue for a smaller home residence and visual impact that Lot 6 will be visually smaller and oddly located on the lot when compared to the other residences in the subdivision.
- Homeowner – loss of desired home layout and visual impact that Lot 6 will be visually smaller and oddly located on the lot when compared to the other residences in the subdivision.

If you have any questions concerning the above or if any additional information is required, please do not hesitate to call me at (770) 914-9394.

Sincerely,

Matthew W. Gray

Matthew Gray, PE

Civil Engineer

Moore Bass Consulting, Inc.



DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, SAVANNAH DISTRICT
4751 BEST ROAD, SUITE 140
COLLEGE PARK, GEORGIA 30337

June 28, 2023

Regulatory Division
SAS-2022-01131

Mr. James Nicholson
Redwine Road Development, LLC
140 Village Circle
Senoia, Georgia 30276

Dear Mr. Nicholson:

I refer to the Pre-Construction Notification, submitted on December 13, 2022, a revision to the site plan submitted on February 15, 2023, and supplemental information transmitted via email on May 16, 2023, and June 5, 2023, submitted on your behalf by Benz Environmental Consulting, LLC, requesting verification for use of Nationwide Permit (NWP) 29, for proposed permanent impacts to 106 linear feet (0.007-acre) of intermittent stream, 62 linear feet (0.007-acre) of perennial stream, and 0.31-acre of wetland in conjunction with the construction of a 62-unit single-family residential development, including roadways, two stormwater detention ponds, and sewer tie-ins. The approximately 38-acre tract is located north of Joel Cowan Parkway, east of Holly Grove Road, west of Redwine Road, and south of Summer Place in Fayetteville, Fayette County, Georgia (centered at Latitude: 33.3462 Longitude: -84.5285). This project has retained the previously assigned number SAS-2022-01131, and it is important to reference this number in all communication concerning this matter.

The residential project as proposed will involve the construction of interior roadways and grading for a cul-de-sac to service the residential development. We understand that the grading for the establishment of the cul-de-sac and the construction of the interior road crossing immediately to the northwest of the cul-de-sac will fill the headwaters of one intermittent stream, one perennial stream, and impact a wetland. The details of the proposed project are depicted on the enclosed exhibit entitled, "Figure 7: Impact Plan (Overall) Mill Farms Redwine Road", as prepared by Applied Environmental Sciences, Inc., dated October 4, 2022, revised on February 14, 2023.

The enclosed exhibit entitled, "Figure 6: Development Plan Mill Farms Redwine Road", as prepared by Applied Environmental Sciences, Inc., dated October 4, 2022, revised on February 14, 2023, identifies the delineation limits of all aquatic resources within the project area. The wetlands were delineated in accordance with criteria contained in the 1987 "Corps of Engineers Wetland Delineation Manual," as amended by the most recent regional supplements to the manual. Please note, should this delineation require re-verification, it is subject to change based on site conditions at the time of re-evaluation.

The delineation included herein has been conducted to identify the location and extent of the aquatic resource boundaries and/or the jurisdictional status of aquatic resources for purposes of the Clean Water Act for the particular site identified in this request. This delineation and/or jurisdictional determination may not be valid for the Wetland Conservation Provisions of the Food Security Act of 1985, as amended. If you or your tenant are U.S. Department of Agriculture (USDA) program participants, or anticipate participation in USDA programs, you should discuss the applicability of a certified wetland determination with the local USDA service center, prior to starting work.

We have completed coordination with other federal and state agencies as described in Part C (32)(d) of our NWP Program, published in the January 13, 2021, Federal Register, Vol. 86, No. 8, Pages 2744-2877 (86 FR). The NWPs and Savannah District's Regional Conditions for NWPs can be found on our website at <http://www.sas.usace.army.mil/Missions/Regulatory/Permitting/GeneralPermits/NationwidePermits.aspx>. During our coordination procedure, no adverse comments regarding the proposed work were received.

As a result of our evaluation of your project, we have determined that the proposed activity is authorized as described in Part B of the NWP Program. Your use of this NWP is valid only if:

a. The activity is conducted in accordance with the information submitted and meets the conditions applicable to the NWP, as described at Part C of the NWP Program and the Savannah District's Regional Conditions for NWPs.

b. Within 30 days of the date of this NWP verification, the permittee shall purchase 2.5 legacy wetland mitigation credits from the Magnolia Swamp Mitigation Bank and submit documentation of this credit purchase to the U.S. Army Corps of Engineers. The credit purchase documentation must reference the Corps file number assigned to the permitted project. If all or a portion of the required credits are not available from the Magnolia Swamp Mitigation Bank, the permittee shall obtain written approval from the Corps prior to purchasing credits from an alternate mitigation source.

c. Within 30 days of the date of this NWP verification, the permittee shall purchase 1,130.4 legacy stream mitigation credits from the Flint River Mitigation Bank and submit documentation of this credit purchase to the U.S. Army Corps of Engineers. The credit purchase documentation must reference the Corps file number assigned to the permitted project. If all or a portion of the required credits are not available from the Flint River Mitigation Bank, the permittee shall

obtain written approval from the Corps prior to purchasing credits from an alternate mitigation source.

d. You shall notify the Corps, in writing, at least 10 days in advance of commencement of work authorized by this permit.

e. You fill out and sign the enclosed certification and return it to our office within 30 days of completion of the activity authorized by this permit

This proposal was reviewed in accordance with Section 7 of the Endangered Species Act. Based on the information we have available, we have determined that the project will have no effect on any listed species or any critical habitat for listed species. Authorization of an activity by a NWP does not authorize the "take" of threatened or endangered species. In the absence of separate authorization, both lethal and non-lethal "takes" of protected species are in violation of the Endangered Species Act. See Part (C) of 86 FR for more information.

This verification is valid until the NWP is modified, reissued, or revoked. All of the existing NWPs are scheduled to expire on March 14, 2026. It is incumbent upon you to remain informed of changes to the NWPs. Furthermore, if you commence or are under contract to commence this activity before the date that the relevant NWP is modified or revoked, you will have 12 months from the date of the modification or revocation of the NWP to complete the activity under the present terms and conditions of this NWP.

This authorization should not be construed to mean that any future projects requiring Department of the Army authorization would necessarily be authorized. Any new proposal, whether associated with this project or not, would be evaluated on a case-by-case basis. Any prior approvals would not be a determining factor in deciding on any future request.

Revisions to your proposal may invalidate this authorization. In the event changes to this project are contemplated, I recommend that you coordinate with us prior to proceeding with the work.

This communication does not relieve you of any obligation or responsibility for complying with the provisions of any other laws or regulations of other federal, state, or local authorities. It does not affect your liability for any damages or claims that may arise as a result of the work. It does not convey any property rights, either in real estate or material, or any exclusive privileges. It also does not affect your liability for any interference with existing or proposed federal projects. If the information you have submitted and on which the Corps bases its determination/decision of authorization

under the NWP is later found to be in error, this determination may be subject to modification, suspension, or revocation.

An electronic copy of this letter is being provided to the following party: Laura Benz, Benz Environmental Consulting, LLC. via email at Laura@BenzEnvironmental.com

Thank you in advance for completing our on-line Customer Survey Form located at <https://regulatory.ops.usace.army.mil/customer-service-survey/>. We value your comments and appreciate you taking the time to complete a survey each time you interact with our office.

If you have any questions, please contact me at (678) 422-2727 or Nathan.C.Driggers@usace.army.mil.

Sincerely,

Nathan C. Driggers

Nathan C Driggers
Regulatory Specialist, Piedmont Branch

Digitally signed by
Nathan C. Driggers
Date: 2023.06.30
11:15:32 -04'00'

Enclosures

Regulatory Division

CERTIFICATION OF COMPLIANCE
WITH DEPARTMENT OF THE ARMY
NATIONWIDE PERMIT (29)

PERMIT FILE NUMBER: SAS-2022-01131

PERMITTEE/ADDRESS: Redwine Road Development, LLC, ATTN: James Nicholson,
140 Village Circle, Senoia, Georgia 30276.

LOCATION OF WORK: The approximately 38-acre tract is located north of Joel Cowan
Parkway, east of Holly Grove Road, west of Redwine Road, and south of Summer
Place in Fayetteville, Fayette County, Georgia (centered at Latitude: 33.3462 Longitude:
-84.5285)

PROJECT DESCRIPTION: The residential project as proposed will involve the
construction of interior roadways and grading for a cul-de-sac to service the residential
development.

WATERS OF THE UNITED STATES IMPACTED: Permanent impacts to 106 linear feet
(0.007-acre) of intermittent stream, 62 linear feet (0.007-acre) of perennial stream, and
0.31-acre of wetland

DATE WORK IN WATERS OF UNITED STATES COMPLETED: _____

COMPENSATORY MITIGATION REQUIRED: 1,130.4 Legacy Stream Credits and 2.5
Legacy Wetland Mitigation credit.

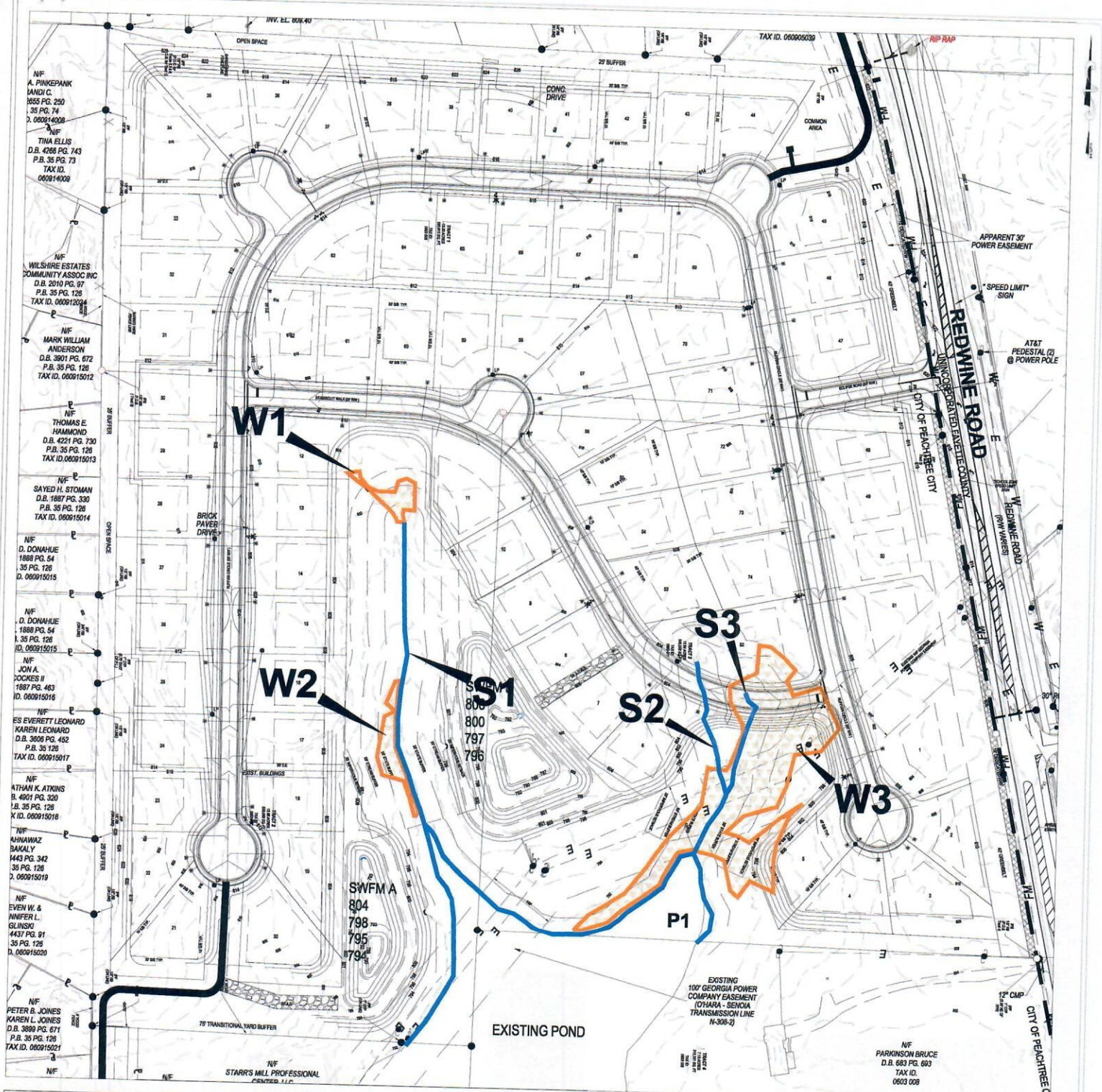
DATE MITIGATION COMPLETED OR PURCHASED (include name of source(s)):

I understand that the permitted activity is subject to a U.S. Army Corps of Engineers' Compliance Inspection. If I fail to comply with the permit conditions at Part C of the Nationwide Permit Program, published in the January 13, 2021, Federal Register, Vol. 86, No. 8, Pages 2744-2877 (86 FR), it may be subject to suspension, modification or revocation.

I hereby certify that the work authorized by the above referenced permit as well as any required mitigation (if applicable) has been completed in accordance with the terms and conditions of the said permit.

Signature of Permittee

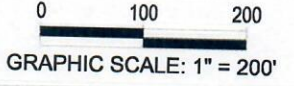
Date



WETLAND AREA	POND
STREAM - INTERMITTENT (S1 & S2) / (PERENNIAL - S3)	

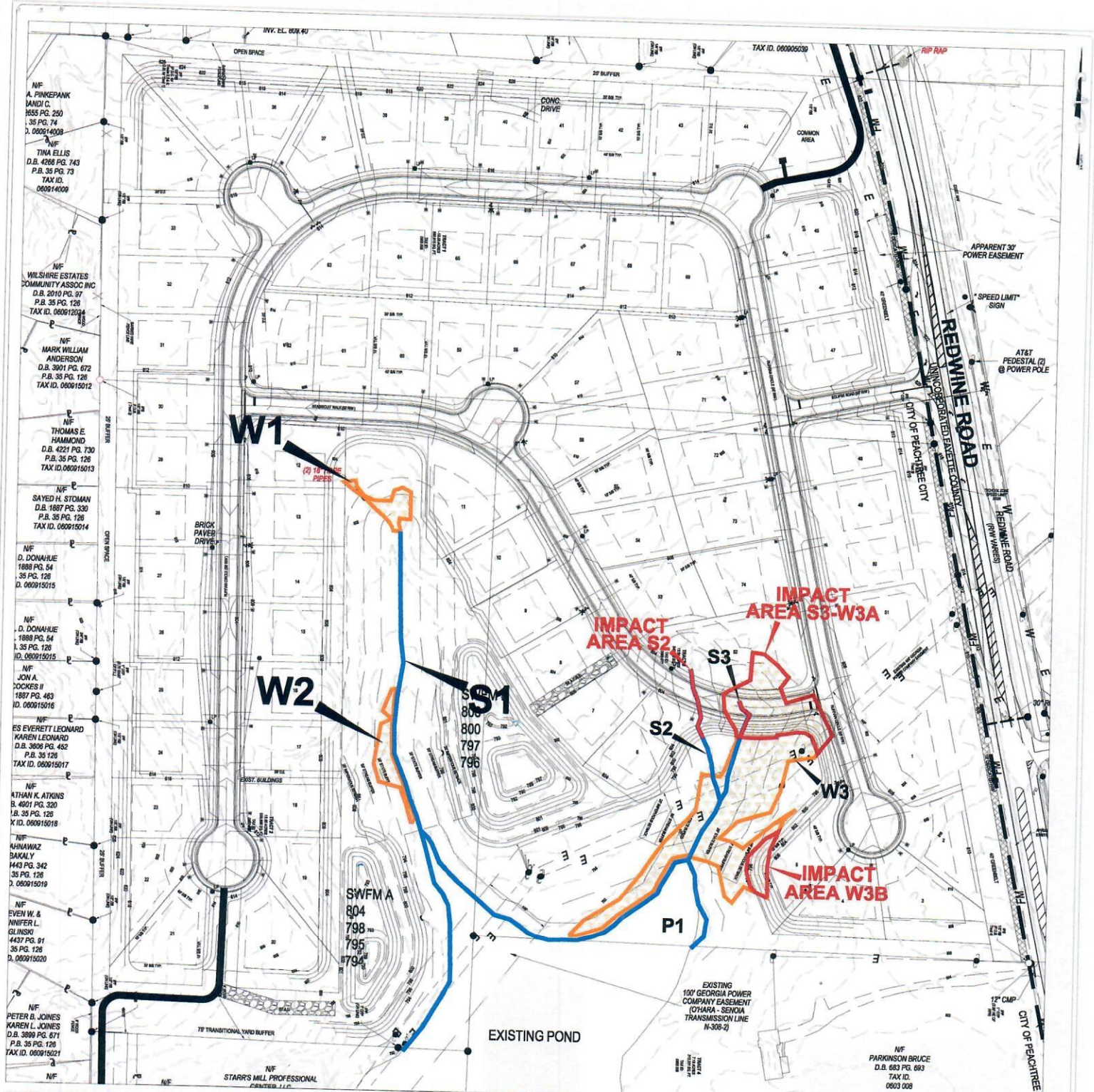
SCALE: 1" = 200'
 DATE: 10-4-22

STUDY TYPE: USACE NWP No. 29 PCN
 CHECKED BY: MBM
 DRAWN BY: SFP
 AES No.: 221235.1



Revised on 2/14/2023
 FIGURE 6: DEVELOPMENT PLAN
 Mill Farms
 Redwine Road
 Peachtree City, Georgia
 CLIENT: Redwine Road Development, LLC

Applied Environmental Sciences, Inc.
 90-F Glenda Trace, #327 Newnan, Georgia 30265
 (678) 262-4020 (678) 262-4024 (fax) www.aesciences.net



WETLAND AREA	POND	STREAM
WETLAND IMPACT AREA	STREAM IMPACT AREA	

SCALE: 1" = 200'

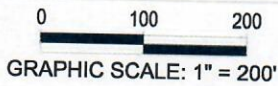
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DATE: 10-4-22

CHECKED BY: MBM

DRAWN BY: SFP

AES No.: 221235.1



Revised on 2/14/2023
FIGURE 7: IMPACT PLAN (OVERALL)
 Mill Farms
 Redwine Road
 Peachtree City, Georgia
CLIENT: Redwine Road Development, LLC

Applied Environmental Sciences, Inc.
 90-F Glenda Trace, #327 Newnan, Georgia 30265
 (678) 262-4020 (678) 262-4024 (fax) www.aesciences.net

CERTIFICATION OF PURCHASE

SELLER: Mitigation Credit Sales

PURCHASER: REDWINE ROAD DEVELOPMENT LLC

MITIGATION CREDIT: 1,130.4 Stream Credits and 0 Wetland Credits

MITIGATION BANK(s): Flint River Mitigation Bank

PURCHASE DATE: 7/7/2023

PURCHASE PRICE: \$250.00 per Stream Credit, \$.00 per Wetland Credit

TOTAL PRICE: \$282,600.00

Seller hereby acknowledges the receipt of the full Purchase Price of \$282,600.00 in consideration of the purchase of the above referenced Mitigation Credits. This Certificate of Purchase (the "Certificate") confirms that Seller shall deliver (via email) the Credit Transfer Form which is attached hereto as Exhibit 'A' to the United States Army Corps of Engineers.

IN WITNESS WHEREOF, the seller has executed this certificate as of the date referned above.

SELLER: MITIGATION CREDIT SALES

Jennifer Miller

Name: Jennifer Miller

Title: Admin

