



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
August 20, 2026 | 6:30 PM
City Hall

1. **Call to Order**
2. **Pledge of Allegiance and Moment of Silence**
3. **Presentation**
 - A. Presentation of Telly and Communicator Awards (Vivian Lett)
4. **Announcements, Awards, Special Recognition**
5. **Public Comment**
6. **Agenda Changes**
7. **Minutes**
 - A. August 6, 2026 City Council Work Session Minutes
8. **Consent Agenda**
 - A. New Alcohol License - ¡Qué Delicia!
9. **Old Agenda Items**
 - A. 07-26-03 FY2027 Operating and Capital Improvement Budget (Justin Strickland)
10. **New Agenda Items**
 - A. 08-26-04 FY2027 Proposed Budget - Peachtree City Convention & Visitors Bureau (Tyler Runyon)
 - B. 08-26-05 FY2027 Budget - Keep Peachtree City Beautiful, Inc (Kelly Bush)
 - C. 08-26-06 RFP Exclusive Solid Waste Management Collection and Related Services (Justin Strickland)
 - D. 08-26-07 Annexation Study Final Draft (Justin Strickland)
11. **Public Hearings**
 - A. 08-26-08 ~~Text Amendment to the Land Development Ordinance, specifically Article XI —Vegetation Protection and Landscape Requirements~~ (Referred back to Planning Commission)
 - B. 08-26-09 Variance request for encroachment into an easement area and a side setback, 219 Sandown Drive (Shayla Reed)

12. Council/Staff Topics

13. Executive Session

14. Adjourn

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

This meeting will be held in Council Chambers at City Hall

City Council of Peachtree City
Meeting Minutes
Thursday, August 6, 2026
9:30 AM

Call to Order

The Mayor and Council of Peachtree City met at City Hall for a work session on Thursday, August 6, 2026. Mayor Kim Learnard called the meeting to order at 9:30 a.m. Council members attending: Laura Johnson, Suzanne Brown, Clinton Holland, and Michael Polacek.

Pledge of Allegiance and Moment of Silence

Presentation

A. 2026 Intern Video Presentation

Human Resources Director Dr. Teaa Allston-Bing commended the interns who had worked with the City this summer. They chose the name of Peachtree City Connectors, and cohort president Caden Moore, who interned at the Library, introduced a short video created by the interns that allowed them to talk about their work. In addition to Moore, the interns were Rory Boyles and Abigail Brown, Recreation & Special Events; Amanda Gonzalez, Visit Peachtree City; Addisen Juggins, Planning & Development; Victor Montoya, Human Resources; and Sai Suram, Fire & Rescue.

Allston-Bing thanked the interns for choosing Peachtree City and also staff and Council for their support. She said several neighboring governments were starting their own internship programs and had reached out to Peachtree City for advice.

B. Wall of Fame at Kedron

Another summer project, Recreation intern Boyles said, was establishing a Wall of Fame at the Kedron Fieldhouse to recognize and honor Peachtree City athletes and coaches who had made a significant contribution to the world of sports. Their photos and interactive biographies would be permanently on display at Kedron. This would be an ongoing project, and Boyles explained the criteria for selection and how citizens could make nominations. The inaugural class of honorees were softball player Lilli Backes, football player Cole Bishop, high school and youth basketball coach Dave Pina, and Olympic medalist swimmer Mary Plant.

C. Unified Development Ordinance (UDO) — Project Introduction to City Council

Planning Director Shayla Reed introduced Sarah Sinatra of the Inspire Placemaking Collective, the firm that was working with staff to create a Unified Development Ordinance (UDO). Sinatra outlined the firm's experience, saying they focused on public sector planning in the Southeast, including ordinance and code projects and redevelopment reviews.

She noted that it had been 38 years since there was a comprehensive review of Peachtree City's development code. This process would include looking for conflicts and inconsistencies in the Zoning Ordinance and the Land Development Ordinance. They would also pinpoint uses that should be amended or definitions that needed to be added and examine consistency with Federal and State requirements. The main part of this work would be to consolidate the separate codes into one streamlined UDO aligned with State law and other City planning documents. Inspire would facilitate community-wide informational meetings, meet with the City's UDO Steering Committee, and collaborate with Planning and Development staff to achieve this. The UDO would emphasize clarity and usability through graphics, tables, examples, and online formatting, Sinatra stated.

The project kicked off in June, and, in addition to this meeting with Council, August would include a meeting between Inspire and the UDO Committee. The first public open house was set for September, with another scheduled for January. In February, Inspire would hold a workshop with Council and the UDO Committee before wrapping up the project in March with adoption hearings.

Sinatra stated that the scope of the process was to assess all current ordinances and streamline them into one UDO and an updated zoning map. She mentioned that they used project testing, which involved asking staff to present a development application that was well-received and another that was not so popular but met the Code requirements. That would give them the opportunity to figure out what they could change to find something more in line with Peachtree City's expectations. At the end, there was a digital formatting of the process.

She explained the reorganization process for the ordinances and how they worked to make things accessible to the public, such as through the addition of use and dimensions tables. They would make sure the final product was readable, enhanced by graphics, and web-enabled.

Finally, Sinatra said they liked for each project to have a logo, and she offered two choices to Council. Both featured a peach tree with the words "Rooted in the Community; A Unified Vision for Peachtree City." One had a bridge, building, and a golf cart on it, while the other did not. The Mayor asked Council and the audience to vote, and the plainer design was declared the winner. She also noted they had started to put together a draft website to allow for public input. There would be a timeline, a survey, and an interactive map that would allow for the public's input.

Learnard thanked her for the presentation, musing that it seemed like a lot of cities were doing UDOs now. Sinatra agreed, saying they were spurred by growth and new technologies and trends. Ordinances that had been written a long time ago often needed updating for better direction and clarity.

The Mayor also noted that the City was currently interviewing volunteers for all of

its boards, committees, and authorities, saying these groups were the backbone of the City. She thanked the Planning Commission for their work on the UDO and recognized UDO Steering Committee Chair Kenneth Hamner, who was in attendance.

Holland also thanked the volunteers who worked on the committees, saying he encouraged everyone to step up to help their city.

Public Comment

Learnard asked everyone who wanted to comment on trash collection to wait until that item came up on the agenda.

Ashley Aubrey-Mitchell said she grew up in Peachtree City and had spent her career in the city as an educator. She credited Peachtree City's first Library Director, MT Allen, with instilling the love of reading in her and many others and asked Council to favorably consider the request to name the Library in her memory.

Agenda Changes

None

Quarterly Reports

A. 2nd Quarter Reports

Learnard said the reports were informative and urged citizens to take a look. Brown concurred and noted that she thought the design used this quarter was easy to read. She mentioned that the Engineering Services report outlined all the work that had been included in the City Hall renovation. Holland pointed out the reduction in Part 1 crimes and commended the Police Department for their work.

Minutes

Holland moved to approve the July 9, 2026 Special Called City Council Meeting Minutes and the July 9, 2026 Executive Session Minutes. Polacek seconded. Motion carried unanimously.

A. July 9, 2026 Special Called City Council Meeting Minutes

APPROVED 5-0

B. July 9, 2026 Executive Session Minutes

APPROVED 5-0

Consent Items

Johnson moved to approve Consent Agenda items A-D. Brown seconded. Motion carried unanimously.

Learnard noted that Council had just accepted a \$2,500 sponsorship from Davis

Chiropractic Center for Family Football Saturdays.

A. Resolution to Adopt the Annual CIE Update

APPROVED 5-0

B. FY26 Budget Amendment 26-28 — Acceptance of \$2,500 Sponsorship for Family Football Saturdays

APPROVED 5-0

C. FY26 Budget Amendment 26-27 – Additional LMIG Funding

APPROVED 5-0

D. FY26 Budget Amendment 26-29 – Federal Forfeiture Proceeds

APPROVED 5-0

New Agenda Items

A. 08-06-01 FY26 Budget Amendment 26-30 and Library Naming

Holland noted that Peachtree City had often seemed to have the right person at the right time, and MT Allen was one of those people, serving as the City's first Library Director. She built the Peachtree City Library from a cupboard to one of the best libraries in the state, he said.

Holland moved to approve the renaming of the Peachtree City Library and the associated budget amendment to complete the library sign project. Johnson seconded. Motion carried unanimously.

Learnard said the Library would now be known as the MT Allen Memorial Library.

B. 08-06-02 Property conveyance to Fayette County Development Authority

City Attorney Ted Meeker explained that in the early 2000's when an extension of TDK Boulevard was still being contemplated, rights-of-way in this area were acquired by both Peachtree City and Fayette County. Council had later voted to abandon that project and had reaffirmed that position several times over the years. As Lake McIntosh was constructed in 2012, the County wanted an access road and asked to buy property from the City. The City was concerned about the possibility of a road being built against their wishes, Meeker continued, so in exchange, the City acquired a strip of property along Line Creek that would block a road.

This resulted in a lawsuit over a title issue brought by the property owner, Suburban Land Reserve, against Fayette County. Meeker pointed out on a map the property that was under dispute, which included the portion owned by the City. That lawsuit had since been dismissed, and the Fayette County Development

Authority (FCDA) had entered into an agreement to purchase the property interests of both Fayette County and Suburban Land Reserve for the purpose of expanding an existing Peachtree City business on property adjacent to the airport. The expectation was that the FCDA would ultimately transfer that property to the Peachtree City Airport Authority.

In order to close on the transaction, the FCDA had asked the City to sign a quit claim deed with respect to a portion of the property it obtained in 2012. Meeker showed this property on a current survey, saying it was a little wider than the legal description of the property. He also pointed out an area where the City would retain an interest, noting that it included the current termination point of TDK Boulevard. In 2012, this was an access road for Fayette County, but the County had since dedicated it to the City of Peachtree City. He stressed that Peachtree City controlled this area, along with access from adjacent parcels.

There were two conditions to be added to the deeds, Meeker continued, and they were similar to the conditions Fayette County was putting on their conveyance of property to the FCDA. One was a restriction for any extension of TDK Boulevard and the other was an airport use requirement.

He said the City would be conveying two things. One was by necessity and the other was to meet real estate title standards. The first would be the deed for the property, and the second was to verify that the City was giving up any interest they had in that area. He again pointed out the area that would remain the City's. Meeker also pointed out that the adjacent area was wetlands, so developing it would be an unlikely undertaking. He said the property being conveyed to the Airport had a usable area of about 14 or 15 acres.

Saying this was an area of much speculation, Holland asked Meeker to confirm that all this property was in Fayette County. Meeker did and added that it was solely for expansion of an existing use at the Airport, not road building.

Brown added that the Airport had very little property and what they did have was up against Line Creek. Now that the lawsuit was settled, this would give them more usable property, which she believed would be used for a flight school.

Learnard asked Meeker to make the motion. He said it should be to approve the conveyance of the City's interests in the property shown in green on the survey attached as Exhibit B and any other deeds to effectuate that transfer with further conditions that restrictions be placed on any TDK Boulevard extension and that the property be restricted to an Airport use. So moved, said Polacek, with Holland seconding. Motion carried unanimously.

C. 08-06-03 RFP for Bridge connecting McIntosh and Booth

Interim Assistant City Manager Jonathan Miller said the City got four responses when it sent out a request for proposal (RFP) for design services for a new shared-

use path bridge over the SR 54, Walt Banks Road, and Carriage Lane intersection. Staff evaluated them using weighted criteria, with Moffatt & Nichol receiving the highest overall score. Staff's recommendation was to award the contract to Moffatt & Nichol.

Miller wanted to make clear this was just for design. They had received funding from the Atlanta Regional Commission (ARC) to start acquiring right-of-way, so they needed to get started on design. He said he would be bringing visual updates to Council throughout the design process.

Brown asked if the bridge's appearance would be similar to others in the city, and City Manager Justin Strickland said they would not get too far into the design without Council approval to move ahead.

Brown said she wanted the bridge to match the others, but with better illumination if a sign was affixed to it. She thought it should be impressive and make a statement that this was Peachtree City.

Learnard noted that the included diagram showed approaches on both sides, but these were not confirmed locations. Miller said they would not know the actual locations until they got into right-of-way acquisition.

Was this all grant money? Holland asked, and Miller said it was from a grant and the 2023 Special Purpose Local Option Sales Tax (SPLOST). This was a grant from the ARC for Phase 1, but, typically, if they awarded a grant for one phase, they would continue with subsequent phases, he remarked, and Strickland said that was his understanding, as well. Holland said he wanted to make the point that this was not coming from Peachtree City property taxes.

Holland said he wanted citizens to understand how long something like this could take. The project was formulated by the SPLOST Committee in 2022 and approved by voters in 2023, Strickland related. He said he knew this would be one of the last 2023 SPLOST projects to be attempted because it was such a big project. Also, they had been waiting on grant money and for SPLOST accruals to build up. Holland estimated the entire project would probably take five to seven years in total.

Johnson said she was glad to see the Robinson Road crossing had been moved south and away from the intersection with SR 54. Strickland reminded her it was still just a concept.

Polacek added that the plan was to provide cart access further up Robinson to the Publix shopping center. Strickland said that path was a 2017 SPLOST project, but they decided to combine those projects.

Brown moved to approve New Agenda item 08-06-03 and award the professional

design services contract for the shared-use path bridge over the SR 54, Walt Banks Road, and Carriage Lane intersection to Moffatt & Nichol at the hourly rates provided with their proposal. Johnson seconded. Motion carried unanimously.

Work Session Discussion Items

A. Discuss Text Amendment to the Land Development Ordinance, specifically Article XI — Vegetation Protection and Landscape Requirements

The Planning Commission had requested Council initiate this text amendment to the LDO and had been working on it for several months, Reed explained. She had asked Inspire to review the draft after they were hired as UDO consultants.

Sinatra said Inspire could conduct a peer review of the amendment and have it ready for Council in September. She said they understood this was a priority and should not wait until the UDO was completed in March. Inspire's suggested changes included striking words that were not defined in the code or that conflicted with other sections. They wanted it to be clear that new developments or redevelopments had to meet the requirements.

Inspire's landscape architect had suggested a few changes to the requirements that seemed excessive or hard to interpret. They also wanted references to use the term of Georgia Invasive Species Council. Sinatra said she was most concerned about a requirement that if a native species could not be provided, the applicant must provide written documentation of this from local nurseries. It could be difficult to get someone you were not buying materials from to write such a letter, she remarked and suggested providing a method for substituting equivalent plants. Also, they wanted to define the requirements based on the Georgia Invasive Species Council recommendations and even add some plants to the list of prohibited invasive species.

Learnard said this seemed like a good match between Inspire, the Planning Commission, and the UDO. Reed said Council could send it back for more changes or vote on it now. Meeker suggested cleaning it up and putting it on the next agenda, but then was told the Planning Commission had not reviewed this revised version. He then said it should go back to the Planning Commission before returning to Council.

Holland thanked the Planning Commission, especially Hamner, for the work that had gone into this and said he thought the citizens on the Planning Commission should get another look.

Brown asked if the approved native plant list was an addendum that could be updated, and Sinatra said it would be codified into the ordinance but could be amended. However, it could also be by reference and therefore could be amended without going through the process of a text amendment. Brown said the native list

was mentioned, but not detailed, while the invasive list was detailed. Sinatra replied that the list of invasives could not be modified without Council approval.

Johnson asked if there was a cost difference between natives and non-natives? Would this be an increased burden on developers? Sinatra said she had worked on a similar regulation and talked with experts in the field. The cost could be greater if there was no flexibility, which was why she had suggested allowing for substitutions.

Holland was surprised at the omission of sweetgum trees on the list of invasive plants but mused that those might be natives. Sinatra said she would look into that.

Learnard thanked Reed and said the Planning Commission had a direction going forward. She called for a break at 10:55 a.m. The meeting resumed at 11:05 a.m.

B. Amwaste Presentation

Learnard said there had been a presentation on this at the Council meeting on the evening of July 9 that was well-attended, with a lot of citizen discussion. There would be no vote on this today, she continued. They had received many emails and wanted to hear more from citizens.

At Council's January retreat, they discussed how a single-hauler trash service could possibly lower costs for citizens and add the extra service of picking up yard waste. Learnard again explained that they had talked about it at the evening meeting in July. The morning work sessions were something Council had done for several years, but they had been moved to evenings this year due to City Hall construction work. Now that work was almost complete, the morning work sessions would resume, the Mayor explained.

There had been six responses to the RFP earlier this year, Strickland noted, and Miller reported on the process and the staff review at the July 9 meeting. Amwaste had yielded the top score, and Council had asked that Amwaste be invited in for a detailed presentation.

Amwaste Public Sector Director Mandy Renova said she would be going over the company's background, its customer service standards and how the transition would be handled if they were awarded the contract, as well as explaining their recycling program.

Amwaste was headquartered in LaGrange, Georgia, Renova explained, and provided residential, commercial, and industrial waste services throughout Georgia, Alabama, and Louisiana with more than 500 employees. They owned or operated nine landfills, five transfer stations, and three recycling centers, serving more than 300,000 customers. Amwaste was the exclusive municipal service provider for Newnan, Fairburn, Tyrone, and Lovejoy. Renova said Amwaste had been

operating for 16 years.

She reviewed the members of the leadership team, saying CEO Charles Russell had built the business from the ground up. She listed other officers and outlined their experience, emphasizing their dedication to the communities they served. Director of Collections Operations Brandon Weems and District Manager Cyron Ellis were present with Renova.

Next, Renova listed some of the cities Amwaste serviced, pointing out that Newnan, with 13,676 customers, was the most similar in size to Peachtree City. They had a five-year contract with Newnan, and the Newnan City Manager had offered a positive review of their services. Renova emphasized the coordination required when they transitioned both Lovejoy and Fairburn to Amwaste in January 2024.

Renova acknowledged that Amwaste was not the lowest bidder, coming in about the middle, and she presented the service options cited in the RFP. Option 1 was the base service of weekly garbage pickup and recycling at \$21.15 a month. She said they hoped to be able to craft a custom contract that met Peachtree City's needs. With Option 1, customers could schedule bulk pickups and yard waste for an additional fee. Backdoor service could be provided for \$72 a month, but those with medical needs could get that at no additional cost.

Amwaste had committed to participating in the City's annual cleanup for free and would also pick up Christmas trees in the city at no extra charge.

The rates would be locked in for the first three years, Renova explained, and years four and five would be capped at the Consumer Price Index for All Urban Consumers (CPI-U), with a maximum increase of 3%. If diesel fuel prices exceeded \$5.50 a gallon, Amwaste would implement a surcharge. Renova insisted that communication of any increases would be superb through letters, talks with the City, and notices on invoices.

Renova said she understood the fear of transition, but customer service would be of top importance. A customer service team would be designated solely for Peachtree City residents. The City would have access to every customer request made of Amwaste through a dedicated portal and would receive reports on service, tonnage, and recycling materials collection. Each truck was equipped with real-time GPS and a video camera, and incoming calls were monitored daily.

She outlined a timeline for the transition. Upon confirmation of the contract, Amwaste would begin procuring trucks and carts, then begin driver and customer service representative training. Renova said she would be in charge of communication with the City, which would start with an education plan to ensure that all residents were aware of the change and what type of service was being offered.

By the time service started, the drivers would be familiar with their routes through mock pickup runs. Cart delivery would be complete several weeks before service began, Renova stated. Mailers and letters advising customers of the change would be sent to every household, with updates posted on social media. Citizens would be able to attend town hall and neighborhood/homeowners (HOA) meetings. Route maps would be available on the City website.

Renova showed photos of both the trash and recycling carts that would be provided to customers. If the City chose an option that included yard waste pickup, another cart similar to the recycling cart would be provided. Trash collected would be taken to the Fayette County Transfer Station, then to the Cedar Grove Landfill. Recycling would go to Amwaste's facility in Milledgeville, and Renova explained the reclamation process used there, saying the reporting process guaranteed that none of the recycling would wind up in a landfill. Amwaste's education program would ensure that customers were aware of what was accepted in the recycling program.

She said they would ensure that residents had ample education on the new program. If yard waste pickup was included, residents would be informed what was acceptable and what was not. There were materials showing how to place the carts correctly at curbside and a calendar of pickup dates.

If Peachtree City did not choose an option that included bulk and yard waste, Renova stated, residents still would be able to call Amwaste and schedule service for a fee. Amwaste did not offer a vacuum truck for leaves. Renova said Amwaste was situated to provide customized service to meet the unique needs of private streets and neighborhoods with HOA contracts. They also had some smaller trucks that would be used where needed.

She concluded by asking for questions, telling Council that Amwaste was fully prepared for this transition and ready to work with them in the future.

Learnard asked to see the slide that showed the three service level options and the prices. She said her household had been with Republic for 27 years and paid \$87 a quarter. Option 2, at \$75 a quarter, would save her \$12. She asked what Option 2 included. Renova said it included garbage and recycling pickup, plus weekly pickup of yard waste with the customer provided with a third cart. She said they preferred that leaves be bagged, but it would be okay to put them directly in the cart, along with other yard debris. If the debris fit and the lid would close, it probably was acceptable if not too heavy.

Learnard read the performance standards from the RFP, which included 99% route competition within 24 hours of the scheduled day. Calls had to be answered within a certain number of seconds and complaints acknowledged within one business day and resolved in two. There were stipulations about GPS and cameras on the trucks.

The City would not do the billing, but Learnard said she was certain that Cinnamon

Mack in the Building Department would still get calls, and it would be easier on her to deal with one company rather than three. Learnard said a citizen at the last meeting had asked how many new positions the City would have to create if they went to a single hauler, and the answer was none. Learnard reflected that Keep Peachtree City Beautiful (KPTCB) Director Al Yougel and his staff had often commented on how difficult it was to deal with three haulers when there were spills and litter complaints.

The cities that had gone to a single hauler seemed to like it because there was accountability. She said Tyrone Mayor Eric Dial told her Amwaste had been prompt in responding to problems. Some citizens had pointed out that Peachtree City had no history with Amwaste, and Learnard acknowledged that. What they could do was look to other communities and see what their experience had been.

Other citizens had said Peachtree City residents should have free choice of who to use for garbage service, but Learnard pointed out that currently the choice was limited to three companies that had been vetted and approved by the City. Another argument was that competition kept prices down. She countered that Amwaste had submitted a competitively offered quote, and Peachtree City would retain the right to rebid on a regular basis.

A few people were worried about employees of the three current companies losing their jobs if they lost Peachtree City customers. However, Amwaste would be needing more drivers and other employees, she said, and Renova agreed.

Holland asked Renova to review the three service options. She explained Option 1 included weekly trash and recycling with separate containers for both. Option 2 had the same services, with yard waste pickup added in another 96-gallon container. Option 3 included trash and recycling, carted yard debris and scheduled curbside bulk pickup with limitations on sizes and what could be picked up.

Holland asked if a microwave oven was permissible, and Renova said yes. How about a refrigerator? She said that was good, but it had to be tagged that the freon had been removed. A mattress? If they identified that mattresses were acceptable, it could be only one at a time. It might be that they could accept mattresses only during the annual cleanup, she told Holland. What could not be picked up? Renova said tires or large auto parts were two things that came to mind. They would generally accept anything generated within the home. The same applied for yard waste—it was residential yard waste, not commercial.

Bulk pickup did not require a separate container. It would be done on a schedule, and Miller said the RFP called for every other week collection. Holland calculated that even if they chose Option 3, with trash, recycling, and bulk waste collection, there would be fewer trucks per week on each street than there were with the current three service providers.

Johnson asked if there was any way to allow people to keep their existing company

if they desired? Renova said they had never done that. Their bid was based on the number of homes stated in the RFP, and they needed that number to maintain their pricing. However, she said they could be flexible with the transition period. It could be six months or maybe nine months, but at some point, the entire city would need to be serviced by Amwaste.

Johnson said she had learned that Peachtree City had three approved service providers, but that number was not limited to three. If another company met the qualifications, they could be approved, too. Would Amwaste be interested in being one of four if they did not win this contract? Renova replied that they would be, saying adding Peachtree City to their service area made sense. Johnson pointed out that would mean more trucks on the streets.

Had Renova personally gone through a transition with other communities? She said about 20 times during her career. Johnson asked if there were any other common questions she wanted to address? Renova said transition was the major fear, and that she called their CEO when she left the July 9 meeting to tell him that this transition had to be flawless. She pledged her personal commitment to the City of Peachtree City to ensure it would be done correctly. She said the team behind her was phenomenal, and they were committed to being good community partners.

Where did yard waste go? Johnson asked, and Renova said it went to the landfill. When a customer called Amwaste, would they talk to a human? They would, Renova said, although they would have to go through a list of options to route their call. The customer service reps were not AI.

Polacek said call response was an issue he was interested in, related that he had been on hold last year with one of the current vendors for more than 30 minutes and then wound up with someone in India who could not answer his questions. He was glad there would be local humans to answer calls at Amwaste. He also said he was glad to see they used ZenDesk, which he had experience with.

He mentioned the smaller trucks, and Renova said they already used them in small neighborhoods in Newnan. Learnard pointed out there were 23 neighborhoods with private streets in Peachtree City. Renova added that some HOAs already had contracts with waste haulers, and Amwaste could be flexible in working with them on the transition, and the pricing would not change, even if the HOAs did not transition to Amwaste.

Learnard said many people in HOAs had told her the cost of trash pickup was included in their fees. If the Amwaste price was less, maybe the HOA could lower their fees.

A few residents had said they had their own means of disposing of their household trash, Polacek commented. Would there be a way for them to opt out? Renova said it was her understanding that there would be an ordinance that required service to

all residences. It would be up to the City to change that, but having 13,000-plus customers was a condition of their bid.

Were there senior discounts? Renova said they could offer them as they did in other cities, but she could not commit to a price right now. Polacek asked if the CPI-U increases possible for Year 4 would be cumulative or just for that year? Not cumulative, Renova stated. He then verified that there were no deposits or delivery fees for the carts. Renova said that was true, but if a cart was destroyed the customer would have to pay for it. He verified there were no environmental fees or administrative fees.

Brown asked what the rates would be if Amwaste did not get an exclusive contract but came to Peachtree City as a fourth hauler. Renova said she could not answer that.

The Mayor said Council wanted to hear from citizens. Diane Markowitz stated that one reason Council wanted to change to a single provider was to monitor performance, but she said the three current providers could all be required to submit monthly reports. Also, she said, it was unfair that residents would not be able to fire Amwaste themselves if there was poor performance.

She pointed out that Cresswind had a negotiated trash and recycling pickup contract with GFL for which she paid \$54 per quarter, less than the \$63 that Amwaste would charge. She did not want neighborhoods to lose their right to negotiate contracts.

Cresswind resident Skip Schaeffer asked Renova if residents could choose which of the three service levels they wanted or if the City would decide. Renova said the City would decide on one option for all customers, which Schaeffer did not support. He suggested the City mandate trash service for everyone but leave citizens with a choice of companies.

Jackie Fraser said she understood the reasons for this proposal were mandatory service, fewer trucks on the streets, lower costs, and yard waste removal, but it would not benefit her because her HOA negotiated a contract at a similar rate. Yard waste removal could be contracted through a private company on an as-needed basis, she remarked. Council's resources should be devoted to surveillance to find those who were dumping garbage on the paths, not contracting garbage service on behalf of all residents.

Fraser also mentioned that the companies that were not chosen might have to lay off employees. She thought competition would be the best for everyone. She told Council they had wasted too much time on a proposal that was not needed or wanted by most residents.

Rich Ganz said he had lived in Peachtree City for two years and was happy with his current trash service. However, he believed consolidating this service would be

for the collective good of the City. He had reviewed the RFP and said it included a lot of controls and accountability not available to individual citizens. He said Peachtree City residents would gain more services, predictable pricing, and better controls and oversight.

Ganz said the RFP called for financial penalties for missed service. That money would go to the City, but he thought it should be applied as a rebate to the residents' bills. He also asked if the fuel surcharge would be calculated based on Georgia diesel prices or national prices? If the price dropped back to below \$5.50 would there be an immediate increase? He also thought the fuel surcharge should be proportional.

No more speakers had signed up in advance for the Public Comments portion of the meeting, but the Mayor said she wanted to hear from others who wished to speak.

Another Cresswind resident, Glenn Moore, said his preference would be to offer Amwaste the opportunity to be Peachtree City's fourth approved hauler. He also said ordinances were ineffective without appropriate surveillance for violators. Moore noted that Cresswind contracted with a landscaping company to pick up yard waste.

Learnard told Renova she wanted to talk about Cresswind after the comments from the public were finished.

Eric Imker recommended they not move forward with this initiative, saying it would be a nightmare to accommodate all the HOAs. He explained that the homes in his neighborhood had negotiated with the trash hauler to get a reduced rate. Council needed to find out how many HOAs there were and what they paid. He said some people pointed out they would save money by not having to repave streets as often, but he thought any savings should be returned to taxpayers through a lower millage rate.

Schaeffer asked how hard it would be to cancel the contract mid-term if the company did not live up to its obligations. He thought they would sue the City if they did that.

John Cheatham, who said he did not live in Cresswind or an HOA community, noted that Option 1 would cost less than what he was paying to Republic and provide the additional service of recycling. However, he did not need yard waste or bulk item pickups on a regular basis and did not want to pay for those services.

Carl Snell wondered where this would end. Would the City mandate a certain Internet provider?

Another citizen said she lived on a private road that was damaged by large truck

traffic. Amwaste's cost would be much less than what they were currently paying.

Sharon Hudgins asked how the City would monitor who signed up for this service? Would this solve the problem of people not having services? She also said she was concerned about a monopoly.

Learnard said everyone with garbage service paid \$1 to their service provider, who then turned it over to KPTCB. The difference in the number of households and the number of dollars was how many households did not have garbage service. She said there could be many reasons why a household would not have garbage service.

Strickland noted that residential garbage service was not required under the current ordinance. Hudgins said she thought the point was to make these people participate. Maybe they could make them sign up for a company of their choice.

When Council first began looking at this, Learnard commented, they wanted to see if there was a way to reduce costs while adding a service. There was, but the catch was that everyone had to be in the pool to make the reduced prices feasible. She thought Amwaste would be open to talking with Cresswind about a plan.

Strickland again said this came up at the January Council retreat, but he recalled that getting everyone signed up was not the main reason. As the Mayor had said, it was to see if they could lower costs while adding a service. Right now, if residents had complaints about their trash hauler, the City could not do a whole lot, but this would give them the means to hold the company to high standards.

KPTCB Director Al Yougel stepped forward to say he believed the number of households without trash pickup was higher than 1,400, probably closer to 2,000. He said they could determine this because the trash franchise fee of \$1 was billed with stormwater, so they could see who paid it and who did not. He thought the property owners should be held accountable.

Mary Weaver said she had never had garbage service. She did not produce much garbage, and she recycled and composted. She took her garbage to Fayetteville when she worked and now gave it to her daughter for disposal.

Strickland said this was a complex situation, and he did not want anyone to assume that 2,000 people were illegally dumping trash on the paths.

Another resident asked if recycling and trash would be picked up on the same day, and Renova said they would.

Moore came forward again and said his background was in government policy. He said Peachtree City did indeed have some teeth they could use because refuse haulers had to apply and be approved by the City. If there was a reason, the City could withdraw that approval. Moore cautioned that monopolies did not work on a

long-term basis and said the City should focus on catching those who were not complying.

Strickland said they had an issue with a provider in 2022 and nearly let them go. However, the other two providers told the City they did not have the capacity to pick up those customers.

People who just wanted basic service would be shortchanged in this, Susan Rehalla of Cresswind asserted. She asked how long Amwaste had worked in other cities.

Renova said they had had a contract with Newnan since 2023, Fairburn since 2024, and Tyrone since 2020. The rates varied depending on the services provided. Learnard said they had a letter of recommendation from Newnan's City Manager.

Learnard turned to Council for more comments and questions. Holland verified with Renova that this proposal was only for residential service. He then asked about the possibility of suspending service if the residents were away for a long period. Renova said an exception for extended absences would have to be written into the ordinance. Finally, Holland asked about service for disabled residents who could not bring containers to curbside, and Renova said if there was a medical qualification, Amwaste offered backyard pickup at no extra cost.

If they chose one of the three Amwaste options, Holland commented, there would be 10 trucks on City streets each month compared to the current 24. He thought they were overlooking the impact that those 6,000-pound trucks had on the streets, saying the millions of dollars required for street repairs dwarfed the lesser situation of people dumping garbage on the paths. He said Miller had told him that reducing the number of trucks on the roads could lengthen the repaving cycle by two years.

Miller clarified that while it was true that heavier vehicles caused more damage to the roads, that had never been an argument for going to a single provider. Right now, Peachtree City's roads were some of the highest rated in the state, he continued, and they were being amply funded through SPLOST. He said he could not conclusively state an amount they would save with single hauler, and wear and tear on the roads was not a reason to make a decision because the roads would always be fixed.

Brown read a statement that she had written earlier and said she wanted it known that it was not based on any new information that had come out at the meeting. She stated she was against going to a single provider and gave her reasons.

She questioned whether the original complaints of road damage and illegal dumping by households without trash contracts were significant enough to justify moving to a single hauler. She identified many reasons residents might not have individual trash contracts without illegally dumping, such as shared containers with

a neighbor or a house being vacant, and expressed concern that awarding the contract to a new vendor would financially harm existing providers GFL, Republic, and Pollard and lead to job losses.

Learnard thanked the Amwaste representatives. She went on to say that Council was not there to protect the interests of GFL, Pollard, or Republic, but to make the best decisions for the citizens, even if the decisions were difficult.

Learnard said she was indeed leaning towards this option, seeing it as an opportunity to lower costs, reduce truck traffic, and improve accountability for litter and spills. Neighborhoods would be more attractive with cans out only one day a week, and customer service would be improved. Services would be expanded to include yard debris collection, improved efficiency for staff, and a system in which every household participated in a waste disposal program. She said a single hauler was the norm for most cities, and that was how they could keep the cost down while improving services.

She asked if Council wanted to vote on this at the August 20 meeting or wait until September? Holland suggested waiting until the September 3 meeting, which the Mayor noted was a morning meeting. Brown disagreed, saying she was ready to terminate the discussion right now and leave everything the way it was.

Johnson wanted to give citizens the opportunity to attend another evening meeting, even if the Councilmembers already knew where they would land. She thought the Aug. 20 meeting would be fine, and Polacek agreed. Learnard said they would put it on the agenda as a decision item.

Council/Staff Topics

1. Clarification for the Pushcart Ordinance

Council had asked the Planning Commission to look at a text amendment to allow for pushcart vendors in Commercial and Industrial zonings. However, Reed said, the question had come up if Council wanted to allow pushcarts in Limited Use Commercial (LUC) and Limited Use Residential (LUR) zonings. She said food trucks currently were allowed as an accessory use in LUC and LUR.

Learnard said this came about when La Petit Oven requested to operate a non-motorized cart in the Willowbend District, but pushcarts were not allowed. She said her short answer was to limit it to Commercial and Industrial areas.

Strickland remarked that one of the Planning Commissioners who lived in Cresswind said they often had food trucks there. Holland said Kedron Hills had them, too. Reed said she hoped they were following the permitting process.

Learnard asked if the Planning Commission had a recommendation. Reed urged Council to watch the video of the June 13 Planning Commission meeting, but said the

Commission was evenly divided and had asked her to come to Council for guidance.

Learnard said she felt allowing pushcarts in neighborhoods might have some unintended consequences. Her intent in bringing this up originally was for Commercial areas.

Holland reminisced about the ice cream trucks of his youth and said he had no problem with pushcarts or food trucks in neighborhoods.

Brown said non-motorized carts should be limited to Commercial or Industrial. Johnson agreed. Polacek did also, saying they should stick to the original intent of the request. Brown summarized that there was consensus that it should be Commercial or Industrial, but not Residential.

Reed said she would separate food trucks from pushcarts so there would not be the same regulations for both.

2. Purple Heart Day

The Purple Heart Day Commemoration was set for the next morning at Kedron Fieldhouse, Learnard said.

3. Deer Hunting Program

Recreation Director Harold Layton said they had already started the application process for the urban archery program, and he would be meeting the next day with the Department of Natural Resources to discuss expanding the hunting zones.

Executive Session

None

Adjourn

There being no further business, Holland moved to adjourn at 1:08 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 08/13/2026
Justin Strickland, City Manager 08/14/2026

DATE: August 20, 2026

SUBJECT: New Alcohol License - ¡Qué Delicia!

Recommendation:

Approve a new alcohol license for ¡Qué Delicia! at 1980 Highway 54, Suite E

Discussion:

¡Qué Delicia! located at 1980 Highway 54, Suite E, has submitted a request for a new alcohol license. Ms. Alexandra Mendoza has requested to be appointed as the Licensee and Mr. Luis Morales has requested to be the License Representative.

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

Budget Impact:

The budgetary impact of the alcohol beverage license will be positive. The applicant will be required to pay the annual fee for malt beverages, which is \$775 as well as \$500 for Sunday Sales.

Attachments:

1. Application redacted



Office of the City Clerk

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

Application for Alcoholic Beverage License

Business Name: iQui Delicia!	Business Location: 1480 Hwy 54 W E Peachtree city ga 30269	Number of Serving Bars: 0
Nature of Business: Puerto Rican fast food	Mailing Address: 1480 Hwy 54 W E Peachtree city ga 30269	Business Phone Number: 770-647-3611
Name of Licensee: Alexandra Mendoza	Home Address: [REDACTED] Fayetteville, GA 30214	Home/Cell Phone Number: [REDACTED]
Name of License Representative: Luis M. Morales	Home Address: [REDACTED] Fayetteville, GA 30214	Home/Cell Phone Number: [REDACTED]

Type of License:

Retail Consumption Dealer		Retail Package Dealer		Wholesale Dealer		Manufacturer	
Malt Beverage	☒	Malt Beverage		Malt Beverage	N/A	☒	Malt Beverage
Wine	☒	Wine		Wine	N/A	☒	Wine
Distilled Spirits		Distilled Spirits		Distilled Spirits			Distilled Spirits
Sunday Sales	☒	Holidays					
		Tastings					

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

Name:	Address:	Phone Numbers:
Individual Owner's Name, Partners' Names, Corporation Name, and name of Contact Person regarding License Changes, Taxes, etc.	Please provide Home Addresses for the individuals listed	Please provide Home and Business Phone Numbers for individuals listed
Alexandra Mendoza	[REDACTED] Fayetteville, GA 30214	[REDACTED]
Luis M Morales	[REDACTED] Fayetteville, GA 30214	[REDACTED]

Contact Person:

Alexandra Mendoza

E-mail Addresses for License Applicant(s):

[REDACTED]

Is any person who owns an interest in the Alcohol License an employee of the City of Peachtree City? YES/NO **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: Kelly Bush, Financial & Administrative Services Director 08/14/2026
Jonathan Miller, Interim Assistant City Manager 08/14/2026
Justin Strickland, City Manager 08/14/2026

DATE: August 20, 2026

SUBJECT: 07-26-03 FY2027 Operating and Capital Improvement Budget

Recommendation:

Adopt the attached resolution for the FY 2027 Budget, along with all supporting schedules.

Discussion:

Council held a budget workshop meeting on June 22, 2026, and the required public hearing regarding the FY 2027 Budget on July 9, 2026, and may now take action to adopt the Annual Operating Budget and Capital Improvement Plan (CIP). Attached is the budget resolution and all supporting documents, which are consistent with the figures presented at the public hearing.

Budget Impact:

Adoption of the resolution will authorize all appropriations for FY 2027 identified in the supporting schedules. Implementation of the budget will occur as of October 1, 2026.

Attachments:

1. Funds FY2027 Budget Resolution

BUDGET RESOLUTION

A RESOLUTION ADOPTING A BUDGET FOR THE FISCAL YEAR 2027 FOR EACH FUND OF PEACHTREE CITY, APPROPRIATING THE AMOUNTS SHOWN IN EACH BUDGET AS EXPENDITURES, ADOPTING THE ITEMS OF ANTICIPATED FUNDING SOURCES, PROHIBITING EXPENDITURES TO EXCEED APPROPRIATIONS, AND PROHIBITING EXPENDITURES FROM EXCEEDING ACTUAL FUNDING SOURCES.

WHEREAS, a proposed budget for each of the various funds of the City has been presented to the City Council; and

WHEREAS, appropriately advertised public hearings have been held on the FY 2027 Proposed Budget, as required by Federal, State and Local Laws and Regulations; and

WHEREAS, the City Council has reviewed the proposed budget and has made certain amendments to funding sources and appropriations; and

WHEREAS, the budget for each fund includes appropriations for Fiscal Year 2027, incorporates certain levies, assessments, fees and charges to finance these expenditures and fits the anticipated funding sources; and

WHEREAS, each of the funds has a balanced budget, such that anticipated funding sources equal proposed expenditures; and

WHEREAS, there are adequate funds available in cash reserves to cover any unanticipated revenue shortfall;

NOW, THEREFORE, BE IT RESOLVED that this budget, a summary of which is hereto attached, is hereby adopted specifying the anticipated funding sources for each fund and making appropriations for proposed expenditures to the Divisions named in each fund.

SO RESOLVED, in open session assembled pursuant to law. This ____ day of _____, 2026.

Kim Learnard, Mayor

Suzanne Brown, Mayor Pro Tem

Laura Johnson, Post 1

Clinton Holland, Post 3

Michael Polacek, Post 4

ATTEST: _____
Yasmin Julio, City Clerk

General Fund

FY 2027 Budget Summary

Sources of Funds:

Estimated Revenues

Taxes	\$50,176,223
Licenses & Permits	\$1,850,177
Intergovernmental (Grants)	\$520,146
Charges for Services	\$4,584,068
Fines & Forfeitures	\$1,651,000
Investment Income	\$1,000,000
Contributions & Donations	\$3,000
Miscellaneous	\$91,918

Total Estimated Revenues: \$59,876,532

Other Sources (H/M Taxes, Sale of FA) \$902,721

Surplus Carryover: \$0

Total Sources of Funds: \$60,779,253

Uses of Funds:

Appropriations

Departmental Operating Expenses

City Manager/Economic Development	\$1,043,105
Executive Services	\$1,190,067
Financial & Administrative Services	\$5,417,828
Human Resources	\$1,026,297
Public Safety	\$28,446,453
Public Works	\$9,604,932
Engineering Services	\$0
Recreation & Special Events	\$6,602,153
Library Administration	\$1,426,999
Planning & Development	\$2,386,491
Total Departmental Appropriations:	\$57,144,325

Salary Vacancy/ Other Savings -\$1,285,747

General Administration

Not-for-Profit Organizations	\$25,000
General Liability Insurance	\$170,000
CVB Labor Expense (reimbursed)	\$572,294
Miscellaneous Legal Fees/Claims	\$230,612
Unemployment & Other Expenses	\$20,000
Administrative/Technical Contingencies	\$130,000
Total General Administration:	\$1,147,906

Transfers to Other Funds/Authorities

Transfer to CIP	\$805,000
Transfer to Debt Service	\$2,967,769
Transfer to KPTCB	\$0
Total Transfers:	\$3,772,769

Total Uses of Funds \$60,779,253

City of Peachtree City
General Fund
Sources of Funds

Account Title	FY26-27 Manager's Proposed
PROPERTY TAX - CURRENT YEAR	24,627,347.00
PROPERTY TAX - PRIOR YEARS	84,660.00
MOTOR VEHICLE TAX	73,630.00
MOTOR VEHICLE TAVT TAX	1,933,428.00
RAILROAD TAX	3,938.00
REAL ESTATE TRANSFER TAX	92,970.00
INTANGIBLE TAX	210,000.00
FRANCHISE TAX - GEORGIA POWER	1,560,560.00
FRANCHISE TAX - COWETA FAYETTE EMC	1,242,193.00
FRANCHISE TAX - ATLANTA GAS & LIGHT	525,589.00
FRANCHISE TAX - COMCAST CABLE	326,654.00
FRANCHISE TAX - AT&T	76,156.00
FRANCHISE TAX - NULINK/W.O.W.	3,900.00
FRANCHISE TAX - COMMUNICATIONS	250.00
LOCAL OPTION SALES TAX	13,313,737.00
ALCOHOLIC BEVERAGE EXCISE TAX	662,784.00
MIXED DRINK TAX	278,794.00
BUSINESS & OCCUPATIONAL TAXES	477,000.00
PAWN SHOP ANNUAL LICENSE	2,000.00
REGULATORY FEE	6,550.00
INSURANCE PREMIUM TAX	4,576,564.00
FINANCIAL INSTITUTIONS TAX	83,519.00
PROPERTY TAX PENALTIES - CURRENT YR	7,000.00
PROPERTY TAX PENALTIES - PRIOR YR	7,000.00
	50,176,223.00
FILM PERMITS	0.00
SOIL EROSION PERMITS	2,500.00
LAND DISTURBANCE FEES	15,270.00
ALCOHOLIC BEVERAGES LICENSE	440,044.00
RESIDENTIAL GOLF CART REGISTRATION	179,188.00
NON-RESIDENTIAL GOLF CART REGISTRATION	308,340.00
GOLF CART ADMIN FEES-LATE & DECAL ONLY	2,500.00
GOLF CART TRANSFER FEES	3,000.00
GOLF CART ANNUAL RENTAL FEES-NOT GASB87	1,200.00
PAWN SHOP EMPLOYEE PERMITS	100.00
BLASTING PERMITS	100.00

MISCELLANEOUS FIRE PERMITS	3,600.00
CERTIFICATE OF COMPLIANCE FIRE	15,000.00
BUILDING PERMITS	750,000.00
CERTIFICATE OF OCCUPANCY NEW	25,000.00
CERTIFICATE OF COMPLETION	200.00
PLUMBING PERMITS	9,600.00
ELECTRICAL PERMITS	15,000.00
MECHANICAL/HVAC PERMITS - COMMERCIAL	34,000.00
MECHANICAL/HVAC PERMITS - RESIDENTIAL	100.00
REINSPECTION FEE	175.00
ZONING & LAND USE PERMITS	30,000.00
SIGN PERMITS	15,000.00
TEMPORARY USE PERMITS	260.00
	1,850,177.00

AMERICAN RESCUE PLAN (ARP) ACT of 2021	0.00
STATE OPERATING GRANT - GEMA	0.00
FEDERAL OPERATING GRANT - DOJ	0.00
F.C.B.O.E. REIMB.RESOURCE OFF.	495,146.00
GDPH - TRAUMA GRANT	5,000.00
COUNTY OPERATING GRANT - REC	0.00
GMA GRANTS	20,000.00
	520,146.00

INTEREST REVENUES	1,000,000.00
GASB87 LEASE INTEREST EARNED	0.00
	1,000,000.00

RENTAL - RIGHT OF WAY	918.00
GASB-87 LEASE REVENUE	0.00
SURPLUS CARRYOVER	0.00
FACILITY RENTAL - TENNIS CENTER	10,000.00
FACILITY RENTAL - RECREATION	34,000.00
FACILITY RENTAL - KEDRON	12,000.00
OTHER REVENUE	35,000.00
OTHER REVENUE - INSURANCE REIMB.	0.00
EMPLOYEE VEHICLE REIMBURSEMENT	0.00
	91,918.00

OPERATING TRANSFER FROM FUND 230	
OPERATING TRFR FROM FUND 275	887,721.00
OPERATING TRFR FROM FUND 329	5,000.00
OPERATING TRANSFER FROM PFA FUND 380	0.00
SALE OF FIXED ASSET	10,000.00
	902,721.00
TOWER LEASE	140,000.00
WASA REIMBURSEMENTS	0.00
DEVELOPMENT AUTH REIMBURSEMENTS	0.00
SALE OF MAPS/MERCHANDISE	0.00
TRAINING REIMBURSEMENT REVENUE	0.00
PLAN REVIEW FEE - FIRE NEW CONSTR	28,000.00
FIRE SPRINKLER PLAN REVIEW	7,500.00
SITE FOLLOW UP - FIRE	5,000.00
AMBULANCE FEES -EMS MC COLLECTIONS	0.00
AMBULANCE FEES - AMB	0.00
AMBULANCE FEES - EMS MC	1,350,000.00
NONEMERGENCY LIFT ASSISTANCE	1,500.00
SALE OF RECYCLED MATERIALS	1,000.00
FUEL REIMBURSEMENT - FAYETTE COUNTY	0.00
SALE OF MERCHANDISE	0.00
SALE OF MERCHANDISE - HOMETOWN HOLIDAY EVENTS	10,000.00
PROGRAM FEES-RECREATION	135,000.00
RECREATION PROG FEES-COMMUNITY GARDEN	0.00
PROGRAM FEES - POOL-GLENLOCH	37,050.00
PROGRAM FEES - ATHLETIC TOURNAMENTS	12,000.00
PROGRAM FEES - ATHL ASSOC	200,000.00
SPONSORS	0.00
SPONSORS - DERBY DAYS	0.00
SPONSORS-FATHER DAUGHTER DANCE	0.00
SPONSORS-SUNSET SOUNDS CONCERT SERIES	0.00
SPONSORS-BACK TO SCHOOL BASH	0.00
PROGRAM FEES - KEDRON	250,000.00
PROGRAM FEES - KEDRON POOL FEES/PASSES	95,000.00
PROGRAM FEES - KEDRON OPEN GYM	33,000.00
PROGRAM FEES - KEDRON SWIM LESSONS	10,000.00
PROGRAM FEES - KEDRON SWIM TEAMS	60,000.00
PROGRAM FEES - ATHL ASSOC	0.00
TOURNAMENT FEES - RSF	15,000.00
PROGRAM FEES - RACKET SPORTS	1,000,000.00
MEMBERSHIPS	195,000.00
COURT RESERVATIONS	70,000.00

OTHER CHARGES SERVICES - RSF	20,000.00
RACKET CENTER PRO SHOP SALES	16,500.00
BUILDING PLAN REVIEW FEE	270,000.00
BUILDING PLAN RESUBMITTAL FEE	1,700.00
PLAN REVIEW FEE - VARIOUS	1,474.00
PLAN REVIEW FEE RESUBMITTAL	2,050.00
PLAN REVIEW FEE - FINAL SITE PLAN	8,500.00
PLAN REVIEW FEE - CONCEPTUAL SITE PLAN	3,500.00
PLAT REVIEW FEES - SUBDIVISION	4,500.00
APPLICATION FEES	6,000.00
OTHER CHARGES FOR SERVICES	22,500.00
CVB REIMBURSEMENTS	572,294.00
	4,584,068.00
MUNICIPAL COURT FEES	75,000.00
MUNICIPAL COURT ADMIN FEES	125,000.00
MUNICIPAL COURT RESTITUTION	1,000.00
PRE-TRIAL INTERVENTION	120,000.00
MUNICIPAL COURT FINES	1,300,000.00
LIBRARY FINES	30,000.00
	1,651,000.00
DONATIONS	3,000.00
	3,000.00
	60,779,253.00

City of Peachtree City
General Fund
Uses of Funds

26-27
Proposed

DEPARTMENT OPERATING BUDGETS

CITY MANAGER	924,870
ECONOMIC DEVELOPMENT	118,235
<i>TOTAL CITY MANAGERS OFFICES</i>	<u>1,043,105</u>

MAYOR & CITY COUNCIL	185,272
PUBLIC COMMUNICATIONS	427,224
CITY CLERK	577,571
<i>TOTAL EXECUTIVE SERVICES</i>	<u>1,190,067</u>

FINANCE DEPARTMENT	1,211,408
PURCHASING DEPARTMENT	164,071
INFORMATION TECHNOLOGY	2,556,948
G.I.S. DEPARTMENT	532,760
MUNICIPAL COURT	952,641
<i>TOTAL FINANCIAL & ADMIN SERVICES</i>	<u>5,417,828</u>

HUMAN RESOURCES	1,026,297
<i>TOTAL HUMAN RESOURCES</i>	<u>1,026,297</u>

ENGINEERING	0
<i>TOTAL ENGINEERING SERVICES</i>	<u>0</u>

POLICE DEPARTMENT	13,870,679
FIRE DEPARTMENT	13,909,308
EMERGENCY MEDICAL SERVICES	666,466
<i>TOTAL PUBLIC SAFETY</i>	<u>28,446,453</u>

PUBLIC WORKS	5,594,133
GROUND MAINTENANCE	2,486,236
BUILDING MAINTENANCE	1,524,563
<i>TOTAL PUBLIC WORKS</i>	<u>9,604,932</u>

CULTURE / RECREATION	3,846,248
KEDRON AQUATIC CENTER / FIELDHOUSE	1,139,982
RACQUET CENTER	1,426,628
SENIOR SERVICES FACILITIES	189,295
<i>TOTAL RECREATION & SPECIAL EVENTS</i>	<u>6,602,153</u>

LIBRARY ADMINISTRATION	1,426,999
<i>TOTAL LIBRARY ADMINISTRATION</i>	1,426,999
PROTECTIVE INSPECTION ADM	961,539
PLANNING DEPARTMENT	835,352
CODE ENFORCEMENT	589,600
<i>TOTAL PLANNING & DEVELOPMENT</i>	2,386,491
TOTAL DEPARTMENT BUDGETS	57,144,325

GENERAL ADMINISTRATION BUDGET

LIABILITY INSURANCE	170,000
UNEMPLOYMENT INSURANCE	20,000
VEHICLE REPAIR & MAINTENANCE	0
PAYMENT TO NON-PROFIT ORGANIZATIONS	25,000
TOURISM	572,294
LITIGATION SERVICES	230,612
CONTINGENCY- INFORMATION SYSTE	50,000
CONTINGENCY - FACILITIES MAINTENANCE	0
CONTINGENCY - GEN'L ADMIN.	80,000
TOTAL GENERAL ADMINISTRATION	1,147,906

OPERATING TRANSFERS

PAYMENT TO KPTCB - RECYCLING	0
PAYMENT TO AIRPORT AUTHORITY	0
OPERATING TRFR TO CIP FUNDS	805,000
OPERATING TRFR TO FUND 400	2,967,769
TOTAL INTERFUND TRANSFERS	3,772,769

62,065,000

DEPARTMENTAL SAVINGS	(1,285,747)
	60,779,253

**Stormwater Utility Fund
Operating & Capital Budget
Fiscal Year 2027**

Revenues		
Fund 521	Description	Amount
	Charges for Services	\$ 3,961,959
	Investment Income	65,000
	Miscellaneous Revenue	350
	Total Stormwater Revenues:	\$ 4,027,309
 Appropriations		
Fund 521	Description	Amount
	Personnel Services & Benefits	\$ 1,034,656
	Purchased/Contracted Services	831,550
	Supplies	210,438
	Contingency	-
	<u>Capital Outlay</u>	
	Vehicles & Equipment	267,665
	Infrastructure - Renewal & Extension	1,000,000
	Depreciation & Amortization	
	Other Costs (Bad Debt Expense)	30,000
	Debt Service	653,000
	Other Financing Uses	-
	Total Stormwater Appropriations:	\$ 4,027,309
		<u>\$ -</u>

**City of Peachtree City
Stormwater Utility Fund
Sources Uses of Cash for Bond Coverage
Fiscal Year 2027**

	2026 Current Budget	2026 Projected Year-End	FY 2027 Proposed Budget
Sources of Operating Cash:			
Stormwater Billings	\$ 2,716,000	2,716,000	4,093,391
Bad Debt Expense	(30,000)	(30,000)	(30,000)
Stormwater Credits	(78,636)	(78,636)	(131,432)
Miscellaneous Revenue	32,000	42,706	350
Interest Earnings (1)	75,000	65,000	65,000
Sources of Cash	2,714,364	2,715,070	3,997,309
Use of Operating Cash			
Salaries and Benefits	716,101	716,101	1,034,656
Other - Operating	961,197	961,197	1,041,988
Debt Service (2)	653,000	653,000	653,000
	2,330,298	2,330,298	2,729,644
Net Increase (Decrease) in Cash before Capital Items	384,066	384,772	1,267,665
Infrastructure - Use of R&E	1,600,000	1,600,000	1,000,000
Other Capital Items (3)	47,000	47,000	267,665
Net Increase (Decrease) in Cash after non-R&E Capital Items (Available for Renewal & Extension)	\$ (1,262,934)	\$ (1,262,228)	\$ -
Net Revenue Available for Debt Service	\$ 1,037,066	\$ 1,037,772	\$ 1,920,665
FY2026/2027 Debt Service Payments	653,000	653,000	653,000
Bond D/S Coverage (4)	1.59	1.59	2.94

(1) Only includes interest earnings on operations, not on bond proceeds investments.

(2) Cash Basis

(3) Only includes those items not reimbursed by bond proceeds or renewal and extension funds.

(4) There are no bond covenants requiring a minimum debt service coverage ratio

For good management practice, we strive to maintain a minimum coverage of 1.1 (110%)

**Amphitheater Fund
Operating and Capital Budget
Fiscal Year 2027**

Revenues:

Charges For Services	\$ 1,594,500
Sponsorships	255,000
Miscellaneous Revenue	1,500
Transfer from HM Tax Fund (TPD)	75,000
Surplus Carryover (increase or use of reserves)	20,644

Total Revenues:	\$	1,946,644
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Expenses:

Personnel Services and Employee Benefits	\$ 37,339
Purchased / Contracted Services	479,946
Supplies	69,368
Program Expenses	1,244,075
Capital Outlay/Contingency	100,500
Contingency	15,416

Total Expenses:	\$	1,946,644
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**City of Peachtree City
Special Revenue Funds**

	FY2024 Actual	FY2025 Actual	FY 2026 Amended Budget	FY2026 Actual 6/1/2026	FY 2026 Estimated Year End	FY 2027 Proposed Budget
<u>Hotel/Motel Tax Fund - 275</u>						
Beginning Cash/Fund Balance						
Revenues - Hotel/Motel Taxes	\$ 2,005,047	\$ 2,246,359	\$ 2,108,539	\$ 1,522,834	\$ 2,108,539	\$ 2,367,256
Operating Transfers Out:						
Peachtree City Convention & Visitors	(877,208)	(982,782)	(922,486)	\$ (666,240)	(922,486)	(1,035,675)
City General Fund	(751,893)	(842,385)	(790,702)	\$ (571,063)	(790,702)	(887,721)
TPD Fund	(375,946)	(421,192)	(395,351)	\$ (285,531)	(395,351)	(443,860)
Amphitheater (TPD)					-	-
Ending Cash/Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<u>Hotel/Motel TPD Fund - 276</u>						
Beginning Cash/Fund Balance	\$ 158,168	\$ 232,750	\$ 253,772	\$ 232,750	\$ 232,750	
Revenues					-	-
Operating Transfer In:	375,946	421,192	395,351	\$ 189,552	395,351	443,861
Expenditures	(226,364)	(329,725)	(574,123)	\$ (82,709)	(553,101)	(368,861)
Operating Transfers Out:						
Amphitheater (TPD)	(75,000)	(75,000)	(75,000)	\$ (75,000)	(75,000)	(75,000)
Ending Cash/Fund Balance	\$ 232,750	\$ 249,217	\$ -	\$ 264,593	\$ -	\$ -
<u>Neighborhood Parks Fund - 200</u>						
Beginning Cash/Fund Balance	\$ 1,125	\$ 1,581	\$ 1,607	\$ 1,607	\$ 1,607	\$ -
Revenues	29,902	3,945	4,887	\$ 4,887	4,887	-
Expenditures	(29,447)	(3,918)	(6,494)	\$ (3,587)	(6,494)	-
Ending Cash/Fund Balance	\$ 1,580	\$ 1,608	\$ -	\$ 2,907	\$ -	\$ -
<u>D.A.R.E. Program Fund - 202</u>						
Beginning Cash/Fund Balance	\$ 2,061	\$ 2,291	\$ 2,770	\$ 2,770	\$ 2,770	\$ -
Revenues	230	479	-	\$ -	-	-
Expenditures	-	-	(2,770)	\$ (1,649)	(2,770)	-
Ending Cash/Fund Balance	\$ 2,291	\$ 2,770	\$ -	\$ 1,121	\$ -	\$ -
<u>State Seizure Fund - 203</u>						
Beginning Cash/Fund Balance	\$ 44,341	\$ 17,045	\$ 6,648	\$ 6,648	\$ 6,648	\$ -
Revenues	-	15	-	\$ 16,240	16,240	-
Expenditures	(27,296)	(10,412)	(6,648)	\$ (12,674)	(22,888)	-
Ending Cash/Fund Balance	\$ 17,045	\$ 6,648	\$ -	\$ 10,214	\$ -	\$ -
<u>HAZMAT Fund - 204</u>						
Beginning Cash/Fund Balance	\$ 7,034	\$ 7,034	\$ 7,034	\$ 7,034	\$ 7,034	\$ -
Revenues	-	-	11,314	\$ 11,314	11,314	-
Expenditures	-	-	(18,348)	\$ -	(18,348)	-
Ending Cash/Fund Balance	\$ 7,034	\$ 7,034	\$ -	\$ 18,348	\$ -	\$ -
<u>Police Department Tuition Fund - 206</u>						
Beginning Cash/Fund Balance	\$ 4,301	\$ 4,301	\$ 501	\$ 501	\$ 501	\$ -
Revenues	-	-	-	\$ -	-	-
Expenditures	-	(3,800)	(501)	\$ 3,800	(501)	-
Ending Cash/Fund Balance	\$ 4,301	\$ 501	\$ -	\$ 4,301	\$ -	\$ -

**City of Peachtree City
Special Revenue Funds**

	FY2024 Actual	FY2025 Actual	FY 2026 Amended Budget	FY2026 Actual 6/1/2026	FY 2026 Estimated Year End	FY 2027 Proposed Budget
<u>Youth Council Fund - 207</u>						
Beginning Cash/Fund Balance	\$ 503	\$ 503	\$ 503	\$ 503	\$ 503	\$ -
Revenues	-	-	-	-	-	-
Expenditures	-	-	(503)	-	(503)	-
Ending Cash/Fund Balance	<u>\$ 503</u>	<u>\$ 503</u>	<u>\$ -</u>	<u>\$ 503</u>	<u>\$ -</u>	<u>\$ -</u>
<u>Public Safety Grants - 208</u>						
Beginning Cash/Fund Balance	\$ 7,395	\$ 10,623	\$ 12,829	\$ 12,829	\$ 12,829	\$ -
Revenues	5,350	5,945.00	-	4,495	4,495	-
Expenditures	(2,122)	(3,739)	(12,829)	-	(17,324)	-
Ending Cash/Fund Balance	<u>\$ 10,623</u>	<u>\$ 12,829</u>	<u>\$ -</u>	<u>\$ 17,324</u>	<u>\$ -</u>	<u>\$ -</u>
<u>Police CERT Grants/CERT Donations Fund - 209</u>						
Beginning Cash/Fund Balance	\$ (14,515)	\$ -	\$ -	\$ -	\$ -	\$ -
Revenues	29,915	-	-	-	-	-
Expenditures	(15,400)	-	-	-	-	-
Ending Cash/Fund Balance	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
<u>Police Grants/Donations Fund - 210</u>						
Beginning Cash/Fund Balance	\$ 6,989	\$ 9,259	\$ 11,269	\$ 11,269	\$ 11,269	\$ -
Revenues	9,000	2,500	1,727	1,727	1,727	-
Expenditures	(6,730)	(490)	(12,996)	(2,900)	(12,996)	-
Ending Cash/Fund Balance	<u>\$ 9,259</u>	<u>\$ 11,269</u>	<u>\$ -</u>	<u>\$ 10,096</u>	<u>\$ -</u>	<u>\$ -</u>
<u>Explorer Troop Fund - 211</u>						
Beginning Cash/Fund Balance	\$ 1,254	\$ 1,254	\$ 1,254	\$ 1,254	\$ 1,254	-
Revenues	-	-	-	-	-	-
Expenditures	-	-	(1,254)	-	(1,254)	-
Ending Cash/Fund Balance	<u>\$ 1,254</u>	<u>\$ 1,254</u>	<u>\$ -</u>	<u>\$ 1,254</u>	<u>\$ -</u>	<u>\$ -</u>
<u>Federal Seizure Fund - 212</u>						
Beginning Cash/Fund Balance	\$ 160	\$ 160	\$ 77,362	\$ 77,362	\$ 77,362	-
Revenues	-	77,202	-	-	-	-
Expenditures	-	-	(77,362)	(31,917)	(77,362)	-
Ending Cash/Fund Balance	<u>\$ 160</u>	<u>\$ 77,362</u>	<u>\$ -</u>	<u>\$ 45,445</u>	<u>\$ -</u>	<u>\$ -</u>
<u>Tree Fund - 215</u>						
Beginning Cash/Fund Balance	\$ 300,411	\$ 424,643	\$ 552,895	\$ 552,895	\$ 552,895	\$ -
Revenues	124,460	144,755	-	72,620	72,620	-
Expenditures	(228)	(16,504)	(552,895)	(9,871)	(625,515)	-
Ending Cash/Fund Balance	<u>\$ 424,643</u>	<u>\$ 552,895</u>	<u>\$ -</u>	<u>\$ 615,644</u>	<u>\$ -</u>	<u>\$ -</u>
<u>ARP Fund - 230</u>						
Beginning Cash/Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Revenues	1,969,381	8,776,473	1,225,711	1,244,669	1,244,669	-
Expenditures	(1,969,381)	(8,776,473)	(1,225,711)	(1,225,711)	(1,244,669)	-
Ending Cash/Fund Balance	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 18,957</u>	<u>\$ -</u>	<u>\$ -</u>
<u>Keep Peachtree City Beautiful Fund - 265</u>						
Beginning Cash/Fund Balance	\$ -	-	\$ -	\$ -	\$ -	\$ -
Revenues	47,267	-	140,353	58,504	140,353	144,000
Expenditures	-	-	-	-	-	-
Operating/Equity Transfers Out	(47,267)	-	(140,353)	(58,504)	(140,353)	(144,000)
Ending Cash/Fund Balance	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

Debt Service Funds **FY 2027 Budget Summary**

	Fund 400
	G/F Supported
Revenues:	
Surplus Carryover	\$0
Transfer from General Fund	\$2,967,769
Total Revenues	\$2,967,769

Appropriations:	
General Obligation Bond Expenses	\$0
Facilities Authority Bonds	\$376,766
Equipment Lease-Purchase Loans	\$2,591,003
Total Appropriations	\$2,967,769

**PEACHTREE CITY
GENERAL LONG-TERM DEBT
PRINCIPAL AND INTEREST DUE
As of September 30**

Fiscal Year	Facilities Authority Bonds Totals			Leases Totals			Grand Totals		
	Principal	Interest	Total	Principal	Interest	Total	Principal	Interest	Total
2027	351,174.07	25,592.09	376,766.16	2,352,984.71	238,018.34	2,591,003.05	2,704,158.78	263,610.43	2,967,769.21
2028	356,278.58	20,487.56	376,766.14	2,155,201.38	158,869.78	2,314,071.16	2,511,479.96	179,357.34	2,690,837.30
2029	361,457.30	15,308.86	376,766.16	1,677,361.70	91,035.75	1,768,397.45	2,038,819.00	106,344.61	2,145,163.61
2030	366,711.28	10,054.87	376,766.15	1,140,394.80	42,535.38	1,182,930.18	1,507,106.08	52,590.25	1,559,696.33
2031	372,041.64	4,724.52	376,766.16	630,042.02	111,111.90	741,153.92	1,002,083.66	115,836.42	1,117,920.08
	1,807,662.87	76,167.90	1,883,830.77	7,955,984.61	641,571.15	8,597,555.76	9,763,647.48	717,739.05	10,481,386.53
2032	93,852.33	339.21	94,191.54	-	-	-	93,852.33	339.21	94,191.54
2033	-	-	-	-	-	-	-	-	-
2034	-	-	-	-	-	-	-	-	-
2035	-	-	-	-	-	-	-	-	-
2036	-	-	-	-	-	-	-	-	-
	93,852.33	339.21	94,191.54	-	-	-	93,852.33	339.21	94,191.54
Misc. *	-	-	-	-	-	-	-	-	-
Total	1,901,515.20	76,507.11	1,978,022.31	7,955,984.61	641,571.15	8,597,555.76	9,857,499.81	718,078.26	10,575,578.07
				9,857,499.81	718,078.26	10,575,578.07	9,857,499.81	718,078.26	7,910,962.39
							9,857,499.81		
							Ties with Debt Service Schedule for Bonds, Notes, & Leases		
							-		

**Capital Improvement Program Fund
FY 2027 Budget Summary**

Revenues:

Transfer from General Fund	805,000.00
Equipment/Lease-Purchase Loans	2,821,929.99
Tourism Product Development	229,500.00

Total Revenues:	\$3,856,430
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Appropriations:

Public Works/Grounds	527,000.00
Recreation	704,500.00
Police	1,061,000.00
Fire/EMS	100,929.99
Administration	1,158,000.00
Facilities Maintenance	305,000.00

Total Appropriations:	\$3,856,430
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CAPITAL DETAIL FY2027

Recreation

Financed Equipment

(2) 78" Turf Aerator 687
 Kubota RTV-X Utility Vehicle
 Toro Multi-Pro 1750 Sprayer
 Campey UniRake / Verticutter

Capital Projects

Battery Way Restroom
 Drake Field Concrete Drive Rear Entrance
 Drake Field Pathway Lights
 Recreation Grounds & special Events Pole Barn

Info Tech

Financed Equipment

Access Control Replacement
 Data Security Upgrades
 DR Equipment/Configuration for City Hall
 Misc Hardware/Software Upgrades
 Physical Security Upgrades (Cameras)
 Storage Replacement
 Vmware Upgrades
 Wireless Network Replacement
 Tape Drive Replacement
 Printer Replacements
 Data Repository for City Media Data

GIS

Financed Equipment

2026 Ford Explorer - Replace Ford Focus

Police

Financed Equipment

32 Laptop replacement (\$5500 each)
 Police Motorcycle
 10 Patrol Vehicles (\$85,000 each)

Capital Projects

Fire

Financed Equipment

Replacement Command Staff Vehicle

Capital Projects

Station 81 Bay LED Conversion

EMS

Financed Equipment

SIMBODIES EMS Manikins, Male

Oper Trans to CIP	Capital Equip Loan Proceeds	Facillities Maintenance	Grant Funding	TPD
	30,000			
	20,000			
	65,000			
	10,000			
-	125,000			
300,000				84,500
95,000				100,000
395,000	-	-	-	184,500
	95,000			
	65,000			
	80,000			
	65,000			
	35,000			
	160,000			
	86,000			
	170,000			
	85,000			
	60,000			
	60,000			
-	961,000	-	-	-
	47,000			
-	47,000	-	-	-
	176,000			
	35,000			
	850,000			
-	1,061,000	-	-	-
-	-	-	-	-
	60,000			
-	60,000	-	-	-
		50,000		
-	-	50,000	-	-
	40,930			
-	40,930	-	-	-

Grounds	Financed Equipment				
	Ford F250 for Added Grounds Crew	72,000			
	Replace 2018 Hustler Super Z (Unit 3467)	16,000			
	Replace 2018 Hustler Super Z (Unit 3764)	16,000			
		-	104,000	-	-
Public Works	Capital Projects				
		-	-	-	-
Public Works	Financed Equipment				
	Ford F250 Replacement for F150 (Unit 3018)	72,000			
	Roller/Compactor Replacement (Unit 3397)	115,000			
	Skid Steer Loader Replacement (Unit 3493)	95,000			
	Vermeer Wood Chipper Replacement (Unit 3400)	141,000			
Public Works		-	423,000		
	Capital Projects				
	Public Works Admin Building Upgrades		65,000		
		-	-	65,000	-
Building Maint	Capital Projects				
	BMX Restroom/Concession Stand Roof Replacement				45,000
	Glenloch Burglar Alarm System Replacement		30,000		
	Glenloch Clubhouse Roof Replacement		55,000		
	Riley Field Concession Buildings Roof Replacement		30,000	-	
Building Maint	Riley Field Electrical Panel Replacement		30,000		
		-	-	145,000	-
					45,000
Planning	Capital Projects				
	2027 Comprehensive Plan Update	150,000			
		150,000	-	-	-
Library Admin	Capital Projects				
		-	-	-	-
Totals		545,000	2,821,930	260,000	-
					229,500
Summary Totals	Operating Transfer to CIP	805,000			
	Loan Proceeds (Equipment)	2,821,930			
	TPD	229,500			
	Overall Total:	3,856,430			

**City of Peachtree City
Hotel/Motel Tax Fund Budget
FY 2027**

		FY 2026			
		Current	FY 2026		FY 2027
Estimated Revenue:		Budget	Projected	%	Proposed
Hotel/Motel Taxes	6.5%	\$1,713,188	\$1,867,375	3%	\$1,923,396
H/M Tax (TPD)	1.5%	\$395,351	\$430,933	3%	\$443,861
	8.0%	<u>\$2,108,539</u>	<u>\$2,298,307</u>		<u>\$2,367,256</u>
Operating Transfers Out:					
* Convention & Visitors Bureau	3.5%	\$922,486	\$1,005,509		\$1,035,675
* City General Fund: 3%	3.0%	\$790,702	\$861,865		\$887,721
* City TPD Fund - 1.5%	1.5%	\$320,351	\$355,933		\$368,861
* Amphitheater Fund (TPD)		\$75,000	\$75,000		\$75,000
Total:	8.0%	<u>\$2,108,539</u>	<u>\$2,298,307</u>		<u>\$2,367,256</u>

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Justin Strickland, City Manager

FROM: Dustin Farron, Assistant Financial & Administrative Services Director 08/14/2026
Tyler Runyon, Convention and Visitors Bureau Executive Director 08/14/2026
Jonathan Miller, Interim Assistant City Manager 08/14/2026
Justin Strickland, City Manager 08/14/2026

DATE: August 20, 2026

SUBJECT: 08-26-04 FY2027 Proposed Budget - Peachtree City Convention & Visitors Bureau

Recommendation:

Approve the fiscal year 2027 budget for the Peachtree City Convention & Visitors Bureau (CVB).

Discussion:

The Peachtree City CVB Board of Directors have approved the attached Proposed FY2027 Budget and are requesting approval from the Peachtree City Council.

The attached fiscal year 2027 Proposed Budget demonstrates the focus of the Convention & Visitors Bureau on marketing of the City of Peachtree City as a tourism destination for conventions, sports events, and group travel.

Budget Impact:

Attachments:

1. FY27 CVB Budget for Memo

FY2027 CVB Proposed Budget

Sources of Funds	FY2026 Budget			FY2027 Budget			
	Budget	Actual	Projected	Budget	% Of Budget	Variance	% Change
Total Sources of Funds:	\$ 1,052,586	\$ 604,604	\$ 1,094,100	\$ 1,114,900	100%	\$ 62,314	6%
Uses of Funds	FY2026 Budget			FY2027 Budget			
	Budget	Actual	Projected	Budget	% Of Budget	Variance	% Change
Total Contractual Labor	\$ 423,127	\$ 299,028	\$ 497,000	\$ 535,000	48%	\$ 111,873	26%
Total Sales/Marketing/Promotion	\$ 508,919	\$ 257,930	\$ 415,301	\$ 494,916	44%	\$ (14,003)	-3%
Administrative & General Operations	\$ 120,540	\$ 70,567	\$ 117,414	\$ 84,984	8%	\$ (35,556)	-29%
Total Capital Expenditures	\$ -	\$ 58,185	\$ 58,185	\$ -	0%	\$ -	0%
Total Uses of Funds:	\$ 1,052,586	\$ 685,710	\$ 1,087,900	\$ 1,114,900	100%	\$ 62,314	6%
Change in Net position	\$ -	\$ (81,106)	\$ 6,200				
Net position, beginning of year	\$ 661,835	\$ 661,835	\$ 661,835				
Net position, end of year	\$ 661,835	\$ 580,729	\$ 668,035				

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Justin Strickland, City Manager

FROM: Kelly Bush, Financial & Administrative Services Director 08/14/2026
Jonathan Miller, Interim Assistant City Manager 08/14/2026
Justin Strickland, City Manager 08/14/2026

DATE: August 20, 2026

SUBJECT: 08-26-05 FY2027 Budget - Keep Peachtree City Beautiful, Inc

Recommendation:

Approve the fiscal year 2027 budget for Keep Peachtree City Beautiful, Inc. (KPTCB).

Discussion:

As part of the intergovernmental agreement between the City of Peachtree City and Keep Peachtree City Beautiful, a 501(c)(3) and a component unit of the City beginning in fiscal year 2012, an annual budget for the organization must be presented to Council. Attached please find a copy of the fiscal year 2027 budget for your approval.

Budget Impact:

The waste haulers' franchise fees included in this budget in the amount of \$144,000 agrees with the City's franchise fee collections and quarterly disbursements to KPTCB recorded in a City Special Revenue Fund.

Attachments:

1. FY2027 KPTCB



Revenue	FY25 Actual	FY26 Adopted	FY27 Proposed	Variance
Waste Haulers Franchise Fees	\$ 130,172.66	\$ 136,992.00	\$ 144,000.00	\$ 7,008.00
Recyclables/Fees	\$ 11,432.64	\$ 5,321.00	\$ 11,000.00	\$ 5,679.00
Litter/Compost Contract	\$ 50,388.00	\$ 50,388.00	\$ 50,388.00	\$ -
Cart Path Litter/Trash	\$ 45,760.00	\$ 45,760.00	\$ 45,760.00	\$ -
Line Creek Litter/Trash	\$ 4,924.78	\$ 7,800.00	\$ 7,800.00	\$ -
Recycle PTC Subsidy	\$ 6,430.00	\$ -	\$ -	\$ -
Surplus Carryover (Fund Balance)		\$ -	\$ -	\$ -
Total Revenue	\$ 249,108.08	\$ 246,261.00	\$ 258,948.00	\$ 12,687.00

Expenditures	FY25 Actual	FY26 Adopted	FY27 Proposed	Variance
Purchased/Contracted Services:				
Professional Services Tax/990 Preparation	\$ -	\$ 3,000.00	\$ 3,000.00	\$ -
Contract Services Bin Pulls	\$ 45,829.67	\$ 42,200.00	\$ 45,687.00	\$ 3,487.00
Repairs & Maint Equipment	\$ 3,045.27	\$ 2,956.00	\$ 2,956.00	\$ -
Repairs & Maint Vehicles Trucks	\$ 1,677.80	\$ 1,500.00	\$ 1,500.00	\$ -
Rental/Lease Cubesmart	\$ 3,539.82	\$ 4,224.00	\$ 4,224.00	\$ -
Other	\$ 2,838.38	\$ 11,400.00	\$ 2,900.00	\$ (8,500.00)
Insurance Dir/Officer	\$ 725.00	\$ 725.00	\$ 725.00	\$ -
Worker's Comp	\$ 1,300.00	\$ 4,800.00	\$ 4,800.00	\$ -
General Liability	\$ 730.00	\$ 730.00	\$ 730.00	\$ -
Other	\$ 187.48	\$ 200.00	\$ 200.00	\$ -
Communications Verizon	\$ 1,100.00	\$ 1,200.00	\$ 1,200.00	\$ -
Printing & Postage	\$ 2,499.39	\$ 2,617.00	\$ 2,617.00	\$ -
Postage Office	\$ 120.00	\$ 120.00	\$ 120.00	\$ -
Dues & Fees Keep America Beautiful	\$ 250.00	\$ 250.00	\$ 250.00	\$ -
Other	\$ 450.00	\$ 3,950.00	\$ 450.00	\$ (3,500.00)
				\$ -
Contract Labor	\$ 155,736.40	\$ 148,800.00	\$ 170,000.00	\$ 21,200.00
Total Purchased/Contracted Services	\$ 220,029.21	\$ 228,672.00	\$ 241,359.00	\$ 12,687.00
Supplies:				
Office Supplies	\$ 900.00	\$ 1,800.00	\$ 1,800.00	\$ -
Operating Supplies Materials	\$ 3,826.00	\$ 4,089.00	\$ 4,089.00	\$ -
Gasoline	\$ 2,786.64	\$ 8,500.00	\$ 8,500.00	\$ -
Small Tools & Equipment	\$ 800.00	\$ 1,600.00	\$ 1,600.00	\$ -
Uniforms Shirts/Vests	\$ 800.00	\$ 1,600.00	\$ 1,600.00	\$ -
Total Supplies	\$ 9,112.64	\$ 17,589.00	\$ 17,589.00	\$ -
Total Expenditures	\$ 229,141.85	\$ 246,261.00	\$ 258,948.00	\$ 12,687.00

FY25 Revenue - Actual	\$	112,505.42
transfers in	\$	136,602.66
FY25 Expense - Actual	\$	229,141.85

Beginning Fund Balance	\$	50,469.04
	\$	19,966.23
Ending Fund Balance	\$	70,435.27

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Justin Strickland, City Manager

FROM: Kelly Bush, Financial & Administrative Services Director 08/14/2026
Jonathan Miller, Interim Assistant City Manager 08/14/2026
Justin Strickland, City Manager 08/14/2026

DATE: August 20, 2026

SUBJECT: 08-26-06 RFP Exclusive Solid Waste Management Collection and Related Services

Recommendation:

Staff has no recommendation on how City Council is to proceed.

Discussion:

At the January 2026 retreat, Council requested that staff put out a public solicitation for a potential residential single hauler solid waste program. Staff then proceeded with a public Request for Proposals (RFP) process. Six qualified proposals were received and evaluated based on the criteria outlined in the publicly published RFP.

Staff reviewed the results of the RFP with Council during the July 9, 2026, meeting with comments, questions, and feedback from citizens given after the presentation. Staff did not request any action from City Council during the meeting. City Council then requested the apparent proposal winner, Amwaste to give a presentation at the next meeting.

Amwaste presented to City Council at the August 6, 2026, meeting with citizen comments, questions, and feedback given after the presentation. City Council decided to gather more citizen feedback between August 6th and the August 20, 2026, meeting.

Budget Impact:

N/A

Attachments:

None

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Justin Strickland, City Manager

FROM: Justin Strickland, City Manager 08/14/2026

DATE: August 20, 2026

SUBJECT: 08-26-07 Annexation Study Final Draft

Recommendation:

Approve the Annexation Study document as presented.

Discussion:

KB Advisory Group has completed their analysis for Peachtree City's Annexation Study. Their process included interviews with individual Council members, key staff that included the police and fire departments, and the general public during the open house held on July 16th from 3:00PM to 7:00PM. They also completed a cost/benefit analysis of multiple potential priority areas bordering the city and made recommendations on which specific parcels that the City could potentially pursue for annexation. Geoff Koski, President, and Trevor Butler, Senior Consultant, will present KB's findings to Council for review and potential approval.

Budget Impact:

N/A

Attachments:

1. Peachtree City Annexation Feasibility Report_KB_081326

Peachtree City Annexation Feasibility Study

Presented for:



Presented by:



KB | ADVISORY GROUP

DRAFT

August 2026

Project Introduction

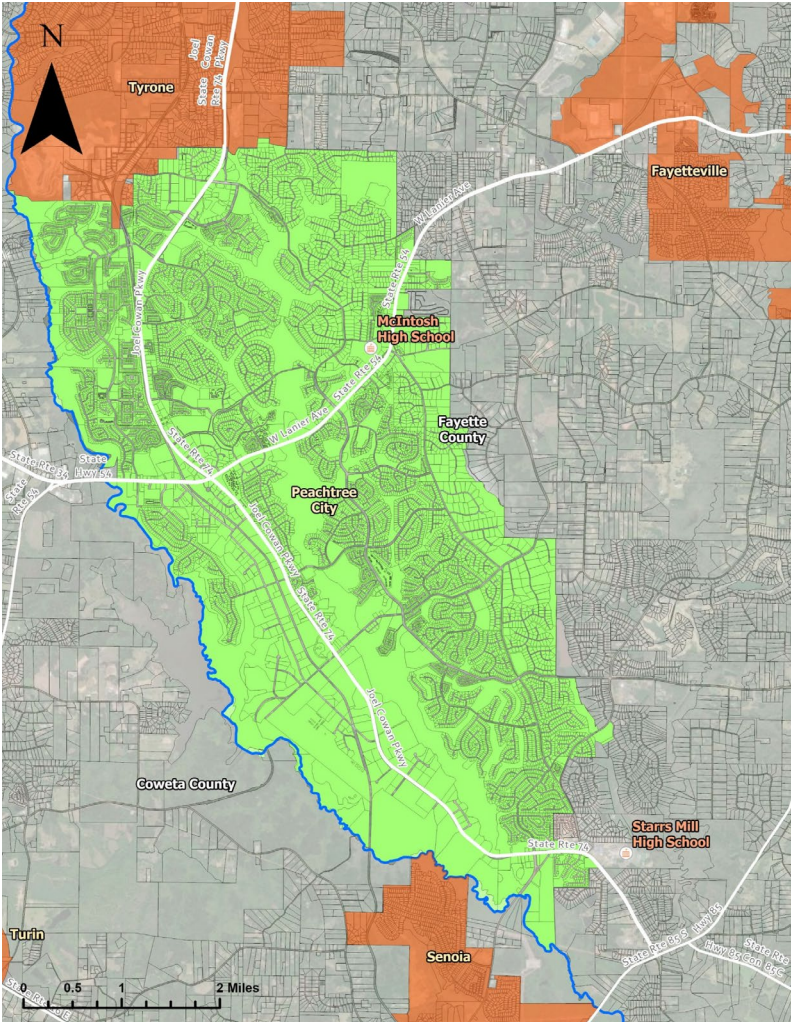
Study Scope

KB Advisory Group was engaged by the City of Peachtree City to conduct an annexation feasibility study focused on evaluating areas of unincorporated Fayette County surrounding the city and identifying opportunities for strategic future growth. The purpose of this study is to determine where annexation may support the city’s long-term goals related to governance, infrastructure, service delivery, fiscal sustainability, and economic development.

This study evaluates a series of potential annexation areas within unincorporated Fayette County and considers the opportunities and challenges associated with their incorporation into the city. The analysis includes an examination of governance and service implications, infrastructure considerations, fiscal impacts, operational opportunities and constraints, and the broader implications annexation may have on the city and surrounding community.

Throughout the course of this project, the project team conducted stakeholder interviews and coordination efforts with city leadership, staff, and relevant agencies to better understand existing conditions, service capacities, infrastructure systems, policy priorities, and community concerns related to annexation. The project team also reviewed available planning documents, infrastructure information, public service data, and development trends to inform the analysis and resulting recommendations.

This annexation feasibility study utilizes current demographic, economic, land use, and development data to provide an informed framework for evaluating future annexation opportunities. The resulting recommendations are intended to assist Peachtree City in understanding which areas may represent logical candidates for annexation, how annexation could be phased over time, and what considerations may be necessary to mitigate potential impacts while supporting the city’s long-term strategic objectives.



Project Introduction

Context

Peachtree City’s success has always rested on a: master-planned development model, a balanced tax digest, and a high level of services and amenities funded substantially by commercial and industrial property. That model is approaching a natural limit.

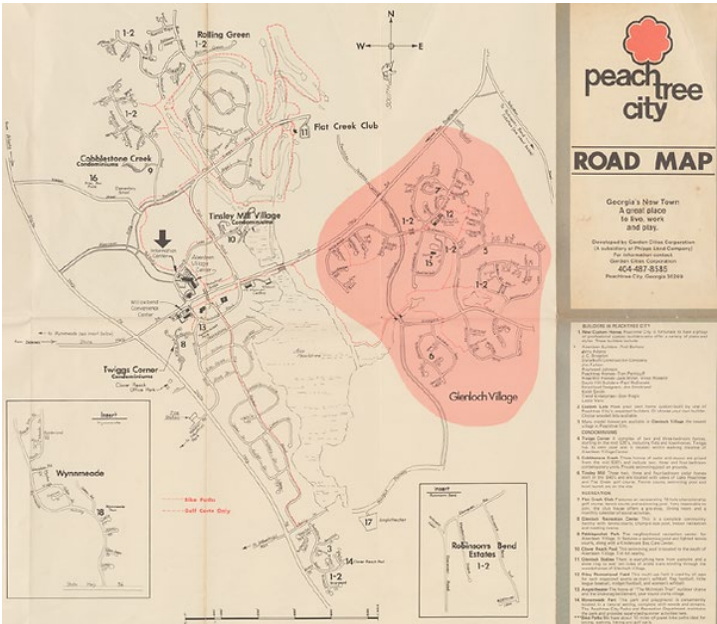
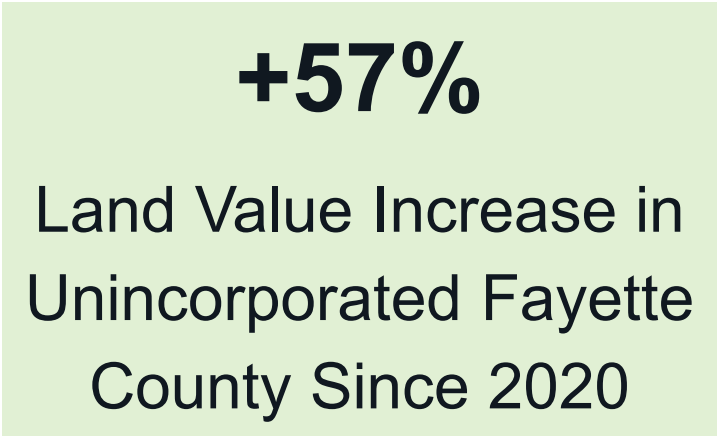
The city is approaching buildout. The large tracts that powered decades of planned growth are largely committed, and the supply of developable land remaining inside the city limits is small and shrinking.

As buildout nears, the tools available to sustain the city’s fiscal model narrow to two options: redevelopment of aging properties within the city, and annexation of land beyond it.

Meanwhile, tax appraisal property values in unincorporated Fayette County have risen 57% since 2020, and neighboring jurisdictions continue to grow toward Peachtree City’s borders.

With every passing year, the land around the city becomes more expensive, more developed, and less available.

This study answers a series of related questions: if Peachtree City is going to grow beyond its current boundaries, where should it grow, what would it cost, and when should it act?



Peachtree City road map, 1976/78
[Garden Cities Corporation]
Map Holding Institution: Peachtree City Library

The study’s central conclusion: annexation is not fiscally self-supporting today, but the strategic window to act is open now and narrows with time.

Methodology & Baseline Assumptions

Assessing Fiscal Feasibility

In order to assess the fiscal viability of bringing new adjacent areas into the City of Peachtree City through annexation, it was first necessary to establish a baseline of costs and revenues per acre by current land use within the city.

Key inputs into this baseline assessment were the city’s most recent budget, which provided key insights into the ways that the city spends money on an annual basis in addition to its property tax and non-property tax collections.

Other key inputs included tax parcel data complete with land use codes for every parcel within Peachtree City, which allowed for revenues and expenditures to be estimated in ways that are specific to the three primary land use categories: residential, commercial and industrial.

Conversations with City Council members helped to inform what areas the city might be interested in annexing and additional conversations with department staff helped to refine cost projections of bringing each area identified into the city.

Finally, a cost-benefit analysis was conducted, weighing additional revenues from annexed areas against additional costs to estimate the fiscal feasibility of annexation for each area.

Due to the high level of services and amenities provided by the city to those who call it home, the incremental cost of bringing new residential acres into the city presents a steep cost. Much of the residential land the city is interested in annexing is valued for their potential as industrial sites after annexation. This was considered and scenarios were run to demonstrate how annexation could be feasible even where it might not be under present conditions.

Fiscal Feasibility Methodology



Key Assumptions

Land Use	Cost Per Acre
Residential	\$6,057
Industrial	\$1,712
Commercial	\$1,794
Exempt	\$0

NOTE: Revenue estimates include Local Option Sales Tax distributions and franchise fee revenues, reflected in the Other Revenues category throughout this report.

Methodology & Baseline Assumptions

Assessing Fiscal Feasibility

The per-acre service cost assumptions used to assess annexation feasibility throughout this study are derived from the city’s total budget, allocated across its existing acreage by land use.

This average-cost approach to modeling potential future annexation outcomes assumes every newly annexed acre accepts a full share of citywide operations including fixed costs such as administration, facilities, and amenities that would not expand with annexation.

In practice, the true incremental cost of serving an annexed area is likely lower than the average figures used here.

The deficits presented in this study should therefore be read as a conservative floor. That is, the fiscal picture of annexation is unlikely to be worse than presented, and may well be better. As a result, the fiscal estimates presented herein represent an “upper-bound” cost scenario.

This approach also recognizes that annexation decisions will be driven by a multitude of other factors, including timing, politics, and state-level directives that impact local municipal governance.

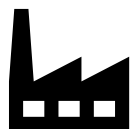


Peachtree City Convention & Visitors Bureau

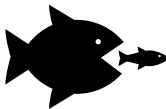
Annexation Priorities

Motivations & Goals

The annexation discussion is fundamentally tied to:

-  Industrial land availability
-  Commercial tax base growth
-  Desire for expanded employment opportunities
-  Preserving long-term fiscal sustainability

There is repeated concern that:

-  Peachtree City is nearing buildout
-  Fayetteville and Coweta County could capture future growth
-  Remaining large industrial and commercial tracts are limited

Annexation Goals

-  Protecting and expanding the long-term commercial and industrial tax base of the city.
-  Preventing competing jurisdictions from capturing strategic growth areas.
-  Maintaining service quality and fiscal sustainability as the city approaches buildout.
-  Managing future growth carefully enough to preserve Peachtree City’s community identity and operational model.

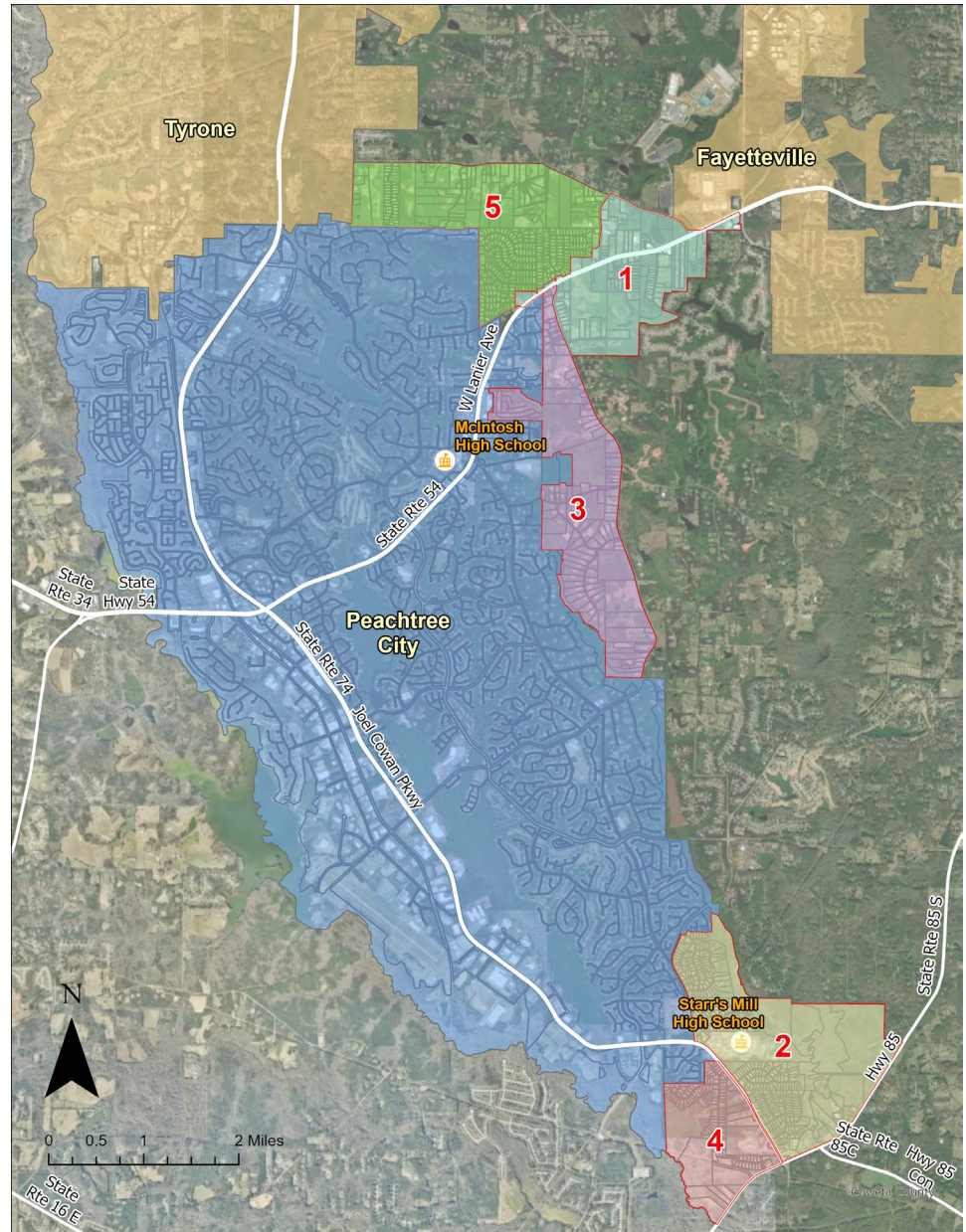
Annexation Interest Areas

Strategic Annexation Priorities

The following annexation areas represent locations identified through discussions with City Council, City staff, and departmental leadership as the City's highest long-term annexation priorities.

While each area presents unique opportunities and constraints, they collectively reflect Peachtree City's objectives to strengthen its employment base, protect future growth opportunities, improve long-term service delivery, and preserve the community's character as the City approaches buildout.

Areas 1, 3 and 4 are areas of heightened importance for the future of Peachtree City in expanding its potential for economic development, corporate recruitment and decreasing reliance on residential property taxes.



Annexation of Area 1 could help meet a critical city goal of controlling a “buffer zone” between Peachtree City and the City of Fayetteville. Through zoning land use controls and placemaking along this corridor, annexation of this area could better preserve Peachtree City’s community character.

Areas 2 and 3 are identified as areas less aligned with the city’s goals an/or represent greater challenges. These areas should be thought of as later phases of any future annexation plans or efforts.

Public Engagement

Community Feedback



Source: Fayette News

Community Open House

Held on Thursday July 16th from 3:00 PM to 7:00 PM at Peachtree City Library

Robust turnout across the full four hours of the event with attendance estimated at over 50 attendees

Key Takeaways

- 1 Skepticism around the necessity of annexation of any type and opposition to annexation that would add residential areas to the city
- 2 Widespread agreement that the idea of “targeted annexation” could buffer Peachtree City from growth that differed in character from Peachtree City, particularly along the Highway 54 Corridor
- 3 Some support for the annexation of Starr’s Mill High School due to community perceptions that the high school is generally acknowledged as part of the Peachtree City community
- 4 Questions about the suitability of the land between the City’s current eastern boundary and Ebenezer Road for industrial/commercial uses due to existing residential character
- 5 Somewhat general agreement that Ebenezer Road made sense as a long-term boundary for growth and annexation efforts

Annexation Interest Areas

● Annexation Area Screening

Within each interest area presented below, the full set of parcels was screened to develop a recommended set using four tests:

1. Fiscal exposure

Is the annual net service cost manageable relative to the goal the parcel serves?

2. Conversion potential

Can the parcel realistically transition to commercial or industrial use, given its size, ownership, and surroundings?

3. Strategic fit

Does the parcel advance a specific city goal: corridor control, industrial capacity, buffering, or institutional alignment?

4. Competitive risk

Could a neighboring jurisdiction plausibly capture the parcel if the city does not act?

Parcels failing multiple tests were excluded even where community interest existed.

The result is a deliberately limited plan for near-term annexation.

The recommended near-term path is to seek the smallest set of parcels that accomplishes the city's stated goals at the least fiscal exposure.

Annexation Interest Areas

Annexation Area 1



Annexation allows Peachtree City to guide zoning, gateway improvements, and compatible transitions between employment areas and nearby neighborhoods.

Annexation would strengthen Peachtree City's ability to manage future growth in a manner consistent with Council-approved planning principles.

Area 1 represents a strategic gateway into Peachtree City and one of the City's most important opportunities to influence future development along the Highway 54/West Lanier Avenue corridor.

While the area offers only limited industrial development potential, this area is seen by local leadership as an important buffer between Peachtree City and Fayetteville and could evolve more into a retail/commercial corridor.

Annexation of this area offers a way to establish long-term control over land use, corridor design, and community character before adjacent jurisdictions shape future growth.

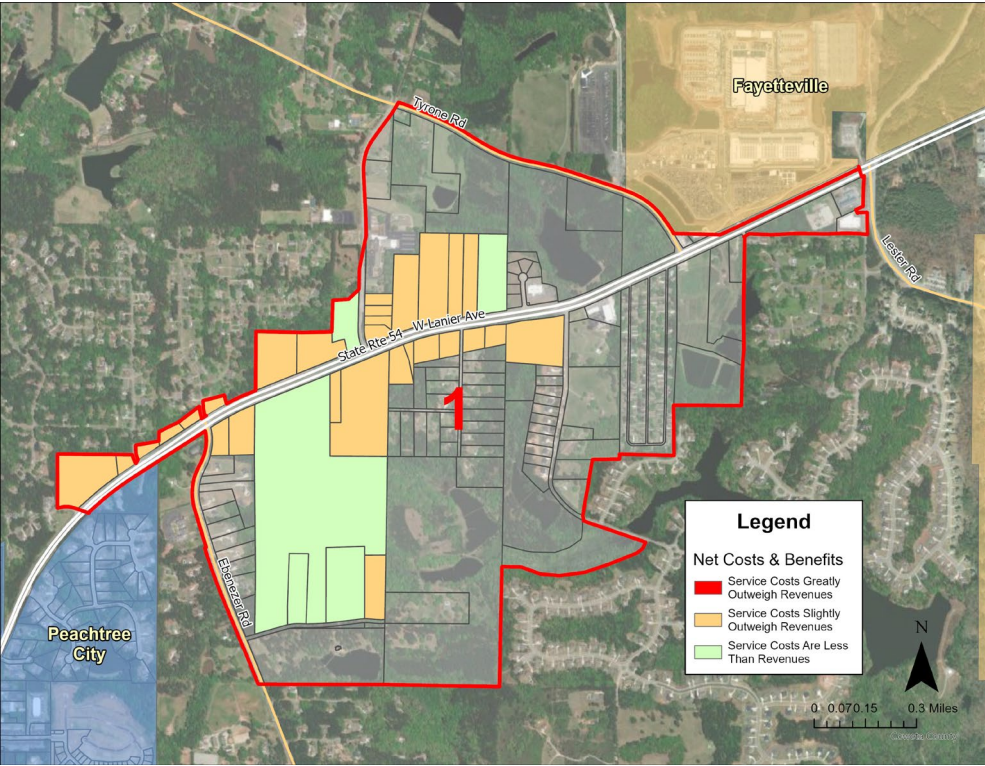
Summary	Land Use	Annexation Area 1
Parcel Count	Residential	96
	Industrial	16
	Commercial	10
Parcel Acreage	Residential	618.80
	Industrial	36.58
	Commercial	71.95
Parcel Assessed Value	Residential	\$23,115,727
	Industrial	\$4,597,320
	Commercial	\$5,867,477

Metric	Annexation Area 1
Population	993
Households	379
Businesses	29
Total Acreage	727



Annexation Interest Areas

Annexation Area 1



Outlined in the map to the left:

The recommended set of parcels that the City of Peachtree City could pursue annexing in the near-term.

Because they are lower-value residential, many of these parcels could currently entail slightly higher levels of service costs than they would earn in revenue for The City of Peachtree City. However, their value and high visibility on a higher population growth corridor, make them likely for future commercial development. Currently rezoning of these parcels would be a decision of Fayette County, without any formal input from Peachtree City.

Annexation of only a targeted subset of parcels within Area 1 limits Peachtree City’s fiscal downside, while advancing its own vision and goals for the future of this corridor.

Summary Type	Land Use	Area 1
Parcel Count	Residential	22
	Industrial	7
	Commercial	-
	Total	29
Parcel Acreage	Residential	188.78
	Industrial	29.26
	Commercial	-
	Total	218.04
Tax Revenues from Parcels	Residential	\$20,574
	Industrial	\$15,317
	Commercial	\$0
	Total	\$35,891

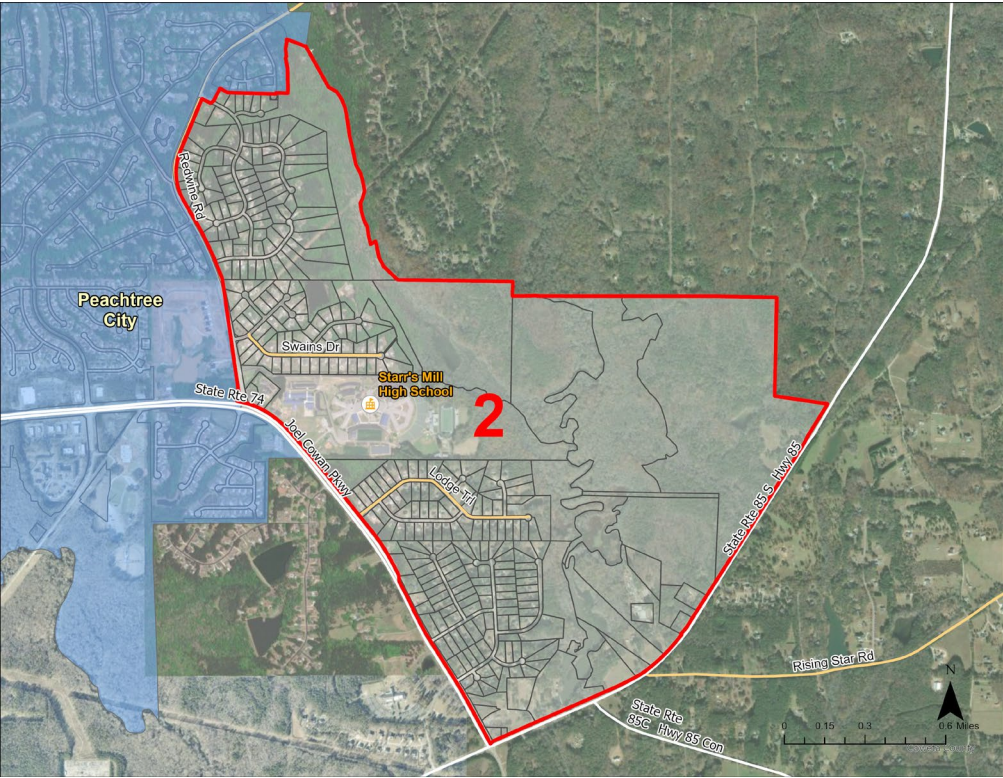
Annual Net
Revenues from
Annexed Parcels:

-\$70,465



Annexation Interest Areas

Annexation Area 2



Because of its limited fiscal upside relative to other areas, Area 2 may be a longer-term opportunity that, from a *financial feasibility standpoint*, should follow higher-priority employment-focused annexation efforts.

Area 2 offers opportunity for improvements in service delivery, institutional relationships, and long-term community connectivity.

While much of the area consists of exempt property associated with Starr's Mill High School and other public uses, annexation could strengthen the City's relationship with facilities that residents already closely associate with Peachtree City.

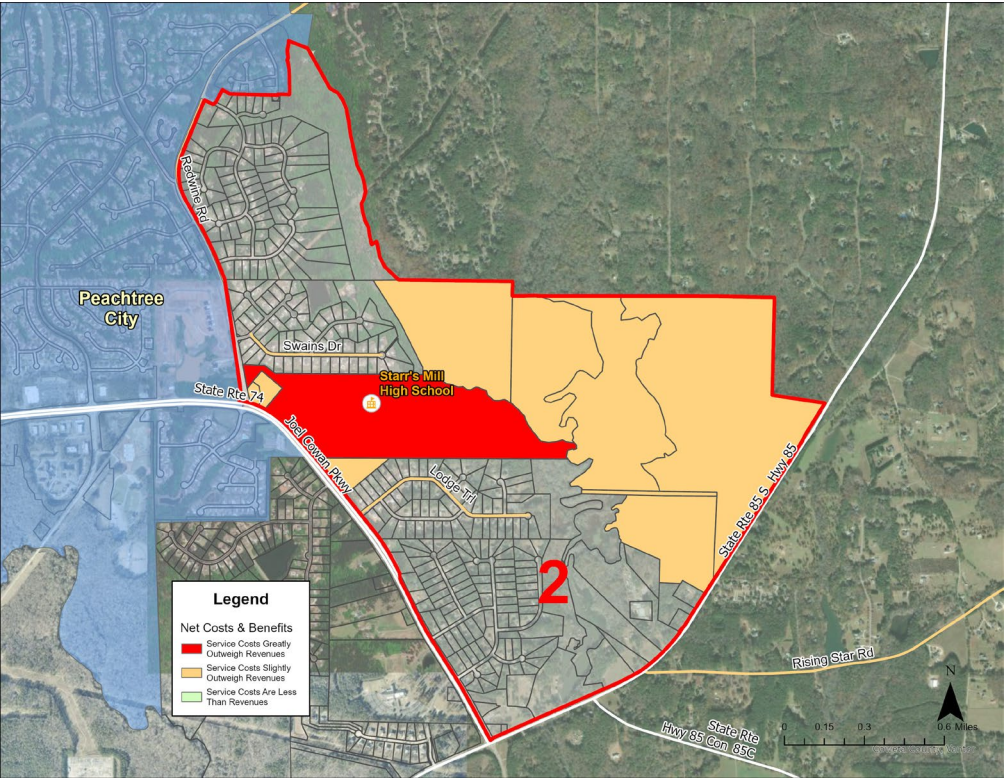
Opportunities could exist to improve connectivity to the City's path network while recognizing that police, fire, and public works responsibilities would require careful evaluation before annexation.

Summary	Land Use	Annexation Area 2
Parcel Count	Residential	265
	Industrial	3
	Commercial	67
Parcel Acreage	Residential	274.84
	Industrial	13.25
	Commercial	219.30
Parcel Assessed Value	Residential	\$76,529,866
	Industrial	\$927,324
	Commercial	\$23,075,078

Metric	Annexation Area 2
Population	1,019
Households	388
Businesses	22
Total Acreage	1,249

Annexation Interest Areas

Annexation Area 2



The recommended set of parcels that the City of Peachtree City could look closely into annexing within Area 2 are outlined in the map to the left.

The parcel within this area that is clearly the least fiscally positive is Starr’s Mill High School. Because it is tax exempt, the parcel itself would generate no revenues for the city, and would require the city to staff Starr’s Mill, Rising Starr and Peeples with full-time safety officers, the cost of which is estimated just north of \$300,000, but could be higher or lower depending on conversations with the district.

The majority of the other parcels identified as desirable for annexation are also publicly owned and could represent strong opportunities for public-private partnerships that drive economic development efforts in the area.

Summary Type	Land Use	Area 2
Parcel Count	Residential	5
	Industrial	3
	Commercial	2
	Total	10
Parcel Acreage	Residential	439.52
	Industrial	13.25
	Commercial	131.24
	Total	584.01
Tax Revenues from Parcels	Residential	\$1,780
	Industrial	\$5,563
	Commercial	\$0
	Total	\$7,343

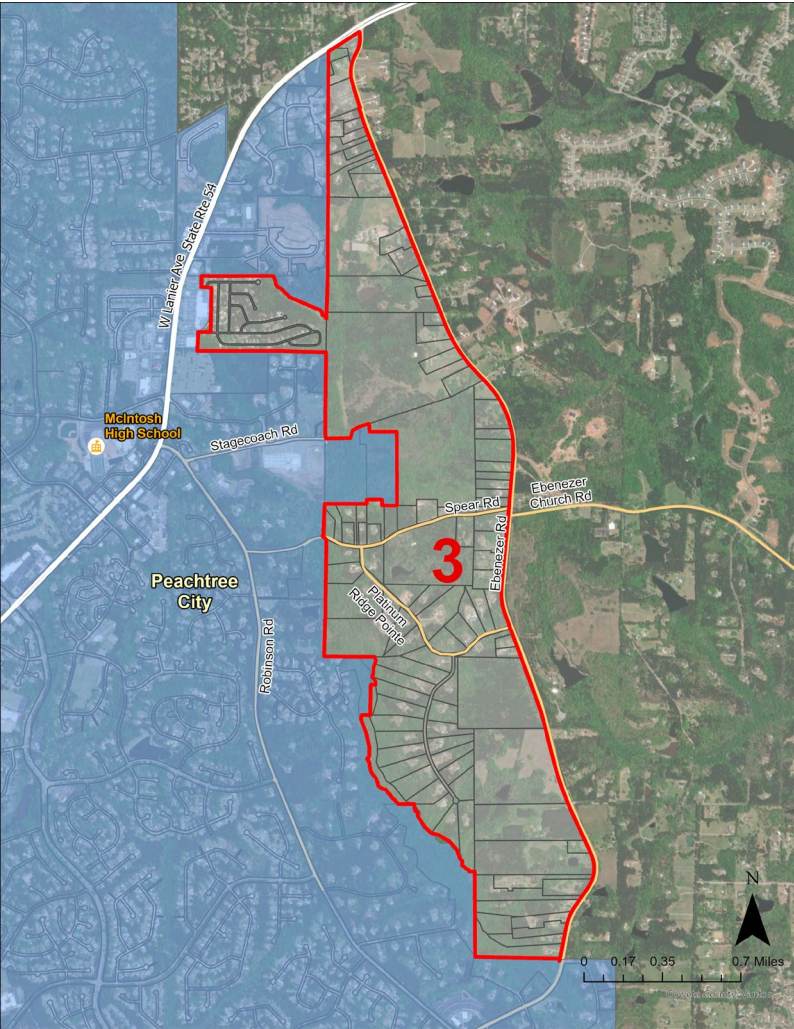
Annual Net
Revenues from
Annexed Parcels:
-\$343,616

Note: Residential acreage in the recommended-parcel tables includes tax-exempt, residentially zoned public parcels including the Starr’s Mill High School campus. Area-wide land use totals reflect taxable parcels only



Annexation Interest Areas

Annexation Area 3



Area 3 offers a long-term opportunity to expand Peachtree City inventory of employment land and strengthen its commercial and industrial tax base. This area is one of the few remaining potential annexation locations that would be capable of accommodating future business growth at a meaningful scale .

At the same time, several implementation challenges exist, including fragmented ownership patterns, prior subdivision activity, needed utility extensions, and transportation improvements that would be necessary to support development.

While the area's long-term economic potential remains significant, its ultimate success will depend on assembling developable sites, extending infrastructure, and coordinating future land use planning with surrounding property owners.

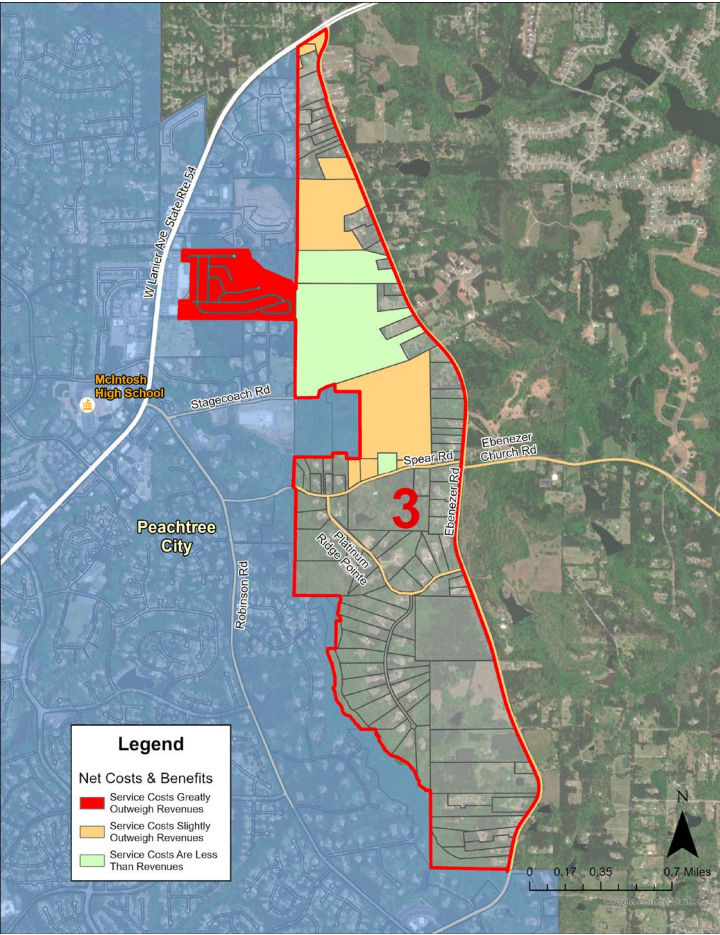
Summary	Land Use	Annexation Area 3
Parcel Count	Residential	109
	Industrial	2
	Commercial	0
Parcel Acreage	Residential	1,051.14
	Industrial	5.05
	Commercial	-
Parcel Assessed Value	Residential	\$39,140,048
	Industrial	\$402,092
	Commercial	\$0

Metric	Annexation Area 3
Population	894
Households	341
Businesses	13
Total Acreage	1,056



Annexation Interest Areas

Annexation Area 3



The recommended set of parcels that the City of Peachtree City could consider annexing within Area 3 are outlined in the map to the left.

The majority of the recommended parcels identified are large, making assemblage less of an issue and making these parcels more ideal for potential future industrial or commercial development, though community concerns about the fit of those uses in this residential context are evident in the discourse.

The parcel most responsible for the fiscal downside of this area is a trailer park just on the edge of the city. While this community would represent a potentially significant additional service cost to the city, conversations with service departments suggest that the city’s police and fire are already effectively serving this community.

Having this community within the city would allow the city to have more control over what is happening in this community and its single ownership would also make it relatively easy to convert to other uses should the landowner ever wish to exit.

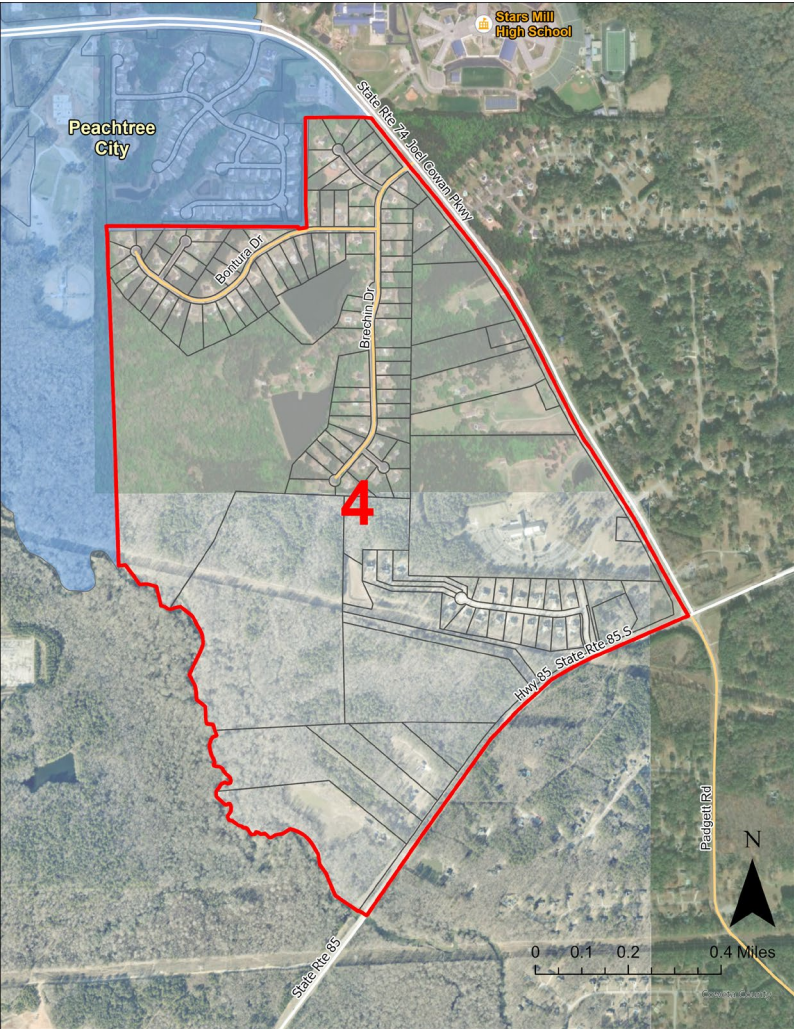
Summary Type	Land Use	Area 3
Parcel Count	Residential	10
	Industrial	2
	Commercial	1
	Total	13
Parcel Acreage	Residential	279.16
	Industrial	5.05
	Commercial	60.96
	Total	345.17
Tax Revenues from Parcels	Residential	\$16,065
	Industrial	\$2,467
	Commercial	\$16,275
	Total	\$34,807

Annual Net
Revenues from
Annexed Parcels:
-\$675,341



Annexation Interest Areas

Annexation Area 4



Area 4 emerged during qualitative research for this study as a strategic priority for economic and possibly community development.

Interest in Area 4 is rooted in the potential to convert this territory into predominantly industrial uses.

Such a conversion would meaningfully expand the City's economic development portfolio and enhance its corporate recruitment capabilities, while remaining compatible with adjacent land uses already situated within Peachtree City's municipal boundaries.

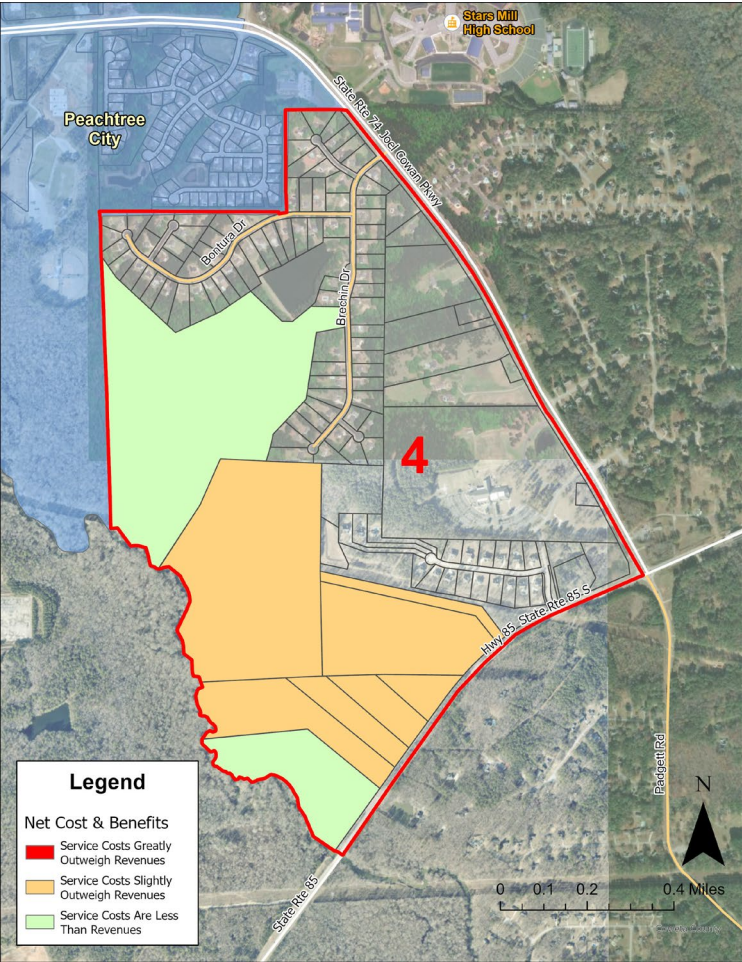
Similar to Area 3, community concerns about the fit of industrial uses in a residential context must be considered and weighed against the community-wide economic benefits of commercial additions into Peachtree City.

Summary	Land Use	Annexation Area 4
Parcel Count	Residential	102
	Industrial	0
	Commercial	25
Parcel Acreage	Residential	467.82
	Industrial	-
	Commercial	50.29
Parcel Assessed Value	Residential	\$25,605,000
	Industrial	\$0
	Commercial	\$6,986,356

Metric	Annexation Area 4
Population	362
Households	138
Businesses	5
Total Acreage	518

Annexation Interest Areas

Annexation Area 4



While the priority recommended set of parcels within Area 4 represent the lowest additional service cost to the city, this area was less consistently identified by community members as being a strong candidate area for annexation.

Additionally, there are no jurisdictions other than Peachtree City that could annex this set of parcels.

Thus, Peachtree City could take whatever time is necessary to bring in these parcels strategically to suit the goals and needs of the city at some point in the future.

Most of these parcels are likely to continue to draw interest for both residential and commercial development over the long-term due to their access, visibility, and consolidated ownership.

Summary Type	Land Use	Area 4
Parcel Count	Residential	9
	Industrial	-
	Commercial	-
	Total	9
Parcel Acreage	Residential	254.16
	Industrial	-
	Commercial	-
	Total	254.16
Tax Revenues from Parcels	Residential	\$14,161
	Industrial	\$0
	Commercial	\$0
	Total	\$14,161

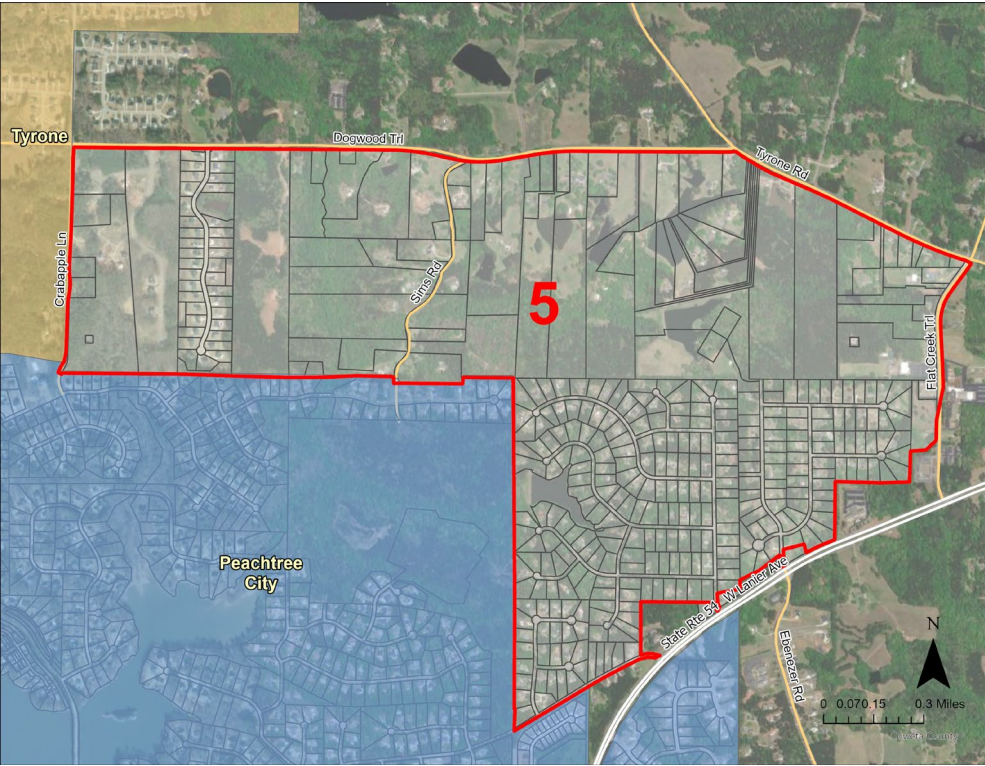
Annual Net
Revenues from
Annexed Parcels:

-\$6,999



Annexation Interest Areas

Annexation Area 5



Area 5 is a potential long-term opportunity rather than an immediate annexation priority. Interest in the area centers primarily on the possibility of strengthening the Dogwood Trail corridor through additional commercial activity and improved land use coordination.

However, significant constraints exists, including limited infrastructure capacity, predominantly residential development patterns, fragmented ownership, and fewer large development sites than other annexation areas.

This study recommends to not pursue annexation efforts in Area 5 at this time due to the heavy amount of residential property in the area and poor suitability for conversion to other uses.

Service delivery efficiency and transportation connectivity would be particularly challenging if these parcels were annexed into Peachtree City. While the area may warrant future consideration if conditions evolve, it is generally less aligned with the City's immediate economic development and fiscal objectives than Areas 1, 3, and 4.

Summary	Land Use	Annexation Area 5
Parcel Count	Residential	395
	Industrial	1
	Commercial	2
Parcel Acreage	Residential	1,031.90
	Industrial	1.10
	Commercial	24.08
Parcel Assessed Value	Residential	\$76,735,503
	Industrial	\$451,936
	Commercial	\$580,608

Metric	Annexation Area 5
Population	798
Households	304
Businesses	17
Total Acreage	1,057



Annexation Interest Areas

● Annexation Strategy

The decision before the community is strategic and political, not fiscal.

1. Currently, large-area annexation does not pay for itself

No fiscal argument alone justifies annexation of the examined larger areas under current conditions.

2. However, current exposure risk is modest

All areas combined have an annual net cost of approximately \$1.1 million, less than 2% of the city's annual operating budget. Unincorporated land values have risen 57% in five years. As time goes on the land is likely to become more valuable.

3. Undeveloped land is the opportunity

Fiscally-feasible annexation opportunities will present themselves through conversion of undeveloped land to commercial and industrial uses. If these tracts develop residentially under county jurisdiction, that opportunity for Peachtree City will be gone permanently, while growth pressures at the city's edge are likely to continue.

At some point in time, Peachtree City may consider annexation of parcels for residential development. The decision to annex new-construction residential development is likely worth considering as today's higher cost of new homes could drive positive fiscal outcomes, depending on both cost and revenue considerations.

Recommended Annexation Parcels Summary

Summary of Key Figures

The table below describes the number of parcels, the land area of those parcels in acres, the total present revenues the city might expect to collect from these parcels today and the revenues less service costs that the city would collect or be responsible for covering.

While even this recommended set of parcels would cost the city more than it would earn the city in their current state, this is largely the product of low taxable values due to land vacancy or aging properties, which, as it happens, make them ideal for redevelopment. Other areas, specifically Area 2, pose questions to the community that are beyond the scope of a fiscal analysis, namely: *“Would Peachtree City residents prefer that Starr’s Mill High School officially fall within the city limits of Peachtree City?”*

Summary Type	Land Use	Area 1	Area 2	Area 3	Area 4
Parcel Count	Residential	22	5	10	9
	Industrial	7	3	2	-
	Commercial	-	2	1	-
	Total	29	10	13	9
Parcel Acreage	Residential	188.78	439.52	279.16	254.16
	Industrial	29.26	13.25	5.05	-
	Commercial	-	131.24	60.96	-
	Total	218.04	584.01	345.17	254.16
Tax Revenues from Parcels	Residential	\$20,574	\$1,780	\$16,065	\$14,161
	Industrial	\$15,317	\$5,563	\$2,467	\$0
	Commercial	\$0	\$0	\$16,275	\$0
	Total	\$35,891	\$7,343	\$34,807	\$14,161
Net Revenues from Parcels	Residential	-\$30,644	-\$308,615	-\$661,635	-\$6,999
	Industrial	-\$39,820	-\$18,287	-\$13,706	\$0
	Commercial	\$0	-\$16,714	\$0	\$0
	Total	-\$70,465	-\$343,616	-\$675,341	-\$6,999

Annexation Strategy Recommendations

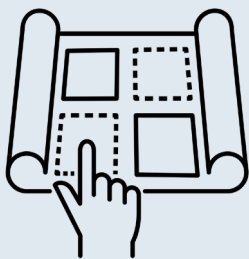
● Strategic Recommendations



Prioritize annexing parcels within Area 1 along the Highway 54 corridor to control development and design with the goal of establishing a buffer between Peachtree City and the City of Fayetteville.



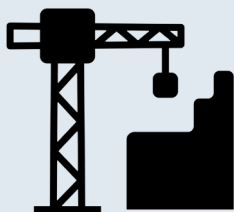
Investigate real staffing related costs associated with annexing Starr’s Mill High School and associated school facilities through conversations with the Fayette County School District, receive additional input from the community on whether the annexation of these school facilities is important enough to the community to outweigh fiscal costs.



Outside of the goal-oriented areawide annexation efforts along the Highway 54 Corridor, limit annexation efforts to targeted opportunities that advance economic development goals as they arise.



Pair annexation efforts with rezoning that converts residential uses to commercial or industrial uses at the point at which they are annexed to advance goals of annexation and to limit the city’s exposure to fiscal downside from annexation.



Explore the viability of implementing redevelopment tools and utilize them to help aging commercial properties within the city today transition to higher intensity or more modern and competitive uses.

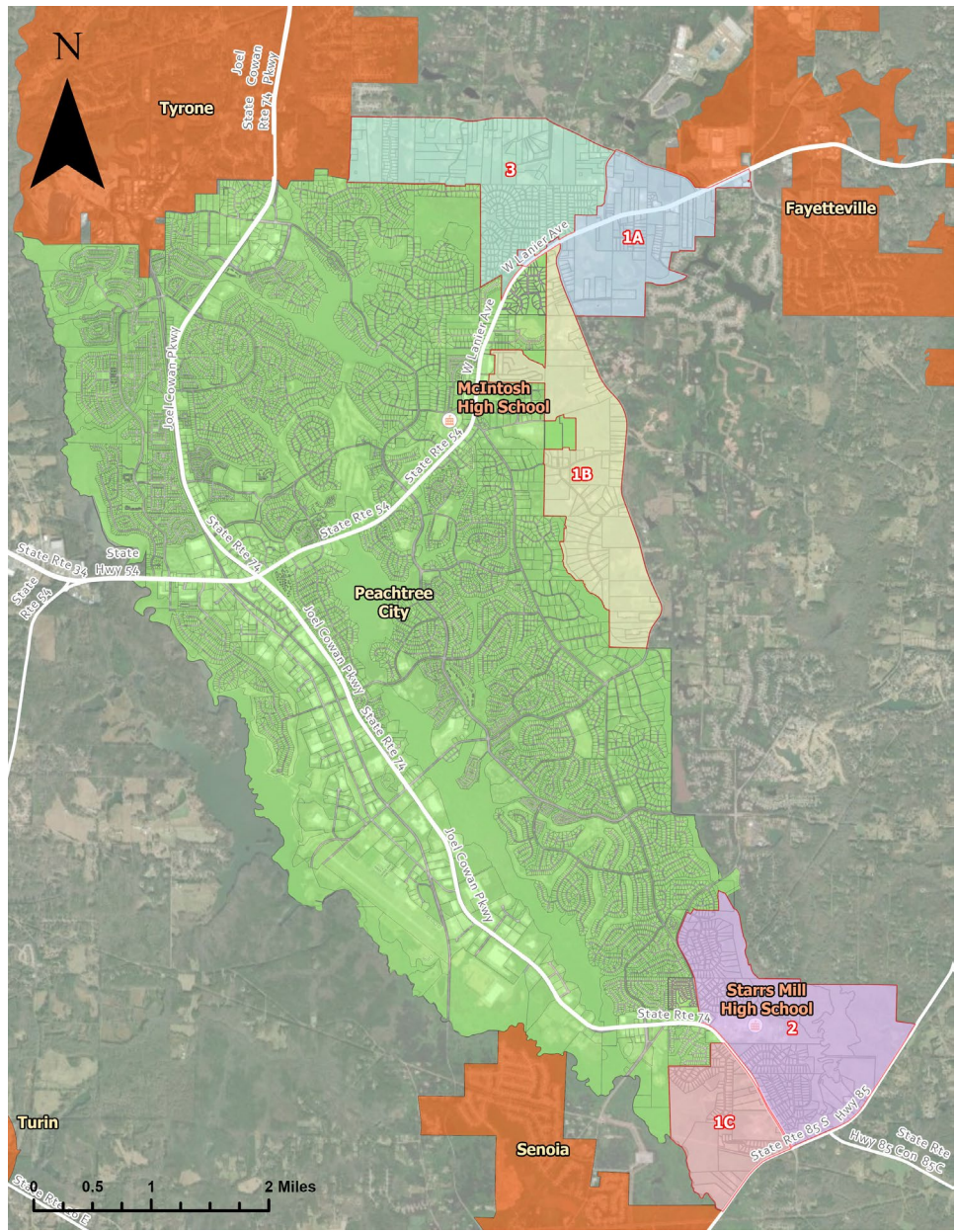
Appendix

DRAFT



Prior Analysis

Annexation Interest Areas



The map to the left and the tables that follow represent key findings from the earliest draft of this study. They have been included for consistency, as this final version introduces new, clarified annexation area names (1 through 5, rather than 1A, 1B, 1C, 2 and 3).

This appendix can serve as a guide for those who have been involved in the discussions about annexation either at the staff level or during conversations with the community to help crosswalk between the work that is already familiar to you and the final edition of this report.

Scenario figures in this prior analysis are retained for reference purposes; the full report’s recommendations have been updated since the information in the appendix was originally presented.

Annexation Fiscal Feasibility

Base Scenario

Cost						
	Peachtree City	Annexation Area 1A	Annexation Area 1B	Annexation Area 1C	Annexation Area 2	Annexation Area 3
Total Cost	\$57,902,275	\$3,940,051	\$6,375,799	\$2,924,029	\$2,081,010	\$6,295,689
Benefit						
	Peachtree City	Annexation Area 1A	Annexation Area 1B	Annexation Area 1C	Annexation Area 2	Annexation Area 3
Taxes	\$47,580,185	\$704,462	\$730,957	\$405,459	\$996,329	\$910,539
Other Revenues	\$10,322,090	\$437,705	\$558,137	\$302,994	\$403,649	\$571,664
Total	\$57,902,275	\$1,142,167	\$1,289,094	\$708,454	\$1,399,978	\$1,482,203
Cost-Benefit						
	Peachtree City	Annexation Area 1A	Annexation Area 1B	Annexation Area 1C	Annexation Area 2	Annexation Area 3
Revenues Less Cost	\$0	-\$2,797,884	-\$5,086,705	-\$2,215,575	-\$681,033	-\$4,813,486

Given the high service cost of residential land within the City of Peachtree City, the cost of bringing new residential land under the jurisdiction of the city through annexation would represent fiscally prohibitive deficits within every proposed annexation area. The revenues generated in each of these areas are not significant enough to compensate for the high service costs projected.

This scenario represents annexation efforts that would not involve the rezoning and reclassification of land uses within the annexed areas; however, the city has previously identified the need to increase opportunities for industrial development as a key goal for any and all annexation efforts.

While the base scenario that represents present day conditions is estimated to be fiscally unsupportable, making annexation efforts infeasible as-is, there are two factors that could contribute to a change in these calculations:

- 1. Land within Peachtree City is, on a per-acre average, assessed at much higher values than land in the unincorporated portions of Fayette County
- 2. Significant rezoning of residential land in each of these annexation areas would result in lower service burdens to the city and would advance the city's economic development goals.



Annexation Fiscal Feasibility

Peachtree City Property Valuation Premium

Year	Unincorporated Taxable Value Per Acre	Peachtree City Value Per Acre	Peachtree City Premium
2020	\$27,463	\$162,441	5.9X
2021	\$29,908	\$168,963	5.6X
2022	\$35,473	\$196,006	5.5X
2023	\$39,054	\$223,607	5.7X
2024	\$42,369	\$242,842	5.7X
2025	\$43,018	\$248,169	5.8X
Average	\$36,214	\$207,004	5.7X

While the base scenario that represents present day conditions is estimated to be fiscally unsupportable, making annexation efforts infeasible as-is, there are two factors that could contribute to a change in these calculations:

1. Land within Peachtree City is, on a per-acre average, assessed at much higher values than land in the unincorporated portions of Fayette County

Important to consider when assessing annexation feasibility is not only what the current value of lands targeted for annexation, but the value that annexation has the potential to add to land after annexation. Incorporation in general contributes to heightened responsiveness from local government and access to higher quality services and community amenities. For Peachtree City, this is especially the case when comparing the average per acre value of land within the city against the per acre value of land in the unincorporated portions of Fayette County.

	Annexation Area 1A	Annexation Area 1B	Annexation Area 1C	Annexation Area 2	Annexation Area 3
Estimated Increase in Revenues from Base Scenario	\$842,786	\$1,214,954	\$779,643	\$2,060,177	\$2,053,813



Annexation Fiscal Feasibility

Residential Conversion to Industrial & Commercial Uses

While the base scenario that represents present day conditions is estimated to be fiscally unsupportable, making annexation efforts infeasible as-is, there are two factors that could contribute to a change in these calculations:

- 1. Land within Peachtree City is, on a per-acre average, assessed at much higher values than land in the unincorporated portions of Fayette County
- 2. Significant rezoning of residential land in each of these annexation areas would result in lower service burdens to the city and would advance the city's economic development goals.

Parcel Acreage by Land Use - Base Scenario					
Land Use	Annexation Area 1A	Annexation Area 1B	Annexation Area 1C	Annexation Area 2	Annexation Area 3
Residential	619	1,051	468	275	1,032
Industrial	37	5	-	13	1
Commercial	72	-	50	219	24



Parcel Acreage by Land Use - Industrial Conversion					
	Annexation Area 1A	Annexation Area 1B	Annexation Area 1C	Annexation Area 2	Annexation Area 3
Residential	145	106	78	275	951
Industrial	255	634	389	13	1
Commercial	327	317	52	219	106

Acres Converted to Non- Residential	473 Acres	946 Acres	390 Acres	0 Acres	82 Acres
Reduction in Service Cost from Base Scenario	\$2 million	\$4.1 million	\$1.7 million	-	\$341,300



Annexation Fiscal Feasibility

● Peachtree City Premium Effect + Conversion Scenario

Cost						
	Peachtree City	Annexation Area 1A	Annexation Area 1B	Annexation Area 1C	Annexation Area 2	Annexation Area 3
Total Cost	\$57,902,275	\$1,904,283	\$2,293,229	\$1,228,962	\$2,081,010	\$5,954,380
Benefit						
	Peachtree City	Annexation Area 1A	Annexation Area 1B	Annexation Area 1C	Annexation Area 2	Annexation Area 3
Taxes	\$47,580,185	\$1,328,396	\$1,778,470	\$1,094,204	\$1,992,658	\$2,964,352
Other Revenues	\$10,322,090	\$656,557	\$725,578	\$393,893	\$428,434	\$571,664
Total	\$57,902,275	\$1,984,953	\$2,504,048	\$1,488,097	\$2,421,091	\$3,536,016
Cost-Benefit						
	Peachtree City	Annexation Area 1A	Annexation Area 1B	Annexation Area 1C	Annexation Area 2	Annexation Area 3
Revenues Less Cost	\$0	\$80,670	\$210,818	\$259,135	\$340,081	-\$2,418,364

While the present state of the annexation areas, which are highly residential, presents a fiscally infeasible annexation scenario across the board, when considering for the ways in which values and uses may change after annexation, feasibility improves significantly for most areas.

The large-scale conversion of residential to commercial or industrial uses, while possibly necessary to reduce service costs, may present political challenges within the community, with many of the areas identified as desirable industrial growth areas located adjacent to existing residential areas.

Additionally, Annexation Area 3, while identified as desirable out of an interest in seeing Dogwood Trail developed into a commercial corridor, lacks many of the qualities that other annexation areas possess, such as large undeveloped parcels and access to critical infrastructure like water and roadways capable of moving high vehicle volumes.



KB | ADVISORY GROUP

KB Advisory Group provides real estate and economic development consulting services to cities, counties, developers, community districts, nonprofits, and design firms across Georgia and the Southeast.

KB understands the powerful connection between planning, real estate, and economic development and leverages unique community assets while building consensus around community goals for growth and progress.

404.845.3550

www.kbagroup.com

TERMS and LIMITING CONDITIONS

Accuracy of Report: Every reasonable effort has been made to ensure that the data developed in this assignment reflect the most accurate and timely information possible and is believed to be reliable. This consulting assignment was based on estimates, assumptions, and other information developed by **KB Advisory Group** (“KB”) from its independent research efforts, general industry knowledge, and consultations with the client for this assignment and its representatives. No responsibility is assumed for inaccuracies in reporting by the client, its agents or representatives, or any other data source used in preparing or presenting this study. The research and reports are based on information that is current as of the date of this report. **KB** assumes no responsibility for updating the information after the date of this report. The research may contain prospective financial information, estimates, or opinions that represent our view of reasonable expectations at a particular point in time. However, such information, estimates, or opinions are not offered as predictions or assurances that a specific outcome will occur. Actual results achieved during the period covered by our prospective analysis may vary from those described in our research and report, and variations may be material. Therefore, no warranty or representation is made by **KB** that any of the projected values or results contained in the work product from this assignment will be achieved.

Usage of Report: The research product may not be used, in whole or in part, in any public or private offering of securities or other similar purposes by the client without first obtaining the prior written consent of **KB Advisory Group**.



CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Justin Strickland, City Manager

FROM: Shayla Reed, Planning Director
Justin Strickland, City Manager

DATE: August 20, 2026

SUBJECT: 08-26-08 Text Amendment to the Land Development Ordinance,
specifically Article XI — Vegetation Protection and Landscape
Requirements (Referred back to Planning Commission)

Recommendation:

Discussion:

Budget Impact:

Attachments:

None

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: Mayor and City Council

VIA: Justin Strickland, City Manager

FROM: Shayla Reed, Planning Director 08/13/2026
Justin Strickland, City Manager 08/14/2026

DATE: August 20, 2026

SUBJECT: 08-26-09 Variance request for encroachment into an easement area and a side setback, 219 Sandown Drive

Recommendation:

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

Discussion:

The subject property is located at 219 Sandown Drive. The development consists of a 2-story residential structure and is zoned R-12 (one-family residential districts).

Existing Conditions and Variance History

In 2003, the current property owners identified that an existing swimming pool, which was surrounded by a deck, had deteriorated. The owners elected to remove the pool and extend the existing deck over the area previously occupied by the pool. A gazebo was then constructed on the deck. As constructed, portions of the deck and gazebo encroached into the 10' side yard setback and the 7.5-foot portion of a utility easement located on the property.

In 2003, City Council approved a variance associated with the deck and gazebo, allowing for a 4'4" encroachment. However, the variance did not provide sufficient relief for the full extent of the constructed structures and did not address the encroachment into the side yard setback or utility easement. Review of the 2003 variance materials indicates that portions of the improvements extended approximately 9.7 feet into the required 10' side yard setback and seven 7.2 feet into the 7.5-foot utility easement, resulting in the existing condition observed today.

The current variance request is intended to address the portions of the existing improvements that were not covered by the variance approved in 2003.

Further Discussion:

The Applicant is requesting variances from the side yard setback and utility easement requirements to allow an existing nonconforming deck and gazebo to remain in their current locations. The property also contains an existing fence that is in a state of

disrepair, for which the Applicant has submitted a Fence Permit application to repair the fence. As provided in Sec.18-111(d)(1)d., the property is required to be brought into zoning compliance before the city can issue a permit for the proposed fence repair.

Regulatory Requirements:

- Building Permit Issuance requirement, Sec.18-111(d)(1)d., provides that a Building Permit may be issued once “all zoning ordinance requirements and conditions of rezoning, if applicable, have being satisfied.”
- Side Setback requirement, Section 1001.4 (h), requires a minimum side setback depth of 10 feet (10'). The setback applies to buildings and structures.
 - Partially addressed in a previous 2003 Variance which granted approval of a variance to encroach into the side yard setback by 4'4" to allow a remaining setback to be 5'8".
 - The current request is to further encroach into the side yard setback by an additional 5'8" reduction resulting in a final side yard setback of 0.3 feet.
- Utility Easement requirement, Section 915, provides that “no permanent structures or improvements shall be placed on any officially designated and recorded easement area.”
 - The subject property contains seven and one-half feet (7.5 feet) of a fifteen-foot (15-foot) utility easement shared between two adjoining parcels. The Applicant is requesting a variance to encroach into the required 7.5 ft easement by 7.2 feet, allowing for a clearance of 0.3.
 - Not addressed in a previous 2003 Variance.
- In summary, the applicant is requesting an additional side yard setback encroachment of 5'8" and an encroachment into the required utility easement of 7.2 feet.

Variance Consideration

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

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

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

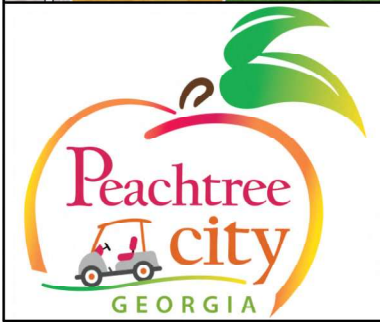
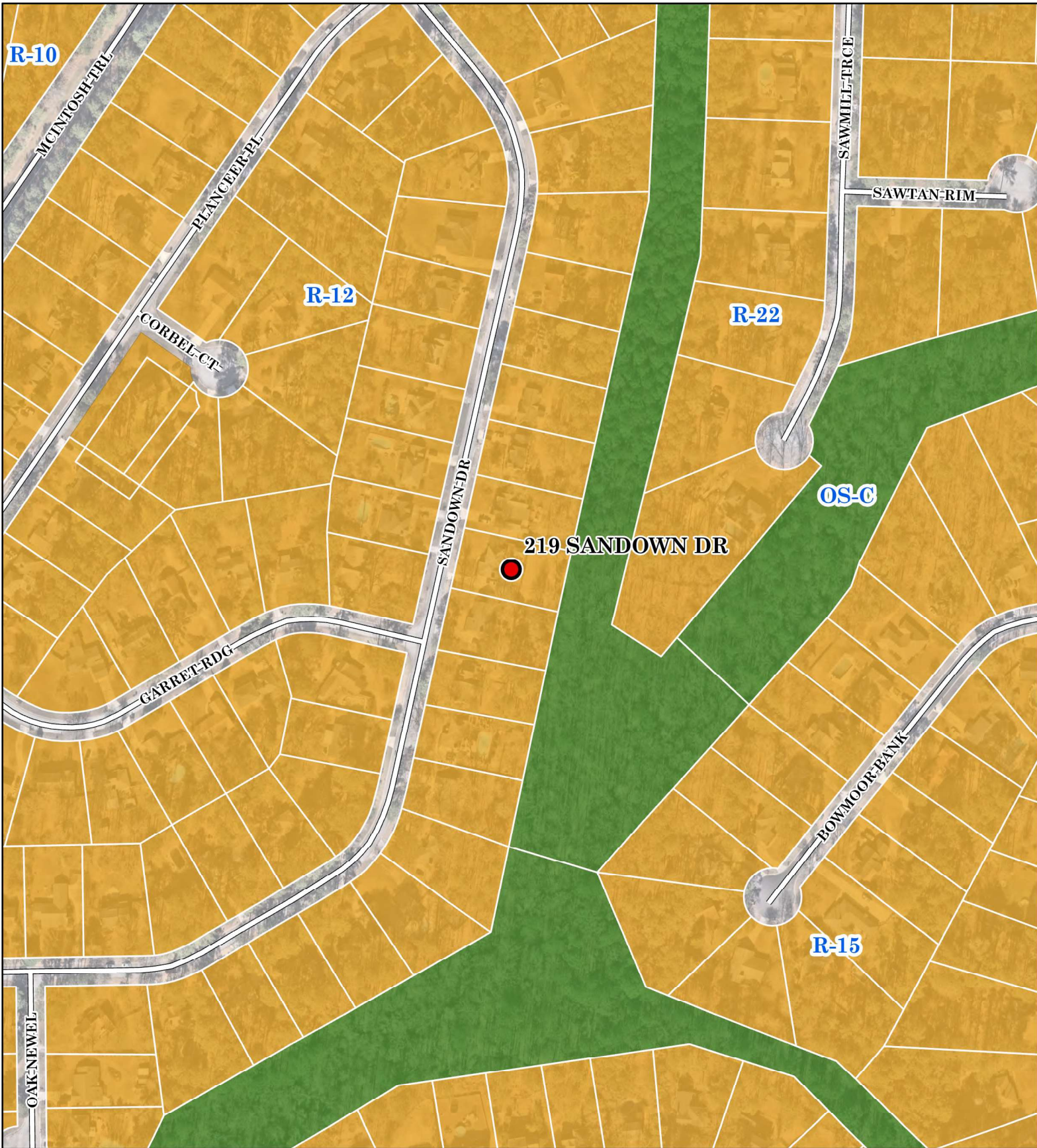
- a. There are special circumstances applicable to the property, including location, shape, size, surroundings, or topography so that the strict application of this ordinance denies the property of privileges enjoyed by other property in the vicinity and under identical zoning district classification;
- b. The strict or literal interpretation and application of this ordinance would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the Zoning Ordinance, or would deprive the Applicant of privileges granted to others in similar circumstances;
- c. There are exceptional or extraordinary circumstances or conditions applicable to the property involved or the intended development of the property which preclude the applicant from complying with this ordinance and that do not apply generally to other property in the same zoning district and which prevent the applicant from complying with existing regulations;
- d. The granting of such variance will not constitute the granting of special privileges inconsistent with the limitations on other property in the same zoning district;
- e. The granting of such variance will not be materially detrimental to the public health, safety, or general welfare nor injurious to property or improvements in the zone or neighborhood in which the property is located; and
- f. The granting of such variance will not create inconsistencies with any objective of the Comprehensive Plan.

Budget Impact:

None

Attachments:

1. Zoning Map
2. Application



Zoning Map: 2026

219 SANDOWN DR
ZONED: R-12

For information purposes only



1 inch = 220 feet



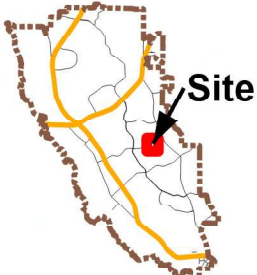
219 Sandown DR



R



OS-C





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>219 Sandown Drive</u> <u>Peachtree City, Ga.</u>	PROPERTY OWNER	Name <u>Michael & Christy Cornett</u>
	Zoning District: <u>R-12</u>		Phone _____ Email _____
APPLICANT	Name <u>Michael & Christy Cornett</u>	SUPPORTING DOCUMENTS	Please submit the following items in support of the requested variances. See the second page of this form for additional details. ☐ Site plan (with property lines and proposed work) ☐ A detailed report responding to the criteria listed on the back of this form ☐ Letters of support from adjacent property owners and/or HOA ☐ Other items demonstrating need
	Address <u>219 Sandown Drive</u> City, State, Zip <u>Peachtree City, Ga</u> Phone <u>30369</u> Email <u>2</u>		
VARIANCE CATEGORY	☒ Zoning Section: <u>Section 915</u> ☐ Sign Sec.: _____ ☐ Land Development Sec.: _____	SUMMARY	Briefly describe why this variance is being requested: <u>Variance to encroach into the utility/drainage easement of 7'4"</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 knowledge. By signing this application, I am granting the City of Peachtree the right to enter the property and gather information. I understand that the City of Peachtree is not responsible for the accuracy of the information provided and correct to the best of my knowledge and belief.

Signature of Owner/Agent: Michael Cornett Christy A. Cornett Date 7-6-26

Michael and Christy Cornett
219 Sandown Drive
Peachtree City, Georgia 30269

July 6, 2026

Peachtree City Government
To include Planning and Zoning Dept and Council Members
153 Willowbend Road
Peachtree City, Georgia 30269

Re: Variance request/application for 219 Sandown Drive, Peachtree City, GA 30269

To Whom It May Concern:

This application package/letter/supporting documents/photos are to request a variance to the encroachment into the utility drainage easement of 7.4" for deck, etc. located at 219 Sandown Drive. In 2003 granted a variance for our deck to encroach into the 10' building setback. City staff at that time did not produce any documents showing utility/drainage easement, therefore the variance needs to be amended to allow the encroachment into the utility/drainage easement.

Please note that we have been working with Beverly Ramsey and Shayla Reed since the first week of January 2026, after requesting a permit to replace a dilapidating fence only to be denied due to this variance issue, which we thought was completely handled through the City in 2003.

When we purchased our home in 1999, we had no information or disclosures about the issues with deck/fence etc. As you will see by the enclosed documents the City agreed in 2003 that we inherited numerous issues from the previous owners of the property. Please see the letter and position paper from the City from April 18, 2003.

Also, it has been quite embarrassing for us to have this fence in the shape that it is now, as it is literally falling down. We take pride in our home and like for it to look nice and well kept. Since our home is located on the golf cart path, we have lots of people that walk by looking at the fence in disbelief. We have had to explain to our neighbors the issues we have been dealing with.

This whole situation started with applying for a permit for a new fence and has turned into us having to apply for a variance for the existing structures that were in place when we purchased the home in 1999 and were still in place in 2003 when we had to apply for the previous variance. We would appreciate a final resolve to all of the issues regarding permits/variances/encroachments, etc.

Thank you for your consideration.

Sincerely,


Michael and Christy Cornett

To: City Council Members – Peachtree City, GA

From: Karl and Lori Derhammer *KD LD*

Date: June 16, 2026

RE: Back Yard Fence for 219 Sandown Drive

This memo is to inform the City Council that Karl and Lori Derhammer, property owners at 221 Sandown Drive, are in agreement to install a new fence around the back yard of the neighboring property at 219 Sandown Drive.


Karl Derhammer


Lori Derhammer

Dear Michael and Christy Cornett,

I am writing this letter to formally state that I am the legal homeowner of the property located at **217 Sandown Drive**, which is directly adjacent to/adjoins the property at **219 Sandown Drive**.

I have reviewed the proposed building plans for the backyard project provided by you. The proposed project includes **building a replacement fence**.

Furthermore, I wish to formally state that I am fully aware of and entirely satisfied with all existing structures currently located on 219 Sandown Drive.

I am fully aware of the scope of the construction. As the adjoining neighbor, I have no objections to this project and consent to the necessary building permits being issued.

Sincerely,

Jeff Chumbres

A handwritten signature in black ink, appearing to read 'Jeff Chumbres', with a large, stylized initial 'J' and a long, sweeping horizontal stroke.

FILED & RECORDED
FAYETTE COUNTY, GA.

'99 AUG 20 AM 9 20

W.A. BALLARD, CLERK

Record and return to:
Glover & Davis, P.A.
200 Westpark Drive, Suite 130
Peachtree City, GA 30269
99P08121, WRH

WARRANTY DEED

STATE OF GEORGIA

COUNTY OF FAYETTE

In consideration of Ten and 00/100 (\$10.00) Dollars and other valuable consideration, the receipt whereof is hereby acknowledged, **Fred M. Waniska and Tamara J. Waniska**, of Fayette County, Georgia do hereby give, grant, sell, alien and convey unto **Michael D. Cornett and Christy A. Cornett**, as Joint Tenants with Right of Survivorship, of Fayette County, Georgia, their heirs and assigns, the following property, to-wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 39 of the 6th District of Fayette County, Georgia, being Lot 41 of Sandown Creek Subdivision, as shown on that certain plat of said subdivision recorded in Plat Book 13, Pages 158-159, Fayette County, Georgia Records, reference to which plat is hereby made for a more accurate description of the metes and bounds of said Lot 41.

FAYETTE COUNTY, GEORGIA
REAL ESTATE TRANSFER TAX
PAID 179.00
DATE 8-30-99
W.A. Ballard
CLERK OF SUPERIOR COURT

This conveyance is made subject to any restrictions of record, together with all privileges and appurtenances thereto in anywise belonging in fee simple.

And the said vendor(s) will, and their heirs, executors, administrators and assigns shall, the said vendee(s), their heirs, executors, administrators, and assigns, forever warrant and defend against the lawful demands of all persons whatsoever.

IN WITNESS WHEREOF, The said Fred M. Waniska and Tamara J. Waniska have hereunto set their hand(s), affixed their seal(s) and delivered these presents this 11th day of August, 1999.

Signed, sealed and delivered
in the presence of:

Jackie Begg
Witness

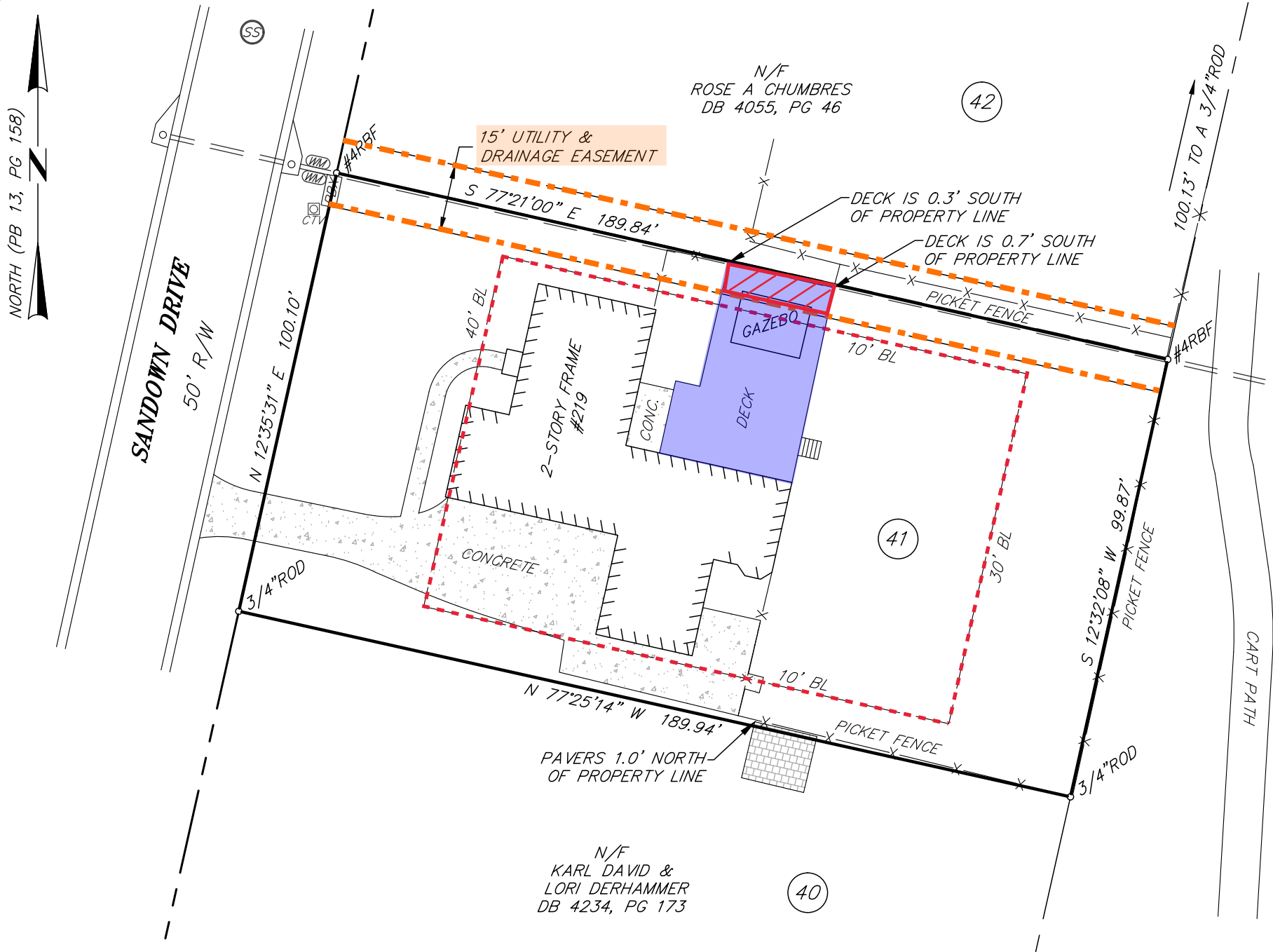
Fred M. Waniska (SEAL)
Tamara J. Waniska (SEAL)
Fred M. Waniska
Tamara J. Waniska

Notary Public
My Commission Expires
(SEAL)



BOOK 1421 PAGE 61

Book: 1421 Page: 61 Seq: 1



LEGEND

- Existing Deck and Gazebo
- Building Setback
- Utility & Drainage Easement
- Encroachment into Easement (7'-4")

- #4RBF 1/2" REBAR FOUND
- #4RBS 1/2" REBAR SET
- 3/4" ROD 3/4" SOLID ROD FOUND
- FIRE HYDRANT
- SS SANITARY SEWER MANHOLE
- LIGHT POLE
- WM WATER METER
- PBX POWER BOX
- CTV CABLE TV PEDESTAL
- TPED TELEPHONE PEDESTAL
- OVERHEAD POWER
- FENCE

ZONING

R-12 (PER PEACHTREE CITY ZONING MAP)

FRONT SETBACK - 40 FEET
REAR SETBACK - 30 FEET
SIDE SETBACK - 10 FEET

** ALL ZONING INFORMATION TO BE VERIFIED WITH THE CITY OR COUNTY **

NOTES

- THIS IS AN EXISTING CONDITIONS SURVEY. NOTHING SHOWN PROPOSED BY WIDE OPEN LAND SURVEYING LLC.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT AND ACCURATE TITLE REPORT. EASEMENTS AND OTHER ENCUMBRANCES OF RECORD MAY EXIST BUT MAY NOT BE SHOWN BY THIS SURVEY. THIS PLAT IS SUBJECT TO ANY FINDINGS THAT A TITLE REPORT MAY DISCLOSE.
- ONLY VISIBLE UTILITIES SHOWN.

FLOOD NOTE

I HAVE EXAMINED THE "FIRM OFFICIAL FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS. WITHOUT AN ELEVATION CERTIFICATE, SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE DUE TO SAID OPINION.
MAP NUMBER: 13113C0093E REVISED DATE: 09/26/08

CLOSURE NOTE

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 17,332 FEET, AN ANGULAR ERROR OF 04 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 189,165 FEET. A TRIMBLE TOTAL STATION AND RECON DATA COLLECTOR WERE USED TO GATHER THE INFORMATION USED TO PREPARE THIS PLAT.

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, NOR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

JEREMY SHIREY, GA RLS #3156
DIGITALLY SIGNED ON 6/24/26
DATE



WIDE OPEN LAND SURVEYING LLC. ALL RIGHTS RESERVED. ANY POSSESSION, REPRODUCTION, MODIFICATION, OR OTHER USE OF THIS DOCUMENT WITHOUT PRIOR WRITTEN PERMISSION FROM WIDE OPEN LAND SURVEYING LLC IS EXPRESSLY PROHIBITED.

AREA
18985.60 SQ. FT.
0.44 ACRES



RETRACEMENT SURVEY FOR:
219 SANDOWN DRIVE

MICHAEL D. & CHRISTY A. CORNETT

LOT 41 OF SANDOWN CREEK SUBDIVISION
DB 1421, PG 61; PB 13, PG 158



52 CURETON LANE
MORELAND, GA 30259
678-633-5685

WWW.WIDEOPENLANDSURVEYING.COM

JOB #3395

FIELD DATE: 6/22/26

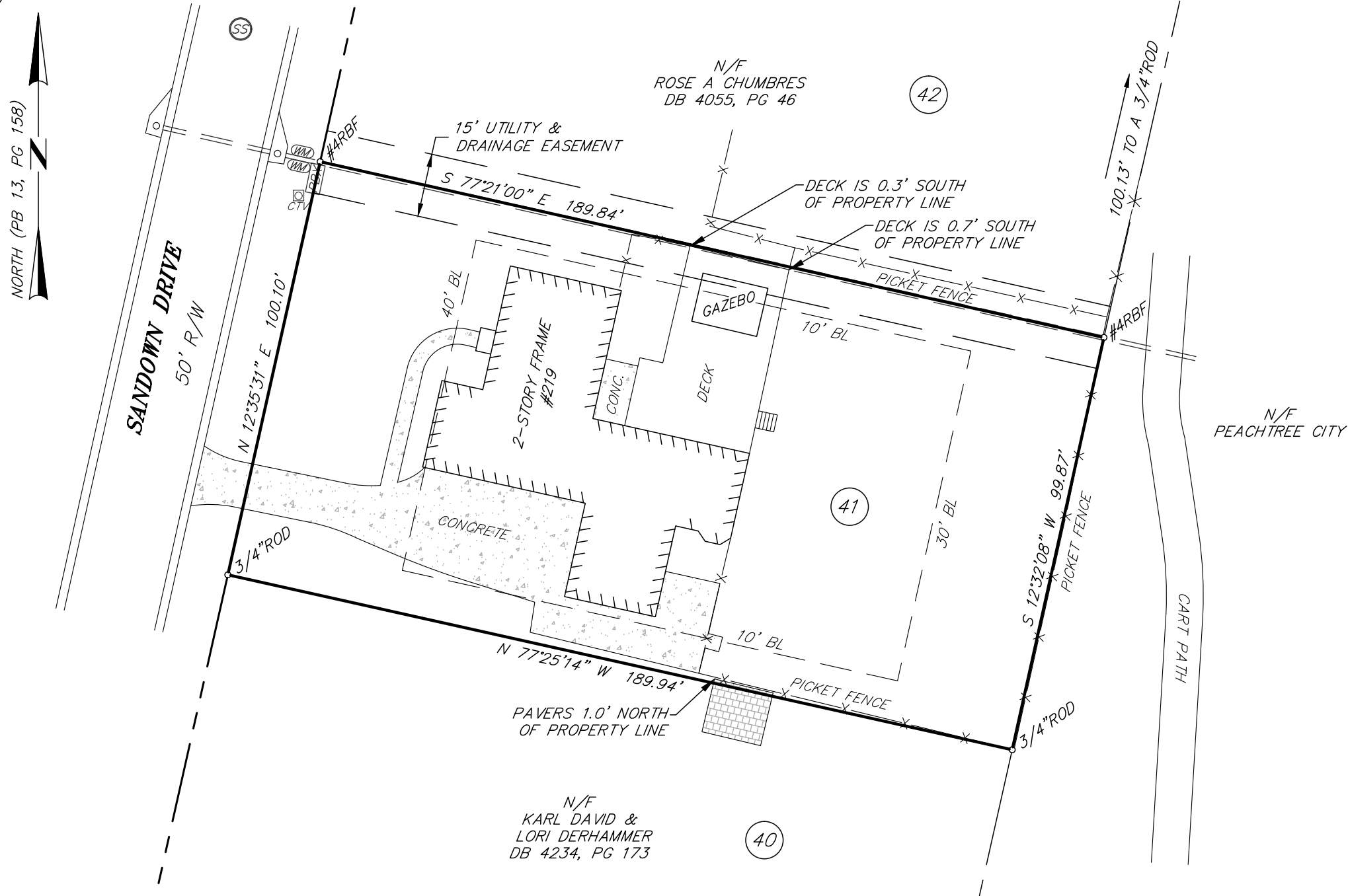
PLAT DATE: 6/24/26

SCALE: 1"=30'

COUNTY: FAYETTE

DISTRICT: 6TH

LAND LOT: 39



LEGEND	
#4RBF	1/2" REBAR FOUND
#4RBS	1/2" REBAR SET
3/4" ROD	3/4" SOLID ROD FOUND
	FIRE HYDRANT
	SANITARY SEWER MANHOLE
	LIGHT POLE
	WATER METER
	POWER BOX
	CABLE TV PEDESTAL
	TELEPHONE PEDESTAL
	OVERHEAD POWER
	FENCE

ZONING
R-12 (PER PEACHTREE CITY ZONING MAP)

FRONT SETBACK - 40 FEET
REAR SETBACK - 30 FEET
SIDE SETBACK - 10 FEET

** ALL ZONING INFORMATION TO BE VERIFIED WITH THE CITY OR COUNTY **

- NOTES
- THIS IS AN EXISTING CONDITIONS SURVEY. NOTHING SHOWN PROPOSED BY WIDE OPEN LAND SURVEYING LLC.
 - THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT AND ACCURATE TITLE REPORT. EASEMENTS AND OTHER ENCUMBRANCES OF RECORD MAY EXIST BUT MAY NOT BE SHOWN BY THIS SURVEY. THIS PLAT IS SUBJECT TO ANY FINDINGS THAT A TITLE REPORT MAY DISCLOSE.
 - ONLY VISIBLE UTILITIES SHOWN.

FLOOD NOTE

I HAVE EXAMINED THE "FIRM OFFICIAL FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS. WITHOUT AN ELEVATION CERTIFICATE, SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE DUE TO SAID OPINION.
MAP NUMBER: 13113C0093E REVISED DATE: 09/26/08

CLOSURE NOTE

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 17,332 FEET, AN ANGULAR ERROR OF 04 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 189,165 FEET. A TRIMBLE TOTAL STATION AND RECON DATA COLLECTOR WERE USED TO GATHER THE INFORMATION USED TO PREPARE THIS PLAT.

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, NOR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

JEREMY SHIREY, GA RLS #3156 DIGITALLY SIGNED ON 6/24/26
DATE



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AREA
18985.60 SQ. FT.
0.44 ACRES



RETRACEMENT SURVEY FOR:
219 SANDOWN DRIVE

MICHAEL D. & CHRISTY A. CORNETT

LOT 41 OF SANDOWN CREEK SUBDIVISION
DB 1421, PG 61; PB 13, PG 158



52 CURETON LANE
MORELAND, GA 30259
678-633-5685

WWW.WIDEOPENLANDSURVEYING.COM

JOB #3395

FIELD DATE:	6/22/26
PLAT DATE:	6/24/26
SCALE:	1"=30'
COUNTY:	FAYETTE
DISTRICT:	6TH
LAND LOT:	39

