



UDO Steering Committee

Special Called Meeting Agenda
Immediately following Planning Commission meeting

SCAN FOR AGENDA
PACKET



Frances Meaders Council Chambers

August 24, 2026 | 6:30 PM

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Agenda Changes**
4. **Announcements**
5. **Minutes**
 1. March 9, 2026 UDO Committee Meeting
6. **Presentations**
 1. Inspire - Introduction and Project Update ()
7. **Old Agenda Items**
8. **New Agenda Items**
9. **Member/Staff Topics**
10. **Adjourn**

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UDO Steering Committee of Peachtree City
Meeting Minutes
Monday, March 9, 2026
6:30 PM

Call to Order

The Peachtree City Unified Development Ordinance (UDO) Steering Committee met on Monday, March 9, 2026 at City Hall. Chairman Kenneth Hamner called the meeting to order at 8:22 p.m. Members Scott Ritenour, Andrew Kriz, Hans Gant, Jack Allen, and Robert Halverson were present. Also in attendance were Planning and Development Director Shayla Reed, Senior Planner Lora Hooks, Assistant City Engineer John Schnick, Recording Secretary Martha Barksdale, and IT Specialists Ken Couch and Ryan Williams.

Pledge of Allegiance

Announcements

None

Presentations

None

Agenda Changes

None

Minutes

1. January 26, 2026, UDO Steering Committee Meeting Minutes

Allen moved to approve the January 26, 2026 UDO Steering Committee meeting minutes. Ritenour seconded. Motion approved unanimously.

Old Agenda Items

None

New Agenda Items

1. RFP Status Update and Next Steps

Reed updated the committee on the status of the request for proposals (RFP) that was released in late January. Four proposals were received and reviewed by the Planning and Development Department, Engineering Department, the Fire Marshal, and the Building officials. She said those were there four areas that would be using the UDO and having input into the file.

One company ranked highest among the four RFPs received, and Reed now wanted Steering Committee members to have the opportunity to talk with them before this went to Council on March 19. She offered to show them the scoring for the four companies and set up virtual interviews with the top-ranked company.

Allen said he was concerned about interviewing only one firm because there was nothing to fall back on if they weren't a good fit. Reed remarked that the four reviewers were unanimous in their scores for the firms they ranked. This top-

ranked firm was experienced in UDO work.

Reed said Kriz had stated he wanted the proposals to be narrowed down before the Committee reviewed them, but she could bring all four before them. Kriz said he trusted staff's judgement. Ritenour said he was good with that, too.

Halverson asked Reed to provide an executive summary of the other three applicants and their reasoning for the selections. Reed said she couldn't make any of the RFP information public until Council had received it. Sharing that information with the Committee made it public, although she could read them a brief summary before the interview. Reed said she had to be very protective of the RFP process.

The Committee and Reed then decided March 16 would be the best day for the interviews. It was not necessary for everyone to be present, but Reed said she definitely wanted Hamner present.

Member/Staff Topics

None

Adjourn

There being no further business, Ritenour moved to adjourn at 8:32 p.m. Halverson seconded. Motion carried unanimously.

Recording Secretary, Martha Barksdale

Chariman, Kenneth Hamner

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

MEMO TO: UDO Steering Committee

FROM: Shayla Reed

DATE: August 24, 2026

SUBJECT: Inspire - Introduction and Project Update

Recommendation:

None

Discussion:

The City of Peachtree City is launching an exciting initiative to develop a new Unified Development Ordinance (UDO). A UDO consolidates the city's existing development regulations—including zoning, subdivision, and land development standards—into a single, comprehensive, and user-friendly document that is easier to understand, administer, and implement.

During this presentation, Inspire Placemaking Collective, LLC will introduce the project, outline their role in the UDO update process, provide an overview of the project timeline, and discuss the next steps for engaging the community and stakeholders.

The UDO update will include a comprehensive review of the city's current development regulations, input from residents, property owners, businesses, developers, and other stakeholders, and the creation of a modern ordinance that is clear, visually engaging, and easy to navigate. The completed UDO will serve as a practical resource for city staff, elected and appointed officials, residents, developers, and design professionals.

Budget Impact:

None

Attachments:

1. UDO Committee_Inspire Presentation

Unified Development Ordinance

August 24, 2026



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Agenda

- I. Project Rationale
- II. Project Timeline
- III. Process & Scope
- IV. Next Steps



Inspire's Experience

69

Comprehensive
Plans

72

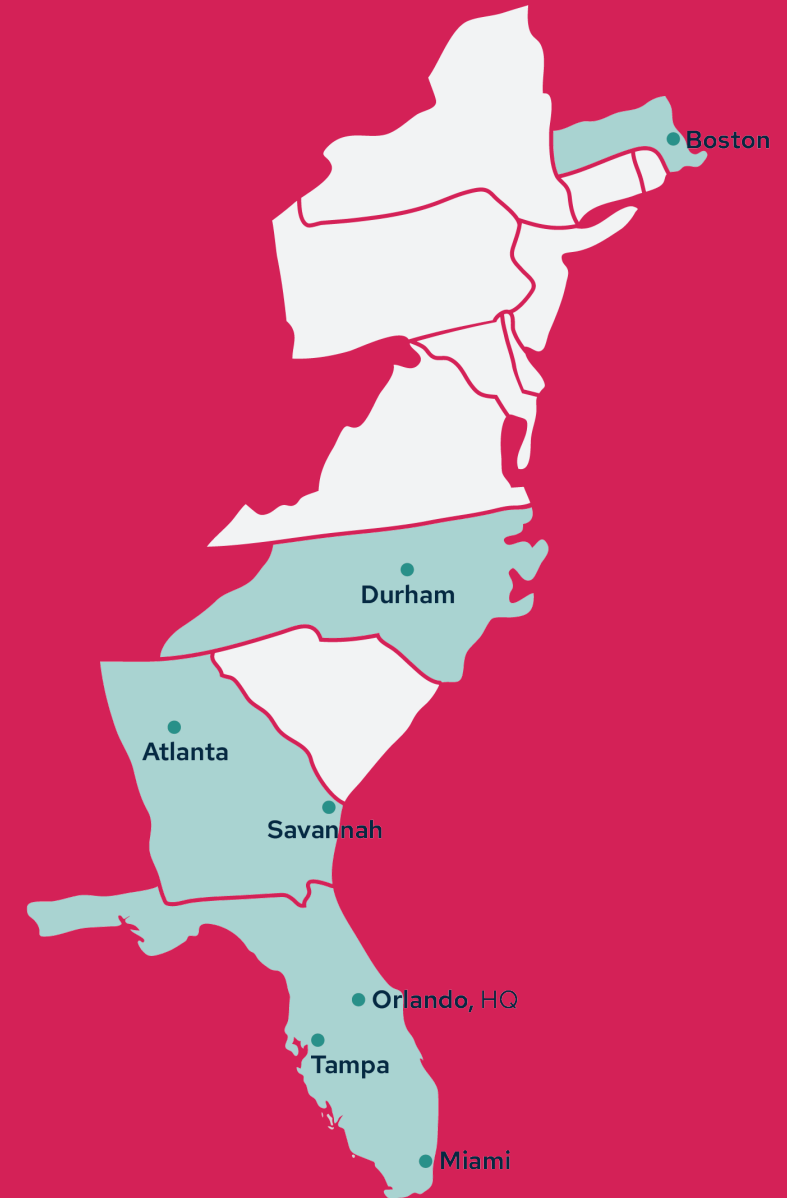
Ordinance and
Code Projects

55

Redevelopment
Projects

11

Development
Review Clients



II. Project Rationale



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Project Rationale:

Why update the development code?



38 Years since last comprehensive review



Inconsistency in Zoning Ordinance and Land Development Ordinance



Not inclusive of all current uses and legal requirements

How will Team address these issues?



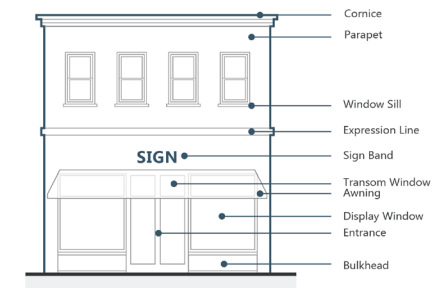
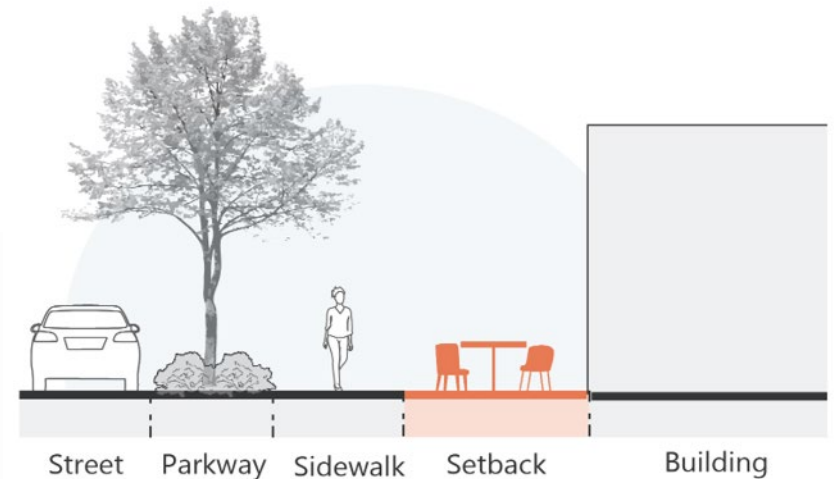
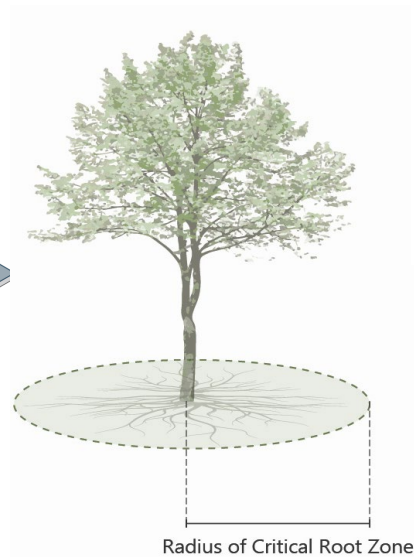
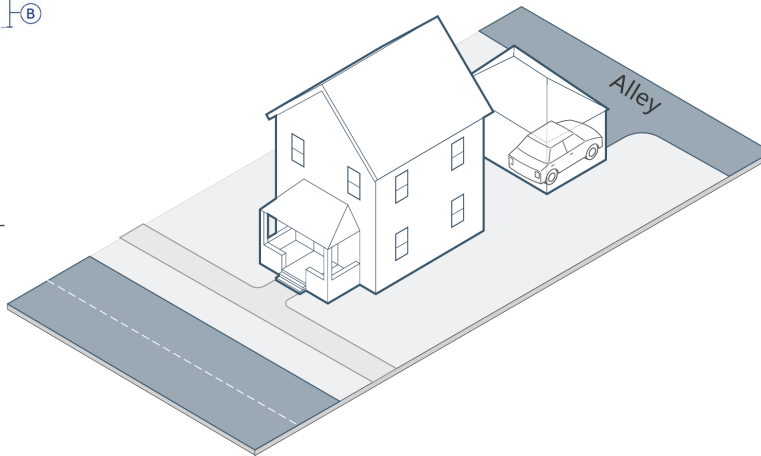
- ✓ Consolidate the City's separate codes into one streamlined, cohesive Unified Development Ordinance
- ✓ Fully align UDO with state law and other City planning documents
- ✓ Facilitate Community-wide meetings, Unified Development Ordinance Committee meetings, and collaborate closely with Planning & Development Department



How will Team address these issues?



- ✓ Emphasize clarity and usability through tables, graphics, and examples and online formatting



IV. Project Timeline



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Project Timeline



- ☒ **June 2026** - Project Kickoff
- ☒ **August 2026** City Council Workshop
- ☒ **August 2026** UDO Committee Meeting
- ☐ **September 10, 2026 Public Open House #1**
- ☐ **January 2027** Public Open House #2
- ☐ **February 2027** Workshop with UDO Committee & City Council
- ☐ **March 2027** Adoption Hearings/Project Wrap Up

V. Scope & Process



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Scope



- **Assessment** of current ordinances and related planning documents
- Updated, streamlined **UDO** and **Zoning Map**
- **Project Testing** to ensure desired development outcomes
- **Codification** and interactive **digital formatting**

Re-Organization Process



Key to Proposed Chapters:

Art. 1. General Provisions
Art. 2. Definitions
Art. 3. Decision Makers and Development Review Processes
Art. 4. Zoning
Art. 5. Site-Specific Zoning Conditions and Annexations
Art. 6. Uses
Art. 7. Site & Subdivision Design
Art. 8. Streets & Access
Art. 9. Parking
Art. 10. Tree Regulations and Landscaping
Art. 11. Signage
Art. 12. Design and Lighting
Art. 13. Environment
Art. 14. Nonconformities
Art. 15. Building Code

- Appendix A, Zoning
- Appendix B, Land Development Ordinance
- Appendix C, Annexations
- Chapter 18, Buildings and Construction
- Chapter 66, Signs

Ordinances from various sections of the Code (listed below) were consolidated into 15 Chapters.

Articles from the various sections were reorganized into these chapters, excluding articles that were not relevant for a UDC (which focuses on development and related procedural requirements).

Re-Organization Process



Original Outline	
Appendix A, Zoning	
Article I. Title	
Article II. Short Title	
Article III. Purpose	
Article IV. Enactment Clause	
Article V. Interpretation of Terms	
Article VI. Definitions	
Article VII. Establishment of Districts	
	Sec. 701. Division into districts
	Sec. 702. District boundaries
	Sec. 703. Interpretation of district boundaries
	Sec. 704. Annexation
	Sec. 705. Additions or reductions in total land area
Article VIII. Application of Regulations	
	Sec. 801. Use of land or building
	Sec. 802. Height of building
	Sec. 803. Density

Proposed Outline	
Art. 1. General Provisions	
Appendix A, Zoning	
Article I. Title	
Article II. Short Title	
Article III. Purpose	
Article IV. Enactment Clause	
Article V. Interpretation of Terms	
Appendix B, Land Development	
Article I. In General	
	Sec. 101. Short title
	Sec. 102. Purpose and intent
Art. 2. Definitions	
Appendix A, Zoning	
Article VI. Definitions	
Appendix B, Land Development	
Article II. Definitions	
	Sec. 201. Definitions

First Articles/Sections are color-coded by the Chapter they will be assigned too (left column).

Articles/Sections are then reorganized into said Chapter with note of the original appendix or chapter they came from (right column).

Comp Plan Matrix



Policies and Implementation Strategies were reviewed from the 2022 Comp Plan identify areas in the code where they can be applied.

GOALS, OBJECTIVES, & STRATEGIES (FROM COMPREHENSIVE PLAN)	ARTICLE LOCATION IN CURRENT ORDINANCE	PROPOSED ACTION IN UDO
ECONOMIC DEVELOPMENT Maintain a diversified economy that encourages high paying jobs and maximum tax contribution while meeting the requirements of a healthy environment.		
Policies		
Support the retention and growth of the industrial sector, retain existing businesses, and attract new businesses to balance the tax base.	LDO: Article VII, General Development Standards and Design Guidelines (Division 1, Standards for Site Design and Division 4, Standards for Retail, Commercial and Industrial Building Design) ZONING: Article X, Requirements by District	Review development standards, such as parking and dimensions, to ensure they are not prohibitive for developers to rehabilitate existing structures and to retain existing businesses. Ensure that a wide variety of uses are allowed in commercial and industrial zoning districts.
Ensure adequate and modern infrastructure is in place that can accommodate new and existing businesses	LDO: Article VII Division 5, Standards for Lighting Design; ZONING: Sec. 909. Off-Street Automobile Parking Requirements	Tailor parking and lighting standards to support commercial uses and remove development barriers.

Comp Plan Matrix



HOUSING Provide a broad range of housing opportunities with an appropriate mix of homes regarding size, type, price, and location in order to meet the needs of people of all life stages and abilities.

Policies

Protect the neighborhood character of single-family subdivisions	ZONING: Article X, Requirements by District	Analyze existing development standards and refine to maintain residential character.
Promote the availability of senior living accommodations in order to keep up with changing demographics	ZONING: Article X, Requirements by District	Ensure a range of housing types and supporting uses are permitted by-right. Review and revise dimensional standards which may be a barrier to housing development.
Encourage housing to include 'aging in place' elements such as accessible design, bedroom suites on ground levels, and caretaker suites.	ZONING: Article X, Requirements by District	Allow accessory dwelling units in all residential districts.

Use & Dimensions Tables



Uses & Dimension standards across all districts were put into one table to highlight redundancies or opportunities for consolidation.

USE	R-10, R-12, R-15, R-22	R-43	LUR	VR	ER	GR	LC	OI	GC	LUC	LI	GI	LUI	OS-C	OS-P	AR	R-1	Notes or Definitions (Including uses that were consolidated)	Questions for Staff
Multi-family dwelling						P				P								These are currently defined as dwellings designed to be occupied by three or more families. We have the opportunity to define multifamily as having five or more dwelling units, and create "triplex" and "quadplex" as separate uses which are allowed in more districts. Is there interest in allowing these "missing middle" uses in more residential districts?	
One family dwelling	P	P	P		P	P				P						P	P	Excluding mobile or manufactured homes	
Patio dwelling						P				P									Is this necessary to keep as an additional use?
Townhouse dwelling			P			P				P									What is the difference between townhouse dwelling and cluster dwelling? Permitted in the same zones.
Two-family attached (duplex) dwelling						P				P									

Residential and Agricultural Districts – Existing Dimensions

	R-1	R-10	R-12	R-15	R-22	R-43	VR	ER	GR (attached)	GR (detached)	AR	LUR
Min. floor area per dwelling unit (sf)	1,000	1,000	1,200	1,400	1,600	1,500	2,100	1,600	600	800	1,000	1,000
Min. lot area	10,000 sf	10,000 sf	12,000 sf	15,000 sf	22,000 sf	1 acre	1 acre	3 acres	N/A	N/A	1 acre	5 acres
Min. lot area per dwelling unit	10,000 sf	10,000 sf	12,000 sf	15,000 sf	22,000 sf	1 acre	1 acre	3 acres	1,600 sf	4,000 sf	1 acre	N/A
Max. dwelling units per net acre	4.36	4.36	3.63	2.90	1.98	1	1	N/A	N/A	N/A	N/A	N/A
Max. dwelling units per gross acre	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	12	10	N/A	N/A
Min. lot width (ft)	75	80	85	95	120	150	150	250	N/A	N/A	150	N/A
Min. lot width adjacent to existing or future public or private street right-of-way line (ft)	N/A	40 on street, 35 on cul-de-sac.	40 on street, 35 on cul-de-sac.	40 on street, 35 on cul-de-sac.	40 on street, 35 on cul-de-sac.	40 on street, 35 on cul-de-sac.	N/A	N/A	N/A	N/A	N/A	N/A

Best Practices



Each Chapter/Appendix included in the UDC was evaluated for its alignment with (1) current local/regional/national best practices (2) the existing conditions in Flowery Branch.

Initial recommendations and staff questions were made, which will be applied during the code re-write based on Staff, Council, and Community feedback.

GOALS, OBJECTIVES, & STRATEGIES (FROM COMPREHENSIVE PLAN)	ARTICLE LOCATION IN CURRENT ORDINANCE	PROPOSED ACTION IN UDO
ECONOMIC DEVELOPMENT Maintain a diversified economy that encourages high paying jobs and maximum tax contribution while meeting the requirements of a healthy environment.		
Policies		
Support the retention and growth of the industrial sector, retain existing businesses, and attract new businesses to balance the tax base.	LDO: Article VII, General Development Standards and Design Guidelines (Division 1, Standards for Site Design and Division 4, Standards for Retail, Commercial and Industrial Building Design) ZONING: Article X, Requirements by District	Review development standards, such as parking and dimensions, to ensure they are not prohibitive for developers to rehabilitate existing structures and to retain existing businesses. Ensure that a wide variety of uses are allowed in commercial and industrial zoning districts.
Ensure adequate and modern infrastructure is in place that can accommodate new and existing businesses	LDO: Article VII Division 5, Standards for Lighting Design; ZONING: Sec. 909. Off-Street Automobile Parking Requirements	Tailor parking and lighting standards to support commercial uses and remove development barriers.

Formatting



Using Peachtree City colors and fonts, a formatting-style guide was created.

This ensures consistency throughout each section of the UDC.

Article 1. Sample Heading 1

Body 123

1.1.1. List Special 3

- A. List Special 4
 - 1. List Special 5
 - (A) List Special 6
 - (1) List Special 7
 - (a) List Special 8
 - (1) List Special 9

Sec. 1.2. Heading 2

Body 123

1.2.1. Heading 3

Body 123

- A. **Heading 4**

Body 4

 - 1. **Heading 5**

Body 5

 - (A) Heading 6

Body 6

Final Deliverable



3

- 12. Planned Unit Development—(PUD). Purpose of district. The purpose of the PUD district is to encourage flexibility in land planning that will result in improved design, character and quality of new mixed-use developments; to promote the most appropriate use of land; to facilitate the provision of streets and utilities; and to preserve the natural and scenic features and open space.
- 13. Traditional Residential Business Overlay—TRB. Purpose of district. The TRB overlay is established for a mix of residential uses and compatible small-scale business, commercial, and institutional uses. The purpose of the TRB overlay is to promote and protect the neighborhood character while providing nearby residential areas with convenient shopping and service facilities.
- 14. Highway 21 Corridor Overlay—H21. Purpose of district. The purpose of the Corridor Overlay District is to establish minimum design standards for public improvements and property development along Highway 21 to maintain the current character of the community and its small-town agricultural heritage.
- 15. Fort Howard Corridor Overlay—FHO. Purpose of district. This district has been established to regulate development along corridors in close proximity to the gateways of the City. Of particular concern along these corridors are continued visibility, protection of existing natural resources, residential areas, and landscaping.

Agricultural Districts
(B) Table 90-271. Describes the development standards required per zoning district.

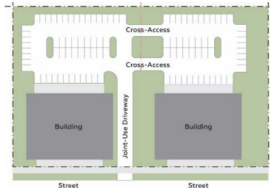
	Max. dwelling units per acre	Min. front setback	Min. side setback	Min. rear setback	Min. width of property	Min. depth of property	Max building height
AR-1 and AR-2	1	50 ft	15 ft	15 ft	200 ft	200 ft	35 ft

Residential Districts

	Min. land area per lot	Max dwelling unit per gross acre	Min. front setback	Min. side setback	Min. rear setback	Min. width of lot	Min. depth of lot	Min open space	Max building height
R-2	12,000 SF	4	35 ft	15 ft	25 ft	100 ft	120 ft	55%	35 ft
R-3	2,000 SF (townhomes)	8	35 ft	15 ft	25 ft			35%	50 ft
	5,600 SF (apartment)	15	35 ft	15 ft	25 ft			35%	50 ft
R-4	8,000 SF	4	35 ft	15 ft	25 ft	80 ft	100 ft	55%	35 ft
R-5	8,500 SF	5	25 ft	10 ft	20 ft	85 ft	100 ft	55%	35 ft

3

Figure Sec. 90-36.3



(f) The intent is to activate the corridors and provide good pedestrian connectivity. Stormwater collection is provided either through swales/ditches or piping. This results in a requirement to have further separation from the edge of pavement to the buildings. In an effort to enhance this condition, a trail and bioswale are required, as depicted in Figure Sec. 90-36.4.

Figure Sec. 90-36.4 Typical Section Existing Conditions

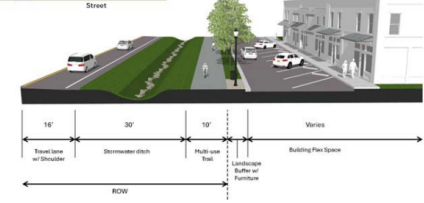
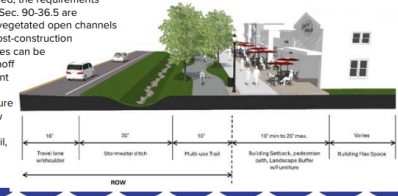


Figure Sec. 90-36.5 Typical Section Tier 1

(2) When a swale/ditch is provided, the requirements associated with Tier 1 in Figure Sec. 90-36.5 are applicable. Swales/ditches are vegetated open channels that are designed to manage post-construction stormwater runoff. Swales/ditches can be used to manage stormwater runoff on a wide variety of development sites, including residential, commercial and mixed-use. Figure Sec. 90-36.5 demonstrates how the swale/ditch continues to be accommodated along with a trail, setback, and pathway.



Project Website



Link:

[UDO Website](#)



Introduction

Peachtree City is combining its Zoning Ordinance and Land Development Ordinance to create a Unified Development Ordinance. This will serve as a clear, consistent, user-friendly code that reflects the community's identity and goals. The City aims to modernize its code so that it reflects community priorities, supports thoughtful growth and development, and fulfills the priorities of the recent Comprehensive Plan update. This process will simplify regulations, improve transparency, and ensure that development review processes are fair, predictable, and aligned with Peachtree City's vision for the future.



What should we know?



Variance issues

Easement encroachment requests

Challenging interpretations

Development review process

Emerging trends/uses/obsolete uses

Signage/landscaping/dimensional issues

Conflicting code provisions & vague language



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Thank you.

We welcome your feedback and participation throughout this exciting project.