

**City Council of Peachtree City**  
**Meeting Minutes**  
**Thursday, February 2, 2023**  
**6:30 p.m.**

The Mayor and Council of Peachtree City met in regular session on Thursday, February 2, 2023. Mayor Kim Learnard called the meeting to order at 6:30 p.m. Council members attending: Frank Destadio, Clinton Holland, Mike King, and Phil Prebor.

**Announcements, Awards, Special Recognition**

City Manager Robert Curnow recognized Assistant City Manager Justin Strickland for his selection by Georgia Forward as one of 45 promising professionals to serve in its Young Gamechangers Leadership Action program.

**Public Comment**

In 2022, Fayette County conducted elections for Peachtree City, said Suzanne Brown, noting that it was supposed to cost between \$80,000 to \$100,000, but instead cost \$133,000. Brown commented that many Georgia cities ran their own elections. With hand-counted paper ballots, she remarked, it would be cheaper, and she urged Council and a citizen committee to conduct a feasibility study.

Carol Lynn Frow said she worked as a poll watcher in Peachtree City many times and was appalled by what she termed the "I don't care attitude" of the Fayette County Elections Board this year. She expressed concerns about inadequate signage for Peachtree City voters, scanners not working, long lines, and a lack of computers. She said this most recent election was fraught with inadequate personnel, equipment, and supervision of the process, noting that she saw poll watchers assisting voters. It was reported, she added, and nothing was done.

**Agenda Changes**

Holland moved to take out item 1 in the Consent Agenda for further discussion. Destadio seconded. Prebor asked "Why?" and Holland said he wanted to discuss it. The motion failed 2-3, with Holland and Prebor voting in favor, and Destadio, Learnard, and King voting against. Learnard clarified that it would remain in the Consent Agenda.

**Minutes**

**January 18, 2023, Special Called Workshop Minutes**

**January 19, 2023, Regular Meeting Minutes**

**January 19, 2023, Executive Session Minutes**

King moved to approve the January 18, 2023, Special Called Workshop Minutes, the January 19, 2023, Regular Meeting Minutes, and the January 19, 2023, Executive Session Minutes. Prebor seconded. Motion carried unanimously.

**Consent Agenda**

**1. Design of State Route 54/74 Upgrades**

**2. Award purchase of Storage Replacement (Production and Backup) to CPAK Technologies**

King moved to approve Consent Agenda items 1 and 2. Prebor seconded. Motion carried 4-1, with Prebor, Destadio, Learnard, and King voting in favor, and Holland voting against.

**Old Agenda items**

**01-23-04 Acceptance of the GMC Proposal for Professional Services for the Unified Development Ordinance (UDO)**

Planning and Development Director Robin Cailloux stated the Unified Development Ordinance (UDO), as mentioned at the previous Council meeting, was a document that compiled the various development ordinances that were sprinkled throughout the zoning code. The consultant that they would contract with would help them review outdated standards, identify conflicts that might exist, and manage the public participation process. She assured Council there would be no changes made in the ordinance without their approval.

It would be a 12-to-18-month process, beginning with data collection. There would be a kickoff meeting and stakeholder interviews; a steering committee appointed by Council would be onboarded by the consulting team.

Drafts would be reviewed in the second phase, and Cailloux said this was where they would discuss those conflicts and other issues. There would be two public workshops during this phase. The third phase was the adoption phase. The State required two public hearings before the changes to the zoning ordinance could be approved. There would be a public hearing held by the Planning Commission and another by City Council.

Cailloux displayed a diagram showing the public participation framework. City Council was at the center, and they would appoint the steering committee that would provide guidance throughout the process. Planning Commission members would participate because they should be an integral part of this process, Cailloux stated. The public would have opportunities to review the proposals and make their preferences known at two workshops. She again noted there would be a Planning Commission public hearing and a City Council public hearing, and reiterated that no changes would be made to the document without City Council approval.

Tonight, she concluded, staff was requesting they approve this contract so they could kick off this project.

Prebor said he thought this project had already started, but Cailloux replied that, while staff had already started compiling the many, many ordinances, they could not really begin the process until the contract was signed. He asked about the network of public participation, and Cailloux said the diagram she had created was to demonstrate that there would be many eyes on the project. There would be many touchpoints where people could look and see what was being done.

This was much needed, Prebor said, and they had been talking about it a long time. Cailloux agreed, saying they had been doing it piecemeal and now it was time to get it done.

At last month's meeting, Holland commented, Council was told it would be an organization of ordinances only. Now, they were talking about minor changes, and he asked for clarification.

Curnow said the process would take all the disparate documents and pull them into a concise document for Council's review. It would also take into consideration anything that was in conflict or duplicated or no longer existed or applied. He noted this was on the Council agenda at the last meeting, but was pushed to this meeting because Council had asked staff to provide some additional work for the contractor and consultant to do. The contractor said they could do that additional work within the scope of the budget. The additional work was the cleanup of some of the design and architectural aspects that were currently in the City ordinances. They would look at all of

that and ultimately come back to Council for a final decision. The consultant would make recommendations of changes where things were inconsistent or antiquated and bring the entire document to Council after it had been reviewed by the committees and boards, some of which Council actually appointed the members.

Holland said he would like to review a document that tracked the changes. He thought there should be list of all the typos they found, along with a list of minor changes and another showing more serious changes. Curnow remarked there should not be an issue with that, but he was not familiar with the process the organization used. If there was a way to do it, they would.

Destadio noted that was typically how they had seen ordinance changes, and City Attorney Ted Meeker agreed that it should not be an issue.

Destadio noted he had been tracking this proposal for a long time, reminding them that he was on the Planning Commission for 11 years. He said he thought they were also going to take a look at the design standards for Wilshire Village, Lexington Village, and The Avenue, as they had discussed for a while. Wilshire was built-out; Lexington, which had three standards, was almost built-out, and The Avenue's standards were outdated, he reported. He wanted to do away with those districts and have one for the City and one for the overlay districts. Now they were talking about architectural standards, and he commented that he did not want to see rigid standards for architecture put in place. He mentioned that he had looked at the current ordinance to see what it said about commercial and industrial building design.

Prebor then stated that he thought Destadio was getting way ahead, but Destadio asked him to allow him to continue. He was thinking about standards in the ordinance such as the amount of glass on a storefront or where blank walls could be allowed. Architectural standards were part of the package.

Destadio agreed that the UDO was a good idea but thought they should start smaller and look at what architectural standards the firm came up with. Council could take a look at that before having staff, the Planning Commission, and steering committee get involved. He acknowledged it would ultimately come back to them, but if they made changes, it would irritate the citizens that thought it was something good. Destadio proposed an intermediate step that Council could review before they pressed on and went for the full thing.

Prebor moved to approve Old Agenda item 01-23-04, Acceptance of the GMC Proposal for Professional Services for the Unified Development Ordinance (UDO). King seconded.

Destadio asked if they would consider his proposal? Prebor said years ago, Council participated on the SPLOST committee, in addition to appointing its members. Would that be acceptable? Cailloux noted that Council Members were part of the public.

Did all of Council concur with what Destadio suggested? Meeker asked. They said they did, and he noted that staff heard that, whether it was part of the motion or not. The preliminary document should come before Council before it was submitted to the steering committee. Council agreed. Meeker said it could be part of the motion if Destadio wanted it to, but it was not necessary.

Motion carried unanimously.

**New Agenda items**

**02-23-01 Resolution #02022023-NA01 of Support - Tyrone Property Annexation by General Assembly**

Meeker noted that this was discussed at the January 18 workshop. This property was off MacDuff Parkway and technically landlocked from the Town of Tyrone. The property owner had asked that it be de-annexed from Tyrone and annexed into Peachtree City. That had to go before the General Assembly. Before them was a resolution that would allow them to contact the local legislative delegation and get the process moving. He stated he was hopeful it could be introduced this year, but there were no guarantees. Meeker said Tyrone Council was considering the same type of resolution at their meeting that night.

Meeker stated the resolution was included in the Council packet. So moved, said Prebor. King seconded. Motion carried unanimously.

**02-23-02 2023 Municipal Election IGA**

City Clerk Yasmin Julio explained this was the standard contract they received from the Fayette County Elections Board in election years, which were every two years. This was a continuation of the last contract in which the Fayette County Superintendent was designated.

Destadio pointed out a newspaper article about the City of Roswell joining an election coalition, noting that Milton had already approved it, as had Alpharetta, Johns Creek, and Sandy Springs. He said he realized they could not do anything in this elections cycle; he had talked to officials in Milton, and he believed there could be savings for citizens and thought they should look into something similar for the next election cycle in 2025. He said he agreed with this year's contract, but in the May/June timeframe, he would like for them to vote on doing a feasibility study.

Prebor noted that Staff had done a little research already. King noted that the cost of an election was \$37,000. He said he agreed with Destadio's plan because they did not have time to train staff or set up the security required for ballots. They should go into this with their eyes wide open.

Holland said he called some people in Milton and was told to allot 12 to 18 months to get this set up. If they were going to look at the 2025 election, they needed to get the feasibility study started by this summer.

Destadio cautioned that they would be looking at the numbers; if it did not work out, they would not bring a motion to the table.

Destadio moved to approve New Agenda item, 02-23-02 2023 Municipal Election IGA. Holland seconded. Motion carried unanimously.

**Public Hearings**

**02-23-03 Annual Zoning Map Adoption**

Cailloux explained that the City Attorney believed it was a good legal practice to keep the Zoning Ordinance and map up to date and in good legal standing. No changes were being made to the map or the ordinance, she assured Council.

The Mayor opened the public hearing. No one wished to speak either in favor or in opposition, and she closed the hearing.

Destadio said they did this every year, and the City Attorney said it was good practice. He again emphasized there were no changes. Meeker said adopting this each year was beneficial in case there was litigation.

King moved to approve Public Hearing 02-23-03, Annual Zoning Map Adoption. Destadio seconded. Motion carried unanimously.

### **Council/Staff Topics**

#### **1. CAR 8-6 Citizen Recognition Program**

Curnow said Council had before them a City Administrative Regulation (CAR) regarding the naming of City facilities in recognition of citizens' contributions. Right now, the regulation said no park, field, or public area could be named after any person, living or deceased. However, there had been facilities in the past that were named after individuals. He wanted to get a consensus from Council if there was a feeling to change the regulation. If so, staff would return at a future meeting with a recommendation on what that could look like.

Learned asked if Council wanted to take a look at that and make recommendations? King said it would be fine to look at it; he felt citizens who had made outstanding contributions to the community needed to be recognized by the City.

Destadio added that he thought it would be best if they did not recognize politicians and would prefer it be someone who had passed away. He supported amending the CAR.

Prebor said some people had suggested it must be a unanimous vote by Council. The other members said they would support that.

Holland said he and the City Manager had discussed the potential peril of honoring someone who was still living and that person later being involved in some kind of scandal or wrongdoing.

Learnard said they would ask staff to move ahead and come back to them. Curnow said he had enough feedback to follow through.

Were there other comments? Learnard asked. Prebor said he saw a news report about a new system for the Brookhaven Police that allowed calls to go straight to police cars. He thought they should keep their eyes on that, and Curnow said they could.

Destadio said he and his wife had a good time at the Fire Department Awards Banquet and thought it was a great event.

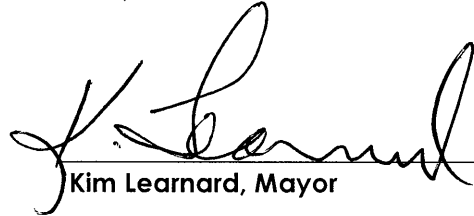
Holland commented that he had been impressed during his ride-alongs with the Police and Fire departments. Their professionalism was to be commended. He also noted that he joined the Mayor and City Manager in meeting with the Fayette County Development Authority. He said it was an excellent meeting, and Peachtree City was on the short list for several projects.

There being no further business, King moved to adjourn at 7:13 p.m. Destadio seconded. Motion carried unanimously.



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Martha Barksdale, Recording Secretary



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Kim Learnard, Mayor