

**City Council of Peachtree City
Meeting Minutes
Thursday, August 15, 2019
6:30 p.m.**

The City Council of Peachtree City met in regular session on Thursday, August 15, 2019. Mayor Vanessa Fleisch called the meeting to order at 6:30 p.m. Others attending: Terry Ernst, Mike King, Kevin Madden, and Phil Prebor.

Announcements, Awards, Special Recognition

The Mayor noted that it was King's 70th birthday. Fleisch recognized Josh Petty of Public Works as Employee of the Month and presented Ekrem Muhaxheri and Jonathon "Gage" Henson with a Team Recognition Award for their retrieval of a child from the rock wall at the City's July 4th celebration. The Mayor also presented the 2019 Peachtree City 12u Little League team and their coaches with certificates for their performance this year.

Minutes

King moved to approve the August 1, 2019, regular meeting minutes as written. Ernst seconded. Motion carried unanimously.

Consent Agenda

- 1. Consider Amendments to Convention & Visitors Bureau (CVB) Bylaws & Articles of Incorporation**
- 2. Consider FY 2019 Budget Amendment – Neighborhood Parks Fund**
- 3. Consider Bid for Grinding Services - AKA Tree Removal**
- 4. Consider Approval of MOA with Faithful Guardian, LLC**

Madden moved to approve Consent Agenda items 1 – 4. Ernst seconded. Motion carried unanimously.

Old Agenda Items

08-19-01 Public Hearing – 2019 Millage Rates

Fleisch opened the public hearing, the second of three required public hearings on the millage rates.

Financial Services Director Paul Salvatore explained there were two millage rates. The Maintenance and Operations (M&O) millage rate would remain unchanged at 6.232 mills, while the Bond millage rate would drop from 0.176 to zero. This meant a reduction in the total millage rate from 6.408 mills to 6.232 mills.

Salvatore pointed out that property owners who had an increase in the assessed value of their property would experience a tax increase. The increase in total value of real property, except motor vehicles, came in at 8.64%, with 2.8% of that from new growth and 5.84% from reassessments of existing property. He presented a chart that showed how the reassessments would impact taxes on properties of various values, using the 5.84% average increase, which could be higher or lower for individual properties. For example, a property previously valued at \$200,000 would have its value go up to \$211,680 and its City tax bill, with a millage rate of 6.232, rise by \$14.21 to about \$528.

Salvatore showed a history of the City's post-recession millage rates. The highest was 7.178 mills in 2012. As assessed values recovered, the City responded by lowering the millage rate to the current 6.232 mills for M&O, almost a full mill reduction.

There were no questions or comments from the public, and the Mayor closed the public hearing. She noted they were nearing the end of the budget process, after months of meetings and discussions, and the millage rate would be adopted after a final public hearing on August 22 at 9:00 a.m.

New Agenda Items

08-19-02 Consider Step One Annexation Request for 95.5 acres on Crabapple Lane and Dogwood Trail

Peachtree City had a unique two-step process for annexation, Planning and Development Director Robin Cailloux explained. In this first step, the applicant provided an overview of the annexation request and had the opportunity to explain how this proposal fit in with the City's established goals and visions as stated in the Comprehensive Plan. If Council approved the Step One request, the applicant must return within a year with a Step Two application to begin the state-mandated application process. This was not a public hearing because there was no land use decision being made at this time, she noted. If Council allowed the applicant to move forward, there would be multiple public hearings as part of the Step Two process.

The property was within the 2014 Growth Boundary study that the City Manager and staff conducted. Just to the east of this property was land that had been annexed into the Town of Tyrone. The 95.5-acre tract bordered the unimproved portion of East Crabapple Lane with Dogwood Trail to the north. The Kedron Hills subdivision was directly to the south, within Peachtree City.

The tract was zoned by the County as Agricultural-Residential (AR), with three- to five-acre minimum lot sizes. The property to the west was zoned R-50 and had an approved development plan with the County for one-acre lots. The County's Future Land Use identified the property as low-density residential, which was one-acre lots. The City had a single-family medium density use just to the south, as well as a single-family low, which was one- to three-acre lots. Single-family medium set a maximum lot size of one acre and went down to quarter-acre lots.

The proposal was for 191 lots on the 95 acres, with a gross density of 2.0 dwelling units per acre. It had a street network connecting to Crabapple and to Dogwood. The applicant, Inline Communities, LLC, would preserve 43 acres of green space along the tributary and reserve 3.85 acres for a quick response station or other civic use. They were planning to pave Crabapple Lane, which the City required.

Staff had identified the Comprehensive Plan goals and policies that could be applied to this application. The first of these looked at whether the project would protect environmentally sensitive land and enhance the City's greenbelts and open spaces. They were preserving 43% of the tract as green space, she noted, which exceeded the City's 25% requirement. The next goal was to protect the water quality in lakes, wetlands, major streams, and minor drainage systems. The property was within a significant Groundwater Recharge Area designated by the state and adopted by the City, which meant the area filtered and cleaned rainwater before it entered subsurface aquifers. This area's subsurface aquifer was also significant, Cailloux remarked. The applicant was proposing to connect to the sewer system and not having septic in this area would protect the drinking water.

The next consideration was to determine if the development and re-development patterns met the City's goals in adhering to the village concept and stepping down in density towards the City's boundaries. The proposed density was 2.0 dwelling units per acre, similar to what was in Kedron Hills. Ideally, they would want something less than this in order to meet the step down policy,

Cailloux said. Staff gave this goal a light green check mark, meaning it was close to meeting the goal, but not quite there.

The next goal looked at whether the proposal reduced the tax burden on residential properties by shifting the tax base to industrial and commercial users. The proposal was for a single-use residential development, so it did not satisfy this goal, Cailloux pointed out, but added that staff did not believe this would be an appropriate area for commercial or industrial uses. Therefore, they gave this a light red "x" because it did not meet the goal exactly.

One of the transportation goals looked at whether the development maximized the utilization of public road infrastructure by limiting driveway access to arterial and collector roads. If the property were annexed, the City Engineer would deem Dogwood Trail a Community Collector road, and Crabapple Lane a Neighborhood Collector, Cailloux said, and the applicant showed no driveway access to either. Another transportation policy was to encourage alternative modes via the multi-use path system. The applicant was not proposing any multi-use paths. Staff recommended that if this moved forward, the applicant include at least a connection from the cul-de-sac along the City-owned greenway to Loring Lane.

Housing goals included creating a sense of neighborhood by developing separate and identifiable subdivisions surrounded by open spaces and appropriate landscape buffers. There were landscape buffers around the entire development, but they would need to be increased along Dogwood and Crabapple because of the collector road statuses they would be given. Staff also recommended that the applicant consider adding berms or heavy landscaping along Dogwood Trail to help improve the visual separation between the unincorporated County and the City side.

Staff considered if the developers would provide necessary infrastructure. They would pave Crabapple Lane and provide public water and sewer. Another goal was to ensure adequate public services when the development came on line. The developer planned to dedicate 3.85 acres for civic use, such as a quick response station, Cailloux stated.

Cailloux concluded by reminding Council that Step One in the annexation process was in place to answer whether the request satisfied City goals or not. Allowing the application to move forward would not indicate Council's approval of this project. It would simply allow further analysis to be done. Step Two required more in-depth analysis of impacts on public services and also began the state-mandated process for annexation, which called for multiple public hearings and notifications.

Fleisch asked Cailloux to show the slide showing the schematic of the streets. She said one of her major concerns was the path connection. Cailloux said they were proposing a long street that ended in a cul-de-sac. Staff wanted to see a connection from there through the City-owned green space to connect to Loring Lane. She explained that they tried to use neighborhood roads for golf carts due to the increased expense of maintaining both a road and a cart path right next to each other. They would not want to create a massive system there, but wanted to make it easier for cart riders to get into the existing system, rather than traveling on Crabapple Lane, which would be classified as a collector, if the annexation was approved.

Fleisch said the number of units, 191, concerned her, and Prebor asked how many homes were in Kedron Hills. An audience member said there were 195.

Madden acknowledged that approving Step One did not mean the concept would be allowed or the annexation would go through. He noted that the property was not even zoned, and

Cailloux said it would need to be in the City in order to impose some of the City's standards. He asked if they would be allowed to build on the aquifer.

Cailloux stated that the recharge area was huge, and Peachtree City was on its southernmost end. There was quite a bit of development in the recharge area, but there were special septic system requirements developers would have to meet if the land was developed while still in the County. This was regulated by the state.

Madden said it seemed to him that 35 wooded acres would be an ideal place to put a path system. Throughout the City, Cailloux observed, they had tried to use these undevelopable lands for the path system.

Madden noted that the Comprehensive Plan called for less density at the City's edges, and they had already indicated to the County that Dogwood Trail was their desired northern border. This should be one of the least dense areas in the City.

Cailloux said they did not want to see perpetual urban sprawl, such as 2.8 units per acre or 2.0 per acre continue on to the City boundary. That was why they called for a step down. Staff was not proposing a number, but recommended that if this moved forward, the density be lowered.

Madden said he visited Kedron Hills that day, and it seemed there were a lot of houses on lots larger than half an acre. Kedron Hills had two zoning categories, Cailloux told him. It was developed in several phases, so traveling along Astoria Lane, there one-acre lots. She indicated on the map where there were half-acre lots. Kedron Estates was different, Madden clarified, and Fleisch added that they were on septic.

Madden asked if the land adjacent to this in the unincorporated County was zoned R-50, and Cailloux said it was. That zoning necessitated one house per acre, Madden noted.

Cailloux said that was a good point to make. What was being proposed were not half-acre lots. The gross density was two units per acre, but the lots would have to be smaller so they could preserve the greenspace. Madden said if they adhered to the County's zoning of the adjacent land, there would be 95 houses on the 95 acres, not 191, but Cailloux said it would be fewer than 95 because so much of the land was not developable. Madden confirmed that the County's Future Land Use Plan identified this site for homes on one-acre lots.

King wanted to know how much of the property was undevelopable. Cailloux said she would guess about 39 or 40 acres. King noted that was about 35% of the total. The intent to have two homes per acre was met, he went on, but in reality it would be a lot more than that due to the large amount of land that could not be developed. He said if only 55% of the property was developable, there could be just 110 homes, but Cailloux noted that those calculations got complicated when you considered how roads could be developed and how much land was dedicated to roads. She said she did not like to make off-the-cuff estimations, but stated it would be a little less than that number. King asked if they could change the number of lots if Council allowed it move to the next step. Cailloux said they would be allowed to work with the applicant then. At this point, she said, there was an ordinance that prevented staff from working with them. King said he understood.

King asked why the developer said "no cart paths." Peachtree City was known for its cart paths, but here was a development that said it would not do that. Cailloux said she did not know, but the applicant could respond to that.

Attorney Rick Lindsey spoke for the applicant. He said they did not say there would be no cart paths, but were looking at their options. They did not know where they would want to put them and how they should connect to the existing system. That was an issue they would discuss with staff if allowed to proceed to Step Two.

King asked about the boundary between the County and Tyrone, and Cailloux noted it was down the middle of Dogwood. King noted that Tyrone and Peachtree City would share the road. This was not uncommon, Cailloux said, and there were intergovernmental agreements with the County, such as on Robinson Road, for these situations. She added this was something else that would have to be worked out if Council let the annexation proceed.

Fleisch commented that this piece of property must have been for sale for a long time because this was the third or fourth proposal they had seen. City Manager Jon Rorie said they had heard similar scenarios on at least two occasions since he had been with the City. Cailloux said those were before her time.

Rorie went on to say that staff did not spend time debating density issues or path connection issues on proposals. This proposal was about gross density vs. net density in terms of development of the land and infrastructure requirements. The proposal was borderline in terms of the step down policy. The road involved three governmental entities. There were problems associated with the proposal, but staff would not dig down and work through those issues or concerns unless it was in Step Two of the process. It was a proposal; they could decide to continue to look at it in the future or just say "no" now.

Prebor said he asked about the number of homes because of the concerns over doubling the amount of traffic on Loring Lane. He did not want to waste the applicant's time if he knew that was going to be an issue.

Ernst mentioned the cart paths and noted that annexing made it easier for the developer to get sewer and water service. He pointed out that students who lived in this development would attend Sandy Creek High School. People purchased homes in Peachtree City in order for their children to attend schools in Peachtree City. He said he had many questions about the 40 acres that were not developable. He concluded that he was just not ready to move forward with this.

Rorie remarked that, while he could not speak on behalf of Fayette County, this was not a zoning issue at this point; it was an annexation issue. Annexing into the City would require a plan and a conceptual plan to be submitted to Fayette County. Neighboring properties were zoned R-50, which was one-acre lots, while this called for density of quarter- to half-acre lots. Although there might be some similarity to Kedron Hills, he said he suspected they would face opposition from the County, based on the density and the change in the Land Use Plan.

The Mayor stated that in this area there were a number of people who thought they lived in the City, but actually did not. They thought that because they got their mail through the Peachtree City Post Office. Cailloux said they got many building applications, especially south of the City near Starr's Mill High School, from people who thought they were inside the City. Fleisch wondered what the mailing address would be for this development and said they would have to jump a few hoops to get a Peachtree City ZIP code. Cailloux said changing a ZIP code was an involved process.

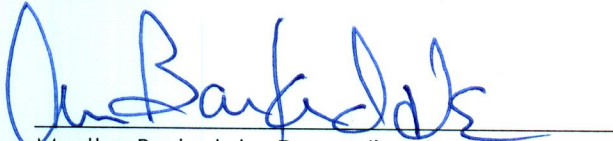
Fleisch again said she had seen three or four different plans for this property. Most were far more dense, so this was probably the best. Even so, they were not close enough to the City's requirements to merit further consideration.

King moved to deny New Agenda item 08-19-02, Step One Annexation Request for 95.5 acres on Crabapple Lane and Dogwood Trail. Prebor seconded. Motion carried unanimously.

08-19-03 Consider Adjustment to Mayor and Council Salaries and Amendment to Ordinance Sec. 2-23. Salaries; reimbursements; expenses

Ernst moved to approve New Agenda item 08-19-03, Adjustment to Mayor and Council Salaries and Amendment to Ordinance Sec. 2-23. Salaries; reimbursements; expenses. Madden seconded. Motion carried 3-2, with King and Prebor voting against.

King moved to adjourn at 7:14 p.m. Ernst seconded. Motion carried unanimously.


Martha Barksdale, Recording Secretary


Vanessa Fleisch, Mayor