

City Council of Peachtree City
Meeting Minutes
August 7, 2014
7:00 p.m.

The Mayor and Council of Peachtree City met on Thursday, August 7, 2014, at City Hall. Mayor Vanessa Fleisch called the meeting to order at 7:00 p.m. Other Council Members attending: Terry Ernst, Eric Imker, Mike King, and Kim Learnard.

Announcements, Awards, Special Recognition

Police Corporal Jamie McDowell was promoted to sergeant by Interim Police Chief William McCollom. Kim Westwood, the official representative of the 3rd Congressional District for the American Cancer Society's Cancer Action Network (ACS CAN), addressed Council regarding the National Lights of Hope Summit that would be held in Washington, D.C., the following month and the Lights of Hope event at Union Square/Capitol Reflecting Pool on September 16.

Minutes

July 14, 2014, Special Called Meeting Minutes

July 14, 2014, Workshop Minutes

July 17, 2014, Regular Meeting Minutes

Imker moved to approve the July 14, 2014, special called meeting minutes; July 14, 2014, workshop minutes; and July 17, 2014, regular meeting minutes as written. King seconded. Motion carried 4-0-1 (Learnard, unable to attend July 14, 2014, special called meeting).

Consent Agenda

1. Consider Alcohol License – New – Crosstown Grill, 620 Crosstown Drive

2. Consider Budget Amendment – Lake Peachtree

Imker moved to approve Consent Agenda items 1 and 2. Ernst seconded. Motion carried unanimously.

Old Agenda Items

**07-14-02 Public Hearing – Consider Variance to Sign Ordinance, Westpark Walk
Retail Center, 100 Commerce Drive**

Senior Planner David Rast addressed Council, saying staff had been working with Paul Ludwig, representative for the Applicant, CORO Realty Advisors, LLC, on the renovations at Westpark Walk. The site sat 20 – 25 feet below SR 74. City ordinance limited the overall height of a monument sign to five feet, based on the grade of the property. Section 66-16(3) of the ordinance stated that if the normal grade could not be determined, then the elevation at the site entrance would be used. The site entrance was off of Commerce Drive, significantly below the grade of Highway 74. The applicant asked to raise the base of the sign so it would be level with SR 74, then to install landscaping to conceal the base.

Rast said staff looked at the proposal using the variance criteria, and staff recommended approval. Staff had looked at how approval of the variance would impact other developments, but most of the completed developments were either at or above grade so there were not others in similar circumstances.

Ludwig said he appreciated Council's consideration of the request. The shopping center was in a great location, but it was in a hole. They wanted a bit of height to get the sign in line with the sidewalk along SR 74.

Fleisch opened the public hearing. No one spoke for or against the variance. Fleisch closed the public hearing.

Imker asked if there were any conditions. Rast said staff recommended two conditions:

1. *The masonry base of the monument sign shall be no taller than four feet in height from existing grade, and the sign panel on top of the masonry base shall be no taller than five feet in height. The overall height of the monument sign shall be no taller than nine feet in height from existing grade.*
2. *Evergreen plant material shall be installed at the base of the new sign to assist in screening the masonry base. The Applicant shall coordinate with the City Landscape Architect following completion of the sign to determine the quantity, location, and species of plant material required to achieve proper screening. The intent is to maintain this plant material at a height of four feet.*

Imker moved to approve the variance to the Sign Ordinance for Westpark Walk retail center, 100 Commerce Drive, with the two conditions as noted by the Senior Planner. King seconded. Motion carried unanimously.

07-14-03 Consider Amendment to Article VIII. Requirements for Streets and Other Rights-of-Way

07-14-04 Consider Amendment to Land Development Ordinance, Sec. 406 Final Plat Approval Process paragraph (j) - Maintenance Bond Requirements

City Manager Jim Pennington asked Council to postpone discussion on these agenda items until the workshop on Tuesday, September 2. Council consensus was to postpone the agenda items until after the workshop.

Council/Staff Topics

Hot Topics

Pennington said all the software and mechanics were in place for the responsive signal system on SR 54 West. It would take the Georgia Department of Transportation a month or so to get everything adjusted. They wanted to make sure everything worked when school started.

Pennington continued that Engineering had received the plans for the first 1,300 feet of the MacDuff Parkway extension from John Wieland Homes & Neighborhoods on Monday, as well as the plans for the roads in the Everton section, the first area to be built. Everything appeared to be appropriate and met all the regulatory conditions.

Pennington referred to the Wieland/Brent West Village projects on the westside of the City, saying Brent West Village, LLC (developer Brent Scarbrough), was negotiating to sell its 400-acre property to Kolter Homes. The property was under contract, but they were doing their due diligence, which should extend until the first of the year. There were a number of issues, including some text amendments changes to the zoning they were looking for. They were not ready to move forward with the portion of MacDuff Parkway related to that property, but Scarbrough was working with CSX regarding the permit for the bridge over the railroad tracks. When the contract was signed and the property transferred to Kolter, Kolter would begin working on MacDuff Parkway.

Condrey & Associates notified the City that a draft of the pay, classification, and benefits study would be ready before the end of the month. An e-mail would be sent to staff the next day to explain where Condrey was in the process.

Learnard moved to convene in executive session for disposal or lease of real estate and pending or threatened litigation. Ernst seconded. Motion carried unanimously.

Imker moved to reconvene in regular session at 7:35 p.m. King seconded. Motion carried unanimously.

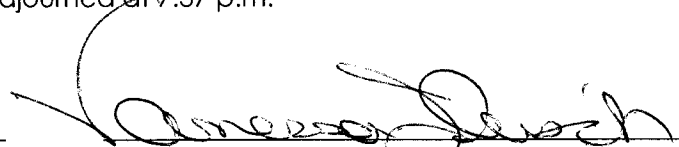
Learnard moved to authorize the City Attorney to proceed as directed concerning the easement. Imker seconded. Motion carried unanimously.

King moved to deny the claim from Courtney Matson as such claim was presented. Ernst seconded. Motion carried unanimously.

There being no further business, King moved to adjourn the meeting. Learnard seconded. Motion carried unanimously. The meeting adjourned at 7:37 p.m.



Pamela Dufresne, Deputy City Clerk



Vanessa Fleisch, Mayor