

MINUTES OF MEETING
CITY COUNCIL OF PEACHTREE CITY
July 18, 1991

The City Council of Peachtree City met in regular session on Thursday Night, July, 18, 1991, at 7 PM in the City Hall Council Chambers.

Mayor Brown called the meeting to order and led those in attendance in the pledge of allegiance. Council members present were: Mayor Frederick Brown, Jr. and Councilmen Edward Bradford, Annie McMenamin, Robert Brooks and Rich. Parlontieri.

No items were added to the agenda.

Announcements, Awards, Special Recognitions

Mayor Brown welcomed Mr. Gary Krantz, new reporter for the Fayette Sun.

Mayor Brown announced that the 1992 budget has been reviewed by the City Council and is available for public review at City Hall. He stated that a public hearing on the budget would be held in September.

Mayor Brown acknowledged a plaque presented to the City by 2nd Lt. R. Padgett who served in the 101st Airborne Division during Operation Desert Storm. Lt. Padgett presented the plaque to show his thanks for the support of the City during that time. The Mayor expressed appreciation for the plaque and for the fact that Lt. Padgett arrived home safely.

Employee of the Month Award

Mayor Brown presented the Employee of the Month Award for June to Cindy Price, City Hall Secretary. The Mayor commented that Cindy had received this award twice in the past twelve months and congratulated her.

Supervisor of the Quarter Award

Mayor Brown presented the Supervisor of the Quarter Award to Sgt. Richard Jenkins member of the Detective Division in the Police Department. Sgt. Jenkins was recognized for his work in solving a number of juvenile cases. The Mayor congratulated him on a job well done.

Mayor Brown called for other comments or special recognitions and Councilman Bradford commented on the July 4th events. He wanted to commend all the city staff for the fine job they did in preparing and conducting all the festivities from the parade to the fireworks. He said that it was the first time he had seen from the "inside" all the work required to have a successful celebration and he wanted everyone to know how much it was appreciated. The Mayor and other council members echoed his remarks.

Department Reports

Mayor Brown commented on the monthly departmental reports and urged the public to review them. He reported the population to be 21,108.

Minutes

Motion was made by Parlontieri that the minutes of the June 20, 1991 meeting be approved as published. Motion was seconded by McMenamin. Motion carried unanimously.

New Agenda Items

Mayor Brown announced that there would be three public hearings held during the meeting and explained the procedure that would be followed for the hearings. Copies of the procedures were available for the public.

7-91-1 Dressler Variance - 102 Briarwood Court

Mayor Brown called the public hearing to order for considering a variance to the rear yard zoning setback as requested by Mr. and Mrs. William Dressler of 102 Briarwood Court. He allowed 10 minutes for each side to present their facts.

Mr. Dressler explained that they purchased this home on June 17th and shortly thereafter applied for a building permit to add a small laundry room to the rear of the home. They found at that time that the existing home was encroaching into the rear setback by approximately 9.3 feet and a building permit for placing an addition to the house could not be issued until that zoning violation was corrected. Mr. Dressler asked for a variance to correct the 9.3 foot encroachment into the setback at the rear of the house and an additional variance to allow the addition of the laundry room to encroach into the rear setback.

Mayor Brown called for comments from the public and hearing none called for the City's position in the matter.

City Manager Basinger called attention to a position paper prepared by staff regarding the variances requested. He called attention to the fact that the original encroachment occurred when the house was constructed in 1980 and no complaints had been received in that period of time about the violation. Staff did not feel the encroachment presented an adverse affect to the neighboring property. The paper also explained that, if approved, the proposed laundry room would encroach into the rear setback approximately 5 feet.

Basinger stated that staff recommended approving the variance for the 9.3 foot encroachment into the rear setback area and that a second variance be approved for an additional encroachment not to exceed five feet for a total area of about 20 square feet for the laundry room.

Mayor Brown asked Mr. Dressler if he would accept the staff's recommendation and Mr. Dressler asked if the variances recommended would allow the addition he requested. Mayor Brown stated that it would and Mr. Dressler was satisfied.

Mayor Brown closed the public hearing and called upon the Council for debate and action. Motion was made by Parlontieri that the variances be approved as recommended by staff and explained by the City Manager. Motion was seconded by Brooks. Motion carried unanimously.

7-91-2 Public Hearing - Robertson Variance - 104 Crofts Corner

Mayor Brown called to order the public hearing for the purpose of considering a variance requested by LTC and Mrs. E.L. Robertson, Jr. of 104 Crofts Corner. The Mayor explained that the same procedures would be followed and allowed each side 10 minutes to present their position.

LTC. Robertson explained that he was requested a 2.3 foot variance to the front yard setback requirement. He stated that they were not the original owners of the house and they have found themselves in the position of not being able to place an addition on the house because of the zoning violation. They had applied for a building permit to add a screened porch when the zoning violation was discovered.

Mayor Brown called for comments from the public for or against the variance. There were no comments and City Manager Basinger offered the position of the City.

Basinger reported that staff recommended approval of the variance because the encroachment occurred prior to the ownership by Mr. and Mrs. Robertson; the encroachment was not discovered at the time the sale of the property closed; no complaints have been filed concerning the encroachment and there does not appear to be any adverse affect on the neighboring property.

Mayor Brown closed the public hearing and called upon the City Council for action.

Motion was made by Brooks that the variance be approved as requested. Motion was seconded by McMenamin. Motion carried unanimously.

7-91-3 Public Hearing - Amending to Zoning Ordinance - 908.6

Mayor Brown called to order a public hearing to consider an amendment to the Zoning Ordinance Section 908.6 regarding restrictions on accessory buildings permitted in the residential setback areas. He allowed each side 10 minutes to present the facts and, inasmuch as the City had initiated the change, called for the City to present the facts.

Director of Developmental Services, Jim Williams, addressed the Council. He explained that several months ago the Council had adopted regulations regarding accessory uses on residential zoning lots. At that time it was felt that additional changes needed to be made to the regulations regarding the size and number of accessory buildings that would be permitted to encroach into the setback area.

Williams explained that since that time the Planning Commission also discussed the need to limit the size and number of structures in the setback and that a public hearing had been held by them on the ordinance being proposed at this hearing. Mr. Williams explained that the proposed ordinance regulated the size and number of structures that could encroach into the setback by the width of the rear property line. If the rear property line was from 50 - 100 feet one building not exceeding 100 square feet would be permitted. If the lot was at least 100 feet or more wide at

the rear property line two buildings would be permitted provided their combined total size did not exceed 125 square feet. The ordinance also required that the structures be at least ten feet apart, they be located no closer than three feet from the rear property line and that they not exceed eight feet in height.

Mayor Brown called for comments for or against the proposed ordinance and hearing none asked if there were any questions of Mr. Williams. Brooks asked if the requirement that the structures be ten feet apart was new or was that in the original ordinance. Williams replied that it was a new addition to the ordinance.

There being no further questions Mayor Brown closed the public hearing and called for debate or action from the Council.

Motion was made by Brooks that the requirement for structures to be ten feet apart be stricken from the ordinance. Motion was seconded by McMenamin. Motion carried unanimously.

Motion was Bradford that the Ordinance be adopted as presented and amended. Motion was seconded by Parlontieri. Motion carried unanimously.

7-91-4 Short-term Disability/Section 125 Plan

City Manager Basinger asked that the item on the agenda to consider a short-term disability insurance plan with a Section 125 plan be tabled to the next meeting. He explained that questions had been raised this afternoon and staff had been unable to obtain answers to them prior to the meeting.

Motion was made by Parlontieri that the item be tabled as requested. Motion was seconded by McMenamin. Motion carried unanimously.

There being no further business a motion was made by Mayor Brown that the meeting be recessed and reconvened in executive session to discuss lawsuits, real estate and personnel matters. Motion was seconded by McMenamin. Motion carried unanimously.

Executive Session

Appointments to Commission on Children and Youth

City Manager Basinger reported that the unanimous recommendation of the City Selection Committee for appointments to the Commission on Children and Youth to fill current vacancies was as follows:

Bonnie Campbell (reappointment)	Term - 9/1/91 - 8-31-94
P.G. McCurdy (Student Appointment)	Term - 9-1-91 - 8-31-92
Tom Ellis	Term - 9-1-91 - 8-31-93
Glenn Rickerson	Term - 9-1-91 - 8-31-94

The Committee also recommended Ms. Jill Thompson be appointed as alternate

to fill any vacancy occurring during the next six month period.

Motion was made by McMenamin that the recommendations be approved. Motion was seconded by Brooks. Motion carried unanimously.

GenStar

Motion was made by Parlontieri that the following Resolution be adopted:

Resolved that the Mayor of Peachtree City has authority as part of the land transfer agreement with Equitable for Dividend Drive, to also transfer to GS Roofing Products Company, Inc. (formerly GenStar) .14 acres of land.

Motion was seconded by Brooks. Motion carried unanimously.

There being no further business a motion was made by Mayor Brown that the meeting be adjourned. Motion was seconded by McMenamin. Motion carried unanimously.

The meeting was adjourned at 7:45 PM.


Frances Meaders, Director of
Administrative Services

 Attest
Mayor