

**MINUTES OF MEETING
CITY COUNCIL OF PEACHTREE CITY
June 18, 1992**

The City Council of Peachtree City met in regular session on Thursday night June 18, 1992 at 7 PM in the City Hall Council Chambers.

Mayor Robert L. Lenox called the meeting to order and led those in attendance in the pledge of allegiance. Present were Mayor Robert L. Lenox, Councilmen Edward Bradford, Annie McMenamin and Robert Brooks.

Addition of Agenda Items

Mayor Lenox made a motion to add an item to the agenda to discuss a change to the City Charter concerning a quorum. Brooks seconded the motion. Motion carried unanimously. Item was added as 6-92-7.

Announcements, Awards, Special Recognitions

Mayor Lenox announced the population of Peachtree City to be 22,041.

Mayor Lenox reported that the City had applied for a State of Georgia Public Library Capitol Outlay Grant, which would help fund a 10,000 square foot expansion of the library. The estimated cost of the project is \$1,442,857 with an anticipated grant amount of \$1,078,574. The City's cost of \$364,283 has been put into the 1994 Capital Improvement Program. Mayor Lenox announced that the grant was available to the City through the Flint River Regional Library System and expressed the City's gratitude to Mr. Walter Murphy, Mrs. Dortha Redwine and to the Flint River Regional Library System for their assistance to the City in completing the grant application, which was a very time consuming project.

Eight volunteer fire fighters were presented with a Certificate of Commendation, by Mayor Lenox, for completing the Basic Emergency Medical Technician Training Program.

Three employee fire fighters and one volunteer fire fighter were presented with Certificates of Commendation, by Mayor Lenox, for completing their associate degree in Fire Science.

Mayor Lenox presented a Certificate of Commendation to Heather Renee Nunez, the Valedictorian of the 1992 graduating class of McIntosh High School.

Mayor Lenox presented a Certificate of Commendation to Tania Marie Wisotzke, the Salutatorian of the 1992 graduating class of McIntosh High School.

The Employee of the Month award for the month of May was presented

to Patrolman Ed Stone of the Police Department.

Mayor Lenox presented a plaque to Rich Parlontieri for his years of service as a Councilman in Peachtree City. Parlontieri served on the Council from January 1988 to April of 1992.

Department Reports

Mayor Lenox reported that Department Reports were available for review at City Hall.

Minutes

McMenamin made a motion to approve the minutes of the June 4, 1992 meeting as presented. Bradford seconded the motion. Motion carried unanimously.

Old Agenda Items

5-92-5 Scenic Highway Designations

Jim Williams, Director of Developmental Services, stated that a member of the Environmental Concerns Organization (ECO) had approached the City with a suggestion that some of the roads in Peachtree City be considered for a Scenic Highway Program. Williams stated that it had been discussed at a previous Council meeting and a decision was made to have the Planning Department develop standards for scenic road designations.

Williams stated that the designation should only apply to major thoroughfares and not subdivision streets, that roads considered for a scenic designation should be classified as to their level of protection and that the health and safety of the citizens should not be compromised by the scenic road standards. Williams went on to state that the scenic road designation was not intended to prohibit the development of any adjoining property in accordance with the Land use Plan and the Zoning Ordinance, that the scenic road designation should be administered like the Limited Use classification in the Zoning Ordinance, and that a scenic road should be designated only after public hearings by the Planning Commission and the City Council. The recommended standards as stated by Williams were as follows:

1. The City Council may waive any established road design standard in the Land Development Ordinance to accommodate the scenic road designation.
2. The City Council may establish special maintenance standards for a scenic road.
3. Driveways shall not be prohibited onto scenic roads; however, every effort should be made to reduce them in both size and number.
4. New road access shall not be prohibited onto scenic roads. In

fact, road access should be encouraged where it could eliminate multiple driveways. Along limited scenic roads, all new road access and commercial driveway access should make adequate provision for turning movements with dedicated deceleration lanes and left turn lanes as necessary.

5. For all new development along a scenic road, a minimum 50-foot city-owned greenbelt should be provided by the developer.

6. Prior to designating a scenic road, a landscape plan should be prepared that identifies the areas to remain undisturbed, the areas subject to limited disturbance, and the areas to be enhanced with new landscaping. The plan should be approved by the City Landscape Architect.

7. The landscape plans for all private property along a scenic road should compliment the plan for the road itself.

8. All landscape work done in conjunction with a scenic road should be based on limited maintenance, particularly mowing, trimming and watering.

9. A sign program should be designed for each scenic road in order to control both the number and quality of all future graphics along the road.

Williams stated that these were recommended standards to get the discussion going.

Mayor Lenox questioned if the scenic road designations would be to protect existing roads or could be used for roads built in the future. Williams stated that he would like to see it include roads that could be built in the future. Lenox mentioned that scenic roads could be cheaper to build since it would eliminate curbs and gutter, and would allow the natural vegetation to be used as opposed to planned landscaping.

McMenamin asked if the plan was to leave the roads as natural as possible and was told that was the general idea. McMenamin asked about speed limits on the scenic highways. Williams stated that the speed limit would depend on the road it pertained to. McMenamin applauded Williams work on the scenic highway standards and stated that she was very pleased with the results.

Bradford stated that he was reluctant to put a designation on a road that would cause more danger due to the natural vegetation. He stated that Aberdeen Parkway was a very dangerous road and he hesitated to create more roads like it. Bradford stated that if a designation would be put on Peachtree Parkway now, it would be difficult to expand the road, if needed, in the future. Bradford stated that he was concerned with the cost of planning the roads and the cost of landscaping. He stated that there were already laws on the books for developing roads like Aberdeen Parkway and that he did not see that more laws were needed and stated that he

— would not support scenic road designations.

Brooks stated that he felt that the original intent of the ECO was to keep it simple and take advantage of the natural vegetation. Brooks stated that the primary concern was safety, but that the overall concept was solid. Brooks stated that he would like to see the concept approved and sent to the Planning Commission for fine tuning and possible citizen input. Brooks made a motion to approve the scenic highway designation concept and to send it to the Planning Commission for their input.

Mr. Ike Isaacson, representative for Phil Jones, President of ECO, spoke on behalf of the standards proposed by the Planning Department. Isaacson stated that the ECO's main hope was that they could keep Aberdeen Parkway, Riley Parkway and Peachtree Parkway North as natural as possible and asked Chief Murray how dangerous Aberdeen Parkway was. Murray stated that any road was as safe or dangerous as the speed and conditions allow and that any road could be controlled by speed limits. Murray stated that the fewer entrances and exits on a scenic highway the safer the road would be.

Mayor Lenox stated that there was a motion on the floor and asked if there was a second. McMenamin seconded the motion.

— Mr. Chase Broward, representative for Peachtree City Development Corporation (PCDC), came forward to address the proposals. Mr. Broward stated that the proposed standards seemed to address two main areas, the maintenance and improvement of proposed scenic highways and development along those roads. Broward stated that the City has control over the maintenance and development of roads and that if a proposed roadway needed to be widened that a public hearing could be held to gain citizen input before that would take place. He stated that the site plan process takes care of landscape concerns. Broward stated that State funding might not be available for scenic highways if there was not conformance with State standards.

— Broward stated that PCDC had concerns with a few of the recommended standards, the first being standard five, which stated that for all new development along a scenic road, a minimum 50-foot City-owned greenbelt should be provided by the developer. Broward stated that Aberdeen Parkway was an existing road and the Westpark Business Area which was just South of Aberdeen Parkway could be unduly affected by the minimum City greenbelt in the way the land could be developed by PCDC. Second, on item six, enhancing landscaping along the roadway, Broward questioned who would be funding that landscaping since most of it was on private property. Third, item seven, that states that the landscape plans for all private property along a scenic road should compliment the plan for the road itself. Broward stated that private backyards would be affected and Broward stated that should be looked at very carefully since it would be dictating to people what they could do with their own property.

Several residents came forward to state their support for the scenic highway designations, and their hope that Peachtree City could maintain the quality of life that brought many residents to the City.

Caroline Price, Chairman of the Planning Commission, came forward and stated that setting standards would be the key and that each road should be as distinctive as the roads character.

McMenamin stated that most everyone that moved to Peachtree City did so for the planned development and that each road and area should be looked at individually when setting standards.

Mayor Lenox stated that he concurred with Mr. Bradford's comments about the safety of the roads and stated that more attention needed to be paid to safety and speed along the roads. Lenox stated that he would support the proposed standards and would like to see the Planning Commission work on fine tuning the standards.

Bradford stated that he would like to gain more public input and would support the Planning Commission working on this. Motion carried unanimously.

6-92-3 Alcoholic Beverage Application - After Deck Inc. - Aberdeen Village Center

Mayor Lenox stated that an alcoholic beverage license for distilled spirits, malt beverage and wine had been requested for "After Deck" a night club to be located in the Aberdeen Village Center. Mayor Lenox asked Judy Comer, who applied as the licensee and the license representative, to come forward to answer questions from Council. Mayor Lenox asked Ms. Comer if she was familiar with the Alcoholic Beverage Ordinance and Ms. Comer answered in the affirmative. McMenamin made a motion to approve the application as requested. Brooks seconded the motion. Motion carried unanimously.

6-92-4 Alcoholic Beverage Application - Wings Eatery, Inc. - Peachtree Crossings

Mayor Lenox stated that an alcoholic beverage license for malt beverage and wine had been requested for the "Wings Eatery", a restaurant to be located in the Peachtree Crossings shopping center, in the previous location of Wings and Things, which has gone out of business. Mayor Lenox stated that Mr. John Proffitt III had applied as the licensee and Ms. Mary Jo Gilmore had applied as the license representative. Both were asked to come forward to answer questions from Council. McMenamin asked Ms. Gilmore about the six month probation that Wings and Things had been under. Ms. Gilmore stated that the violation had happened prior to her working at the restaurant. Mayor Lenox asked if both Mr. Proffitt and Ms. Gilmore would be active in the management of the operation. Mr. Proffitt stated that they would be and that a training program was in place for the employees. McMenamin made a motion to approve the application for the Wings Eatery, Inc. as requested. Brooks

seconded the motion. Motion carried unanimously.

6-92-5 State DOT Contract for Highway 74
Bicycle Bridge

City Manager Jim Basinger stated that Council had before them an agreement with Georgia DOT to construct a bicycle bridge over State Road 74, north of Aberdeen Parkway. Basinger reported that the agreement called for DOT to pay seventy-five percent of the cost and the City to pay twenty-five percent of the cost, with the City paying one-hundred percent of the preliminary engineering costs.

Mayor Lenox questioned if there were any utility problems anticipated. Basinger stated that there were none that they had found.

Brooks stated that this contract would save the City money on a commitment made with the westside residents of the City and made a motion to execute the contract with the Georgia DOT for the construction of the bicycle bridge. McMenamin seconded the motion. Motion carried unanimously.

6-92-6 Deed to 6.3 acre tract adjacent to
Peachtree City Elementary School

Mayor Lenox stated that originally it was thought that a 6.3 acre tract of land adjacent to the Peachtree City Elementary School was owned by the Fayette County School Board and that in the process of studying whether or not to construct a soccer field on the property, it was found that the land was still owned by the Equitable. Lenox reported that the City had contacted school officials and were told that they no longer had an interest in the property and Equitable deeded the land to the City. Mayor Lenox stated that the school does now have an interest in owning the property and that this situation had gone through much scrutiny and it was felt that it should be resolved by the Council. Mayor Lenox asked for public comment.

Mr. Joe Henebry, 112 Hermitage Place, came forward and stated that all the homeowners in the area surrounding the 6.3 acre tract of land had signed a petition against that land being used for a soccer field, which was what the consensus was that the school wished to use it for. Mr. Henebry stated that the homeowners felt it would devalue their property, cause traffic problems, parking problems and noise and bright lights from the field disturbing the residents.

Mr. Douglas Bennett, Asst. Superintendent, spoke on behalf of Trigg Dalrymple, Superintendent of Schools, and stated that it was the schools request to own the 6.3 acres adjacent to Peachtree City Elementary School as a part of the school campus. Mr. Bennett stated that the school would be satisfied with whatever

— stipulations were put on the use of the land.

McMenamin asked Mr. Bennett who was responsible for the playgrounds, and who would be responsible for asking someone to leave the school grounds, the school board or the principal of the school. Mr. Bennett stated that it would be up to the school in question.

Mrs. Diane Henebry, 112 Hermitage Place, came forward to ask Council to retain the 6.3 acres of land and not give it to the school to construct a soccer field. Ms. Henebry stated the adverse affect it would have on the residents and that the surrounding residents had voted unanimously, by petition delivered to the Mayor, for the City to retain ownership of the land. Ms. Henebry stated that she had spoken with an appraiser that stated that the property values of the homes in the area would go down considerably if there were to be a soccer field constructed on the land. She urged Council to retain ownership of the land and possibly lease the land to the school for a recreation and playground area.

Several other residents came forward and urged Council to retain ownership of the land due to the adverse affects on the residents of the area.

— Kathy Selleck, school board member, asked that the City give the land to the school for their use. Ms. Selleck stated that the school had no plans to give the land to the Soccer Association for a field and that they would use the area for a play area for the children as they had been doing when they thought the land belonged to them.

Mr. Larry Teal, Principal of Peachtree City Elementary, came forward and stated that in January the school had been approached by the Soccer Association to use the land for a soccer field, which was the time the school found out that the land did not belong to them. Mr. Teal stated that if the residents did not want a soccer field, that the school would be happy to agree to that stipulation, but that they would like the land for a play area and for a possible future portable classroom location.

Ms. Teresa Joiner, President of the Peachtree City Elementary PTO, stated that the school would have a security problem if the City maintains ownership and explained that the school would have no jurisdiction over persons on the property. Ms. Joiner urged the Council to think of the children first and make them the priority.

— Kathy Selleck came forward again and asked the City if they had the money to develop the property and if it could be reserved for use by the school.

Mayor Lenox asked for Council comment. McMenamin made a motion to retain the land and to work with the school for use as passive recreation land.

Brooks stated that in the past the City Council had encouraged the use of fields for recreation and felt that perhaps more public input was needed and in the future acceptance of property should come before City Council and not the Recreation Commission. Brooks stated that he felt that the children at Peachtree City Elementary needed the recreation area and would like to see the land continue to be used in that manner. Brooks stated that he does not believe that the neighborhood wants to see a large City park on that property and that he would like to see the City maintain control of the land, work to get the land in good condition and let the school use it for recreation during school hours.

City Manager Basinger stated that the City could retain ownership and could offer the school a contract and specify that they use it as a playground area. Mayor Lenox stated his support of the contract. Bradford asked the how the school felt about a contract for the use of the land. Mr. Bennett stated that it would be suitable to the school.

Mayor Lenox amended the motion to read: That the City accept ownership of the land and that Equitable deed the land so that the City could let it be used by the school. PCDC would retain the recreation credit. The intended use would be for school use only. Brooks seconded the motion. Basinger asked Chase Broward of PCDC if that would be suitable to them. Broward stated that it would be suitable. Motion carried unanimously.

6-92-7 Definition of a Quorum

Mayor Lenox stated that there had been some confusion on the definition of a quorum when the Council had a vacancy. Lenox stated that a few weeks ago another Council member had been absent due to a family illness, and that the City Charter did not define a quorum in those circumstances.

McMenamin, who was absent at the May 21, 1992 meeting stated that she had read all the motions and would have voted with the Council. Brooks made a motion to re-affirm the votes of all the agenda items of the May 21, 1992 meeting and to authorize the City Attorney to amend the City Charter to define a quorum when the Council has a vacancy. Bradford seconded the motion. Motion carried unanimously.

There being no further business to come before Council Mayor Lenox made a motion that the meeting be recessed to be reconvened in executive session. McMenamin seconded the motion. Motion carried unanimously.

Executive Session

There was no action taken in executive session and McMenamin made a motion to adjourn at approximately 10:30 PM. Bradford seconded. Motion carried unanimously.

Angie Stevens
Angie Stevens, Asst. City Clerk

Robert L. Lenz Attest
Mayor