

City Council of Peachtree City
Minutes of Meeting
June 15, 2000
7:00 p.m.

The City Council of Peachtree City met in a regular session, Thursday, June 15, 2000, at 7:00 p.m. in the City Hall Council Chambers. Mayor Robert L. Lenox led those attending in the pledge of allegiance. Other Council members present were: Carol Fritz, Annie McMenamin, Dan Tennant and Bob Brooks.

ANNOUNCEMENTS, AWARDS, SPECIAL RECOGNITION

Mayor Lenox announced that the City of Peachtree City has been certified as a "City of Ethics". He requested Carol Fritz to receive the award from GMA in his absence.

MINUTES

McMenamin made a motion to approve the minutes of the June 1, 2000, meeting as presented. Fritz seconded the motion. Motion carried unanimously.

CONSENT AGENDA

1. Monday, July 3, 2000 to be designated as a City holiday in addition to the July 4th Holiday.
2. Resolution – Outdoor Watering Restrictions

McMenamin made a motion to approve the consent agenda as submitted. Fritz seconded the motion. Motion carried unanimously.

Mayor Lenox made a motion to rearrange the agenda and consider the old agenda item last. McMenamin seconded the motion. Motion carried unanimously.

Mayor Lenox said the first two agenda items would be conducted as public hearings. He read the rules for conducting such hearings.

NEW AGENDA ITEMS

06-00-04 Public Hearing – Rezoning – Cedarcroft Tract

Lenox called the hearing to order and set a time limit of thirty minutes for each side to present its case. He asked to hear from the applicant and those supporting the rezoning first. Doug Dillard, attorney for the applicant, addressed Council on behalf of his client and requested the rezoning application be withdrawn without prejudice. He explained that the rezoning application was submitted as a result of a lawsuit settlement agreement, but there were several issues that needed to be worked out regarding the development of the property. He said the applicant did not want to move forward with the rezoning until he was assured those issues could be resolved.

Lenox said he understood there were only three issues to be resolved. Those issues were: the noise abatement plan, the landscaping plan for the parkway, and the final rezoning of the

— property. He was reluctant to allow the application to be withdrawn because the Planning Commission had already considered the application. He said if the application were withdrawn the applicant would have to wait six months before submitting a new request.

McMenamin said Rossetti had always contacted her in the past for assistance in resolving problems with the City, but she was not aware of the current problems he was facing. She asked Rossetti if tabling the issue until the July 6th meeting would give him enough time to resolve the issues.

Rossetti expressed his frustration regarding the problems he had been facing. He said that over two years ago he presented staff and the Planning Commission with a plan to build a sound wall to reduce noise from the railroad tracks. He said the only comment he received about the plan concerned the maintenance of a wood fence, so he contacted a concrete block company to construct the fence with the same thickness using concrete and steel pillars. He said he was never asked to submit a sound study. Rossetti said he submitted four preliminary plats to the City since September of last year, but he never received any comments even though the City had 10 days to respond as mandated by City ordinance. He said he was frustrated with the whole process and he did not want to rezone his property until he was allowed to proceed with his plans.

— Fritz pointed out that the court settlement required the land be rezoned. She said she was not aware of the problems Rossetti was facing and suggested the issue be tabled until the next meeting to determine if the issues could be resolved.

Dillard said the settlement agreement was silent about when the property was to be rezoned.

Brooks asked for a synopsis of the sound study. Lenox said the noise abatement study was done at the City's instigation and at the City's expense. He said staff received the study earlier that afternoon and that it appeared that the noise from the railroad would not be a serious problem.

McMenamin said she would like to understand the study better. She questioned how the study was conducted and felt that the results may have been flawed. Dillard said if it were determined that the property was not suitable for residential development due to noise from the railroad, then the proposed rezoning request would be inappropriate and the applicant would want to keep commercial zoning in place. He did not feel there would be enough time to evaluate the study before the next Council meeting.

Lenox said there had never been a problem with planning a residential development on the property, but that the city wanted to ensure that the railroad would not cause a noise problem for the new residents. He said the City requested data from the developer several times and never received it, so the City spent \$1,500 to conduct its own study.

— Lenox made a motion to table the public hearing until July 6. Tennant seconded the motion. Motion carried unanimously.

Brooks said he was not opposed to allowing the applicant to withdraw the rezoning request because he was not excited about rezoning the property for residential use, but he was not

opposed to tabling the issue for two weeks to review the sound study. Fritz agreed.

06-00-05 Public Hearing – Rezoning – Katz Tract

Lenox called the hearing to order and asked to hear from the applicant and those supporting the rezoning first. Doug Dillard, attorney for the applicant, addressed Council and requested that the public hearing be tabled until the August 3rd meeting. He said the applicant wanted to give the annexation issue time to evolve before moving forward with the rezoning request. Lenox made a motion to table the public hearing until the August 3, 2000 meeting. McMenamin seconded the motion. Motion carried unanimously.

06-00-06 Consider Future use of previous Leach Station Property

Jim Williams, Director of Developmental Services, addressed Council concerning the use of the previous Leach Station property. He said the site was one of the city's historical sites because the Fire Station was the first public building built in Peachtree City and it was built prior to the development of the industrial park. He explained that the fire station played a key role in developing the industrial park because the industries wanted fire protection. Since a new fire station was being constructed, Williams recommended that the old building be demolished and that the existing site be landscaped as an entrance to the industrial park and that it be designated as a park and open space area and dedicated to the volunteers who started the Fire Department.

Lenox liked the idea of creating a primary entrance to the industrial park.

Fritz asked if they should consider leaving the building as a historical site. McMenamin felt the building was an antiquated building and that it would cost a tremendous amount of money to renovate it.

Brooks was supportive of staff's recommendation. He said the City had many areas of undisturbed green space but it did not have many park areas. He suggested they consider dedicating the park to public safety employees in general. He also stated that the VFW was interested in using the building, but he felt there were safety concerns to consider with long-term use of the building.

Tennant said that FC&A wanted to expand their facility next door and was interested in purchasing the site. He said he could understand FC&A's desire to purchase the property, but he could also understand dedicating a park to the fire department.

Robert Brown, citizen, suggested using bricks from the existing building to build a monument to the firefighters. Brooks thought that was a good idea and instructed staff to place a notice in the UPDATE requesting other ideas from citizens.

Brooks made a motion to endorse the idea and to instruct staff to investigate turning the site into a park and dedicating it to the Fire Department or public safety employees in general, and possibly the industrial park. Fritz seconded the motion. Tennant said he would abstain from the vote because he received a substantial campaign contribution from an official with FC&A. Motion carried with Tennant abstaining.

06-00-07 Consider Ordinance - Recommendations from Board of Ethics

Council discussed the proposed ordinance amendment at length. Staff was instructed to rephrase a portion of the ordinance as it referenced 'volunteers' to clarify that the ordinance should apply to volunteers who act in an official capacity for the city. The City Attorney said he would come back to council at a future meeting, possibly the July 20th meeting, with recommendations to further amend the ordinance as it applied to conflicts of interest and financial disclosures.

Brooks did not feel the ordinance should be adopted that evening. He felt the discussion that evening was a working session and wanted additional public input and time to reflect on it. He said Council had discussed implementing financial disclosure requirements for the City Attorney. He did not feel volunteers should be subject to financial disclosure. He felt the City Attorney should be held to a higher standard.

Steve Brown and Jim Steinbach, members of the Board of Ethics, were present. Lenox asked for their comments concerning the proposed amendments. They said the board's main focus of workshop concerned the procedural section of the ordinance. They felt the recommendations of the board were unanimous.

Fritz made a motion to table the adoption of the ordinance until the City Attorney could present his recommendations for amendments. Brooks seconded the motion. Motion carried unanimously.

OLD AGENDA ITEMS

04-00-05 Consider Modification to Indemnification Resolution

Council discussed the proposed modification to the Indemnification Resolution, which would provide legal assistance to those accused of an Ethics Violation. Lenox made a motion to adopt the Resolution as presented. Brooks seconded the motion. Motion carried unanimously.

COUNCIL/STAFF TOPICS

Mayor Lenox and Annie McMenamin volunteered to serve on the selection committee for appointments to the Planning Commission.

Basinger announced that a City Council Budget Workshop was scheduled for July 20, 2000, at 6:00 p.m. in the Library.

Fritz said she had read articles in the newspaper concerning the Georgia Regional Transportation Authority (GRTA) and the Atlanta Regional Commission (ARC). She asked how the current issues would affect Peachtree City.

Lenox said there were legitimate concerns throughout the state regarding GRTA's activation of jurisdiction, which was a legal requirement of the act that was passed to organize GRTA. He said GRTA spent the last year getting organized. He did not feel they would be making local

— zoning decisions, but he did believe that if local governments wanted the state and federal governments to invest in local resources, GRTA would expect the resources to be used wisely. Lenox felt that what constituted wise use in downtown Atlanta would not constitute wise use in Peachtree City.

Brooks felt the City's statement to GRTA should be that the rail line comes through Peachtree City, which is the most dense area of Fayette County. He did not feel Peachtree City should increase its density.

Fritz said ARC wanted density to be located along transportation corridors, yet Peachtree City already had a Land Use Plan. Lenox said Peachtree City was one of the few places in the state that has a Land Use Plan that matched its Transportation Plan. He did not see GRTA as a major threat to Peachtree City. He felt GRTA would be positive for the city because the City would have the right to ask for rewards since it was already well planned. Lenox said he had talked to Joel Cowan several times and felt that GRTA was going to use their authority.

McMenamin felt the City should communicate their interpretation with GRTA to avoid misunderstanding. Brooks suggested the City send GRTA a letter and ask for written response.

— Lindsey said ARC had already approved the City's Land Use Plan. Lenox said Peachtree City was highly regarded by ARC because of what it had already accomplished. Brooks said infrastructure was a part of the City's Land Use Plan. He said the City's current planning met the City's sewerage capacity and other infrastructure plans. He felt an increase in density would not agree with the City's infrastructure plans.

Council instructed staff to draft a letter to GRTA and coordinated it among all Council members for input.

Mayor Lenox made a motion to adjourn the meeting. Fritz seconded the motion. Motion carried unanimously. The meeting adjourned at 8:35 p.m.

—

City Clerk, Nancy Faulkner

Attest: 
Mayor Robert L. Lenox