

**MINUTES OF MEETING
City Council of Peachtree City
June 3, 1993
7:00 p.m.**

The Mayor and City Council of Peachtree City met in regular session on Thursday night June 3, 1993 at 7:00 p.m. in the City Hall Council Chambers.

Mayor Lenox led those in attendance in the pledge of allegiance. Present were Mayor Robert Lenox, Councilmembers Annie McMenamin, Edward Bradford, Robert Brooks and Caroline Price.

There were no items added to the agenda.

Announcements, Awards, Special Recognitions

Mayor Lenox presented a proclamation of congratulations to the Booth Middle School Olympiad Team for their academic achievements. The team recently won a State competition and placed fifth at the national competition. Team members, alternates, teachers and the principal of Booth Middle School were present to receive the proclamation.

Mayor Lenox presented a Certificate of Commendation and gift to Mr. Bill Date, President of MCC Panasonic, for his many contributions to the City. Mayor Lenox stated that Mr. Date would be returning to Japan and that the City would miss him.

Mayor Lenox presented a 20 year service pin and scrapbook to Ms. Frances Meaders, Director of Administrative Services. Ms. Meaders is the first City employee to achieve 20 years of service.

Department Reports

Mayor Lenox reported that Department Reports would be available at the next Council meeting.

Minutes

McMenamin made a motion to approve the minutes of the May 20, 1993 Council meeting as presented. Bradford seconded the motion. Motion carried unanimously.

New Agenda Items

6-93-1 Consider Alcoholic Beverage License - P C Cafe

Mayor Lenox stated that the P C Cafe had applied for an alcoholic beverage license to sell malt beverage and that Mr. Paul Wan Kim had applied as the licensee and license representative. Mayor Lenox asked Mr. Kim to come forward to answer any questions Council might have. McMenamin asked Mr. Kim what kind of restaurant the P C Cafe was and the hours of operation and Mr. Kim stated they

served sandwiches and wings and would be open from 10 a.m. to 9 p.m. six, maybe seven days a week. McMenamin asked if Mr. Kim was familiar with the Peachtree City alcoholic beverage license ordinance and Mr. Kim stated that he was. Price stated that Mr. Kim lived in Suwanee and asked him if he would be the manager. Mr. Kim stated that he would be and that another member of his family would be working with him. Price stated that all paperwork appeared to be in order and made a motion to approve the alcoholic beverage license for the P C Cafe. McMenamin seconded the motion. Motion carried unanimously.

6-93-2 Public Hearing - Rezoning of "The Peninsula"

Mayor Lenox stated that Peachtree City Development Corporation (PCDC), acting as agent for The Equitable, had requested that a 57 acre parcel known as "The Peninsula" be rezoned from AR Agricultural Reserve to LUR Limited Use Residential. Mayor Lenox stated that the item would be conducted as a public hearing, went over the rules for the hearing and set a time limit of one hour to hear both sides of the issue. Mayor Lenox asked to hear first from the applicant.

Mr. Jerry Peterson came forward and stated that the 57 acre tract of land in Kedron was on the west side of Peachtree Parkway north of the boatdocks. Peterson stated that the 57 acres was not included in the Kedron rezoning because the developer felt it was a unique property that required more thought and was therefore left as AR Agricultural Reserve, the City's holding category. Peterson stated that after two years of research it was believed that the property should be zoned LUR Limited Use Residential. After giving a description of the land, Peterson stated that PCDC had been working with Mr. Jim Strickland, architect, to design a historic neighborhood effect. Peterson stated that there would be 95 single family detached homes. Peterson went on to say that many of the homes would be built around town squares or parks. Peterson stated that PCDC would add an additional 50 foot right of way on Peachtree Parkway to allow for any future improvements to the road.

Peterson stated that home prices would range from \$185,000 to \$350,000 with some higher prices possible on the lake and hilltop. Peterson stated that the homes built around the town squares would be accent homes with wrap around porches, balconies and detail work. Peterson explained that the neighborhood would be unique to Peachtree City and that only a few select builders would be used. Peterson stated that focus groups had been used to determine the selling capability of the neighborhood and that the old historic town concept would blend nicely with today's technologies and lifestyles. Peterson went on to say that the area would take about three years to complete, that the density was 1.7 units per acre and Mr. Peterson offered to raise the minimum square footage requirements. Peterson said that for Type A homes he would be willing to raise the minimum from 2000 square feet to 2200, Type B homes from 2200 to 2400, and Type C homes from 2400 to 2600. Peterson stated that in the original plan there was a provision for

a bed and breakfast, but that it had caused such controversy that he was willing to remove it from the plan. Peterson stated that the plan called for home occupation exterior expression on lots 1 through 13 and lots 91 through 95 allowing signage up to 2 feet on the home with a separate entrance such as in a historic town. Peterson explained that there would be an at-grade golf cart crossing at Peachtree Parkway. Peterson reported that utilities were in place and asked Mr. Jim Strickland to come forward and share his thoughts.

Mr. Jim Strickland, architect, stated that the neo-traditional town or village could bring value and that the homes did not necessarily need to be large to be valuable. Strickland stated that much detail would be used on the homes such as cornice, window shutters, large porches, wrought iron railings.

Mr. Howard Morgan, 112 Pebblestump Point, came forward and urged Council to be cautious when listening to opposition to the project, and stated that he felt it would be an excellent development for the City.

Mr. Jim Williams, Director of Developmental Services, came forward and stated that the Planning Commission had unanimously approved the project as presented and that the project was consistent with the Land Use Plan. Williams stated that the entrance to the project adjacent to the entrance into Stoneybrook Plantation was the best entrance in view of safety. Williams reported that a traffic study had been done and it was felt that the entrance would not pose a traffic problem. Williams stated that the success of the project hinged on the thorough and consistent execution of the design theme and felt a special design review committee should be established to include the developer, the special consultant, Mr. Jim Strickland, possibly the landscape architect and one or more of the project residents. Williams went on to say that the bed and breakfast should be removed from the project and stated that staff suggested that an environmental committee be established to monitor the project. Williams stated that the project would not be a detriment to adjacent neighborhoods but would be a significant contribution to the level of urban design and exert a strong positive influence on surrounding property values. Williams stated that staff recommended the project be approved with the above conditions.

Mayor Lenox asked to hear from anyone opposing the rezoning and many residents came forward in opposition. Ms. Phyllis Aguayo, Mr. Tom Forney, Mr. Quentin Van Meter, Mr. Ted Thomas, Mr. Greg West, Mr. Bob McCollum, Ms. Maxine Rickards, Mr. Ike Isaacson, Mr. John Tovani, Mr. Gary Rickards, Mr. Phil Webster, Mr. John MacGregor, Mr. Steve Thaxton and Mr. Bianco all spoke in opposition to the project.

Reasons given for opposition were as follows: possible four-laning of Peachtree Parkway, high density of the project adjacent to a low density area, location of cart path crossing and lack of

a cart path system within the subdivision, location of the entrance into the subdivision, increased traffic, lower home values than adjacent subdivisions, environmental issues and concern that if PCDC were to go out of business that another firm could alter the design. There was opposition over the number of trees that would be taken out and also opposition over home businesses being able to use signage to advertise a business within.

After hearing the public opposition Mayor Lenox called the public hearing closed and called for Council debate.

Price stated that the rezoning was a complicated one due to the fact that it would be the first time the LUR zoning was used. Price assured the citizens that if anyone else ever took over the project they would need to adhere to a specific set of guidelines. Price stated that she felt the bed and breakfast should be removed from the proposal and stipulate that home occupations could not operate in a retail sense. Price stated that the four-laning of Peachtree Parkway seemed to be of great concern to residents and suggested that the item go on a future agenda for discussion. Price stated that she felt the density of the project was consistent with the Land Use Plan.

Brooks stated that Council had not held discussions on four-laning Peachtree Parkway and did not have any plans to do so. Brooks did say that Council could not speak for future Councils on the subject. Brooks stated that there was no provision in the LUR zoning district to allow for commercial business. Brooks stated his concern over the density of the project and suggested increasing the size of the park areas by decreasing the number of homes to be built.

McMenamin stated that she felt the density should be as close to R-22 zoning as possible but that she could not see jeopardizing a whole project for twelve homes. McMenamin went on to say that she did not believe that anyone driving on the Parkway would be able to tell that there were a number of homes in the subdivision. McMenamin stated that she was concerned over commercial signs in a residential area and asked City Attorney Jim Webb how the City could legally tell a few homeowners that they could put signs on their homes and not allow others to. Webb stated that there was a specific City ordinance dealing with home offices that would apply. Webb stated that there were many specific requirements one of which was that no signs could be visible in a residential area that a business was being conducted within, which would seem to apply. Webb went on to say that another ordinance entitled "off premise signs" contains a provision for certain professional businesses allowing the use of a sign up to two square feet in area. Webb stated that the provision was in place but that very few people in Peachtree City were doing that. Webb stated that under the current ordinance they would be permitted to have signs for home occupations limited to the two square feet being proposed. Webb stated that since the signs were allowed in other areas the Peninsula would not be any different and would not have to be

limited to a certain number of homes. Webb stated that was his current interpretation and that it had just been brought to his attention. McMenamin stated that she was in favor of a four way stop at the entrance and the Parkway and asked Chief Murray about traffic and safety. McMenamin stated that she was concerned over the curve and hill on the Parkway and for safety sake she would like to see the traffic slowed down some. Murray stated that after the project had gotten underway recommendations would be made as needed.

Bradford asked Jim Williams for comments on paths leading to the lakefront of Lake Kedron and Williams stated that no paths leading to the lake would be paved but be a gravel or dirt surface. Bradford stated that he was concerned there would be a path leading to the lake from every home and was told the intent was to have a soft path leading only from the parks to the lake. Williams stated that Fayette County approval would need to be obtained for any access to the lake. Bradford stated that he would like to see home occupation signs taken out of the proposal.

Lenox stated that while everyones interest needed to be taken into account the subdivision would be within a planned City and stated that he felt the density would not be too high for the area. Lenox stated that he felt it would be consistent with the Land Use Plan and he would support the project.

McMenamin asked Peterson if Mr. Strickland would remain on as a consultant and was told that he would. McMenamin asked Mr. Strickland what the lowest square footage of St. Andrews Square, a comparable subdivision, was and Mr. Strickland stated that the lowest allowed was 1500 but that none were that small and many were in excess of 5000 square feet. Mr. Strickland stated that he felt that as construction began the square footage for The Peninsula would also be higher than those required. After further Council discussion Brooks suggested that the number of homes be lowered to 85 and that the additional acreage go into larger park areas. Mayor Lenox asked Mr. Peterson if he would be willing to reduce the number of homes in the proposal and Mr. Peterson stated that he would not be willing to lower the number of homes. Price and McMenamin agreed that they would not be willing to risk the project over 10 to 12 lots and could support the project with the 95 proposed homes.

Mayor Lenox made a motion that the 57 acre tract known as The Peninsula be rezoned from AR to LUR with the following conditions:

1. All references to signs be removed from the proposal and that the bed and breakfast be removed from the plan.
2. Development will take place substantially in accordance with the plan layout and design characteristics submitted by the developer with the LUR zoning request, and substantial deviation therefrom will require Council

approval.

3. All development shall be phased and shall be approved prior to construction by a design review committee, two members of which shall be the City Planner of Peachtree City and a sitting member of the Peachtree City Planning Commission.
4. Association rules and covenants shall be written, approved by the Planning Commission and filed with the City Clerk before any construction takes place.
5. Application will be amended to show that homes built on Type A lots will have a minimum of 2200 square feet, Type B lots a minimum of 2400 square feet and Type C lots a minimum of 2600 square feet.
6. An Environmental Committee to consist of a developer representative, a City Staff member and a citizen appointed by the Mayor shall be formed to monitor erosion and siltation control. This committee shall report to the Planning Commission.
7. Every reasonable effort will be made by the developer to find an alternative to the cart path grade crossing at Peachtree Parkway.

McMenamin seconded the motion. City Attorney Jim Webb asked that the Mayor have Mr. Peterson publicly state that he would accept all conditions. Mr. Peterson stated that he would accept all conditions but asked why Council felt the need for an environmental committee when the City already had control to monitor this area. Mayor Lenox stated that the committee was a staff suggestion to allow City input into those concerns. Bradford stated that no impact would be made by reducing the number of homes from 95 to 85 and stated that he supported leaving the number at 95. Brooks stated that it was his opinion the density did not follow the Land Use Plan and he did not feel the number of homes should go beyond 85 which would not ruin the effect of the overall design. Motion carried with Lenox, McMenamin, Bradford and Price voting aye and Brooks voting nay.

6-93-3 DCA Grant - Wynnmeade Park

City Manager Jim Basinger stated that the City had received a \$10,00 grant from the Department of Community Affairs to purchase playground equipment and construct an outdoor basketball court with six goals at Beaver Dam Park in the Wynnmeade Subdivision. Basinger stated that staff recommended that Council authorize the Mayor to execute the contract for the DCA Grant and stated that matching funds were available in the 1993 Public Improvement Program. Bradford stated that he owned property in Wynnmeade and would abstain from voting. McMenamin made a motion to authorize

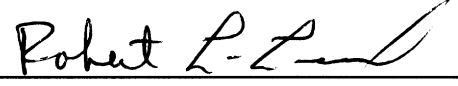
the Mayor to execute the agreement with the DCA. Price seconded the motion. Motion carried with Bradford abstaining.

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 Bradford made a motion that the meeting be adjourned at 11:00 PM. McMenamin seconded the motion. Motion carried unanimously.


Angie Stevens, Asst. City Clerk


_____: Attest
Mayor