

**Minutes of Meeting
Peachtree City – Council Committee
June 2, 1999
11:00 a.m.**

A committee appointed by City Council met on Wednesday, June 2, 1999, at 11:00 a.m. in the Floy Farr room of the Library to meet with owners of properties located at the northwest corner of Highway 54 and Walt Banks Road. Committee members present were: Mayor Bob Lenox, Councilmembers Annie McMenamin and Carol Fritz, City Manager Jim Basinger, Director of Developmental Services Jim Williams, and City Attorney Rick Lindsey. Those representing the property owners were: Attorney Doug Dillard, John Callaway, Bob Adams, and Rick Schlosser.

Jim Williams said that from the last meeting, he understood Lassiter's concerns to be visibility and access to highway 54. Williams presented his idea of what would be a good plan for the development, which he felt addressed Lassiter's concerns. It included: 18.5 acres of commercial, 51 acres of limited use residential, 1.5 acres of office institutional use, and a 3 acre assisted living facility.

Dillard said he would have to talk with Lassiter, but he initially felt Williams's idea had merit. He said they would have to study the market because they would want to make sure the financial reality of the development would be the same as zoned. In addition to cluster homes, he suggested attached housing, such as town-homes. He felt that Lassiter would give up his OI zoning for residential zoning if the market would dictate a need for town-homes in excess of \$200,000. McMenamin stressed the importance of having the best value homes developed as they approached Southern Trace. She wanted to see homes that valued in excess of \$250,000 - \$275,000. Bob Adams felt there was a market for those types of town-homes.

Fritz was concerned about hydrology. She wanted to ensure that drainage from the development would not affect the septic tanks in the area.

Williams told Dillard he did not feel there would be a problem in obtaining a "right-in, right-out" access onto Highway 54.

Lenox said the purpose of the meeting was to conceptually agree and move on. Rick Schlosser said Mr. Heard was in agreement with Williams' ideas. Bob Adams and John Callaway both acknowledged they were in agreement with the direction the project was heading. Adams did feel there were community issues that needed to be addressed such as cart paths and infrastructure; he felt they could be worked out. Williams said he felt a "limited use residential" zoning would be best, and he explained the zoning to Dillard.

Williams suggested contacting Jim Strickland to help plan the development. Adams felt Strickland was more architecturally minded, and he offered to contact someone who would be a good developer as well. Callaway said he had been contacted by someone who wanted to develop a child's shopping center. He felt that it would not be in everyone's best interest to plan a development and then look

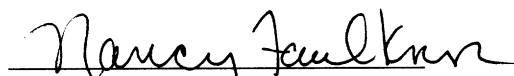
for someone to fill the retail spaces. He felt it was best to let the development take place as the market dictated. Adams said it would be good to tie the land use and architectural standards together. McMenamin asked Lenox what he felt about the City financially participating in the design and planning of the development. She felt that the City had contributed many funds to defend the zoning and that perhaps it might be wise to be proactive with its development.

Dillard said he would like to meet in two weeks with a more detailed plan. Williams felt conceptual planning was very important to this project and more time was needed. Lindsey reminded Dillard of the moratorium on multi-family zoning that would need to be lifted to develop town homes or assisted living facilities. Dillard made it clear that Mr. Lassiter was ready to develop his property as zoned, but had made this last effort to discuss a plan that would be more acceptable to the community. He did not want any lengthy delays.

Adams expressed his desire to move forward with the development of this property. He said the development he was proposing fits nicely with the direction the group is headed in, and he also did not want further delays.

Rick Lindsey said that because there had been litigation concerning the property in the past, all parties involved in the discussion that day had agreed that they would not use any of the discussion that day for future litigation.

The next meeting was scheduled for Tuesday, June 15, at 10:00 a.m. The purpose of the next meeting would be to determine a schedule of action items, projected target dates and associated costs. The meeting adjourned at 12:20 p.m.


Nancy Faulkner, City Clerk