

**City Council of Peachtree City
Meeting Minutes
Thursday, May 20, 2021
6:30 p.m.**

The Mayor and Council of Peachtree City met in regular session on Thursday, May 20, 2021. Mayor Vanessa Fleisch called the meeting to order at 6:30 p.m. Others attending: Terry Ernst, Mike King, Kevin Madden, and Phil Prebor.

Announcements, Awards, Special Recognition

Fleisch honored Firefighter/Paramedic Jared Joiner for 10 years of service.

Public Comment

None

Agenda Changes

None

Minutes

King moved to approve the May 4, 2021, budget workshop and the May 6, 2021, regular meeting minutes as written. Madden seconded. Motion carried unanimously.

Consent Agenda

- 1. FY2022 Non-Profit Funding - Fayette Council on Domestic Violence, Inc. d.b.a, Promise Place**
- 2. Motor Vehicle Lease Agreement - Fayette Senior Services**
- 3. Braelinn Tennis Courts Conversion to Pickleball Courts Contract Award**
- 4. Peachtree City W.A.S.A. Land Acquisition**
- 5. Library Carpet Replacement (Upstairs) and MMR Grant for 50% Match**
- 6. Conversion to Salt System at Glenloch Pool**

Madden moved to approve Consent Agenda items 1-6. Ernst seconded. Motion carried unanimously.

Old Agenda items

None

New Agenda items

05-21-09 Public Hearing- Variance Request - 203 Amelia Lane, Rear Setback Encroachment

Planner Chandra Wright said this property was at the intersection of Amelia Lane and Chadsworth Way in the Chadsworth at Ashton Reserve subdivision off MacDuff Parkway. The subdivision was zoned Residential (R-1), and this parcel was next to City-owned property. The applicant was requesting a 10-foot encroachment into the rear setback to allow them to construct a sunroom on their home. Even after construction, Wright noted, there would still be about 20 feet between the home and the rear property line. She showed a photo the applicant had provided that depicted the type of structure they wanted to build. Wright used an aerial view of the subdivision to point out that most of the parcels were rectangular in shape with standard backyards, but this one was more triangular, resulting in less space with which to work.

In considering a variance request, Council should look at whether there were any special conditions not applicable to other properties in the same zone, and Wright said the triangular shape of this property was a factor because it gave them a smaller building envelope. Another consideration was if

the regulations created practical difficulty or unnecessary hardship. The smaller building envelope meant the structure would abut the front and the rear setbacks, which did prevent expansion into the rear yard. The only place they had to expand was a little on the southern end of the property.

Most of the other lots in this subdivision were rectangular with a standard rear yard, and this triangular one was an exception that precluded the applicant from a similar use of their rear yard. Council also needed to look at whether granting this variance would constitute a special privilege, but Wright pointed out that the limitations on this lot caused by its shape meant staff felt it would not be a special privilege.

Would the granting of the variance prove detrimental to the public health, safety, or welfare? The two neighbors directly to the north of this parcel had provided letters of support, and staff did not see how it would be detrimental. The request was in compliance with the Comprehensive Plan, which supported reinvestment in properties. Wright showed an aerial photo that depicted the lack of backyard space and also how the neighboring properties abutted this one. One neighbor would have a clear view of the sunroom, and they were comfortable with what had been proposed.

The applicant said Wright had done a good job explaining the request.

Fleisch opened the public hearing. No one wished to speak either in favor or in opposition to the request, and she closed the public hearing.

Madden asked about the City property that backed up to this parcel. Fleisch said it was Beaver Dam Park. Nothing would be built there, Madden said, and Wright confirmed it would not. She pointed out the Peachtree City property on the aerial map of the area.

Fleisch asked if they were requiring a foundation survey or some sort of survey after it was done? Wright said they typically only required them within five feet of the property line. This was about 20 feet from the property line.

Madden moved that they approve New Agenda item 05-21-09, Variance Request - 203 Amelia Lane, Rear Setback Encroachment. Prebor seconded. Motion carried unanimously.

05-21-10 Public Hearing- Variance Request - 111 Cedar Point, Rear Setback Encroachment

This was a pie-shaped parcel in the Lake Peachtree subdivision, Wright noted. The parcel had three sides and abutted a greenbelt which expanded from about 30 to 100 feet in width where it abutted this property next to Cedar Point. The neighborhood was zoned R-1. She provided an aerial view to exhibit the greenbelt and also that the majority of parcels in the area had four sides and were rectangular in shape.

The applicant was requesting an 11-foot encroachment into the rear setback to allow for construction of a 193 square-foot master bath expansion. A photograph showed the side of the house where the expansion would be, and the applicants had provided an elevation of how the addition would appear. Wright presented a site plan to show how the parcel was laid out. There was a 30-foot building setback along Cedar Point, and the rear abutted the City greenbelt. There was a seven-foot building setback on another side, and Wright pointed out the garage and pool that were there. She indicated the area of the addition and the 11-foot encroachment into the rear setback. At that point there would be 19 feet between the addition and the property line.

Wright said the pie-shaped lot with only three sides constituted a special condition not applicable to other properties in the same neighborhood. The applicant did not provide evidence of practical

difficulties or unnecessary hardship except that they could not expand because of the rear setback. The pie-shaped lot and the fact that the placement of the house to abut the rear setback line created exceptional circumstances that constrained expansion of the home. Granting the variance would not constitute a special privilege because most of the lots in the subdivision were rectangular with room for expansion in the rear.

The granting of this variance would not prove detrimental to public health, safety, or welfare, and neighboring property owners had provided letters of support. There were no inconsistencies with the Comprehensive Plan, which encouraged reinvestments in properties and neighborhoods.

The applicant, noted this was a 47-year-old home. Bathroom space had always been tight, and there was a lack of closet space, so they wanted to upgrade.

Fleisch opened the public hearing. No one wished to speak either in favor or in opposition to the request, and she closed the public hearing.

Prebor said he was glad to see these improvements. Madden had no objections, due to the difficult topography. King remarked that it was similar to the last variance.

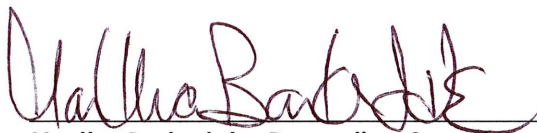
King moved to approve New Agenda item 05-21-10, Variance Request - 111 Cedar Point, Rear Setback Encroachment. Madden and Ernst seconded. Motion carried unanimously.

Council/Staff Topics

Fleisch reminded everyone the Air Show was returning to Falcon Field Saturday and Sunday. Madden mentioned that Rumours, a Fleetwood Mac tribute band, would also be playing at the Amphitheater.

King moved to convene in executive session to discuss pending or threatened litigation at 6:46 p.m. Prebor seconded. Motion carried unanimously.

Madden moved to reconvene in regular session at 6:56 p.m. Ernst seconded. Motion carried unanimously. There being no further business, Madden moved to adjourn the meeting at 6:56 p.m. Prebor seconded. Motion carried unanimously.


Martha Barksdale, Recording Secretary
Vanessa Fleisch, Mayor