

City Council of Peachtree City
Workshop
Minutes of Meeting
May 19, 2008
7:00 p.m.

The workshop started at 7:30 p.m. due to a Planning Commission meeting that preceded the meeting. Council members attending were Mayor Harold Logsdon, Steve Boone, Doug Sturbaum, Cyndi Plunkett, and Don Haddix. Theo Scott attended from the Peachtree City Planning Commission. Staff members attending included City Manager Bernard McMullen, Assistant City Manager Colin Halterman, City Planner David Rast, and Planning Assistant Tony Bernard.

The purpose of the workshop was to discuss special uses in zoning districts and revisions to the zoning map.

Rast reviewed the current and proposed permitted and conditional uses for Limited Industrial (LI) zoning, showing the corresponding areas within the City currently under this zoning. Rast said several months ago staff had proposed several changes to the LI and General Industrial (GI) zoning districts. Limited Industrial should include a broader range of smaller uses, including warehouses and some of the more retail-like uses that were occurring in the Industrial Park. Conditional uses could include an open storage yard or church. Staff was not proposing any changes to the LI zoning.

General Industrial encompassed a much larger area of the Industrial Park, and staff was not proposing any changes to the permitted uses. Staff proposed adding indoor/outdoor athletic training facilities to conditional uses, with a number of additional conditions that would have to be met. Staff was seeing a lot of karate studios and dance studios and other uses that had a lot of afternoon and evening traffic. Those uses were sharing walls with manufacturing and storage, without necessarily knowing what type of separation was between the spaces such as firewalls and sprinkler systems, or if the HVAC was shared. There had also been some problems with shared parking in conjunction with tractor-trailers delivering supplies competing with children running to and from classes. Staff wanted to separate those types of uses, so was proposing some conditions including requiring the property owner to provide proof of adequate parking, separate tenant entrances separated by firewalls with sprinklers for assembly activities, and HVAC systems that did not allow for air to circulate with the other spaces in the building.

Logsdon and Boone felt those were good recommendations. Plunkett asked if the same conditions would be beneficial for LI as well, noting some of the permitted uses associated with children's activities. Rast agreed to incorporate those conditions into LI, particularly relating to the parking requirements.

Haddix asked Rast to consider requiring exterior protective measures relating to outside storage yards or outdoor athletic training facilities. McMullen also suggested fencing off some of the parking to maintain a separation between the public uses and the industrial uses. Sturbaum asked that parking for the athletic facilities be self-contained so as to preclude accessibility to tractor-trailer trucks.

John Tiernan addressed the current situation at the proposed Home Plate facility, which included a separate entrance and parking from the truck traffic. McMullen also mentioned raised pedestrian crosswalks, signage, and traffic flow to help address the separation of tractor-trailer traffic. Haddix asked if supervision for parent drop-off/pickup could be required, but staff felt

that would be unenforceable. There was also a discussion about golf cart shuttles for less mobile customers, such as spectator grandparents, from the building to the field. Scott noted that the design should not be so restrictive that it impacted emergency vehicle access. Tiernan felt that using the term "reasonable measures" was appropriate language. Once the highway widening was completed and the median cut was installed for the truck entrance, he felt there should be minimal mixing of passenger car and truck traffic. McMullen said his primary concern was future sites that might fall into this category and the unintended consequences of the language they adopted. Plunkett concurred that they needed language with enough flexibility to address other issues as they arose.

Rast then continued to the R-10 – R-22 residential zoning districts. Staff had found a number of uses that should no longer be in the R zoning areas, as well as several definitions that needed to be updated. These included discussions of modular and mobile homes, docks (Plunkett requested that language be added, "where permitted by deed restrictions"), unlighted golf courses, riding, stables and cemeteries. Staff recommended adding language for non-commercial horticulture, neighborhood recreation, and on-site sewage disposal systems.

Plunkett asked if the City could limit the septic tanks to those currently in existence. Rast said there was a requirement for lots with septic to be one-acre, which would preclude anyone in that area converting from sewer to septic. Haddix asked staff to look at the definitions for church and place of worship. Rast said that, several years ago, staff had looked at rezoning all the church sites to Open Space (OS), but met with significant resistance. Rast noted that churches would still be required to be on three-acre sites, even within that zoning district.

Rast then addressed R-43, noting most lots with this zoning were on the eastern boundary of the city. The language precluding mobile or manufactured homes would be updated; private boat docks were eliminated from this use because no sites existed that would allow this. Guest house was removed as a permitted use and put into a conditional use. Language allowing non-commercial horticulture, including animals with additional conditions, and neighborhood recreation was added. Riding stables, cemeteries, and daycare uses were removed.

Council discussed the practicality of requiring sewer for larger lots, and Halterman noted that it was often cost prohibitive. McMullen noted that it would be a matter of working with the Water and Sewerage Authority (WASA) to design lift stations to serve any of the remaining property to determine if the developers could afford the expense.

Phyllis Aguayo commented, noting that when septic was located in the wrong place, it was terrible. However, she said that septic had functioned very well in some of the areas. Aguayo felt that septic done properly was preferable to sewer from an environmental standpoint. McMullen said there would be a separate workshop on the matter of sewage in the future.

Rast then addressed Villa Residential (VR), noting there was only one tract in the City under this zoning. Staff was proposing the removal of a private boat dock, since no lake was available. Rast felt there would not be any future uses of this zoning category. Plunkett asked if they could stipulate that this category was no longer viable and would not be used in the future. McMullen felt it might be possible to eliminate the category, allowing the TDK house to continue as a non-conforming use.

Rast noted the changes proposed for Estate Residential (ER), also primarily located on the eastern border with two small areas on the northern border of the city. Staff proposed eliminating cemeteries and daycares and making guest houses a conditional use. Council and staff felt some additional work needed to be done on the wording relating to guest houses. Haddix also noted the need to define renters and tenants.

Rast asked if Council wanted to see zoning that allowed for grandmother/mother-in-law suites, etc. Plunkett said that, realistically, adult children were coming back home, and parents were living longer, but she felt those issues were addressed with the unrelated people language already in place.

Rast then addressed the General Residential (GR) zoning districts, which allowed smaller lots and cluster neighborhoods. Rast said he wanted to avoid situations where someone might purchase two lots and then divide them to three or four. Boone also expressed concern about overbuilding lots, such as with the "McMansion" issues in some older neighborhoods. Logsdon argued that there was some benefit, including less density and redevelopment of older areas, to replacing two small homes with one larger one. McMullen said that, in redevelopment, there were three choices – rehab the old house, tear down an old house and build higher density, or tear down and build a bigger house. Rast noted the primary changes included the removal of golf courses and leaving in private schools and daycares. Staff added recreation areas, condominiums, and churches.

McMullen questioned removing daycare from R-43, which had larger lots, and leaving it in GR, which had smaller sites. Rast said this applied specifically to Primrose School. McMullen asked, if there were only one or two exceptions, whether the zoning could be changed and the existing uses would become non-conforming. Rast said the care home allowance, which covered Southland Nursing Home, probably also fell into that category.

Rast then continued to Limited Commercial (LC) zoning, noting that there were very few tracts in the City. Staff proposed no changes to that zoning category. Rast said this was another category of a couple of old residential homes along the highway, and he doubted any future sites would be zoned LC. Council asked if it made sense to eliminate the category, like VR.

Rast addressed Office Institutional (OI) zoning areas, stating that OI had similar language to LI and GI, identifying professional office and personal services. Rast noted that a clearer definition would be needed, and he would seek advice from City Attorney Ted Meeker for recommendations. Staff proposed adding government offices, research and labs, banks, educational institutions, and churches, with conditions. Some of the terms had also been expanded and clarified.

Rast continued with Open Space (OS), proposing several changes to clean up the zoning. Rast noted that most OS-zoned property was owned by the City, and staff recommended removing forestry, wildlife refuges, and campgrounds. Boat docks, fishing piers and add golf courses would be left in the ordinance. The zoning allowed telecommunication towers and cemeteries that already existed. Rast commented that private marinas would be removed. Plunkett and Boone questioned if Lake McIntosh would not have appropriate areas for a private marina to offer sailboats and electric powered boating. Lynda Wojcik expressed concern about commercializing the green spaces and changing the character of the city. Staff added cemeteries

and eliminated assembly facilities and riding stables. Plunkett asked why riding stables were being removed, and Sturbaum asked why assembly facilities were removed. Rast said those could be left in.

Rast proceeded to Agricultural Reserve (AR), stating that very few AR tracts remained. Staff added agriculture uses, guest houses with conditions, noncommercial horticulture, boat docks, and recreation facilities. Logsdon said the overall wording referencing the "new town" and many areas still being rural needed updating.

Rast then continued to R-1 Residential zoning, noting that the area along Hip Pocket was the only area zoned R-1, and the ordinance stipulated no further R-1 zoning would be allowed. Staff removed golf courses, riding stables, and cemeteries. Staff added non-commercial horticulture.

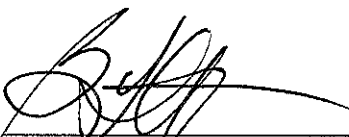
Rast then brought up Airport Industrial (AI), saying staff was waiting until the Airport Authority completed its master plan before proposing any changes to this zoning district.

Rast presented General Commercial (GC), stating that staff was not proposing any changes, but would look at the height issues for hotels to resolve it within the zoning ordinance. Haddix said there might be a way to address the increased landscaping so that the City did not have to go through the Limited Use Commercial (LUC) rezoning for each hotel.

Rast concluded with Limited Use Commercial (LUC), indicating that staff was not proposing any changes. Logsdon commented that this is where the hotel height issues occurred, with Haddix noting that verbiage could be added to keep Council from constantly dealing with landscaping issues.

Rast said he wanted to confer with Meeker following the Special Use Permit exercise to see if there was a need to modify some of the language relating to that and the LUC rezoning.

The meeting ended at 9:05 PM.


Betsy Tyler, City Clerk
Harold K. Logsdon, Mayor
Linda Morton, Recording Secretary