

**MINUTES OF MEETING
CITY COUNCIL OF PEACHTREE CITY
MAY 18, 1995
7:00 PM**

The Mayor and City Council of Peachtree City met in regular session on Thursday night, May 18, 1995 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.

Announcements, Awards, Special Recognitions

Mayor Lenox presented the "Employee of the Month" award for the month of April to Randy McClain.

Tim Kaigler from the Optimist Club presented a plaque and a check for the D.A.R.E. Program to Chief Murray in honor of "Respect for Law" week.

Department Reports

Mayor Lenox announced that Department Reports for the month of April were available to review at City Hall.

Minutes

Price made a motion to approve the minutes of the May 4, 1995 City Council meeting as presented. Brooks seconded the motion. Motion carried unanimously.

New Agenda Items

5-95-3 Public Hearing - Rezoning North Cove, LTD - Peachtree Parkway North - AR to LUR, Jim Strickland

For the benefit of the public, Mayor Lenox read the rules for a public hearing stated that a 45 minute time limit would be established for the hearing.

Mayor Lenox asked to hear first from the applicant.

Mr. Jim Strickland, 603 Ridgefield, came forward and stated that he was requesting a rezoning for a 26 acre tract on the west side of Peachtree Parkway

— across from the Smokerise Plantation Subdivision from AR Agricultural Reserve to LUR-3 Limited Use Residential. He said the Land Use Plan called for the property to be developed for high density multi-family residential use which would permit approximately 393 units to be built. Strickland said his proposal would only permit approximately 47 units to be developed.

Strickland said the development would be similar to St. Andrews Square and that the neighborhood would resemble an old plantation town. He said the homes would vary with square footage ranging from 1,800 square feet to 6,000 square feet. Strickland said the subdivision would include several types and sizes of historic style homes with sidewalks on each side of the street. He said there would be a neighborhood park as well as cartpath access. Strickland said he already had 38 people interested in purchasing a home in this development.

— Lenox asked if anyone else wished to speak in favor of the rezoning. Jim Williams, Director of Developmental Services, came forward and stated staff recommended approval of the rezoning and that the Land Use Task Force had recommended that a low density project be developed on that tract of land with no more than 2.5 units per acre. Williams said Strickland's proposal would result in approximately 1.8 units per acre. Williams said the proposed open space and green belts would result in leaving approximately 40% of the property undisturbed. Williams said the Task Force also wanted to ensure that special efforts were made to keep soil and chemicals from getting into the lake.

Williams said the Planning Commission voted to recommend approval of the North Cove rezoning with the following conditions:

1. The plan must be executed essentially as presented with respect to the number of units, the location and orientation of the units, the alignment of the road system, and the amount and distribution of the open space and buffer areas;
2. In addition to a deceleration lane for right turns at each of the entrances, there should be a dedicated left turn lane on the Parkway at the main entrance;
- 3. The 50-foot greenbelt along the Parkway must be preserved and protected both during construction and after the project is occupied. The developer will be responsible for enhancing the greenbelt as necessary to maintain the scenic nature of the Parkway and properly buffer the project from the road;

4. Special effort must be made by the developer to protect the quality of the water in the lake from the adverse effects of soil erosion and sedimentation; and
5. The developer must provide a guarantee that some mechanism will be in place to prevent the disturbance of the natural areas both during and after the construction phase of the project.

Williams said that it would be important that potential homeowners be advised they would not be able to clear their lots to get a view of the Lake once the subdivision is developed.

Larry McIntosh, Smokerise Plantation Subdivision, also spoke in favor of the rezoning. He said that Mr. Strickland had met with the homeowners in Smokerise Plantation and advised them of his plans. McIntosh said that residents in Smokerise would prefer to have Strickland's proposed development across the street rather than what was called for in the land use plan.

Rick Herron, 212 Redding Ridge, also spoke in favor of the rezoning. He said he had bought a home from Strickland in the past and was very satisfied with the home and the development of that neighborhood. He said Strickland had a good reputation and his proposed development would be an asset to the City.

Bruce Perlman, Tyrone, said he had also bought a home from Strickland in the past and planned to buy a new home in North Cove if the rezoning was approved.

Lenox asked to hear from anyone opposing the rezoning. Hearing no opposition, Lenox called the hearing to a close.

McMenamin asked Strickland if all of his homes would be built under contract, or if there would be spec homes. Strickland said he hoped to sell all of his homes under contract but that there was no way to be certain of that.

Price said she agreed with the five conditions recommended by the Planning Commission, specifically pertaining to the protection of the environment. She also said that the covenants for the subdivision should be clearly defined to protect trees and area around the lake.

Price made a motion to rezone the North Cove property to LUR-3 with the five conditions recommended by the Planning Commission. Brooks seconded the motion. Lenox said he would like staff to follow up to ensure that long term protections would be in place for the homeowners through deed covenants or

homeowners association rules. For the record, Strickland stated that he agreed to abide by the five conditions of the rezoning and he would also ensure the covenants were clearly defined to protect the environment. Motion carried unanimously.

5-95-5 Appointment of City Clerk

Basinger said Angie Stevens resigned from her position as City Clerk. Basinger said Nancy Faillo would be functioning as a Deputy City Clerk and would be attending training to become a certified City Clerk. Basinger recommended that Jane Miller be appointed as the City Clerk pending Nancy Faillo's certification.

Brooks made a motion to appoint Jane Miller as City Clerk. McMenamin seconded the motion. Motion carried unanimously.

5-95-6 Consider Bids - 1995 Street Resurfacing Program

Basinger said the two firms responded to the bid request for street resurfacing. The bids for City funded streets were as follows:

Couch, Inc. Peachtree City, GA	\$103,614.10
APAC-Georgia, Inc. Atlanta, GA	\$110,980.00

The bids for LARP funded streets were as follows:

Couch, Inc. Peachtree City, GA	\$72,417.50
APAC-Georgia, Inc. Atlanta, GA	\$76,378.50

Basinger said staff recommend that the bid for City funded streets be awarded to Couch, Inc. and the bid for the LARP funded streets to APAC-Georgia. Basinger said there were sufficient funds available in the 1995 Public Improvement Program and that both companies had preformed work for the City in the past.

Price made a motion to award the bid for City funded streets to Couch, Inc. in the amount of \$103,614.10 and to award the bid for the LARP funded streets to APAC-Georgia, Inc. in the amount of \$72,417.50. Brooks seconded the motion. Motion carried unanimously.

5-95-6 **Consider DOT Local Government Project Agreement for Intersection Improvements on Hwy 74**

Basinger said the GA Department of Transportation would be making improvements to eight intersections along State Route 74. The intersections in Peachtree City were: Peachtree Parkway/Crabapple Lane, Old Senoia Road, and Wisdom Road. He said the improvements would consist of adding acceleration lanes northbound and southbound at Peachtree Parkway/Crabapple Lane, an acceleration lane southbound for Old Senoia Road, and acceleration and deceleration lanes northbound at Wisdom Road.

Basinger said the DOT had the project scheduled for construction within the time frame of July 1995 - June 1996. He said Peachtree City was asked to indicate support for the project by signing an agreement that the City would obtain rights-of-way and/or easements and would reimburse the DOT for relocating utilities that might conflict with the construction.

Basinger said staff recommended that City Council authorize the Mayor to sign the agreement as requested by DOT.

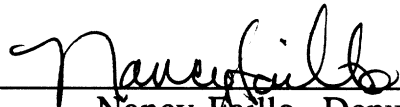
A high school student who was present at the meeting addressed Council and spoke in favor of the intersection improvements.

Price made a motion to authorize the Mayor to sign the agreement. Brooks seconded the motion. Motion carried unanimously.

There being no further business to come before Council, Lenox made a motion that the meeting be recessed and to be reconvened in executive session to discuss a legal matter. McMenamin seconded the motion. Motion carried unanimously.

Executive Session

No action was taken in executive session and the meeting adjourned at 8:45 p.m.


Nancy Faillo, Deputy City Clerk

Attest: 
Robert L. Lenox, Mayor