

City Council of Peachtree City
Meeting Minutes
April 20, 2017
7:00 p.m.

The Mayor and Council of Peachtree City met in regular session on Thursday, April 20, 2017. Mayor Vanessa Fleisch called the meeting to order at 7:00 p.m. Others attending: Terry Ernst, Mike King, Kim Learnard, and Phil Prebor.

Announcements, Awards, Special Recognition

Mayor Fleisch recognized Jim O'Connell of the Recreation Department for 15 years of service. Anthony Stanley of the Fayette County Utility Coordinating Committee and City Engineer Dave Borkowski accepted the proclamation for Safe Digging Month. Tom Moen, also of the Recreation Department, was recognized as Employee of the Month.

Minutes

April 6, 2017, Regular Meeting Minutes

King moved to approve the April 6, 2017, regular meeting minutes as written. Ernst seconded. Motion carried unanimously.

Consent Agenda

- 1. Consider Acceptance of Donation from Coweta-Fayette EMC for CERT**
- 2. Consider Reimbursement Resolution [Georgia Transportation Infrastructure Bank (GTIB)]**
- 3. Consider Reimbursement Resolution [Georgia Environmental Finance Authority (GEFA)]**
- 4. Consider Cancellation of June 1 Meeting**
- 5. Consider Request to Apply/Accept Grant from Governor's Office of Highway Safety (GOHS)**
- 6. Consider Request to Apply/Accept Grant from GOHS/Metro Atlanta Traffic Enforcement Network (MATEN)**

Learnard moved to approve Consent Agenda items 1 – 6. Ernst seconded. Motion carried unanimously.

New Agenda Items

**04-17-04 Public Hearing – Consider Variance Request for Front Building Setback (Carport),
100 Doe Run**

Planning & Development Director Mike Warrix addressed Council regarding the variance request for the front building setback from Kevin and Janet Kerr in order to build a freestanding carport at 100 Doe Run. The home was located in an R-15 zoning district, which required a minimum 40-foot front building setback. The carport would encroach into the setback by approximately 13 feet, leaving a 27-foot front setback. It was a multiple frontage lot at the corner of Longer Drive/Doe Run. The application had included photos of a structure similar to what the Kerrs wanted to build, as well as letters of support for the request from adjoining property owners. After reviewing the application, staff's opinion was the request failed to meet the standards for consideration of a variance request.

Kevin Kerr said the carport would provide an open space with a gazebo-type structure, where they could put a picnic table. There was no other location for the carport or area where it would be as attractive or work as well. It would be similar to their home and shed. They had provided photos of an example of what they wanted to build with the application.

Fleisch asked the applicants if they would build the structure themselves. Mr. Kerr said it would be built by a contractor, the pillars would be on the ground, not the concrete, and it would have a metal roof instead of shingles, which would match the metal roof on part of the house.

Fleisch opened the public hearing.

Pamela Kemp asked where the front door of the home was located, asking the applicant if they planned to put down concrete for the structure. Janet Kerr noted the concrete for the pad was already in the yard. The remainder of Mrs. Kerr's comments were unintelligible since she did not speak into the microphone, as were comments made by Mr. Kerr.

No one else spoke. The public hearing closed.

King said he understood the structure would be similar to the example in the application, saying that he would need to see a diagram or a drawing of what the carport would look like against the house. Prebor said he would prefer to see an architectural rendition of how the structure would look too. Mr. Kerr said it would correspond with what was on the front of the house.

Ernst asked the Kerrs why they wanted carport. Mr. Kerr said it would protect the 1998 Mustang he was restoring, and it would serve as a place for the family and/or neighborhood to get together, especially if they needed shelter. Mrs. Kerr agreed.

Learnard asked for clarification on whether the carport would be freestanding or attached. Mr. Kerr confirmed it would be freestanding and located approximately 15 feet from the house.

Ernst noted he had gone to the site and the concrete pad was down, but no variance was needed for the pad. He asked Warrix to confirm that a variance was needed for the roof going over the pad. Warrix said the carport was a structure and required a variance. Ernst confirmed that cars would park on the concrete pad with or without the structure. Mr. Kerr said yes.

Learnard said the plan was not consistent with the neighborhood or the look and feel of the contiguous lots, so she would vote to deny the request.

Prebor said he had also visited the site, adding the location was too close to Longer Drive. The Kerrs had told him they would be glad to use foliage to help hide the carport. He would also like to see an architectural rendering of the carport. Mr. Kerr said he would speak to his contractor and see if he could get someone to draw a rendering. King reiterated he wanted to see a rendering, saying he would feel more comfortable since approval of the variance would establish a standard. Ernst said the applicant would have a better chance of approval with a rendering of what the structure would look like. Fleisch agreed.

Warrix pointed out the carport was considered an accessory structure, so there were standards to meet, including the accessory structure must blend in with the primary structure on the property.

Mr. Kerr asked if the agenda item could be rescheduled. Fleisch suggested continuing the item to May 4.

King moved to continue New Agenda Item 04-17-04, the consideration of the variance request for the front building setback at 100 Doe Run until May 4. Prebor seconded. Motion carried unanimously.

**04-17-05 Public Hearing – Consider Variance Request for Transitional Yard Reduction,
2584 Hwy 54 W**

The applicant requested this item be continued to the May 18, 2017, City Council meeting.

**04-17-06 Public Hearing – Consider Variance Request from Floodplain Ordinance (Pool),
114 Hilltop Drive**

Learnard recused herself from this agenda item, saying the applicants were her friends and neighbors. City Engineer Dave Borkowski addressed Council, noting the ordinances were very specific and prohibited any development in the floodplain. The property included the floodplain for Lake Peachtree, as well as an existing septic field. The front yard was the reserve area for the septic field, if needed.

Borkowski continued that the applicant, Ruthie Brown, planned to construct a pool in the rear of the property. Most of the pool work would be in floodplain and floodway. If the two conditions were adhered to, then there should be no impact to the floodplain.

Staff recommended approval of the variance request from Sections 1007.4.3(3) and 1007.4.5(1) of Article X of the Land Development Ordinance with the following conditions:

- 1. Install of the pool and associated grading all be performed in cut as stated in the application (no fill); and*
- 2. All electrical and pumping equipment be elevated at least three feet above the existing conditions flood elevation of 791.4.*

Fleisch noted the septic had failed on the lot in 2011, asking if the tank and the field had been replaced. Borkowski said that, per an e-mail from the Fayette County Health Department, the septic had been replaced, but he did not know if the entire system was replaced. All of the reserve area for the septic system was in the front yard.

Brad Barnard spoke on behalf of the applicant, saying his company had remodeled the home, and the original septic system had been in the vicinity of the pool, which had been for a two-bedroom home from what they could tell. The original septic system had been dug up and destroyed in 2011. The upgraded system was on the side of the house. The pool would have to sit in the location proposed because state regulations required it be 15 feet from the septic systems.

Fleisch opened the public hearing.

Ruthie Brown said her family loved their home and the City, and they had dreamed of building a pool since they moved into the house. They would work closely with the builder and the City to ensure all requirements were met. Their home was meticulously maintained, and the pool would be also. This was their "forever" home.

No one else spoke. Fleisch closed the public hearing.

Prebor asked Borkowski to confirm the pool would not affect the floodplain. Borkowski said it would not.

Ernst moved to approve New Agenda item 04-17-06, the variance request from the floodplain ordinance to build a pool with adherence to the two conditions. King seconded. Motion carried 4-0-1 (Learnard).

04-17-07 Consider Land-Lease at Riley Field with Verizon Wireless

City Attorney Ted Meeker said Verizon had approached the City, asking to locate a tower at the site. Negotiations ensued between the City's consultant, Allan Davis, and Verizon, and the lease was before Council.

King moved to approve New Agenda item 04-17-07, the land-lease at Riley Field with Verizon Wireless. Prebor seconded. Motion carried unanimously.

04-17-08 Consider Jobs Development Grant & Impact Fee Waiver for Rinnai

City Manager Jon Rorie said Council had the option to waive the development impact fees and provide a job development grant for Rinnai America Corporation. The proposal was consistent with the City ordinance that allowed the waiver of the impact fees, as well as being consistent with Council policy for job development grants. The purpose of the grant was to encourage retention of the City's existing businesses and to encourage economic re-development. Staff recommended Council waive approximately \$36,000 in development impact fees and approve the jobs development grant of \$26,500 over the next five-year period (creation of 53 new corporate jobs with average salary of \$78,000). Rinnai would have to hire the employees before they were eligible for the grant.

Learnard moved to approve the jobs development grant and impact fee waiver for Rinnai. Ernst seconded. Motion carried unanimously.

Council/Staff Topics

Rorie said he was going to make a trifecta for the Recreation and Special Events Department at this meeting, and he announced that Quinn Bledsoe, who had served as the Interim administrator, had been promoted to Recreation & Special Events Administrator on April 17.

Executive Session

Learnard moved to convene in executive session to discuss pending or threatened litigation at 7:32 p.m. Ernst seconded. Motion carried unanimously.

King moved to reconvene in regular session at 7:48 p.m. Learnard seconded. Motion carried unanimously.

There being no further business, King moved to adjourn. Learnard seconded. Motion carried unanimously. The meeting adjourned at 7:49 p.m.


Pamela Dufresne, Deputy City Clerk


Vanessa Fleisch, Mayor