

City Council of Peachtree City
Minutes of Meeting
March 18, 1999
7:00 p.m.

The City Council of Peachtree City met in a regular session, Thursday, March 18, 1999, at 7:00 p.m. in the City Hall Council Chambers. Mayor Lenox led those attending in the pledge of allegiance. Other council members present were: Annie McMenamin, Bob Brooks, Carol Fritz and Jim Pace.

ANNOUNCEMENTS, AWARDS, SPECIAL RECOGNITION

Mayor Lenox presented the Employee of the Month award to Jennis Rice.

Mayor Lenox presented NPQ Certifications to the Fire Department.

The Building Department presented Citizen Recognition Awards to Jack Berry, Richard Bearden, & Robert Vanacek for their efforts in cleaning up a neglected industrial site.

Mayor Lenox announced that the annual City Council Retreat would be held at the Peachtree Executive Center on the following Friday from 1:00 p.m. to 5:00 p.m. and from 8:00 a.m. to 5:00 p.m. on Saturday.

ADDITIONAL AGENDA ITEMS

There were no additional agenda items.

MINUTES

McMenamin made a motion to approve the minutes of March 4, 1999, as presented. Fritz seconded the motion. Motion carried unanimously.

OLD AGENDA ITEMS

Lenox said that a task force had been organized to work toward improving the relationship between Photocircuits and its neighbors. He made a motion to table this agenda item until the April 15, meeting. Pace seconded the motion. McMenamin said that in the past, she spent much effort and time working with the citizens and Photocircuits to resolve issues and felt discussions had been productive.

She felt the city was proactive in handling the situation, but the felt conflicts could best be resolved if neighbors work together to communicate. Motion carried unanimously.

Lenox noted for the record that a letter from the Planterra Ridge Community Association had been received by the City Clerk concerning the variance. The letter will be placed in the official city file concerning the variance.

03-99-04 City Ordinance Book - Codification & Update

At staff's request, Lenox made a motion to table this agenda item until the next meeting. McMenamin seconded the motion. Motion carried unanimously.

NEW AGENDA ITEMS

03-99-06 Consider Alcohol License Change - Kwickie Flash Foods

Lenox said Andrew Huebner had submitted an application to be appointed as the License Representative for the Kwickie/Flash Foods #246 located at 1001 Crosstown Road as the previous License Representative was no longer employed at the store. McMenamin questioned Huebner about his experience. Huebner said he was familiar with the responsibilities of selling alcohol and that he had held alcohol licenses in the past. McMenamin seconded the motion. Motion carried unanimously.

03-99-07 Public Hearing - Annexation and (Re-)Zoning - Greenwood Lane

Mayor Lenox read the rules for conducting a public hearing. He asked first to hear from Jim Williams, Director Developmental Services, who explained that annexation and zoning requests had been received as follows:

James D. Hughes requested annexation and zoning of 3.705 acres immediately north of the Sanders' property on Greenwood Lane. It was currently in the town of Tyrone; and, if annexed as requested, it would be zoned ER Estate Residential.

Mr. & Mrs. Harry Sanders requested annexation & zoning of 3.9 acres that is currently outside the City, and the rezoning of a tract of about 7.6 acres that is within the City. Both tracts, totaling about 11.5 acres, are contiguous. They are located on the north side of Greenwood Lane. If annexed, the 3.9-acre tract would be zoned ER Estate Residential. If rezoned, the 7.6-acre tract would be R-43 Residential.

James D. Care had requested annexation & zoning of 1.3 acres that is currently outside the City, and the rezoning of a tract of about 4.1 acres that is within the City. Both tracts, totaling about 5.4 acres, were contiguous and located at 263 Greenwood Lane. The tract currently within the City was zoned AR Agricultural and the proposed zoning for both tracts was ER Estate Residential.

Mr. & Mrs. John King also requested annexation & zoning of 2.7 acres that was currently outside the City, and rezoning of a tract of about 4.6 acres that was within the City. Both tracts, totaling about 7.3 acres, were contiguous and located at the northwest corner of Loring Lane and Crabapple Lane (East). The tract currently within the City was zoned AR Agricultural and the proposed zoning for both tracts was ER Estate Residential.

He explained the four citizens requested the annexation/zoning because access from their properties was from Greenwood Lane, a public street that was located within the City limits of Peachtree City. They felt the situation caused problems with mail delivery and emergency services. Williams said

the Town of Tyrone had already agreed to de-annex the property.

Hearing no one else to speak in favor of the annexation/zoning, Lenox asked to hear from those opposed to the issue. Mr. Stefan, owner of property adjacent to the Sanders property and previously owned by Mr. Drummond, was concerned as to how the proposed rezoning might affect his property.

He said his property was zoned AR and he had no intentions to ask for a rezoning. He said AR zoning allowed certain uses on his property, but that those uses could be restricted if it were adjacent to a different zoning. Lenox said the proposed rezoning should not affect his property in any way.

Hearing no one else speak in opposition to the annexation/zoning, Lenox called the hearing to a close and opened the floor for Council debate. Lenox made a motion to forward a resolution prepared by the City Attorney agreeing to annex and zone the proposed property after Tyrone's deannexation was final, as follows:

1. Hughes - annexation/zoning 3.705 acres to ER
2. Sanders - annexation/zoning 3.9 acres to ER & re-zone 7.6 acres from AR to R-43
3. Care - annexation/zoning 1.3 acres to ER & re-zone 4.1 acres from AR to ER
4. King - annexation/zoning 2.7 acres to ER & re-zone 4.6 acres from AR to ER

He also moved that the annexation/zoning public hearing would be tabled until an unspecified date.

Brooks seconded the motion. Motion carried unanimously. (A copy of resolution shall be attached and made a part of these minutes, herein.)

03-99-08 Public Hearing - Consider Zoning Text Ordinance Amendment to allow private clubs in OI zoning

Lenox explained this item would be conducted as a public hearing. Jim Williams said that the city was recently asked to determine whether or not a Masonic lodge would be permitted in an area zoned OI Office/Institutional. Williams said he was surprised to discover that the OI zoning district did not specifically permit any of the uses commonly thought of as institutional. Williams said the Planning Commission reviewed a proposal to amend the ordinance at a public hearing on March 8, 1999. The Planning Commission recommended that the zoning ordinance be amended to allow private or semi-private clubs, lodges, or social centers in OI zoning districts.

Hearing no one else to speak in favor or in opposition to the ordinance amendment, Lenox called the hearing to a close and opened the floor for council debate. There was much discussion among Council concerning the interpretation of "clubs" and "social center". They did not want to prohibit the Masonic Lodge from locating in an OI zoning district, but they were concerned about other types of uses that could be defined as a club or social center.

McMenamin made a motion to amend the OI Office Institutional Zoning District to allow a Masonic

lodge. Fritz seconded the motion.

A representative from the Masonic Lodge addressed Council and explained their intentions to build a Masonic lodge and that there would be a 100 foot buffer behind it. A citizen addressed Council with his concerns of adopting an ordinance for one particular group.

Motion carried unanimously. Council directed staff and the City Attorney to prepare an ordinance that would better define the OI zoning district to allow institutional uses such as the Masonic Lodge.

03-99-09 Public Hearing - Bridgepark Commercial Subdivision, Track 4

Williams explained that Council recently lifted the multi-family moratorium and allowed Pathway Communities to submit an application for rezoning to develop an assisted living project in Bridge Park. Since then; however, the applicant decided to withdraw the application. Therefore, staff recommended that the moratorium be reinstated on the property as a part of the scheduled public hearing.

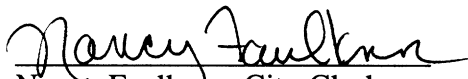
Bill Wheelock spoke in favor of reinstating the moratorium

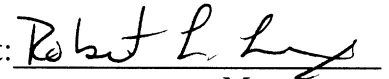
Brooks made a motion to put the moratorium back in place as recommended. Fritz seconded the motion. Motion carried unanimously.

Lenox made a motion to adjourn for a brief recess and to reconvene into executive session to discuss a legal matter. Brooks seconded the motion. Motion carried unanimously.

EXECUTIVE SESSION

No action was taken in executive session. McMenamin made a motion to adjourn the meeting. Fritz seconded the motion.. Meeting adjourned at 9:00 p.m.


Nancy Faulkner, City Clerk

Attest: 
Mayor