

**MINUTES OF MEETING
City Council of Peachtree City
February 18, 1993
7:00 PM**

The City Council of Peachtree City met in regular session on Thursday Night February 18, 1993 at 7:00 PM in the City Hall Council Chambers.

Mayor Robert Lenox led those present in the pledge of allegiance. Present were Mayor Robert L. Lenox, Councilmembers Annie McMenamin, Edward Bradford, Robert Brooks and Caroline Price.

Announcements, Awards, Special Recognitions

Mayor Lenox presented a ten year service pin to Richard Andrews, Firefighter and presented him with a certificate of commendation for his ten years of service and a gift from the City as he has retired.

Mayor Lenox presented an award to the "Employee of the Month" for the month of January to Jane Perdue, Bookkeeper.

Department Reports

Mayor Lenox announced that Department Reports for January were available for review at City Hall.

Minutes

McMenamin made a motion that the minutes of the February 4, 1993 City Council meeting be approved as presented. Bradford seconded the motion. Motion carried unanimously.

New Agenda Items

2-93-5 Public Hearing - Variance
Strickland - Interlochen Subdivision

Mayor Lenox stated that the next two items would be conducted as public hearings and read the rules for the hearing and stated that copies of the procedures were available on the agenda table. Mayor Lenox called the public hearing to order to consider a variance request by Mr. and Mrs. Pat Strickland for a home now under construction in the Interlochen Subdivision. Mayor Lenox set a time limit of fifteen minutes for each side to present their case and asked to hear first from the applicant.

Mr. Pat Strickland, owner of the property at 303 Sonnet Court, Interlochen, came forward and stated that when the home he was having built was inspected it was found that one corner of the garage intruded into the front setback eighteen inches. Mr. Strickland stated that as soon as the violation was found the

builder took off the corner of the garage so that the home would not violate the setback requirements. Mr. Strickland stated that he was requesting an eighteen inch variance so that the corner could be put back on the home as originally planned. Mr. Strickland stated that by restoring the corner of the home the appearance would be improved and the value of the home protected.

Mayor Lenox asked if there was anyone else wishing to speak on behalf of the variance and Mr. Jim Williams, Director of Developmental Services, came forward and stated that once the violation had been found the owner and builder took immediate action to correct the violation. Williams stated that Staff recommended approval of the variance so that the corner of the home could be restored. Williams stated that the eighteen inch intrusion would not adversely affect the neighborhood.

Mayor Lenox asked if there was anyone present that wished to speak against the variance and hearing none asked for questions from Council.

Price stated that the lot was large and asked Mr. Strickland why the home had been constructed so close to the front setback. Mr. Strickland stated that it was because of the topography of the lot. Mr. Strickland stated that there was a large slope in the backyard and that they wanted to leave a large area for a backyard. Price asked if a foundation survey had not been required. Mr. Williams stated that a foundation survey had been done but was not done before the home was framed. Price asked if there was anything that could be done to prevent violations after homes were framed and stated that she felt closer monitoring could be done. Williams stated that staff had not had many problems with violations occurring. Mayor Lenox called the public hearing closed and called for Council debate.

Price stated that she believed that the code should be adhered to so that violations would not occur. Brooks stated that he had looked at the lot and did see the topographical problems with the lot, stated that he did not believe granting the variance would cause a problem or set a precedent and made a motion to approve the variance as requested. Mayor Lenox seconded the motion stated that an honest error was made and that granting the variance would not set a precedent. McMenamin stated that she felt it would set a precedent and that she would not support the variance. Bradford stated that when he looked at the home, he had a hard time locating the area that had been removed, that he felt it would set a precedent in approving the variance and that he would not support it. Price stated that it was a cosmetic question but that the area did not affect the structure. Motion failed with Brooks and Lenox voting aye and McMenamin, Bradford and Price voting nay.

2-93-6 Public Hearing - Variance
Evans - 411 Robinson Road

Mayor Lenox called the public hearing to order and stated that Mr.

Cary Evans was requesting a variance for his property at 411 Robinson Road to bring the property into compliance with Estate Residential (ER) zoning. Mayor Lenox stated that each side would have fifteen minutes and asked to hear first from the applicant.

Mr. Cary Evans, 411 Robinson Road, came forward and stated that he owned two parcels on Robinson Road in Estate Residential Zoning. Mr. Evans stated that when Robinson Road had been widened, he lost .10 acres of one of his three acre tracts of land. Mr. Evans stated that he wanted to be able to market the property as Estate Residential and was requesting a .10 acre variance to bring the property into compliance with ER. Mayor Lenox asked if there was anyone else wishing to speak in favor of the variance. Mr. Jim Williams, Director of Developmental Services, came forward and stated that the violation was not the fault of the homeowner, had occurred before Mr. Evans purchased the property and stated that Staff was in favor of the variance.

Mayor Lenox asked for those wishing to speak in opposition to the variance and hearing none called for questions from Council. McMenamin asked Mr. Evans how long he had owned the property and when the road was widened. Mr. Evans stated that he had owned the property for four years and that the road was widened in 1976. McMenamin asked Mr. Evans if he knew the property was not three full acres when he purchased the property and Mr. Evans stated that he was aware of it. Price asked Mr. Evans how many acres he owned adjacent to the parcel in question and if it was purchased as two different parcels. Mr. Evans stated that he owned the adjacent three acres and that it had been purchased as two separate parcels.

Mayor Lenox called the public hearing closed and called for Council debate. Price stated that in giving a variance for the 0.10 acres, no other property would be put in jeopardy and McMenamin concurred. Bradford stated that the property was taken by the government for its use and should be able to be developed as intended ER. Lenox asked if variance was denied, what the land could be used for and was told it would need to be rezoned possibly to R-43. Lenox stated that use of the land should not be denied and that he would rather have the 2.9 acres as ER than have to rezone the property. Price made a motion that the variance be approved for the property at 411 Robinson Road for Estate Residential. McMenamin seconded the motion. Motion carried unanimously.

3-93-7 Glenloch Soccer Field Lights

City Manager Jim Basinger reported that the Recreation Commission had held a public hearing last spring on lighting the old Glenloch soccer fields and that the Recreation Commission had recommended that the fields be lighted. Basinger stated that the Recreation Department had sent out two hundred letters to surrounding residents. Basinger stated that Staff had bid the project should Council approve the lighting.

Mr. Wayne Leicher, President of the Soccer Association, came

forward and stated the need for lighted fields due to the high enrollment in the soccer program. Mr. Leicher stated that there were already 1126 children signed up for the spring season and that the association anticipated 1300 as a final count. Leicher stated that there were not enough fields available for practice sessions and that lights would be helpful to gain more practice hours in the evening. Mr. Leicher stated that a while a new facility on Highway 74 South was a possibility it was still several years away and that growth in Peachtree City required the need for lighted fields before that time.

Many residents came forward to speak in favor of the soccer field lighting, all stating the need for more practice hours.

Mr. Joe Pelkey, 131 Scatterfoot Drive, came forward and spoke against lighting the soccer fields, stating that the residents in the area did not want lights disturbing the neighborhood. Mr. Pelkey also stated his concern that if Council gave approval for lighting the old soccer fields that the new fields across the street would eventually be lighted also.

Mr. Bill Davis, 135 Scatterfoot Drive, came forward and spoke against the lights. Mr. Davis stated that the neighbors did not want the noise that would be generated from the fields that many hours a day and was also concerned that the new fields would also be lit. Mr. Davis stated that he did not believe lighting the fields would be in the best interest of the residents of the area.

Mr. Rich Parlontieri, former Councilman, came forward and stated that a former Council had agreed not to light the Braelinn soccer fields or the new Glenloch fields, but did not agree not to light the old Glenloch fields.

Bradford asked Basinger how long it would take to get lights up and Basinger stated it would take thirty to sixty days. Bradford stated that Council would be holding their annual retreat in a week and that the Master Recreation Plan for Peachtree City would be presented at that time. Bradford stated that he would like to put off making a decision on lighting the old Glenloch fields for two weeks giving Council a chance to see the Recreation Plan that had been prepared.

Brooks asked Halterman if the lights could be transferred to a new facility if one was built and Halterman stated that the lights could be transferred. Brooks asked Halterman how high the lights would be and how many lights. Halterman stated that the lights would be sixty feet high and that there would be six poles. Halterman stated that the lighting was for residential areas and would light just above the field giving off a low density light. Brooks stated the need for a facility with lights and that it was hoped that land close to the industrial park could be used in the future for recreation needs of the City. Brooks stated that Riley and Meade fields have lights and are used and did not feel that the lights would cause undue hardship on the residents on a short term

basis. Brooks stated that it would be important to commit to not lighting the new Glenloch fields, stipulate that the lights would be transferred when another location was available, that a 10:00 PM restriction be put on the field, practice only, no games. Brooks stated that he felt most of Council had a good working knowledge of what would be in the Recreation Plan and felt like two weeks would be too long to wait to approve the lights. Brooks stated that the time was of the essence. McMenamin stated that she appreciated the fact that there was a great need for fields, but did not feel Council should ask the neighbors to sacrifice, that the money was not in the budget and that Council might need to ask the soccer association to wait a little longer until a facility could be built.

Price stated that the Master Recreation Plan would only be a plan and not a realization. Price stated that soccer program had a real need for lighted fields, stated that the growth in soccer numbers had been high and that lights should be implemented.

Addressing traffic and noise, Brooks stated that most of the traffic would not be going through subdivisions but would use the minor collectors through the area. Lenox stated that soccer was the biggest youth activity in Peachtree City and the added hours of field time would be of benefit for practice sessions. Lenox stated that it would benefit the teens and give them a quality activity. Lenox stated that he would not want to see games played under the lights and would want the lights limited to practice sessions only and that turning off the lights would need to be coordinated with the soccer association. Basinger stated that the lights would be put on a timer. Lenox asked the cost of using lights. Basinger stated that baseball ran about \$15.00 an hour and stated that soccer should be about the same amount.

Bradford stated that he was not against putting up the lights, that he would like to delay the decision for two weeks giving Council time to look at the Recreation Plan. Lenox stated that it would be at least two years before another facility could be utilized. Bradford asked Basinger if the land were to be acquired right away, how long it would take to get it ready for soccer and Basinger stated that it would take two years, one year to construct and another year for the grass to mature.

Brooks made a motion to approve the lighting of the old Glenloch soccer fields with the conditions as follows: that the new Glenloch fields would not be lighted, play on the fields be restricted to 10 PM, the lights be transferred to a new facility when available, lights be on timer to go off and on, and no games be played under the lights. Price seconded the motion. Motion passed with Brooks, Bradford, Lenox and Price voting aye and McMenamin voting nay.

City Manager Basinger stated that the City had solicited bids for the lights at the old Glenloch soccer fields and that two companies had responded as follows:

Leisure Lines, Inc.
Jonesboro, GA

A. Concrete Poles	\$53,996.00
B. Steel Poles	53,996.00
C. Wood Poles	45,389.00

Matt Davis Lighting
Douglasville, GA

A. Concrete Poles	\$48,400.00
B. Steel Poles	No Bid
C. Wood Poles	45,900.00

Estimated Amount	\$45,000.00
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Basinger stated that it was staffs recommendation that the bid be awarded to Leisure Lines, Inc. in the amount bid of \$45,389.00 for the wood pole alternate. Basinger stated that Staff recommended that \$25,000.00 be taken from the Kedron Village Blue Smoke Recreation Park and that \$20,389.00 be taken from the Neighborhood Parks Account.

Price asked if Leisure Lines had done any other work in the City and Basinger stated that they had done lights at Meade Field. Bradford asked what the funds were to have been used for in the Blue Smoke Project and Basinger stated that it was the basketball area which would be designed for \$25,000.00 less than staff expected due to the fact that the developer increased the size of the parking lot, therefore changing the need for paving an area for basketball and that the funds in the Neighborhood Parks account had not been earmarked for anything. Price made a motion to accept the bid of Leisure Lines, Inc. for the amount bid of \$45,389.00 with funding as recommended by staff. Bradford seconded the motion. Motion carried unanimously.

2-93-8 Vision 2020 Banner

Mr. Richard Parlontieri came forward and stated that the Atlanta Regional Commission was working on a plan for a nine county region planning seminar and that a request was being made for a banner to be placed on the pedestrian bridge across Highway 54 from February 26 - March 3 advertising the seminars at McIntosh High School. Parlontieri stated that presenters would be from the University of Georgia speaking on long range planning. Price stated that it was a worthwhile program. McMenamin made a motion to approve placing the banner on the pedestrian bridge. Lenox seconded the motion. Motion carried unanimously.

2-93-9 PTO Playground Equipment

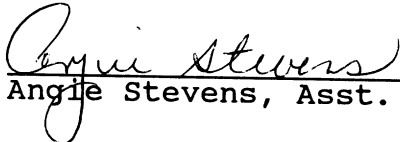
Ms. Karen Davis, Peachtree City Elementary PTO, came forward and stated that the PTO had begun a three phase project to replace the playground equipment at the Peachtree City Elementary School which was about twenty years old. Davis stated that the three phase project would cost about \$14,000.00 and that the PTO had already raised 6,900.00 for the first phase. Davis stated that they would be asking for donations from businesses in the area and asked that the City donate to the project. Davis stated with the City donation phase one and two could be completed by the end of the school term. Ms. Davis stated that the City had given a donation to Braelinn Elementary for playground equipment two years ago and that the playground at Peachtree City Elementary would be handicapped accessible and have a fence around it to keep the children off the road. McMenamin stated that \$500.00 would be in line with what was given to Braelinn Elementary when it was built. Lenox asked Basinger about the \$2,630.98 spent on improving the other playground at the Peachtree City Elementary School. Basinger stated that labor had been donated in that amount to get the playground in better condition. Brooks stated that the playground at Riley Field was in need of repair and that he would like to see it renovated.

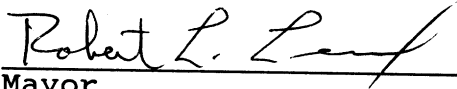
McMenamin made a motion that the City donate \$500.00 to Peachtree City Elementary PTO for playground equipment. Price seconded the motion for further discussion. After further discussion Brooks amended the motion that \$1,000.00 be given to the school and another \$1,000.00 be earmarked to refurbish the playground at Riley Field. McMenamin seconded the motion. Motion carried unanimously.

There being no further business to come before Council Mayor Lenox made a motion that the meeting be recessed to be reconvened in executive session to discuss a real estate matter. Bradford seconded the motion. Motion carried unanimously.

Executive Session

There was no action taken in executive session and Brooks made a motion that the meeting be adjourned. Mayor Lenox seconded the motion. Motion carried unanimously and the meeting adjourned at 10:00 PM.


Angie Stevens, Asst. City Clerk


Mayor

Attest: