

CITY COUNCIL OF PEACHTREE CITY

Minutes of Meeting

February 15, 1996

7:00 p.m.

The Mayor and City Council of Peachtree City met in regular session on Thursday, February 15, 1996 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 L. Lenox, Councilmembers Annie McMenamin, Robert Brooks, Jim Pace and Caroline Price.

Additional Agenda Items

None

Announcements, Awards, Special Recognitions

The City had received a letter from Dick Pearson, Finance Committee Chairman for Fayette Senior Services, requesting the City to provide some support to this organization. Council will review the request and place this item on the March 7 Council agenda for consideration.

Mayor presented a 10-year service pin to Bobby Thompson.

Mayor presented a 10-year service pin to Royce Miller.

Minutes

Price made a motion that the minutes of the February 1, 1996 meeting be approved. Pace seconded the motion. Motion carried unanimously.

Old Agenda Item

11-95-11 - Public Hearing - Rossetti Request for Multi-Family Grandfather Status

Lenox made a motion to move this agenda item to the end of the new agenda items and that the Peachtree City Concerned Citizens would also be heard at that time. Brooks seconded the motion. Motion carried unanimously.

New Agenda Items

02-96-1 Public Hearing - Variance Request - 502 Gallery Way

Mr. Steve McWilliams presented for the applicant and stated that this lot slopes from the street up, is pie shaped, and has an arc-front to its property line. In addition, they ran into a substantial amount of rock on this property and because of the pie shape there was nowhere to put the debris other than in front of the excavation which was between the basement area and the street. In order to avoid the rock, they tried to move the basement as far forward as the property line would allow and they had a difficult time establishing the exact location of the building line. They ended up being six inches off at one corner because of these difficulties and did not discover it until after the property had been backfilled and the debris had been removed.

Jim Williams said that staff recommended approval of the variance and that it was an honest mistake and would not adversely affect the neighborhood to continue the house in its present form. Williams felt that the cost to correct this minor encroachment would be very excessive in return for the benefit that would be gained for the public.

Lenox called the Public Hearing to a close for council debate.

McMenamin, having looked at the property and realizing there was a difficult situation due to the ground rock, made a motion to approve the six inch variance at Lot 4, Southern Shore Subdivision. Price seconded and motion carried unanimously.

02-96-5 Consider Resolution - E-911 Line Fee

Basinger said that City staff recommended the approval of the E-911 Resolution which would authorize the telephone company to commence billing Peachtree City telephone subscribers \$1.50 per telephone line on April 1; they currently pay .38 cents per line. These funds would go directly to the County to pay Peachtree City's share of the cost of operating the Consolidated Communications Center. To compensate the City's subscribers for increased line costs, Council reduced the millage rate for 1995 from 4.31 mills to 4.18 mills as reimbursement to subscribers. Final reimbursement will be made this fall when Council further lowers the millage rate for 1996. At that time subscribers will be fully reimbursed for the increased line costs through an equivalent reduction in ad valorem taxes.

Price made a motion to approve the resolution regarding the Emergency 911 System with the effective date of April 1, 1996. Brooks seconded and motion carried unanimously.

02-96-6 Consider Reconstruction of Brown Road

Basinger said there was a segment of Brown Road that remained unpaved and that a portion of the road was paved by Mr. Bill Gibson, the developer of Smoke Rise Estates, several years ago. Further, that Brown Road was a development impact fee project and was to be reconstructed using development impact fees. Mr. Gibson did receive development impact fee credit for paving the initial section. Basinger said that Mr. Gibson, in concert with PCDC, was developing along the remaining section of the unpaved portion of Brown Road and on our request for development impact fee credit, they agreed to go ahead and pave the remaining section. We did have this project programmed for 1998 in the Public Improvement Program and it was budgeted to be built with development impact fees. Basinger said the City Engineer had just updated the reconstruction cost and set that cost at \$195,221 and that Mr. Gibson had committed to build the road to City standards in exchange for a development impact fee credit of \$150,000 being granted partly to his company and partly to PCDC. Should the road cost more than \$150,000, the developer would have to pay the difference. This would be a projected savings of \$49,978 to the City and would give the residents of Smoke Rise Plantation and Smoke Rise Estates a completely paved road several years early. Staff recommended that Council grant approval to Mr. Gibson of \$17,226 in fee credit and \$132,774 credit to PCDC.

Price made a motion to approve the agreement for Brown Road paving or reconstruction and that the \$150,000 credit be given to the developer for the construction of the road to City standards. Pace seconded and motion carried unanimously.

02-96-7 Consider Lifting Annexation Moratorium

Lenox said this item was to consider lifting our annexation moratorium or providing an exception to the moratorium for two requests for possible annexation - one by Peachtree City Development Corporation and one by the City itself.

Jerry Petersen presented for PCDC and said the recent Land Use Plan revision and update had identified several parcels around the perimeter of the City that they felt should be considered for annexation. Petersen said PCDC owned one of these parcels and felt this would be the right time to consider annexation as outlined in PCDC's letter to the City. This parcel was generally about a 50 acre piece of land on Crabapple Road, bounded on two sides by the City of Tyrone and two sides by the city limits of Peachtree City. He said the design was completed and the annexation and zoning package was put together and that PCDC was ready to submit it to the Planning Commission but he understood the Planning Commission could not accept it for review unless the moratorium was lifted.

— Lenox asked Webb if it was possible to make an exception to the moratorium and direct the Planning Commission to consider these requests should we so choose. Webb said he thought you would either lift the moratorium or you do not and that he did not think it would be appropriate to partially lift it.

Price asked Webb if it would be possible to lift the moratorium for a set period of time. Webb said that you could select any period of time - one hour, one day, a year, or lift it indefinitely.

— Jim Williams presented the second request which was initiated by the City. Williams said that the second request was a very simple one and that it was, in effect, a request of Fayette County. The City constructed a cul-de-sac in the Preserve Subdivision, and it was originally intended to go through into that subdivision that was developed outside the city limits. The residents asked for a cul-de-sac there to separate them from the unincorporated area, and we granted it by acquiring some property that was actually in the unincorporated area and building a cul-de-sac on the street. Fayette County requested that the property be annexed as soon as we could do it in order that they not have a piece of property in their jurisdiction that had a street that we would, in effect, be maintaining. It is essentially considered to be a housekeeping item, but we did not want to bring it up as a special case during the moratorium.

— If there would be a lifting of the moratorium, it would be a proper time to deal with this housekeeping item.

Brooks explained that the reason it was proposed about five years ago was that there were a few developers on the south side of town that were bringing a lot of annexation plans to the City and the City's infrastructure - fire and police - had been pretty much planned out and our feeling was that there was absolutely no reason to annex in that direction. Also, we did not have an impact fee back then. If someone builds on our border now and they want to use our recreation facilities, cart paths, etc., it might be better for them to be in the City so that a development impact fee could be used, but we did not have any of that back then so that is why we had the moratorium in place.

— Lenox commented that six to nine months were spent on the Land Use Plan Update in which we had a great number of citizens involved and that everything had been looked at in and around Peachtree City and that this particular parcel of land was recommended by the Land Use Planning Task Force for annexation into Peachtree City as were some other parcels contiguous to the City. It represented a cleanup of a situation that, until we got into the planning process, we just never took action on. Lenox said he felt that a lot of the recommendations that were made in the Land Use Plan would be implemented in the next few months.

Brooks said he thought lifting the moratorium this evening would be premature because the City had not come up with some of the guidelines that were needed for the Planning Commission.

Lenox said that, unlike zoning, where any City or County government is constrained, to a large extent by our laws, in the area of annexation, cities were basically permitted to be just about as arbitrary and capricious as we wanted. If someone wanted to be annexed to the city, we could just say no. We did not have to give them a reason, we did not have to justify it, and there was no legal means by which they could force us to annex them. One of the reasons for the moratorium was that we simply were getting a run on annexation requests and we were not going to do any so it was easier just to issue a blanket "no" than put up with the run. Further, Lenox said no one was interested in wholesale annexation. We had a very carefully developed plan that we would like to implement, and we would run no risk if we lifted the moratorium altogether.

Price commented that this was the first time this request had come before us and we did not have sufficient information at this time. Also, this was an item that was dealt with in the Land Use Plan and that gave it some degree of credibility, but there were a number of questions to be answered before she would be prepared to consider it seriously - some of the questions would be in terms of improvements to Crabapple Lane.

McMenamin made a motion that the request to lift the moratorium on annexation of land in Peachtree City be denied and Lenox suggested that this item should be placed on the Retreat agenda to review the Land Use Plan Update for discussion in terms of "housekeeping annexations". Pace seconded and motion carried unanimously.

02-96-8 Consider Purchase - Trailer Mounted Jet Truck

Basinger said bids were solicited from various companies and the net bids, minus the trade in, are as follows: Sewer Equipment Company of America bid \$26,536; Roddens & Jets Supply Company bid \$28,800 and Challenger Equipment Company bid \$27,445. Staff recommended that the bid be awarded to the low bidder, Sewer Equipment Company of America, for \$26,536 and that there were adequate funds in the Public Improvement Program for this project. The jet truck would be used for the cleaning of storm drains and washing silt out as well as the cleaning of some parking lots and streets.

Price made a motion to award the bid for the jet truck to Sewer Equipment Company of America in the amount of \$26,536 and that the amount over budget be taken from the Public Improvement Program Fund. Pace seconded and motion carried unanimously.

11-95-11 Public Hearing - Rossetti Request for Multi-Family Grandfather Status

Lenox suggested that Jim Williams tell us the west side story in a bit more detail so that we would understand the goal and the vision we were working towards at that point and then launch into a discussion of the questions that we had under consideration and make a decision at the end as to what action, if any, we wished to take on this particular question.

Williams said the concept of the west side story was introduced about a year ago and that he thought it would be appropriate to expand upon some of the ideas that were involved in that concept to give everybody an opportunity to get a better view of what the West Side Village would be like.

First, it would be the fifth village. It would be located on the west side of town. The Village consisted of two neighborhoods. The neighborhood on the south, Planterra, was already very well developed. The neighborhood to the north of Highway 54 was Line Creek and had a little bit of development and also contained the area that was the subject of discussion for the apartments, the village center, etc. Planterra was bounded on the east and the south by the Industrial Park; the Line Creek neighborhood was bounded by the railroad track on the east and by the town of Tyrone on the north. Both neighborhoods were bounded by Line Creek and Coweta County on the west. This was a fairly well-defined geographic area and the map being displayed in the Council chambers outlined the shape of the village and the two neighborhoods. It was recommended that this village be developed strictly in accordance with the master plan and that this master plan would reflect the following standards and policies:

- The total area of the village, which was calculated to be about 1800 acres, would also contain about 2000 people who were living there right now or who would soon be living in the developed lots in Planterra and in the subdivision called Wynnmeade.
- There were about 655 dwelling units in that area in various stages of occupancy.
- The village concept plan would be used as the basis for all planning in that area.
- The proposed village would be designed to a standard comparable with the other established villages in the City and would include a comparable mix of residential lots as well as housing types and prices.
- It would have a well developed open space and greenbelt network and a complete path system.
- It should also provide an acceptable site for an elementary school and for a very distinctive amenity as a feature and focal point of the community.
- The village would embody the step-down zoning principle and include provisions for a village center as well as one or more convenience or neighborhood centers.
- The village would provide for a major collector road that would provide the basic circulation within, and to and from, the village and include a bridge over the railroad

track so that, at no point, would people from the village have to be bouncing across the railroad track to get in and out.

- The village would provide for adequate neighborhood recreation areas and facilities.
- There would be a 100-foot wide greenbelt separating these uses.
- The nearby residential units would be specially designed to withstand the potentially blighting influence of the railroad.
- It would have a population not to exceed 11,000 people. This number was based on the total area of 1800 acres with an average overall density of two dwelling units per acre. That was the standard density for the rest of the villages in the City. It varied between 1.8 or 1.9 and 2.2. It was about two units per acre depending on how you measured it. This would generate a total design figure of 3600 units and then each unit would have 3.05 people. This is how they arrived at the 11,000 people. Because there were already 2000 people living in the village - the Planterra neighborhood and the Wynnmeade neighborhood - this development would add a maximum of 9000 more people to the City. This would be an increase of 2945 dwelling units so that over and above what we already had underway there, this would be 2945 units to have a village comparable to our other villages.

The current population of the City is about 27,700. In addition, if all of the undeveloped parcels were developed to their full potential with the current zoning, it would generate an additional 8100 people. That 8100 people added to the 27,700 that were counted would have resulted in a build-out population of 35,800 if we had not done anything. If the proposed McIntosh Village was developed with its projected 9000 people, it would result in a total build-out population of 44,800. The development of the McIntosh Village would require the annexation of about 1000 acres of land that was land-locked between Peachtree City, Tyrone, and Coweta County. The special Land Use Plan Task Force, as is the case with the 50-acre site along Crabapple, had recommended that this island be considered for annexation mainly because it was in a very critical location with respect to the rest of the City in that it was surrounded by incorporated areas and by the county line on one side. The Land Use Plan, as it was updated in November of 1995, states very strongly that annexation should not be done so that it causes the build-out population to exceed the target population which was identified in the Land Use Plan of 1985 and our comprehensive plan of 1992 as being between 45,000 and 50,000 people at build out. That was established in 1985 and subsequent planning documents have confirmed that build-out population parameter. This new village would result in a population of 44,800 which was less than the low end of the projected build-out population and he felt that it was right on target from that stand point.

Recent studies had indicated that about 12% of the available housing in Peachtree City consisted of apartments. Using that established ratio, it would appear that McIntosh Village would be allocated 432 apartment units - that was the 3600 total dwelling units times 12%. The largest apartment project in Peachtree City was Balmoral Village with 320 units. It was

also our highest quality apartment project. The apartment project with the highest density was Gables Court with 14 units per acre. It would, therefore, be reasonable to expect that an apartment development in the proposed McIntosh Village would not want to significantly exceed either of those limits - either the total size of the project or the total density. Therefore, he felt that McIntosh Village would be developed as an 1800 acre planned community with a total population of 11,000 people, a housing inventory comparable to that which existed in the rest of the City, and included up to 432 apartment units. Since the original presentation of the west side story, the majority of property owners got together, put up money, hired consultants, and had been working on a master plan for the area. That master plan was well on its way and would be ready in the not-too-distant future. Hopefully, with the presentation of this master plan, we would be able to move forward with the west side concept. Staff felt that it would be the right thing to do for Peachtree City, it was the proper thing to do with respect to our relationship with our governmental neighbors of Tyrone and Fayette County, and it was the necessary thing to do for the homeowners in the Wynnmeade Subdivision to begin to provide the gross stimulus and the value in that area to arrest the problems that had developed there, and to turn that area around and make it a part of Peachtree City.

Lenox opened the floor for comments and questions.

John White, resident, asked how the Kedron Village west of 74 fits into all of this.

Williams said Highway 74 cuts through a portion of Kedron Village, but by providing connector streets across, pedestrian paths under 74 and proper signalization of that intersection, Kedron will properly encompass the 74 area and be a village that properly relates to itself. The West Side Village is bordered by the railroad track so that Kedron would come up to it on one side and McIntosh would come up to it on the other side. The railroad track is a formidable boundary and one that we cannot get over or under very easily in too many places and firmly established a boundary between villages. State highways, while they were strong borders, to some extent can be crossed with proper signalized streets and pedestrian underpasses. Aberdeen Village crosses Highway 54, Glenloch Village crosses Highway 54 and Kedron crosses Highway 74, but we cannot get anything across the railroad tracks. That was a definite separation.

Mildred Harris, President of the Peachtree City Concerned Citizens, said they were all here for one common objective: To keep Peachtree City a good, clean, safe, and controlled city. Harris said the parcel of land that everyone was concerned about was zoned commercial and that the citizens wanted it left commercial. Harris reminded Council that the Planning Commission and the City Council were servants of the people and not the developers and asked Council to vote "no" to the Line Creek Development Plan.

Lenox said he wanted to clarify that everyone in the room had exactly the same objectives, but that we just differed in how we were going to achieve the result.

Harris presented petitions and stated there were approximately 1200 signatures.

Mr. Marion Higgs spoke to Council and said these petitions were secured by the Peachtree City Concerned Citizens Committee by asking people at the A&P Shopping Center if they were residents of Peachtree City and were they in favor of signing the petition. Higgs asked Lenox if he would read what the petition stated.

Lenox read the petition which stated: "As concerned citizens and tax payers of Peachtree City, we deem it imperative that our elected City Council representatives, as well as other City officials, comply with our wishes. Accordingly, we the undersigned citizens urge our elected officials to refrain from approving the Line Creek Village Apartment Project and any future apartment projects"; then it called for a name and address.

Higgs said further that the Peachtree City Concerned Citizens Committee estimated that approximately ten percent of the single-family homes in the City were contacted. Of that ten percent, less than one percent declined to sign it. Higgs said these petitions were being used to help convince you as the Mayor and Council that the citizens were opposed to any more apartments. Higgs said that everyone was well aware that there was legal action that would come to court as a result of the apartments being denied, but requested that Council say "no" to the apartment project in Line Creek Village and to vigorously defend any suit as a result of this action. Higgs paraphrased a portion of the minutes from the January 4 Council meeting in which Lenox stated that he had no problem denying an apartment development if that was what the consensus of the community wished. Higgs said the community had spoken as demonstrated by these petitions.

Brooks summarized that when everything was halted in the fall there were four main categories of what was being asked. The majority of the other projects that City staff was just learning about which had not reached the Planning Commission which came to somewhere between 600 and 900 apartments, had essentially all been turned down. The single-family project that was involved was grandfathered. The only thing left out of everything that was stopped was the Rossetti/Reeser project that had already been approved by the Planning Commission and the reason why it was still out there was because they had decided after the fact that maybe everyone would be better off if that apartment complex was moved from where it had been approved up to 54. That was one reason why it was still being discussed. At this point in time it was not a matter of approval, it's a matter of rescinding approval.

McMenamin asked Webb to explain where the City stood legally and what the court would actually hear if the lawsuit were brought forth.

Webb said it came to the City's attention that our Zoning Ordinance permitted multi-family development in commercially zoned land when the City learned there were some apartments being planned for the west village. As soon as Council realized that, they took up the grandfathering issue and tried to determine whether or not they would permit these apartments to go forward. They took immediate action and amended the Zoning Ordinance to stop this from happening again in the future. Once they dealt with the grandfathering issue, they had to examine each one of the parcels and make some type of determination as to whether or not the property owner had gone so far in the development process that it was unfair to stop them from being able to continue. Georgia law essentially provides that if you had a property owner who had done nothing to develop their property and you amend the law so as to prohibit them (in this case from building apartments), then you were probably within your right to do that because the property owner has invested no time and money and effort in developing the property. One of the parcels of land that Council had considered may have fallen into that category - the so-called Huddleston property. It was Webb's understanding that the Huddlestons had done nothing towards developing the property as apartments. Webb said he thought the likelihood was that the failure to grandfather the Huddleston property and the denial of their ability to put apartments on that property would probably be sustained by a court.

Webb further stated that Mr. Rossetti, on the other hand, had already spent money towards developing the property as apartments and that he had already submitted his plans to the Planning Commission which had given preliminary approval of the Rossetti property. In his opinion, the City would win the Huddleston case, the City would lose the Rossetti case, and a judge would have to rule on the Reeser/Cline project with 600 units. Webb said that everyone would be better served if a negotiated resolution was reached and that the last time they defended a zoning action through trial, the City's total legal fees were over Two Hundred Thousand Dollars (\$200,000.00).

Ms. Susan Golden spoke on behalf of Wynnmeade Subdivision and said that Wynnmeade was over there by itself and had no cart paths and had been separated. She said they appreciated the City's efforts to try and bring them in as part of the City. Golden said the City had worked with them on getting their cart path and were now working with them on their traffic signal and that she liked very much the idea of having a Line Creek Village or McIntosh Village and that she was concerned about what the citizen's group had said about leaving the land commercial. Golden requested that this issue not be chopped and that if the Citizen's Committee wanted a clean, safe city, not to leave an area over there by itself to deteriorate away from the rest of them. She said they had a good neighborhood with a lot of good people and they cared very much about the City and wanted to be a part of it.

Mr. Vic Hardy said he thought up-scale rental property with government subsidies would have people living in them that have no vested interest in the community and that he had personally seen what upscale complexes became when they were sold and his opinion was they did not want any more apartments.

Another Peachtree City resident addressed Council and said she thought the City did not need more apartments, especially low-income housing. She said the teachers at the school closest to Peachtree Station Apartments had guidelines from the Fayette County Education System with specific things that could or could not be said to children and she felt this was because they were inner-city children from Atlanta that came here because of the low-income housing in Peachtree City and she wanted the apartments left out of the west side plan because they had no guarantee they would not be sold.

Jim Barber, President of Wynnmeade Homeowner's Association, said that he felt commercial development was not the answer and requested that this plan be approved.

Michael Rossetti, developer of Cedarcroft, stated that they had worked very diligently with Council and staff to come up with an acceptable compromise to the large number of apartments that were originally proposed and to come up with a plan that would fit the design that had worked in Peachtree City so many times previous to this. Rossetti said that their plan had substantially reduced the number of apartments and that the apartments had been moved off of Cedarcroft, at great expense to him, up to the front of the property. In addition, they had tied the start of the village into the Line Creek concept very effectively with a commercial area alongside the apartments and the residential area to the north. Rossetti said this plan would have provided Wynnmeade an opportunity to join the City as a normal neighborhood and prevented the possibility of an 80-acre commercial complex on that end of town. Rossetti requested that Council consider (tonight) that all concerned get together and revise or develop a specific development agreement based on the plan that was presented to Council and that this agreement be voted on by Council and accepted at the next meeting.

Ron Reeser represented CR Partners and stated they had worked very hard to reduce the number of units in this village and had planned the beginning of the infrastructure into the 1800 acres so that it would be well satisfied by extra curb cuts and extra roads they had planned into the project. Reeser said the main three concerns they addressed were: 1) The overbuilding of apartments. 2) The ratio of apartments to single-family houses which was about a third of what a normal city had as a ratio. 3) The other thing was a clean safe city and they had submitted to a development agreement in their proposal. In that agreement, staff would dictate certain things like no subsidized apartments, size of units, and various other things. Further, that a development agreement was a contract signed by the developer and the City. Reeser said that the developers throughout Atlanta that he knew never submitted to development agreements because it was such a restrictive document.

He said CR Partners had declared that they would not build government subsidized apartments in the development agreement and that they had shown examples - floor plans and pictures - of the kinds of apartments they would build. He said they had worked hard to address these concerns to create something that the citizens and the City would be proud of in this area. Reeser asked that the proposal to grandfather continue to be tabled while they worked with staff on a plan that would be suitable to the citizens and that would be as good or better than the other villages that currently existed in Peachtree City.

Lenox commented that he had difficulty understanding why we were setting out to build a village that was different from the other villages of Peachtree City and that we were here because those other villages work. Lenox said he had studied crime statistics, transportation, the impact of apartments and single-family housing on schools and that he would be happy to go over this with anyone at any time. He said he had studied all the statistics on the percentage of rental housing as opposed to any other community's housing stock and that we were way below the Georgia average and the urban Atlanta, metropolitan area average and that was where we wanted to be. However, if we were to build a village in Peachtree City, it would be his intention to build it like the other villages and it would need to include a number of apartments just like the other villages. Lenox challenged the Concerned Citizen's Group to come back with a financially viable plan for that piece of property and if they could do so and it contained no apartments, he would support it. If not, then he would have to maintain that the best possible solution for Peachtree City and for the West Village was to create a quality development. If economically, it meant it must contain an apartment complex, as every other village did, then that was what we would have to accept.

A private citizen spoke and said he was the first to agree; however, it would be difficult for them to do exactly what the Mayor asked them to do. The citizen said he had about three questions he wanted to ask Mr. Williams. He said Mr. Williams talked about an 1800 acre total village and wanted to know if that included the current Planterra Ridge and Wynnmeade Subdivisions. He said one thing that confused him was that Williams talked about Line Creek Village and McIntosh and several others and then talked about having to annex 1000 acres. Did the 1000 acres come into the 1800 acres we just talked about or not? Williams replied "it was included." So what we are saying is we only have about 800 acres in this City right now that could be used for development. He said, since he did not know how much of that 800 acres had already been developed by Wynnmeade and Planterra, it would be difficult to make a plan. We don't know if your plans were to come in with another 1000 acres to make this village up because that was not very clear in his presentation. It came out that we must be talking about having to add additional land to the City to do the whole village. Before we could start to come up with a plan to tell you how to best use the property, we really needed to know what was in the City now and how was it zoned. He noticed in passing there were no apartments planned in the Planterra Ridge Subdivision; was that because it was on the golf course or that it was upscale housing? All of the apartments he noticed were planned for

north of Highway 54. We would be willing to work on the Mayor's challenge if we were given all the facts of what we are working with and what we are working from.

Lenox said Council would be happy to give them all the facts.

Pace stated it would be helpful to look at the Land Use Planning maps that were in effect and displayed in back of the Council Chambers. Pace explained that the area being discussed was defined on the map and colored yellow and that it reflected a gap in the City that needed to be addressed. He said it was geographically bounded by Coweta County on the west and Tyrone on the north and was an island that someone would do something with eventually. Pace said problems did not always occur within the geographic boundaries of the City. He stated that problems could occur just across the property lines and we would have zero control. We had zero control of what went in at Peachtree East Shopping Center which was just across the line. Tyrone could make a move on this piece of property and we would basically have whatever they wanted there and we couldn't stop it. He said the same thing was true on the west side of the City. Coweta County was just across the line and they basically had no plan, no zoning requirements - you could pretty much do what you wanted to do over there. He said he thought we needed to move proactively to try to get control of the areas that could impact us negatively and that area could impact us very negatively. Pace said he liked the fact that it tied the west side together and the fact that Wynnmeade would be brought in and the people at Wynnmeade had spoken clearly that they wanted to be pulled back in and they should be listened to also. Pace said that we should stick to the plan, but that the plan called for 40% apartments. Pace quoted statistics from other areas to point out that everyone needed to get the whole issue into perspective in order to make a decision. In addition, Peachtree Station needed to be dealt with because it was a definite problem that could not have been presented under the current zoning laws because that land had been zoned multi-family and that the Council never got to vote on that issue.

Mr. Skip Lightman addressed Council and said that he would like to see some cluster homes and single-family homes on the property in question.

Mr. Jim McCarthy spoke on behalf of Planterra Ridge where he collected 40 signatures for the petition and stated there was a strong indication in his subdivision that they did not want multiple apartments across the street from their entrance because of the traffic on Highway 54.

Price commented there were issues regarding subsidized housing in Peachtree City that needed to be resolved, but it was not part of this particular item in front of City Council now.

Lenox stated this would conclude this agenda item for tonight and that it would be placed on the March 7 Council meeting agenda.

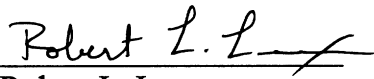
Lenox moved to take a brief recess to reconvene in Executive Session to discuss a real estate matter. Price seconded the motion. Motion carried unanimously.

EXECUTIVE SESSION

No action was taken in Executive Session.



Gloria Strobel, Executive Secretary

Attest: 
Robert L. Lenox