

City Council of Peachtree City
Minutes of Meeting
February 6, 1997
7:00 p.m.

The City Council of Peachtree City met in a regular session Thursday, February 6, 1997, at 7:00 p.m. in the City Hall Council Chambers.

Mayor Lenox led those attending in the pledge of allegiance. Council members present were: Annie McMenamin, Robert Brooks, Jim Pace and Caroline Price.

ADDITION OF AGENDA ITEMS

There were no additional agenda items.

Mayor Lenox had trouble speaking due to an illness and turned the meeting over to Mayor Pro tem Robert Brooks.

ANNOUNCEMENTS, AWARDS, SPECIAL RECOGNITION

Brooks announced the meeting of February 20, 1997 had been canceled.

Brooks presented ten-year service pins to Jimmy Freeman, Lawrence Adams, and Ben Thomas.

APPROVAL OF MINUTES

McMenamin made a motion to approve the minutes of January 16, 1997 as presented. Pace seconded the motion. Motion carried unanimously.

OLD AGENDA ITEMS

There were no old agenda items.

NEW AGENDA ITEMS

2-07-01 Consider Funding - Fayette County Council on Battered Women

Melissa Hamilton, President of the Fayette County Council on Battered Women, addressed Council and requested financial support of \$6,000. Last year 44% of requests for assistance from battered women originated from Peachtree City. She explained the services offered to battered women and their children and added that the funding would be used toward their annual rental of office space.

McMenamin made a motion that \$6,000 be taken from the Council Contingency Fund and given to the Fayette County Council on Battered Women. Pace seconded the motion. Motion carried unanimously.

**2-97-02 Alcohol License Representative Change - Peachtree Executive
Conference Center**

Brooks said Mr. Thomas A. Shaver asked to be appointed as the License Representative for the Peachtree Executive Conference Center. The previous License Representative, Harvey Joseph, was no longer employed with the conference center.

Mr. Shaver assured the Council he had been in the restaurant/hotel business for over twenty years and had never been arrested or had a problem selling alcohol. Due to the nature of his profession, he moved from state to state and the Police Department was unable to obtain a full criminal background investigation before the Council meeting.

Pace made a motion to appoint Mr. Shaver as the License Representative for the Peachtree Executive Conference Center contingent upon receiving a favorable background investigation. Price seconded the motion. Motion carried unanimously.

2-97-03 Public Hearing - Consider Annexation/Zoning - Crabapple West

Brooks asked Jim Basinger, City Manager, to read the rules for a public hearing. Brooks set thirty minutes for each side to present its case and asked first to hear from the applicant and those in favor of the annexation/zoning of Crabapple West.

Jerry Peterson addressed Council on behalf of the applicant, Peachtree City Development Corp. He said the proposed property was approximately 49 acres zoned AR Agricultural/Residential (Fayette County) located on the south side of Crabapple Lane West adjacent to both the Country Downs Subdivision and the Ardenlee Subdivision. If annexed the proposed zoning was R-43 Residential along Crabapple Lane West (8 acres) and R-12 Residential for the rest of the tract (41 acres.) Peterson said the property should be annexed because it was an unincorporated island surrounded on all sides by Tyrone and Peachtree City.

Peterson said the tract of land was surrounded by various different types of zoning and development such as: ER Estate Residential, GR-4 General Residential, Agricultural, Commercial and a mobile home park. Peterson proposed special set backs and shared driveways for certain lots to provide a more desirable transition between the existing homes and the new development.

Peterson said one of the conditions recommended by the Planning Commission was to install a tot lot and asked Council to consider allowing the development to be serviced by the recreation park in Ardenlee.

Cam McNair, City Engineer, addressed Council and said the City staff and Planning Commission recommended the property be annexed and zoned as requested with several conditions. McNair said Crabapple Road would be paved and would eliminate the Public Works Department from extensive maintenance requirements.

Brooks asked to hear from those opposing the annexation/zoning request. Mildred Harris, Jerry Henry, Bonnie Beerbower, Bill Wheelock, Phyllis Aguyo and an anonymous citizen all spoke in opposition to the zoning. They felt the property should be annexed into the City, but felt it should be zoned with larger lots. They also did not want Crabapple Road to be paved. Beerbower recommended that Ardenlee not be connected to the new development but that Ardenlee should end with a culdesac so that additional traffic would not be created on Crabapple Road.

Brooks declared the public input portion of the hearing closed and opened the floor for Council debate.

McMenamin said at its last meeting, the Association of Fayette County Governments suggested working on a master zoning plan to provide better zoning transitions between city and county limits. She also said the town of Tyrone would zone the property as one acre lots if they were to annex the property. McMenamin felt strongly that the zoning should not be less than one acre lots and suggested tabling the issue.

Price supported the annexation and zoning as presented and did not feel the proposed density would be detrimental to the existing development.

Lenox said because industrial, commercial and mobile home zoning was also contiguous to the existing development it was difficult for him to think of it as a rural area. He also said it was important to note that there were no objections from property owners adjacent to the proposed development. Lenox added he felt it was important to pave Crabapple Road.

Pace supported the annexation and zoning as presented and felt the plan was consistent with the Land Use Plan.

Brooks supported the annexation and zoning. He felt Peachtree City's fire station would service the area for fire and emergency calls.

Price made a motion to approve the annexation and zoning as requested with 8 acres long Crabapple Lane West zoned R-43 and the remaining track zoned R-12 Residential with the following conditions as recommended by the Planning Commission:

- ▶ Prior to any homes being occupied in the proposed annexation area, Crabapple Lane West must be improved to City standards for a Neighborhood Collector Road from the entrance to the annexation area to the existing pavement in front of the Kedron Station and, if because of construction delays, Crabapple is not fully completed, the access from the annexation area to Crabapple must be blocked for public use until such time as it is completed. Additionally, the developer should pay a fair share of the cost of the road improvements, as should all other developers of the remaining undeveloped property along that portion of Crabapple;
- ▶ Lots 58 and 59 and Lots 56 and 57 be served by single driveways designed for joint use;

- ▶ Lots 54 and 55 be served by driveways off the proposed subdivision street rather than Crabapple Lane West;
- ▶ The 55-foot wide rear setback areas on both the east and west sides of the tract include a tree-save area at least 25 feet wide on each lot;
- ▶ The proposed development be fully sewerred and properly tied into the city cart path system;
- ▶ The developer provide a low-intensity recreation area, like a tot lot, for the future residents;
- ▶ The tract be included in the Kedron Service Area and be subject to the established impact fee for that area, currently \$1283 per lot; and
- ▶ The front setback for buildings on Lots 53-59 along Crabapple average at least 80 feet.

Price did not want to make any changes to the conditions recommended by the Planning Commission and did not want to consider any alternatives to recreation amenities as requested by Peterson.

Pace seconded the motion. Motion passed with McMenamin voting Nay.

2-97-04 Public Hearing - Variance -104 St. Andrews Court

Brooks said the same rules for holding a public hearing would apply to the variance request and asked first to hear from the applicant and those supporting the variance. Mr. E.B. Evans addressed Council requesting a variance to construct a pool and spa in the flood plain on is property. He said a portion of his home was actually built in the flood plain ten years ago. He said there was also an existing deck in the flood plain which would be taken down and replaced around the pool. Evans said he had installed over 500 feet of french drains in his yard to help with drainage. Seeing there was no one else to speak in favor of the variance, Brooks asked to hear from those opposing the variance.

Cam McNair, City Engineer, addressed Council opposing the variance because it would set a precedent which could lead to more serious and damaging requests for variances of that type in the future. He said it was important to enforce the Land Development Ordinance because it protected water quantity and quality and resulted in lower premiums for holders of flood insurance policies.

Phyllis Aguyo and Dennis Chase also spoke in opposition to the variance stating the ordinance should be enforced.

After some discussion, McMenamin made a motion to grant the variance as requested. Pace seconded the motion. Motion carried unanimously.

2-97-05 Public Hearing - Variance Request - North Cove - Buffer Encroachment

Brooks said the applicant was ill and could not attend the meeting that night. He requested the public hearing be postponed until the March 6, 1997 meeting. Brooks made a motion to continue the hearing until March 6, 1997. Price seconded the motion. Motion carried unanimously.

2-97-06 Consider Bid - Riley Field Renovation

Basinger said the major renovation at Riley Field was the replacement of the concession stand and rest rooms. The other improvements needed to the facility which were bid as alternates included the replacement of the existing retaining wall and handicap ramp, a new concrete walkway to the existing service road, a heat pump in the concession room and one in the press box, and some additional site work and related electrical work on the scoreboards and field lighting

Basinger said staff recommended the project be expedited due to the need for the concession stand and restrooms to be available in the Spring for the start of baseball season. He said staff received four bids on this project which were as follows:

Meja Construction Co., Fayetteville	\$208,000
Newby Construction Co., Fayetteville	\$231,627
Jimco/ Helton, Fayetteville	\$238,168
Daniel Construction, LaGrange	\$280,000

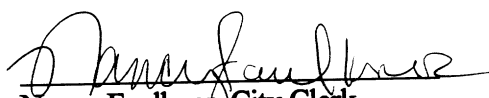
Basinger said staff recommended the bid be awarded to Meja Construction for \$208,000. He said it was \$32,345 over the \$175,655 budgeted for the project, but it did include all of the alternates which staff felt needed to be done. He said there were adequate funds in the Public Improvement Program Contingency Fund to cover the shortfall.

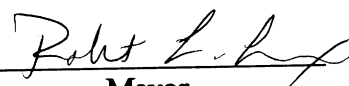
Price made a motion to award the bid to Meja Construction for \$208,000 and that the \$32,345 which was over the budget be taken from the Public Improvement Program Contingency Fund. Pace seconded the motion. Motion carried unanimously.

Brooks made a motion to adjourn the meeting into executive session to discuss a legal matter. Price seconded the motion. Motion carried unanimously.

EXECUTIVE SESSION

No action was taken in executive session. The meeting adjourned at approximately 9:45 p.m.


Nancy Faulkner, City Clerk

ATTEST: 
Mayor