

CITY COUNCIL OF PEACHTREE CITY

Minutes of Meeting

January 18, 1996

7:00 p.m.

The Mayor and City Council of Peachtree City met in regular session on Thursday, January 18, 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 McMenemy, Robert Brooks, Jim Pace and Caroline Price.

Additional Agenda Items

No items were added to the agenda.

Announcements, Awards, Special Recognitions

Mayor called forward Frank Stillwell and other Golden K and proclaimed the week of January 21 - 27, 1996 as Golden Kiwanis Week in Peachtree City.

Mayor called forward Julian Campbell and other Kiwanis members and proclaimed the week of January 21 - 27, 1996 as Kiwanis Week in Peachtree City.

Kiwanis members presented a check to Chief Murray for the Chip Williams Scholarship Memorial. Williams' wife, parents, and sisters were also present to receive the check.

Chief Murray presented Captain Gene Fotchman and the Police Auxiliary members with a Commendation Award for conducting a traffic study on Hip Pocket Road.

Mayor Lenox and the Building Official, Tom Carty, presented awards to the following:

Jordan Homes - "Builder of the Year Award"

John Calhoun - "Superintendent of the Year Award"

Ravin Homes - "Job Site Safety Award"

Kajima Construction - "Best Commercial Contractor Award"

Bob Adams Homes - "Special Recognition Award" for tub grinding project.

Mayor Lenox presented a 10-year service pin to Joyce Lucy, Librarian.

Mayor Lenox presented a 10-year service pin to Marci Blind, Purchasing Agent.

Mayor Lenox presented the "Employee of the Month" award for November to Kimberly Scales, CCY Coordinator.

Mayor Lenox presented the "Employee of the Month" award for December to Annette Bowman, City Planner.

Mayor Lenox presented the "Supervisor of the Quarter" award to Brenda Rogers, Personnel Manager. There were no announcement or awards.

Department Reports

Mayor Lenox announced that Department Reports for the month of December 1995 were available for review at City Hall.

Minutes

Price made a motion that the minutes of the January 4, 1996 meeting be approved as presented. Brooks seconded the motion. Motion carried unanimously.

Lenox suggested rearranging the agenda to give the Concerned Citizens of Peachtree City an opportunity to speak before Council continued with the Public Hearing for Rossetti's Request for Single/Multi-Family Grandfather Status.

New Agenda Items

1-96-7 Public Forum - Concerned Citizens of Peachtree City

Lenox said this public forum was being held for discussion purposes with the Concerned Citizens of Peachtree City. He said the forum would give them an opportunity to discuss any issues of interest, to have their questions answered, and to create a dialogue between the group and City Council.

George Kadel, member of the Concerned Citizens of Peachtree City, addressed Council. Kadel said the president of the committee was Mildred Harris and the purpose of the committee was to gather information and views of the residents of Peachtree City and to communicate the community's input to the Council. He said the committee was completely supportive of the Council and offered their assistance any time the City might need it. He said the committee would be taking an active role in attending City Council and Planning Commission meetings.

Lenox said he was glad the committee had been organized and felt having more input from the community would help Council make better decisions.

Kadel said he wanted Council to know of two concerns he had. He said he was concerned that development was moving too fast in this region and that it was interesting to see that Fayetteville and Fairburn had a moratorium on building. He was also concerned that Rossetti was given an award when he was the one who found the loop hole in the Ordinance that permitted apartments in areas zoned for Commercial use.

Lenox suggested the group meet once a month with City staff and review the history of various issues. Brooks agreed and suggested the group contact Jim Williams to set up the meeting.

Price said that the group should also be aware that various information and copies of minutes were available for the Public to review at the Library.

McMenamin said the Thoroughfare Study Committee would be meeting every Wednesday at 3:00 p.m. if anyone wanted to sit in and listen to the discussions.

Rossetti also offered to meet with the group to answer any questions they might have.

Howard Morgan, 112 Pebblestump Point, addressed Council. For those who did not know Mr. Morgan, Lenox explained that Morgan had been the fourth Mayor of Peachtree City. Morgan said the official census in 1970 was 693 and it included people

of all ages. He said the major developer at that time offered professional help and advice to the city and its officials. Morgan said one of the first issues the citizens addressed was to decide what kind of town should be developed. Morgan said while there were various opinions, it was the general consensus that Peachtree City should be an attractive and affordable place to raise families. He said it was felt that people should be able to raise their children here and then the children should be able to afford housing so that they could continue living in the area. Morgan said it was felt that people should be born and raised here and that Peachtree City would be home always - from the time they were born to the time they eventually grew old and passed away. He said people expressed concerns that there should be affordable homes to accommodate City employees, school teachers, policemen, firemen, social service workers, pastors of churches, etc. He said it was the intent to have the City separated into villages and that each village would have stores, churches and schools so the same lifestyle and amenities would be available to a different variety of income levels. Morgan said it was also the intent that high density housing be developed to provide homes so that young people could have a place to start raising their families. Morgan said he was now concerned about the community and the ramifications if the City were to start appealing to a certain class of people in terms of color, income level or educational achievement level. He said he was not afraid to continue following the same policy and allow the remaining third of the city to be developed as it had in the past. Morgan said Peachtree City had survived the development over the years and the community had improved greatly.

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

Lenox read a letter from Rossetti for the record:

"Dear Mayor and City Council: We would like the Mayor and City Council to consider the following in its meeting this Thursday night. 1. That you consider for approval the Cedarcroft Residential Subdivision of approximately 156 lots under appropriate residential zoning. 2. That you table the Apartment Project in Cedarcroft until the next meeting. We want to present what we think is a very attractive alternative to the Apartment Project."

Lenox explained that the Public Hearing had been continued at the Council discussion stage and he suggested that they continue the hearing by considering Rossetti's two requests separately. Lenox said the first item to be considered should be whether or not to approve grandfather rights for the Cedarcroft Residential Subdivision of approximately 156 single family lots. Lenox asked Rossetti if they were going to request a rezoning for the property. Rossetti said they would be requesting a rezoning as stipulated by the Planning Commission.

Pace made a motion to approve grandfather rights for the Cedarcroft Residential Subdivision of approximately 156 single family lots. Price seconded the motion and said stipulation from the Planning Commission would still be in effect. Lenox said that particular single family project, as well as item number two, did receive Planning Commission approval subject to certain requirements at the time when those were permitted uses under the commercial zoning category. He said since Council subsequently changed the zoning law, this motion would permit them to go forward as reviewed by the Planning Commission and with the stipulations imposed by the Planning Commission under the old zoning law. Motion carried unanimously.

The request to table the consideration of grandfather rights for the Cedarcroft Apartment project until the next meeting pending presentation of an attractive alternative was discussed. McMenemy asked if "attractive alternative" meant that it would not be an apartment project. Rossetti said there had been ongoing discussions with members of the Council to find a viable alternative to apartment projects at Cedarcroft and the number of apartments presented in the original proposal. He said he would try to meet with members of the Council next Monday to present a drawing for a proposed project and also a development agreement describing the type of product that they intend to construct. He said the agreement would address things such as rental rates, design and landscaping so that Council would understand what type of project was being proposed.

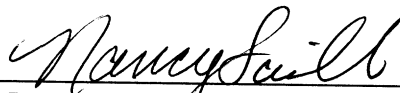
Price made a motion to table consideration of grandfather rights for Cedarcroft Apartments until the next meeting, February 1. Pace seconded the motion. Lenox said since the last meeting he had spent a fair amount of time with Mr. Rossetti, Mr. Reeser

and Mr. Cline discussing the project. He said Council needed to know what was economically feasible in that area. Brooks asked City staff to be prepared to present an update of discussions with the other landowners so it would be understood how this project would be affecting the long range development in the area. Motion carried unanimously.

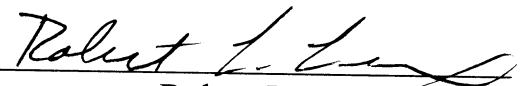
Lenox made a motion to adjourn the meeting for a brief recess to reconvene in Executive Session to discuss a legal matter. Brooks seconded the motion. Motion carried unanimously,

EXECUTIVE SESSION

No action was taken in Executive Session. The meeting adjourned at 9:30 p.m.



Nancy Faillo, Deputy City Clerk

Attest: 
Robert L. Lenox, Mayor