

Planning Commission of Peachtree City
Meeting Minutes
Monday, October 23, 2023
6:30 PM

Pledge of Allegiance

Newly appointed Chairman Scott Ritenour opened the meeting with the Pledge of Allegiance. Other commissioners in attendance included newly appointed Vice Chairman Kenneth Hamner, Mitzi Johnston, Felicia Reeves, Andrew Kriz, and Alternate Raymond Liotta. Also present were Planning Director Robin Cailloux, Senior Planner Lora Hooks, Recording Secretary Martha Barksdale, and IT Specialist Steven Shelton.

Additions or Deletions

NONE

Announcements and Reports

NONE

Approval of Minutes

1. Planning Commission Meeting October 9, 2023

Kriz moved to approve the October 9, 2023, Planning Commission meeting minutes. Hamner seconded. Motion carried unanimously.

Public Hearing

1. PH-23-08 Annexation and Zoning of about 52 acres on Stagecoach Road and Spear Road from A-R in unincorporated Fayette County to ER and LUR in Peachtree City

Planning and Development Director Robin Cailloux first showed an aerial photo that designated this property's and the current City's boundaries. She pointed out Booth Middle School Stagecoach Road, Robinson Road, and Spear Road.

Step One of the annexation was approved in May, and that plan showed the larger subdivision accessed from Spear, and the other from Stagecoach. Some members of Council did not like the connection to Spear, so when the applicant came forward for the Step Two plan, they showed both subdivisions as accessed from Stagecoach Road only. The public hearing with the Planning Commission was held on August 14, and many of the citizens who commented were concerned with traffic on Stagecoach Road and Carriage Lane. The Planning Commission unanimously voted to recommend denial.

In between the public hearing with the Planning Commission and the public hearing with the City Council, the applicant, in response to those public comments, reverted back to the plan shown at Step One where the subdivisions were not connected and the westernmost one accessed off Stagecoach and the easternmost off Spear. When the City Council held their public hearing in September, they believed the

public and the Planning Commission needed another opportunity to comment and reconsider due to the change in the plan.

If the annexation was approved, the applicant had requested a zoning of Estate-Residential (ER) for the two lots on the western side of the Camp Creek tributary that ran through the property. Those were the lots that would be accessible from Stagecoach Road. There would be a path connection between the two parts, but no road connection. The other area was sought to be zoned Limited Use Residential (LUR) and would consist of 21 lots accessible from Spear Road.

This property was currently zoned Agriculture-Residential (AR) in the County, which had a five-acre minimum. Next to it was R-72, which was a two-acre minimum. Nearby in the City was property zoned ER, which had a three-acre minimum. Hyde Park was zoned LUR and the smallest lot allowed there was 1.5 acres. She presented the Future Land Use (FLU) map that showed what the City and the County had adopted. This property was designated by the County as Rural-Residential 3, which had a three-acre minimum lot size. She pointed out the area marked "Environmental," explaining it was a way the County put property owners on notice that development would have to comply with potentially environmentally impacted property. Around the property in the City was single-family low (SFL), which had a one-acre minimum, single-family medium, which had a quarter-acre minimum, and Community Services (CS) for the school and the church.

They had to review the impacts of annexation, Cailloux continued. Water would be provided by Fayette County Water System, while sewer would be provided by private septic systems. Police and Fire had both said there would be no significant impact on their service level. Roads would have to be built to Peachtree City standards by the developer, as would the multi-use path.

They also had to consider how the proposal did or did not meet goals and policies set out in the Comprehensive Plan. The City had a goal to separate out environmentally sensitive areas such as wetlands and streams. Cailloux showed that area on the site plan, noting it was not platted separately. In order to meet the Comp Plan policy this would need to be platted separately and dedicated either to the City or to the homeowners association (HOA). This would have an impact on some of the proposed lot sizes.

This was not within a village center, so the land use of low-density residential was appropriate. In order to meet City policy, the lots would have to be at least one acre to meet the SFL designation. Another goal called for providing housing for people of all ages and abilities. This could be achieved if the plan included main-level bedroom suites and low-maintenance siding.

Staff created a land use fiscal impact model every year to show what it cost to provide City services to a home and what property tax value was needed to recoup

those costs. They used the current budget to figure out that the average cost of providing services to a home was about \$1,379, and a home value of about \$570,407 would be needed to recoup those costs through taxes. The applicant had said these homes would be on par with the homes in Hyde Park Phase I, and those had an average fair market value of about \$1 million.

Cailloux explained Staff went on to explore this in three ways. She showed the tax impact if this land remained undeveloped in the County. This included school taxes, fire, EMS, 911, and County taxes for a total of \$1,041. If the land was not annexed but was developed according to the County FLU with three-acre lots and a home value of \$1 million, the tract would bring in \$43,512. If annexed and developed as proposed for 23 lots around \$1 million apiece, the owners would not pay County fire and EMS taxes but would pay City taxes of almost \$56,000 per property for a total tax bill of \$278,640.

If this was approved, Staff recommended the following conditions:

1. Environmentally sensitive lands needed to be platted separately and deeded to either an HOA or the City.
2. There should be a maximum of 21 lots in the LUR subdivision and it should comply with the plan as submitted.
3. The minimum lot size would be one acre in the LUR district.
4. All lots in the LUR district should comply with the zoning standards of the R-43 district, which called for a front setback of 50 feet, rear setback of 30 feet, and side setbacks of 15 feet.
5. They must preserve a 50-foot landscape buffer on Spear Road, with a landscaping plan reviewed and approved.
6. They needed to preserve a 50-foot landscape buffer along the west side of the LUR subdivision road where the property abutted 209 Spear Road, which was the Fuller property. Cailloux said the plan showed the road very near the property line, and the Fullers' house was also near that line. Moving the road 50 feet and providing a landscape buffer would limit the impact.
7. Homes should be faced with brick, stone, or cementitious siding.
8. At least 75% of the homes should have at least one ground-level bedroom and full bath.
9. The HOA must be responsible for maintenance of community facilities, subdivision entrance signs, sidewalks, and landscaped areas.

Attorney Rick Lindsey represented the applicant, Hyde Park Properties II, and owners Mike and Michael Hyde were present. Lindsey noted that this plan was what was bought to the City Council in May with access to the ER lots off Stagecoach and to the LUR lots off of Spear.

There were 52 acres involved, which averaged out to about 2.25 acres per lot, Lindsey reported. The ER lots were between the creek and Booth Middle School

and the remaining area west of the creek was for the LUR development.

The homes would be part of the Hyde Park HOA. There would be a multi-use path along the northern part of the property which would adhere to all the City standards, as would the roads in both parts of the property. These homes would sell for about \$1 million each, Lindsey reported. The City currently had no new homes being built on large lots and at that price range, so this was an option not available currently.

The applicants were willing to dedicate the 12 acres of environmentally sensitive lands to the City, and it would be surveyed and platted appropriately. He apologized for not having new drawings to show this, explaining that Mike Lorber, who did the originals, passed away a few weeks ago. Even with the removal of these 12 acres, all the lots would be more than one acre, Lindsey reported.

He noted that most of the citizen objections had to do with additional traffic on Stagecoach and Carriage Lane. Going back to the Step One proposal addressed that. They also had removed the easements on the eastern side, which had raised concern.

Annexation would provide the City with the authority to direct and control development, making sure it was up to City standards. The property would still be developed if it stayed in the County, Lindsey stated. His clients had owned it for 25 or more years. He pointed out an area along Spear Road in the LUR, saying his clients acquired it a couple of years ago. Prior to that, the only access to this property was off of Stagecoach Road.

The applicant had approached both the County and City about potential development and was told Stagecoach needed to be improved first, and now that had occurred. He pointed out there was a deed restriction from the Davis family that sold the last bit of property and that was that there could be no connection from Spear to Stagecoach roads in order to prevent a cut-through for school traffic.

Lindsey mentioned that when his clients bought the land, it was in the County FLU for one unit per two acres, but that was changed to one unit per three acres a few years ago. If the land wasn't annexed, Lindsey said they would request the County honor the commitment from when it was acquired for one unit per two acres. If it were two-acre lots, there would be about the same number of lots as presented to the City. Even keeping it at three acres would mean about 17 houses.

Therefore, Lindsey remarked, the question was: did the City want this developed and controlled by their standards and ordinances or have it in the County? With the City, the advantages would be that the 12 acres would be dedicated to the City or to the HOA. He said he believed Council wanted it owned by the City. He mentioned again that, if annexed, everything would be built to City standards, and taxes would benefit the City.

Ritenour opened the public hearing.

A resident of Longboat was the only resident to speak in favor of this proposal, saying there was very little land left in Peachtree City where a house could be built on one or more acres. He stated that this was a great opportunity to give Peachtree City homebuyers more options, and he said he liked the aspect of multi-generational housing. The access to Spear Road eliminated the traffic concerns at the school, so he said he didn't see why this wouldn't be approved.

Lindsey stepped up to add that his clients were agreeable to Staff's recommended conditions, with one exception: they would like to reduce the 50-foot landscape buffer on the west side to 20 feet. The Fuller property was next to this proposed buffer, and its garage was about 90 feet away from the property line. If they pushed the street over for that buffer, it would severely cut into the lot on the other side in the new development. A 20-foot buffer would provide at least 110 feet from the right-of-way, with about 12 or 15 feet on either side of that, which would make it about 120 or 130 feet from the garage.

Ritenour asked who wanted to speak in opposition.

Bill Fuller said he owned 209 Spear Road, which was the property Lindsey had just referenced, and had lived there 35 years. He remarked that he had learned that day of the suggested change in the plan. He pointed out that his house was close to the property line and said more consideration should be given to the entrance and exit, and that it should be positioned on the other side of adjacent lot.

Fuller also stated he was concerned about construction traffic being so close to his home. He also said it was going to be dangerous to have traffic from 23 properties entering Spear.

Larry Manwaring expressed his appreciation for the Planning Commission and the unanimous vote against the request previously. He stated that these lots would not be two acres; they were closer to one acre because much of the land would be taken up by the wetlands and infrastructure. He also wondered about future development in Kensington West, near the football field. Manwaring asked the Commission to send a message that Peachtree City supported quality zoning by voting unanimously against this.

Ron Raines was concerned that the two ER lots could be used for a school. He asked if a deed restriction could limit development there to residential? Because septic tanks were being used, he said it would be better to have two-acre lots.

Lynn Frow said Peachtree City leaders should work for the good of the people, not the developers. She said this plan would put children in jeopardy from the traffic. She, too, was concerned about the use of septic systems.

Linda Ellis wondered what the City would gain from this annexation and also said she was skeptical about the Police and Fire departments saying there would be no impact on services.

Jim Forestal stated he was interested to see what changes had been made and remarked that he believed there were more issues than increased traffic on Stagecoach Road, but they were not addressed. He did appreciate that there would be less stress put into the communities around Booth. He said he did not understand why the city allowed the school to be built. Forestal said there should be no more annexations until the traffic problem was resolved and there was an annexation plan. He also questioned why sewer was not required. The possibility of an elementary school being built there was a concern.

Suzanne Brown said it looked to her like the easement to the east was still there. She said this owner purchased land in Fayette County where they could build 14 houses on three-acre lots right now. She wondered how the former owner of the most recently purchased tract could prohibit through traffic since the property was purchased before Booth was built. She said Peachtree City had the right to deny the annexation request and said residential property generated less in taxes than it cost in services. A shortage of industrial revenue meant that property taxes would have to be raised to make up the shortfall.

Brown went on to say there was no mention of preventing future development on Stagecoach Road. She urged the Planning Commission to deny this, but said if they did approve it, they should require a minimum lot size of three acres, prevent buildout of Old Stagecoach Road, and prevent division of the two western lots. She again mentioned this was not included in the 2014 annexation plan.

Jeff Jerecic said he had lived on Spear Road for 32 years. He mentioned the dangerous traffic and wondered why the road was being put beside Fuller's property. He thought this land should remain zoned for three-acre lots.

Another Spear Road resident lived close to Ebenezer and was concerned about dangerous traffic due to the topography on Spear.

No one else wished to speak, and Ritenour closed the public hearing.

Reeves confirmed with Lindsey that they planned on developing this land even if it were not annexed and asked how the wetlands area would be handled if it was developed in Fayette County? Under the County ordinances, Lindsey stated, the wetlands would become part of the properties.

Reeves asked what the acreage would be for the lots on the east side of the creek? The acreage dedicated to the City would come off both the ER and some of the LUR lots, he replied. He noted they would have to adhere to ordinances

regarding buffer requirements next to creeks. Of the remaining area that was buildable, each lot would be greater than one acre, he replied to Reeves, and Mike Hyde said he believed the smallest would be 1.1 acre.

Reeves said she understood there were three methods of annexing property, but Cailloux said State law provided for six, but only two that did not include some type of legislative action or a referendum. Those were the 100% method, which meant all of the property owners wanted to annex, and the 60% method, which was where 60% of the registered voters and property owners or 60% of the land requested annexation. Both annexations on that night's agenda were the 100% method.

Why weren't annexations put to a vote? Reeves asked. Cailloux said it was determined by State law, and in the referendum method, the only people who could vote were those who lived in the area that would be annexed.

Reeves asked if the 2014 annexation plan was officially adopted? Cailloux said that was before she was hired, and she would have to go through the Council meeting minutes to see what actually happened. She said it was her understanding that Council was interested in having a workshop in January or February to explore the idea of a new annexation study. It would likely be done with a third-party consultant, and it would be 12 or 18 months before anything could come back to Council for adoption. There would be multiple opportunities for public input, Cailloux remarked.

Reeves asked how many annexations there had been over the past few years? Cailloux said about 14 to 18 since 2001, and she had a map that she could send to them. Also, that information was available through public records, and she could post the map on the City website. It showed all the areas requested and when, along with the results of the requests and what remained to be developed.

Was it correct that this property had come up for annexation in 2010 and 2020? Cailloux told Reeves the applicant would have more information, but she thought it would have been denied mainly because Stagecoach Road was not paved, and that was the only access at that time. They discovered when the school was built that Stagecoach was actually not a public road at all, but a prescriptive easement, so the School Board had to go through a process of purchasing the easement and paving it. That was at least a \$1.5 million project, with the City putting in \$750,000 of that. So that was probably the major hurdle, Cailloux continued, but she did not know the specifics of the requests.

Reeves said she did not recall the Police and the Fire Chiefs being present at the Planning Commission meeting to say there would be no impact from this annexation. Cailloux told her they were at the City Council's public hearing. They also did more formal reviews, and she could send them the emails. Police Chief Janet Moon had said that this one project would have no impact, but she would like to look at this comprehensively through an annexation study.

Johnston asked if creating the road to connect to Spear Road would take any of Fuller's property for the right-of-way? Cailloux said it would not; they couldn't take property from someone else.

Since they had mentioned several times that these large lots provided a unique housing opportunity in Peachtree City, Johnston asked if the developers had considered sticking to three-acre lots? Johnston said the City's requirement that environmentally sensitive areas be separated would take away that option if this were annexed. In the County, those wetlands were included in the size of the lots. They could have about 17 lots in the County.

Lindsey also stated that his clients had no plans to sell property for a school. He also cleared up another resident's statement that the City put Booth Middle School where it was. Lindsey noted that it wasn't the City; it was the School Board. Every government had the right to condemn or acquire property. That being said, he continued, there were no thoughts that an elementary school would be built on this property.

Cailloux added that the law permitted schools and churches in every zoning district. School Boards were under State authority, and the State superseded any local zoning.

Liotta said it was his understanding that there were two components to consider—the FLU and the zoning. The County FLU called for lots of at least three acres, but the zoning was actually for five acres. In Peachtree City, the FLU was for SFL, or one-acre lots, while the ER zoning was three-acre minimum lots. Cailloux emphasized that this land was not in Peachtree City, but if it were annexed, that would be the designation. Lindsey pointed out the one-acre lots also were considered SFL.

Liotta asked Lindsey about the number of homes. Lindsey said the three acres would allow 17 lots. The County would have a very difficult time denying a rezoning to three-acre lots since that's what their FLU called for, he continued. But, he noted, the FLU said one unit per two acres when his clients bought this property.

Liotta asked how many lots there would be in Peachtree City and what size they would be. Lindsey said removing the environmentally sensitive areas made that difficult to determine. Cailloux clarified that the zoning didn't mandate that land to be platted separately; that was a Comp Plan policy versus a zoning requirement. However, she said she would consider the Comp Plan if there was a rezoning request for ER and pulling out that land would reduce the amount of land available for subdividing into three-acre lots.

Liotta also wondered about the lot sizes in the LUR area after the wetlands were taken out, and Lindsey said his client had those numbers for all the lots, but the

smallest would be a little more than an acre. Most were far greater in size.

Liotta asked about the easement to the east, but Lindsey said that was part of the initial plan that hadn't been redrawn since Lorber's death. It was his understanding that it would disappear. Liotta said people were concerned about access to the east for future annexation. Cailloux noted that if the City was requiring that access, it would be included as a condition, which it was not.

Liotta asked why stormwater management facilities weren't shown? Lindsey said the State required that it be addressed. That area did not have to be subtracted from the total lot size. If developed in the City, they would require that it be separated out in a subdivision of this size, Cailloux explained. The City would own and maintain it, and the City Engineer would make sure it complied with the ordinance.

This property was heavily wooded, Liotta remarked. How did they plan to develop this land with minimal disturbance to the tree canopy?

Lindsey pointed out that all trees in the 12 acres would be preserved and that most people wanted trees on lots of this size, so he assumed that would be the case. They would adhere to the City's tree save ordinance and landscape ordinance.

The narrative submitted with this request talked about furtherance of a long-range plan and the purchase of other land. Liotta wanted to know whose plan that was?

Mike Hyde said it was talking about their initial purchase, then the acquisition of three more properties to get to Spear.

Liotta asked what was meant by saying "develop the west side after the east side." Hyde said Stagecoach was not paved to the end of the city property. There were two lots to the west because that's what they were entitled to with no other improvements to Stagecoach. When they bought this land, they did not know if Stagecoach would ever be paved. They intended to get the 21-home subdivision that connected to Spear moving forward while the market was positive. There was no reason they couldn't get them both done at the same time if that paving was done.

The City had first told them they wanted everything off Stagecoach and were going to mandate that they pave it, Hyde reported. They were not involved in paving Stagecoach, connecting it to Robinson Road, or building a school, he continued.

Liotta asked if the ER area would stay as two lots? Hyde said they had 52 acres, and the FLU from when they purchased the property would allow them to develop 26 lots. They did not have access to or the right to subdivide those two larger lots at that time. Now, it could maybe be made into three lots. He said he had no problem committing to that if they could get the annexation. He was not prepared to

commit to shrinking the other side. They were prepared for this to be 23 lots in total.

There were several lots that were more than two acres, but Hyde said most people didn't want to live on more than an acre. Although there was a market for some larger lots, there was not a market for 10 five-acre lots or 17 three-acre lots. He felt it made more sense to give 12 acres to the City, saying he would put some nature trails through there and didn't mind buffering the property.

The access restrictions placed on the property by the seller were on Kriz's mind. The deed restriction said the property couldn't be connected both to Spear and to Stagecoach, Lindsey explained. Kriz then asked why these lot sizes were chosen in light of the lots in the surrounding neighborhoods and in Hyde Park? Lindsey said the lot sizes mirrored what was just to the south. He said there was only one nearby lot that was more than two acres, and most were about two acres.

Kriz asked Cailloux why there were no sewage lines running to this property? The school built a private sewer system, she stated, and the nearest public access was on Robinson Road. The Water and Sewerage Authority (WASA) was not aware if the private system had been built to public standards, and it could not be tied into for public use. She said they could get the plans for the private sewer at the school and determine what needed to be done to bring it up to public standards if it was found to be lacking. Someone would have to pay for that work to be done.

Hamner had no questions, while Ritenour said most of his questions had been answered. His main question had always been what had stopped them from developing in Fayette County, and they had answered that.

Ritenour asked for Commissioners' comments, and Hamner said his reason to not support this was the same as at the last hearing—it wasn't in the annexation plan from October 2014.

Kriz said he didn't understand the choice of the one-acre lot size for this development. He might be more inclined to support it if they came back with larger lot sizes.

Cailloux said she hoped she hadn't caused any confusion. The lots sizes were larger than an acre. Even with the environmental lands deducted, the smallest was 1.1 acre. She said she had provided the one-acre minimum in order to comply with the Comp Plan. The Planning Commission had the ability to recommend larger minimum lot sizes.

Kriz said they had been told several times that one parcel would be 1.1 acres, and he thought each should be at least 1.5 or two acres.

Liotta said he advocated following Peachtree City's FLU, and what it showed in this

part of town was mostly ER zoning. If this property was annexed in and developed, it should be under ER.

Peachtree City had a plan, and they should stick with it, Johnston stated.

Reeves said she could echo a lot of previous comments. This showed why a new annexation plan was needed.

Ritenour said he agreed with the others. He was initially pleased to see the access moved to Spear Road, but then considered that this posed other traffic issues. The possible subdivision of the two large lots was a concern. He thought this was, with the change of the roadway, the same plan they denied earlier. He asked Cailloux to report to City Council that they all agreed on the need for an updated annexation plan. Right now, they needed to follow the Comprehensive Plan, he continued.

Kriz moved to recommend denial of Public Hearing item PH-23-08 Annexation and Zoning of about 52 acres on Stagecoach Road and Spear Road from A-R in unincorporated Fayette County to ER and LUR in Peachtree City. Hamner seconded. Motion carried unanimously.

2. PH-23-09 Annexation and Zoning of 11.3 acres at the end of Deanwood Terrace from MHP Mobile Home Park in unincorporated Fayette County to LUR Limited Use Residential in Peachtree City

Cailloux used an aerial photograph to show the location of this property, showing that it was just north of the area they were previously discussing. This property was currently part of the Shiloh Mobile Home Park, but was cut off from the front portion of the park by a tributary of Camp Creek. The only access would be through Towson Place, a development currently under construction in the City.

They were requesting to rezone from Mobile Home Park (MHP) in the County to LUR in the City to allow up to 21 single-family lots. Cailloux noted that included in this total were two lots partially in the existing portion on what was presently a cul-de-sac.

The County's MHP zoning would allow an estimated 41 mobile home lots. Surrounding zoning in the County was Residential (R-70) and AR, with two- and five-acre minimum lot sizes. This LUC-33 zoning in the City incorporated mixed-use development off of Governor's Square. The part in development now, Towson Place, was the single-family portion and would have up to 94 lots averaging 6,000 to 7,000 square feet each. The applicant was requesting to rezone to LUR, but with the same conditions that applied to the LUC-33.

The FLU in the County's Comp Plan showed this property designated for mobile homes with an environmentally sensitive area along the tributary. Nearby in the City was single-family cluster (SFC), and Cailloux said this request conformed with

that. There were also some multi-family uses nearby and mixed-use commercial.

This property would be serviced by the Fayette County Water System and would access public sewer through WASA; Cailloux reported there was an existing line that ran through the tributary area. The Police had indicated there would be no significant impact, and Fire/EMS said the same. Cailloux noted this was the only area in the City that had an automatic aid agreement. That meant 911 calls from this area went straight to Peachtree City as opposed to going to the County and being routed to the City if the County responders were not available.

The roads would be built by the developer to Peachtree City standards. Cailloux said Staff had contacted the mobile home park because the City was trying to find an alternate location for a path along SR 54 and buying the rights from the cemetery would be very expensive. The park had said they would be open to working with the City, but, Cailloux explained, the City did not have a plan or location. When they did, the developer had agreed to build a path to City standards.

The Comp Plan set standards for protecting natural areas, and this development met that policy by separately platting and preserving the land along the tributary with buffers. The individual lots did not contain those areas. Cailloux said the single-family cluster density was an appropriate land use because this was within a 15-minute walk of the village center. It could meet the housing policy if the homes had first floor bedrooms and baths and low-maintenance siding.

Next, Cailloux outlined budget impacts. With the average cost for providing City services at \$1,379 a year, the fair market value of a dwelling unit would need to be \$570,407 to recoup the cost through property taxes alone. These homes would be similar to those in Towson Place, selling at about \$850,000. With the land undeveloped, the owners were paying about \$704 in total taxes. Putting 41 mobile homes on the site would bring in about \$2,765. Peachtree City would get none of that, even though Peachtree City Fire served the area. If annexed and developed as proposed, total taxes would be \$216,606, with \$43,147 going to Peachtree City.

If the Planning Commission recommended approval to City Council, Staff had some recommended conditions:

1. Maximum 21 lots. Development shall substantially comply with the plan as submitted.
2. Lots shall comply to the setbacks approved in the LUC-33 portion of the zoning district:
 - 20-foot front setback for garage
 - 10-foot front setback for main structure
 - 20-foot rear setback for garage
 - 20-foot rear setback for main structure

- 5-foot side setback or at least 10-foot separation between houses.
3. Houses shall be faced with either brick, stone, cementitious stucco, or cementitious siding.
 4. 75% of the houses shall have a main-level bedroom and bathroom.
 5. The HOA shall be responsible for maintenance of all internal parks, landscaped areas, sidewalks, subdivision entrances, and community amenity areas.

Attorney Steven Jones, representing the applicant, presented a concept plan of the entire mixed-use development, indicating the residential in the back and the 11 acres they were asking for annexation. The total number of homes would be 115. He said they were asking for LUR because this area would be 100% residential, but it was a continuation of the LUC-33.

He said that when the previous property was zoned, one of the conditions was a stub-out onto this adjacent property and to the property to the east in anticipation that these properties could only be developed in conjunction with the overall development, due to the creek.

Jones displayed renderings of the homes that were currently under construction in Towson Place at the price point of mid-\$800,000 up to \$1 million. He reviewed the zoning of the adjacent properties and showed an aerial photo, noting that many homes had been platted and were under construction. Jones also presented photos taken at the Shiloh Mobile Home Park, noting this was what was currently allowed by right on the property in question.

He again noted that the stub-out street was one of the conditions in the LUC-33 and showed how it would be carried through into this new section and noted they had exceeded the minimum buffer requirement along the tributary and to the north. This was just a continuation of what was anticipated with LUC-33, he again said, showing the conditions they were meeting, along with more home renderings.

Ritenour opened the public hearing. No one wished to speak in support, so he opened it up to those in opposition

Linda Ellis said she found it comical that the Fire and Police Chief said there would be no impact and she said the developer presented this like it was already annexed.

Jim Forestal said this was not part of the plan for Peachtree City. He could not support annexations until the traffic problem was rectified and there was an annexation plan. He said there were a lot of houses there and traffic would exit onto a busy section of SR 54.

Suzanne Brown asserted that because there would be more than 100 homes if this was developed, a traffic study was required. The magic number was 100. She

mentioned the other road going into undeveloped property that would probably be annexed. She said the annexation study needed to be accessed and also was concerned about traffic on SR 54. Brown went on to say Lexington was not a village center; the closest was Kedron or Aberdeen and this annexation should have a lot less dense housing than what the prior City Council approved.

No one else wished to speak, and Ritenour closed the public hearing.

Hamner noted that he believed this area was designated for possible annexation in the 2014 plan. He asked Cailloux if that was Staff's opinion, and she said it was.

Kriz asked if there was a 100-house minimum for a traffic study? Cailloux said there was not. The 100-house rule of thumb called for two access points and was the minimum requirement for a recreation area, which this developer was providing in the LUC portion of Towson Place.

Cailloux also noted that the eastern stub was shown on the plan, but it was not a zoning condition and was not being provided by the developers of Towson Place. The connection from the first section to this one was a zoning condition.

Liotta said he had earlier talked about sticking to the plan, and this looked like it would be consistent with the use of the adjacent property. He thought it would be better to access the property this way, rather than come from the mobile home park, which would require at least two crossings of the creek. He thought the LUR would make more sense than a mobile home park zoning.

Johnston, Reeves, and Ritenour had no questions.

Ritenour asked for comments. Reeves had none, but Johnston replied that she felt this was similar to the previous application, so her comments were no different.

Hamner said he had given this a lot of thought and was conflicted, but he would vote in favor because it was included in the 2014 annexation study. He agreed with Liotta's assessment that it was in line with the adjoining property and was a better use than a mobile home park.

He noted that the Planning Commission voted unanimously to recommend denial of the previous annexation request in this area several years ago, but the City Council voted to approve it and that had set the course for where they were now.

Kriz stated that he didn't agree with this density on the edge of the City as approved by the previous Council but acknowledged that it conformed to surrounding uses and would be a good step forward if they were open to this property being developed. However, traffic and further development was a concern. He said he was against this as proposed.

Ritenour's position was that this was a similar use to Towson Village, which was approved by Council. He agreed it was difficult to deny one development a short distance away, then say this one made a bit more sense in how it was set up. It did follow the 2014 annexation plan. Traffic would be an issue regardless of what went there; 41 mobile homes would probably be worse than this number of homes.

He again said he hoped Council would look at the annexation plan because these situations would be more frequent. For the most part, Peachtree City was built-out with very little land left. Other than redevelopment, the only growth would have to come through annexation.

Hamner moved to recommend approval of Public Hearing item PH-23-09, Annexation and Zoning of 11.3 acres at the end of Deanwood Terrace from MHP Mobile Home Park in unincorporated Fayette County to LUR Limited Use Residential in Peachtree City. The motion died for lack of a second.

Johnston moved to recommend denial of PH-23-09. Reeves seconded. Motion carried 3-2, with Kriz, Johnston, and Reeves voting in favor, and Hamner and Ritenour voting against.

Old Agenda Items

NONE

New Agenda Items

1. 23-10-03 Building Elevations, Peachtree Walk, 500 Commerce Drive

Peachtree Walk was the portion of the Westpark shopping center where Carrabba's was located, Hooks said, but it was under separate management from Westpark Walk. The property was zoned General Commercial (GC). Hooks reminded the Commissioners they had recently approved elevations for upgrades to Westpark Walk, and this would bring the Peachtree Walk portion in line with those upgrades.

This property used to be a movie theater, but that was replaced in 2004-2005 with the structures there now. The retail tenant spaces had a green metal roof and the other building materials were similar to the the Westpark Walk center prior to their painting. The main brick color was reddish orange with a light-colored accent brick. Signage was on a light-colored sign band. The roof parapet color matched the light color with the addition of a green band.

The proposal was to use the same colors as Westpark Walk, Extra White and Peppercorn by Sherwin Williams. It would look quite bold if the entire metal roof was black, Hooks remarked, so they were requesting a white band on the parapet to break it up.

Carrabba's was a little different, Hooks continued. It had the same reddish brick

with a light multi-colored brick at the entrance combined with light-colored EIFS or stucco surrounding the entrance. In addition, Carrabba's had a stone base and decorative red awnings with a green and black stripe. The roof was flat with a parapet wall.

To be in line with their current corporate standards, Hooks said Carrabba's proposed colors were more neutral. The lighter color, West Highland White, was a creamy off-white. There would be accents of brown and red.

The land development ordinance (LDO) said colors should be low-reflectance and subtle, neutral, or earth tones. White was considered a neutral color but could have a high reflectance depending on the particular shade. In addition, the LDO said colors should complement those of neighboring buildings. It also stated that natural brick should not be painted. With all of that being said, Hooks concluded, Staff had no recommendation, and approval was at the Planning Commission's discretion.

Daphne Bowen represented the owners of Peachtree Walk and said they would be refreshing the center, not only with paint but by doing some paving repairs.

Was this being done because of the adjacent property being painted? Kriz asked. Bowen said that was some of the reason, but they had been considering this and were able to get a discount by using the same vendor that was working on the Westpark Walk side.

Hamner asked if they had considered making the parapet a solid color to match Westpark Walk? Bowen noted Westpark Walk had a shingle roof. Here, Cailloux commented, the green stripe wasn't just painted on; that portion jutted out. Using an accent color would highlight that architectural feature. Hamner was concerned about consistency between the two areas, but Bowen pointed out they were using the same colors and accents, with the only difference being that Peachtree Walk had far more of the metal roofing material. She said it should look uniform with the rest of the area.

Johnston said she didn't see a lot of difference in Carrabba's appearance as far as colors. Bowen said there would be minor differences in colors. A representative of Carrabba's stepped up, saying the restaurant had not had an exterior remodel in more than 10 years. They were aiming for a contemporary Italian look. He mentioned that the new design and appearance would be easier to maintain.

He said it would not be as white as the other buildings, and Johnston said she was glad because all that white on an unbroken expanse of wall would be a lot.

Reeves said she would prefer the roof to match the other portion of the center, but, overall, she liked the refresh.

Johnston, Hamer, and Kriz had no comments. Liotta said he liked the refresh and

the color scheme, particularly on the columns. Ritenour agreed, saying he was undecided about the roof stripe, but he thought it looked good and did bring out the architecture and was glad to see Carrabba's was doing something similar, but a little different.

Johnston moved to approve New Agenda item 23-10-03, Building Elevations, Peachtree Walk, 500 Commerce Drive. Kriz seconded. Motion carried unanimously.

2. 23-10-04 Building Elevations, Governors Walk, 1980-1992 HWY 54 W

This was SR 54 across from The Juicery and the Ankle and Foot Center, Hooks stated, not far from the LUC-33 they had discussed earlier. The property was zoned GC. The new management was not aware of Peachtree City's requirements and had painted the center without getting the Planning Commission's approval.

Hooks reported that the shopping center was built in 1983 and had never been updated. The facade was made up mostly of windows on the northern portion. The southern portion was a mix of materials from stone to barn-style siding. The flat roof extended out over the front sidewalk with a brown metal awning. She displayed photos of the center's former appearance and others of the appearance now.

The colors used for the renovation were called Cool December and Salem Black by Dunn Edwards. She again stated that white was considered a neutral color but could have a high reflectance. The building faced northwest, and the front façade was in the shade for about half the day which cut down on the potential for reflectivity.

The new paint scheme tied both ends of the shopping center together for a more unified look, Hooks remarked. The roof was previously all brown, but they had lightened it by keeping the dark part just on top. They had added decorative lighting features with 60-watt bulbs on the columns.

In this case again, approval was at the Planning Commission's discretion.

Joey Cavaliere said he was a friend of the owner and was representing him because he lived out of state and was unable to attend. He said he lived in Atlanta and had been looking after the property after the owner purchased it about a year ago. Cavaliere noted that the property was fully rented, but the owner just wanted to upgrade its appearance. He apologized for their ignorance of the law.

Liotta suggested they utilize accent colors, and Cavaliere said they would be willing to entertain suggestions but couldn't afford to redo everything. He also mentioned they had paved the parking lot.

None of the other Commissioners had questions.

Reeves thanked Cavaliere for the apology, saying she was confused when she saw the work being done. She asked Cavaliere if they were finished, and he said they were unless the Planning Commission had more requirements. Reeves agreed that it did look better.

Johnston suggested that painting the columns would add dimension.

Hamner said he would have liked to have seen some other options, but it was definitely an improvement.

Kriz agreed, saying he would have liked to have seen a proposal. He noted this was the second painting that had come to them after the fact. He thought they should approve this, but directed Staff to explore a potential fine for people who ignored the architectural requirements or maybe a way to communicate with business property owners to advise them of this requirement.

Liotta agreed it was a nice refresh, and he liked how they had treated the canopy to make it more inviting. He suggested accents along the columns and maybe on the windows and door trim.

Ritenour, too, said he liked the refresh, but this was the second large commercial area that had been changed without approval. Staff had told him they didn't have anything in place to deal with this. He suggested they ask the City Manager to evaluate a citation because of the violation of the ordinance.

Cailloux suggested they be proactive and create a brochure for all the property owners who would be affected that advised them of the requirement for approval before making upgrades.

Ritenour said that would be especially helpful for new owners and those who had older properties, which they probably would be seeing more of. He asked Staff to come up with something that could go out to business owners. Hooks suggested they send out the notice with business licenses.

Kriz moved to approve New Agenda item 23-10-04, Building Elevations, Governors Walk, 1980-1992 HWY 54 W with the recommendation that the owner consider accenting the pillars and the windows. Johnston seconded. Motion carried unanimously.

Workshop Items

1. PW23-10-03 Planning Commission 101

Due to time, Planning Commission 101 was postponed for a second time with a new date undetermined. The first meeting in November might be cancelled,

Cailloux said, and the second meeting was scheduled for November 27.

Kriz moved to adjourn at 9:05 p.m. Hamner seconded. Motion carried unanimously.

A handwritten signature in dark ink, appearing to read 'Martha Barksdale', written over a horizontal line.

Martha Barksdale (Recording Secretary)

A handwritten signature in dark ink, appearing to read 'Scott Ritenour', written over a horizontal line.

Scott Ritenour (Chairman)