

**City of Peachtree City
Minutes of Meeting
December 19, 2002
7:00 p.m.**

The City Council of Peachtree City met Thursday, December 19, 2002, 7:00 p.m., in the City Hall Council Chambers. Council Members attending were: Mayor Steve Brown, Annie McMenamin, Dan Tennant, and Murray Weed. Steve Rapson was unable to attend due to a death in the family.

Announcements, Awards, Special Recognition

Mayor Brown recognized the winners of the Recreation Department's Holiday Door Decorating Contest. Brown recognized outgoing Little League President Bob Smith. Mr. Robert Mucklow made a presentation to the Police Department on behalf of the American Jewelry Industry in appreciation of a recent arrest of suspected participants in a ring of jewelry thefts. Brown presented \$200 in unclaimed money to Brian Blaylock, who found the money and turned it into the Police Department. Brown recognized Nancy Jurchenko of the Library as the November Employee of the Month.

Approval of Minutes

No minutes were presented for approval.

Consent Agenda

- 1. Consider Appointments to Recreation Commission**
- 2. Consider Appointments to Airport Authority**
- 3. Consider Appointments to Water and Sewerage Authority**
- 4. Consider Budget Reallocation Approval**

Brown noted that Council had one additional document on the dais relating to the budget reallocation. He noted that there had been a great host of applicants for the Commission and Authority posts, and said Peachtree City had a true luxury in the number of over-qualified candidates. Brown said it had been very difficult to narrow the selection down, and encouraged those applicants not selected to participate to be involved in other ways. Tennant noted that the proposed Airport Authority alternate appointee, Vern Darley, had been a contributor on his campaign, and Lindsey said Tennant could vote on the appointment. Tennant made a motion to approve the consent agenda with the budget amendment provided for Consent Agenda Item #4. Weed seconded. The motion carried unanimously.

Brown noted for the record that the Airport Authority appointees were Matt Davis and James Toombs, with Vern Darley as alternate. The WASA appointee was Tim Meredith, and the Recreation Commission appointees were George Martin, Robert Learnard and Michael Williams.

Old Agenda Items

There were no old agenda items.

New Agenda Items

12-02-06 Alcoholic Beverage License – NEW –Johnny Romano's Diner

The applicants, Ms. Carmen Sardosky and Mr. John Proffitt were present. Mr. Profitt, the owner, said Ms. Sardosky would be the License Representative. McMenamin noted that Profitt had a long history of experience with and knowledge of the city's Alcohol Ordinance. McMenamin made a motion to appoint John Profitt as Licensee and Carmen Sardosky as License Representative. Weed seconded. Brown asked if there was a conflict with a campaign contribution, and Lindsey said no. Motion carried unanimously.

12-02-07 Public Hearing – Rezoning of Numerous Parcels of Property (Land Use Plan Update)

Deputy City Clerk Betsy Tyler read the rules for a Public Hearing, noting that the Mayor would allow ample opportunity for the public to speak. City Planner David Rast said this was the second round of rezonings generated by the Land Use Plan update. He said an additional review of the villages revealed that a couple of parcels had not been brought to the Planning Commission and City Council the last time, and those were included, as well as the other villages that had not been considered previously.

Rast said there were 35 proposed rezonings in Aberdeen, Braelinn, Kedron and the West Villages, as well as in the Industrial Park. Rast said that when the Planning Commission considered the rezonings, there had been several requests from property owners to leave their zoning the same, so those parcels had been removed from the proposal. Rast said the majority of the rezonings were owned by the city, so this was more of a housekeeping issue. He added that a couple of sites were owned by the Airport Authority, and those were being considered at the Authority's request.

Brown asked Rast to go village by village, saying they would take public comment then consider those rezonings in order.

Rast began with Aberdeen Village, saying there was one parcel in Clover Reach, owned by the city, and the proposed rezoning was from R-1 Residential to OS Open Space. Dennis Benson asked for a definition of Open Space. Rast said Open Space was a zoning category used for mostly city-owned property, including recreation facilities, greenbelts, and other civic functions. Rast said it took the property out of a residential or office category, noting that there had been some confusion that OS actually stood for Office Space. Mayor Brown stated that the city would also be following up a lot of these rezonings by deeding the property as permanent green space, which would provide the city some benefits from the state.

Tennant made a motion to approve the Aberdeen rezoning. Weed seconded. Motion carried unanimously.

Rast then addressed the rezonings in Braelinn Village, saying there were six tracts:

1. Weber Fire Station, owned by the City, GR to OS

2. Fayette County Animal Shelter, owned by the County, GI to OS
3. The parcel just north of the Animal Shelter, owned by the City, GI to OS
4. Meade Fields, owned by the City, GI to OS
5. Peachtree City Recycling Center, owned by the City, GI to OS
6. Braelinn Elementary School, owned by the Board of Education, R-43 to OS

McMenamin asked if the city had heard from the Board of Education. Rast said no, but they had been notified, and the rezoning actually made the Braelinn site the same as the other schools. Tennant asked if Rast could foresee the city regretting having any of the sites zoned OS. Rast said that it would probably be better to have it zoned as Open Space versus holding industrial zoned property. He said he did not see any downfalls. Brown noted that the zoning safeguarded the property, and Council could rezone it if there were a valid reason to do so.

Tennant made a motion to approve the six rezonings as presented. Weed seconded. Motion carried unanimously.

Rast then addressed four tracts in the Industrial Park:

1. South 74 Baseball/Soccer Complex, owned by the city, GI to OS
2. Airport Authority property at Echo Court, GI to AI
3. Dixie Wing property at Echo Court, GI to AI
4. Detention Pond in Southpark, owned by Peachtree City Holdings, GI to OS

Airport Manager Jim Savage addressed Council, saying the Authority had requested the rezoning of their property to Airport Industrial, and supported the Dixie Wing rezoning as well. Rast noted that there were four additional parcels originally recommended to rezone from GI to OS, and asked Council to continue those items due to the extensive notification requirements of adjacent homeowners. Lindsey recommended continuing those items to February 6.

Weed made a motion to approve the four rezonings presented. Tennant seconded. Motion carried unanimously. Brown made a motion to continue until the February 6 meeting the consideration of four sites relating to Planterra Golf Club and Lake McIntosh. Weed seconded. Motion carried unanimously.

Rast then addressed the proposed rezonings in Kedron Village:

1. Leach Cemetery on Hwy 74 N. by Blueberry Hill, owned by the City, GR to OS
2. Stoneacre Park, owned by the City, R-12 to OS
3. Kedron Pond A, owned by the City, R-12 to OS
4. Kedron Pond B, owned by the City, R-12 to OS
5. Smokerise Park, owned by the City, R-43 to OS
6. Ardenlee Park, owned by the Ardenlee Association, GR-4 to OS
7. Fire station 84 site, owned by the City, R-43 to OS

Several residents expressed concerns regarding the proposed rezoning of the two ponds, due to their property bordering the ponds or extending into the ponds. Their concerns included the City putting in a path or feature that would allow and attract the public into their yards, and prohibiting them keeping up their yards and the pond shoreline in the manner they have in the past. Residents also questioned what would be allowed in the OS zoning category and what the benefit was to having the property rezoned. Residents who spoke included Bill and Shirley Valentine, Kevin Kerns of Southwood Lane, Mike Burden of Bridgewater, Dennis Benson, Greg Wittle, and other residents who did not give their names, and the primary feeling was the zoning of the ponds should not be altered.

Rast addressed the questions, saying the benefit of changing the zoning was to update the Land Use Plan and make the zoning of the parcels consistent with the usage. He said the intent was not to change any of the usage, such as making the ponds open to the public, but to remove the residential zoning from the pond. Brown added that the intent was to preserve areas such as the ponds. Rast also noted that there were buffers around the ponds that should be kept natural, and those buffers probably already restricted clearing around the ponds.

McMenamin asked if there had been any opposition to the pond rezonings at the Planning Commission meeting. Rast said a couple of citizens had attended but no opposition was expressed. A couple of residents also said they had not received notice of the rezoning, and they were asked to leave their names to determine why they were not notified.

Weed made a motion to remove Pond A (item #3) from the list being considered and continue it to the February 6 meeting. Brown seconded the motion. Motion failed 1-3, with Brown, McMenamin and Tennant opposed. Tennant asked why they would want to continue the discussion. Brown said he wanted the residents to have an informed opinion and have their questions answered by staff. Weed said he wanted to determine what property the city owned because he did not want to affect private property, and he needed more information before he could vote.

McMenamin made a motion to remove Pond A (item #3) from the list being considered for rezoning. Tennant seconded. Motion carried unanimously.

Tennant made a motion to pull Pond B (item #4) from the list being considered. McMenamin seconded. Motion carried unanimously.

Weed made a motion to approve the rezonings of items #1,2,5,6 and 7 as recommended. Tennant seconded. Tennant noted for the record that he and Weed both lived in Ardenlee. City Attorney Rick Lindsey said they did not stand to gain financially from the decision so they could vote on the item. Motion carried unanimously.

Council discussed residents' concerns about notification for the rezonings. Recording Secretary Pam Dufresne said notices had been mailed out to the required property owners identified by the Fayette County Tax Office, but several had been returned as undeliverable. She added that signs had also been posted on the properties, and the legal advertisement had run as required by the

Ordinance. Lindsey added that the Ordinance required the use of the Tax records for ownership. Deputy City Clerk Betsy Tyler said she would investigate what happened for any resident who did not receive the notice and advise them later.

Rast then addressed the final three tracts under consideration, which were located on the West Side.

1. West side of Wynnmeade Entrance on Hwy 54, owned by the City, R-1 to OS
2. East side of Wynnmeade Entrance on Hwy 54, owned by the City, R-1 to OS
3. Fayette County's Water Tower Site behind The Avenue, LI to OS

McMenamin asked if the City had heard from the County regarding the rezoning. Rast said no.

Tennant made a motion to approve the three West Side rezonings. Weed seconded. Motion carried unanimously.

Council/Staff Topics

Interim City Manager Colin Halterman announced that City facilities would be closed on Tuesday and Wednesday, December 24 and 25, for the Christmas holidays.

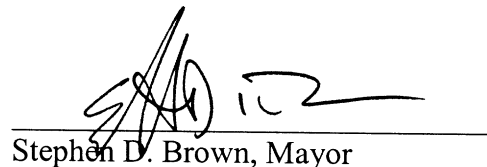
McMenamin offered the City's condolences on the death of Dr. Richard Schumacher, who served on the Planning Commission.

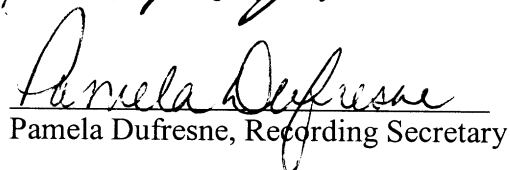
Brown announced that Council had two legal matters to discuss in Executive Session following a brief recess.

Weed made a motion to come out of executive session. Tennant seconded. Motion carried unanimously.

There being no further business to discuss, Weed moved to adjourn the meeting. Tennant seconded. The motion carried unanimously. The meeting adjourned at 8:52 p.m.


Betsy Tyler, Deputy City Clerk


Stephen D. Brown, Mayor


Pamela Dufresne, Recording Secretary