

City Council of Peachtree City
Minutes of Meeting
December 17, 1998
7:00 p.m.

The City Council of Peachtree City met in regular session, Thursday, December 17, 1998, at 7:00 p.m. in the City Hall Council Chambers.

Mayor Lenox led those attending in the pledge of allegiance. Other council members present were: Carol Fritz, Annie McMenamin, and Jim Pace. Bob Brooks was absent.

ANNOUNCEMENTS, AWARDS, SPECIAL RECOGNITION

Mayor Lenox presented the Employee of the Month award to Police Officer James Schmittendorf.

MINUTES

McMenamin made a motion to approve the minutes of December 3, 1998, as presented. Pace seconded the motion. Motion carried unanimously.

OLD AGENDA ITEMS

11-98-13 Public Hearing - Consider Variance - 102 South Fairfield Drive

Mayor Lenox explained that this item was a continuation of a public hearing held on November 19, 1998. Williams explained that at that time, the matter was tabled and staff was asked to look at the entire area where lots in the Fairfield Subdivision back up to the Wisdom Road right-of-way. He explained that it was requested that a master plan be prepared to help meet the privacy needs of the residents in that area, while at the same time providing for an attractive appearance from Wisdom Road.

Williams said the City Planner and the City Landscape Architect studied the situation, as requested, and prepared the following recommendations:

1. The property owners at 100-110 South Fairfield Drive and at 700-710 South Fairfield Drive should be allowed to build six-foot high privacy fences on their rear property lines. This was because of the small size of those lots and the increased activity in the area due to the construction of the convenience store across the street.
2. No one should be required to actually install a fence. However, if any fences are constructed, they should be in accordance with a standard design.
3. Because there was already a reasonably attractive fence in place at 104 South Fairfield Drive, that fence should serve as the model for all subsequent fences on the perimeter of the subdivision.

4. There were four gaps in the greenbelt along Wisdom Road that needed to be re-vegetated. It was recommended that at least 40 trees be installed in these gaps. The trees should be a combination of Wax Myrtles and Leyland Cypress, both fast-growing evergreen varieties. The Wax Myrtles should be at least three-gallon stock, and the Leyland Cypress should be at least six feet in height.
5. The installation of the trees should be done as soon as possible, whether or not the property owners proceed with their fences.
6. The installation of the trees should be the responsibility of the City.

Lenox asked if anyone would like to speak in favor of the variance. Hearing none, Lenox asked to hear from anyone who would like to speak in opposition to the variance. Hearing none, Lenox asked if anyone had any questions. The applicant asked when he would be able to install his fence. Lenox explained that if the variance was approved, he could install it immediately.

Lenox called the hearing to a close and opened the floor for Council debate.

Pace made a motion to approve staff recommendations and authorize the proposed trees to be installed in the greenbelt, and to approve the variance request for 102 South Fairfield Drive, provided that the fence to be installed would be consistent with the adjacent existing fence in terms of its design, materials, and general construction. McMenamin seconded the motion. Motion carried unanimously.

McMenamin made a motion to authorize staff to initiate a variance on behalf of the City for all other lots adjoining Wisdom Road to allow for similar fences to be constructed on the rear property lines. Pace seconded the motion. Motion carried unanimously.

12-98-04 Consider Ordinance to Prohibit Structures in Trees

McMenamin made a motion to remove this item from the agenda. Fritz seconded the motion. Motion carried unanimously. A citizen concerned about the proposed ordinance asked when it might be placed on a future agenda. The City Manager, Jim Basinger, said a notice would be placed in a future edition of the "UPDATE" before being placed on an agenda.

NEW AGENDA ITEMS

12-98-5 Discuss Fence Variances - Fairfield Subdivision

This item was taken care of during the above public hearing.

Mayor Lenox said the next few agenda items would be conducted as Public Hearings. He read the rules for conducting public hearings and set a time limit of 20 minutes for each side to present their case.

12-98-6 Rezoning - Proffitt - Huddleston Road (2.944 acres) - AR Agricultural to GC General Commercial

Lenox asked first to hear from the applicant. John Proffitt addressed Council and explained that he was requesting a rezoning for 2.944 acres located on Huddleston Road from AR Agricultural to GC General Commercial. He said the tract of land was contiguous to another 3 acres of land, which he owned, and he intended to develop the entire 6 acres as one property in the future. He said there was an existing residence located on the property which would be used as a TV Repair shop in the immediate future.

Jim Williams said the rezoning was a housekeeping matter and that the Planning Commission, as well as City staff, recommended the rezoning be approved.

McMenamin asked if a LUC Limited Use Commercial zoning would be more appropriate. Williams did not recommend LUC zoning. Hearing no one else to speak in favor of the rezoning, Lenox asked to hear from any one who wished to speak in opposition to the rezoning. Hearing none, Lenox called the hearing to a close and opened the floor for Council debate.

McMenamin made a motion to approve the rezoning as requested. Fritz seconded the motion. Motion carried unanimously.

12-98-7 Rezoning - Powers - Huddleston Road (2.063 acres) - GI General Industrial to LI Limited Industrial

Lenox asked to first hear from the applicant. Mr. Ed Koons addressed Council on behalf of the applicants, Mr. and Mrs. Timothy Powers. He said they were requesting a rezoning from GI General Industrial to LI Limited Industrial so that the setback requirements could be reduced. The current zoning required a front setback of 50 feet, but because of the shape and size of the property, it would severely limit development options.

Jim Williams spoke in favor of the rezoning. He said the property was adjacent to property already zoned and developed as LI and that the rezoning would enable Mr. Powers to establish a setback that would be comparable to the existing buildings along Huddleston Road.

Hearing no one else speak in favor of the rezoning, Lenox asked to hear from anyone who wished to speak in opposition to the rezoning. Hearing none, Lenox closed the public hearing.

and opened the floor for Council debate.

McMenamin made a motion to approve the rezoning as requested. Pace seconded the motion. Motion carried unanimously.

12-98-8 Rezoning - Moore - 423 Highway 74 North - (0.7 acre) - AR to LC Limited Commercial for Sherwin Williams Paint Store

Lenox asked first to hear from the applicant. Sandra Harp addressed Council on behalf of the applicant, Martha Stevens Moore. The rezoning request was from AR Agricultural to LUC Limited Use Commercial. The existing building was being occupied as a residence, but there was a prospective purchaser for the property who was interested in building a Sherwin Williams Paint and Decorating Store of about 5,500 sf.

Jim Williams spoke in favor of the rezoning. He felt the proposed project was a good use for the site, but he explained that if approved, a variance to the setback requirements would be necessary. He said the Planning Commission recommended approval of the rezoning with the following conditions:

- the required variance be approved as a part of the rezoning;
- the property be connected to the sanitary sewer system, and the existing septic system be removed;
- the proposed building be designed and stamped by a professional architect, and that the design be approved prior to final action on the rezoning by City Council;
- a continuous 20-foot wide undisturbed buffer be maintained across the rear of the property, along with a 6-foot high privacy fence on the commercial side of that buffer; and
- the access drive on GA 74 include a deceleration lane and be approved by GA DOT prior to final site plan approval.

Gary West, the potential buyer of the property said he was willing to abide by the Planning Commission's recommendations. He also said he was willing to consider a joint driveway with any future development adjacent to his property.

Hearing no one else to speak in favor of the rezoning, Lenox asked to hear from anyone who wished to speak in opposition to the rezoning. Hearing none, Lenox called the hearing to a close and opened the floor for Council debate.

McMenamin made a motion to approve the rezoning as requested with the conditions recommended above by the Planning Commission. Pace seconded the motion. Motion carried unanimously.

12-98-9 Variance - 423 Highway 74 North - Sherwin Williams Paint Store

The Zoning Ordinance required a 75-foot building setback from the rear property line because the proposed commercial use was immediately adjacent to property zoned for residential use (Blueberry Hill). The proposed 5,000 square foot building and its required parking area would be situated as close to the front property line as the ordinance allowed; however, the rear corner of the building would only be about 48 feet from the rear property line. The applicant requested a variance of 27 feet to the rear setback

In order to mitigate the situation somewhat, the developer provided a 20-foot undisturbed buffer with a 6-foot privacy fence on the commercial side of the buffer. The buffer would protect existing trees and provide for a better separation of the uses than a simple 75-foot setback without the proposed enhancements.

Williams spoke in favor of the variance. He felt that due to the size of the lot, it was unavoidable.

Hearing no one else speak in favor of the variance, Lenox asked to hear from those who wished to speak in opposition to the variance. Hearing none, Lenox called the hearing to a close and opened the floor for Council debate.

Fritz was concerned about the dumpster and the night lighting for the site. Williams said those issues would be addressed during the site plan review process.

Pace made a motion to grant the variance and reduce the rear setback requirement from 75 feet to 48 feet with the condition that there would be a 20-foot undisturbed buffer and that a 6-foot privacy fence would be installed on the commercial side of the buffer. McMenamin seconded the motion. Motion carried unanimously.

12-98-10 Discuss Assisted Living Facilities

Lenox made a motion to table this item until the January 7, 1999 City Council meeting. McMenamin seconded the motion. Motion carried unanimously.

12-98-11 Consider Franchise Agreement - Newnan Utilities

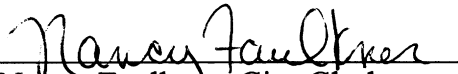
Lenox made a motion to table this item until the January 7, 1998 City Council meeting. Pace seconded the motion. Motion carried unanimously.

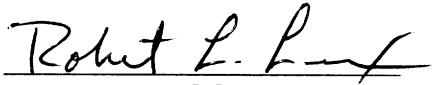
COUNCIL/STAFF TOPICS

There were no Council/Staff Topics to discuss.

Council/Staff Topics

Lenox made a motion to adjourn the meeting. Pace seconded the meeting. Meeting adjourned at 7:55 p.m.


Nancy Faulkner, City Clerk

Attest: 
Mayor