

**MINUTES OF MEETING
CITY COUNCIL OF PEACHTREE CITY
November 2, 1995
7:00 p.m.**

The Mayor and City Council of Peachtree City met in regular session on Thursday, October 19, 1995 at 7:00 p.m. in the City Hall Council Chambers.

Mayor Lenox led those in attendance in the pledge of allegiance. Present were: Councilmembers Annie McMenamin, Robert Brooks, Ed Bradford and Caroline Price. Mayor Lenox was absent due to a death in the family.

Addition of Agenda Items

There were no additional agenda items.

Announcements, Awards, Special Recognitions

Mayor Pro Tem Robert Brooks announced that Mayor Lenox was absent from the meeting because his mother passed away earlier that morning.

Brooks said that the issue of apartment buildings being built on property zoned for commercial use would be considered at the November 16 City Council meeting.

Brooks presented Carolyn Stanton with a 10-year service pin.

Brooks read a proclamation for the Key Club proclaiming the week of November 5 - 11, 1995 as Key Club Week in Peachtree City.

Brooks read a proclamation expressing support for the Endowment Committee for Cultural Arts in Fayette County.

Minutes

Price made a motion to approve the minutes of October 5, 1995 as presented. McMenamin seconded the motion. Motion carried unanimously.

Price made a motion to approve the minutes of October 19, 1995 as presented. McMenamin seconded the motion. Motion carried unanimously.

Old Agenda Items

Brooks made a motion to re-arrange the agenda and consider the Old Agenda Items following the New Agenda Items. Price seconded the motion. Motion carried unanimously.

New Agenda Items

11-95-1 Public Hearing - Consider Variance Request - Peachtree City Kennels

Jane Miller, Director of Administrative Services read the rules for a Public Hearing and said the variance request being considered had been submitted by Jim and Billy Sue Schulze, the owners of Peachtree City Kennels. She said they desired to build a residence on the kennel property to provide 24 hour care for the animals.

Mr. Schultze addressed Council and said he desired to build a residence on the kennel property to provide better care for the animals in the kennel. He said not living on the premises created a hardship on him. He said he had considered building a home somewhere else in Peachtree City but that he felt there was enough property to build a home on the kennel property.

Price asked what was the square footage of the home he intended to build. Schulze said the home would be approximately 2,200 square feet.

Bradford asked the size of the property. Schulze responded that it was 2.7 acres and the kennel was located on 1 acre.

Jim Williams, Director of Developmental Services, addressed Council and said the property was located in the Limited Industrial (LI) zoning district and a kennel is a permitted use in that zoning district. He said a home for a caretaker to provide continuous care for the animals would also be a permitted use because LI zoning district allows for a residence to be built as long as it is the only residence on the property and it is an incidental use to a permitted use and provided there are ten acres of land.

Williams said he recommended the variance be granted because he felt that a single residence in that area would not have any adverse affect on the surrounding property. He said he felt that while the surrounding property on Fulton Court would eventually be developed for industrial purposes, the proposed residence would have an adequate greenbelt and a park behind it to buffer it from the industrial park.

Brooks asked if anyone else wished to speak in favor of the variance. Hearing none, Brooks asked to hear from anyone that wished to speak in opposition to the variance. Hearing none, Brooks called the public hearing to a close and opened the floor for Council debate.

Price said she felt that because the residence met two of the three conditions for a residence to be located on the property, she felt it should be approved. Price made a motion to approve the variance for 208 Fulton Court to allow for construction of a residential unit within the LI zoning district. McMenamin seconded the motion and asked if the motion should be amended

to reflect that the residence is allowed to be used by a caretaker for the kennel. Price made a motion to amend her motion to allow for the construction of a residence for the purpose of a caretaker under Peachtree City Code 1007.3 and that the variance be granted to relieve the ten-acre minimum for the property. McMenamin seconded the amendment. Motion carried unanimously.

11-95-2 Consider Bids for Recreation Building

Miller said that bids were solicited from local construction contractors for the construction of a new Recreation Administration Building. Two firms responded as follows:

Sieco-Mitchell Construction Company	\$415,000
Tuggle Construction Company	\$530,000

Miller said staff recommended the contract be awarded to the low bidder, Sieco-Mitchell Construction, for an amount not to exceed \$415,000.

Steve Rapson, Director of Financial Services, addressed council to discuss funding. He said the Recreation Administration Building would be one of the last major City facilities to be built as the City approaches build-out. Rapson said that a file retention and storage area was also needed to meet state and local regulations. Rapson said it would cost an additional \$123,835 to construct the Recreation Administration building's basement and he recommended that contingency funds be used to construct the basement.

Price asked the architect, Don Cobb, about the basement. He said it would be shell construction, with minimum lighting and air flow. He said he took into account future expansion for the electrical system and heating and air system. Price expressed her concerns that if the basement would be used for file storage it may have special heating and air requirements.

McMenamin asked if Cobb was familiar with Sieco-Mitchell Construction Company. He said he was not familiar with the company until the bid was received for the Recreation Building.

Brooks asked if there would be access to the basement from the main floor. Cobb said that there was nothing in the design to connect the two floors. Brooks expressed his concerns that access may not be needed immediately but that, at some point, access would be needed. Williams said there could be an addition to the side of the building to provide access to the basement.

McMenamin made a motion to approve the \$360,300 budgeted amount for the Recreation Administration Building with \$123,835 additional funding coming from City Council Contingency Funds to fund the project and to award the bid to Sieco-Mitchell Construction

Company in the amount of \$415,000. Price seconded the motion. McMenamin made a motion to amend her motion to reflect that the bid not exceed \$415,000. Price seconded the amendment. Motion passed unanimously.

OLD AGENDA ITEMS

10-95-1 Public Hearing - Petersen Rezoning

Barry Amos with Southeastern Engineers, addressed Council and said he represented the applicant for the rezoning. Amos said a third party had indicated an interest in participating in the project and the applicant was requesting that the hearing be tabled until they could work out more of the details of the project.

Brooks made a motion to continue the hearing for the Peterson Rezoning until the December 7, 1995 meeting. McMenamin seconded the motion. Motion carried unanimously.

Brooks urged Amos to contact the adjacent homeowners prior to the next hearing to discuss the details of the project.

10-95-2 Public Hearing - Land Use Plan Update

Brooks asked for any public comments concerning the Land Use Plan Update. Phyllis Aguayo addressed Council and stressed her concerns about density. She said she felt that accepting the construction of additional apartments in the City would effect the work that had been done on the Land Use Plan. She said it might be necessary to reevaluate some of the decisions that were made in other areas of the City in view of the higher density from apartments that was not anticipated.

Williams briefly reviewed the Land Use Plan Update Recommendations.

Bonnie Beerbower expressed her concerns over 50 acres that was proposed for annexation near Crabapple Road. She said she did not feel a recommended zoning should be included in the Land Use Plan. Brooks said the property would not be annexed by merely including a statement in the Land Use Plan. He said that it would just be a policy statement and that any annexation would have to be considered separately by Council in a public hearing.

Phyllis Aguayo stated she felt very strongly that any annexation should give the City an opportunity to spread out rather than increase its density. She said that she felt the density should not increase the overall population that was projected at this time.

Jerry Key addressed Council and said he was a resident of Fayette County but that he was concerned about density in Peachtree City because if the density were to increase it would

cause property taxes to increase County-wide to provide new schools for the children that would be brought in. He suggested that developers pay a higher impact fee to fund the schools.

Mike Lorber addressed Council and said he felt that it was a misconception that apartment complexes caused schools to be overcrowded. He said that a survey done approximately five years ago determined there was an average of .2 children per unit living in apartments. He said he felt apartments had a value in the community and that it was important to provide for them.

Jim Pace said he felt that the density issue was important. He said if the City was going to successfully build out the community, Council should be cautious with the industrial land. He said it cost approximately \$4,100 to educate each student and that most people do not pay that in property taxes. He said he felt it was vital to build out the industrial land and not rezone it for residential uses.

Price said she felt the Land Use Plan Update was a report that had been submitted by a group of citizens and she was prepared to accept the report as presented. She felt that the Update was a philosophical statement and that each of the items addressed in the Update would need further action to be taken by the Planning Commission and City Council.

McMenamin said she served on the Land Use Task Force Committee and that there were many issues that the Committee did not unanimously agree on. She said there were many times she felt the annexation issue should not be included in their recommendations but did not have a problem with including a general policy statement. McMenamin said annexation was a difficult issue to consider until a decision was made concerning the apartment issue.

Brooks said that the apartments that were currently being proposed were on land that was already in the City and would not be affected by annexation. He said he did have a problem with recommending potential zoning classifications in an annexation policy statement. He said he did agree there was no need to strike all references of annexation out of the Land Use Plan but he suggested changing that statement so that it did not specifically address zoning.

McMenamin agreed with Brooks. Price said she only viewed the document as a report and that Council was not approving action on all of the recommendations. Brooks said he felt the Plan covered specific areas as well as general guidelines and policy statements.

Brooks made a motion to amend recommendation 18 to read as follows: "As a general rule, the City should not undertake an aggressive annexation program. Annexation of any area should not cause the build out population to exceed the target population of between 45,000 to 50,000." McMenamin seconded the motion. Price said she still felt Council should only be considering whether or not to accept the report and therefore she saw no need to amend

their work. She said she felt Council's work was something very separate from the report. She thought the Task Force's Update should move forward to the next step which would be for Council to authorize the Planning Commission to start the real work of holding Public Hearings and constructing ordinances. Brooks said he did not view the vote to just accept the report from the Task Force. He said if that were the case, he would be willing to vote and accept the report as presented. He said he was not willing to vote on the issue and make this report a matter of policy concerning the Land Use Plan. He said once the Land Use Plan Update was adopted, it would become a part of our Land Use Plan and the only issue members of the public and task force felt uncomfortable with was recommendation 18 concerning annexation.

Price said she did not have a problem with the amendment but she also felt that the City had a very sound policy that was part of the City Ordinance that addressed annexations. She said she relied on City Ordinance to protect the citizens in terms of annexation. She said Council could adopt the Land Use Plan Update and still allow the Planning Commission to move forward and start working on all of the recommendations.

Brooks called for a vote on the motion on the table. Motion carried unanimously.

Brooks asked for any other discussion concerning the Land Use Plan Update.

Price made a motion to accept the Land Use Plan Update as presented with the amendment to recommendation 18. Brooks seconded the motion.

C.L. Douthard, PCDC representative, voiced his concerns about recommendations 3 and 4 concerning cluster projects. He said he did not feel it would be feasible to require 75 foot buffers on collector roads for small projects. He said a 75 foot buffer could work for a larger project but a smaller project could have a higher percentage greenbelt than buildable land. Douthard requested Council require a 50 foot minimum greenbelt that the developer could increase if the size of the project would permit it.

Brooks said Mayor Lenox had expressed concerns pertaining to that particular issue and he suggested that if a cluster project was going to be less than ten acres it should be taken into consideration for some flexibility.

Aguayo said she felt any annexation in the City should not be considered unless it were to come in with a specific plan so Council would know exactly what was being considered. She also said that when she first moved to Peachtree City the buildout population was projected much lower than 45,000. Aguayo also felt that Council should consider condominiums and rental property when they determine the percentage of apartments needed in the City.

Brooks said zoning issues should be dealt with at the time of any annexation.

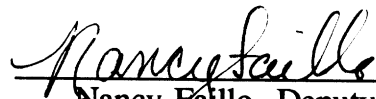
Price said she felt that recommendation 3 should be addressed by the Planning Commission and they should hold a public hearing to possibly come up with a formula for the smaller lots. She suggested that Mr. Douthard provide the Planning Commission with specific examples so that they could come up with an ordinance that would be fair for small and large cluster projects.

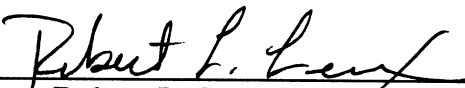
Brooks called for a vote on the motion on the table. Motion carried unanimously. A copy of the Land Use Plan Update is attached and made a part of these minutes.

Bradford made a motion to adjourn the meeting to reconvene in executive session to discuss a legal matter. Motion was seconded by McMenamin and passed unanimously.

EXECUTIVE SESSION

No action was taken in executive session. Meeting adjourned at 8:50 p.m.


Nancy Fallo, Deputy City Clerk

ATTEST: 
Robert L. Lenox, Mayor

LAND USE PLAN UPDATE

OCTOBER 1995

As a result of the work of the special Land Use Plan Task Force and the Planning Commission, the following recommendations are offered to update the existing Land Use Plan document.

1. The recommendations presented in this report should be adopted as official amendments to the Land Use Plan. In the future, the plan should be updated on an annual basis.
2. The current Land Use Plan includes eleven land use classifications: (1) Single-Family, Low Density; (2) Single-Family, Medium Density; (3) Multi-Family, Medium Density; (4) Multi-Family, High Density; (5) Commercial; (6) Office/Institution; (7) Industrial; (8) Community Service; (9) Recreation; (10) Open Space; and (11) Water.

For housekeeping purposes, the classifications should be revised as follows:

- a) Combine both multi-family classifications into a single category, "Multi-Family".
- b) Create a new category of residential called, "Single-Family, Cluster."
- c) Change "Office/Institution" to simply, "Office".
- d) Combine "Open Space" and "Water" into a single category, "Open Space".

3. The new land use category of Single-Family Cluster should be created for the small lot, single-family detached subdivisions that have recently become popular with home builders and consumers alike. The following standards should apply to each cluster; (1) No single cluster should exceed 12 acres in area; (2) Clusters should be separated from themselves and from other land uses with an undisturbed greenbelt buffer no less than 35 feet in width; (3) There should be an undisturbed greenbelt along major thoroughfares of at least 75 feet (some of this greenbelt can be on the right-of-way itself); and (4) There should be an undisturbed greenbelt along minor thoroughfares of at least 50 feet (some of this greenbelt can be on the right-of-way itself); and (5) Individual home sites within a cluster project should be subject to the City's Landscape Ordinance. The objective of clustering should be to gain a sense of openness as a result of higher density development. It should not be used strictly as a way to get more units on a given piece of land.
4. The tract at the southeast corner of GA 74 and Willow Road (A-I-12) should be shown on the Land Use Plan as Single-Family, Cluster. It should be developed as a Limited Use Residential project at a density not to exceed 4 units per acre. Access to the site should be limited to a single entrance from Willow Road. The project should be properly buffered from the surrounding streets and developed property. Development of this property requires connection to the cart path system. The zoning classification should remain R-1 until an acceptable development plan is prepared.
5. The property around the Episcopal Church, Tracts G-III-2, 4, 5 and 6, should be shown on the Land Use Plan as Single-Family, Cluster. They should be developed as a single Limited Use Residential project at a density not to exceed 4 units per acre. An appropriate greenbelt buffer should be provided along both Peachtree Parkway and Stevens Entry. The project should be properly buffered from the Greensway Subdivision. The zoning classification should remain as is on all tracts until an acceptable development plan is prepared.
6. The area along GA 54 and Sumner Road north of the Palm Beach property should be combined into large tracts and developed into low density

single-family residential subdivisions that do not front on GA 54. Between this area and the Office/Commercial zoning of the Palm Beach tract, there should be an undisturbed greenbelt at least 50 feet wide. The purpose of this greenbelt should be to provide a clear and permanent separation between the two land uses.

7. The Carriage Lane/Peachtree Colony area should be redeveloped to reorient Carriage Lane away from GA 54 to Robinson Road, and to replace the Peachtree Colony structures with a carefully selected array of office and possibly limited commercial uses. It is recommended that the undeveloped tracts in this area be developed in accordance with R-43 standards with special buffering consideration for any adjacent lots already developed as Estate Residential.
8. The undeveloped property at the intersection of Robinson Road and Redwine Road, Tract B-VI-17, should be developed in accordance with R-15 residential standards.
9. The undeveloped property north and south of Rockaway Road and to the west of Meade Field, Tract B-II-15, should be designated on the Land Use Plan as Single-Family, Low Density. It should be developed as a special recreation-oriented housing project in accordance with Limited Use Residential standards.
10. The policy for the development of any tract which is currently zoned AR should be that the property be rezoned to a permanent zoning category in accordance with the Land Use Plan prior to any development. The only exception to this would be when the AR tract is in an area shown as residential on the Land Use Plan, and the development will result in residential lots that are at least 3 acres in area. In this instance all lots must front on a public or private street for a distance of at least 40 feet.
11. One of the goals of the Land Use Plan is that the amount of land planned and zoned for multi-family use be limited to no more than is absolutely necessary to meet the housing needs of the city at its build-out stage. The Zoning Ordinance should be amended to remove apartment projects as a permitted use in General Commercial zoning districts.

12. One of the goals of the Land Use Plan is that the existing scenic nature of Peachtree Parkway and Aberdeen Parkway should be preserved, protected and enhanced. As property is developed along these corridors, every effort should be made to provide significant buffers and limit disturbance.
13. All churches in Peachtree City should be located on land that is shown on the Land Use Plan as Community Service. Churches should be permitted only in Open Space, Office and Commercial zoning districts. The Land Use Plan and Zoning Ordinance should be updated to reflect this policy for existing churches. The minimum lot size for a church in an Open Space district should be 3 acres. The minimum lot size in an Office or Commercial district should be the same as for any other use in that same district.
14. One of the goals of the Land Use Plan is that the amount of land planned and zoned for commercial use should be limited to what is absolutely necessary to meet the commercial needs of the city at its build-out stage.
15. One of the goals of the Land Use Plan is that frontage roads should be designed into commercial projects along both GA 74 and GA 54. The commercial area along GA 54 West should be redeveloped and upgraded to include a frontage road and proper pedestrian access. Tracts should be combined to promote development efficiency and curb cuts onto GA 54 should be reduced as much as possible to promote safe and efficient traffic movement in the area.
16. Restaurants are not a permitted use in an industrial zoning district, unless they are intended to primarily serve the needs of the permitted industrial uses. There are two reasons for this. One is that restaurants are essentially a retail operation, and they belong in a retail area. Two is that they generally attract customers from a wide area outside the industrial park, and they need to be accessible by pedestrian path, in keeping with one of the basic policies of the Land Use Plan. However, there are some restaurants that clearly cater to industrial customers and can legitimately be included in industrial areas. For the most part, these restaurants are rather small, specialized short order establishments. Therefore, it is recommended that the Zoning Ordinance be amended to permit restaurants of less than 3,000 square feet in industrial areas, but exclude all others.

This will allow for a Waffle House, but not a sit-down family restaurant simply interested in a less expensive building site.

17. Several tracts in the Industrial Area should be reserved for special large scale industrial type uses that also involve retail sales. Examples of these uses are automobile sales, plant nurseries, and manufacturer's showrooms like Progressive Lighting and Apex Plumbing. These tracts are M-II-11; M-II-1; and M-III-27.

18. As a general rule, the City should not undertake an aggressive annexation program. However, several areas have been identified for consideration:

- a) A 50-acre undeveloped parcel along Crabapple Lane West. If annexed, this tract should provide a logical transition between the Single-Family Cluster land use to the south and the Single-Family, Low Density land use along Crabapple. A potential zoning classification is R-12 Residential.
- b) A 1000+ acre undeveloped parcel west of GA 74 North. If annexed, this tract should be developed in accordance with a master plan that assures proper compatibility with the existing development within the city in terms of housing mix and density, open space, cart paths and overall character. Annexation of this or any other area should not cause the build-out population to exceed the target population of between 45,000 and 50,000.
- c) Assorted parcels along the eastern boundary of the city that are on the west side of Camp Creek.
- d) The small area at the end of Preserve Parkway that includes the new cul-de-sac.

19. Following is a presentation of general housekeeping recommendations for each of the major study areas in the city:

ABERDEEN STUDY AREA

NEIGHBORHOOD	TRACT	NAME	EXISTING LAND USE	PROPOSED LAND USE
A-I	3	Picnic Park	Open Space	Recreation
	7	Parking Lot	Multi-Family	Community Service
	12	Undeveloped	Single-Family, Medium Density	Single-Family, Cluster
	14	Pebble Pocket Park	Community Service	Recreation
	15	Baptist Annex	Multi-Family	Community Service
A-II	2	Boat Docks	Single-Family, Medium Density	Recreation
	7	Water Intake	Open Space	Community Service
	8	Nessie's Rest	Open Space	Recreation
	9	Lake Peachtree	Water	Open Space
	12	Clover Reach Park	Community Service	Recreation
	13	Big Pine Park	Open Space	Recreation
A-III	No Changes Proposed			
A-IV	7	Ashford Park	Multi-Family	Single-Family, Medium Density
	8	St. Andrews	Multi-Family	Single-Family, Medium Density
	12	Club House	Community Service	Commercial
	13	Parking Lot	Community Service	Commercial
	14	Central Park	Community Service	Single-Family, Medium Density
	15	Lagoon	Water	Open Space
	16	Residential Lots	Community Service	Single-Family, Medium Density
	17	County Club Court	Community Service	Single-Family, Medium Density
A-V	3	Undeveloped	Community Service	Recreation
	5	Riley Field	Open Space	Recreation
	6	Southland	Multi-Family	Community Service
	7	Fairfield	Multi-Family	Single-Family, Cluster
	14	Preston Chase	Multi-Family	Single-Family, Cluster

GLENLOCH STUDY AREA

NEIGHBORHOOD	TRACT	NAME	EXISTING LAND USE	PROPOSED LAND USE
G-I No Changes Proposed				
G-II	2	Undeveloped	Open Space	Single-Family, Cluster
	4	Undeveloped (Stout)	Single-Family, Medium Density	Single-Family, Cluster
	5	TDK House	Single-Family, Medium Density	Single-Family, Cluster
	6	Undeveloped	Single-Family, Medium Density	Single-Family, Cluster
	8	Undeveloped	Open Space	Office
	9	Parkside	Open Space	Office
	10	La Petite #2	Open Space	Office
G-III	2	Stevens Forest II	Single-Family, Medium Density	Multi-Family
	3	Hunters Glen	Single-Family, Medium Density	Single-Family, Cluster
	5	Glenloch Park	Community Service	Recreation
	6.2	Stevens Forest I	Single-Family, Medium Density	Multi-Family
	7.2	Undeveloped	Commercial	Office
	7.3	Frenchy	Commercial	Office
	7.4	Keystone	Commercial	Office
	7.5	Undeveloped	Commercial	Office
	7.8	Southern Bell	Commercial	Office
	7.9	Undeveloped	Commercial	Office
	7.10	La Petite #1	Commercial	Office
G-IV No Changes Proposed				
G-V	2	Soccer Complex	Single-Family, Medium Density	Recreation
	13	Lake Forest	Single-Family, Medium Density	Single-Family, Cluster

GLENLOCH STUDY AREA(Continued)

NEIGHBORHOOD	TRACT	NAME	EXISTING LAND USE	PROPOSED LAND USE
G-VI	6	Lake Forest Glen	Multi-Family	Single-Family, Cluster
	9	Lakewood	Multi-Family	Single-Family, Medium Density
	10	Sweetwater	Multi-Family	Single-Family, Medium Density
	11	Lake Forest Cove	Multi-Family	Single-Family, Cluster
G-VII	1	Undeveloped	Single-Family, Medium Density	Single-Family, Low Density
	5	Calvary Temple	Single-Family, Medium Density	Community Service
	6.1	Mowell	Single-Family, Medium Density	Office
	6.5	Undeveloped (Horesh)	Office	Commercial
	6.6	Fayette Medical	Office	Commercial
	6.7	Village Store	Single-Family, Medium Density	Commercial
G-VIII	4	Peachtree Colony	Single-Family, Medium Density	Office
	11	Bostick	Single-Family, Low Density	Office

BRAELINN STUDY AREA

NEIGHBORHOOD	TRACT	NAME	EXISTING LAND USE	PROPOSED LAND USE
B-I	2	Weber Station	Multi-Family	Community Service
	4.1	Village Park, Phase I	Multi-Family	Single-Family, Cluster
	12	Braelinn Green	Multi-Family	Single-Family, Cluster
	13	Braelinn Courts	Multi-Family	Single-Family, Cluster
	14	Center Green	Multi-Family	Single-Family, Cluster
	15	McIntosh Complex	Community Service	Recreation
B-II	1	Fairways	Multi-Family	Single-Family, Cluster
	2	Hampton's Corners	Multi-Family	Single-Family, Medium Density
	15	Undeveloped	Single-Family, Medium Density	Single-Family, Low Density
	17	Meade Field	Open Space	Recreation
B-III	1	Cypress Point	Multi-Family	Single-Family, Cluster
	2	Masters Square	Multi-Family	Single-Family, Cluster
	4	Maintenance Area	Single-Family, Medium Density	Open Space
	9	Club House	Single-Family, Medium Density	Commercial
	11	Village on the Green	Single-Family, Medium Density	Single-Family, Cluster
B-IV	1	Brookfield	Multi-Family	Single-Family, Cluster
B-V	1	Glen Clarin	Multi-Family	Single-Family, Cluster
	2	Prestwick	Multi-Family	Single-Family, Cluster
	5	Log House Recreation	Open Space	Recreation
	8	Braelinn Park		Recreation
B-VI			Single-Family, Low Density	
	2	Baptist Church	Single-Family, Low Density	Community Service
	6	Oglethorpe Power	Single-Family, Medium Density	Community Service
	16	Holly Grove Church		Community Service

KEDRON STUDY AREA

NEIGHBORHOOD	TRACT	NAME	EXISTING LAND USE	PROPOSED LAND USE
K-I	4	Nature's Nursery	Office	Commercial
	5	Moore	Multi-Family	Office
	6	Banks	Multi-Family	Office
	8	Leach Cemetery	Multi-Family	Community Service
	9	Christian Church	Multi-Family	Community Service
K-II	7	Blue Smoke Park	Open Space	Recreation
K-III	1	Dam and Spillway	Open Space	Community Service
	4	Stoneacre Park	Single-Family, Medium Density	Open Space
	6	Kedron School	Single-Family, Medium Density	Community Service
	7	Bank	Single-Family, Medium Density	Commercial
	8	Kedron Park	Single-Family, Medium Density	Recreation
K-IV	1	Honeysuckle	Multi-Family	Single-Family, Cluster
	10	Undeveloped	Multi-Family	Office
	11.1	Kids R Kids	Multi-Family	Office
	11.2	Undeveloped	Multi-Family	Office
	13	Penson	Multi-Family	Office
K-V	5	Boat Docks	Open Space	Recreation
	6	Lake Kedron	Water	Open Space
	8.1	North Cove Residences	Multi-Family	Single-Family, Cluster
	9	Apartments	Commercial	Multi-Family
	11	Undeveloped	Multi-Family	Single-Family, Cluster
	12	Undeveloped	Multi-Family	Single-Family, Cluster
	13	Undeveloped	Multi-Family	Single-Family, Medium Density
	14	Undeveloped	Multi-Family	Single-Family, Cluster
	15	Undeveloped	Multi-Family	Single-Family, Cluster
	16	St. Simon's Cove	Multi-Family	Single-Family, Cluster

KEDRON STUDY AREA (Continued)

NEIGHBORHOOD	TRACT	NAME	EXISTING LAND USE	PROPOSED LAND USE
K-VI	4	Cove	Water	Open Space
	5	Cove	Water	Open Space
	7	Smokerise Park	Single-Family, Low Density	Recreation
K-VII	No Changes Proposed			
K-VIII	1	Carmichael	Single-Family, Medium Density	Office
	2	Residence	Single-Family, Medium Density	Office
	3	Residence	Single-Family, Medium Density	Office
	4	Residence	Single-Family, Medium Density	Office
	5	Residence	Single-Family, Medium Density	Office
	7	Undeveloped	Multi-Family	Commercial
	8	AMF	Industrial	Office
	9	Residence	Single-Family, Medium Density	Office
	10	Residence	Single-Family, Medium Density	Office
	12	Undeveloped	Multi-Family	Single-Family, Medium Density
	13	Undeveloped	Community Service	Single-Family, Medium Density
	14	Undeveloped	Single-Family, Low Density	Multi-Family
	15	Undeveloped	Multi-Family	Community Service
	16	Ardenlee	Community Service	Single-Family, Cluster
	17	Sagamore	Multi-Family	Single-Family, Cluster
	18	Belvedere	Multi-Family	Single-Family, Cluster
K-IX	13	Satterthwaite Station	Single-Family, Low Density	Community Service
	14	Water Tower	Single-Family, Low Density	Community Service

MC INTOSH STUDY AREA

NEIGHBORHOOD	TRACT	NAME	EXISTING LAND USE	PROPOSED LAND USE
M-I	6	Planterra Entrance	Commercial	Open Space
	8	Tennis Center	Commercial	Recreation
	9	Park	Multi-Family	Recreation
	10	Community Center	Single-Family, Medium Density	Recreation
	11	Subdivisions	Multi-Family	Single-Family, Medium Density
M-II	7	Valvoline	Industrial	Commercial
	8	Wendy's	Industrial	Commercial
	9	Kwickie	Industrial	Commercial
	10	Crosstown North	Industrial	Commercial
M-III	2	Undeveloped	Industrial	Commercial
	3	Design Foods	Industrial	Commercial
	4	Shanghai	Industrial	Commercial
	5	Undeveloped	Industrial	Commercial
	6	Water Towers	Industrial	Community Service
	7.11	Leach Station	Industrial	Community Service
	18	Cemetery	Industrial	Community Service
	26	Sports Complex	Industrial	Recreation
	28	Wastewater Plant	Industrial	Community Service

MC INTOSH STUDY AREA (Continued)

NEIGHBORHOOD	TRACT	NAME	EXISTING LAND USE	PROPOSED LAND USE
M-IV	4.2	Self Storage	Commercial	Industrial
	4.3	Undeveloped	Commercial	Industrial
	4.4	Kennels	Commercial	Industrial
	4.5	Undeveloped	Commercial	Industrial
	4.6	Warehouse/Office	Commercial	Industrial
	6	La Fiesta Complex	Industrial	Commercial
	7	Warehouse (vacant)	Industrial	Commercial
	11	Georgia Power	Industrial	Community Service
	13	Southern Sanitation	Industrial	Commercial
	14	Golf Cart Sales	Industrial	Commercial
	15	Undeveloped	Industrial	Commercial
	16	Auto Pro	Industrial	Commercial
	17	Peachtree Pain	Industrial	Commercial
	18	C & R Builders/Vacant	Industrial	Commercial
No Changes Proposed				
M-V				
M-VI	10	Georgia Power	Industrial	Community Service
M-VII	8	Falcon Field	Airport	Industrial
M-VIII	2	Golf Course	Industrial	Open Space

LINE CREEK STUDY AREA

NEIGHBORHOOD	TRACT	NAME	EXISTING LAND USE	PROPOSED LAND USE
L-I	1	Line Creek Church	Commercial	Community Service
	2.1	Undeveloped	Commercial	Multi-Family
	2.3	Undeveloped	Office	Multi-Family
	6.3	Undeveloped	Commercial	Multi-Family
	6.4	Undeveloped	Office	Single-Family, Cluster
	6.5	Undeveloped	Office	Multi-Family
	6.6	Undeveloped	Industrial	Multi-Family
	6.7	Undeveloped	Industrial	Single-Family, Cluster
	7	Blount	Single-Family, Medium Density	Commercial
L-II	No Changes Proposed, Currently Under Study			