

**MINUTES OF MEETING
CITY COUNCIL OF PEACHTREE CITY
October 19, 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: Mayor Robert Lenox, Councilmembers Annie McMenamin, Robert Brooks, Ed Bradford and Caroline Price.

Addition of Agenda Items

There were no additional agenda items.

Announcements, Awards, Special Recognitions

Mayor Lenox announced a special called Council meeting on October 23, 1995 at 6:00 p.m. to set the millage rate.

Mayor Lenox presented Employee of the Month award to Mark Eimer.

Mayor Lenox presented Supervisor of the Quarter award to Tom Carty.

Department Reports

Lenox announced that the departmental reports for the month of September were available for review at City Hall.

Minutes

There were no minutes to be approved.

Old Agenda Items

Lenox made a motion to continue the hearing for old agenda item 10-95-2 - Land Use Plan Update following the new agenda items. Bradford seconded the motion. Motion carried unanimously.

New Agenda Items

10-95-7 Alcoholic Beverage License Change - Peachtree Executive Conference Center

Lenox said an application for a change in the Alcoholic Beverage License for the Peachtree Executive Conference Center had been submitted. The change was necessary because the ownership of the hotel real estate changed and the name of the management company changed from "The Continental Companies" to "CHC REIT Management Corporation." Lenox said there would be no change in the Licensee and License Representative. Lenox said Mr. Donald Lefton had been the Licensee since August 2, 1984 and Mr. Harvey Joseph had been the License Representative since October 15, 1992.

McMenamin made a motion to approve the name change on the alcoholic beverage license. Price seconded the motion. Motion carried unanimously.

10-95-8 Alcoholic Beverage License - Famous Steaks and Seafood

Lenox said an application for an Alcoholic Beverage Pouring License had been submitted for Famous Steaks and Seafood. Mr. Frank Chafardon applied to be the Licensee and License Representative.

Price asked if Mr. Chafardon had ever held an alcoholic beverage license in the past. Chafardon replied that he had not but that he had held a training session for his staff and he was aware of laws pertaining to alcoholic beverages.

Price made a motion to approve the alcoholic beverage pouring license for Famous Steaks and Seafood and to appoint Mr. Frank Chafardon as the Licensee and License Representative. McMenamin seconded the motion. Motion carried unanimously.

10-95-9 Alcoholic Beverage License - Representative Transfer - Mama Gina's

Lenox said that on March 2, 1995, Council appointed Mr. William Rogers as the Licensee for the Mama Gina's Pasta & Grill LTD. Lenox explained that Mr. Thomas Scardino was appointed as the License Representative but Mr. Scardino was no longer employed at Mama Gina's. Mr. Rogers requested to be named the License Representative for the establishment.

Basinger explained that Mr. Rogers had been admitted into the hospital and could not attend the meeting.

Price made a motion to approve the change and name Mr. Rogers as the License Representative. Brooks seconded the motion. Motion carried unanimously.

10-95-10 Ron Reeser, CR Partners, Concerning Apartment Moratorium

Mr. Ron Reeser, of CR Partners, addressed Council concerning the Apartment Moratorium. He said he felt that there had been a misunderstanding because the newspapers had printed that 1,300 apartment units had been submitted for construction. He said his company had only submitted a proposal with 300 units. Mr. Reeser said he had been working on the Line Creek Village project for several months. Reeser said they had developed a plan for a 4-mile road network from Hwy 74 to Hwy 54 which would be a traffic corridor designed to relieve traffic and open up 1,300 acres of land to be developed. He said the area was zoned commercial and he felt the residential units would help decrease traffic and reduce potential crime. Reeser said the City had asked him and he had agreed to build the Line Creek Parkway through the property a distance of about 3,000 feet. He said the plan he had submitted would develop a Village Concept that would enhance the Line Creek area and diminish traffic.

Lenox said that Council was aware of all of the projects that had been submitted for the area. He asked Mr. Reeser if he owned the property. Reeser said that the property was under contract. Lenox asked Reeser how much money he had put into the project. Reeser replied that he estimated it to be around \$100,000.

Lenox explained to Mr. Reeser that Council's concern was that they were trying to update the Land Use Plan and that it would be difficult to accomplish if new projects were submitted during the process.

Lenox explained to Mr. Reeser that the City Attorney was conducting legal research on the matter and that he hoped Council could make a definitive decision in the next two weeks.

McMenamin asked Mr. Reeser about the contract for the property. Mr. Reeser said that it was under contract but would not close until the project received City approval.

OLD AGENDA ITEMS

10-95-2 Public Hearing - Land Use Plan

Lenox said that Williams had presented the first five recommendations of the Land Use Plan Update at the last meeting and asked Williams to continue with his presentation. Lenox said Council was seeking public input and an opportunity to share opinions without making decisions about the individual items. Lenox said it was Council's intention to take action on each item after public discussion.

Land Use Plan Update Recommendation #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.

Land Use Plan Update Recommendation #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 possible 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.

Williams said the access to the Carriage Lane subdivision was shared by a large church off of GA 54. Williams recommend turning the road around and ending it with a culdesac at the church. Williams also recommended closing Old Stagecoach and turning it into a carpath.

Williams said all of the homeowners in Peachtree Colony were in favor of this recommendation.

Mike Hyde said that he owned 55 acres involved and PCDC owned 62 acres and he was in favor of a joint project.

Land Use Plan Update Recommendation #8

The undeveloped property at the intersection of Robinson Road and Redwine Road, Tract B-II-17, should be developed in accordance with R-15 residential standards.

Williams explained that the owner of the property said it was economically difficult to develop the property at R-22 and said that it would probably be economically feasible to develop it at R-15. Williams said the owner could not develop the project as a residential project and it would probably be held in reserve for some kind of institutional use.

Land Use Plan Update Recommendation #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.

Land Use Plan Update Recommendation #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.

Land Use Plan Update Recommendation #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.

Williams said that in 1990, a census determined that roughly 10 percent of Peachtree City's dwelling units were multi-family. Williams said there were approximately 9,000 dwelling units, with approximately 900 apartments.

Land Use Plan Update Recommendation #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.

A resident asked if that would stop Peachtree Parkway from being widened to four lanes. Williams said he felt it would be difficult to widen the Parkway and maintain the scenic character.

Brooks asked about the area along North Peachtree Parkway that would be commercially developed. Williams said that area, as well as the area of south Peachtree Parkway near Peachtree Crossing, would need to be widened, but the area of the road in between should be protected.

Bradford asked the status of the traffic study. Williams said the traffic study was in draft form and is being finalized. Bradford expressed his concerns that the traffic study should be considered before adopting this recommendation.

Williams said the traffic study says there is a serious north/south traffic problem.

Brooks said he felt this issue should not be removed from the Land Use Plan and that he would like to restrict future Councilmembers from widening Peachtree Parkway. Brooks

acknowledged there is a traffic problem along Peachtree Parkway but they should seek other solutions.

McMenamin agreed with Brooks.

Land Use Plan Update Recommendation #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.

Mike Lorber shared his concerns about this recommendation. He said that he felt it may be pushing churches into areas they might not be able to afford. Lorber added that churches would not be taxable property even if it were located in commercial zoning districts.

Lenox said he did not feel like it would be difficult to rezone property for churches. Williams added that it would be a means to control the size of churches in residential areas. Council will discuss this issue further.

Land Use Plan Update Recommendation #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.

Land Use Plan Update Recommendation #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.

Land Use Plan Update Recommendation #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 a 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 would allow for a Waffle House, but not a sit-down family restaurant simply interested in a less expensive building site.

Land Use Plan Update Recommendation #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.

Land Use Plan Update Recommendation #18 (continued from the last meeting)

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

- a) Williams said a 50-acre undeveloped parcel along Crabapple Lane West is actually surrounded by the city limits of Tyrone and Peachtree City. If annexed into Peachtree City it 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.
- 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 property 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.

Land Use Plan Update Recommendation #19

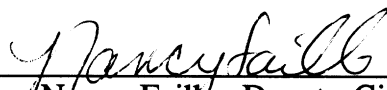
General housekeeping recommendations for each of the major study areas in the City were presented to Council. Brooks recommended that they review them over the next two weeks and address the changes they are concerned about at the next meeting.

Phylis Aguayo addressed Council and said she was encouraged by some of the comments she heard. She expressed her concerns that Peachtree Parkway and Aberdeen Parkway should be designated as scenic roads. She was also concerned about the development of Line Creek Village. She said she would not like to see property annexed in that area if there were going to be apartment projects built in the area.

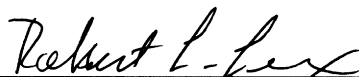
Lenox made a motion to adjourn the meeting to reconvene in executive session to discuss a legal matter. Motion was seconded by Bradford and passed unanimously.

EXECUTIVE SESSION

No action was taken in executive session. Meeting adjourned at 9:45 p.m.



Nancy Faillo, Deputy City Clerk

ATTEST: 

Robert L. Lenox, Mayor