

**MINUTES OF MEETING
CITY COUNCIL OF PEACHTREE CITY
September 21, 1995
7:00 p.m.**

The Mayor and City Council of Peachtree City met in regular session on Thursday, September 21, 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

None.

Announcements, Awards, Special Recognitions

None.

Department Reports

Mayor Lenox stated that Department Reports were available for review at City Hall.

Minutes

Price made a motion to approve the minutes of the September 7, 1995 meeting with a correction in spelling her name on page two. McMenamin seconded the motion. Motion carried unanimously.

Old Agenda Items

None.

New Agenda Items

9-95-7 Consider Agreement - Robinson Road Reconstruction.

Basinger said Council had before them an agreement signed by Fayette County for the reconstruction of Robinson Road to Peachtree City's Major Collector Standards. Basinger said staff had reviewed the agreement and recommended Council approval. The County agreed to provide labor, equipment and materials to reconstruct Robinson Road to City standards for a Major Collector, exclusive of providing curb and gutter. The City would agree to provide

the installation of curb and gutter, as well as surveying and design and staking for the curb and gutter. The City's estimated cost for the reconstruction would be \$295,000. Basinger recommended funding come from the 1996 Street Repair line item in the Public Improvement Fund.

McMenamin asked if Robinson Road would be owned and maintained by the City after the reconstruction was complete. Basinger replied that it would. Bradford said the Association of Fayette County Governments had voted to approve the project but he wanted to voice his concerns that he did not want another road project delayed by moving this project to the top of the 1996 Street Resurfacing Program. Basinger said the North Parkway construction would be delayed regardless of the Robinson Road project.

McMenamin moved to approve the Robinson Road Reconstruction Agreement and that funding come from the 1996 Street Repair line item in the Public Improvement Fund. Bradford seconded the motion. Motion carried unanimously.

9-95-7 Consider Bids - Battery Way Boat Dock

Basinger said the Lake Peachtree pier located just off Battery Way was damaged during a flood in July of 1994. The Georgia Emergency Management Agency (GEMA) initially agreed to pay \$17,593 for the repairs. Basinger said the project had been put out for bid three times and each time came in over budget. The low bids ranged from \$51,795 to \$30,500. Basinger said staff had been in contact with GEMA on a number of occasions regarding the cost of repairs versus the amount approved by GEMA.

Basinger said the last bid was submitted to Council for their consideration. He said the low bid was submitted by Newnan Paving for \$30,500. Basinger said staff contacted GEMA once again regarding the cost of repairs and they agreed to pay the \$30,500 low bid and that staff recommended the Council award the bid to Newnan Paving for \$30,500.

Bradford asked if Newnan Paving had ever completed work for the City in the past. Basinger replied that they had done some minor paving and concrete work on a bridge.

McMenamin made a motion to award the bid for the repair of the boat dock pier to Newnan Paving for \$30,500. Price seconded the motion.

Brooks asked if GEMA had given verbal approval or written approval. Basinger replied that the GEMA representative, Mr. McDonald, had given verbal approval and that staff had followed up with a letter to confirm the verbal approval.

Lenox called for a vote on the motion. Motion carried unanimously.

9-95-8 Presentation - Land Use Plan Update

Jim Williams, Director of Developmental Services, made a presentation on the status of the Land Use Plan Update. He said the original plan had been adopted in 1985 and that the Mayor had organized a task force to review the plan and make recommendations they felt were necessary to update the plan. Williams said the Task Force had put in over 450 hours evaluating each parcel and had come up with 21 policy recommendations. Those recommendations were as follows:

Following is a summary of the significant conclusions and recommendations of the report:

1. The Land Use Plan and Zoning Ordinance should be amended as necessary to have them reflect the actual use of property that is already developed. It was agreed that this housekeeping task should be done as a part of the effort now in progress, and then be updated on a fairly regular basis in the future, possibly on an annual or semi-annual schedule.
2. The tract at the southeast corner of Georgia Highway (GA Hwy) 74 and Willow Road should be shown in the Land Use Plan to be developed as a Limited Use Residential (LUR) project. The maximum gross density for the project should not exceed 4 units per acre. No units should have direct access to either GA Hwy 74 or Willow Road, and the project should be properly buffered from the surrounding streets and developed property. The zoning classification should remain R-1 until an acceptable development plan is prepared and the property is then rezoned to LUR in accordance with that plan.
3. 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.
4. The Land Use Plan should have as one of its goals that the scenic nature of Peachtree Parkway and Aberdeen Parkway be preserved and protected as property is developed on tracts adjoining the rights-of-way. Every effort should be made to provide for significant buffers and to limit their disturbance during the development process.
5. The Land Use Plan should have as one of its goals that the amount of land planned and zoned for multi-family use be reduced to no more than what is absolutely necessary to meet the housing needs of the City. Before any more apartment projects are built, a thorough needs assessment should be done for justification.

6. A 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); (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 the 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.
7. 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.
8. The Task Force has identified two major areas for annexation. The first is a tract of about 50 acres along West Crabapple adjacent to the subdivision on Leisure Trail. This tract is surrounded by Peachtree City on two sides and Tyrone on two sides. The recommended zoning for this tract is R-12 Residential because it would be a continuation of the Ardenlee Subdivision which is zoned GR-4.

The second tract is the area west of the city north of GA Hwy 54 and south of Tyrone. The recommended zoning for this area would be R-12 residential throughout. It is also recommended that the adjacent area to the east currently within the City be rezoned from General Industrial to GR-4 General Residential for Single-Family Cluster development. The annexation of this large area should be done on the condition that the development plan provides for at least as much open space as exists in the established villages, that the character of the development is comparable to that in the established villages, that strict measures are taken to protect the watershed, and that the population of the City not exceed the current build-out population target of 45,000 to 50,000 as a result of the annexed land.

A small third tract is also recommended for annexation. It is the rectangle that comprises the new cul-de-sac on Preserve Parkway. It should be zoned R-22 Residential.

The Task Force does not see a need to consider the annexation of any other property at this time.

9. The Carriage Lane/Peachtree Colony area should be redeveloped to re-orient Carriage Lane away from GA Hwy 54 to Robinson Road, and to replace the Peachtree Colony structures with a carefully selected array of office and 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.
10. Williams advised Council that the City Attorney recommended that recommendations from the Task Force concerning Holly Grove Church Road be postponed because some of the property was in litigation.
11. The tract between Flat Creek and Meade Field should be developed as a special recreation oriented housing area in accordance with LUR Limited Use Residential standards.
12. The tract at the intersection of Robinson Road and Redwine Road should be developed in accordance with R-15 standards.
13. The Land Use Plan should have as one of its goals that the amount of land planned and zoned for General Commercial use be reduced to no more than is absolutely necessary to meet the commercial needs of the City. The Task Force recognizes there may be a need to add several more tracts to the commercial inventory, but that should be done with careful attention to the types of commercial uses. It is recommended that the Limited Use Commercial zoning be used as much as possible for new projects. In a number of instances, the Task Force has recommended that tracts actually be rezoned from General Commercial to a less intensive zoning category.
14. The Land Use Plan should have as one of its goals that frontage roads be designed into commercial projects along GA Hwy 54 and GA Hwy 74.
15. 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.

16. Tracts G-III, 2, 4, 5, and 6, should be shown on the Land Use Plan to be developed as a single Limited Use Residential project. At least 3 of the 4 tracts should be included in the LUR plan and, preferably, all 4 tracts should be included. The maximum gross density should not exceed 4 units per acre. An appropriate greenbelt buffer should be provided along Peachtree Parkway and along Stevens Entry. Also, the project should be properly buffered from the Greensway Subdivision across the golf course. The zoning classifications should remain as is on all 4 tracts until an acceptable development plan is prepared and the entire tract is rezoned to LUR in accordance with that plan.
17. The Task Force felt that 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 show rooms like Progressive Lighting and Apex Plumbing.
18. The commercial area along GA Hwy 54 West should be redeveloped and upgraded to include a frontage road and pedestrian access. Curb cuts should be reduced as much as possible, and tracts should be combined for greater development efficiency.
19. The area at the southwest corner of GA Hwy 54 and GA Hwy 74 (Design Foods) should not be rezoned for commercial use unless there is a master plan for the entire area which includes road access to GA Hwy 54, GA Hwy 74, and Clover Reach, and unless there is safe and effective pedestrian access to the area. The development of any portion of this area for commercial purposes should also be predicated on major intersection improvements.
20. The area along GA Hwy 54 and Sumner Road north of the Palm Beach property should be combined into large tracts and developed into single-family residential subdivisions that do not front on GA Hwy 54. With sewer service, the lot sizes could be reduced to R-22 Residential standards. Under no circumstances should this area be considered for multi-family uses. 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.
21. The area along the westside of Peachtree Parkway across from the entrance to Smokerise should be developed as a special residential community with a unique architectural character. The density should not exceed 2.5 units per acre. The area along the Parkway should be buffered with a permanent undisturbed greenbelt at least

75 feet wide. This greenbelt should provide for a reasonable visual separation between the Parkway and the interior of the project. The greenbelt should also preserve and protect the scenic nature of the Parkway. In the area along the lake, there should be a significant undisturbed natural area, as well as new erosion control facilities, in order to properly protect the lake from the impact of the development.

Williams said this area was now known as North Cove and has been implemented exactly as recommended by the Task Force.

Williams said one recommendation was changed at the request of the owner of two tracks of land. He said they requested the proposed land use designation that they had previously agreed to be changed to the original land use because a buyer had come forward with a 312 unit apartment project. Williams said the current land use plan would accommodate an apartment project on that site so the recommendation in the new land use plan was changed by the Planning Commission.

Williams said the new Land Use Plan will be able to be implemented with the GIS system. He said the GIS system would enable staff to have access to much more detailed information.

Brooks asked Williams to define "single family, medium density". Williams said it was defined in the Land Use Plan and that it included property that was zoned less than R-43 with a minimum of 10,000 sf lots.

Price asked what would happen to single family subdivisions that were built on property zoned for multi-family. Williams said the Task Force had only identified housekeeping items in the land use plan. He said after the Land Use Plan is updated, the next project would be to follow up with housekeeping items in the zoning ordinance. He explained that changing zoning was more complicated because each specific parcel would need to be advertised. Price thanked those who participated on the Land Use Task Force.

Lenox asked citizens to hold their comments until the Public Hearing and he said he expected there would be more than one public hearing. McMenemy said she wanted the public to know that the Land Use Task Force did not have a consensus of opinion on all recommendations but felt they should be brought up in a public hearing to be heard and for the Council to decide. Lenox said he was looking forward to input from everyone in the community concerning the Land Use Plan Update.

Lenox moved to adjourn the meeting for a brief recess to reconvene in executive session to discuss a legal matter. McMenemy seconded the motion. Motion carried unanimously.

EXECUTIVE SESSION

No action was taken in Executive Session. Lenox moved the adjourn the meeting. McMenamin seconded the motion and it carried unanimously. Meeting adjourned at 9:00 p.m.

ATTEST: Robert L. Lenox
Robert L. Lenox, Mayor

Nancy Faulkner
Nancy Faulkner, Deputy City Clerk