

**City Council of Peachtree City
Meeting Minutes
September 18, 2014
7:00 p.m.**

The Mayor and Council of Peachtree City met on Thursday, September 18, 2014, at City Hall. Mayor Vanessa Fleisch called the meeting to order at 7:00 p.m. Other Council Members attending: Terry Ernst, Mike King, and Kim Learnard. Eric Imker was absent.

Public Comment

Mike Muller, 417 Baneberry Bend, said his 17-year-old son and three friends had been cited for curfew violation, even though the City's informational brochure and web site had provided the wrong information about the ages subject to the curfew. He asked the City to write a "Friend of the Court" brief to the Juvenile Courts stating that the issue was the City's error and dismiss the case against the four boys.

10-minute Talk

Normer Adams, Vice President of Bloom

Adams said Bloom had just changed its name from the Fayette Youth Protection Home. The organization cared for children in Fayette County that were victims of child abuse, neglect, and abandonment. They provided foster care and a group home setting, and also had the Bloom Closet that supported the foster and group home parents. He said Bloom also assisted low-income grandparents caring for grandchildren in Fayette, and the organization had served 695 children last year. They had 10 foster families and dozens of volunteers. He asked Council to consider supporting Bloom in the City's budget.

Minutes

August 21, 2014, Regular Meeting Minutes

September 2, 2014, Workshop Minutes

September 4, 2014, Regular Meeting Minutes

Ernst moved to approve the August 21, 2014, Regular Meeting minutes, the September 2, 2014, Workshop minutes, and the September 4, 2014, Regular Meeting minutes as written. King seconded. Motion carried unanimously.

Consent Agenda

- 1. Consider Acceptance of Grant for CERT from Clothes Less Traveled**
- 2. Consider Appointments to WASA (Wes Saunders through 2016; Paul Gagliano through 2018; and Glen Adams as alternate)**
- 3. Consider Right-of-entry Agreement with Georgia Power**
- 4. Consider Approval of Non-profit Funding for Promise Place**
- 5. Consider Approval of Non-profit Funding for Fayette Senior Services**

King moved to approve Consent Agenda items 1, 2, 3, 4, and 5. Ernst seconded. Motion carried unanimously.

Old Agenda Items

07-14-03 Consider Amendment to Article VIII. Requirements for Streets and Other Rights-of-Way

Senior Planner David Rast addressed Council, saying the ordinance before them was the culmination of discussions at the recent workshop and the July 17 meeting, and staff had incorporated Council's comments from both sessions. The ordinance did not require sidewalks in new subdivisions, but established design, construction, and bonding requirements for neighborhoods that wanted them.

King moved to approve the amendment to Article VIII. Requirements for Streets and Other Rights-of-Way. Learnard seconded. Motion carried unanimously.

07-14-04 Consider Amendment to Land Development Ordinance, Sec. 406 Final Plat Approval Process paragraph (j) - Maintenance Bond Requirements

City Engineer Dave Borkowski said this ordinance also followed discussion at the recent workshop and a prior meeting, and changed the maintenance bond requirement from 110% to 50% of construction costs. King asked if that was for two years. Borkowski confirmed this, saying it was for two years following the date of Final Plat.

Learnard moved to approve the amendment to the Land Development Ordinance, Sec. 406 Final Plat Approval Process paragraph (j) - Maintenance Bond Requirements. Ernst seconded. Motion carried unanimously.

New Agenda Items

09-14-07 Public Hearing – Consider Variance to Street Design Standards Ordinance to Permit Residential Driveways on a Collector Street, 424 Robinson Road

Rast noted this was the second variance request for this project, a 4.326-acre tract on Robinson Road that was zoned R-43. The parcel currently had one home with a driveway and a second access drive leading to two homes and one additional lot behind the parcel (the Talley/Griffin Tracts). The parcel could be subdivided under the existing zoning, and Council had approved a variance for individual stormwater control measures on each lot.

Rast continued that one provision of the City's Land Development Ordinance required that any new curb cuts on a community collector, such as Robinson Road, required Council approval. The ordinance also placed a limit of two residential lots sharing a driveway, although there was already a single drive serving three lots behind the parcel.

The applicant needed variances for a new curb cut to access lot 1 and for that driveway to also serve the Talley/Griffin tracts. The existing curb cut for those tracts would then serve lot 2, with the curb cut to the existing home serving lots 3 and 4.

Missy Alonso of Avalon Park expressed concern about the volume of traffic on Robinson Road, possible on-street parking, and danger to children living in the homes that would be very close to the roadway.

Pam Kemp of Avalon Park agreed that Robinson was busy and asked if a single drive could serve the whole property, connecting across from Avalon Park, with the addition of a four-way stop sign.

Darby Ricker of Avalon Park asked if the subdivision of parcels would continue down Robinson Road.

Lori Murphy of Avalon Park said that current homes with driveways directly onto Robinson were set much further back with plenty of room to turn around. She asked if these lots would have enough room so that cars were not trying to back onto Robinson.

King asked if there was a restriction on driveways connecting to Robinson. Rast said that originally, staff had thought there was not and had misinformed the applicant on that matter. However, further research revealed that, although there was no prohibition against having a driveway onto Robinson, adding curb cuts required a variance. King asked if the former owner

had an agreement for the Talley/Griffin Tracts. Rast said there did not appear to be a recorded easement.

Trina Talley, owner of the Talley Tract, said she did have a recorded easement from her purchase of the land 14 years previously when she purchased her home. She also noted that her water line paralleled the existing drive and would also require relocation when the driveway was moved.

Learnard asked Rast how deep the lots would be, noting that cars backing onto Robinson Road would not be good. Rast said the lots were 120 feet deep and would provide plenty of room for the driveways. The developer, Toney Martin, said each home would also have large turn-arounds to prevent backing and would have plenty of parking.

Rast noted that one of the conditions staff was proposing if the variance were to be granted was for the developer to provide a path easement for the existing path that was parallel to Robinson Road.

There being no further comment, Fleisch closed the Public Hearing

Rast responded to the resident who had asked about the potential subdivision of tracts on Robinson, saying there were several larger tracts to the north, but all were zoned ER, so if they were redeveloped, they would require 3-acre lots or would have to go through the rezoning process. Southward, the majority of tracts were already developed. The Huddleston tract between Avalon Park and Camp Creek was zoned ER, and the rest of the undeveloped pieces were already zoned lots in Camp Creek or Bradford Estates or were zoned ER. This parcel, Avalon Park, and another subdivision farther south had been the only parcels zoned R-43.

King asked about the suggested four-way intersection. Rast said staff had looked at several options with the developer, including adding a city street. However, the right-of-way for a residential street was 50 feet, which would significantly cut into the lots that were to be 120 feet deep. Even a cul-de-sac would not really work with the depth of the parcel. King said he was interested in a means of slowing traffic.

Learnard moved to approve the variance to Section 803(a)(6) of the street design ordinance and to the definition of driveway as identified in Section 201(t) of the Land Development Ordinance, subject to the conditions recommended by staff. King seconded. Motion carried unanimously.

09-14-08 Consider Adoption of Bond Resolution & Intergovernmental Agreement with Public Facilities Authority

Financial Services Director Paul Salvatore said staff was recommending approval of the authorizing resolution and intergovernmental agreement for the Series 2014 Public Facility Authority Revenue Bonds. The bonds would fund city-wide capital improvements that had been discussed extensively over the past two years. The list of projects had been approved at the June 19 City Council Meeting.

The bank that had won the bid was PNC Bank at 2.1%. The validation hearing would be the week of October 6, with the validation hearing on October 9.

Ernst moved to approve the adoption of the Bond Resolution and Intergovernmental Agreement with the Public Facilities Authority. King seconded. Motion carried unanimously.

09-14-09 Consider Memorandum of Understanding – SR 74 Gateway Coalition

Pennington said he and Mayor Fleisch, along with representatives from Fayette County, Tyrone, and Fairburn, had been meeting about Highway 74 between Fairburn and Peachtree City, with questions on how to control development in the corridor. Peachtree City was already developed, but the remainder of the corridor had available space. The Atlanta Regional Commission had become involved. Based on these meetings, the group determined the appropriate course of action was to form a coalition to demonstrate that the entities were collaborating on the corridor. The Memorandum of Understanding did not commit the City to any funding.

Learnard moved to approve the Memorandum of Understanding on the SR 74 Gateway Coalition Ernst seconded. Motion carried unanimously.

Council/Staff Topics

Pennington noted that the City had put out a bid for repaving 18 streets. Three bids had been submitted at a total of \$2.4 million. The projects would have to be rebid in the spring with fewer streets to reduce the cost.

Learnard commended the City and the Convention and Visitors Bureau on how wonderfully the Diva Half Marathon and 5K had been for the participants.

City Clerk Betsy Tyler noted that the POW/MIA Remembrance Ceremony would be held the following morning at the City Hall Veteran's Memorial.

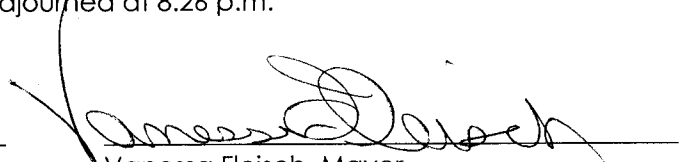
Executive Session

Learnard moved to convene in executive session for pending or threatened litigation and personnel at 8:02 p.m. Ernst seconded. Motion carried unanimously.

Learnard moved to reconvene in regular session at 8:25 p.m. King seconded. Motion carried unanimously.

There being no further business, King moved to adjourn the meeting. Learnard seconded. Motion carried unanimously. The meeting adjourned at 8:26 p.m.



Betsy Tyler, City Clerk

Vanessa Fleisch, Mayor