

**City of Peachtree City
WORKSHOP
Minutes of Meeting
September 4, 2007
6:30 p.m.**

The City Council of Peachtree City met in workshop session on Tuesday, September 4, 2007, at 6:30 p.m. Council Members attending were: Mayor Harold Logsdon, Steve Boone, Cyndi Plunkett, Stuart Kourajian and Mike Harman.

Staff members attending were: City Manager Bernard McMullen, City Planner David Rast and City Attorney Ted Meeker. Planning Commission Chairman Marty Mullin, Planning Commissioner Patrick Staples, and Doug McMurrain, RAM Development Group and Capital City Development, also attended.

Rast told City Council that staff was looking for direction on the road issues (City-owned streets Line Creek Drive, Line Creek Circle, Phase Court) with the development from McMurrain for the south side of SR 54. Rast noted that there were issues and opportunities. He presented a PowerPoint detailing the developments of the SR 54 corridor, including:

- A brief overview of the Livable Centers Initiative (LCI) plan from several years ago,
- Details about the south side corridor
- Zoning details for the north side of SR 54;
- Details regarding the Atlanta Regional Commission (ARC) grant studying SR 54 West and the path connections;
- Department of Transportation (DOT) plans for 17 curb cuts along the area;
- Identification of the primary intersections;
- Land Use Plan and overall design for both south and north sides of SR 54;
- A comparison of current developments on the north side to potential developments on the south side;
- Details about the Cardiff Park subdivision and original plans and proposals, including issues with roads and rights-of-way that required a variance;
- Information about other developers' plans for the south side; and,
- Details about lots currently owned by McMurrain if developed as one parcel.

Council's discussion with Rast centered on existing and planned development in the area, the Master Plan, and the LCI.

Rast said staff needed guidance from Council on the road issues before they could accept any plans McMurrain would submit since all of Capitol City's plans hinged on the roads and rights-of-way, and the current layout limited use. Options that Rast specified included possible deed or trade of the streets for other property or cash purchase at market value.

Council discussed the proposed development and what would occur based on whether the City abandoned the streets or not. Rast confirmed that McMurrain would like to combine all his properties into one development. Staff needed an indication as to whether Council

would abandon the roads since the plans that McMurrain presented at this meeting would be difficult to build unless the City gave up the streets.

McMurrain commented on difficulties presenting developments to Council, including a previous meeting regarding this property. McMurrain presented a PowerPoint detailing his conceptual plans for the property, including:

- The preferred development of the property;
- The storefront appearances, both standard and upgraded to match surrounding buildings; and,
- A second development for the property, with the roads included, called Plan B.

McMurrain noted that they had hired the same architect that designed the Avenue, which had been well received by the community, to design the planned Kohl's and frontage stores. Council discussed the issue of "big boxes" in the City and expressed concern about developing the City as a whole, not just this one area. Residents from the surrounding communities voiced their concerns, opinions and support to Council. Council noted that the immediate neighboring subdivisions of Planterra Ridge and Cardiff Park seemed to have worked with McMurrain and were satisfied with his concept. Council voiced concern as to whether other neighborhoods would be as satisfied. McMurrain, Council, and the residents noted the similar look to the Avenue shopping center. Rast stated that developments on the south side of SR 54 had to match the north side.

Kourajian and Plunkett stated concerns over "big box" development and the impact on the City if they closed. Kourajian noted that the Avenue had been successful, but the biggest tenant in the center was Books-A-Million, and Rast confirmed it was only 18,000 to 20,000 square feet. Major concerns included the impact on immediate neighborhoods and generally being against "big box" development as a whole. Cart usage and paths were also discussed.

McMurrain discussed Plan B, which left the roads in place and allowed the property to develop in smaller lots. As a developer and businessman, McMurrain said that he needed to develop the property one way or the other. Council noted that Plan B was drawn less architecturally than the other plans and included businesses that would not be as attractive to the City. Plunkett questioned if there was not a third option to develop the property. McMurrain noted that the roads were the issue regarding how the property was developed.

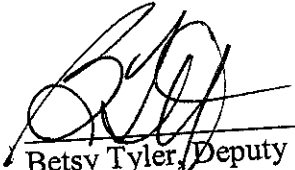
Logsdon asked if there was land for McMurrain to acquire in swap for the roads. McMullen stated that the recycling center would be a good land swap.

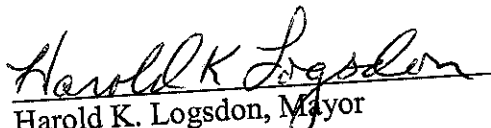
Logsdon asked McMullen what he needed from Council this evening. McMullen responded that he needed Council to authorize the sale of the right-of-way, if that was what Council was considering. Boone said there had to be contingencies if the right-of-way was sold. Logsdon said that he was ready to direct staff to pursue a land swap or sale. McMurrain stated that he was willing to do further refinements to the plan through

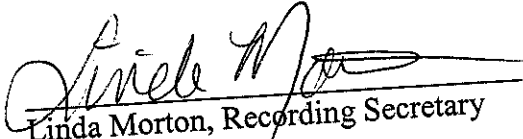
the Planning Commission and workshops in the spirit of consensus. Kourajian asked if staff wanted direction on the roads or on everything. McMullen said that it was mainly the roads, without which McMurrain could not proceed with the preferred development. Kourajian stated that he would consider the roads, either as a sale or swap, but would not consider a "big box." Harman commented that he was undecided about a "big box," but he would consider a swap or sale of streets. Harman added that before there was further discussion on this, they would need to get the word out to the citizens. Rast stated that McMurrain was on the workshop agenda for the September 10 Planning Commission meeting. Plunkett said that one or two meetings would be better. Meeker commented that, from a staff standpoint, they had direction.

The Council consensus was for staff to proceed with McMurrain to allow a trade or purchase of the city streets.

There being no further business to discuss, the meeting adjourned at 8:17 p.m.


Betsy Tyler, Deputy City Clerk


Harold K. Logsdon, Mayor


Linda Morton, Recording Secretary