

City of Fayetteville
Mayor and City Council Called Meeting
Minutes
October 27, 2016

Call to Order

The Mayor and City Council of Fayetteville met for Called Meeting on October 27, 2016 at 6:00 p.m. in the Council Chambers at City Hall. Mayor Edward Johnson called the meeting to order, followed by Opening Prayer by Brad Sanders, and led those attending in the Pledge of Allegiance to the Flag. Council members present were: Harlan Shirley, Kathaleen Brewer, and Paul Oddo. Councilmembers Scott Stacy and James Williams were absent. Staff members present were City Manager Ray Gibson and City Clerk Anne Barksdale.

Shirley moved to approve the agenda as presented. Brewer seconded the motion. Motion carried unanimously.

Public Hearings:

Mayor Johnson called Consider Approval of Pinewood Amended Development Agreement.

Collaborative Firm Consultant Jahnee Prince stated this is an amendment to the Development Agreement for Pinewood Forrest / PCD Zoning of Property Located at 431 Veterans Parkway, Parcel #0528011 at Veterans Parkway & Hood Road and at 1065 Hood Road.

She said the applicant is seeking an amendment to the development agreement /current PCD zoning for three parcels totaling approximately 135 acres near the intersection of Veterans Parkway and Hood Road. These three parcels were annexed into the City in 2013 and approved for a mixed -use development under a master plan submitted at that time which included street networks and architectural imagery. The applicant is now seeking to update the development agreement to change the name of the LLC (property owner) from Pinewood Atlanta Holdings, LLC to Pinewood Forrest, LLC and more thoroughly address several facets of the site's development including more detail on street cross sections and stormwater facilities. City staff has also added several changes to the development agreement including clarification of sidewalk standards, and adding two appendices referencing the Smart Code transect and fire protection related items.

The proposed development is planned to create a walkable community, connected to the studio and hospital through the proposed multi-use path system, with primary access off of Veterans Parkway. The conceptual plans to be developed over multiple phases (of the entire master plan) include 600 single family homes, 600 multi-family units, 100 townhomes, 2 hotels, a mix of office and retail

space, several pocket parks, and a chapel. The preliminary plat for the first phase of residential development has recently been submitted for the Planning and Zoning Commission's review.

Ms. Prince added, updating the development agreement is changing the site's zoning. When considering a PCD rezoning request, staff looks at the following.

The PCD zone provides the following guidance for this type of project. Sec. 94-172 (1) e.1. of the City's Zoning Ordinance states: "Objectives. To carry out the purpose of this section, a PCD district must provide the following, as appropriate:

1. A range in the types of residential environment, including types of housing, and community facilities/recreation activities available."

Pinewood Forrest will begin Phase 1 primarily with single family detached homes and continue to add to the types of available housing with the addition of apartments, townhomes and multi-family mixed use units as the market develops for these uses.

The proposed changes to the development agreement are consistent with the intent of the PCD zoning district. She said Staff recommends approval of the proposed changes to the Pinewood Forrest Development Agreement/ PCD zoning.

Rick Halbert (Promaker Development Group) and Bill Foley (Foley Design) were on hand to discuss and answer questions about the proposed amendments.

Mr. Foley went through and explained each change listed in the development agreement. He and Mr. Halbert discussed fire and stormwater amendments, the future fire station on the Pinewood property, connectivity of the sidewalks throughout and on Hood Rd., garbage pickup in the community, and upkeep on alleyways.

Councilmember Shirley stated sidewalks should not be added on Hood Rd. as it is a county road. A connection should be provided through to Pinewood but should not have to meet the same width requirements.

Mayor Johnson added we want open-mindedness for connectivity between the County (via Hood Rd.) and Pinewood to downtown Fayetteville.

Ray Gibson, City Manager asked who would be responsible for the repairs to the alleyways and Mr. Foley suggested, add to the development agreement legal documents that this should be done through private funding by the HOA.

Councilmember Brewer asked how would garbage be picked up within the community. Mr. Halbert said they suggest using a Gator two-three times weekly and costs should also be controlled by the HOA.

Fire Chief Alan Jones asked to amend the language on page 7, section #28 for fire requirements, (which is included in the motion).

There were public comments by Hood Road resident Don Fowler. He discussed his concerns about increased traffic on his street, the number trees that have been removed, asking if they will be replaced, asking for a berm to go the length of Hood Rd., requesting underground utilities, more open space, stormwater management, and angling the ingress/egress from Pinewood to Hood Rd. so the car lights do not shine in the residents' windows.

Oddo moved to approve Pinewood Amended Development Agreement with the following amended language to Item #28 on Page 7. Brewer seconded the motion. Motion approved unanimously.

Page 7, Item #28 – All Construction within the Project will comply with the Georgia State Minimum Standard Code and amendments in force at the time of permit. The project shall also comply with fire department requirements outlined in Appendix B. In cases of a conflict between any requirements, the most restrictive shall apply.

Oddo moved to adjourn the meeting. Shirley seconded the motion. The motion carried unanimously.

Respectfully submitted,

Anne Barksdale, City Clerk