

City of Fayetteville
Regular Mayor and City Council Meeting
Minutes
December 4, 2014

Call to Order

The Mayor and City Council of Fayetteville met in regular session on December 4, 2014 at 7:00 p.m. in the Council Chambers at City Hall. Mayor Clifton called the meeting to order, followed by Opening Prayer led by Councilman Ed Johnson and then led those attending in the Pledge of Allegiance to the Flag. Council members present were: Mickey Edwards, Edward Johnson, Paul Oddo, Scott Stacy and James Williams. Staff members present were City Manager Ray Gibson and City Clerk Anne Barksdale.

Williams moved to approve the minutes of the regular Council Meeting of November 20, 2014. Stacy seconded the motion. Motion carried unanimously.

Public Hearings:

Mayor Clifton called Consider Beer and Wine License for Kroger Fuel Center – 855 Glynn Street South for Lynwood Brostrom.

Anne Barksdale, City Clerk stated this was for the new Kroger Fuel Center and considering they are in a separate kiosk and location in the shopping center the store needed a separate alcohol license. She added all the paperwork has been approved.

Johnson moved to approve Beer and Wine License for Kroger Fuel Center – 855 Glynn Street South for Lynwood Brostrom. Oddo seconded the motion. Motion carried unanimously.

Mayor Clifton called Consider Ordinance #0-18-14 – Rezoning from RP (Residential Professional) to C-1 (Downtown Commercial) for 275 Lee Street – 2nd Reading.

Brian Wismer, Director of Community Development stated the applicant is seeking to rezone a 0.37 acre property located at 275 Lee Street in the Main Street Historic District. The property is currently zoned RP (Residential Professional) which allows for residential and limited professional, educational, institutional and business uses (not including retail sales). The subject property has been vacant for several years with limited interest in the property other than for retail sales similar to Earth Mama's located just north of the subject property.

Mr. Wismer explained the applicant is seeking C-1 (Downtown Commercial) zoning to provide greater flexibility in leasing the property. Adjacent zonings are RP to the north, south and west, with R-22 across the street to the east. C-1 and C-3 zoned lots are also within close proximity. The FLU Map calls for Downtown Mixed Use in this area. He said P&Z Commissioners have reviewed this rezoning request and have given a favorable recommendation for the proposed rezoning. The rezoning request is in agreement with the Comp Plan and FLU Map. Because of these factors, an approval of the requested rezoning is appropriate.

Stacy moved to approve Ordinance #0-18-14 – Rezoning from RP (Residential Professional) to C-1 (Downtown Commercial) for 275 Lee Street. Johnson seconded the motion. Motion carried unanimously.

Mayor Clifton called Consider Ordinance #0-19-14 – Amendment to Chapter 94, Section 320 regarding Architectural Guidelines – Public Hearing and 2nd Reading.

Brian Wismer, Director of Community Development stated that Staff has researched the local residential housing product that has been built in the City over many decades and discovered that the attention to architectural detail that was common place in the older homes has slowly and gradually diminished when compared to homes built within the last 30 years. A commonality that likely explains this is the prevalence of large-scale “production” builders in today’s housing market. While the economics of production building certainly make sense; when left unchecked, it can lead to monotony within the neighborhood and throughout the City’s housing stock. This issue is prevalent across the country and certainly not unique to the City of Fayetteville. However, in an effort to encourage residential development that will stand above the typical suburban model, staff has researched best practices through the American Planning Association (APA) and other communities to create a set of minimum architectural standards for City Council to consider.

He said overall these minimum standards will work together to ensure that a higher level of attention is paid to architectural detail on all sides of the home; getting away from the typical “false front” model which often leaves the side and rear elevations barren and unattractive. If these basic measures are implemented, the City’s housing inventory henceforth is more likely to be recognized as superior in quality and unique compared to other communities with whom we compete. This can, in turn, contribute to higher demand and more sustainable home values over the long term and will raise the bar for all future development.

Mr. Wismer added, at the November 20, 2014 City Council meeting, Council directed staff to add the requirement that vinyl siding shall not be a permitted material for residential building exteriors. While making this revision, staff discovered that vinyl siding was listed as an acceptable material for single family dwellings in the “Definitions” section of the City’s code (Sec 94-3). Contained in that same definition were other minimum building requirements that would be better located within the minimum standards currently under consideration. Having them located in two separate sections can be confusing to administer, therefore staff has consolidated all of the standards into Section 94-320, where it is most appropriate, and eliminated the old references to vinyl siding. To complete this

cleanup process, Council will have to amend the definition for single family dwelling in a separate ordinance amendment.

For many years, the City has implemented minimum architectural guidelines for commercial development, but remained largely silent on residential development. Because of this, and the reasons stated earlier, Staff recommends approval of the ordinance amendments as submitted.

Public Comments were heard by Mr. Rock DeGolian of Ravin Homes, representing the Homebuilders Association of Midwest Georgia. He would like more time spent on addressing these issues and would like to have a roundtable discussion with builders and developers to come up with guidelines that everyone would agree on.

Mr. Finley Trosclair of JR Homes agreed with the previous comments, adding these amendments could slow down their home sales.

Ms. Donna Black, a Fayetteville resident stated we need a better solution and more time and consideration to review this ordinance.

Johnson moved to table Ordinance #0-19-14 – Amendment to Chapter 94, Section 320 regarding Architectural Guidelines. Oddo seconded the motion. Motion carried unanimously.

Mayor Clifton called Consider Ordinance #0-20-14 – To Modify Sec. 94-3 – Definitions – 1st Reading.

Brian Wismer, Director of Community Development stated in an effort to remove redundant language and consolidate information, staff recommends the following ordinance amendment for the definition of “Dwelling, single-family”. The architectural and building requirements currently connected with this definition have been moved to Section 94-320 Architectural Guidelines. The proposed change will provide for easier administration of these requirements and guidelines.

He said Staff recommends tabling this ordinance amendment until the next City Council meeting to coincide with the previous ordinance amendment, #0-19-14, Architectural Guidelines.

Oddo moved to table Ordinance #0-20-14 – To Modify Sec. 94-3 – Definitions until the next City Council meeting. Williams seconded the motion. Motion carried unanimously.

Mayor Clifton called Consider Ordinance #0-21-14 – To Update the City’s Official Zoning Map – 1st Reading.

Brian Wismer, Director of Community Development stated in continuance of the recommendations by the City Attorney, Mayor and Council shall adopt the City Zoning Map and Future Land Use Map on an annual basis to record any changes to either document. All changes are recorded and maintained in the City’s GIS (Geographic Information System) files.

The updated City Zoning Map includes zoning changes to several parcels approved by Mayor and Council since the last update. In June of this year, property at Lanier Avenue and North Lafayette Avenue (The Villages) was rezoned from PCD age – restricted residential to PCD non – age restricted residential (future Lafayette Square Apt. – no change to zoning designation on map). In August, property at Sandy Creek Road and Veterans Parkway was subdivided and rezoned from R 70/Single Family Residential to O&I /Office & Institutional (future GA Military College). In September, property at W. Lafayette Avenue and Meeting Place Drive (The Villages) was rezoned from PCD to PCD with revised site plan (future Lafayette Place Senior Housing Community – no change to zoning designation on map). In October, Property at 819 Redwine Road was rezoned from R-30 /Single Family Residential to R-22/ Single Family Residential (Oddo Property). In December, property at 275 Lee Street was rezoned from RP/ Residential Professional to C-1 /Downtown Commercial (pending).

The 2014 Future Land Use Map has been amended accordingly.

Staff recommends approval of the updated City Zoning Map.

Mayor Clifton stated this was posted for 1st Reading.

New Business:

Mayor Clifton called Consider Resolution R-12-14 – Approval of Engineering Services for the Sewer Extension to Parcel 07-05-008.

Chris Hindman, Director of Public Services stated Staff recommends that Council approve Resolution R-12-14 for the approval of Engineering Services needed to be performed in order to construct the sewer line extension from the existing location on Sandy Creek Road to Parcel 07-05-008. He added the resolution authorizes the City Manager to sign the Task Order Form from our Engineering Consultant to perform the necessary engineering.

Stacy moved to approve Resolution R-12-14 – Approval of Engineering Services for the Sewer Extension to Parcel 07-05-008, authorizing the City Manager to sign the Task Order Form (TOF). Williams seconded the motion. Motion carried unanimously.

Mayor Clifton called Consider Approval of the Georgia Department of Transportation (GDOT) FY 2014 Local Maintenance and Improvement Grant (LMIG) Update Project List.

Chris Hindman, Director of Public Services stated through the auditing process for the FY 2014 LMIG program we discovered that the funds used for the approved Highway 54 Pedestrian/Cart Path Bridge project was approximately \$80,000 to date. Staff reviewed the current needs throughout the City to see if the additional funds from the grant could be used more effectively for current maintenance issues. The FY 2014 LMIG program funds are \$133,899.53 with a 30% local match of

\$40,170.32. This gave the City a combined amount of \$174,069.85 to be used through the program. By deducting the money spent on the Highway 54 Pedestrian/Cart Path Bridge project to date that leaves us a balance of \$94,070.

He said Staff is requesting approval to reallocate the funds to projects throughout the City that we feel are more urgent in a maintenance aspect to the City. The projects that staff is looking to use the money for are as follows:

Highway 54 Gateway Sidewalk Extension-\$3,999

White Road Restriping-\$11,000

Jeff Davis Drive Resurfacing-\$79,071

Mr. Hindman added, since the Jeff Davis Drive Resurfacing project is estimated to require additional funds we are requesting to bank the funds and combine it with future funds.

Staff request approval of the LMIG 2014 Updated Priority List for the listed projects.

Johnson moved to approve Georgia Department of Transportation (GDOT) FY 2014 Local Maintenance and Improvement Grant (LMIG) Update Project List. Oddo seconded the motion. Motion carried unanimously.

Mayor Clifton called Consider Resolution R-14-14 - Consider Approval of a Development Moratorium for Parcels Owned by 54 Development, Inc. – Highway 54/Weatherly Drive Deforestation.

Ray Gibson, City Manager stated this item needs to be tabled and discussed in Executive Session.

Oddo moved to table Resolution R-14-14 - Consider Approval of a Development Moratorium for Parcels Owned by 54 Development, Inc. – Highway 54/Weatherly Drive Deforestation. Stacy seconded the motion. Motion carried unanimously.

Mayor Clifton called Consider Resolution R-15-14 – To Update the City’s Official Land Use Map.

Brian Wismer, Director of Community Development stated the Future Land Use Map must be formally adopted by resolution so Staff recommends tabling the adoption of this resolution until the December 18, 2014 meeting when it can be adopted along with the 2nd reading of the 2014 City Zoning Map. Staff recommends approval of the updated City Zoning Map.

Johnson moved to table Resolution R-15-14 - To Update the City’s Official Land Use Map until the December 18, 2014 City Council Meeting. Johnson seconded the motion. Motion carried unanimously.

City Manager and Staff Reports:

Ray Gibson, City Manager announced that the Christmas Parade and Tree Lighting will be held this Saturday beginning at 5:00 pm.

The Main Street/DDA Sponsor and Volunteer Appreciation Christmas Party will be Thursday, December 11th at Paloma's at The Hollingsworth House beginning at 7:00 pm.

The City will honor Virginia Gibbs, outgoing President of the Fayette Chamber for her service to Fayetteville and the Chamber at a Chamber event on December 16th at Flat Creek Country Club in PTC.

Anne Barksdale, City Clerk announced donations are being accepted for the Georgia Municipal Association's sponsored "Mayor's Christmas Motorcade" which helps developmentally and behaviorally disabled patients at the five regional hospitals in the state. Fayetteville donates to the West Central Georgia Regional Hospital in Columbus.

Mayor's Comments:

Mayor Clifton said we will go into Executive Session to discuss Highway 54/Weatherly Drive Deforestation Potential Litigation.

Stacy moved to go into Executive Session to discuss Highway 54/Weatherly Drive Deforestation Potential Litigation. Oddo seconded the motion. Motion carried unanimously.

Johnson moved to return to the Regular City Council meeting. Williams seconded the motion. Motion carried unanimously.

Mayor Pro Tem Oddo asked if there were any public comments of which there were none.

Williams moved to adjourn the meeting. Edwards seconded the motion. The motion carried unanimously.

Respectfully submitted,

Anne Barksdale, City Clerk