

City of Fayetteville
Regular Mayor and City Council Meeting
Minutes
October 16, 2014

Call to Order

The Mayor and City Council of Fayetteville met in regular session on October 16, 2014 at 7:00 p.m. in the Council Chambers at City Hall. Mayor Clifton called the meeting to order, followed by Opening Prayer and 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.

Johnson moved to approve the minutes of the regular Council Meeting of October 2, 2014. Stacy seconded the motion. Motion carried 4-0-1. Oddo abstained.

Public Hearings:

Mayor Clifton called Consider Beer, Wine, & Distilled Spirits License for GMRI Inc., d/b/a The Olive Garden Italian Restaurant #4404, located at 1380 Highway 85 North for Amanda E. Shropshire.

Anne Barksdale, City Clerk stated all paperwork has been approved.

There were no public comments.

Johnson moved to approve Beer, Wine, & Distilled Spirits License for GMRI Inc., d/b/a The Olive Garden Italian Restaurant #4404, located at 1380 Highway 85 North for Amanda E. Shropshire. Edwards seconded the motion. Motion carried unanimously.

Mayor Clifton called Consider Beer and Wine License for Kroger Store #315, located at 134 Banks Crossing for Albert Thompson.

Anne Barksdale, City Clerk stated all paperwork has been approved.

There were no public comments.

Edwards moved to approve Beer and Wine License for Kroger Store #315, located at 134 Banks Crossing for Albert Thompson. Stacy seconded the motion. Motion carried unanimously.

Mayor Clifton called Consider Ordinance #0-17-14 – To Rezone 59.62 Acres at 819 Redwine Road from R-30 (Single Family Residential) to R-22 (Single Family Residential) – 2nd Reading.

Oddo recused himself from this portion of the meeting as he had a personal interest in the property.

Brian Wismer, Director of Community Development stated the applicant is seeking to rezone a 59.62 acre property located at 819 Redwine Road near the intersection of Redwine and Ramah Road for the construction of a new residential subdivision. The property is currently zoned R-30 (30,000 sq. ft. lot minimum) and the applicant is seeking R-22 (22,500 sq. ft. lot minimum) zoning which will provide greater flexibility in lot design and distribution. The property sits adjacent to Lakemont Subdivision to the south, zoned R-22, and Quail Hollow which is located in unincorporated Fayette County to the north, zoned R-40.

The rezoning request is reasonable and does not conflict with the Comp Plan. As stated previously, whatever stormwater runoff issues and challenges that may exist on this site are more appropriately addressed at the Preliminary Plat stage of development. The applicant must meet the City's standards for stormwater runoff before development can begin, regardless of the zoning.

Mr. Wismer added, because the applicant is not building the subdivision as a PUD, the Planning and Zoning Commission will not otherwise have a development agreement to review and approve. To help ensure the appropriate and desired development of this neighborhood in agreement with the Comprehensive Plan, an approval of the rezoning of this property from R-30 to R-22 is appropriate with the following conditions:

1. Maximum number of developable housing lots is 77.
2. A Neighborhood Development Plan including open space/amenity areas, floor plans and architectural styles for housing units is to be approved by the Planning and Zoning Commission prior to the issuance of building permits.

Also he said, the applicant has requested the following two conditions be added to the ordinance which reflects their commitment to the adjacent neighborhoods. Staff is not opposed to the added conditions.

1. The Developer shall design the on-site stormwater management facilities to reduce the post-development peak flows by a minimum of 10% as compared to the pre-development peak flows for the 10, 25, and 100 year storm events. A mandatory HOA shall be responsible for the maintenance of all stormwater management facilities in accordance with the "City of Fayetteville Stormwater Facility Maintenance Agreement".
2. The Developer shall design the entrance into the subdivision at the intersection of Redwine Road and Ramah Road. The entrance shall be aligned with Ramah Road and

create a 4-way intersection. The property owners agree to donate, to the City of Fayetteville, the necessary amount of right-of-way for the construction of a future round-a-bout at said intersection.

Mayor Clifton said he wanted to set the record straight as there was some confusion during the previous meeting about the zoning; the zoning is R-22 Conditional, not R-30 Conditional.

Councilmember Johnson stated he would like to see more amenities for the development to attract and keep residents.

Councilmember Stacy asked for a more detailed explanation of the round-a-bout.

Councilmember Edwards asked about responsibility of cleaning the detention pond to which Mr. Wismer stated that could be looked at during the preliminary plat stage of planning.

Mr. Brian Rochester, Rochester and Associates discussed the development plans for the project and added they would maintain stormwater pond cleaning on a routine basis. He added there will be a fence around the detention ponds. He also stated D.R. Horton would pay for preliminary engineering of right-of-way and round-a-bout.

Public Comments were made by Mr. Jesse Pugh, Mr. Mark Denton, and Mr. Jeff Lowe concerning not being in favor of an access road/connection to other neighborhoods, improving stormwater issues, and retain current zoning.

Quail Hollow residents submitted a petition signed by 49 residents stating they are not against the rezoning as long as there is no connection between the projects/neighborhoods, the number of houses is limited to 77 and D.R. Horton agrees to effectively address and work with the City of Fayetteville and Fayette County to dramatically improve the stormwater runoff issue.

Letters in favor of the development were also submitted by Leslie Edwards, Phillip Smelley, Delvonnie Burgess, Robert Ross, and Lyle Branton.

Johnson moved to approve Ordinance #0-17-14 – To Rezone 59.62 Acres at 819 Redwine Road from R-30 (Single Family Residential) to R-22 (Single Family Residential), with added condition that D.R. Horton, Inc. will provide preliminary engineering services for design of future round-a-bout. Stacy seconded the motion. Motion carried 4-0. Oddo recused himself from the hearing and did not cast a vote.

Consent Agenda:

Councilmember Oddo returned to the meeting.

Mayor Clifton called for approval of Consent Agenda – Consider Items for Surplus.

Anne Barksdale, City Clerk stated, included in the surplus items is an iPad to be donated to outgoing City Manager Joe Morton.

Once declared surplus, the other items listed will be auctioned through GovDeals online.

Johnson moved to approve Consent Agenda as presented. Stacy seconded the motion. Motion carried unanimously.

City Manager and Staff Reports:

Ray Gibson, City Manager stated departmental staff reports are out this week for your review.

Mayor's Comments:

Mayor Clifton said he attended the Georgia Military College groundbreaking today and was very excited to have them in our community.

He also said he attended the Mayor's Christmas Motorcade Golf Tournament on Monday with City Manager Ray Gibson, Fire Chief Alan Jones and Finance Director Mike Bush. The Mayor's Christmas Motorcade is an annual fundraising event hosted by the Georgia Municipal Association for Georgia's Mental Health Facilities.

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

Respectfully submitted,

Anne Barksdale, City Clerk