



SPECIAL CALLED MEETING

MINUTES

WELCOME AND CALL TO ORDER *by Mayor Shannon Sell at 4:07pm*

AGENDA APPROVAL *Motion to add Item #4 – RZ-21-03 by Carswell, second by Astin and all in favor.*

PRESENT FOR MEETING

Mayor Shannon Sell

Councilmember Shantwon Astin

Councilmember Adam Ledbetter

Councilmember Tracy Carswell

Councilmember James Lawson

City Administrator Gary Fesperman

City Clerk Jennifer Kidd-Harrison

Mr. Jerry Hood, EMI

Media was present

NEW BUSINESS:

1. **R-21-10** ACTIVATION OF NEW DDA
Motion to approve by Lawson, second by Ledbetter and all in favor
2. **R-21-11** RE-ACTIVATION OF THE POLICE DEPARTMENT
Motion to approve by Astin, second by Ledbetter and all in favor
3. **O-21-07** DRIVE THRU ORDINANCE
Motion to approve by Lawson, second by Ledbetter and Astin opposed (3 for and 1 denial)
4. **RZ-21-03** CLARIFY DEVELOPMENT CONDITIONS & HOW MANY HOMES WILL BE DEVELOPED
Motion to approve clarification with 55 homes and condition as stated below by Carswell, second by Ledbetter and Astin opposed. (3 for and 1 denial)

CONDITIONS OF ZONING APPROVAL:

1. **Number of lots:** The subject property shall not exceed 55 lots/units.
2. **Minimum house size.** The minimum house size shall be 1,700 square feet of gross heated floor area.

3. **Rear setback abutting R-1 zoning.** There shall be a rear setback of twenty (20) feet for principal dwellings on all lots that abut an R-1 zoning district boundary.
4. **Entrance.** The subdivision entrance shall align with the entrance to Cresswind at Twin Lakes across Peachtree Road.
5. **Deceleration Lane.** A deceleration lane with curb and gutter shall be installed by the owner/developer at the time of subdivision development, meeting specifications of the city as determined by the zoning administrator.
6. **No access easement.** No lot shall have direct access to Peachtree Road. A 10-foot wide no access easement shall be required to be shown on the final plat along the entire property frontage of Peachtree Road except for the approved subdivision street and to connect golf cart paths.
7. **Golf cart path.** Prior to final plat approval, the owner/developer shall develop a golf cart path along the east property line (abutting Map/Parcels 120/010E and 120/010B) and within the Peachtree Road right of way from the subdivision entrance along the property frontage to the east property line. These golf cart paths shall be constructed at a minimum of 12 feet in width, and shall be constructed of two-inch [9.5](#) mm Superpave asphalt over a four-inch compacted, aggregate base. The aggregate base shall extend a minimum of 36 inches on either side of the multi-use path. No later than the date the public streets in the subdivision are dedicated to the city, the owner/developer shall dedicate at no cost to the city, a 20-foot-wide strip of land along the easternmost property line containing the golf cart path.
8. **Natural buffer along R-1 on stormwater tract.** A 20-foot natural, undisturbed buffer, replanted where sparsely vegetated, shall be maintained for the proposed stormwater tract abutting R-1 zoning district boundaries.

Motion to approve clarification with 55 homes and condition as stated below by Carswell, second by Ledbetter and Astin opposed. (3 for and 1 denial)

ADJOURN

Motion to adjourn at 6:31pm by Ledbetter, second by Astin and all in favor