



FAYETTEVILLE CITY COUNCIL

Edward J. Johnson, Jr. Mayor
Scott Stacy, Mayor Pro Tem
Kathaleen Brewer
Paul C. Oddo, Jr.
Harlan Shirley
James B. Williams

STAFF

Ray Gibson, City Manager
Anne Barksdale, City Clerk

MEETING LOCATION

Fayetteville City Hall
Council Chambers
240 South Glynn Street
Fayetteville, Ga. 30214

MEETING TIME EACH MONTH

Regular Session
1st & 3rd Thursday –
6:00pm

MAYOR AND COUNCIL OFFICE

Fayetteville City Hall
240 South Glynn Street
Fayetteville, Ga. 30214

Phone: 770-461-6029
Fax: 770-460-4238

Web Site:
www.fayetteville-ga.gov

E-Mail Address:
abarksdale@fayetteville-ga.gov

Agenda *Fayetteville City Council Meeting* *May 19, 2016* *6:00 P.M.*

Call to Order

Opening Prayer

The Pledge of Allegiance to the Flag

Approval of Agenda

1. Approval of Minutes of the May 5, 2016 City Council Meeting

RECOGNITIONS AND PRESENTATIONS

2. Recognition of Orlando Castro – PD
3. Proclamation – National Police Week

PUBLIC HEARINGS:

4. Consider Beer, Wine, and Distilled Spirits License for Gil's Place – located at 113/119 Banks Station for Alphonso Gilmore *presented by City Clerk Anne Barksdale*
5. Consider #0-5-16 – Enactment of Section 78-191 of Code (Cluster Mailboxes and Address Identification) – Second Reading *presented by Senior Planner Julie Brown*
6. Consider #0-8-16 – Rezoning – REA Ventures – Public Hearing and 1st Reading *presented by Community Development Director Brian Wismer*

NEW BUSINESS:

7. Consider R-14-16 – Fayette County Development Authority (FCDA) Funding Resolution – *presented by City Manager Ray Gibson*
8. Consider R-15-16 – Appointment of Mayor Pro Tem Scott Stacy to Southern Conservation Trust Advisory Board *presented by City Manager Ray Gibson*

9. Consider R-16-16 – Fleet Services Award – Enterprise Holding Fleet Management – *presented by Purchasing Agent/Accounting Danielle Ballard and Assistant Finance Director Carleetha Talmadge*
10. Consider R-17-16 – Banking Services Award – United Community Bank *presented by Purchasing Agent/Accounting Danielle Ballard and Assistant Finance Director Carleetha Talmadge*
11. Consider Bid Award – Fayette County High School Drainage Improvements *presented by Director of Public Services Chris Hindman*

REPORTS AND COMMENTS:

12. City Manager and Staff Reports
13. City Council and Committee Reports
14. Mayors Comments
15. Executive Session – To Discuss Personnel Matter
16. Public Comments

City of Fayetteville
Regular Mayor and City Council Meeting
Minutes
May 5, 2016

Call to Order

The Mayor and City Council of Fayetteville met in regular session on May 5, 2016 at 7:00 p.m. in the Council Chambers at City Hall. Mayor Edward Johnson 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: Harlan Shirley, Kathaleen Brewer, Paul Oddo, Scott Stacy, and James Williams. Staff members present were City Manager Ray Gibson and City Clerk Anne Barksdale.

Stacy moved to approve the agenda as presented. Williams seconded the motion. Motion carried unanimously.

Oddo moved to approve the minutes of the Regular City Council Meeting of April 21, 2016. Stacy seconded the motion. Motion carried unanimously.

Recognitions and Presentations:

Mayor Johnson called on Police Chief Scott Pitts to recognize Officer Leslie Fluegeman and Captain Greg Gross, each receiving an “Above and Beyond” award for their exemplary service while on duty.

Mayor Johnson called on Fire Chief/Assistant City Manager Alan Jones and Police Chief Scott Pitts to present American Legion Public Safety Awards to Firefighter Stephaene Core and Detective Scott Israel.

Public Hearings:

Mayor Johnson called Consider Beer and Wine License for Cheap Gas, Inc., d/b/a Fayette Discount Gas and Tobacco, located at 535 North Glynn Street for Kamruddin L. Hakani.

Anne Barksdale, City Clerk stated application has been reviewed and approved.

There were no public comments.

Shirley moved to approve Beer and Wine License for Cheap Gas, Inc., d/b/a Fayette Discount Gas and Tobacco, located at 535 North Glynn Street for Kamruddin L. Hakani. Stacy seconded the motion. Motion carried unanimously.

Mayor Johnson called Consider #0-7-16 – Time Change for Council Meetings.

Anne Barksdale, City Clerk stated this past year, Staff and City Council tried changing council meeting times and format in order to allow for more discussion, planning, and review of subject matter by having work sessions the first Thursday of each month at 6:00pm and regular council meetings the third Thursday of each month at 7:00pm.

She added, although a good idea at the time, and after a number of work sessions and council meetings, it was decided that the new format was not working as planned, so Staff discussed with Council about changing the format and time of the council meetings to regular meetings only (no work sessions) to begin at 6:00pm on the first and third Thursdays of each month.

Staff and Council may still choose to hold work sessions if needed, as well as called meetings.

She said, after consulting with the city attorney, an ordinance to set this change in place has been drafted for Council's review. If approved, the new council meeting time and format will begin May 19th.

There were no public comments.

Stacy moved to approve #0-7-16 – Time Change for Council Meetings. Shirley seconded the motion. Motion carried unanimously.

New Business:

Mayor Johnson called Consider R-13-16 – Statewide Mutual Aid Agreement.

Alan Jones, Assistant Manager/Fire Chief stated in 1999, the Federal Emergency Management Agency revised eligibility policies for reimbursement of labor and material expenses sustained by outside agencies providing disaster assistance to an impacted jurisdiction. These changes limited outside agency reimbursement to that assistance covered by a written agreement existing at the time the aid was rendered. These changes impacted the eligibility status of all counties and municipalities, both as a receiving or assisting agency.

He explained in 2002, the Georgia Emergency Management Agency (GEMA) developed the Statewide Mutual Aid Agreement (SWMAA) to meet the requirements of the FEMA policy. Each county or municipality was required to sign the agreement to become a participating party. The purpose of the agreement was to eliminate the need for a jurisdiction to enact a separate assistance agreement with every outside jurisdiction that might be requested during a disaster. The City of Fayetteville became a participant in the agreement in July 2002.

The current SWMAA expired on March 1, 2016. GEMA-Homeland Security has developed a new agreement with a four-year initial term expiring on March 1, 2020. The new agreement is virtually

identical to the previous agreement with some very minor adjustments and/or clarifications. The SWMAA is only in force during when a request is made to GEMA for assistance and would not impact any existing local agreements.

He said approval of this agreement will ensure continued eligibility for reimbursement of expenses should our community request or provide outside disaster assistance.

Shirley moved to approve R-13-16 – Statewide Mutual Aid Agreement. Stacy seconded the motion. Motion carried unanimously.

Mayor Johnson called Consider Bid Award – 2016 Stormwater Lining Project.

Chris Hindman, Director of Public Services stated Staff has reviewed the five bids that were received on April 28th for the 2016 Storm Drain Lining Project. The project consists of lining approximately 2,700 linear feet of corrugated metal pipe of varying diameters from 18 inches to 72 inches in 7 stormwater systems located throughout the City. He added, this project is part of our \$1,465,000 GEFA loan for stormwater repairs.

He said Staff recommends Bid Award to the low bidder Enviro Trenchless, LLC, in the amount of \$484,972.00. The Engineer's recommendation is included in the Certified Bid Tabulation.

Rich Greuel, ISE engineer, commented on the bid applications and the storm drain lining process.

Shirley moved to approve Bid Award for the 2016 Stormwater Lining Project to Enviro Trenchless, LLC, in the amount of \$484,972.00. Brewer seconded the motion. Motion carried unanimously.

City Manager and Staff Reports:

Ray Gibson, City Manager stated our first Lunch on the Lawn will be tomorrow from 11:30 – 1:30 on the Old Courthouse lawn.

The second city newsletter is now out on our website and is loaded with information, so please check it out.

He said we are working on an RFP for our new website and city logo. More information will follow.

Mr. Gibson announced, we have set a date of May 26, 2016 at 6:00pm for our next Town Hall meeting. This will be for small businesses to participate in. Location will be City Hall.

He added, other items of interest are a formal RFP process for county-wide rebranding effort, and we want to set up a date to visit other cities like Suwanee and Woodstock to get ideas for our downtown redevelopment plan.

City Council and Committee Reports:

Councilmember Brewer gave a brief presentation on downtown architecture and development to help us with ideas on our redevelopment plans.

Mayor's Comments:

Mayor Johnson said sharing of ideas is helping to move us in the right direction to become a premier city.

Mayor Johnson read a letter from Ms. Jennifer Harper thanking Staff for their work to make drainage improvements at her home on Buckeye Lane.

Public Comments:

Ms. Kendall Large commented on hazardous road conditions at Tiger Trail and Lafayette Avenue, saying sidewalk and road repairs need to be made for pedestrians.

Greg Clifton commented on Councilmember Brewer's presentation saying we need to make sure we do not allow apartments at Lafayette and Highway 85, they would cause too much traffic congestion at that location.

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

Respectfully submitted,

Anne Barksdale, City Clerk



CITY OF FAYETTEVILLE

INTEROFFICE MEMORANDUM

TO: Mayor and City Council

VIA: Ray Gibson, City Manager

FROM: Scott Pitts, Police Chief

DATE: April 5, 2016

SUBJECT: Recognition of Orlando Castro's for Fayetteville Auxiliary Force

I respectfully request Orlando Castro be officially recognized for his hard work and dedication to the Fayetteville Police Department's Auxiliary Force.

The Fayetteville Police Department enjoys the relationships we have established with our community and especially the relationships we have made through the Citizen's Police Academy. One of the biggest outcomes we have seen from the Citizens Police Academy was the origination of the Auxiliary Force. The FAF is comprised of CPA graduates who volunteer their time to patrol Fayetteville and assist uniform officers in a variety of ways to allow them more time to be proactive in patrols and criminal apprehension. Mr. Castro has been instrumental from the start with the FAF and his leadership and organizational abilities brought this force into what it is today.

Ms. Castro recently decided to resign his position with the FAF, to be closer to family in Athens. Castro has already met with the Athens-Clark County Police in hopes of starting an auxiliary force in their department soon. With sincere gratitude for his work here, we wish him all the luck in his future endeavors.



CITY OF FAYETTEVILLE

INTEROFFICE MEMORANDUM

TO: Mayor and Council

VIA: Anne Barksdale, City Clerk

CC: Scott Pitts, Police Chief
Alan Jones, Assistant City Manager/Fire Chief

FROM: Ray Gibson, City Manager

DATE: May 16, 2016

SUBJECT: National Police Week: May 15th – May 21st

Following the Governor's Executive Order to fly flags at half-staff Sunday, May 15 in recognition of "Peace Officers Memorial Day" and "Police Week, we would like to personally say thank you to our officers for what they do on a daily basis by presenting them with a proclamation for National Police Week.

Proclamation National Police Week 2016

To recognize National Police Week 2016 and to honor the service and sacrifice of those law enforcement officers killed in the line of duty while protecting our communities and safeguarding our democracy.

WHEREAS, there are approximately 900,000 law enforcement officers serving in communities across the United States, including the dedicated members of the Fayetteville Police Department and Fayette County Sheriff's Department; and

WHEREAS, there have been 15,725 assaults against law enforcement officers in 2014, resulting in approximately 13,824 injuries; and

WHEREAS, since the first recorded death in 1791, more than 20,000 law enforcement officers in the United States have made the ultimate sacrifice and been killed in the line of duty; and

WHEREAS, the names of these dedicated public servants are engraved on the walls of the National Law Enforcement Officers Memorial in Washington, D.C.; and

WHEREAS, 252 new names of fallen heroes are being added to the National Law Enforcement Officers Memorial this spring, including 123 officers killed in 2015 and 129 officers killed in previous years; and

WHEREAS, the service and sacrifice of all officers killed in the line of duty were honored during the National Law Enforcement Officers Memorial Fund's 28th Annual Candlelight Vigil, on the evening of May 13, 2016; and

WHEREAS, the Candlelight Vigil is part of National Police Week, which takes place this year on May 15th – 21st; and

WHEREAS, May 15th is designated as Peace Officers Memorial Day, in honor of all fallen officers and their families and U.S. flags should be flown at half-staff.

THEREFORE, BE IT RESOLVED that the Mayor and Council of the City of Fayetteville formally designate May 15 – 21, 2016 as Police Week in Fayetteville, Georgia, and publicly salute the service of law enforcement officers in our community and in communities across the nation.

Edward J. Johnson, Jr., Mayor

Attest:

Anne Barksdale, City Clerk



CITY OF FAYETTEVILLE

INTEROFFICE MEMORANDUM

TO: Mayor and Council

VIA: Ray Gibson, City Manager

**CC: Mike Bush, Director Finance & Admin
Carleetha Talmadge, Assistant Director of Finance**

FROM: Anne Barksdale, City Clerk

DATE: May 11, 2016

SUBJECT: Beer, Wine, & Distilled Spirits License for Gil's Place Restaurant

This is a new restaurant and licensee for Gil's Place Restaurant & Lounge, located at 119/113 Banks Station for Alphonso Gilmore. All paperwork has been approved.

NOTICE OF PUBLIC HEARING

ON-PREMISE CONSUMPTION OF ALCOHOL

Application has been made by the undersigned requesting the issuance of a license to sell Malt Beverages, Wine and/or Distilled Spirits for On Premise Consumption at the following location:

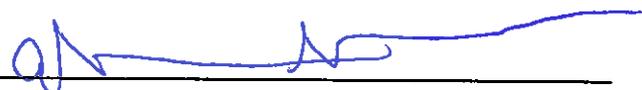
Business Name: Gil's Place Restaurant & Lounge

Business Address: 119 1/2 Banks Station Fayetteville GA 30314

Applicant's Name: Alfonso Gilmore
(Please Print)

The application will be heard by the Mayor and Council of the City of Fayetteville, at City Hall, 240 South Glynn Street, during a public hearing to be held on:

May 19, 2016, at 7:00 p.m.
Month Day Year

Applicant's Signature: 

To Be Advertised: May 1 2016

Fax to: Fayette County News

Attention: Ryan Tribble

770-460-8172

**FAYETTEVILLE POLICE DEPARTMENT
ALCOHOL LICENSE INVESTIGATIVE REPORT**

TO: License and Permits Department
FROM: Chief Scott Pitts
DATE: April 4, 2016
RE: Alcohol License Recommendation

The following is an Investigative Summary Recommendation for an Alcohol License for the Business/Applicant listed below.

Business Name: Gil's Place

Owner/Applicant: Alphonso Gilmore

Approved

Denied

Conditional

Fingerprint cards on file

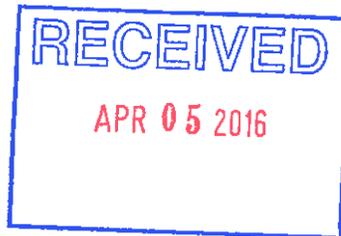
RENEWAL

Change License Holder (New Owner/Business Name)



Scott Pitts, Chief of Police Or Designee
Fayetteville Police Department

FOR OFFICE USE ONLY





CITY OF FAYETTEVILLE

INTEROFFICE MEMORANDUM

TO: Mayor and Council

VIA: Ray Gibson, City Manager

CC: Brian Wismer, Director of Community Development
Anne Barksdale, City Clerk

FROM: Julie Brown, Senior Planner

DATE: May 13, 2016

SUBJECT: Consider Adoption of Ordinance #0-5-16 – Chapter 78, Article IV,
Section 78-191 – Cluster Mailboxes and Address Identification

With the U. S. Postal Service now requiring cluster mailboxes for all new subdivision developments, staff feels it is necessary to adopt a new ordinance that will address cluster mailbox design and installation requirements as well as address identification for emergency services.

Building and fire codes currently require that structures provide identification, but have no requirements for distance or lighting. The adoption of an ordinance to address these issues will ensure that emergency services can easily identify the address they are responding to.

Update:

In March of 2016, the first draft was presented for adoption. City Council and the Police Department provided comments for suggested amendments to the ordinance. Staff has incorporated those comments into the latest draft of the ordinance, which will be presented at the May 19 City Council meeting.

With the city seeing its first CBU (cluster box units) installed in the Logan Park subdivision, it is important that we set a standard to maintain cohesive and quality design and installation requirements for CBU, along with their accessory structures and individual address markers throughout the city's new developments.

In researching CBU, staff spoke with local U.S. Postal personnel to determine what is required of the developer when establishing new delivery service to a CBU. These items

have been included in the proposed ordinance as well as some additional safety and design standards.

Staff requests Council's **ADOPTION** of the revised ordinance for cluster mailboxes and address identification as proposed.

Proposed Ordinance: 0-5-16
Subject Matter: Enactment of Section 78-191 of Code (Cluster Mailboxes and Address Identification)
Date of Published Notice of Public Hearing: March 16, & March 23, 2016
Date First Presented at Council Public Meeting: March 17, 2016
Date of Public Hearing Before City Council: March 17, 2016
Date of Second Reading and Adoption: May 19, 2016

CITY OF FAYETTEVILLE
COUNTY OF FAYETTE
STATE OF GEORGIA

ORDINANCE NUMBER 0-5-16
CITY OF FAYETTEVILLE, GEORGIA

PREAMBLE AND FINDINGS

AN ORDINANCE OF THE CITY OF FAYETTEVILLE

WHEREAS, the City of Fayetteville (the “City”) has determined that to serve the needs of the community certain regulations are needed to specifically address “Cluster Mailboxes and Address Identification” in the City’s Code; and

WHEREAS, the City seeks to encourage quality residential design and development throughout the City; and

WHEREAS, the City recognizes that the USPS requirements for cluster mailboxes in new residential developments, implemented in 2012, has led to the elimination of standard mailboxes in neighborhood developments, creating a public safety issue with respect to emergency services being able to easily identify a residential address; and

WHEREAS, the City desires to develop minimum architectural standards that will require cohesive cluster mailbox and address identification design; and

WHEREAS, these regulations are necessary to further the public safety and welfare of the community; and

WHEREAS, the City of Fayetteville does hereby enact the following Section 78-191, “Cluster Mailboxes and Address Identification” to the City’s Code.

WHEREFORE THE CITY OF FAYETTEVILLE HEREBY ADOPTS
AND ORDAINS THE FOLLOWING ORDINANCE:

ARTICLE ONE

There is hereby ordained and enacted the following language and the same shall be codified at Section 78-191 of the City's Code of Ordinances, to wit:

Sec. 78-191. – Cluster Mailboxes and Address Identification.

Section 94-191 shall hereafter be known and cited as the “cluster mailbox and address identification ordinance”.

The following guidelines apply to all residential development:

Cluster mailboxes. In situations where the USPS determines that individual mail delivery will not be available to a new development, the following requirements shall apply:

1. Installation of the mailbox unit(s), as well as required shelters, lighting, parking, trash receptacles, and other related amenities shall be the responsibility of the developer.
2. Maintenance of the mailbox unit(s), as well as required shelters, lighting, parking, trash receptacles, and other related amenities shall be the responsibility of the homeowners. The establishment of a homeowners' association is strongly encouraged in developments where individual mail delivery will be unavailable.
3. Cluster mailbox units shall be prohibited within the public right-of-way.
4. Cluster mailbox units, and any associated structures, shall not adversely impact sight distance to any driveway or road intersection, as determined by the City of Fayetteville engineering department. Whenever feasible, the mailbox unit should be located within an amenity center, if one is proposed for the development.
5. Cluster mailbox unit(s) shall be located in area(s) that will best allow for vehicle stacking or parking without creating pedestrian safety or vehicle safety issues, and shall be approved by the City of Fayetteville engineering department. The planning and zoning department may determine a minimum number of parking spaces be required based on the size of the development.
6. A paved area with adequate ingress/egress, designed to meet the requirements of the City of Fayetteville engineering department, shall be provided to allow vehicles to pull off the roadway safely while retrieving mail.
7. All access to cluster mailbox unit(s) shall comply with current Americans with Disabilities Act and the Georgia Accessibility Code. Any sidewalks required by

other provisions of this Ordinance shall be incorporated into the mailbox area(s).

8. The mailbox unit(s) must be installed according to the manufacturer's standards and be a USPS approved design.
9. It shall be the responsibility of the developer to submit and receive approval for mailbox unit(s) design from the USPS.
10. The mailbox unit(s) and required shelter shall be exempt from the normal setback requirements; however, shelters or other structures must be submitted at the time of application for preliminary plat for review and approval by the P&Z Commission. Architectural design of required shelter and any associated structures shall be compatible with primary structures.
11. Any required cluster mailbox unit(s) and related improvements shall be installed and approved prior to the recording of the final plat.

Address identification.

- a. Required address identification for non-single family residential uses.

1. Installation of the address identification displays and numbers shall be the responsibility of the developer.

2. Maintenance of the address identification displays and numbers shall be the responsibility of the property owner.

3. New buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible at all times from the street or road fronting the property. Properties with rear entry access shall post numbers on both the front and rear sides of the structure.

4. These address numbers shall be a minimum of four inches (101.6 mm) high with a minimum stroke of 0.5 inch (12.7 mm) and shall contrast in color with the background on which they are affixed.

5. New properties utilizing a mailbox or address identification display shall post numbers meeting the requirements of paragraphs 1 3 and 2 4 above, which can be viewed from either direction of vehicular travel. Properties with rear entry access shall post numbers on both the front and rear sides of the structure.

6. Buildings or lots with multiple buildings utilizing one street address and containing multiple commercial occupancies with separate entry doors shall

post suite numbers or letters above the main entry door to each occupancy or building meeting the requirements of paragraphs 1 3 and 2 4 above.

7. For multiple properties that share a common single private drive, each owner shall display address numbers at the vehicular access point to the private drive and at the vehicular access point to each individual building meeting the requirements of paragraphs 1 3 and 2 4 above.
 8. All new office, institutional, commercial and industrial lots shall be numbered with the approved street address number and suite numbers or letters, if applicable, at the time the certificate of occupancy or the certificate of completion is issued.
- b. Required address identification for all single family residential uses.

1. Installation of the address identification displays and numbers shall be the responsibility of the developer.

2. Maintenance of the address identification displays and numbers shall be the responsibility of the property owner.

3. New and existing residential properties shall have approved address numbers placed in a position that is plainly legible and visible at all times from the street or road fronting the property. Properties with rear entry access shall post numbers on both the front and rear sides of the primary structure.

4. These address numbers shall be a minimum of four inches (101.6 mm) high with a minimum stroke width of 0.5 inch (12.7 mm) shall contrast in color with the background on which they are affixed. and be made of east aluminum.

5. New residential properties utilizing a mailbox or address identification display shall post numbers meeting the requirements of paragraphs 1 3 and 2 4 above, which can be viewed from either direction of vehicular travel.

6. Neighborhoods, subdivisions, or residential properties utilizing a cluster mailbox or utilizing a post office box and not having individual mailboxes to use as address identification shall post individual address identification displays with address numbers meeting the requirements of paragraphs 1 3 and 2 4 above.

A. It shall be the responsibility of the developer to submit and receive approval for address identification displays from the Planning & Zoning Commission. Address identification displays shall be a permanent decorative hanging display with a viewable height of no less than 3 feet or shall mimic a mailbox post. Due to maintenance and safety concerns,

ground signs are strongly discouraged, however, request for ground signs shall be considered based on site specific conditions.

- B. Address identification displays shall be installed no more than ten (10) feet from the driveway and no more than ~~twenty five (25)~~ ten (10) feet from the road.
- C. For multiple residential properties that share a common single private drive, each owner shall display address numbers at the vehicular access point to the private drive and at the vehicular access point to each individual structure meeting the requirements of paragraphs ~~1~~ 3 and ~~2~~ 4 above.
- D. All new residential lots shall be numbered with the approved street address number and suite numbers or letters, if applicable, at the time the certificate of occupancy or the certificate of completion is issued.

ARTICLE TWO

This ordinance shall become immediately effective upon its second reading and adoption by the City Council.

ARTICLE THREE

The preamble of this ordinance shall be construed to be, and is hereby incorporated by reference as if fully set out herein.

ARTICLE FOUR

All ordinances and parts of ordinances in conflict herewith are expressly repealed.

APPROVED BY THE MAYOR AND COUNCIL OF THE CITY OF FAYETTEVILLE at a regular meeting of the Mayor and Council on the 19th day of May, 2016, by the following voting for adoption:

ATTEST:

Edward J. Johnson, Jr. Mayor

Anne Barksdale, City Clerk

Scott Stacy, Mayor Pro Tem

Kathaleen Brewer, Council Member

Paul C. Oddo, Jr., Council Member

Harlan Shirley, Council Member

James B. Williams, Council Member

Proposed Ordinance: 0-5-16
Subject Matter: Enactment of Section 78-191 of Code (Cluster Mailboxes and Address Identification)
Date of Published Notice of Public Hearing: March 16, & March 23, 2016
Date First Presented at Council Public Meeting: March 17, 2016
Date of Public Hearing Before City Council: March 17, 2016
Date of Second Reading and Adoption: May 19, 2016

CITY OF FAYETTEVILLE
COUNTY OF FAYETTE
STATE OF GEORGIA

ORDINANCE NUMBER 0-5-16
CITY OF FAYETTEVILLE, GEORGIA

PREAMBLE AND FINDINGS

AN ORDINANCE OF THE CITY OF FAYETTEVILLE

WHEREAS, the City of Fayetteville (the “City”) has determined that to serve the needs of the community certain regulations are needed to specifically address “Cluster Mailboxes and Address Identification” in the City’s Code; and

WHEREAS, the City seeks to encourage quality residential design and development throughout the City; and

WHEREAS, the City recognizes that the USPS requirements for cluster mailboxes in new residential developments, implemented in 2012, has led to the elimination of standard mailboxes in neighborhood developments, creating a public safety issue with respect to emergency services being able to easily identify a residential address; and

WHEREAS, the City desires to develop minimum architectural standards that will require cohesive cluster mailbox and address identification design; and

WHEREAS, these regulations are necessary to further the public safety and welfare of the community; and

WHEREAS, the City of Fayetteville does hereby enact the following Section 78-191, “Cluster Mailboxes and Address Identification” to the City’s Code.

WHEREFORE THE CITY OF FAYETTEVILLE HEREBY ADOPTS
AND ORDAINS THE FOLLOWING ORDINANCE:

ARTICLE ONE

There is hereby ordained and enacted the following language and the same shall be codified at Section 78-191 of the City's Code of Ordinances, to wit:

Sec. 78-191. – Cluster Mailboxes and Address Identification.

Section 94-191 shall hereafter be known and cited as the “cluster mailbox and address identification ordinance”.

The following guidelines apply to all residential development:

Cluster mailboxes. In situations where the USPS determines that individual mail delivery will not be available to a new development, the following requirements shall apply:

1. Installation of the mailbox unit(s), as well as required shelters, lighting, parking, trash receptacles, and other related amenities shall be the responsibility of the developer.
2. Maintenance of the mailbox unit(s), as well as required shelters, lighting, parking, trash receptacles, and other related amenities shall be the responsibility of the homeowners. The establishment of a homeowners' association is strongly encouraged in developments where individual mail delivery will be unavailable.
3. Cluster mailbox units shall be prohibited within the public right-of-way.
4. Cluster mailbox units, and any associated structures, shall not adversely impact sight distance to any driveway or road intersection, as determined by the City of Fayetteville engineering department. Whenever feasible, the mailbox unit should be located within an amenity center, if one is proposed for the development.
5. Cluster mailbox unit(s) shall be located in area(s) that will best allow for vehicle stacking or parking without creating pedestrian safety or vehicle safety issues, and shall be approved by the City of Fayetteville engineering department. The planning and zoning department may determine a minimum number of parking spaces be required based on the size of the development.
6. A paved area with adequate ingress/egress, designed to meet the requirements of the City of Fayetteville engineering department, shall be provided to allow vehicles to pull off the roadway safely while retrieving mail.
7. All access to cluster mailbox unit(s) shall comply with current Americans with Disabilities Act and the Georgia Accessibility Code. Any sidewalks required by

other provisions of this Ordinance shall be incorporated into the mailbox area(s).

8. The mailbox unit(s) must be installed according to the manufacturer's standards and be a USPS approved design.
9. It shall be the responsibility of the developer to submit and receive approval for mailbox unit(s) design from the USPS.
10. The mailbox unit(s) and required shelter shall be exempt from the normal setback requirements; however, shelters or other structures must be submitted at the time of application for preliminary plat for review and approval by the P&Z Commission. Architectural design of required shelter and any associated structures shall be compatible with primary structures.
11. Any required cluster mailbox unit(s) and related improvements shall be installed and approved prior to the recording of the final plat.

Address identification.

- a. Required address identification for non-single family residential uses.
 1. Installation of the address identification displays and numbers shall be the responsibility of the developer.
 2. Maintenance of the address identification displays and numbers shall be the responsibility of the property owner.
 3. New buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible at all times from the street or road fronting the property. Properties with rear entry access shall post numbers on both the front and rear sides of the structure.
 4. These address numbers shall be a minimum of four inches (101.6 mm) high with a minimum stroke of 0.5 inch (12.7 mm) and shall contrast in color with the background on which they are affixed.
 5. New properties utilizing a mailbox or address identification display shall post numbers meeting the requirements of paragraphs 3 and 4 above, which can be viewed from either direction of vehicular travel. Properties with rear entry access shall post numbers on both the front and rear sides of the structure.

6. Buildings or lots with multiple buildings utilizing one street address and containing multiple commercial occupancies with separate entry doors shall post suite numbers or letters above the main entry door to each occupancy or building meeting the requirements of paragraphs 3 and 4 above.
 7. For multiple properties that share a common single private drive, each owner shall display address numbers at the vehicular access point to the private drive and at the vehicular access point to each individual building meeting the requirements of paragraphs 3 and 4 above.
 8. All new office, institutional, commercial and industrial lots shall be numbered with the approved street address number and suite numbers or letters, if applicable, at the time the certificate of occupancy or the certificate of completion is issued.
- b. Required address identification for all single family residential uses.
1. Installation of the address identification displays and numbers shall be the responsibility of the developer.
 2. Maintenance of the address identification displays and numbers shall be the responsibility of the property owner.
 3. New and existing residential properties shall have approved address numbers placed in a position that is plainly legible and visible at all times from the street or road fronting the property. Properties with rear entry access shall post numbers on both the front and rear sides of the primary structure.
 4. These address numbers shall be a minimum of four inches (101.6 mm) high with a minimum stroke width of 0.5 inch (12.7 mm) shall contrast in color with the background on which they are affixed.
 5. New residential properties utilizing a mailbox or address identification display shall post numbers meeting the requirements of paragraph 3 and 4 above, which can be viewed from either direction of vehicular travel.
 6. Neighborhoods, subdivisions, or residential properties utilizing a cluster mailbox or utilizing a post office box and not having individual mailboxes to use as address identification shall post individual address identification displays with address numbers meeting the requirements of paragraphs 3 and 4 above.
 - A. It shall be the responsibility of the developer to submit and receive approval for address identification displays from the Planning & Zoning Commission. Address identification displays shall be a

permanent decorative hanging display with a viewable height of no less than 3 feet or shall mimic a mailbox post. Due to maintenance and safety concerns, ground displays are strongly discouraged, however, request for ground displays shall be considered based on site specific conditions.

- B. Address identification displays shall be installed no more than ten (10) feet from the driveway and no more than ten (10) feet from the road.
- C. For multiple residential properties that share a common single private drive, each owner shall display address numbers at the vehicular access point to the private drive and at the vehicular access point to each individual structure meeting the requirements of paragraphs 3 and 4 above.
- D. All new residential lots shall be numbered with the approved street address number and suite numbers or letters, if applicable, at the time the certificate of occupancy or the certificate of completion is issued.

ARTICLE TWO

This ordinance shall become immediately effective upon its second reading and adoption by the City Council.

ARTICLE THREE

The preamble of this ordinance shall be construed to be, and is hereby incorporated by reference as if fully set out herein.

ARTICLE FOUR

All ordinances and parts of ordinances in conflict herewith are expressly repealed.

APPROVED BY THE MAYOR AND COUNCIL OF THE CITY OF FAYETTEVILLE at a regular meeting of the Mayor and Council on the 19th day of May, 2016, by the following voting for adoption:

ATTEST:

Edward J. Johnson, Jr. Mayor

Scott Stacy, Mayor Pro Tem

Anne Barksdale, City Clerk

Kathaleen Brewer, Council Member

Paul C. Oddo, Jr., Council Member

Harlan Shirley, Council Member

James B. Williams, Council Member



CITY OF FAYETTEVILLE

INTEROFFICE MEMORANDUM

TO: Mayor and Council

VIA: Ray Gibson, City Manager

CC: Anne Barksdale, City Clerk

FROM: Brian Wismer, Community Development Director

DATE: May 12, 2016

SUBJECT: Consider #0-8-16 to rezone 4.92 acres at N. Glynn Street and Lafayette Avenue intersection from C-1 to PCD

Site Information

The five (5) parcels proposed for rezoning are located along Glynn Street North and Lafayette Avenue in the Main Street Overlay District. The undeveloped parcels, totaling 4.92 acres are all zoned C-1 (Downtown Commercial).

Project Information

The applicant is seeking PCD (Planned Community District) zoning to allow for development of a mixed use residential community with sixty (60) apartments and limited first floor commercial along Glynn Street North. Unit distribution is proposed at 12/1, 40/2, and 8/3 bedroom units. The proposed development will create a walkable community in the downtown district with 8 foot sidewalks providing pedestrian access from both Glynn Street and Lafayette Avenue. Vehicular access for all units will be provided via a Lafayette Avenue entrance and parking to the rear of the building. The buildings architecture will conform to the guidelines of the Main Street historic district. The proposed concept plan shows a three (3) story building with brick exterior facades facing the streets and hardiplank siding in the rear.

Adjoining properties and zoning are as follows:

- To the north is zoned C-2 (Community Commercial)
- To the south is zoned C-1 (Downtown Commercial)
- To the east is zoned C-1 (Downtown Commercial)
- To the west is zoned R-30 (Single Family Residential)

Findings

As part of the review, staff conducted the following analysis:

P&Z Commission Review

At the April 26 P&Z meeting, the P&Z Commission reviewed the project and heard from the applicant. After lengthy discussion, the Commission gave an *Unfavorable* recommendation to Mayor and Council on this project, primarily due to concerns of traffic control, parking, and the lack of full-scale commercial development on the first floor.

Staff Review

When considering a PCD rezoning request, Staff looks at the following.

City Ordinance

The ordinance describes the PCD classification as follows:

The zoning designation of PCD allows for the creation of an individual site-specific zoning district, distinct in scope and purpose, which is attached to a particular parcel of land. Said PCD zoning runs with the land, and may not be transferred to another parcel. The PCD also allows an applicant to designate a mixture and arrangement of land uses, not normally available under traditional Euclidian zoning.

The PCD zone provides the following guidance for this type of project.

- Sec. 94-172 (1) b.

In most cases, each area within a PCD project developed for residential (including required open space and recreational amenities), commercial or office land use shall be designated as mixed use according to the master development plan unless a single use within the site can better accomplish the goals established herein. Projects must consist of more than one type of land use to be considered a PCD project.

- Sec. 94-172 (2) a.

Area: The minimum area required for a PCD district shall be five contiguous acres of land. The planning and zoning commission may consider projects with less acreage where the applicant can “demonstrate” that a smaller parcel will meet the purposes and objectives of the PCD district.

- Sec. 94-172 (2) g.7.

Conditional exceptions: Upon recommendation by the planning commission and approval by city council, the following may be permitted:

- i. Increased densities for student housing and elder care facilities.
- ii. Within the Main Street Historic District, increased densities to provide for multi-family developments that meet the architectural guidelines established in Division 3 (Main Street Architectural Overlay District) of this chapter.

The proposed density for the project is 12 units per acre. The code provides for higher density PCD developments when located near the downtown core. Traditionally, downtowns are the preferred location for denser populations and provide more

opportunities for walkable neighborhoods to develop between commercial and residential uses.

These objectives are also reflected in the City's Comprehensive Plan.

Comp Plan/Future Land Use

The Comprehensive Plan places this property in the *Downtown Mixed Use* character area. Within Downtown Mixed Use, the following description is given:

This category includes mixed land uses appropriate to the Downtown Historic District, which include the Main Street and Downtown Development Authority areas. This area is characterized by a balanced mix of uses that includes commercial retail and services, offices appropriate densities of residential uses, open space, and public/institutional. The goal within this land use area is to promote creative and innovative redevelopment while preserving existing cultural resources.

The Comp Plan goes into further explanation of the desired objectives for this district, including the following description for desired infill development:

There are vacant and underutilized properties within the (district), which provides a great opportunity for infill development that is comparable with the surrounding neighborhood. This development will bring residents and (subsequently) neighborhood businesses back to the downtown area. This critical density is an essential element of downtown revitalization.

On the topic of Housing Choices, the Comp Plan contains the following objectives:

Empty-nesters, singles, childless couples are all looking for alternative housing options. Single-family detached housing is not appropriate or desirable for everyone. These residents need to have quality residential development that meets their needs and the (district) can provide these alternatives, from townhomes to condos, to lofts. The City should continue to encourage these types of alternative developments including the adaptive reuse of historic homes.

Lastly, the Comp Plan recognizes the need and importance for growth within the City's downtown core, in the following statements:

- *The lack of growth in the (district) is more of an issue than preparing for imminent growth.*
- *The City needs the freedom and flexibility to make decisions regarding the (district) and programs designed to help preserve its history or encourage its revitalization.*

Rezoning Standards for Review

1. *Will the zoning proposal permit a use that is incompatible with existing uses and zoning of adjacent and nearby property? Can such incompatibility be mitigated?*

No. The proposal is consistent with the Comp Plan /FLU map. Also, permanent fencing is proposed around the parking lot in the rear to mitigate incompatibility with adjacent single-family residential.

2. *Is the zoning proposal in conformity with goals, policies and intent of the future land use plan for the physical development of the area?*

Yes. The Downtown Mixed-Use area is characterized by a balanced mix of uses that includes commercial retail and services, offices, appropriate densities of residential units, open space, and public/institutional. The goal in this area is to promote creative and innovative redevelopment while preserving existing cultural resources.

3. *Will the zoning proposal adversely affect the existing use or usability of adjacent or nearby property?*

No. The adjacent properties are all designated Downtown Mixed-Use on the FLU Map and this proposed use will not affect this designation.

4. *Are the present zoning district boundaries illogically drawn in relation to existing conditions in the area?*

No.

5. *Is the change requested out of scale with the needs of the City as a whole or the immediate neighborhood?*

No. The rezoning request is reasonable given the recent growth in the City of Fayetteville and the lack of available downtown housing. The building scale is within the City's 60' maximum height requirements.

6. *Is there reasonable evidence based upon existing and anticipated land use that would indicate a mistake was made in the original zoning of the property?*

No.

B. SOCIO-ECONOMIC FACTORS

Are there existing or changing conditions affecting the use or development of the property which give supporting grounds for either approval or disapproval of the zoning proposal?

Yes. Although the parcel fronts the highway, the requested zoning to allow for a residential development with limited commercial along Glynn Street will better address

the current needs of the community and is consistent with these changing conditions as well as the Comp Plan.

Does the subject property have a reasonable economic use as currently zoned?

Yes. The property can be used for a variety of uses under the current C-1 zoning.

Has the property been undeveloped an unusual length of time as currently zoned, considered in the context of land development in the vicinity of the property?

The five (5) properties have remained undeveloped for many years.

Is it possible to find adequate sites already appropriately zoned for the permitted uses in the zoning district proposed in the general service area of the subject property?

No.

Analysis and Recommendation

The proposed conceptual plans will provide new housing and limited commercial space for the downtown. New streetscapes along both Highway 85 and Lafayette Avenue will be provided as well as on-street parking along Lafayette Avenue. The concept plan may be deficient in total number of parking spaces, as the total square footage of commercial space has not yet been determined. Parking would need to be addressed via a second parking level or shared parking agreement with the adjacent retail center; however, this is a point of discussion to be had during the Development Plan review stage. Other engineering requirements for stormwater may also ultimately impact the scale and scope of the development, which is not yet determined at this stage.

The proposed federal tax credit program used to fund the project has been the subject of much public discussion and concern. However, Staff does not factor any project's financing methods into its review. When reviewing a rezoning request, staff reviews the City's Comprehensive Plan and City Code of Ordinances for compliance. Because of these factors, and based on the findings within the Fayetteville City Code and Comprehensive Plan, an APPROVAL for the proposed rezoning is appropriate, subject to any conditions that Council may place on the project.

It is important to remember that if approved by City Council, the applicant will be required to come back to the P&Z Commission for development plan approval. At that stage, the Commission will review the specifics of the site plan with regard to setbacks, detailed elevations, parking and engineering.

PUBLIC NOTICE

The Mayor and City Council of the City of Fayetteville will hold public hearings on Thursday May 19, 2016 and Thursday, June 02, 2016 at 7:00 p.m. at City Hall 240 South Glynn Street, Fayetteville, Georgia, 30214.

The purpose of these hearings is to consider a request from Rea Ventures Group, LLC to rezone 4.921 acres from C-1 (Downtown Commercial) to PCD (Planned Community Development). Properties located at Glynn Street North & Lafayette Avenue -parcels 052306003, 052306004, 052306005, 052306006, 052306009.

Information pertaining to this request is available at City Hall between the hours of 8:00 AM and 5:00 PM, Monday through Friday.

Please advertise May 4, 2016 and May 25, 2016



City of Fayetteville

240 Glynn Street South • Fayetteville, Georgia 30214
Telephone (770) 461-6029 • Facsimile (770) 460-4238

www.fayetteville-ga.gov



MAYOR
Edward J. Johnson, Jr.

COUNCIL
Scott Stacy,
Mayor Pro Tem
Kathleen Brewer
Paul C. Oddo, Jr.
Harlan Shirley
James B. Williams

CITY MANAGER
Ray Gibson

CITY CLERK
Anne Barksdale

April 29, 2016

Rea Ventures Group, LLC
2964 Peachtree Rd. NW
Suite 640
Atlanta, GA 30305

RE: Rezoning Request- parcel 052306005/160 N. Glynn Street and parcels 052306003, 052306004, 052306006, 052306009

Mr. Monroe,

This notice is to confirm that the Rezoning request for five (5) properties located at N. Glynn Street and Lafayette Avenue was given an **Unfavorable** recommendation to Mayor & City Council at the City of Fayetteville Planning & Zoning Commissioners meeting on Tuesday, April 26, 2016.

The rezoning request will now go before two readings of Mayor and City Council before a final decision is rendered. City Council 1st reading is scheduled for Thursday, May 19, 2016 and City Council 2nd reading is scheduled for Thursday, June 2, 2016.

These meetings will be held in the Council Chambers of Fayetteville City Hall, located at 240 South Glynn Street in Fayetteville. If you have any questions concerning this matter, please call Anne Barksdale in the City Clerk's Office at 770-719-4159.

Sincerely,

Julie Brown

Senior Planner

C: File

Subject Matter: #0-8-16 - Zoning- 4.92 acres at Lafayette Avenue and N. Glynn Street intersection.
Dates of Advertising in Fayette County News: 5-04-16 & 5-25-16
Date First Presented by Council at Public Meeting: 5-19-16
Date of Public Hearing Before City Council: 5-19-16
Date of Adoption: 6-2-16

**CITY OF FAYETTEVILLE
COUNTY OF FAYETTE
STATE OF GEORGIA**

**ORDINANCE NUMBER 0-8-16
(as enacted)
CITY OF FAYETTEVILLE, GEORGIA**

PREAMBLE AND FINDINGS OF FACT

The City of Fayetteville (the “City”) has received an application for rezoning by **Rae Ventures Group, LLC** for property located at the Lafayette Avenue/N. Glynn Street intersection (parcels 052306003, 052306004, 052306005, 052306006, 052306009) and described in **EXHIBIT "A"**. Said parcels of property are presently zoned as **C-1** within the city limits of the City of Fayetteville. Applicant requests rezoning of the property to **PCD** pursuant to the City of Fayetteville's Comprehensive Zoning Ordinance. The City has given notice to the public of this proposed rezoning as required by law and public hearings have been conducted as required by law. The City complied with the requirements of O.C.G.A. § 36-36-4 and § 36-36-5 prior to the adoption of this Ordinance. The City Council finds that the requested rezoning is consistent with the City’s zoning standards at Sec. 94-42 of the City’s zoning ordinance.

ORDINANCE

IT IS HEREBY ADOPTED AND ORDAINED BY THE CITY OF FAYETTEVILLE AS FOLLOWS:

ARTICLE I

The zoning classification of the described property in Exhibit “A (the “Property”) attached hereto and incorporated herein, shall be, and is hereby rezoned from **C-1 to PCD**, which shall reflect the concept development master plan as shown in Exhibit “B”, pursuant to the City of Fayetteville’s Comprehensive Zoning Ordinance, subject to Article IV below.

ARTICLE II

Any ordinance or part of any ordinance in conflict herewith is hereby repealed.

ARTICLE III

If any section, subsection, sentence, clause, phrase, or other portion of this ordinance for any reason is held invalid or unconstitutional by a court of competent jurisdiction, such portion shall be deemed as a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portion hereof.

ARTICLE IV

This ordinance shall become immediately effective upon its adoption, subject to the following conditions:

1. Any condition or conditions imposed upon the petitioner by the City, and contained in the Council's minutes. Such condition(s) must be satisfied before the change in status will take permanent effect. Should the imposed condition(s) fail to be performed within the prescribed time period set forth by the City in either the Council minutes or in representations made by the applicant documented in the Council's minutes, the property at issue will automatically revert to the status or classification it occupied before the petitioner's application for rezoning was filed. If no prescribed time period is set, then the conditions must be met within the times set forth below at paragraph 2 of this Article IV.

2. The petitioner's substantial compliance, within twelve (12) months of the date of this ordinance (unless extended by the Council at the request of the Applicant), with the plans for the project proposed in the Plat submitted with the applicant's initial application for zoning, and as thereafter amended by the applicant and accepted by the City Council, is required. Substantial compliance means that the applicant must have initiated development of the project to the point that it is clearly in progress in accordance within the plan. The applicant's final representation of proposed use of the site, the final development plans presented to the Mayor and Council in support of the application, and the implementation of any conditions imposed upon the proposed use and/or development plans, shall be conditions to the continued existence of any zoning granted by this ordinance. If, within twelve (12) months of the classification granted by this ordinance, the applicant fails to initiate development of the subject site in conformity with said uses and development plans, including any conditions imposed by the Council, the zoning granted herein shall be automatically revoked of the reclassification granted, and reversion to the prior classification the land occupied before the application was submitted. If an annexation was granted, the site will revert to the zoning classification most compatible with that of the surrounding area, as determined by the City Council.

3. Conditions include those contained in the minutes of the City Council, which are part of this ordinance, and any representations submitted by the applicant to the City Council, and accepted by the City Council, and reflected in the minutes of the City Council, which representations shall be an amendment to the rezoning application and a part of this ordinance.

APPROVED BY THE MAYOR AND COUNCIL OF THE CITY OF FAYETTEVILLE at a regular meeting of the Mayor and Council on the 2nd day of June, 2016, by the following voting for adoption:

ATTEST:

Edward J. Johnson Jr., Mayor

Scott Stacy, Mayor Pro Tem

Anne Barksdale, City Clerk

Kathaleen Brewer, Council Member

Paul C. Oddo, Jr, Council Member

Harlan Shirley, Council Member

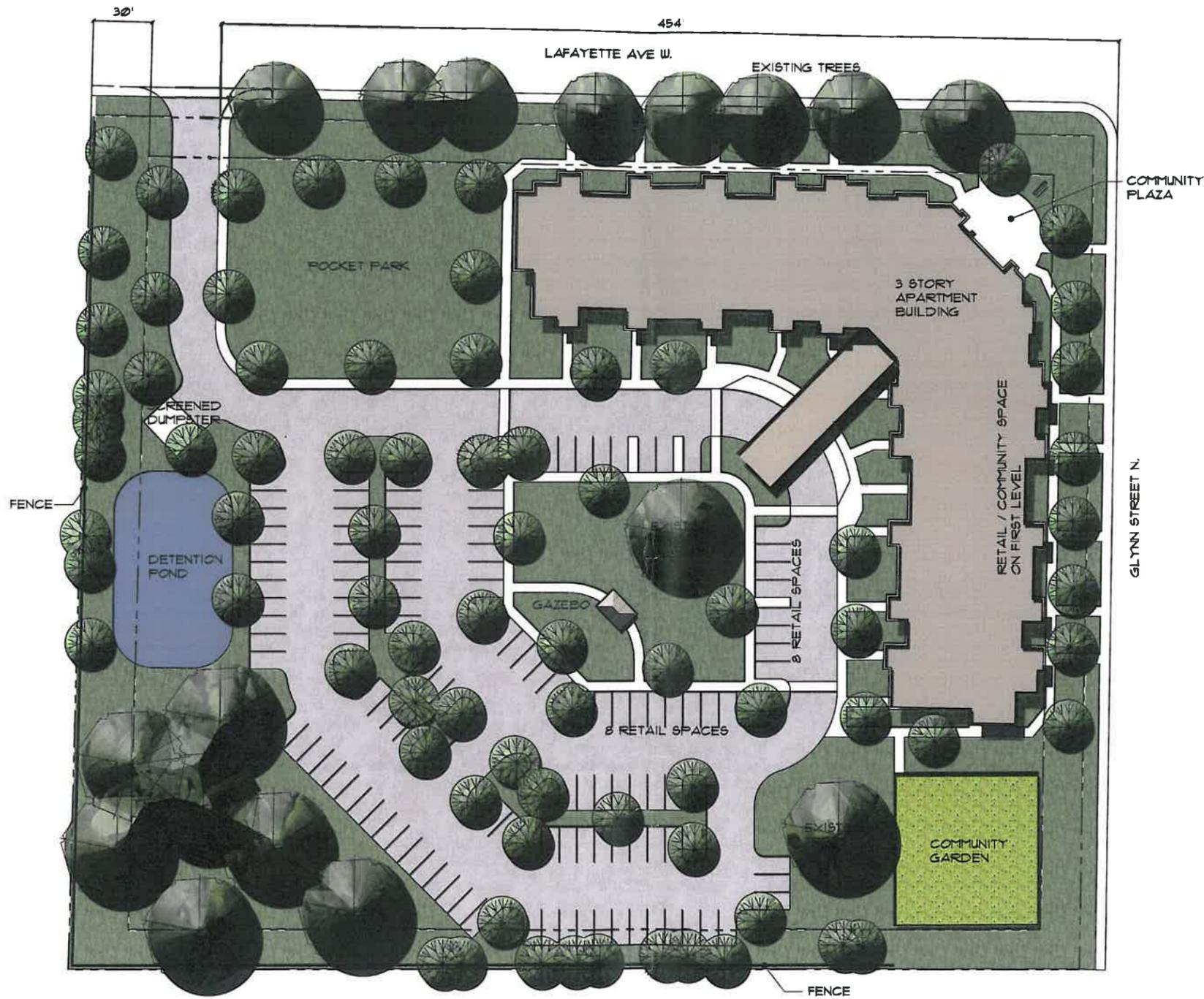
James B. Williams, Council Member

EXHIBIT "A"

Legal Description of Parcels

EXHIBIT "B"
PCD CONCEPT PLAN

PLOTTED: Apr 26, 2016 - 12:43pm LOCATION: P:\REA\2016 Fayetteville, GA\Prelin\2016\A-Ref_prelim\ Fayetteville Site Planning Plotted By: dthompson - Copyright 2016



ABBINGTON SQUARE

4.92 AC.

60 UNITS

122 PARKING SPACES

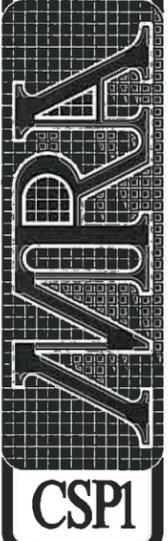
1.1 ACRES OPEN SPACE



1 CONCEPTUAL SITE PLAN

1" = 30'

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
 25 CHURCH STREET SUITE 200 DECATUR GEORGIA 30030-3329 404-375-2800
ABBINGTON SQUARE
 FAYETTEVILLE, GA



NOT RELEASED FOR CONSTRUCTION

DATE	2/20/16	DATE	3/14/16
BY	DET	DATE	3/10/16
BY	DET	DATE	4/16/16

PLOTTED: Apr. 26, 2016 - 12:40pm LDCATIDN: P:\REA\2016 Fayetteville, GA\Prelin\2016.V-Ref.prelim\ Fayetteville Site Planning Plotted By: atthompson - Copyright 2016



1 LAFAYETTE AVE. W. ELEVATION
1/16"=1'-0"



2 GLYNN STREET ELEVATION
1/16"=1'-0"

5 BALCONY ALTERNATE
1/16"=1'-0"



3 COURTYARD SOUTH ELEVATION
1/16"=1'-0"



4 COURTYARD WEST ELEVATION
1/16"=1'-0"



REVISION			
NO. DATE	DESCRIPTION	BY	CHECKED BY
1 3/17/16			
2 3/18/16			
3 4/26/16			

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
25 CHURCH STREET SUITE 200 DECATUR GEORGIA 30030-3329 404-375-2800
ABBINGTON SQUARE
FAYETTEVILLE, GA

MRA
A1

NOT RELEASED FOR CONSTRUCTION

Rich Hoffman

participate (within the meaning of section 469(h)) in the development and operation of the project throughout the compliance period.

(C) Qualified nonprofit organization For purposes of this paragraph, the term "qualified nonprofit organization" means any organization if—

(i) such organization is described in paragraph (3) or (4) of section 501(c) and is exempt from tax under section 501(a),

(ii) such organization is determined by the State housing credit agency not to be affiliated with or controlled by a for-profit organization;^[2] and

(iii) 1 of the exempt purposes of such organization includes the fostering of low-income housing.

(D) Treatment of certain subsidiaries

(i) In general

For purposes of this paragraph, a qualified nonprofit organization shall be treated as satisfying the ownership and material participation test of subparagraph (B) if any qualified corporation in which such organization holds stock satisfies such test.

(ii) Qualified corporation

For purposes of clause (i), the term "qualified corporation" means any corporation if 100 percent of the stock of such corporation is held by 1 or more qualified nonprofit organizations at all times during the period such corporation is in existence.

(E) State may not override set-aside

Nothing in subparagraph (F) of paragraph (3) shall be construed to permit a State not to comply with subparagraph (A) of this paragraph.

(6) BUILDINGS ELIGIBLE FOR CREDIT ONLY IF MINIMUM LONG-TERM COMMITMENT TO LOW-INCOME HOUSING

(A) In general

No credit shall be allowed by reason of this section with respect to any building for the taxable year unless an extended low-income housing commitment is in effect as of the end of such taxable year.

(B) Extended low-income housing commitment For purposes of this paragraph, the term "extended low-income housing commitment" means any agreement between the taxpayer and the housing credit agency—

(i) which requires that the applicable fraction (as

defined in subsection (c)(1)) for the building for each taxable year in the extended use period will not be less than the applicable fraction specified in such agreement and which prohibits the actions described in subclauses (I) and (II) of subparagraph (E)(ii),

(ii) which allows individuals who meet the income limitation applicable to the building under subsection (g) (whether prospective, present, or former occupants of the building) the right to enforce in any State court the requirement and prohibitions of clause (i),

(iii) which prohibits the disposition to any person of any portion of the building to which such agreement applies unless all of the building to which such agreement applies is disposed of to such person,

(iv) which prohibits the refusal to lease to a holder of a voucher or certificate of eligibility under section 8 of the United States Housing Act of 1937 because of the status of the prospective tenant as such a holder,

(v) which is binding on all successors of the taxpayer, and

(vi) which, with respect to the property, is recorded pursuant to State law as a restrictive covenant.

(C) Allocation of credit may not exceed amount necessary to support commitment

(i) In general

The housing credit dollar amount allocated to any building may not exceed the amount necessary to support the applicable fraction specified in the extended low-income housing commitment for such building, including any increase in such fraction pursuant to the application of subsection (f)(3) if such increase is reflected in an amended low-income housing commitment.

(ii) Buildings financed by tax-exempt bonds

If paragraph (4) applies to any building the amount of credit allowed in any taxable year may not exceed the amount necessary to support the applicable fraction specified in the extended low-income housing commitment for such building. Such commitment may be amended to increase such fraction.

(D) Extended use period For purposes of this paragraph, the term "extended use period" means the period—

Rich Hoffman

LEGEND

- COMMERCIAL
- MIXED USE
- SINGLE FAMILY ATTACHED (DUPLICES)
- SINGLE FAMILY ATTACHED (TOWNHOUSES)
- MULTI-FAMILY



VILLAGE GREEN CONCEPT PLAN

January 2003

Page



VILLAGE GREEN PHASING PLAN

January 2003



FAYETTEVILLE LCI PLAN

URBAN COLLAGE, INC. URS Robert Charles Lester & Co.

City of Fayetteville

Fayetteville Village Green Development Program

Development Site	Approximate Quantities	Parking Spaces	Description
FAYETTEVILLE VILLAGE GREEN			
Phase 1A - Historic Adaptive Re-Use (2.1)			
1A.1 New Historic Commercial	3,500 Square Feet	15	Designed to be historically compatible Re-use of existing historic home for B&B or restaurant; Re-use of existing historic home for B&B or restaurant
1A.2 Adaptive Re-Use	3,500 Square Feet	15	
1A.3 Adaptive Re-use	3,500 Square Feet	20	
Phase 1B - Parkside Mixed-Use (5.9 acres)			
1B.1 For-Sale Townhomes	16 Units	32	Entrances facing public street; rear courtyards/alley Entrances between storefronts; tuck-under parking in rear Storefront in character (minimal service and loading) Above retail; surface parking in rear Storefront in character (service and loading at rear alley)
1B.2 For-Sale "Lofts" (2nd floor)	13 Units	21	
1B.3 Ground Floor Retail	13,650 Square Feet	47	
1B.4 Office (2nd & 3rd floors)	14,400 Square Feet	48	
1B.5 Ground Floor Retail	14,400 Square Feet	46	
Phase 2 - Parkside Residential (5.1 acres)			
2.1 For-Sale Townhomes	12 Units	24	Entrances facing public streets; parking in rear Entrances facing park; parking in rear "Through-unit" design (all units face park)
2.2 For-Sale Townhomes	12 Units	24	
2.3 Rental Apartments (2 floors)	24 Units	97	
Phase 3 - Single Family-West (10.1 acres)			
3.1 Semi-Attached	40 Units	80	Designed to look like large historic homes; Entrances facing public streets; parking in rear
3.2 Townhome	24 Units	52	
Total Residential Development:	141 Units		
Total Retail Space:	38,550 Square Feet		
Total Office Space:	14,400 Square Feet		
Total Gross Site Area:	23.5 Acres		
GROSS RESIDENTIAL DENSITY:	6.0 Units per acre		

- Notes:**
- 1) Parking counts do not include city's lot on corner.
 - 2) Overall commercial parking counts equal approximately 4 spaces per 1000 square feet (with the inclusion of the city lot)
 - 3) Overall residential parking ratios equals 2.3 spaces per unit.

Urban Collage, Inc. 1.30.08



FAYETTEVILLE LCI PLAN

URBAN COLLEGE, INC. • URS • Robert Charles Lesser & Co.

City of Fayetteville

Julie Brown

From: Ray Gibson
Sent: Sunday, April 03, 2016 10:53 AM
To: Julie Brown
Subject: FW: Re:

Follow Up Flag: Follow up
Flag Status: Flagged

Julie,

Can you please add this information to the file for the Council Meeting. Thank you!



Ray Gibson, AICP
City Manager
City of Fayetteville
City Hall
240 South Glynn Street
Fayetteville, GA 30214
Phone: (770) 461-6029
Fax: (770) 460-4238
Rgibson@fayetteville-ga.gov
www.fayetteville-ga.gov

"People with humility don't think less of themselves, they just think of themselves less." Blanchard & Peale

Georgia has a very broad Public Records Law. All written communications prepared and maintained or received in the course of official business by the City of Fayetteville are open records available to the public and news media upon request unless otherwise exempted by law. (Ga. Statute 50-18-70).

From: Matt Monroe [<mailto:mattmonroe@reaventures.com>]
Sent: Friday, April 1, 2016 4:50 PM
To: Ray Gibson <RGibson@fayetteville-ga.gov>
Cc: Trey Coogle <treycoogle@reaventures.com>
Subject: Re:

Good seeing you as well, Ray. Exciting details in the downtown development strategy.

Shoal Creek Manor is in Henry Co.

Bill Rea still has a stake in the ownership of this property. He co-developed that property with Paces Foundation in 2009 and is still a 50% owner. Allied Orion is the property management group and not the owner. Feel free to go tour that one since it's close by...it's beautiful!

Rea has no other LIHTC in Henry. Do you know the names of the projects that are of concern?

Hope this helps clarify.

Sent from [Outlook Mobile](#)

From: Ray Gibson <rgibson@fayetteville-ga.gov>
Sent: Friday, April 1, 2016 4:26 PM
Subject:
To: Matt Monroe <mattmonroe@reaventures.com>

Matt,

Thanks for coming to the Town Hall last night. There are some concerns in the community that REA Ventures had 2 projects in Henry County that were built and then immediately sold off. This is going to come up in your hearing so I am needing clarification on this because we don't want to see a flip to another company that will come in and do low-end rental apartments.

Ray



Ray Gibson, AICP
City Manager
City of Fayetteville
City Hall
240 South Glynn Street
Fayetteville, GA 30214
Phone: (770) 461-6029
Fax: (770) 460-4238
RayGibson@fayetteville-ga.gov
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"People with humility don't think less of themselves, they just think of themselves less." Blanchard & Peale

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Brian Wismer

From: Sian Hutson <sianhutson@hotmail.com>
Sent: Tuesday, April 26, 2016 9:45 AM
To: Brian Wismer; Ed Johnson; Paul Oddo; Jim Williams; Scott Stacy; Kathaleen Brewer; Harlan Shirley
Subject: Federally subsidized housing - Abbington Square/Rea Venture

Dear Sirs and Madam,

My husband and I moved to Fayetteville in July 2009 and have enjoyed watching how the city has flourished and improved, especially the downtown area with great restaurants and shops, that draw in residents and many visitors from other towns and counties.

We are extremely disturbed to see that the City could possibly approve the building of the Abbington Square/Rea Venture apartments, which are Federally subsidized, in the town center. We urge you to vote against this being built. I am sure in the short term it may look great on paper but this will negatively impact the City of Fayetteville and it's residents. The developers have no vested in Fayetteville, just a profit. They will leave and move on and we will be left with what could be a development that will negatively impact our town. Renters have no vested interest so do not take care of their properties. Even our HOA has voted to not allow homes to be rented out in our subdivision because the renters do not take care of the properties which in turn affects property values.

We urge you to vote against this at the meeting this evening.

Sincerely,

Sian and Alan Hutson
560 Emerald Lake Drive, Fayetteville GA 30215

404-790-4331

April 26, 2016

Chairman Murphy
Commissioners
Mr Wismer
Ms Brown

I am Kathy Bohannon ... 1 of 71 homeowners in Emory Springs. By a show of hands, many are present tonight. *(There were probably 40 to 50 present)*

We have two articles for you tonight. One is a petition from homeowners of Emory Springs. As usual, it is a very heartfelt emotional plea regarding devaluation of property values, increased traffic and the potential for disruption for our quality of life.

The other, that we will speak to tonight, is a more analytical ... and very brief look... at this re-zoning request based on land use and market demands.

We are here to request consideration of the following 5 points and 1 question regarding Rezoning Request / File #16-016 for Hwy 54 West Apts.

Point 1) There are currently 200 apartments under construction at the corner of Grady and Hwy 54.

Point 2) A large section of land was annexed into the city in 2013 as part of the initial Pinewood Atlanta Studios project. Subsequently, the land use for “West Fayetteville Planned Community District” encompassed the Pinewood Forrest plan for 543 multi-family apartments.

Our question to points 1 and 2 Is there justification by a current market analysis that shows a demand, in the City of Fayetteville, in excess of the 753+ apartments either currently under construction or planned?

Point 3) Hwy 54 West, a divided 4 lane state road... is well designed to carry increasing traffic. However, the controlled intersection at the entrance to Piedmont Fayette Hospital and Togwatee Village Parkway is, as the saying goes, “an accident waiting to happen”..... and many have occurred already. The plans submitted, show occupants of 254 apartments as being required to make an eastbound exit. This requires westbound travel to cross two lanes of traffic to make a u-turn. Additionally, west bound traffic returning to the apartments will be making u-turns at the existing curb break near the medical complex west of the proposed apartments. We see this as a major overload to an already congested intersection.

Point 4) This parcel of land contains a spring feed lake and two streams surrounded by a large area of wetlands. These wetlands have been documented, marked and staked as such by surveyors hired by the city last year for the multi-use cart path, adjacent to Emory Springs border. In light of the July 2015 ruling by the Georgia Court of Appeals, a ruling that declares “all state waters, to include wetlands, are protected under Georgia law by a 25' vegetative buffer”, it does not appear from the drawings submitted by the developer, that this law for protection of wetlands will be observed.

Point 5) Many homeowners here tonight invested and built in Emory Springs after researching the land use of the surrounding area. We built single-family homes in an already developed area of single-family homes, with the only buildable land zoned as R-70... residential, single family use.

In conclusion, we, the homeowners of Emory Springs, request your consideration of these 5 points. The developer's application request for re-zoning from the current R-70 single family to develop 254 apartments, in 14 buildings, with 469 allotted parking spaces, does not conform to the current land use, nor is it compatible with the surrounding area.

- We thank you for the time and opportunity to speak tonight regarding Rezoning Request / File #16-016 for Hwy 54 West Apts.

Petition for City Council Commissioners and Fayette City Zoning and Planning Board

We, the undersigned homeowners of Emory Springs, strongly oppose the rezoning of land immediately adjacent to the West of our community for the development of apartments, for the following reasons:

254 apartments in 14 buildings, on this property, will devalue our homes. We are concerned about the transient nature of apartments. Non-owners or tenants of apartments have no investment in their surroundings. Inversely, ownership instills a sense of pride and investment in property and community. Something that is currently evident as you drive through Emory Springs.

For the last 11 years, Emory Springs has been one of the more desirable places to live in Fayetteville. There has been an extremely low resale rate in this community, due to the pride and care taken by the homeowners. Our concern that future, potential homeowners, upon driving into Emory Springs, will view two, three and four story apartment buildings, see these as objectionable, and not want to purchase our homes. This would result to a lowering of prices and forced devaluation of our homes.

We are concerned about the potential of crime with the influx of the number of non-owners residing in 254 apartments within 100' of our homes. The multi-cart path currently planned by the city, will lie within the buffer between our homes and the back of three of the apartment buildings. This will allow any and everyone of the tenants access to within several feet of our homes...something that does not instill the comfort of security we currently possess.

In addition, we must question the development of the number of buildings in **and** around wetlands, documented, marked and staked as such by surveyors hired by the city. In light of the July 2015 ruling by the Georgia Court of Appeals, a ruling that all state waters, to include wetlands, are protected under Georgia law by a 25' vegetative buffer, it does not appear from the drawings submitted by the developer, that this law for protection of wetlands is being observed.

We understand that there is a desire to draw millennials to Fayetteville and Fayette County for growth and development, and that housing is needed to do this. There are currently a number of multi-family and non-owner housing developments currently planned or in progress in both the city and county now. While the desire to entice growth and development to our communities is obviously the goal of the city fathers, it should not be at the devaluation or hardship of those of us that have invested pride, time and in many cases, a life of hard work and savings into a desirable place to live, like Emory Springs in Fayetteville.

How many non-owners or transient dwellers will draw from our current community resources before the vested homeowners that have contributed through pride in ownership, are asked to accept devaluation of their property, for the reasons stated above?

The place for development of 254 apartments in 14 buildings is not in the front, side and back yards of our homes in Emory Springs.

For these reasons, we petition you to deny re-zoning for development of apartments on this land.

Respectfully, The Homeowners of Emory Springs

Print

Sign

535 Grand Teton Circle	BETTY JONES	Betty J. Jones
<i>Betty Jones</i>		
545 Grand Teton Circle	Lucy Arline	Lucy Arline
<i>Lucy Arline</i>		
555 Grand Teton Circle	RITA SUTTON	Rita Sutton
<i>Rita Sutton</i>		
565 Grand Teton Circle	(signed)	
<i>Dorothy Gajda-Berrios</i>		
575 Grand Teton Circle	A. J. Middlebrook	A. J. Middlebrook
<i>A. J. Claudia Middlebrook</i>		
X 615 Grand Teton Circle	Refused	
<i>Joe/Lynn Braid</i>		
625 Grand Teton Circle	George W. Jordan Fredine S. Jordan	George W. Jordan Fredine S. Jordan
<i>George/Fredine Jordan</i>		

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	Print	Sign
360 Grand Teton Circle	<u>Carl W. Schmitt</u>	<u>CARL SCHMIOT</u>
370 Grand Teton Circle (Cressy)	<u>Warren Cressy</u>	<u>Warren Cressy</u>
385 Grand Teton Circle	<u>Sara Lawrence</u>	<u>Sara Lawrence</u>
390 Grand Teton Circle (Cox)	<u>Bernice Cox</u>	<u>Bernice Cox</u>
400 Grand Teton Circle	<u>Deborah Boone</u>	<u>Deborah Boone</u>
420 Grand Teton Circle	<u>Carl W. Schmitt</u>	<u>CARL SCHMIOT</u>
440 Grand Teton Circle	<u>George Wilke</u>	<u>G.A. Wilke - Jeff Wilke</u>
520 GRAND TETON CIR	<u>CARL SCHMIOT</u>	<u>Carl W. Schmitt</u>
375 GRAND TETON CIR.	<u>KENNETH R. BEEBE</u>	<u>Kenneth R. Beebe</u>

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305 Grand Teton Circle	<u>Would not sign - on city council</u>
315 Grand Teton Circle	<u>Signed with Kathy</u>
325 Grand Teton Circle	<u>[Signature]</u>
330 Grand Teton Circle	<u>Ways / Bruce</u>
335 Grand Teton Circle	<u>[Signature]</u>
340 Grand Teton Circle	<u>Pam Payne [Signature]</u>
345 Grand Teton Circle	<u>rental</u>

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645 Grand Teton Circle Hankinson	<u>W.H. Lindsey Jr</u>	<u>M.H. Lindsey</u>
645 Grand Teton Circle Lindsay	<u>Harriette J. Hankinson</u>	<u>HARRIETTE F. HANKINSON</u>
665 Grand Teton Circle MOON	<u>MOON</u>	
675 Grand Teton Circle	<u>Ken & Sherry KRAJIC</u>	<u>Ken Krajic</u>
680 Grand Teton Circle	<u>WENDELL & JEAN JONES</u>	<u>JEAN JONES</u>
685 Grand Teton Circle (vacant)	<u>(vacant)</u>	
690 Grand Teton Circle	<u>Don + Sullie Lightman</u>	<u>Don Lightman (by proxy)</u>
670 Grand Teton	<u>BOGUS L. MILLER</u>	<u>Bogus L. Miller</u>

695 Grand Teton Circle Jeanette P. Johnson Jeanette P. Johnson
700 Grand Teton Circle Jean Sample Jean Sample (by proxy)
220 Brock Court BARBARA PATRICK Barbara Patrick
225 Brock Court Kathy Behannon Kathy L. Behannon
230 Brock Court Laura Johnson
(Johnson)
235 Brock Court Jancy R. Idell Jancy R. Idell
240 Brock Court Fernando Duenas Fernando Duenas (by proxy)
245 Brock Court Daniel Mabney
(Mabney)
565 G Dorothy Berrios Dorothy Berrios

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Sign

435 Grand Teton Circle

Lois M. Gray

Lois M. Gray

450 Grand Teton Circle

WALTER M. MAGERHIAN'S

Walter M. Magerhian

460 Grand Teton Circle

Charles Strausbruch

Charles Strausbruch

470 Grand Teton Circle

JACK SCHMELTZ

Jack D. Schmeltz

480 Grand Teton Circle

Angela Chaney

Angela Chaney

490 Grand Teton Circle

Mary Joyner

Mary Joyner

500 Grand Teton Circle

TOM BLAHEY

Tom D. Blahy

635 Grand Teton Circle

Eiji Kato

Lynn Brice renter

GABLE AND CHARLES
ANDERSON

³⁶⁵
~~365~~ Grand Teton Circle Gable & Charles Anderson

³⁵⁵
~~365~~ Grand Teton Circle Steve & Lynn Mc Cartney

375 Grand Teton Circle Signed George's

425 Grand Teton Circle Jim Anderson / James (Sim) Anderson

430 Grand Teton Circle M. Bryan Weckley ~~of the~~

440 Grand Teton Circle Carl Hildebrand Carl Hildebrand

315 Grand Teton Cir. Jill Quisenberry

510 Grand Teton Circle x TINA Heath Jana Heath



CITY OF FAYETTEVILLE

INTEROFFICE MEMORANDUM

TO: Mayor and Council

FROM: Ray Gibson, City Manager

DATE: May 12, 2016

SUBJECT: Resolution R-14-16: Support for FCDA Funding

The Fayette County Development Authority (FCDA) is the lead economic development agency for Fayette County. The authority focuses on recruitment, retention, and expansion of major industry and corporate office operations along with dealing with work force related issues for unincorporated Fayette County and its municipalities.

The FCDA approved FY 2016-17 budget consists of revenues that total \$471,943.00 and expenses that total \$471,943.00. Included within the revenue total is a payment by the City of Fayetteville in the amount of \$67,766.00. The breakdown of payments to the FCDA by each of the jurisdictions for FY 2015-16 and FY 2016-17 is as follows:

Jurisdiction	2015-16 Payment	2016-17 Payment
Fayette County	\$225,000.00	\$225,696.00
Peachtree City	\$75,000.00	\$146,047.00
City of Fayetteville	\$0.00	\$67,766.00
Town of Tyrone	\$0.00	\$29,235.00
Town of Brooks	\$0.00	\$2,227.00
Town of Woolsey	\$0.00	\$672.00
TOTALS	\$300,000.00	\$471,643.00

The City of Fayetteville, like the Towns of Tyrone, Brooks, and Woolsey have not been asked in past years to make a payment to the FCDA, while Peachtree City was paying for a business and retention employee to work solely for them. The FY 2016-17 budget is utilizing pro rata formula of \$4.25 times the 2015 Atlanta Regional Commission (ARC) estimate, whereby each jurisdiction will pay a base amount per resident. The ARC 2015 population estimate for Fayetteville was 15,947.

Attached as Exhibit "A" you will find the FCDA Program of Work for the FY 2016-17 budget. It clearly points out a more unified direction moving forward with the staffing plan to include the following:

- Maintain Interim CEO position
- VP of Economic Development
- Extend Office Manager's hours
- Hire Part-time Film/Marketing personnel based on funding

It is also important to point out that the goal of the FCDA over the next five years is to become self-funding through the issuance of bonds for industrial development. Resolution R-14-16 is requesting the City Council's support to commit to three years of financial support to the FCDA based on the above noted formula.

Resolution R-14-16

RESOLUTION OF THE CITY OF FAYETTEVILLE TO PROVIDE FUNDING TO THE FAYETTE COUNTY DEVELOPMENT AUTHORITY

WHEREAS, the Fayette County Development Authority (FCDA) is the lead economic development agency for Fayette County; and

WHEREAS, the authority focuses on recruitment, retention, and expansion of major industry and corporate office operations along with dealing with work force related issues for unincorporated Fayette County and its municipalities; and

WHEREAS, the FCDA approved the FY 2016-17 budget consisting of revenues that total \$471,943.00 and expenses that total \$471,943.00, which includes a payment by the City of Fayetteville in the amount of \$67,766.00; and

WHEREAS, unlike the City of Peachtree City, the City of Fayetteville and the Towns of Tyrone, Brooks, and Woolsey have not been asked in past years to make a payment to the FCDA; and

WHEREAS, the FY 2016-17 budget is utilizing pro rata formula of \$4.25 times the 2015 Atlanta Regional Commission (ARC) estimate, whereby each jurisdiction will pay a base amount per resident, and the ARC 2015 population estimate for Fayetteville was 15,947; and

WHEREAS, the FCDA Program of Work for the FY 2016-17 budget shows a more unified direction moving forward with the staffing plan to include maintaining Interim CEO position, VP of Economic Development, Extend Office Manager's hours, and Hire Part-time Film/Marketing personnel based on funding; and

WHEREAS, the goal of the FCDA over the next five years is to become self-funding through the issuance of bonds for industrial development.

BE IT THEREFORE RESOLVED, that the City of Fayetteville City Council does hereby approve this resolution to commit to three years of financial support to the FCDA in the amount of \$67,766.00 based on the above noted formula.

SO RESOLVED this 19th day of May, 2016.

Signatures appear on next page.

Edward J. Johnson, Jr., Mayor

Scott Stacy, Mayor Pro Tem

Kathaleen Brewer, Councilmember

Attest:

Paul C. Oddo, Jr., Councilmember

Anne Barksdale, City Clerk

Harlan Shirley, Councilmember

James B. Williams, Councilmember



CITY OF FAYETTEVILLE

INTEROFFICE MEMORANDUM

TO: Mayor and Council

FROM: Ray Gibson, City Manager

DATE: May 12, 2016

SUBJECT: Resolution R-15-16: Appointment of Council Member to Southern Conservation Trust (SCT) Advisory Board

The City of Fayetteville entered into a park management agreement with Southern Conservation Trust (SCT) to preserve 308+/- acres of property within the City of Fayetteville known as "The Ridge Nature Area". The subject property is located at the south end of Burch Road and is bordered by Whitewater Creek on the west and properties along First Manassas Mile Road and Lakemont Subdivision on the east.

Ms. Pam Young, the SCT Executive Director, has approached staff to see if the Council could move forward and appoint Mayor Pro Tem Scott Stacy to the Advisory Board. Resolution R-15-16 supports this request.

Resolution R-15-16

RESOLUTION OF THE CITY OF FAYETTEVILLE TO APPROVE THE APPOINTMENT OF A CITY COUNCIL MEMBER TO THE SOUTHERN CONSERVATION TRUST (SCT) ADVISORY BOARD.

WHEREAS, Southern Conservation Trust (SCT) is a community land trust founded in 1993 by some residents of Fayette County eager to preserve greenspace as the community develops; and

WHEREAS, the SCT protects farms and forests, environmentally sensitive land, valuable wildlife habitat and scenic greenspace in the fast growing counties south of metro Atlanta. Landowners donate property to SCT, which they may develop and manage as public preserves; and

WHEREAS, the City of Fayetteville entered into a park management agreement with Southern Conservation Trust (SCT) to preserve 308+/- acres of property within the City of Fayetteville known as “The Ridge Nature Area”. The subject property is located at the south end of Burch Road and is bordered by Whitewater Creek on the west and properties along First Manassas Mile Road and Lakemont Subdivision on the east; and

WHEREAS, Southern Conservation Trust has been working diligently to improve the subject property so that it can be used as a nature preserve for public recreational and educational purposes, including but not limited to promotion for protecting significant historic resources, scenic views, and unique natural resources, thereby benefiting the residents of the City and the public at large; and

WHEREAS, the SCT is currently comprised of a fourteen (14) member Board, an eight (8) member Advisory Board, and an Executive who work together to help implement the vision of the Trust; and

WHEREAS, SCT has requested that a City of Fayetteville Council Member be appointed to the advisory board, and have recommended Mayor Pro Tem Scott Stacy.

BE IT THEREFORE RESOLVED, that the City of Fayetteville City Council does hereby approve the appointment of Mayor Pro Tem Scott Stacy to the Southern Conservation Trust Advisory Board.

SO RESOLVED this 19th day of May, 2016.

Edward J. Johnson, Jr., Mayor

Scott Stacy, Mayor Pro Tem

Kathaleen Brewer, Council Member

Attest:

Paul C. Oddo, Jr., Council Member

Anne Barksdale, City Clerk

Harlan Shirley, Council Member

James B. Williams, Council Member



CITY OF FAYETTEVILLE

INTEROFFICE MEMORANDUM

TO: Mayor and Council

VIA: Ray Gibson, City Manager

CC: Mike Bush, Director of Finance and Admin
Carleetha Talmadge, Assistant Director of Finance

FROM: Danielle Ballard, Purchasing Agent

DATE: May 12, 2016

SUBJECT: R-16-16 – BID Recommendation: Fleet Management Services
RFP#FM211-01

Reference is made to the BID(s) submitted and opened on May 5, 2016 at 2pm, in regards to the advertisement for Fleet Management Services for the City of Fayetteville.

The one sole bidder is **Enterprise Fleet Management**; the bid is in compliance to our specified needs. The bid was issued to help the City better evaluate our Fleet for non-emergency vehicles.

- The Bid information has been reviewed.
- Cost Proposal is satisfactory.
- Fleet inventory is available, with other vehicles to be added once they become available.

We have thoroughly evaluated the bid and have determined it to be responsive and responsible and that the contract price is fair and reasonable.

I hereby request authorization to award the Fleet Management Services contract to Enterprise Fleet Management.

Sincerely,

Danielle Ballard – Purchasing Agent

RESOLUTION

R-16 -16

BE IT RESOLVED, that the Mayor and Council of the City of Fayetteville, Georgia do hereby adopt the attached City of Fayetteville **BID Recommendation: Fleet Management Services RFP#FM211-01 for Enterprise Fleet Management.**

SO RESOLVED, this 19th Day of May, 2016.

Edward J. Johnson, Jr., Mayor

ATTEST:

Anne Barksdale, City Clerk



CITY OF FAYETTEVILLE

INTEROFFICE MEMORANDUM

TO: Mayor and Council

VIA: Ray Gibson, City Manager

CC: Mike Bush, Director of Finance
Carleetha Talmadge, Assistant Director of Finance

FROM: Karen Austin , Accounting Clerk

DATE: 5/12/2016

SUBJECT: Resolution R-17-16; Banking Services RFP BS216-08 Bid Award

The City of Fayetteville's Financial Institution contract with United Community Bank expires Fiscal Year 2016. A new RFP was issued to select a new contract for our banking services. Three banks were responsive to our RFP including Suntrust, BB&T, and United Community Bank.

Each bank was evaluated to meet several criteria; their responsiveness to RFP, ability to perform required services, financial strength and viability, fees & costs for services, interest rates, and banking within our community.

Staff recommends to award the contract to United Community Bank. United Community Bank satisfied all evaluation criteria. The contract term is for an initial one-year period with the option to renew for four additional one-year terms.

RESOLUTION

R-17-17

BE IT RESOLVED, that the Mayor and Council of the City of Fayetteville, Georgia do hereby adopt the attached City of Fayetteville **Banking Services RFP BS216-08 Bid Award** to **United Community Bank**.

SO RESOLVED this 19th Day of May, 2016.

Edward J. Johnson, Jr., Mayor

ATTEST:

Anne Barksdale, City Clerk



CITY OF FAYETTEVILLE

INTEROFFICE MEMORANDUM

TO: Mayor and Council

VIA: Ray Gibson, City Manager

CC: Mike Bush, Director of Finance

FROM: Chris Hindman, Director of Public Services

DATE: 5/12/16

SUBJECT: Fayette County High School Drainage Improvements Bid Award

Staff has reviewed the 7 bids that were received on May 5, 2016 for the Fayette County High School Drainage Improvements Project. The project consists of replacing the existing undersized and deteriorated piping system at the east end of the football field which has caused flooding to the track and locker room facilities onsite. The project will include the demolition of the existing storm infrastructure and the installation two 60 inch pipes which measures 480 linear feet each. This project is part of our \$1,465,000 GEFA loan for stormwater repairs.

Staff recommends Bid Award to the low bidder Brent Scarbrough and Company, Inc., in the amount of \$438,065.00.

I am attaching the Engineer's recommendation which includes the Certified Bid Tabulation.

May 10, 2016

Mr. Chris Hindman
Director of Public Services
City of Fayetteville
328 First Manassas Mile
Fayetteville, Georgia 30214

Re: Fayette County High School Drainage Improvements

Dear Chris:

On Thursday, May 5, 2016 at 2:00 p.m. bids were opened and read aloud for the above-referenced project. Our office evaluated seven bids, summarized below.

Bid Order	Contractor	Bid Amount
1	Brent Scarbrough & Company, Inc.	\$438,065.00
2	McLeroy, Inc.	\$464,696.47
3	Crawford Grading & Pipeline, Inc.	\$466,925.52
4	Site Engineering, Inc.	\$522,900.00
5	Kemi Construction Co., Inc.	\$533,246.00
6	Strack, Inc.	\$539,346.00
7	Southeastern Site Development, Inc.	\$704,997.47

The bid contained 18 line items requiring multiplying the estimated quantity for each by the unit price and then summing all 18 items. Southeastern Site Development, Inc. made an error when calculating their bid, resulting in a calculation discrepancy of \$40.80. The remaining bidders made no mistakes in calculations. This is a common occurrence given the hectic, last minute preparation of bid packages. The bid amounts shown above reflect the corrected values for each contractor. The calculation errors had no bearing on the actual bid order.

Mr. Chris Hindman
May 10, 2016
Page 2

Each bidder was required to submit their Georgia Utility Contractor License Number, a Bid Bond in the amount of 5%, and a Statement of Qualifications. All bidders were considered responsive and responsible. Brent Scarbrough & Company, Inc. was the apparent low bidder.

ISE recommends the contract be awarded to Brent Scarbrough & Company, Inc. in amount of \$438,065.00.

Please call with any questions.

Sincerely,

INTEGRATED SCIENCE & ENGINEERING, INC.



Cary R. Dial, P.E.
Project Manager – Water / Wastewater Group



CITY OF FAYETTEVILLE

INTEROFFICE MEMORANDUM

TO: Mayor and Council

VIA: Anne Barksdale, City Clerk

CC: Alan Jones, Assistant City Manager/Fire Chief
Mike Bush, Director of Finance & Admin

FROM: Ray Gibson, City Manager

DATE: 5/11/16

SUBJECT: Executive Session

Staff is requesting to meet in Executive Session to discuss a personnel matter.