



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

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Web Site:

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Agenda Fayetteville City Council Meeting June 16, 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 June 2, 2016 City Council Meeting

RECOGNITIONS AND PRESENTATIONS

2. Recognition Officer Bell & Miller Family: *Presented by Police Chief Scott Pitts*
3. Recognition of Pam Young, Executive Director of the Southern Conservation Trust: *Presented by Mayor Edward Johnson*
4. The Bridge Community Center Presentation: *Reverend Mark Matson Peachtree City First Baptist Church*
5. VFW Award Presentation: *Presented by Larry Dell*

PUBLIC HEARINGS:

6. Consider #0-8-16 – Rezoning 4.92 Acres – North Glynn Street and Lafayette Avenue Intersection from C-1 to PCD – REA Ventures – 2nd Reading: *Presented by Community Development Director Brian Wismer*
7. Consider #0-10-16 – Revert Rezoning for Parcel #0524019 – Cobblestone (Will Kilgore) – Public Hearing: *Presented by Community Development Director Brian Wismer*
8. Consider #0-11-16 – Water & Sewer Rate Increase – Public Hearing and 1st Reading: *Presented by Assistant Director of Finance Carleetha Talmadge*
9. Consider #0-12-16 – FY 2017 Budget Hearing– Public Hearing and 1st Reading: *Presented by Director of Finance and Administration Mike Bush*

10. Consider Ordinance #0-13-16 – To Update the City’s Official Zoning Map – Public Hearing and 1st Reading: *Presented by Community Development Director Brian Wismer*

NEW BUSINESS:

11. Consider R-14-16 – Fayette County Development Authority (FCDA) Funding Resolution: *Presented by Emily Poole, FCDA*
12. Consider Final Elevations for Holiday Inn Express – 1231 Hwy 54W *presented by Senior Planner Julie Brown*
13. Consider R-21-16 – FY 2016 Budget Transfer *presented by Assistant Director of Finance and Administration Carleetha Talmadge*
14. Discussion of the Highland Park Phase 3 Detention Ponds *presented by Public Services Director Chris Hindman*

REPORTS AND COMMENTS:

15. City Manager and Staff Reports
16. City Council and Committee Reports
17. Mayors Comments
18. Public Comments

City of Fayetteville
Regular Mayor and City Council Meeting
Minutes
June 2, 2016

Call to Order

The Mayor and City Council of Fayetteville met in regular session on June 2, 2016 at 6:00 p.m. in the Council Chambers at City Hall. Mayor Edward Johnson called the meeting to order, followed by Opening Prayer given by Councilmember Harlan Shirley. Boy Scout Jacob Okonkwo from Troop #176 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.

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

Stacy moved to approve the minutes of the Regular City Council Meeting of May 19, 2016. Williams seconded the motion. Motion carried unanimously.

Recognitions and Presentations:

City Manager Ray Gibson asked Council to move Comcast Annual Report item to the bottom of the agenda since the presenter was not in attendance yet. Council agreed.

Public Hearings:

Mayor Johnson called Consider Alcohol License – H&R Financial Group, Inc., d/b/a Village Café – located at 1240 Highway 54 West, Ste. 200 for Eric Hartel.

City Clerk Anne Barksdale stated all paperwork has been submitted and approved.

There were no public comments.

Stacy moved to approve Alcohol License – H&R Financial Group, Inc., d/b/a Village Café – located at 1240 Highway 54 West, Ste. 200 for Eric Hartel. Oddo seconded the motion. Motion carried unanimously.

Mayor Johnson called Consider #0-8-16 – Rezoning 4.92 Acres – North Glynn Street and Lafayette Avenue Intersection from C-1 to PCD – REA Ventures – 2nd Reading.

Director of Community Development, Brian Wismer requested for this item to be tabled until the June 16, 2016 City Council meeting as some legal issues needed to be discussed.

There were no public comments.

Oddo moved to table #0-8-16 – Rezoning 4.92 Acres – North Glynn Street and Lafayette Avenue Intersection from C-1 to PCD – REA Ventures, until the June 16, 2016 City Council meeting. Stacy seconded the motion. Motion carried unanimously.

Mayor Johnson called Consider #0-9-16 – Revert Rezoning for Parcel #0535009 – 467 Veterans Parkway (Tom Lamb) – Public Hearing.

Director of Community Development, Brian Wismer stated, the property was annexed and zoned PCD (Planned Community District) in July 2015 based on the owner's stated intent to build a mixed-use project that would blend in with the neighboring Pinewood Forrest development.

City Council approved the PCD zoning action with the following condition:

Applicant must submit Development Plans to the Planning & Zoning Commission for Phase I of the approved concept plan within six months of the effective date of annexation. Failure to comply will automatically revoke PCD zoning classification for subject property and revert to R-70 Residential.

Six months after the effective date of annexation (August 1, 2015) is February 1, 2016. In January 2016, the property owner submitted an incomplete Development Plan application and did not rectify the deficiencies.

Because of the zoning condition placed on the property at the time of annexation, the reversion back to R-70 zoning is appropriate. The condition was placed on this particular parcel to discourage a speculative zoning request that lacked a timely intent to develop the site in accordance with the permitted zoning and concept plans. The owner of this property will be able to submit another rezoning request when development is imminent.

Stacy moved to approve #0-9-16 – Revert Rezoning for Parcel #0535009 – 467 Veterans Parkway. Brewer seconded the motion. Motion carried unanimously.

Mayor Johnson called Consider #0-10-16 – Revert Rezoning for Parcel #0524019 – Cobblestone (Will Kilgore) – Public Hearing.

Director of Community Development, Brian Wismer requested for this item to be tabled until the June 16, 2016 City Council meeting as some legal issues needed to be discussed.

Williams moved to table #0-10-16 – Revert Rezoning for Parcel #0524019 – Cobblestone until the June 16, 2016 City Council meeting. Shirley seconded the motion. Motion carried unanimously.

New Business:

Mayor Johnson called Consider R-18-16 – Support for Countywide Branding.

City Manager, Ray Gibson stated the Fayette Chamber of Commerce under the umbrella of the Fayette Visioning Initiative is taking the lead on a countywide branding effort. As a result, they are seeking funding to develop the countywide brand and marketing plan for economic development and talent recruitment. Funding will also be used to implement the marketing strategy.

He said communities successful in economic and community development often implement a cohesive branding strategy that local marketing organizations like chambers, economic development organizations, and convention and visitor bureaus, as well as county and municipal governments can leverage.

The objective is to create a brand and marketing strategy that positions Fayette County in a positive light and is memorable so that the County and its communities stand out among the competition. The branding strategy has three primary objectives:

Economic Development: To increase awareness of Fayette County and increase the number of requests for information and, in turn, the number of successful relocations and expansions in targeted industries.

Talent Recruitment: To position Fayette County as the choice for young adults starting families, particularly those who place a high value on education.

Community Cohesiveness: To help foster community and sense of place by creating a brand that can be used across many sectors and target audiences.

Mr. Gibson added, media and communications fragmentation has made it increasingly difficult for any product or service to reach a market or stand out. The days are gone when an ad in *Site Selection* magazine or the school rankings in U.S. News and World Report were all a community needed to attract jobs and investment.

Nationwide marketing campaigns are cost-prohibitive for a small county like Fayette. For traditional economic development and business recruitment, Fayette County has used a reactive marketing strategy relying on statewide and regional marketing programs to funnel leads to Fayette County.

The Fayette County Development Authority (FCDA) is in the process of creating a proactive marketing strategy. The first step is identifying target industries.

FCDA has identified the following:

- Aviation/Aerospace
- Advanced Manufacturing
- Data Processing

- Film/New Media
- Headquarters
- IT

The new branding campaign's message will be crafted to appeal to these industries. The marketing strategy will also look for cost-effective ways to proactively market Fayette County and leverage state and regional marketing efforts.

He stated, now more than ever, companies in the process of relocating and expanding put a premium value on the community having the right workforce in place. Companies in Fayette County's target clusters demand a workforce pipeline that is trained and up-to-date in the fields of engineering and technology. These companies are increasingly expressing concern that the community is no longer attracting the right workforce to address their needs. This concern grows as their existing workforce begins to age out and retire. A community brand and marketing strategy can assist our existing businesses in their efforts to attract young talent to their businesses and to Fayette County and Fayetteville.

Talent recruitment is a new economic development strategy that many regions are now employing. The Research Triangle, Greenville, SC, Austin and Nashville have all launched talent recruitment campaigns. Last summer, the Metro Atlanta Chamber launched its talent recruitment campaign called ChooseATL. The campaign currently targets ten metro areas outside of Georgia for recruitment and is looking to expand into 22 additional markets. The Fayette Chamber is currently working with the Metro Atlanta Chamber on how to best leverage a partnership so that smaller communities like ours are more visible and are consistent with the overall messaging. The Atlanta Chamber does the heavy lifting and our role is to make sure Fayette County and its municipalities has the right look and appeal for our target market when people find our info on the ChooseATL site. We currently have no appealing message to connect with this campaign.

Mr. Gibson said, in 2014 Fayette Visioning included a countywide brand as one of its strategies in the five-year implementation plan. Fayette Visioning has been identified as the best organization to create and house the branding for Fayette County. The Fayette Chamber and FCDA will play a key role in the branding campaign. The branding campaign should appeal to all the residents of Fayette County creating a sense of cohesiveness and civic pride. Coweta County has executed a successful communitywide branding campaign using the tag line, "Prosperity's Front Door" and their local partners include the Development Authority, the school system, their board of realtors and other groups.

Fayette Visioning is in the process of assembling a committee to oversee the process. As this project has been discussed at Fayette Visioning and Leadership Fayette, several have stepped forward. Others were asked to serve because of their roles with economic development programs in Fayette County. The task force members and how they got involved in this project are listed below.

Abby Bradley
Steve Brown

Pinewood Atlanta Studios
Fayette Visioning Place Committee, Fayette County Commission
ChooseATL advisory board

Debbie Britt	Piedmont Fayette Hospital, Fayette Chamber of Commerce 2016 chair
Heather Cap	Local artist
Lisa Collins	Fayette County Board of Education
Tanya Dunne	Fayette Visioning Economy Committee, former staff of the Metro Atlanta Chamber of Commerce Communications team that worked on the launch of ChooseATL
Jay Garner	Site selection and economic development consultant, consultant for Fayetteville's new economic development plan
Kate Hawkins	Saville Studios, Fayette County Arts Commission
Derrick Jackson	Fayette Visioning Economy Committee
Ty Jackson	Metro Atlanta Chamber of Commerce ChooseATL campaign
Jennifer Johnson	Peachtree City CVB
Jill Mitchell	Leadership Fayette
Paige Muh	Fayette Chamber of Commerce Communications Director
Vicki Turner	Main Street Fayetteville and Fayette County Arts Commission
Carlotta Ungaro	Fayette Chamber of Commerce, Fayette Visioning
Mike Williams	Media and Missions Director, Southside Church
Joan Young	FCDA

The committee will determine what components are needed for the branding campaign and oversee the bid process and selection of the service provider to develop the brand and campaign. The committee will stay in place to oversee the program execution.

The expected cost to develop a brand and a marketing campaign and initial plan execution is estimated to be \$90,000. Until the bid process and selection occurs, the cost is speculative.

He added, Fayette Visioning will be making a request to all local governments as well as the private sector to invest in this endeavor. Since the County is responsible for the budget for the County's economic development authority and the primary purpose of the program is economic development and talent recruitment, Fayette Visioning asks for \$7,500 from Fayetteville.

The funds will be used to pay for a logo and branding design and for professional recommendations on a marketing strategy including, but not limited to, social media, website and collateral. All of the funds provided by Fayetteville will go to design and implementation. We anticipate the branding launch to occur no later than the fourth quarter of 2016. Marketing implementation will begin at that time and remaining funds will be used to implement the marketing strategy. In 2017, funds needed to maintain the economic development objective of the branding process will be part of that organization's funding request. The talent recruitment objective will be handled by the Fayette Chamber and is expected to be supported with private funds. The community cohesiveness objective is not expected to incur costs for ongoing implementation.

Staff is recommending approval of this resolution to support the countywide branding effort and to provide \$7,500.00 in funding to the Fayette Chamber of Commerce for the project.

President of the Fayette Chamber of Commerce Carlotta Ungaro was available to answer questions and elaborate on the presentation.

Stacy moved to approve R-18-16 – Support for Countywide Branding and to provide \$7,500 in funding to the Fayette Chamber of Commerce for this project. Shirley seconded the motion. Motion carried unanimously.

Mayor Johnson called Consider R-19-16 – SPLOST Committee Final List.

City Manager, Ray Gibson said after a few meetings amongst the City Management of each jurisdiction within Fayette County, the County Manager has requested that the City of Fayetteville provide a list of projects to be considered for a potential 4-year, 5-year, or 6-year SPLOST.

As a result, City Council approved the creation of a SPLOST Citizen Advisory Committee on March 29, 2016 under Resolution R-4-16. The committee consists of the following members:

Ray Gibson, City Manager: Facilitator
Mike Bush, Finance & Administrative Director: Staff Member
Harlan Shirley, City Council Member: Council Appointment
Paul Oddo, City Council Member: Council Appointment
Kelly Brown, City Resident: Appointed by Ed Johnson
Rick Jones, City Resident: Appointed by Scott Stacy
Lauren Panter, City Resident: Appointed by Harlan Shirley
Sandi Schofield, City Resident: Appointed by Kathaleen Brewer
Mickey Edwards, City Resident: Appointed by Paul Oddo
Rich Hoffman, City Resident: Appointed by Jim Williams

The objective of the “*SPLOST Citizen Advisory Committee*” was to assess each project on the current list provided by the City Staff (See Attachment ‘A’) and debate its importance for the community as a whole. There may also be new projects brought up by the committee that are not currently shown on the list of projects. The committees’ main objectives are as follows:

- Vetting and prioritizing the community project list dated January 19, 2016; and,
- Identifying funding sources to complete projects. (millage increase, grants, SPLOST, etc.); and,
- Presenting a consensus based prioritized project list to City Council for consideration and approval; and,
- Providing a project list for the SPLOST ballot initiative.

He explained, the one percent (1%) SPLOST would be used for either a four year, five year, or six year period and would generate approximately \$13,834,658.00, \$17,437,159.00, and \$21,099,102.00 respectively. Countywide the SPLOST would generate \$92,462,824.00 for four years, \$116,539,854.00 for five years, and \$141,014,156 for six years. The percentage split for each municipality is based upon the 2010 population figures, which results in the following percentages:

Jurisdiction	Percent
Peachtree City	32.251
Fayetteville	14.962
Tyrone	6.451
Brooks	0.492
Woolsey	0.250
Fayette County	45.594
TOTAL	100.00

In creating the final project list with the Citizen Advisory Committee, city staff presented them with a project list totaling \$30,000,000.00 for six years. The committee held meetings on April 11th and 18th and May 2nd, 9th, and 16th and during those meetings heard presentations from various departments within the city about their needs and project priorities. The committee moved forward and created projects totaling \$17 Million for four years, \$20 Million for five years, and \$25 Million for six years, as it is always good practice to exceed the estimated collection amounts so that additional projects can be handled with the SPLOST funds.

The Committee is requesting approval of this resolution which supports the projects outlined in Attachment 'B' and will allow the City to forward and begin the process of creating an Intergovernmental Agreement with Fayette County.

Committee member Rich Hoffman was available for questions and comments. He concurred with Mr. Gibson on the need for a SPLOST committee to come up with a project list.

Public Comment by Greg Clifton stating he was in favor of the SPLOST committee and he approved of the project lists.

Shirley moved to approve R-19-16 – SPLOST Committee Final List. Brewer seconded the motion. Motion carried unanimously.

Mayor Johnson called Deyanna Jones to present the Comcast Annual Report. Mrs. Jones gave a presentation on the status of Comcast in Fayetteville and she answered questions from Council and Staff. It was noted the Franchise renewal is up in 2018.

City Manager and Staff Reports:

Ray Gibson, City Manager congratulated Chief Alan Jones on the addition of a new baby girl last week.

He announced we have our first concert of the summer this Saturday at Southern Ground Amphitheater – the Coasters, Tams, and Drifters.

June 7th will be the first “Coffee with a Cop” event which will be held at Starbuck’s on the south side.

Our third newsletter is now on the City website and is loaded with information.

The new round-a-bout for Hood Avenue and Highway 92 will be open next week.

City Council and Committee Reports:

Councilmember Brewer gave a detailed report on economic development and the downfall of schools in Fayetteville and Fayette County, noting so many are now Title One schools.

Public Comments:

Public comments were made by Sandra King concerning the age of the population in Fayette County; that it is considered old, and Danette Corcoran commenting on Councilmember Brewer's comments that we have a lot of families registering their kids for school here that come from other counties.

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

Respectfully submitted,

Anne Barksdale, City Clerk



CITY OF FAYETTEVILLE

INTEROFFICE MEMORANDUM

TO: Mayor and Council

VIA: Ray Gibson, City Manager

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

FROM: Anne Barksdale, City Clerk

DATE: June 8, 2016

SUBJECT: Recognition of Officer Bell and the Miller Family

Chief Scott Pitts will be recognizing Officer Bell for his life saving actions for the daughter of the Miller family at the Joseph Sam's School last month.



CITY OF FAYETTEVILLE

INTEROFFICE MEMORANDUM

TO: Mayor and Council

VIA: Ray Gibson, City Manager

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

FROM: Anne Barksdale, City Clerk

DATE: June 8, 2016

SUBJECT: Recognition of Pam Young – Southern Conservation Trust

We would like to take this opportunity to recognize Pam Young, Executive Director of the Southern Conservation Trust, for her many years of dedication and achievement in her leadership role at the Southern Conservation Trust. As you know Mrs. Young is retiring and the search is on for her replacement, which will not be an easy task.



CITY OF FAYETTEVILLE

INTEROFFICE MEMORANDUM

TO: Mayor and Council

VIA: Ray Gibson, City Manager

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

FROM: Anne Barksdale, City Clerk

DATE: June 8, 2016

SUBJECT: The Bridge Community Center

Reverend Mark Matson from Peachtree City First Baptist Church will be present to give an overview of the Bridge Community Center in Peachtree City. The community center is a valuable outreach to the community as Council and Staff discovered when some of them toured the center earlier this week.



CITY OF FAYETTEVILLE

INTEROFFICE MEMORANDUM

TO: Mayor and Council

VIA: Ray Gibson, City Manager

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

FROM: Anne Barksdale, City Clerk

DATE: June 16, 2016

SUBJECT: VFW Award

Mr. Larry Dell will be presenting a VFW Award at our council meeting Thursday night.



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,
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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

May 25, 2016

VIA: Electronic Mail and Overnight Mail

City of Fayetteville
Mayor Edward Johnson
Councilmember Kathleen Brewers
Councilmember Paul Oddo
Councilmember Harlan Shirley
Councilmember Scott Stacy
Councilmember Jim Williams
Brian Wismer, Director of Community Development

In Re: Zoning Application P&Z File # 16-013, City Council Case #0-8-16
Proposed Rezoning from C-1 to PCD Abington Square Mixed Use Project (the
"Application") on Property With a total of 4.9 +/- Acres at the Corner of North
Glenn Street and Lafayette Avenue Including Parcels 052306003, 052306004,
052306005 & 052306009 (the "Property")

Honorable Mayor and City Councilmembers;

The purpose of this letter is to place the City of Fayetteville on notice that in the event that the above referenced Application is denied by the City Council, Rea Ventures Group, LLC will challenge the actions of the city for violations of Section 504 of the Rehabilitation Act of 1983, the Fifth and Fourteenth Amendment of the United States Constitution as well as Article I, Section III, Paragraph 1; and Article I, Section I, Paragraphs 1 and 2 of the Constitution of the State of Georgia, 1983, as amended.

The Constitution of the State of Georgia, 1983, Article IX, Section II, Paragraph 4, gives the City Council the power to zone which power must be fairly exercised in accordance with all legal standards and due process. The due process clauses and equal protection clauses of the Fifth and Fourteenth Amendments to the Constitution of the United States as well as the Constitution of the State of Georgia provide protection against arbitrary and capricious actions adversely impacting property rights and those actions that are contrary to the best interest of the health, safety and welfare of the citizens of the City of Fayetteville.

The City is further put on notice of a violation of Title VI and VIII of the Civil Rights Act of 1968, as amended, by the Fair Housing Amendments Act of 1988, 42 U.S.C. §§ 3601, *et seq.* and the regulations promulgated thereunder 24 C.F.R. § 100.1, *et seq.* (the "Fair Housing Act") because it will actually or predictably result in a disparate impact on a group of persons and/or create, increase, reinforce, and/or perpetuate segregated housing patterns because of race, color, religion, sex, handicap, familial status, and/or national origin.

The United States Department of Housing and Urban Development ("HUD") has issued regulations (including 24 C.F.R. § 100.500) providing that liability exists if a practice has a "discriminatory effect". HUD or a private plaintiff can establish liability under the Fair Housing Act, even if there is no discriminatory intent. This was recently upheld by the United States Supreme Court in Texas Department of Housing & Community Affairs v. The Inclusive Communities Project, Inc., 135 S. Ct. 2507 (2015).

According to the rule, a facially neutral practice has a "discriminatory effect" where "it actually or predictably results in a disparate impact on a group of persons or creates, increases, reinforces, or perpetuates segregated housing patterns because of race, color, religion, sex, handicap, familial status, or national origin." HUD has indicated that the rule will apply to pending and future cases, describing it in the supplementary information as "not a change in HUD's position but rather a formal interpretation of the Act that clarifies the appropriate standards for proving a violation under an effects theory."

In order to establish a legally sufficient justification to a "discriminatory effect" claim, the zoning denial would have to prove (i) that it is "necessary to achieve one or more substantial, legitimate, nondiscriminatory interests" of the City; (ii) that "those interests could not be served by another practice that has a less discriminatory effect" and (iii) that it is "supported by evidence and may not be hypothetical or speculative."

We believe the evidence is clear that the standard of liability has been met in the event the city denies the project proposed in the zoning case. Among such evidence, is our possession of three writings by City officials which support the apparent intention of the City to deny Rea Venture Group's application for rezoning for the unjustified reason that the housing proposed to be built will be financed with Section 42, Low Income Housing Tax Credits. The consequences of such actions by the courts in Georgia will include penalties and substantial fines incurred by the City for hundreds of thousands or even millions of dollars among the other remedies awarded. I request that you engage the City Attorney, David Winkle, to discuss with us these constitutional and civil rights issues immediately.

In addition to the writings obtained, the record confirms that the proposed rezoning is appropriate for the Subject Property based on all legal standards as well as the policies and priorities articulated and adopted by the City for future land use and community design initiatives such as the LCI. The city's professional planning staff evaluated the Application and recommended approval based on the analysis in accordance with the legal standards articulated in O.C.G.A 36-66-1 et seq., O.C.G.A 36-67-1 et seq., Bailey Investment Company v. Augusta, Richmond County Board of Zoning Appeals, 256 Ga. 186, 345 S.E.2nd 596 (1886) (equal protection clauses United States and Georgia Constitutions), and Guhl v. Holcomb Bridge Road Corp., 238 Ga 322, 232 S.E.2nd 830 (1977). Further, the Rea Venture Group's proposal addresses the challenges that exist and have been raised in public meetings such as traffic impacts, impacts to schools due to operations during peak times of school functions and preservation of green space because the current zoning district allows significantly more intense uses and provides no opportunity or incentive for superior design and sustainability standards like those included in the project.

The Fair Housing Act provides protection to people from discrimination when they are securing housing. The professional staff at the City recognize the need for housing opportunities at this location in accordance with the Application because of the “diminishing availability of housing ...and the inability to find adequate sites appropriately zoned for the use in the general service area”. Further, staff noted that the plans proposed in the Application meet desired housing for the downtown area where the property is located. (Staff Analysis to Planning and Zoning Commission, June 21, 2016). In addition to the staff analysis, members of the Planning and Zoning Board recognized the value of the tax credit program that supports the development of this project noting that it is common for our working families and veterans returning from combat to utilize this support to bridge the gap between market rental rates and their ability to qualify and secure safe, quality housing for themselves and their families.

The Applicant has engaged the community, city staff and officials in the process to develop the plans in the Application and has gone well beyond the requirements for notice and engagement. The plan has been revised with respect to and in accordance with the feedback received to adjust the requests of neighboring property owners, number of units, public infrastructure, architectural design, site design, and addition of greenspace and streetscape amenities as well as commercial services available for the neighborhood community.

The record clearly supports the approval of this Application with the standard of development that far exceeds the requirements of the city. The evidence of the unfortunate bias and misunderstanding of the housing credit program being utilized for this development is overwhelming. The record also indicates the desire to prevent the proposed use of the Subject Property in order to accommodate the traffic patterns and uses in the area while disregarding the significantly more intense uses authorized without City Council approval pursuant to the existing zoning classification allowing commercial and office uses.

In addition to the matters inappropriately suggested and written in the review of the Application, the City Council May 19, 2016 Agenda Package erroneously includes a total of fourteen (14) pages of an opposition letter and petition signatures from residents of Emory Springs related to *another zoning case* (File #16-016) proposing 254 apartments at another location as if to suggest applicability of such opposition to the development proposed by Rea Ventures. Those opposition petitions are copied beginning on the back side of the *single* opposition email related to the Rea Ventures Group LLC proposal for 80 and now 60 apartments and could be construed as being a part of community input for the Abbingtion Square project if the detail of the zoning case number identified was not called attention to for the reader. The Agenda Package also includes missing pages from several faxes containing opposition information sent to the city by Rich Hoffman, the husband of a Planning and Zoning Boardmember. Hoffman not only spoke on the record before the Planning and Zoning Commission about the Rea Ventures project but also made several false statements regarding the nature of the proposal being considered that evening. A complete and accurate copy of the

record based on the required legal standards is fundamental to valid and reliable zoning decisions.

Further, the record of the May 19, 2016 City Council meeting is abundant with misinformation about the proposal, discriminatory comments by officials and the ruckus crowd gathered to oppose, a desire to “keep the kind of people out of the city and county who can’t support local quality businesses and will instead only frequent fast-food, drive thru restaurants” and comments of how the proposal is great but will “bring down the values” of the properties in the area because other businesses won’t be able to manage the traffic from their use if the project is approved.

Rea Ventures Group will continue to engage the city, its residents and the downtown business and residential community in their long term commitment to this development for decades into the future after the project is approved and developed. Feel free to contact Trey Coogle and/or Bill Rea at 404-253-4093 at the Rea Ventures Group for follow up questions about the project. I will reach out to the city attorney again and request a meeting. It is our hope that the meeting can be set up immediately for us and my colleague Tom Kurrie unlike the previous effort to discuss whereby the meeting was declined due to the lack of authorization by Mayor and Council for such engagement. Please immediately contact and engage the City Attorney for our direct communication and meeting as soon as possible on all legal matters.

Finally, we will be providing a package of supplemental materials no later than tomorrow with additional information to clarify facts about the affordable housing tax credit program, address issues raised and provide a list of zoning conditions Rea Ventures Group is agreeable to having placed on the zoning approval.

With kind regards, I remain,

Sincerely,

Wendy S. Butler, Esq.

Cc: Bill Rea, Rea Venture Group, LLC
Thompson Kurrie, Esq., Coleman Talley
David Winkle, Esq.
Julie Brown, City of Fayetteville, Community Development Department

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



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 27, 2016

SUBJECT: Consider #0-10-16 to rezone 5.89 acres from RMF-15 (Multi-Family Residential) back to C-3 (Highway Commercial). Property located at Cobblestone Blvd.

Site Information

The parcel is slightly less than six acres in size, and is adjacent to the Cobblestone Apartment development, a gas/service station, and Oakbrook single-family subdivision.

Project Information

The property was zoned RMF-15 (Residential Multi-Family) in March 2015 to allow for the development of 33 townhouses. Since the rezoning took place, Staff has inquired multiple times as to the status of the approved project. In January, the property owner stated that they were obtaining pricing for the sitework and construction of the buildings. Since then, no development plans have been submitted to the City for the project.

Analysis and Recommendation

To discourage speculative zoning requests, Section 94-87 of the City of Fayetteville Zoning Ordinance provides the following guidance:

If, within 12 months of the re-classification granted by this chapter, 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 in the ordinance of rezoning shall be automatically revoked, and the land's

zoning classification shall revert to the zoning classification of the land prior to the rezoning...

It has been nearly 15 months since the rezoning was first granted, which exceeds the 12 month time limit stated in the ordinance. It is also the burden of the property owner to show “substantial compliance” with intent to develop the site per the concept plan that was approved at the rezoning process.

Section 94-87 describes this in detail:

The petitioner's substantial compliance, within 12 months of the date of the ordinance of rezoning, with the plans for the project proposed in the development plan submitted with the initial applicant's application for rezoning, 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.

Due to the lack of a development plan being submitted to the City for this project 15 months after RMF-15 zoning was granted, a reversion of zoning to C-3 is appropriate. When the owner is ready to develop the site, another rezoning request can be made at that time.

PUBLIC NOTICE

The Mayor and City Council will hold a public hearing on Thursday June 2, 2016 at 6:00 PM at City Hall, 240 South Glynn Street, Fayetteville, Georgia, 30214.

The purpose of this hearing is to consider reverting the rezoning of .947 acres from PCD (Planned Community Development) back to R-70 (Single Family Residential). Property located at 467 Veterans Parkway -parcel 0535009.

Also, to consider reverting the rezoning of 5.89 acres from RMF-15 (Multi-Family Residential) back to C-3 (Highway Commercial). Property located at Highway 54 East - parcel 0524019. Per Section 94-87 of the City of Fayetteville Zoning Ordinance

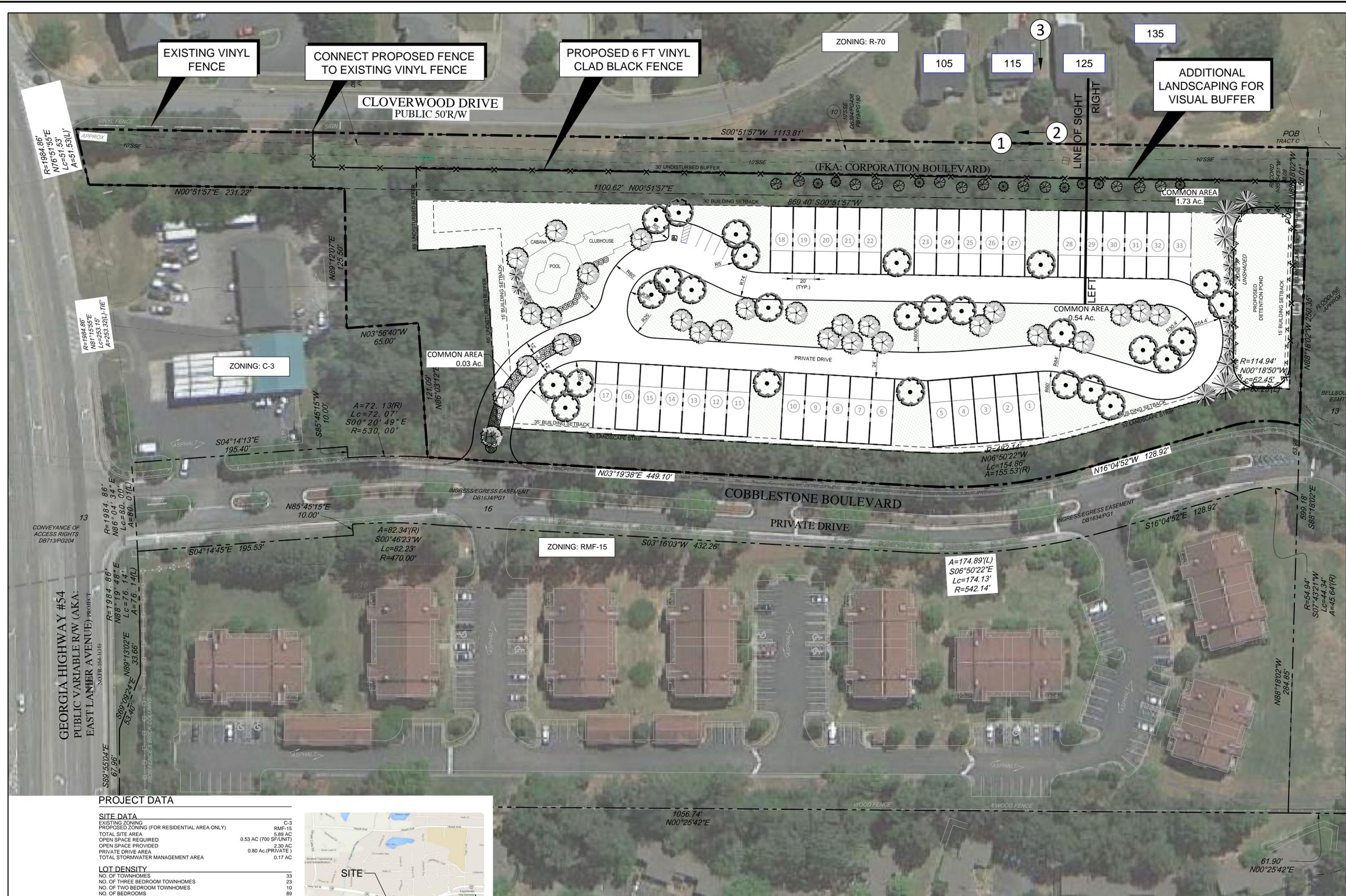
If, within 12 months of the re-classification granted by this chapter, the applicant fails to initiate development of the subject site in conformity with said uses and development plans, including any conditions imposed by the council, the zoning granted in the ordinance of rezoning shall be automatically revoked, and the land's zoning classification shall revert to the zoning classification of the land prior to the rezoning. 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.

Per (Section 2.13(b)) of the City ordinance, the text of the original development agreement and the proposed ordinance shall be available at City Hall for public inspection at the City Clerk's office during regular business hours of 8:00 AM and 5:00 PM, Monday through Friday.

Please advertise May 11, 2016

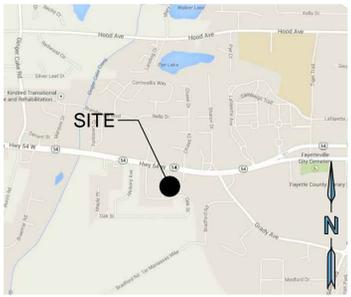
REVISIONS	DATE

PROJECT MANAGER:	RBS
DRAWING BY:	AS
JURISDICTION:	FAYETTEVILLE, GA
DATE:	28 JULY 2014
SCALE:	1" = 40'
TITLE:	

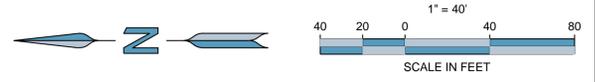


PROJECT DATA

SITE DATA	
EXISTING ZONING	C-3
PROPOSED ZONING (FOR RESIDENTIAL AREA ONLY)	RMF-15
TOTAL SITE AREA	5.89 AC
OPEN SPACE REQUIRED	0.53 AC (700 SF/UNIT)
OPEN SPACE PROVIDED	2.30 AC
PRIVATE DRIVE AREA	0.80 AC (PRIVATE)
TOTAL STORMWATER MANAGEMENT AREA	0.17 AC
LOT DENSITY	
NO. OF TOWNHOMES	33
NO. OF THREE BEDROOM TOWNHOMES	23
NO. OF TWO BEDROOM TOWNHOMES	10
NO. OF BEDROOMS	89
GROSS DENSITY	15.11 BEDROOMS/AC
BUILDING SETBACKS	
NORTH	15'-0"
EAST	30'-0"
SOUTH	15'-0"
WEST	35'-0"
UNDISTURBED BUFFERS	
NORTH	65'-0"
EAST	30'-0"
LANDSCAPE STRIPS	
SOUTH	10'-0"
WEST	30'-0"



VICINITY MAP
 NOT TO SCALE



Subject Matter: #0-10-16 - Zoning- Cobblestone Blvd
Date of Advertising in Fayette
County News: 05-11-16
Date First Presented by Council at
Public Meeting: 06-02-16
Date of Public Hearing Before
City Council: 06-02-16
Date of Adoption: 06-02-16

CITY OF FAYETTEVILLE
COUNTY OF FAYETTE
STATE OF GEORGIA

ORDINANCE NUMBER 0-10-16
(as enacted)
CITY OF FAYETTEVILLE, GEORGIA

PREAMBLE AND FINDINGS OF FACT

The City of Fayetteville (the "City") has initiated the action to rezone property located at Cobblestone Blvd and described in **EXHIBIT "A"**. Said parcel of property is presently zoned as **PCD** within the city limits of the City of Fayetteville. The City of Fayetteville is rezoning the property to **R-70** 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 **RMF-15 to C-3**, 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 with 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 Parcel



CITY OF FAYETTEVILLE

INTEROFFICE MEMORANDUM

TO: Mayor and Council

VIA: Ray Gibson, City Manager

CC: Mike Bush, Director of Finance

FROM: Carleetha Talmadge, Asst. Director of Finance

DATE: June 16, 2016

SUBJECT: #0-11-16 - Proposed Amendment to Water and Sewer Rate Structure

The Water and Sewer budget has been prepared for your review which includes a 2.4 % increase. This increase insures the City's ability to meet and maintain the required debt service obligations as outlined in the 2010 and 2013 Series Water and Sewer Revenue Bonds.

Staff is recommending an amendment to the City of Fayetteville Water and Sewer Ordinance Section 86-62 Basic Rates, Charges, and Billing. This ordinance has been amended to increase the water and sewer fees for residential, senior, and commercial customers. The table below shows a comparison of the current rates to the proposed amended rates:

Type	Current Minimum	Proposed Minimum	Current per 1,000 gallon rate	Proposed per 1,000 gallon rate
Res Sewer	17.46	17.88	3.12	3.19
Senior Sewer	14.83	15.19	3.12	3.19
Com Sewer	30.62	31.35	3.12	3.19
Res Water	15.55	15.92	3.11	3.18
Senior Water	13.23	13.55	3.11	3.18
Com Water	28.53	29.21	3.11	3.18

The minimum residential water and sewer bill will increase by .79 cents.

The table below shows the rate increases for Water and Sewer effective with the September billing for August usage, adopted by ordinance on August 1, 2016. Thanks.

Type	Current Minimum	Proposed Minimum	Current per 1,000 gallon rate	Proposed per 1,000 gallon rate
Res Sewer	17.46	17.88	3.12	3.19
Senior Sewer	14.83	15.19	3.12	3.19
Com Sewer	30.62	31.35	3.12	3.19
Res Water	15.55	15.92	3.11	3.18
Senior Water	13.23	13.55	3.11	3.18
Com Water	28.53	29.21	3.11	3.18

Subject Matter: 0-11-16
Amendment to Chapter 86, Rate Amendment

Date First Presented and Read at Council Public Meeting: 6-16-16

Date of Second Reading, Public Hearing and Adoption by Council at Public Meeting: 7-21-16

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

ORDINANCE NUMBER #0-11-16

**AN ORDINANCE OF THE CITY
OF FAYETTEVILLE, GEORGIA**

PREAMBLE AND FINDINGS OF FACTS

WHEREAS, Mayor and City Council of the City of Fayetteville (the “City”) desire to amend the City’s existing water and sewer rate schedules to comply with the 2010 and 2013 Series Water and Sewer Revenue Bond require debt coverage;

WHEREAS, the Ordinance will aid the City in meeting the 2010 and 2013 Series Water and Sewer Revenue Bond required debt coverage by implementing an increased rate structure based upon the Consumer Price Index of 2.4%;

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

ARTICLE I

The Mayor and City Council do hereby ordain and enact these additions to the City’s ordinances codified at Section 86-62 of the City of Fayetteville’s Code by adding and including language contained hereinafter which is double-underlined (double-underlined) to the original text as follows:

DIVISION 2. RATES, CHARGES AND BILLING

Sec. 86-62. Basic rates.

There is hereby adopted the following sewer and water rate schedules for the city:

(1) *Sewer rates.*

a. For all residential customers, whose service is provided by the city, the sewer rate shall be:

1. Monthly water usage from zero gallons to 2,000 gallons ~~\$17.46~~ **\$17.88** minimum; and
2. Monthly water usage in excess of 2,000 gallons, an additional ~~\$3.12~~ **\$3.19** per 1,000 gallons used in excess of the initial 2,000 gallons.

b. Reserved.

c. For all commercial customers, whose service is provided by the city, the water rate shall be:

1. Monthly water usage from zero gallons to 2,000 gallons ~~\$30.62~~ **\$31.35** minimum; and
2. Monthly water usage in excess of 2,000 gallons, an additional ~~\$3.12~~ **\$3.19** per 1,000 gallons used in excess of the initial 2,000 gallons.

(2) *Water rates.*

a. For all residential customers, whose service is provided by the city, the water rate shall be:

1. Monthly water usage from zero gallons to 2,000 gallons, ~~\$15.55~~ **\$15.92** minimum; and
2. Monthly water usage in excess of 2,000 gallons, an additional ~~\$3.11~~ **\$3.18** per 1,000 gallons used in excess of the initial 2,000 gallons up to 10,000 gallons.
3. Monthly water usage in excess of 10,000 gallons shall be billed at 125 percent of the city's residential per gallon charge.
4. Monthly water usage in excess of 20,000 gallons shall be billed at 200 percent of the city's residential per gallon charge in order to encourage water conservation.

b. Reserved.

c. For all commercial customers, whose service is provided by the city, the water rate shall be:

1. Monthly water usage from zero gallons to 2,000 gallons, ~~\$28.53~~ **\$29.21** minimum; and
2. Monthly water usage in excess of 2,000 gallons, an additional ~~\$3.11~~ **\$3.18** per 1,000 gallons used in excess of the initial 2,000 gallons.

(3) *Minimum charge.* The minimum charge for water and/or sewer shall be based upon the number of existing residential or commercial units which potentially may be served by each water meter. A minimum charge shall be charged for each apartment unit and each commercial, business or industrial unit being occupied by different occupants or being put to different uses, or for each unit separated from another unit by a firewall. The number of minimum charges billed per meter is subject to change as the configuration or use of a building or structure changes.

(Ord. No. 0-11-01, art. V, 4-19-01; Ord. No. 0-42-05, arts. I, II, 12-1-05; Ord. No. 0-3-06, arts. 1, 2, 4-6-06; Ord. No. 0-17-07, §§ 1, 2, 7-19-07; Ord. No. 0-22-08, art. 1, 8-7-08)

ARTICLE II

Section 86-62 as amended by this Ordinance at Article I shall read as follows:

Sec. 86-62. Basic rates.

There is hereby adopted the following sewer and water rate schedules for the city:

(1) *Sewer rates.*

a. For all residential customers, whose service is provided by the city, the sewer rate shall be:

1. Monthly water usage from zero gallons to 2,000 gallons \$17.88 minimum; and
2. Monthly water usage in excess of 2,000 gallons, an additional \$ 3.19 per 1,000 gallons used in excess of the initial 2,000 gallons.

b. Reserved.

c. For all commercial customers, whose service is provided by the city, the water rate shall be:

1. Monthly water usage from zero gallons to 2,000 gallons \$31.35 minimum; and
2. Monthly water usage in excess of 2,000 gallons, an additional \$3.19 per 1,000 gallons used in excess of the initial 2,000 gallons.

(2) *Water rates.*

a. For all residential customers, whose service is provided by the city, the water rate shall be:

1. Monthly water usage from zero gallons to 2,000 gallons, \$15.92 minimum; and
2. Monthly water usage in excess of 2,000 gallons, an additional \$3.18 per 1,000 gallons used in excess of the initial 2,000 gallons up to 10,000 gallons.

3. Monthly water usage in excess of 10,000 gallons shall be billed at 125 percent of the city's residential per gallon charge.

4. Monthly water usage in excess of 20,000 gallons shall be billed at 200 percent of the city's residential per gallon charge in order to encourage water conservation.

b. Reserved.

c. For all commercial customers, whose service is provided by the city, the water rate shall be:

1. Monthly water usage from zero gallons to 2,000 gallons, \$29.21 minimum; and
2. Monthly water usage in excess of 2,000 gallons, an additional \$ 3.18 per 1,000 gallons used in excess of the initial 2,000 gallons.

(3) *Minimum charge.* The minimum charge for water and/or sewer shall be based upon the number of existing residential or commercial units which potentially may be served by each water meter. A minimum charge shall be charged for each apartment unit and each commercial, business or industrial unit being occupied by different occupants or being put to different uses, or for each unit separated from another unit by a firewall. The number of minimum charges billed per meter is subject to change as the configuration or use of a building or structure changes.

ARTICLE III

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

ARTICLE IV

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

ARTICLE V

If any sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable, and if any phrase, sentence, paragraph, or section of this Ordinance shall be declared illegal by the valid judgment or decree of any court of competent jurisdiction, such an illegality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, and sections of this Ordinance.

ARTICLE VI

The additions made to City Code Section 86-62 of the Code of Ordinances of the City of Fayetteville by this ordinance shall not be construed or held to negate any offense committed against such Section 86-62 or as to any act done, any penalty, forfeiture or punishment so incurred, or any right accrued or claim arising under Section 86-62, or in any way affect any such offense or act so committed or so done, or any penalty, forfeiture or punishment so incurred or any right accrued or claim arising before the herein newly enacted Code Section ("New Section") takes effect, save only that proceedings thereafter shall conform to the New Section, so far as practicable. If any penalty, forfeiture or punishment be mitigated by any provision of the New Section, such provision may be, by the consent of the party affected, applied to any judgment announced after the New Section takes effect. This Savings Clause shall extend to all repeals, either by express words or implication.

ARTICLE VII

Article Two of this Ordinance shall remain codified at Chapter 86, of the City's Code of Ordinances.

APPROVED BY THE MAYOR AND COUNCIL OF THE CITY OF FAYETTEVILLE, at a regular meeting of the Mayor and Council on the 21st day of July, 2016, by the following voting for adoption:

ATTEST:

Anne Barksdale, City Clerk

Edward J. Johnson, Jr., Mayor

Scott Stacy., Mayor Pro Tem

Kathaleen Brewer, Councilmember

Paul C. Oddo, Jr., Councilmember

Harlan Shirley, Councilmember

James B. Williams, Councilmember



CITY OF FAYETTEVILLE

INTEROFFICE MEMORANDUM

TO: Mayor and Council

VIA: City Manager

FROM: Mike Bush

DATE: June 16, 2016

SUBJECT: #0-12-16 - Proposed Fiscal Year 2017 Budget

The Proposed Fiscal Year 2017 Budget package has been prepared for your review. The presentation will give you an overview of the proposed budgets. Also, the ordinance to adopt the Fiscal Year 2017 Budgets is enclosed.

If you have any questions, please do not hesitate to contact me.

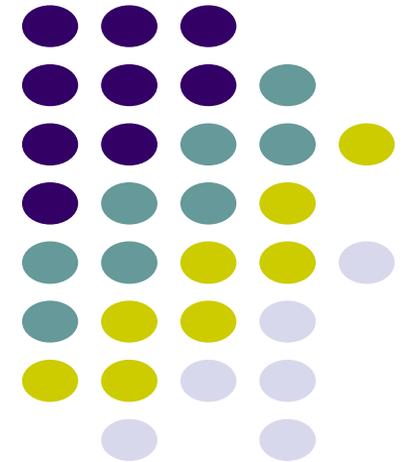
**NOTICE OF PUBLIC HEARINGS
FY 2017 BUDGET**

The Mayor and Council of the City of Fayetteville will hold a public hearing for the upcoming 2017 Fiscal Year Proposed Budget, which begins August 1, 2016 and ends July 31, 2017. Public hearings will be held on June 16, 2016 and July 21, 2016 at 6:00 p.m. The first reading of the ordinance will be held on June 16, 2016 at 6:00 p.m. with adoption of the budget ordinance on July 21, 2016 at 6:00 p.m. The meetings will be held in the Council Chambers located at 240 South Glynn Street in Fayetteville. The Mayor and Council will consider the use of occupational tax revenue at both of these meetings. A summary of proposed appropriations for the City's various funds is as follows:

FUND	
GENERAL FUND	
General Government	1,497,235.00
Judicial	659,001.00
Public Safety	7,818,856.00
Public Works	1,020,182.00
Housing and Development	657,809.00
Other Uses	282,843.00
TOTAL GENERAL FUND	11,935,926.00
ENTERPRISE FUNDS:	
Water and Sewer Fund	6,564,095.00
Solid Waste Fund	689,850.00
TOTAL ENTERPRISE FUNDS	7,253,945.00
TOTAL SPECIAL REVENUE FUNDS	428,448.00
TOTAL CAPITAL PROJECTS FUND	7,816,381.00
TOTAL COMPONENT UNITS	1,046,553.00
TOTAL ALL FUNDS	28,481,253.00

A copy of the proposed FY 2017 City of Fayetteville Budget is available for public review in City Hall located at 240 South Glynn Street, Fayetteville, Georgia. The public is encouraged to attend the public hearings, and/or to submit written or oral comments or questions concerning the proposed budgets. Information may be obtained by telephone at 770-461-6029, extension 4168, during normal business hours.

FY 2017 PROJECTED BUDGET



FY 2017 Budget Summary of all Funds

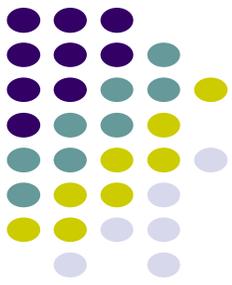
Fund	2017	2016	Variance
General Fund	12,102,932	13,718,493	(1,615,561)
Water & Sewer Fund	6,553,970	6,423,259	130,711
Solid Waste Fund	689,850	640,685	49,165
Veterans Memorial Park Fund	1,805	3,180	(1,375)
Hotel Motel Tax Fund	235,930	230,400	5,530
Vehicle Excise Tax Fund	125,888	124,000	1,888
Capital Projects Funds	3,472,680	2,738,810	733,870
Impact Fee Funds	470,000	314,802	155,198
SPLOST FUNDS	4,000,000	4,000,000	-
Downtown Development Authority	547,230	564,708	(17,478)
Main Street Tourism Fund	652,432	599,712	52,720
Confiscated Assets Fund	45,500	45,500	-
Cemetery Trust Fund	13,000	13,000	-
Total of all Funds	28,911,217	29,416,549	(505,332)

Notes:

1. In 2015 we used \$2,000,000 of fund balance on one time purchases. We are asking to use \$167,000 this year for the same reason, one time purchases.
2. A combination of growth and the debt structure will help increase the Water and Sewer Budget
3. In Capital Projects fund this year we have included the building of Fire Station 93.
4. We have seen significant growth over the last year and we expect the growth to continue
5. We received an increase from our solid waste provider of 3%.



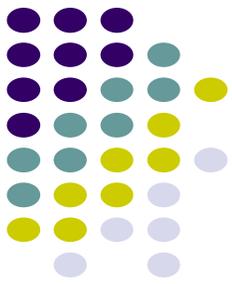
General Fund



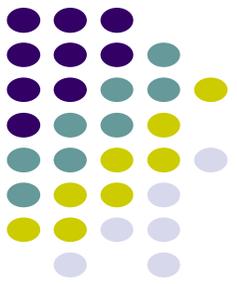
GENERAL FUND	FY 2016		FY 2017
	Budget		Proposed
REVENUES			
TAXES	\$9,319,287		\$ 10,009,673
* Millage	\$175,000		
LICENSES & PERMITS	\$408,507		\$ 425,850
INTERGOVERNMENTAL	\$579,000		\$ 193,130
CHARGES FOR SERVICES	\$156,550		\$ 164,806
FINES & FORFEITURES	\$1,000,000		\$ 1,050,000
INVESTMENT INCOME	\$7,500		\$ 10,000
CONTRIBUTIONS & DONATIONS	\$7,400		\$ 8,505
MISCELLANEOUS	\$45,806		\$ 53,968
OTHER FINANCING SOURCES	\$2,019,443		\$ 187,000
TOTAL REVENUES	\$13,718,493		\$ 12,102,932
EXPENSES			
GENERAL GOVERNMENT	\$1,404,529		\$ 1,497,235
JUDICIAL	\$639,082		\$ 659,001
PUBLIC SAFETY	\$7,523,883		\$ 7,818,862
* Police Department	\$175,000		\$ -
PUBLIC WORKS	\$1,019,615		\$ 1,020,182
HOUSING AND DEVELOPMENT	\$616,472		\$ 657,809
DEBT SERVICE	\$ -		\$ -
OTHER FINANCING USES	\$ 2,339,912		\$ 449,843
TOTAL EXPENSES	\$13,718,493		\$ 12,102,932
NET	\$ -		\$ -

Water & Sewer Fund

WATER AND SEWER FUND	FY 2016	FY 2017
	Adopted	PROPOSED
REVENUES		
WATER		
CHARGES FOR SERVICES	2,601,797	2,657,352
INVESTMENT INCOME	(29,220)	(30,500)
OTHER FINANCING SOURCES	2,049	3,036
TOTAL WATER	2,574,626	2,629,888
WASTEWATER		
CHARGES FOR SERVICES	3,495,805	3,571,546
INVESTMENT INCOME	(29,220)	(30,500)
OTHER FINANCING SOURCES	2,048	3,036
TOTAL WASTEWATER	3,468,633	3,544,082
OTHER ENTERPRISE FEES		
SOLID WASTE ADMIN FEES	-	-
OTHER FINANCING CAPITAL	380,000	380,000
TOTAL REVENUES	6,423,259	6,553,970
EXPENSES		
GENERAL GOV'T	386,513	599,766
WATER	2,312,830	2,376,857
WASTEWATER	3,522,470	3,226,410
HOUSING AND DEVELOPMENT	-	-
OTHER	-	-
TOTAL EXPENSES	6,221,813	6,203,033
NET REVENUE (EXPENSES)	201,446	350,937
ESTIMATED DEBT COVERAGE	165,000	165,000
CASH FLOW INCLUDING STORMWATER	36,446	185,937
DEPRECIATION	1,545,905	1,560,105
TOTAL DEPRECIATION		
NET	(1,509,459)	(1,374,168)



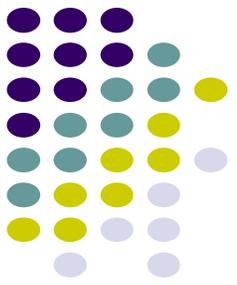
Capital Improvement Program – W&S Department Fiscal Years 2017-2018



2017	Lift Station Generators	\$ 100,000	O&M	43340
	Pickup Truck Replacement	\$ 27,000	O&M	44400
	Backhoe Replacement	\$ 50,000	O&M	44400
		\$ 50,000	O&M	43310
	Lawn Mower Replacement	\$ 25,000	O&M	43350
		\$ 25,000	O&M	44300
	Total 2017	\$ 277,000		
2018	Trailer Mounted Sewer Camera	\$ 50,000	O&M	43340
	Replacement	\$ 50,000	O&M	43310
	Mapping	\$ 50,000	O&M	15360
	Pickup Truck Replacement	\$ 27,000	O&M	44400
	Service Truck Replacement	\$ 25,000	O&M	44400
		\$ 25,000	O&M	43310
	Total 2018	\$ 227,000		

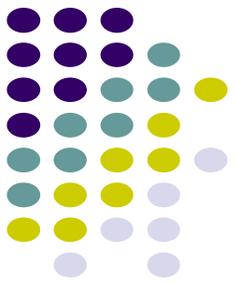
Capital Improvement Program – W&S Department

– Stormwater CIP



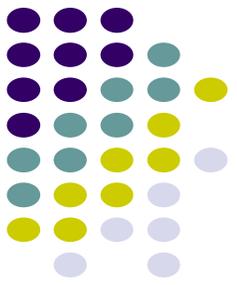
Project	Estimated Cost	Priority	Type of Work
Pye Court Rehabilitation	130,000	1	Replace Pipe
Buckeye Lane Culvert Rehabilitation	105,000	2	Replace Pipe
Hillsdale Drive Culvert 1 Replacement	200,000	3	Replace Pipe
Hillsdale Drive Culvert 2 Replacement	97,500	4	Replace Pipe
Mimosa Drive Culvert Replacement	100,000	5	Replace Pipe
Pinevale Court Culvert Replacement	200,000	6	Replace Pipe
Jefferson Avenue Culvert Replacement	500,000	7	Replace Pipe
Fayette County High Flooding Mitigation Project	375,000	8	Replace Pipe
Fenwyck Commons Culvert Rehabilitation	250,000	9	Lining
Chase Drive Northern Culvert Rehabilitation	95,000	10	Lining
Chase Drive Southern Culvert Rehabilitation	220,000	11	Lining
Carriage Lane Culvert Rehabilitation	410,000	12	Lining
Woodgate Drive Culvert Rehabilitation	350,000	13	Lining
Lakemont Drive Culvert Rehabilitation	120,000	14	Lining
	3,152,500		

SOLID WASTE FUND



	FY 2016		FY 2017
REVENUES	Adopted		Proposed
TOTAL REVENUES	\$640,685		\$689,850
EXPENSES			
TOTAL PURCHASED SERVICES	\$640,685		\$689,850
TOTAL EXPENSES	\$640,685		\$689,850
NET	\$ -		\$ -

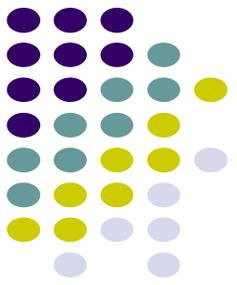
Capital Projects Fund



CAPITAL PROJECTS FUND WITH CIP	FY 2016 Adopted	FY 2017 Proposed
REVENUES		
TAXES	\$ 868,918	\$ 700,532
INTERGOVERNMENTAL	\$ 150,000	\$ 150,000
INVESTMENT INCOME	\$ -	\$ -
CHARGES FOR SERVICES	\$ -	\$ -
CONTRIBUTIONS & DONATIONS	\$ -	\$ -
OTHER FINANCING SOURCES	\$ 1,719,892	\$ 2,622,148
TOTAL REVENUES	\$ 2,738,810	\$ 3,472,680
EXPENSES		
GENERAL GOVERNMENT	\$ 250,000	\$ 75,000
JUDICIAL	\$ -	\$ -
PUBLIC SAFETY	\$ 1,294,606	\$ 2,280,500
PUBLIC WORKS	\$ 450,000	\$ 198,200
CULTURE AND RECREATION	\$ -	\$ -
HOUSING AND DEVELOPMENT	\$ 20,000	\$ 20,000
DDA	\$ -	\$ -
MSTF	\$ -	\$ -
TOTAL PROJECTS	\$ 2,014,606	\$ 2,573,700
OTHER FINANCING SOURCES	\$ 233,709	\$ 222,348
DEBT SERVICE	\$ 490,495	\$ 676,632
TOTAL EXPENSES	\$ 2,738,810	\$ 3,472,680
NET:	\$ -	\$ -

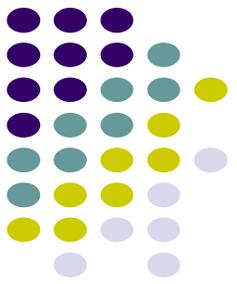
Capital Improvement Program

Fiscal Year 2017



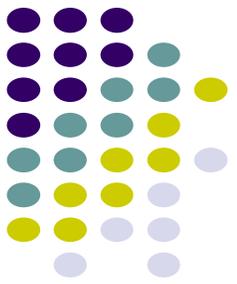
YEAR	PROJECT DESCRIPTION	ESTIMATE	FUNDING TYPE	DEPARTMENT	NUMBER
2017	4 Vehicles (Replacement)	\$ 100,000	CPF	Police Operations	32230
	In-car Systems/ Tech/Equip	\$ 65,300	CPF	Police Operations	32230
	4 Vehicles (New)	\$ 100,000	CPF	Police Operations	32230
	In-car Systems/ Tech/Equip	\$ 65,300	CPF	Police Operations	32230
	2 Vehicle (Replacement)	\$ 50,000	CPF	Police Investigations	32210
	In-car Systems/ Tech/Equip	\$ 16,900	CPF	Police Investigations	32210
	In house Technology	\$ 10,000	CPF	Police Operations	32230
	In house Technology	\$ 8,200	CPF	Support Services	32950
	1 replacement Truck	\$ 20,000	CPF	Bldg Dept	72000
	Backhoe Replacement	\$ 40,000	CPF	Public Works	42000
	1 Replacement Expedition	\$ 30,000	CPF	Public Works	42000
	3 Replacement Lawn Mowers	\$ 30,000	CPF	Public Works	42000
	Station 93 Construction	\$ 1,864,800	IFF/CPF	Fire	35300
	IT - new desktop computer	\$ 75,000	CPF	IT	15350
	Paving	\$ 98,200	CPF	Public Works	42000
	Total 2017	\$ 2,573,700			

IMPACT FEE FUND



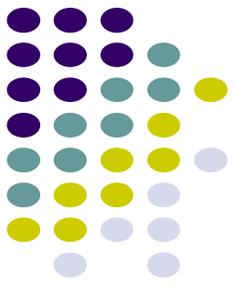
IMPACT FEE FUND	FY 2016		FY 2017
	Adopted		Proposed
REVENUES			
CONSULTANT	\$ -		\$ -
ADMINISTRATION	\$ 7,977		\$ 15,000
FIRE	\$ 68,545		\$ 130,000
TRANSPORATION	\$ 48,715		\$ 75,000
PARKS AND RECREATION	\$ 69,920		\$ 125,000
POLICE	\$ 67,949		\$ 125,000
INVESTMENT INCOME	\$ -		\$ -
OTHER FINANCING SOURCES	\$ 51,696		\$ -
TOTAL REVENUES	\$ 314,803		\$ 470,000
EXPENSES			
CONSULTANT	\$ -		\$ -
ADMINISTRATION	\$ 7,977		\$ 15,000
FIRE	\$ 120,241		\$ 130,000
TRANSPORTATION	\$ 48,715		\$ 75,000
PARKS AND RECREATION	\$ 69,920		\$ 125,000
POLICE	\$ 67,949		\$ 125,000
NON-DIVISIONAL	\$ -		\$ -
TOTAL EXPENSES	\$ 314,803		\$ 470,000
NET	\$ -		\$ -

SPLOST Fund



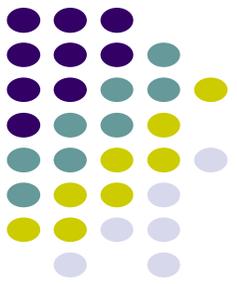
SPLOST	FY 2016 Adopted	FY 2017 Proposed
REVENUES		
TAXES		
INTEREST INCOME		
OTHER FINANCING SOURCES		
IFF		
LMIG	\$ -	\$ -
OTHER GRANTS		
DOT	\$ -	\$ -
CEMETERY TRUST	\$ -	\$ -
TRANSFER IN FROM OTHER FUNDS	\$ 1,000,000	\$ 1,000,000
LOCAL GOV UNIT PAYMT-FAYETTE COUNTY	\$ 3,000,000	\$ 3,000,000
TOTAL REVENUES	\$ 4,000,000	\$ 4,000,000
EXPENSES		
CAPITAL OUTLAY	\$ 4,000,000	\$ 4,000,000
TOTAL EXPENSES	\$ 4,000,000	\$ 4,000,000
NET	\$ -	\$ -

Special Revenue Funds And Component Units Overview



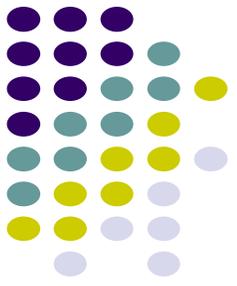
- Confiscated Asset Fund – Funds are committed to this program
- Hotel Motel Tax and Vehicle Rental Excise Tax receipts are maintaining – funds are dedicated (DDA/MSTA)
 - Hotel Motel Tax increase from 5% to 8%
- Cemetery Trust Fund-Funds are committed to the City Cemetery improvements
- Veterans Memorial Park Fund – Funds are committed to the Veterans Memorial Project located in Patriot Park.
- Downtown Development Authority (DDA)
 - Included functions to accommodate the Vehicle Excise Tax
 - Includes 101 and 115 South Glynn Street
- Main Street Tourism Association (MSTA)
 - Included functions to accommodate the Hotel Tax increase
 - Promotion - 1.5%
 - Tourism Product Development – 1.5%

DDA



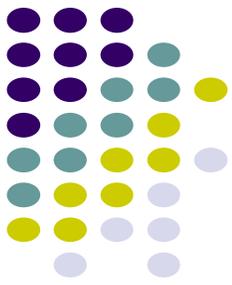
DDA FUND		FY 2015	FY 2016
		Budget	Proposed
REVENUES			
75500	NON-DIVISIONAL	\$26,252	\$21,061
75501	2001/2011 BOND FUNDS	\$254,840	\$246,810
75502	1998/2008 LOAN FUNDS	\$48,789	\$48,788
75520	HOLLIDAY HOUSE	\$133,680	\$149,049
75530	115 GLYNN STREET SOUTH	\$51,147	\$59,000
75540	101 GLYNN STREET SOUTH	\$50,000	\$24,000
TOTAL REVENUES		\$564,708	\$564,708
EXPENSES			
75500	NON-DIVISIONAL	\$26,252	\$21,061
75501	2001/2011 BOND FUNDS	\$254,840	\$246,810
75502	1998/2008 LOAN FUNDS	\$48,789	\$48,789
75520	HOLLIDAY HOUSE	\$133,680	\$149,049
75530	115 GLYNN STREET SOUTH	\$51,147	\$59,000
75540	101 GLYNN STREET SOUTH	\$50,000	\$24,000
TOTAL EXPENSES		\$564,708	\$564,708
NET		\$ -	\$ -

MSTF



MAIN STREET TOURISM FUND	FY 2015	FY 2016
	Adopted	Proposed
REVENUES		
MAIN STREET TOURISM (AMPHITHEATER)	\$328,961	\$338,465
MAIN STREET	\$184,351	\$180,895
PROMOTION-HMTF 1.5%	\$43,200	\$44,064
TOURISM PRODUCT DEV-HMTF 1.5%	\$43,200	\$44,945
TOTAL REVENUES	\$599,712	\$608,369
EXPENSES		
MAIN STREET TOURISM (AMPHITHEATER)	\$328,961	\$338,465
MAIN STREET	\$184,351	\$180,895
PROMOTION-HMTF 1.5%	\$43,200	\$44,064
TOURISM PRODUCT DEV-HMTF 1.5%	\$43,200	\$44,945
TOTAL EXPENSES	\$599,712	\$608,369
NET	\$ -	\$ -

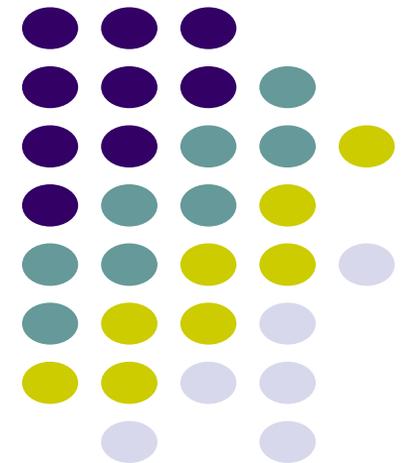
SPECIAL REVENUE FUNDS PROPOSED BUDGET FISCAL YEAR 2017



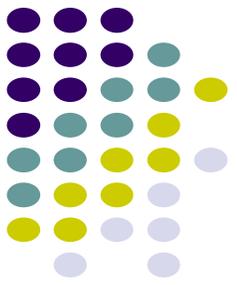
PROPOSED BUDGET FISCAL YEAR 2016	CONFISCATED ASSET FUND	HOTEL MOTEL TAX FUND	VEHICLE EXCISE TAX FUND	VETERANS MEMORIAL PARK FUND	CEMETERY TRUST FUND
REVENUES					
Fines and Forfeitures	\$ 45,000				
Taxes		\$ 233,440	\$ 140,000		
Interest Earnings	\$ -				
Other Financing Sources				\$ 1,805	\$ 13,130
TOTAL REVENUES	\$ 45,000	\$ 233,440	\$ 140,000	\$ 1,805	\$ 13,130
EXPENSES					
Purchased Services					
Supplies	\$ 11,452				
Capital Outlay	\$ 33,548				
Transfer Out		\$ 233,440	\$ 140,000	\$ 1,805	\$ 13,130
TOTAL EXPENSES	\$ 45,000	\$ 233,440	\$ 140,000	\$ 1,805	\$ 13,130
NET	\$ -	\$ -	\$ -	\$ -	\$ -

QUESTIONS?

FY 2017



City of Fayetteville Budget Transfer 2



				Current	Budget	Projected	
				Budget	Amendment	Budget	
100	11100	52.1200	Profesional	2,158	7,500	9,600	Newsletter & Retreat Facilitator
100	11100	52.3100	Insurance Other than Emp Ben	15,360	6,640	22,000	Insurance Co. Change
100	11100	52.3700	Education and Training	7,745	2,505	10,250	New Council Member training
100	11100	53.1600	Other Supplies	-	2,400	2,400	3 new I pads
100	13200	52.3600	Dues & Fees	1,011	489	1,500	ICMA and Planning Association
100	14000	52.3300	Advertising	1,000	(940)	60	Elections giving back
100	14000	52.3850	Contract Labor	14,000	(2,735)	11,265	Elections giving back
100	15350	52.2200	Repairs and Maintenance	23,909	5,091	29,000	Kelvin
100	15650	52.1200	Resolution #	-	7,500	7,500	Chamber increase for Branding
100	15650	52.3600	Dues and Fees	-	1,000	1,000	Dues & Fees Chamber
100	26500	51.1100	Regular Employee	162,496	14,504	177,000	Judge salary in payroll 14,000 short
100	26500	52.3850	Contract Labor	-	11,000	11,000	Additional help getting courts back on line
100	32600	52.2200	Repairs and Maintenance	30,157	8,843	39,000	A/C units
100	32950	52.1300	Technical	45,590	17,850	63,440	GA assoc of chiefs 18.000
100	35701	53.1100	General Supplies	3,263	12,987	16,250	redo of living qtrs
100	72000	52.3850	Contract Labor	13,000	(13,000)	-	giving back money not used
100	74000	52.3850	Contract Labor	15,000	2,720	17,720	Part time help
100	74900	52.1200	Professional	140,000	10,100	150,100	Econ Plan
100	74900	52.3300	Advertising	330	1,670	2,000	Advertising for EcoDev Plan
100	90000	51.1100	Contingency	136,300	(96,124)	40,176	Contingency
					-		

Proposed Ordinance No. 0-12-16
Subject Matter: 2017 Fiscal Year Budget
Date First Presented at Council Public Meeting: 6-16-2016
Date of Second Reading and Adoption: 07-21-2016
Date of Public Notice Published in *Fayette News*: 6-15-16

CITY OF FAYETTEVILLE
COUNTY OF FAYETTE
STATE OF GEORGIA

ORDINANCE NUMBER #0-12-16

CITY OF FAYETTEVILLE, GEORGIA

PREAMBLE/FINDINGS OF FACTS

An Ordinance to provide for Adoption of a Budget Containing Estimates of Revenue and Expenditure for The City of Fayetteville, Georgia for The Fiscal Year Beginning August 1, 2016 And Ending July 31, 2017.

Be It Ordained by The Mayor and Council of the City of Fayetteville, Georgia:

Section 1. That for The Revenues and Expenditures of the Government and Its Activities for The Fiscal Year, Beginning August 1, 2016 And Ending July 31, 2017 The Amounts in the Following Sections Are Hereby Adopted.

Section 2. That for The Said Fiscal Year the General Fund, The Water and Sewer Fund, The Solid Waste and Recycling Fund, The Capital Projects Fund, The Impact Fee Fund The SPLOST Fund, The Cemetery Trust Fund, The Confiscated Assets Fund, The Hotel/Motel Tax Fund, The Vehicle Rental Excise Tax Fund, The Downtown Development Authority, and The Main Street Tourism Fund, and Veterans Memorial Fund Is Hereby Adopted as Follows:

Section 3: This Ordinance Shall Become Effective Upon Its Passage and Adoption.

All Ordinances, Or Parts of Ordinances, Inconsistent with This Ordinance Are Hereby Repealed.

FUND	
GENERAL FUND	
General Government	1,497,235.00
Judicial	659,001.00
Public Safety	7,818,856.00
Public Works	1,020,182.00
Housing and Development	657,809.00
Other Uses	282,843.00
TOTAL GENERAL FUND	11,935,926.00
ENTERPRISE FUNDS:	
Water and Sewer Fund	6,564,095.00
Solid Waste Fund	689,850.00
TOTAL ENTERPRISE FUNDS	7,253,945.00
TOTAL SPECIAL REVENUE FUNDS	428,448.00
TOTAL CAPITAL PROJECTS FUND	7,816,381.00
TOTAL COMPONENT UNITS	1,046,553.00
TOTAL ALL FUNDS	28,481,253.00

APPROVED BY THE MAYOR AND COUNCIL OF THE CITY OF FAYETTEVILLE, at a regular meeting of the Mayor and Council on the 21st day of July, 2016, by the following voting for adoption:

ATTEST:

Edward J. Johnson, Jr., Mayor

Scott Stacy, Mayor Pro-Tem

Anne Barksdale, City Clerk

Kathaleen Brewer, Councilmember

Paul C. Oddo, Jr., Councilmember

Harlan Shirley, Councilmember

James B. Williams, Councilmember



CITY OF FAYETTEVILLE

INTEROFFICE MEMORANDUM

TO: Mayor and Council

VIA: Ray Gibson, City Manager

CC: Chris Hindman, Director of Public Services
Anne Barksdale, City Clerk

FROM: Brian Wismer, Director of Community Development

DATE: June 10, 2016

SUBJECT: #0-13-16 - Adoption of changes to City Zoning Map

In continuance of the recommendations by the City Attorney, Mayor and Council shall adopt the City Zoning Map at or near an annual basis to record any changes to the document. All changes are recorded and maintained in the City's GIS (Geographic Information System) files. The updated City Zoning Map includes zoning changes to several parcels approved by Mayor and Council since the last update.

In March of 2015, property at Hwy 54 East and Cobblestone Blvd. was rezoned from C-3/Highway Commercial to RMF-15/Multi-Family Residential (future Cobblestone Townhouses). In May 2015, property at 140 Walker Parkway was annexed into the City of Fayetteville and rezoned from CH/Highway Commercial to C-3/Highway Commercial (Starbucks/Mattress Firm). Also in May 2015, two properties at Veterans Parkway and Hood Road (Pinewood Forrest) were annexed into the city and rezoned from R-70/Single Family Residential to PCD /Planned Community Development. In July 2015, property at 467 Veterans Parkway was annexed into the city and rezoned from R-70/Single Family Residential to PCD/Planned Community Development (Thomas Lamb Property- zoning was reverted back to R-70 on June 2, 2016 for lack of development).

In August 2015, properties at 200 Hunters Glen and 100 Morning Dove Drive (Quail Hollow) were annexed into the city and rezoned from R-40/Single Family Residential (county) to R-40/Single Family Residential (city). In November 2015, property at 1231 Hwy 54 West was rezoned from MO/Medical Office to C-3/Highway Commercial (future Holiday Inn Express).

In December 2015, property at 936 West Lanier Avenue was rezoned from C-3/Highway Commercial to MO/Medical Office (future Heartis Senior Living). Also in December 2015, property at Hwy 85 North and Promenade Parkway was rezoned from C-3/Highway Commercial to M-1/Light Manufacturing (future Industrial Park).

PUBLIC NOTICE

The Mayor and City Council of the City of Fayetteville will hold public hearings on Thursday June 16, 2016 and Thursday, July 7, 2016 at 6:00 p.m. at City Hall 240 South Glynn Street, Fayetteville, Georgia, 30214.

The purpose of these hearings is to consider updates to the Future Land Use Map and the Zoning Map for the City of Fayetteville.

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 June 8th and June 22nd, 2016

Subject Matter: Adoption of Official Zoning Map #0-13-16
Date First Presented at Council Public Meeting: 06-16-16
Date of Public Hearing Before City Council: 06-16-16
Date of Second Reading and Adoption: 07-7-16
Date of Public Notice Published in *Fayette County News*: 06-8-16

CITY OF FAYETTEVILLE
COUNTY OF FAYETTE
STATE OF GEORGIA

ORDINANCE #0-13-16

CITY OF FAYETTEVILLE, GEORGIA

PREAMBLE/FINDINGS OF FACTS

WHEREAS, in the course of managing the City's comprehensive zoning regulations the City has approved various rezonings in accordance with the Future Land Use Map; and

WHEREAS, as part of these rezonings the official zoning map of the City has been updated to reflect all rezonings; and

WHEREAS, the City has expanded its boundaries through annexation and ascribed appropriate zoning classifications to those parcels; and

WHEREAS, the City desires to adopt a new official zoning map and amend Sec. 94-17 of the City's code of ordinances; and

WHEREAS, the City has given notice to the public of this adoption and the official zoning map as may be required by law and public hearings have been conducted as may be required by law.

ORDINANCE

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

ARTICLE ONE

The City hereby adopts as its official zoning map, the revised zoning map dated July 7, 2016, bearing the signature of the Mayor and bearing an adoption date of July 7, 2016.

ARTICLE TWO

The City’s Zoning Ordinance at Section 94-17 of the City’s Code of Ordinances is hereby amended by deleting the stricken language (~~stricken language~~) and adding the double underlined language (double underlined) as follows:

Sec. 94-17. Zoning map of the City of Fayetteville.

The revised zoning map of the City of Fayetteville dated and signed by the Mayor on ~~December 18, 2014~~, July XX, 2016 is formally adopted.

ARTICLE THREE

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

ARTICLE FOUR

If any section, subsection, sentence, clause, phrase, or other portion of this ordinance for any reason is held invalid or unconstitutional by 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 FIVE

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

ARTICLE SIX

This ordinance shall become immediately effective upon its adoption.

ARTICLE SEVEN

The Zoning map of the City of Fayetteville and the amendments made herein shall remain codified at Sec. 94-17 of the City of Fayetteville Code of Ordinances.

[Signatures appear on the following page.]

APPROVED BY THE MAYOR AND COUNCIL OF THE CITY OF FAYETTEVILLE, at a regular meeting of the Mayor and Council on the 7 day of July, 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

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.

Fayette County Development Authority:

An Overview For Fayetteville Mayor & Council

June 16, 2016

Fayette County Dev. Authority

- Current Staff
- Statutory Authority
- Empowered to Issue IRB's
- 9 Board Members
 - Fayette County Board of Commissioners (5)
 - Peachtree City (1)
 - Fayetteville (1)
 - Tyrone (1)
 - Peachtree City Airport Authority (1)



Economic Development Projects

- Project Process
- Sources of New Projects
 - State of Georgia
 - Metro Atlanta Chamber
 - Site Selectors
 - Lead Development
 - Georgia Power



Partners

- State of Georgia Office of Economic Development
- Metro Atlanta Chamber
- Atlanta Regional Commission
- Department of Labor
- Clayton State University
- Southern Crescent Technical College
- Utilities



Targeted Industries

- Corporate Headquarters/ Corporate Training Facilities
- Film/New Media
- Data Centers
- Information Technology
- Advanced Manufacturing
- Aviation/Aerospace



Land Available

- We are Open for Business!
- Several Sites Now Available for Development
 - Fayetteville has largest sites in County



Opportunities

- Land Available!
- Great Sales Team
- Incredible Community
- Strong Workforce
- Incentives



Questions?



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 financially support the FCDA in the amount of \$67,766.00 for the City's FY 2017 budget, based on the above noted formula. Future requests will be required to be approved by the City Council on a yearly basis.

SO RESOLVED this 16th day of June, 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

VIA: Ray Gibson, City Manager

FROM: Brian Wismer, Community Development Director

DATE: June 10, 2016

SUBJECT: Elevations review for Holiday Inn development at 1231 Hwy 54 West.

Information

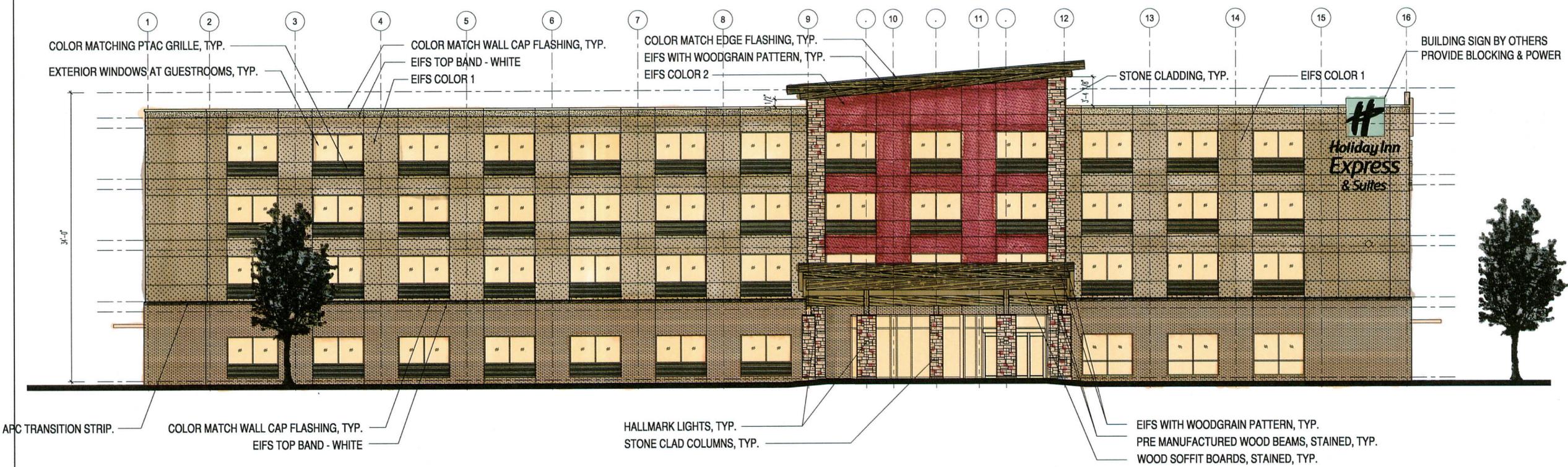
In November 2015, City Council reviewed the rezoning request from Kamlesh Patel for the Holiday Inn development proposed at 1231 Hwy 54 West. Council approved the rezoning with the condition that final elevations be reviewed and approved by City Council, following approval of Development Plans by the Planning & Zoning Commission.

On May 24, 2016 the P&Z Commission reviewed and approved development plans (including elevations) as submitted, so the elevations are now presented for Council review. Earlier feedback from the Planning & Zoning Commission and Council has been incorporated into the revised elevations. Some of those changes include a slanted canopy over the front entrance featuring wood grain and stone accents. Bold colored EFIS in the center of the building on all four sides that complements the architectural features of Piedmont Fayette hospital, and additional scouring on all four sides of the building.

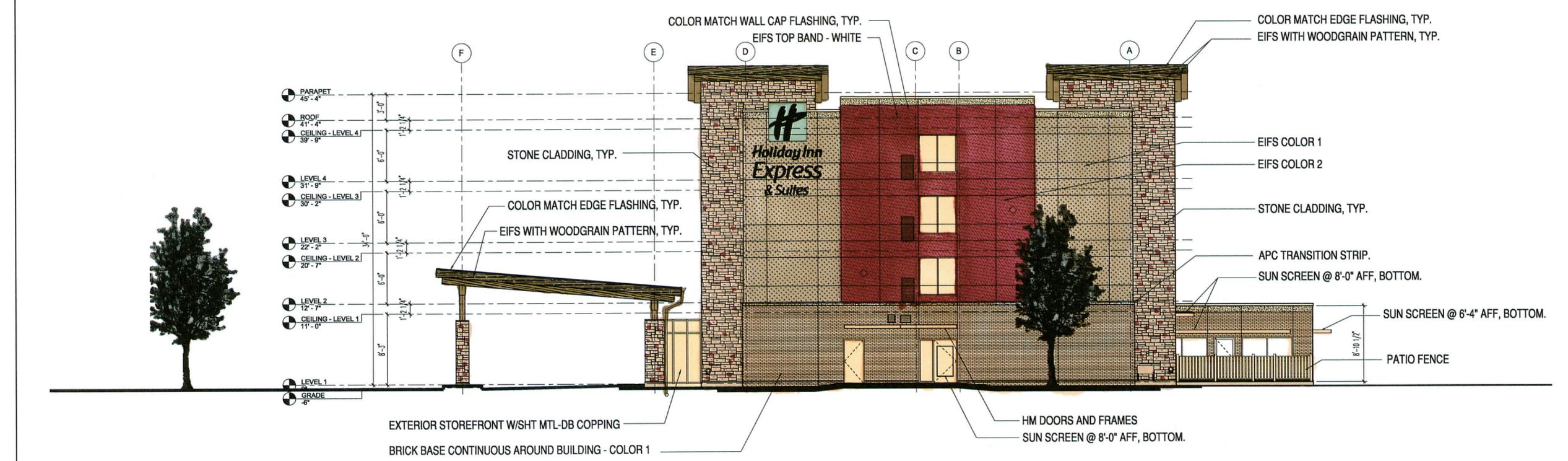
Staff recommends APPROVAL of the elevations as the design architecture fits and compliments Fayette Piedmont hospital and the surrounding area.

PROJECT #	2015-0114
DATE	AUG 2015
REVISIONS:	
1.	
2.	

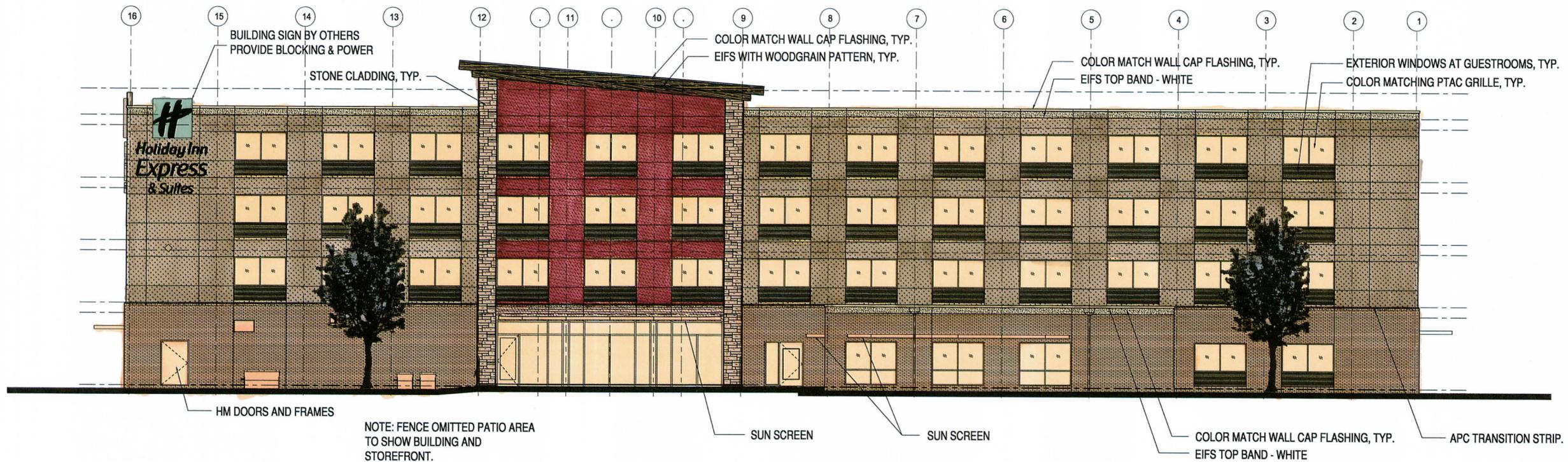
EXTERIOR BUILDING ELEVATIONS
NEW HOLIDAY INN EXPRESS
HWY 54
FAYETTEVILLE, GEORGIA 30214



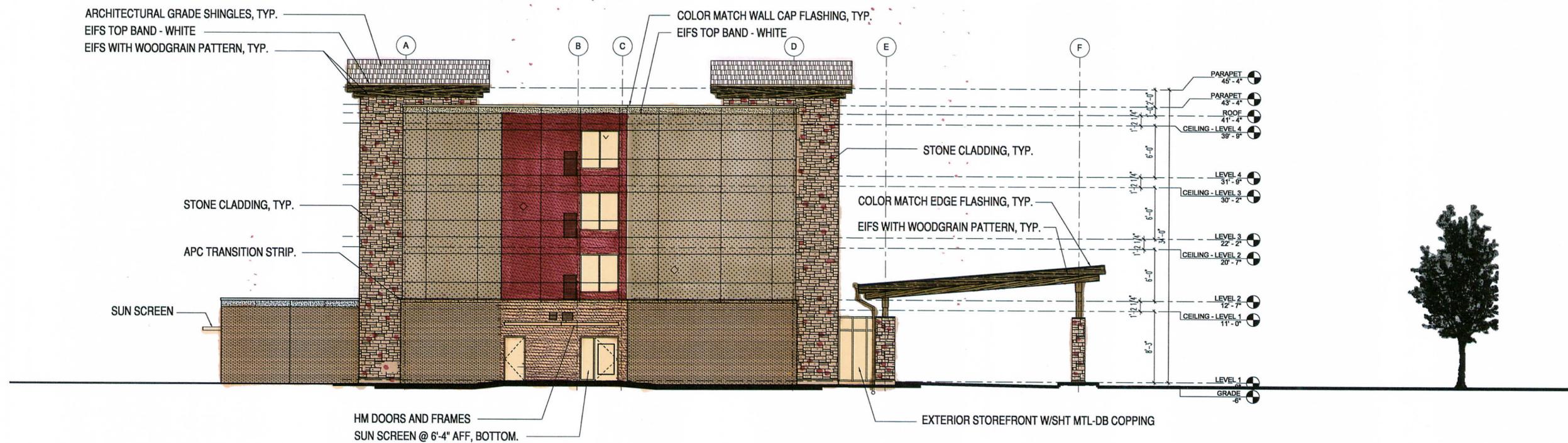
1
A201
FRONT ELEVATION



2
A201
RIGHT SIDE ELEVATION



1 REAR ELEVATION
A202



2 LEFT SIDE ELEVATION
A202 NOT TO SCALE

UD
RA

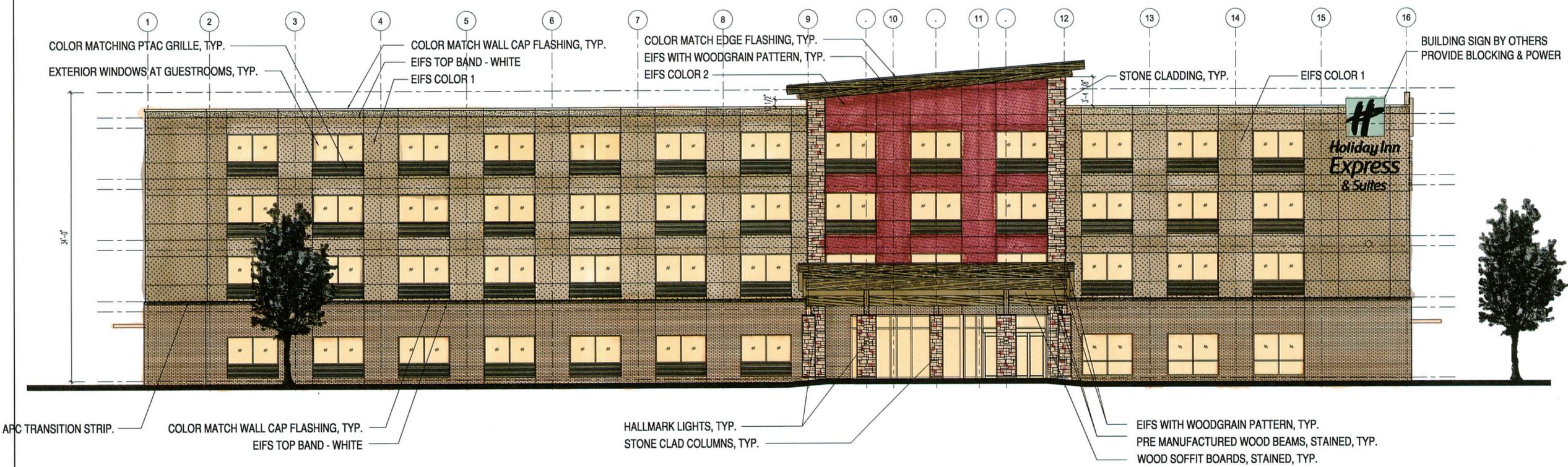
1
CANNON PLACE
DALLAS, GEORGIA
30157
jdra91@bellsouth.net
770.231.7286 v
678.574.3228 f

PROJECT #2015-0114
date: AUG 2015
revisions:
1
2

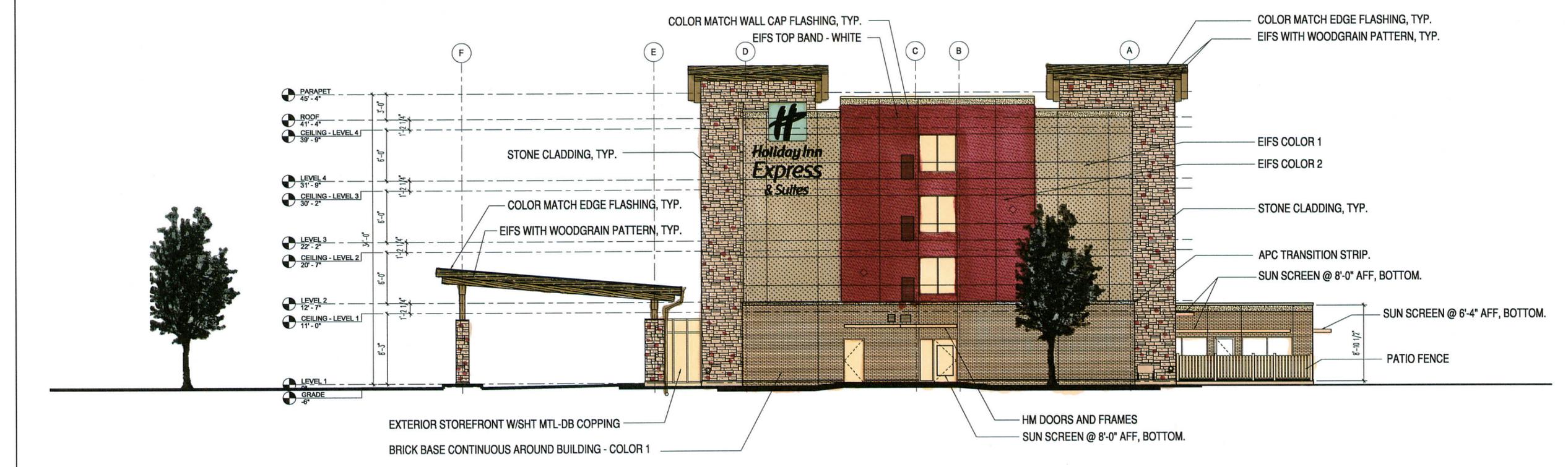
EXTERIOR BUILDING ELEVATIONS
NEW HOLIDAY INN EXPRESS
FWY 54
FAYETTEVILLE, GEORGIA 30214

PROJECT #	2015-0114
DATE	AUG 2015
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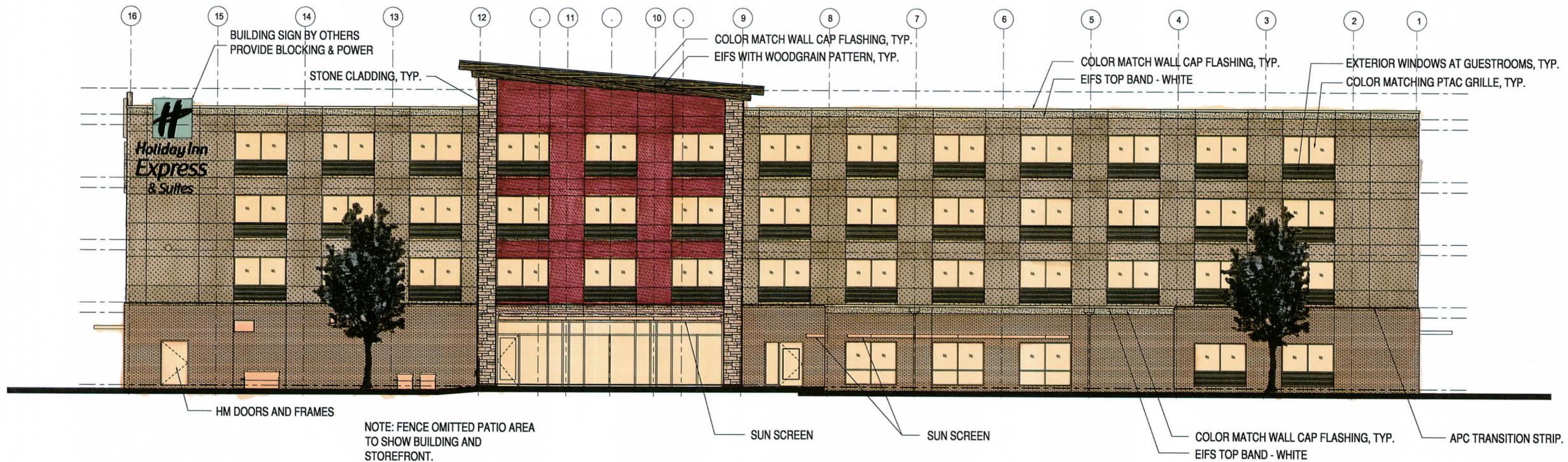
EXTERIOR BUILDING ELEVATIONS
NEW HOLIDAY INN EXPRESS
HWY 54
FAYETTEVILLE, GEORGIA 30214



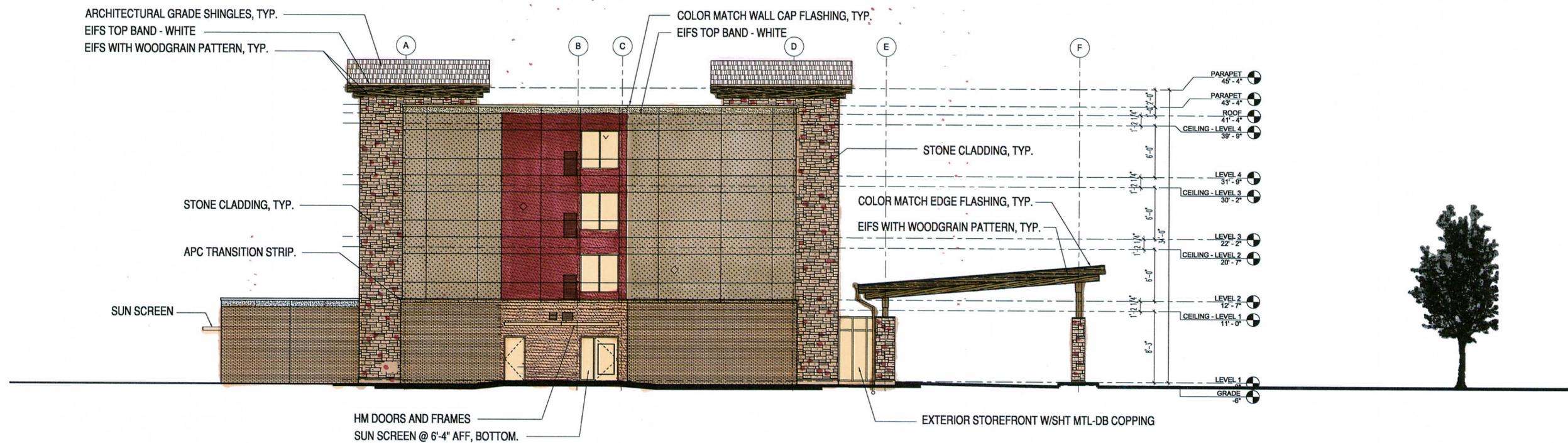
1 FRONT ELEVATION
A201



2 RIGHT SIDE ELEVATION
A201



1 REAR ELEVATION
A202



2 LEFT SIDE ELEVATION
A202 NOT TO SCALE

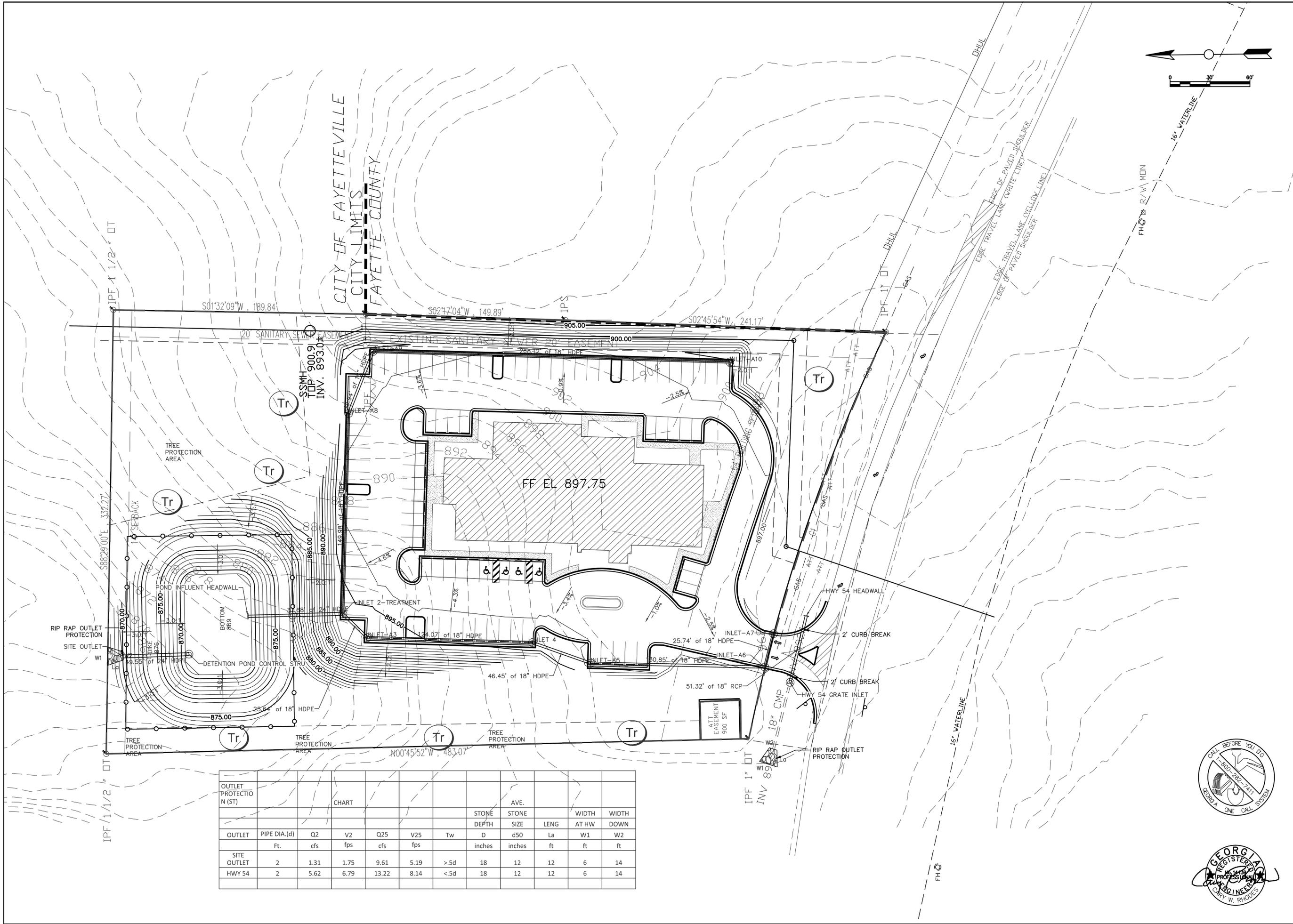
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1
CANNON PLACE
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30157
jdra91@bellsouth.net
770.231.7286 v
678.574.3228 f

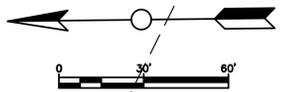
PROJECT: #2015-0114
date: AUG 2015
revisions:

1	
2	

EXTERIOR BUILDING ELEVATIONS
NEW HOLIDAY INN EXPRESS
FWY 54
FAYETTEVILLE, GEORGIA 30214



OUTLET PROTECTION N (ST)	PIPE DIA.(d)	CHART					STONE DEPTH	STONE SIZE	AVE. LENG	WIDTH AT HW	WIDTH DOWN
		Q2	V2	Q25	V25	Tw					
OUTLET	Ft.	cfs	fps	cfs	fps	inches	inches	ft	ft	ft	
SITE OUTLET	2	1.31	1.75	9.61	5.19	>.5d	18	12	12	6	14
HWY 54	2	5.62	6.79	13.22	8.14	<.5d	18	12	12	6	14



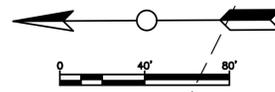
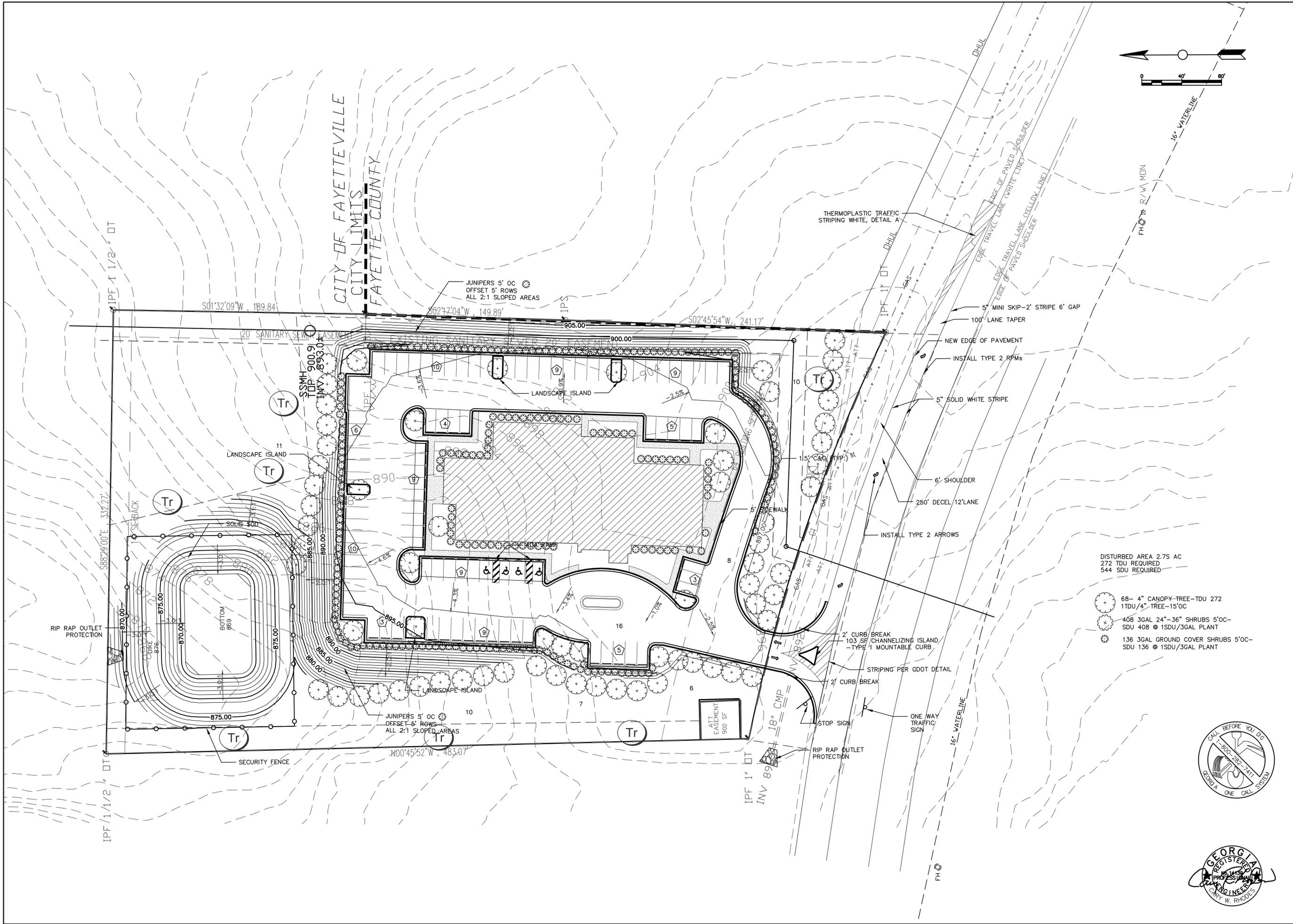
RHODES ENGINEERING SERVICES, INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 645 HENDERSON DRIVE, SUITE 2
 CARTERSVILLE, GEORGIA 30120
 PHONE: 770-386-7616 FAX: 770-386-7617

REVISIONS:	
NO.	DATE:

HOLIDAY INN EXPRESS-HWY 54
 LOCATED IN LAND LOT 128
 5th DISTRICT
 CITY OF FAYETTEVILLE
 FAYETTE COUNTY, GEORGIA
GRADING AND DRAINAGE PLAN

DESIGN: GWP
 DRAWN: ACAD/PA
 CHECKED: CWR
 JOB NO: 14114
 DATE: 03/31/16





- DISTURBED AREA 2.75 AC
272 TDU REQUIRED
544 SDU REQUIRED
- 68- 4\"/>
 - 408 3GAL 24\"/>
 - 136 3GAL GROUND COVER SHRUBS 5'OC-
SDU 136 @ 1SDU/3GAL PLANT



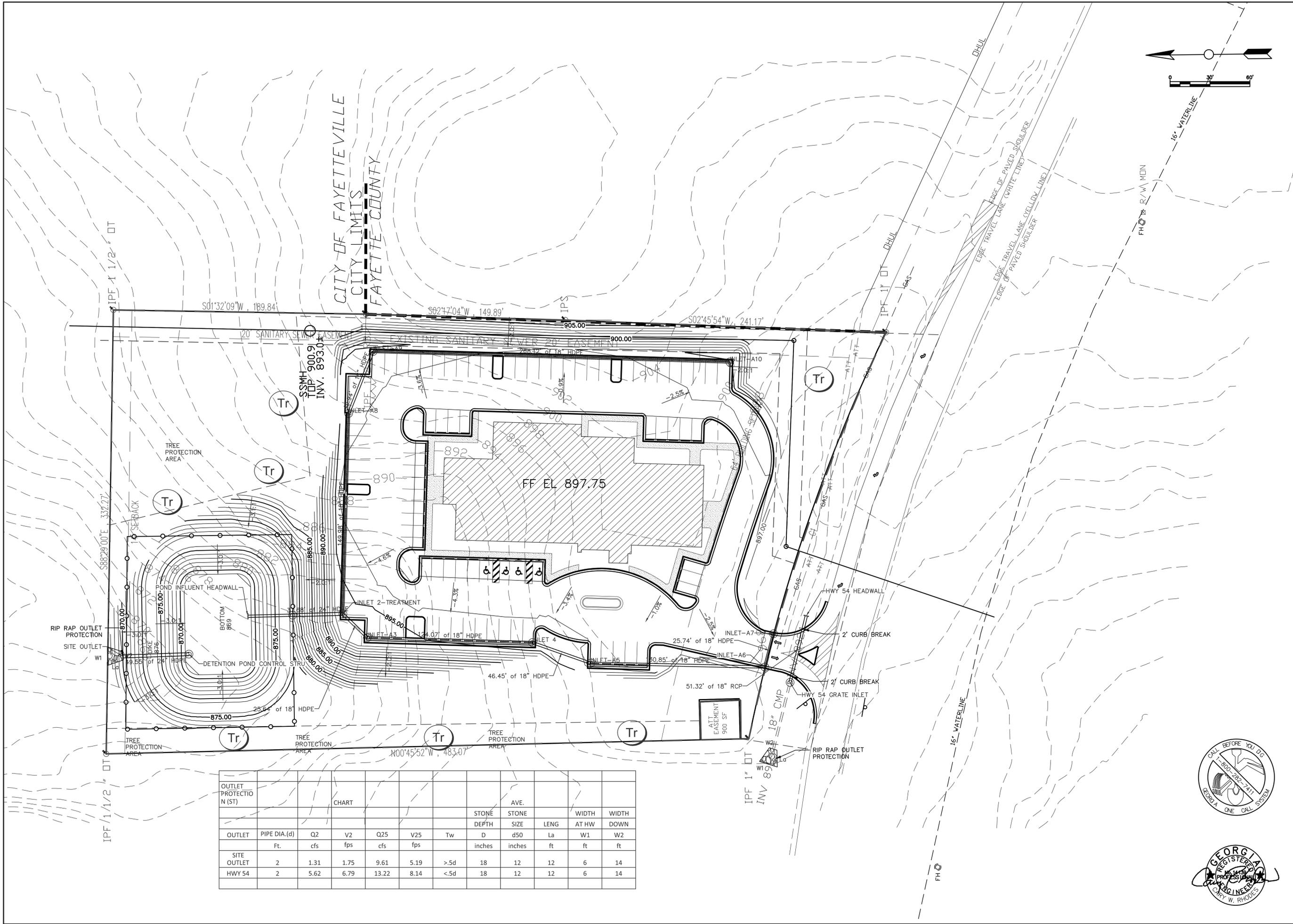
RHODES ENGINEERING SERVICES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
645 HENDERSON DRIVE, SUITE 2
CARTERSVILLE, GEORGIA 30120
PHONE: 770-386-7616 FAX: 770-386-7617

NO.	DATE:	DESCRIPTION:

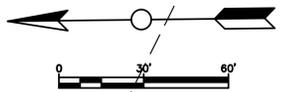
HOLIDAY INN EXPRESS-HWY 54
LOCATED IN LAND LOT 128
5th DISTRICT
CITY OF FAYETTEVILLE
FAYETTE COUNTY, GEORGIA
LANDSCAPE PLAN

DESIGN: GWP
DRAWN: ACAD/PA
CHECKED: CWR
JOB NO: 14114
DATE: 03/31/16

C:\Users\George\AppData\Local\Autodesk\Sync\Cloud\gwp\2008\Holiday Inn Express\VIE HW542.dwg March 22, 2016 - 7:54pm George



OUTLET PROTECTION N (ST)	PIPE DIA.(d)	CHART					STONE DEPTH	STONE SIZE	AVE. LENG	WIDTH AT HW	WIDTH DOWN
		Q2	V2	Q25	V25	Tw					
OUTLET	Ft.	cfs	fps	cfs	fps	inches	inches	ft	ft	ft	
SITE OUTLET	2	1.31	1.75	9.61	5.19	>.5d	18	12	12	6	14
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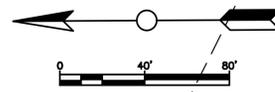
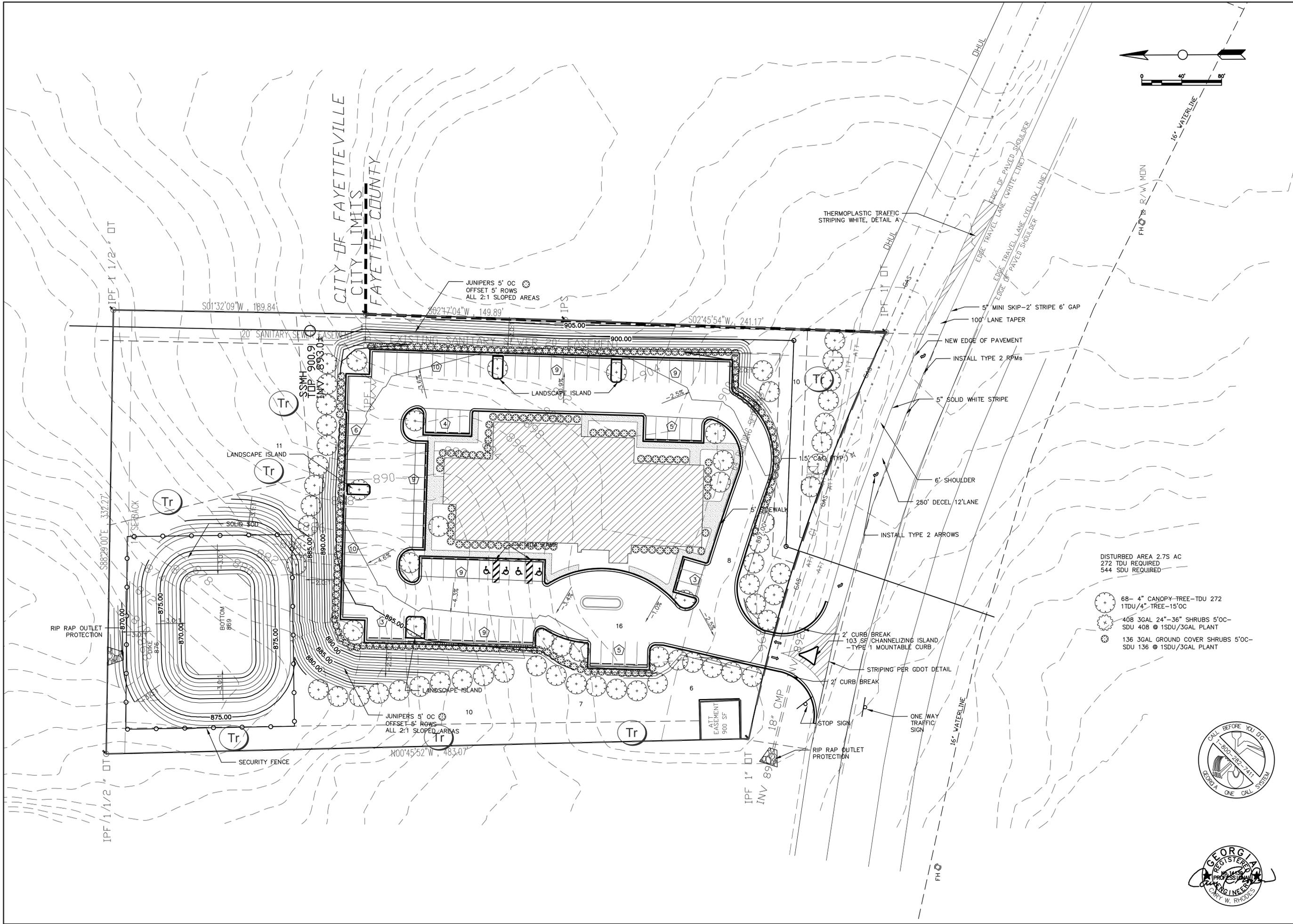
RHODES ENGINEERING SERVICES, INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 645 HENDERSON DRIVE, SUITE 2
 CARTERSVILLE, GEORGIA 30120
 PHONE: 770-386-7616 FAX: 770-386-7617

NO.	DATE:	DESCRIPTION:

HOLIDAY INN EXPRESS-HWY 54
 LOCATED IN LAND LOT 128
 5th DISTRICT
 CITY OF FAYETTEVILLE
 FAYETTE COUNTY, GEORGIA
GRADING AND DRAINAGE PLAN

DESIGN: GWP
 DRAWN: ACAD/PA
 CHECKED: CWR
 JOB NO: 14114
 DATE: 03/31/16





RHODES ENGINEERING SERVICES, INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 645 HENDERSON DRIVE, SUITE 2
 CARTERSVILLE, GEORGIA 30120
 PHONE: 770-386-7616 FAX: 770-386-7617

NO.	DATE:	DESCRIPTION:

HOLIDAY INN EXPRESS-HWY 54
 LOCATED IN LAND LOT 128
 5th DISTRICT
 CITY OF FAYETTEVILLE
 FAYETTE COUNTY, GEORGIA
LANDSCAPE PLAN

DESIGN: GWP
 DRAWN: ACAD/PA
 CHECKED: CWR
 JOB NO: 14114
 DATE: 03/31/16





CITY OF FAYETTEVILLE

INTEROFFICE MEMORANDUM

TO: Mayor and Council

FROM: Mike Bush, Director of Finance & Admin.

VIA: Ray Gibson, City Manager

CC: Alan Jones, Fire Chief/Assistant City Manager
Anne Barksdale, City Clerk

DATE: June 16, 2016

SUBJECT: **R-21-16 - Budget Transfer Resolution**

Attached for your consideration and approval is a resolution presenting a budget transfer relating to the changes in the needs for the City during 2016, and additional items that were not budgeted at the beginning of the year that are now a necessary expense.

RESOLUTION R-21-16

Budget Transfer

WHEREAS, in preparation for the 2016 budget, we combined several possible projects into a contingency account located in “Other Financing Uses” until it was determined they would be funded; and

WHEREAS, several needs have changed or been added to the budget that were not originally funded and several items that were funded are no longer needed for one reason or another; and

WHEREAS, staff recommends making necessary changes within the General Fund budget where there is no change in the total dollars budgeted in the Fund and

WHEREAS, this will be a budget transfer, not a budget amendment which would change the bottom line of the adopted budget. The adopted budget before this transfer is \$13,718,493 and after the transfers are complete, the budget will still be \$13,718,493;

NOW THEREFORE, We the Mayor and Council of the City of Fayetteville, Georgia offer our complete support for the Transfer of Funds to the appropriate line items in the department budgets so that the compression fix line items will be properly funded.

SO PROCLAIMED, this 16th day of June, 2016.

Edward J. Johnson, Jr., Mayor

Scott Stacy, Mayor Pro Tem

ATTEST:

Harlan Shirley, Councilmember

Anne Barksdale, City Clerk

Paul C. Oddo, Jr., Councilmember

Kathaleen Brewer, Councilmember

James B. Williams, Councilmember



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: 6/6/16

SUBJECT: Highland Park Phase 3 Detention Ponds

Staff has discovered that Highland Park Phase 3 has two detention ponds within the subdivision which was Quit Claim deeded over to the City in 2005. The first pond labeled Pond A which consists of approximately 3.336 acres and the second pond labeled Pond B which consists of approximately .873 of an acre. Through investigating the development of the property through the files located at City Hall staff could find no evidence that the City accepted responsibility of the two ponds. Per the Final Plat dated 10-16-03 the detention ponds should have been the responsibility of the Home Owners Association. Further investigation discovered that the ponds were Quit Claim deeded over to the City on August 16th, 2005 as filed through the Superior Court of Fayette County Courts. Neither the deed nor any documentation could be found within the City's files that the City accepted the deed.

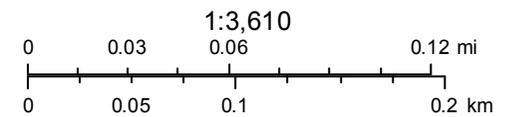
After discussions with the City Attorney, the City has two options available to us. The first is to accept the Quit Claim Deed and accept the responsibility of cleaning the ponds. The second is to not accept the deed and work to try and have the developer clean and maintain the ponds.

Staff along with the City Attorney will be at the Council meeting to discuss these options and to answer any questions Council might have.

Highland Park



June 6, 2016



Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

TOPOGRAPHIC DATA BY JACK BERRY & ASSOCIATES
VERTICAL DATUM IS MEAN SEA LEVEL
SURVEY BY LARRY SIBLEY SURVEYING
ADDITIONAL STREET LIGHTS TO BE
INSTALLED AT THE DIRECTION OF CITY OF
FAYETTEVILLE
PER CITY COUNCIL APPROVAL
TRACT 1
TOTAL LOTS APPROVED - 113
LOTS PREVIOUSLY DEVELOPED - 105
REMAINING - 8

TRACT 2
TOTAL LOT APPROVED - 57
LOTS PREVIOUSLY DEVELOPED - 30
REMAINING - 27

DETENTION PONDS ARE TO BE MAINTAINED BY THE
DEVELOPER (SOUTHPARK DEVELOPMENT) DURING
THE CONSTRUCTION PHASE, AFTER COMPLETION
OF CONSTRUCTION MAINTNENACE TO BE TURNED
OVER TO THE HOMEOWNER'S ASSOCIATION.

OWNERS ACKNOWLEDGEMENT

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME
IS SUBSCRIBED THERETO, AND IN PERSON FOR THROUGH A DULY
AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE
FROM AN ACTUAL SURVEY AND DEDICATES TO THE USE OF THE
PUBLIC AND CITY OF FAYETTEVILLE, GEORGIA FOREVER, ALL
STREETS, WATER MAIN PIPE, VALVES, HYDRANTS, AND
EASEMENTS, SANITARY SEWERS, MANHOLES, AND DRAINAGE
PIPES AND STRUCTURES WITHIN PUBLIC RIGHTS-OF-WAY;
FOR THE PURPOSE THEREIN EXPRESSED.

SUBDIVIDER

Smith, Paul D.

OWNER

[Signature]

DATE

10-16-03

DATE

10-16-03

AS PER OFFICIAL FLOOD INSURANCE MAPS BY THE
F.E.M.A., PANEL NO. 130432-0085A, IT IS MY OPINION
THAT THIS PROPERTY DOES NOT LIE WITHIN A
DESIGNATED FLOOD HAZARD AREA.



Doc ID: 006825900002 Type: GLR
Filed: 08/24/2005 at 02:38:00 PM
Fee Amt: \$10.00 Page 1 of 2
Transfer Tax: \$0.00
Fayette, Ga. Clerk Superior Court
Sheila Studdard Clerk of Court

BK 2842 PG 463-464

File No.: PHIL/
After Recording, Return to:
R. William Hamner, c/o
LEVINE & D'ALESSIO, P.C.
5 Gresham Landing, Suite A
Stockbridge, GA 30281

QUITCLAIM DEED

STATE OF GEORGIA COUNTY OF FAYETTE

THIS INDENTURE, Made the 23 day of August in the year **Two Thousand FIVE**, between **SOUTHPARK DEVELOPMENT, INC.**, of the County of **FAYETTE**, and the State of **GEORGIA**, as party or parties of the first part, hereinafter called Grantor, and **CITY OF FAYETTEVILLE, A GEORGIA MUNICIPAL CORPORATION** of the county of **FAYETTE**, and the State of **GEORGIA**, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that : Grantor, for and in consideration of the sum of one dollar (\$1.00) and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and forever **QUITCLAIM** unto the said Grantee,

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE.

TO HAVE AND TO HOLD the said described premises to grantee, so that neither grantor nor any person or persons claiming under grantor shall at any time, by any means or ways, have, claim or demand any right to title to said premises or appurtenances, or any rights thereof.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year first above written.

SOUTHPARK DEVELOPMENT, INC.

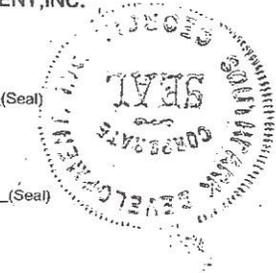
Signed, sealed and delivered in the presence of:

Lucas H. White
(Unofficial witness)

BY:

[Signature]

(Seal)



(Seal)

Martha J. Pritchett
(Notary Public)



(Seal)

MY COMMISSION EXPIRES: _____
(NOTARY SEAL)

EXHIBIT "A"

DATE: AUG 16, 2005

SOUTHPARK DEVELOPMENT
HIGHLAND S/D
OPEN AREA W/POND A

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT #104 OF THE 5TH DISTRICT OF FAYETTE COUNTY, GEORGIA CITY OF FAYETTEVILLE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST RIGHT OF WAY OF VIRGINIA HIGHLANDS, HAVING A 50' FEET RIGHT OF WAY, SAID POINT BEING 108.70' FEET AS MEASURED ALONG THE WEST RIGHT OF WAY FROM THE SOUTHWEST INTERSECTION OF STILLWOOD DRIVE (50' FEET R/W) AND VIRGINIA HIGHLANDS: THENCE IN A CURVATURE, HAVING A CHORD BEARING OF NORTH 58 DEGREES 20 MINUTES 38 SECONDS WEST, A RADIUS OF 197.79' FEET, AN ARC LENGTH OF 219.91' FEET AND A CHORD LENGTH OF 208.76' FEET TO A POINT: THENCE: SOUTH 89 DEGREES 48 MINUTES 19 SECONDS WEST, A DISTANCE OF 22.98' FEET TO A POINT: THENCE SOUTH 00 DEGREES 11 MINUTES 41 SECONDS EAST, A DISTANCE OF 290.69' FEET TO A POINT: THENCE SOUTH 89 DEGREES 48 MINUTES 19 SECONDS WEST, A DISTANCE OF 440.33' FEET TO A POINT: THENCE NORTH 00 DEGREES 28 MINUTES 02 SECONDS EAST, A DISTANCE OF 283.88 TO A POINT: THENCE SOUTH 63 DEGREES 30 MINUTES 26 SECONDS WEST, A DISTANCE OF 264.08' FEET TO A POINT AND THE POINT OF BEGINNING: SAID TRACT HAVING 3.336 ACRES. AS PER FINAL PLAT OF HIGHLAND PARK PHS 3 DATED 10-03-03

OPEN AREA W/POND B

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT #105 OF THE 5TH DISTRICT OF FAYETTE COUNTY, GEORGIA CITY OF FAYETTEVILLE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST RIGHT OF WAY OF VIRGINIA HIGHLANDS, HAVING A 50' FEET RIGHT OF WAY, SAID POINT BEING 1,648.59' FEET AS MEASURED ALONG THE WEST RIGHT OF WAY FROM THE SOUTHWEST INTERSECTION OF STILLWOOD DRIVE (50' FEET R/W) AND VIRGINIA HIGHLANDS: THENCE ALONG THE RIGHT OF WAY OF VIRGINIA HIGHLANDS NORTH 89 DEGREES 41 MINUTES 42 SECONDS EAST, A DISTANCE OF 30.00' FEET TO A POINT: THENCE LEAVING SAID R/W SOUTH 00 DEGREES 11 MINUTES 41 SECONDS EAST, A DISTANCE OF 160.31' FEET TO A POINT: THENCE SOUTH 89 DEGREES 22 MINUTES 29 SECONDS WEST, A DISTANCE OF 113.00' FEET TO A POINT: THENCE SOUTH 00 DEGREES 11 MINUTES 41 SECONDS EAST, A DISTANCE OF 131.30' FEET TO A POINT: THENCE SOUTH 89 DEGREES 48 MINUTES 19 SECONDS WEST, A DISTANCE OF 254.99' FEET TO A POINT: THENCE NORTH 00 DEGREES 11 MINUTES 41 SECONDS WEST, A DISTANCE OF 129.38' FEET TO A POINT: THENCE NORTH 89 DEGREES 22 MINUTES 29 SECONDS EAST, A DISTANCE OF 112.00' FEET TO A POINT: THENCE NORTH 00 DEGREES 11 MINUTES 41 SECONDS WEST, A DISTANCE OF 160.47' FEET TO A POINT ON THE R/W OF VIRGINIA HIGHLANDS AND THE POINT OF BEGINNING: SAID TRACT HAVING 0.873 ACRES AS PER FINAL PLAT OF HIGHLAND PARK PHASE 3 DATED 10-03-03