



FAYETTEVILLE CITY COUNCIL

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

STAFF

Ray Gibson, City Manager
Anne Barksdale, City Clerk

MEETING LOCATION

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

MEETING TIME EACH MONTH

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

MAYOR AND COUNCIL OFFICE

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

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

Web Site:

www.fayetteville-ga.gov

E-Mail Address:

abarksdale@fayetteville-ga.gov

Agenda

Fayetteville City Council Meeting

June 2, 2016

6:00 P.M.

Call to Order

Opening Prayer

The Pledge of Allegiance to the Flag

Approval of Agenda

1. Approval of Minutes of the May 19, 2016 City Council Meeting

RECOGNITIONS AND PRESENTATIONS

2. Comcast Annual Report – Deyanna Jones

PUBLIC HEARINGS:

3. Consider Alcohol License – H&R Financial Group, Inc., d/b/a Village Café – Located at 1240 Highway 54 West, Ste. 200 for Eric Hartel *presented by City Clerk, Anne Barksdale*
4. Consider #0-8-16 – Rezoning 4.92 Acres – North Glynn Street and Lafayette Avenue Intersection from C-1 to PCD – REA Ventures – 2nd Reading – (To be Tabled to 6/16 Meeting) *presented by Community Development Director Brian Wismer*
5. Consider #0-9-16 – Revert Rezoning for Parcel #0535009 – 467 Veterans Pkwy (Tom Lamb) – Public Hearing *presented by Community Development Director Brian Wismer*
6. Consider #0-10-16 – Revert Rezoning for Parcel #0524019 – Cobblestone (Will Kilgore) – Public Hearing *presented by Community Development Director Brian Wismer*

NEW BUSINESS:

7. Consider R-18-16 – Countywide Branding *presented by City Manager Ray Gibson*
8. Consider R-19-16 – SPLOST Committee Final List *presented by City Manager Ray Gibson*

REPORTS AND COMMENTS:

9. City Manager and Staff Reports
10. City Council and Committee Reports
11. Mayors Comments
12. Public Comments

City of Fayetteville
Regular Mayor and City Council Meeting
Minutes
May 19, 2016

Call to Order

The Mayor and City Council of Fayetteville met in regular session on May 19, 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 and led those attending in the Pledge of Allegiance to the Flag. Council members present were: Harlan Shirley, Kathaleen Brewer, Scott Stacy, and James Williams. Staff members present were City Manager Ray Gibson and City Clerk Anne Barksdale. Councilmember Oddo arrived at 6:35pm.

City Manager Ray Gibson asked to remove the Executive Session item from the agenda.

Stacy moved to remove the Executive Session item from the agenda. Brewer seconded the motion. Motion carried unanimously.

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

Shirley moved to approve the Minutes of the Regular City Council Meeting of May 5, 2016. Brewer seconded the motion. Motion carried unanimously.

Recognitions and Presentations:

Police Chief Scott Pitts recognized Orlando Castro for his hard work and dedication to the Fayetteville Police Department's Auxiliary Force. Mr. Castro was present to accept the award.

City Clerk Anne Barksdale read proclamation for National Police Week. Representatives from the City Police Department and Fayette County Sheriff's Department were present to accept the proclamation.

Public Hearings:

Mayor Johnson called Consider Beer, Wine, Distilled Spirits License for Gil's Place – located at 113/119 Banks Station for Alphonso Gilmore.

City Clerk Anne Barksdale stated this is a new restaurant and licensee for this location. All paperwork has been approved.

There were no public comments.

Stacy moved to approve Beer, Wine, Distilled Spirits License for Gil's Place – located at 113/119 Banks Station for Alphonso Gilmore. Brewer seconded the motion. Motion carried unanimously.

Mayor Johnson called Consider #0-5-16 – Enactment of Section 78-191 of Code (Cluster Mailboxes and Address Identification).

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

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

Ms. Brown explained, in March of 2016, the first draft was presented for adoption. City Council and the Police Department provided comments for suggested amendments to the ordinance. Staff has incorporated those comments into this latest draft of the ordinance.

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

She added, in researching CBU, staff spoke with local U.S. Postal personnel to determine what is required of the developer when establishing new delivery service to a CBU. These items have been included in the proposed ordinance as well as some additional safety and design standards.

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

There was one public comment and Ms. Brown agreed, that the HOA should be responsible for upkeep of the cluster mailbox location and if not them, Code Enforcement would be in charge.

Shirley moved to approve #0-5-16 – Enactment of Section 78-191 of Code (Cluster Mailboxes and Address Identification). Brewer seconded the motion. Motion carried unanimously.

Mayor Johnson called Consider #0-8-16 – Rezoning – REA Ventures – Public Hearing and 1st Reading.

Mayor Johnson stated that Georgia Law requires that certain disclosures have to be made when considering any rezoning.

Mayor Johnson asked the Council “to the best of your knowledge gentlemen do you or any member of your family have a property interest in any real property that could be affected beneficially or adversely by the approval or denial of the petitions for rezoning that are under consideration?”

All Council Members and Mayor Johnson responded no.

Mayor Johnson asked the Council “to the best of your knowledge do you or any member of your family have a financial interest in any business entity which has a property interest in any real property that could be affected, beneficially or adversely, by the approval or denial of the petition for rezoning that is under consideration?”

All Council Members and Mayor Johnson responded no.

Mayor Johnson asked the City Clerk “to state whether any applicant for rezoning has filed a campaign contribution disclosure report in connection with the petition for rezoning and if so, will the Clerk please indicate whether the applicant made any campaign contributions to the Mayor or a member of the Council aggregating \$250.00 or more within the two (2) years preceding the filing of the petition for rezoning.

Anne Barksdale, City Clerk, responded that no disclosure reports had been filed.

Mayor Johnson stated that if any member of the public speaks in opposition to the petitions for rezoning, they must first state whether, within the two years immediately preceding the filing of the petition for rezoning that you oppose, you made campaign contributions aggregating \$250.00 or more to the Mayor or any other member of the City Council. If you have, please state whether you have filed a disclosure report with the city within five days of the first hearing on these petitions for rezoning.

Mayor Johnson requested that any member of the public that speaks in support or opposition of the petition for rezoning coming under consideration, state their name and address for the record.

Mayor Johnson stated that written copies of the zoning standards and the policies and procedures governing the calling and conducting of these hearings are available from the City Clerk if anyone would like a copy.

Director of Community Development, Brian Wismer stated the five 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).

He said the applicant is seeking PCD (Planned Community District) zoning to allow for development of a mixed use residential community with sixty 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 building's architecture will conform to the guidelines of the Main Street historic district. The proposed concept plan shows a three 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)

Mr. Wismer explained as part of the review, Staff conducted the following analysis: 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.

He said when considering a PCD rezoning request, Staff looks at the 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. The Comprehensive Plan/Future Land Use 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 he said, 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.*

Mr. Wismer discussed the 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.

He also discussed the 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 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.

He concluded by saying 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.

He added, 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.

Also, 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.

Mr. Matt Monroe with REA Ventures discussed the project. He noted that the unit amount has been lowered from 80 units to 60 units with .22 acres of open space.

Other public comments were made by property owner Rich Hoffman, stating he had issues with privacy, density, Federal Tax credits, and that it doesn't fit the PCD guidelines.

Resident Al Hovey-King noted that this project falls short of the PCD guidelines (five acres minimum) and there should be an iron-clad agreement to go with this property.

Resident John Sackett said he was worried that it could be developed as section 8 housing.

Resident Eldridge Stinchcomb asked if Council was willing to have REA Ventures go into another area of the city. He feels we could use a project like this in Fayetteville.

Resident Bob Lester stated if this is going to be affordable housing to lower incomes, will those residents be able to support our businesses here.

Resident Denette Corcoran said we need to keep our greenspace.

Mayor Johnson stated this was posted for 1st Reading.

New Business:

Mayor Johnson called Consider R-14-16 – Fayette County Development Authority (FCDA) Funding Resolution

City Manager Ray Gibson stated due to lack of representation from the FCDA, we need to table this item.

Stacy moved to table R-14-16 – Fayette County Development Authority (FCDA) Funding Resolution. Shirley seconded the motion. Motion carried unanimously.

Mayor Johnson called Consider R-15-16 – Appointment of Mayor Pro Tem Stacy to Southern Conservation Trust Advisory Board.

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

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

Oddo moved to approve the appointment of Mayor Pro Tem Stacy to the Advisory Board of SCT. Shirley seconded the motion. Motion carried unanimously.

Mayor Johnson called R-16-16 – Fleet Services Award – Enterprise Holding Fleet Management.

Danielle Ballard, Purchasing Agent, stated this bid opening was held May 5th for Fleet Management Services for the City of Fayetteville to help the City better evaluate our fleet for non-emergency vehicles.

The one sole bidder was Enterprise Fleet Management. The Cost Proposal was satisfactory and they have available fleet inventory, with other vehicles to be added once they become available.

She added, we have thoroughly evaluated the bid and have determined it to be responsive and responsible and that the contract price is fair and reasonable, therefore I request authorization to award the Fleet Management Services contract to Enterprise Fleet Management.

Stacy moved to approve R-16-16 – Fleet Services Award to Enterprise Holding Fleet Management. Oddo seconded the motion. Motion carried unanimously.

Mayor Johnson called Consider R-17-16 – Banking Services Award – United Community Bank.

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

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

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

Brewer moved to approve R-17-16 – Banking Services Award to United Community Bank. Stacy seconded the motion. Motion carried unanimously.

Mayor Johnson called Consider Bid Award – Fayette County High School Drainage Improvements.

Public Services Director Chris Hindman stated Staff has reviewed the seven bids that were received on May 5, 2016 for the Fayette County High School Drainage Improvements Project. The project consists of replacing the existing undersized and deteriorated piping system at the east end of the football field which has caused flooding to the track and locker room facilities onsite. The project

will include the demolition of the existing storm infrastructure and the installation two 60 inch pipes which measures 480 linear feet each. He added, this project is part of our \$1,465,000 GEFA loan for stormwater repairs.

Staff recommends Bid Award to the low bidder Brent Scarbrough and Company, Inc., in the amount of \$438,065.00. He also added this bid amount was much lower than we estimated.

Resident Al Hovey-King commented that the culvert replacement brings trash into Pye Lake and asked if we could monitor that. Mr. Hindman said Public Works can monitor the trash.

Williams moved to approve Bid Award – Fayette County High School Drainage Improvements to Brent Scarbrough and Company, Inc., in the amount of \$438,065.00. Shirley seconded the motion. Motion carried unanimously.

City Manager and Staff Reports:

Ray Gibson, City Manager stated this Saturday night Southern Ground Amphitheater will be showing the movie: Guardians of the Galaxy.

City Council and Committee Reports:

Councilmember Stacy said this Saturday morning beginning at 9:30 join us at the Ridge Nature Area to help with a water clean-up project.

Mayor's Comments:

Mayor Johnson stated this Saturday morning we will also have a “Citizens United for a Cleaner Fayette” event which will begin at 9:00am at the Waffle House on North Highway 85.

Public Comments:

Vicki Turner thanked the City staff and elected officials for their participation in making the Taste of Fayette event such a success this past Sunday.

Stacy moved to adjourn the meeting. Brewer 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: Mike Bush, Director of Finance & Admin
Carleetha Talmadge, Assistant Director of Finance

FROM: Anne Barksdale, City Clerk

DATE: May 11, 2016

SUBJECT: Comcast Cable Annual System Report

Deyanna Jones, Director of Governmental and Community Affairs in the Atlanta region will be present to update you on the operations of the cable system in Fayetteville. This annual system report is an ongoing requirement included in our franchise agreement.



CITY OF FAYETTEVILLE

INTEROFFICE MEMORANDUM

TO: Mayor and Council

VIA: Ray Gibson, City Manager

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

FROM: Anne Barksdale, City Clerk

DATE: May 25, 2016

SUBJECT: Beer, Wine, & Distilled Spirits License for Village Cafe

This is a new owner and licensee for H&R Financial Group, Inc., d/b/a Village Café located at 1240 Highway 54 West, Ste. 200 for Eric Hartel. All paperwork has been approved.

NOTICE OF PUBLIC HEARING

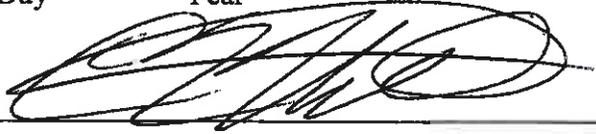
ON-PREMISE CONSUMPTION OF ALCOHOL

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

Business Name: H + R Financial Group, Inc. DBA Village Cafe
Business Address: 1240 Hwy 54 West Suite 200 Fayetteville GA 30214
Applicant's Name: Eric W. Hartel
(Please Print)

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

June 2 2016, at 7:00 p.m.
Month Day Year

Applicant's Signature: 

To Be Advertised: May 18 2016

Fax to: Fayette County News

Attention: Ryan Tribble

770-460-8172

**FAYETTEVILLE POLICE DEPARTMENT
ALCOHOL LICENSE INVESTIGATIVE REPORT**

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

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

Business Name: Village Café

Owner/Applicant: Eric Hartel

 Approved

 Denied

 Conditional

 Fingerprint cards on file

 RENEWAL

 Change License Holder (New Owner/Business Name)



Scott Pitts, Chief of Police Or Designee
Fayetteville Police Department

FOR OFFICE USE ONLY

RECEIVED
MAY 10 2016


CITY OF FAYETTEVILLE ALCOHOL LICENSE APPLICATION

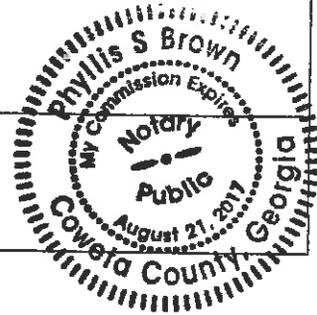
IDENTIFICATION SECTION					
1	Enter state taxpayer identifier (STI) here:				
2	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">Name of Licensee: Eric W. Hartel</td> <td style="width: 50%;">Social Security Number:</td> </tr> <tr> <td>Date of Birth:</td> <td></td> </tr> </table>	Name of Licensee: Eric W. Hartel	Social Security Number:	Date of Birth:	
Name of Licensee: Eric W. Hartel	Social Security Number:				
Date of Birth:					
3	Is Licensee a Corporation? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If "yes", name and address of Registered Agent: Eric W. Hartel 310 Essex Circle Fayetteville GA 30215				
4	Legal Business Name and address: H+R Financial Group Inc DBA Village Cafe 1240 Highway 54 Unit 200 Fayetteville GA 30215 General Manager Name: Eric W. Hartel				
5	License Year for which Application is made:				

ALCOHOL INFORMATION SECTION	
6	When did you or will you begin selling alcoholic beverages for which this application is made? Date: 7/1/2016
7	Type of License: (Check all that apply)
	1) Retail Package (check all that apply) (Total application fee \$200.00) ___ Beer - Application Fee \$200.00 & License Fee \$500.00 ___ Wine - Application Fee \$200.00 & License Fee \$500.00 2) Consumption on Premise (Pouring) (Check all that apply) (Total application fee \$300.00) <input checked="" type="checkbox"/> Beer - Application Fee \$300.00 & License Fee \$1,000.00 <input checked="" type="checkbox"/> Wine - Application Fee \$300.00 & License Fee \$1,000.00 <input checked="" type="checkbox"/> Liquor - Application Fee \$300.00 & License Fee \$5,000.00 3) Off Premise Catering - \$250.00 License Fee
8	Type of Business: (check one) <input checked="" type="checkbox"/> Restaurant ___ Retail Stores ___ Wholesale Stores ___ Catering
9	Do you comply with the distance requirements of City Ordinance Sect. 10-34, no. (b)(6)? Yes No

CRIMINAL HISTORY CONSENT FORM	
10	I, Eric W. Hartel , hereby give my permission to the City of Fayetteville Police Department to fingerprint me, also authorize the City of Fayetteville Police Department to run a criminal background check for the purpose of investigating my background in order to obtain an Occupational License to operate a place of business handling Alcoholic Beverages.

SIGNATURE SECTION	
11	I declare under penalty of perjury that this application has been examined by me, and to the best of my knowledge and belief is true, correct and complete. Signature: _____ Title: Owner Date: 5/4/16
	(Must be signed by licensee. If the licensee is a corporation, must be signed by an officer of the corporation. Stamped signature not acceptable) I hereby certify that Eric W. Hartel is personally known to me, that said applicant signed the foregoing application after stating to me personal knowledge and understanding of all statements and answers made herein, and, under oath actually administered by me, has sworn that said statements and answers are true. This 4 day of May , 2016 Notary Public
	AFFIX SEAL

FOR OFFICE USE ONLY	
12	Check all that apply: ___ Beer ___ Wine ___ Liquor ___ Catering





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.

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

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

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

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

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

Comp Plan/Future Land Use

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

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

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

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

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

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

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

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

Rezoning Standards for Review

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

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

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

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

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

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

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

No.

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

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

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

No.

B. SOCIO-ECONOMIC FACTORS

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

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

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

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

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

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

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

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

No.

Analysis and Recommendation

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

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

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

PUBLIC NOTICE

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

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

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

Please advertise May 4, 2016 and May 25, 2016



City of Fayetteville

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

www.fayetteville-ga.gov



MAYOR
Edward J. Johnson, Jr.

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

CITY MANAGER
Ray Gibson

CITY CLERK
Anne Barksdale

April 29, 2016

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

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

Mr. Monroe,

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

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

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

Sincerely,

Julie Brown

Senior Planner

C: File

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

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

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

PREAMBLE AND FINDINGS OF FACT

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

ORDINANCE

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

ARTICLE I

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

ARTICLE II

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

ARTICLE III

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

ARTICLE IV

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

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

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

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

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

ATTEST:

Edward J. Johnson Jr., Mayor

Scott Stacy, Mayor Pro Tem

Anne Barksdale, City Clerk

Kathaleen Brewer, Council Member

Paul C. Oddo, Jr, Council Member

Harlan Shirley, Council Member

James B. Williams, Council Member

EXHIBIT "A"

Legal Description of Parcels

EXHIBIT "B"
PCD CONCEPT PLAN



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 #0-09-16 to rezone .947 acres at 467 Veterans Parkway from PCD (Planned Community Development) back to R-70 (Single Family Residential).

Site Information

The parcel is slightly less than one acre in size, and fronts Veterans Parkway near the Sandy Creek Road intersection. It is surrounded on three sides by the Pinewood Forrest PCD.

Project Information

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.

Analysis and Recommendation

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.

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.

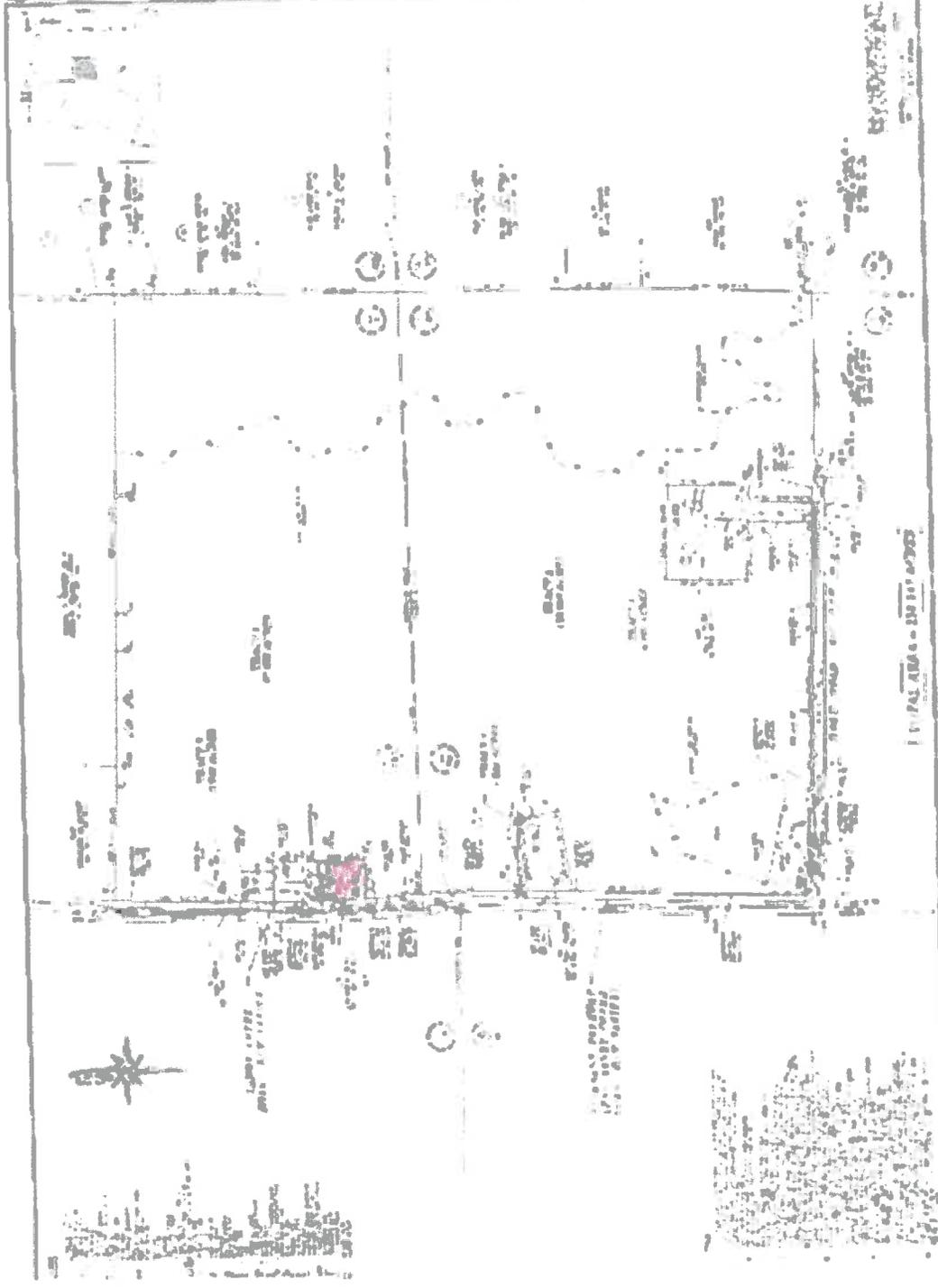
Also, to consider reverting the rezoning of 5.89 acres from RMF-15 (Multi-Family Residential) back to C-3 (Highway Commercial). Property located at Highway 54 East - parcel 0524019. Per Section 94-87 of the City of Fayetteville Zoning Ordinance

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

Logos and titles at the top of the page, including:
- **Rochester** logo
- **THE HOLLANDS FAIRFAX, L.C.**
- **FAIRFAX COUNTY**
- **PLANNING DEPARTMENT**
- **PLANNING COMMISSION**



Vertical text on the right side of the map, likely a title or description, including:
- **PLANNING COMMISSION**
- **PLANNING DEPARTMENT**
- **FAIRFAX COUNTY**
- **THE HOLLANDS FAIRFAX, L.C.**

Subject Matter: #0-9-16 - Zoning- 467 Veterans Pkwy
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 0-9-16
(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 467 Veterans Parkway 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 **PCD to R-70**, 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 Parcel



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

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 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 Parcel



CITY OF FAYETTEVILLE

INTEROFFICE MEMORANDUM

TO: Mayor and Council

FROM: Ray Gibson, City Manager

DATE: May 25, 2016

SUBJECT: Resolution R-18-16: Support for Countywide Branding

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.

Purpose

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.

Objectives

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.

Brief Statement of Relevant Facts

Traditional Economic Development Marketing

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.

Talent Recruitment Marketing

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.

Community Cohesiveness

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	Pinewood Atlanta Studios
Steve Brown	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.

Specific Conclusion and Request

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.

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 Recommendation

Staff is recommending approval of Resolution R-18-16 to support the countywide branding effort and to provide \$7,500.00 in funding to the Fayette Chamber of Commerce for the project.

Resolution R-18-16

RESOLUTION OF THE CITY OF FAYETTEVILLE TO PROVIDE FUNDING TO THE FAYETTE CHAMBER OF COMMERCE TO ASSIST WITH A COUNTYWIDE BRANDING

WHEREAS, the Fayette Chamber of Commerce has oversight of the Fayette Visioning Initiative; and

WHEREAS, all the jurisdictions in Fayette County have met and decided that a countywide brand and marketing plan for economic development and talent recruitment is much needed; and

WHEREAS, the objective of the branding 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; and

WHEREAS, the branding strategy has the following 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.

WHEREAS, Fayette Visioning is in the process of assembling a committee to determine what components are needed for the branding campaign and to oversee the bid process and selection of the service provider to develop the brand and campaign; and

WHEREAS, the expected cost to develop a brand and a marketing campaign and initial plan execution is estimated to be \$90,000; and

WHEREAS, Fayette Visioning will be making a request to all local governments in Fayette County as well as the private sector to invest in this endeavor, with Fayetteville's contribution to be \$7,500.00.

BE IT THEREFORE RESOLVED, that the City of Fayetteville City Council does hereby approve this resolution to not only support the countywide branding but to also make a monetary contribution not to exceed \$7,500.00.

SO RESOLVED this 2nd day of June, 2016.

Signatures appear on next page.

Edward J. Johnson, Jr., Mayor

Scott Stacy, Mayor Pro Tem

Kathaleen Brewer, Councilmember

Paul C. Oddo, Jr., Councilmember

Attest:

Anne Barksdale, City Clerk

Harlan Shirley, Councilmember

James B. Williams, Councilmember



CITY OF FAYETTEVILLE

INTEROFFICE MEMORANDUM

TO: Mayor and Council

FROM: Ray Gibson, City Manager

CC: Mike Bush, Finance and Administrative Services Director

DATE: May 26, 2016

SUBJECT: Consider Approval of Countywide Special Purpose Local Option Sales Tax (SPLOST) Project List

Background

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.

The one percent (1%) SPLOST would be used for either a four (4) year, five (5) year, or six (6) 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 (4) years, \$116,539,854.00 for five (5) years, and \$141,014,156 for six (6) 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 (6) years (see Attachment ‘A’). 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 (4) years, \$20 Million for five (5) years, and \$25 Million for six (6) years, as it is always good practice to exceed the estimated collection amounts so that additional projects can be handled with the SPLOST funds. Please see Attachment ‘B’ for the final list of projects.

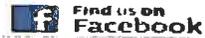
The Committee is requesting approval of Resolution R-19-16 which supports the projects outlined in Attachment ‘B’ and will allow the City to forward and begin the process of creating an Intergovernmental Agreement with Fayette County.



City of Fayetteville

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

www.fayetteville-ga.gov



MAYOR
Edward Johnson

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

CITY MANAGER
Ray Gibson

CITY CLERK
Anne Barksdale

January 19, 2016

Steve Rapson,
County Manager,
Fayette County
140 Stonewall Avenue West
Suite 100
Fayetteville, GA 30214

RE: DRAFT SPLOST LIST FOR THE CITY OF FAYETTEVILLE

Dear Mr. Rapson,

The City of Fayetteville's management team³ has developed a **Draft** SPLOST project list to be considered by the Fayette County Board of Commissioners. Please keep in mind this project list has not been presented to the City Council.

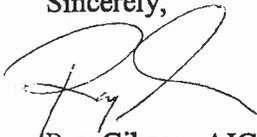
Utilizing the most recent intergovernmental agreement determining the LOST distributions, the City's project list is based on a six-year time period with estimated collections of around \$30 Million.

Project Name	Category	Estimated Cost
New Fire Station 93 – Design and Construction	Fire	\$1,000,000.00
New Fire Department Apparatus (5 New Fire Trucks)	Fire	\$3,000,000.00
New Police Vehicles and IT Equipment	Police	\$1,100,000.00
Road Resurfacing Projects	Transportation	\$3,500,000.00
Hwy Median Landscaping	Transportation	\$1,000,000.00
Pedestrian Trails and Cart Paths	Transportation	\$3,100,000.00
Highway 54/Hospital Bridge	Transportation	\$600,000.00
New Downtown Road Network	Transportation	\$3,500,000.00
Redwine Road/Ramah Road Roundabout	Transportation	\$1,200,000.00
Lafayette Road Extension and Roundabout	Transportation	\$2,000,000.00
Wastewater Plan Upgrades	Water/Wastewater	\$7,500,000.00

Debt Retirement	Water/Wastewater	\$1,500,000.00
City Fiber Optic Network (Government Buildings)	Information Technology	\$1,000,000.00
TOTAL		\$30,000,000.00

Should you have any questions or concerns regarding the list, please contact me at your earliest convenience.

Sincerely,



Ray Gibson, AICP
City Manager

The City of Fayetteville, Georgia



***2016 SPECIAL PURPOSE LOCAL OPTION
SALES TAX (SPLOST) REFERENDUM***

ATTACHMENT 'B'

2016 SPLOST PROGRAM - CITY OF FAYETTEVILLE (ATTACHMENT 'B')

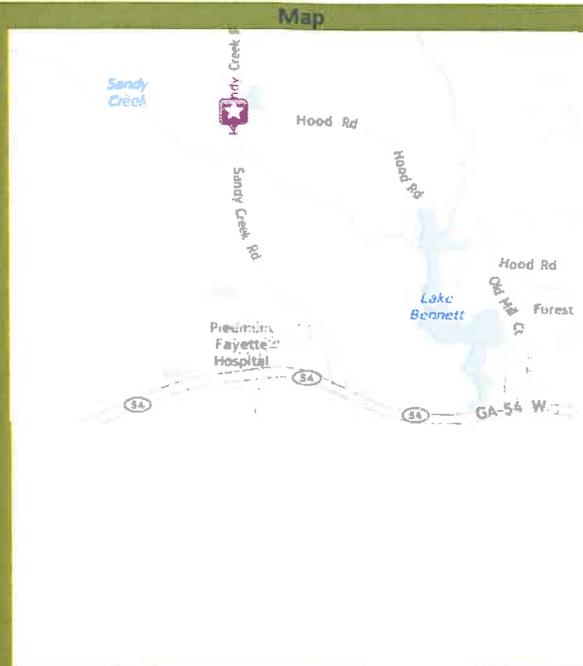
Project Name	Category	Estimated Cost Original	Estimated Cost 6 yrs \$21,099,102	Estimated Cost 5 yrs \$17,437,686	Estimated Cost 4 yrs \$13,834,658
New Fire Station 93 -Design & Construction	Fire	1,000,000	1,000,000	1,000,000	500,000
New Fire Department Apparatus (5 New Fire Trucks)	Fire	3,000,000	3,000,000	2,400,000	2,200,000
New Police Vehicles and IT Equipment	Police	1,100,000	1,100,000	1,100,000	600,000
Wastewater Plan Upgrades	Water/Wastewater	7,500,000	8,000,000	7,000,000	7,500,000
Debt Retirement	Stormwater	1,500,000	1,500,000	1,500,000	750,000
City Fiber Optic Network (Government Buildings)	Information Technology	1,000,000	-	-	-
Road Resurfacing Projects	Transportation	3,500,000	4,550,000	3,550,000	3,500,000
Hwy Median Landscaping	Transportation	1,000,000	75,000	75,000	75,000
Pedestrian Trails and Cart Paths	Transportation	3,100,000	75,000	75,000	75,000
Hwy 54 / Hospital Bridge	Transportation	600,000	600,000	600,000	600,000
Downtown Road Network	Transportation	3,500,000	500,000	500,000	-
Redwine Road / Ramah Road Roundabout	Transportation	1,200,000	1,200,000	1,200,000	1,200,000
Lafayette Road Ext. & Roundabout	Transportation	2,000,000	-	-	-
Parks and Rec / Land Aquisition / Greenspace	Public Service	-	1,400,000	-	-
Cultural/Performing Arts		-	2,000,000	1,000,000	-
TOTAL		30,000,000	25,000,000	20,000,000	17,000,000

Category	Fire
Location	West Fayetteville
Proposed Budget Year	FY 2017

City of Fayetteville Notes

The City identified the need for an additional fire station to serve the growing West Fayetteville area in the late 1990's. Since then, the City has collected impact fees for this facility and secured a station site on Lester Road. In consideration of the anticipated growth in this area, fire department staff re-evaluated and identified an alternate site which will better accommodate the facility and provide improved coverage to the area. Upon completion, Station 93 will significantly improve response times to this area, bringing times well within established City performance goals of five minutes or less. This station will also add capacity to the City's overall existing fire protection system.

Design and Construct Fire Station 93 - Approximately three (3) acres has been designated for the construction of a public safety facility on the west side of the City to provide service for existing and future service demands. This facility will be capable of housing resources for fire and rescue, emergency medical services, and law enforcement.



Anticipated Funding and Financials

Property Acquisition - Property has been designated through annexation ordinance. Design - \$207,200 - \$150,000 IFF/CPF and \$57,200 Proposed SPLOST. Construction - \$1,864,800 - \$922,000 IFF/CPF and \$942,800 Proposed SPLOST

Existing Conditions Photo

Estimated cost: \$2,072,000



Map

Category Fire
Location City of Fayetteville
Proposed Budget Year FY 2017

City of Fayetteville Notes

This project will provide a new apparatus to coincide with the opening of Station 93.

New Fire Apparatus (and equipment) for Fire Station 93 – will provide a back-up apparatus for the City's three front-line engines. This will ensure an engine is available to fill in when an engine is down for maintenance, repairs, etc. Historically, a reserve unit is in service, on average, as much as a first line unit.

unding

Impact Fee Fund and SPLOST

Existing Conditions Photo

Estimated cost: \$600,000

General Information

Category	Fire
Location	City of Fayetteville
Proposed Budget Year	FY 2018

City of Fayetteville Notes

This project will replace two existing apparatus which are reaching the end of useful life with one single apparatus. The new apparatus will be designed to meet the appropriate performance standards required for the current and anticipated service demands of the City. This apparatus will replace Rescue 9 and Tactical Unit 9. Rescue 9 is a 1995 Freightliner chassis with 8,489 Miles and 1,786 Hours; the body of the apparatus was from a 1973 apparatus and has significant rust damage. The chassis may be repurposed within the City. Tactical Unit 9 is a 1986 International with 79,175 Miles. This was a gas company service truck donated to the City through a grant program.

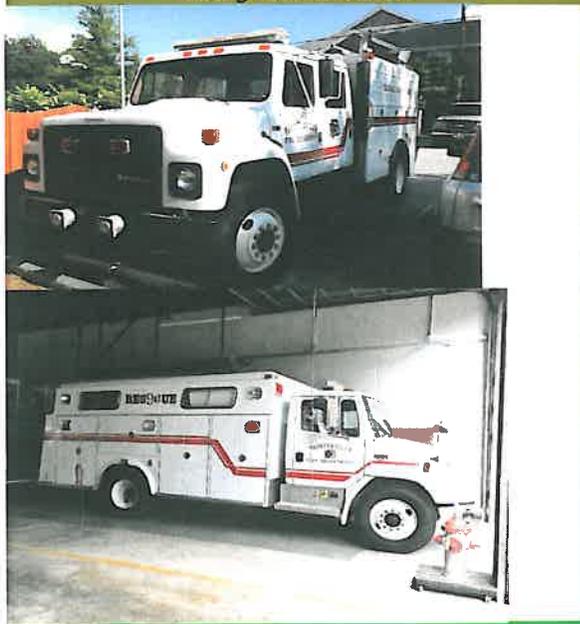
Project Description

Heavy Rescue Apparatus Replacement - This apparatus will be used to transport personnel, technical rescue equipment and a breathing air compressor with breathing air storage cylinders to fire/rescue incidents as needed within the City or neighboring jurisdictions when requested. This apparatus will increase the department's technical rescue capabilities to address the demand/potential demand for these services which have grown significantly over the last 5 years.

geted Fund

SPLOST

Existing Conditions Photo



Estimated cost: \$1,000,000

General Information

Category Fire
Location City of Fayetteville
Proposed Budget Year FY 2019

City of Fayetteville Notes

This project will replace a first line fire apparatus which is reaching the end of its useful life.

Project Description

Replace Engine 91 – 2004 American LaFrance
85,503 Miles
10,007 Hours
Issues – The manufacturer of this unit is no longer in business. Repairs have become very challenging as manufacturer replacement parts are difficult to find or are very expensive due to scarcity.

Budgeted Funding and Funding Sources

SPLOST

Existing Conditions Photo

Estimated cost: \$600,000



General Information

Map

Category Fire
Location West Fayetteville
Proposed Budget Year FY 2019

City of Fayetteville Notes

This project will replace a first line fire apparatus which is reaching the end of its useful life.

Project Description

Replace Engine 92 – 2004 American LaFrance
71,790 Miles
8,419 Hours
Issues – The manufacturer of this unit is no longer in business. Repairs have become very challenging as manufacturer replacement parts are difficult to find or are very expensive due to scarcity.

Budgeted Funding and Funding Sources

SPLOST

Existing Conditions Photo

Estimated cost: \$600,000

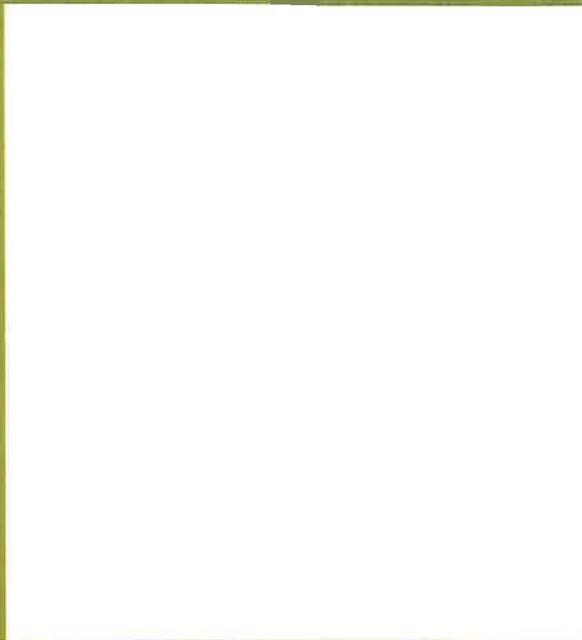


Category	Fire
Location	City of Fayetteville
Proposed Budget Year	FY 2020

City of Fayetteville Notes

This project will replace an existing apparatus which is reaching the end of its useful life. The replacement apparatus will be designed to meet the appropriate performance standards required for the current and anticipated service demands of the City.

Replace Mini-pumper (Unit 9M) – 1984 GMC with 23,122 miles (no hour meter on this unit). The pump on this apparatus no longer meets the annual testing requirements for its rated capacity. The failure of the unit to meet pump test specifications is a combination of issues with both the engine and the pump. The new unit will be a 4WD, quick-response type apparatus that can be used to respond to EMS calls, brush fire calls, or respond during inclement weather.



Budgeted Funding and Funding Sources

SPLOST

Existing Conditions Photo

Estimated cost: \$200,000



Category	Police
Location	City-Wide
Proposed Budget Year	FY2017

City of Fayetteville Notes

The department has an increasing need to maintain a stable and adequate fleet of patrol vehicles that are capable of high speed response to crimes in progress and pursuit abilities if needed. Aging vehicles with diminished capacity for high speed operations create undue risk and potential for liability. Maintaining a patrol fleet with a progressive replacement policy is paramount for risk-management for patrol operations.

Project Description

Replacement police vehicles for the patrol division. For a vehicle to be considered an authorized police vehicle, it has to be a pursuit rated vehicle and be properly equipped with the proper visual and audible warning equipment, and communications, and protective equipment.

Estimated Cost per unit is \$50,000.

Total Project is for 12 replacement vehicles to be phased in over a three year period.



Budgeted Funding Sources

6 year SPLOST Amount \$600,000
 5 year SPLOST Amount \$600,000
 4 year SPLOST Amount \$400,000

Existing Conditions Photo



Estimated cost: \$600,000

General Information

Category	Police
Location	City-Wide
Proposed Budget Year	FY2017

City of Fayetteville Notes

The Fayetteville Police Department, like every agency in the state has witnessed the decrease in services provided by the GBI State Crime Lab. The State Crime Lab has a backlog of cases with evidence needing specialized processing that can only be done by utilizing specialized equipment. The GBI is not able to perform many of these specialized processes or test and they have requested police agencies to start conducting their own testing of certain items of evidence.

Project Description

Crime Scene Processing technology continues to increase and become more readily available and in more demand from our prosecutors. The police department recognizes the need to conduct a thorough and accurate crime scene investigation. To accomplish the goals of providing the best evidence possible, new equipment is needed to facilitate these demands. An equipped vehicle to gather and transport evidence, specialized equipment to process the evidence, and equipment to accurate plot and map evidence scenes is necessary.

Existing Conditions Photo

Prior Crime Scene Van was lost due to an accident.



Project Photo



Budgeted Funding and Funding Sources

- 6 year SPLOST Amount \$184,803
- 5 year SPLOST Amount \$184,803
- 4 year SPLOST Amount \$184,803

Estimated Cost for crime scene vehicle and equipment for processing evidence is estimated at \$184,803.

General Information

Category Police
Location Police Department
Proposed Budget Year FY2017

City of Fayetteville Notes

The department maintains a records retention policy as set forth by Georgia Law, but as we increase in size and have to maintain additional files the required storage capacity for the main servers is depleting. The replacement of older servers with new equipment and operating software will allow for better operation and storage of the department files and records.

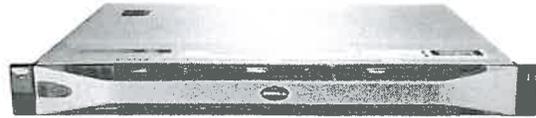
Project Description

The Fayetteville Police Department currently houses and operates 16 servers in house. These servers house operate our Spillman Records Management System and USA Software Records Management System, Courtware Solutions e-crash and e-ticketing programs, in-car and body cam videos, criminal investigation files and an abundance of internal and operation files and software for the department. The department lost its technology Capital fund during the recession and has since piece-milled the technology equipment to maintain our needs. The department needs to purchase 2 new Dell Servers to replace aging servers. These new servers will allow for more secure and safe environment for our data and records.

Existing Conditions Photo



Project Photos



Budgeted Funding and Funding Sources

- 6 year SPLOST Amount \$7,196
- 5 year SPLOST Amount \$7,196
- 4 year SPLOST Amount \$7,196

Estimated cost: \$7,196

General Information

Category	Police
Location	Fayette Pavilion
Proposed Budget Year	FY2017

City of Fayetteville Notes

The police department began a LPR system in 2013 when we added four mobile units to our traffic vehicles. This system has allowed officers to locate numerous stolen vehicles, wanted persons, persons violating otherwise undetectable traffic violations (tag and licensing). In several incidents the LPRs have been credited with providing license plate information that has helped capture robbery and burglary suspects in the county and metro Fayette area.

Project Description

The police department has a need to incorporate two fixed license plate reader systems to the north end of the city on Ga. Hwy 85 and on Ga. Hwy 314. These LPRs can provide unique data that will assist officers in the locating and arrests of numerous violators from the thefts and other crimes we have in the North Fayette and Fayette Pavilion area. With proper community education and involvement it is a valuable tool to help lower incidents of theft and other crimes at the Fayette Pavilion.



Budgeted Funding and Fu

6 year SPLOST Amount \$108,000
5 year SPLOST Amount \$108,000
4 year SPLOST No Funding

Existing Conditions Photo



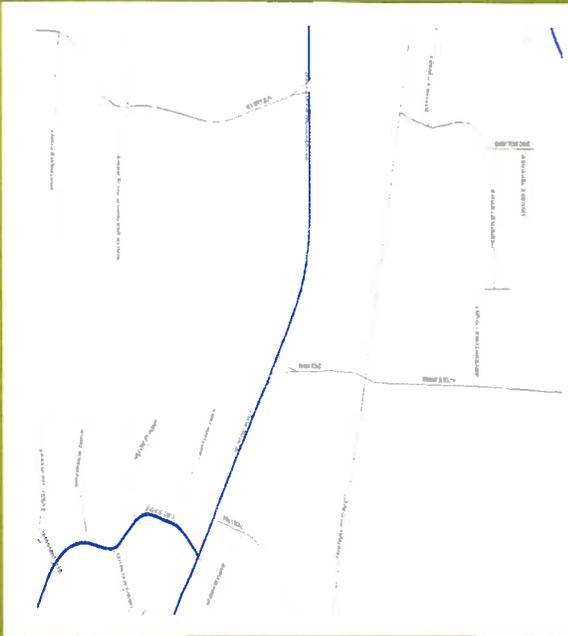
Estimated Cost is \$108,000.

General Information

Category Transportation
Location Redwine Road/Ramah Road
Proposed Budget Year FY2021

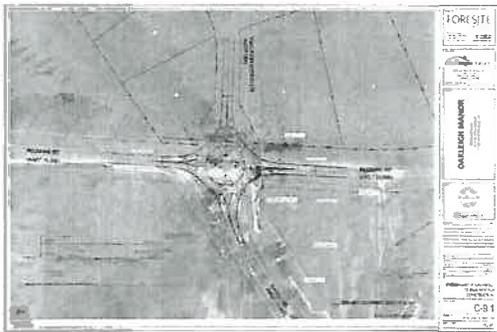
City of Fayetteville Notes

Department: Public Services - Engineering/Public Works



Project Description

Redwine Road/Ramah Road Roundabout-The project consists of building a roundabout at the intersection of Redwine Road and Ramah Road to help relieve traffic flow at the intersection.



Budgeted Funding and Funding Sources

Proposed SPLOST

6 Year SPLOST Amount	\$1,200,000
5 Year SPLOST Amount	\$1,200,000
4 Year SPLOST Amount	\$1,200,000

Existing Conditions Photo



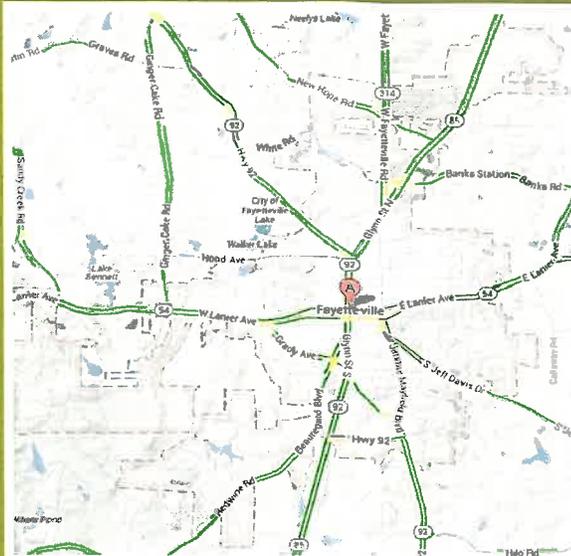
Estimated cost: \$1,200,000

General Information

Category Transportation
Location Multi-Use Paths
Proposed Budget Year FY2019

City of Fayetteville Notes

Department: Public Services - Public Works



Project Description

Designing of a master plan for expansion of the multi-use path systems in the City of Fayetteville which will increase pedestrian and golf cart accessibility between residential and commercial developments, promote health and wellness, and potentially reduce vehicular traffic.

Budgeted Funding and Funding Sources

Proposed SPLOST

6 Year SPLOST Amount	\$75,000
5 Year SPLOST Amount	\$75,000
4 Year SPLOST Amount	\$75,000

Existing Conditions Photo



Total Estimate

Estimated cost \$75,000

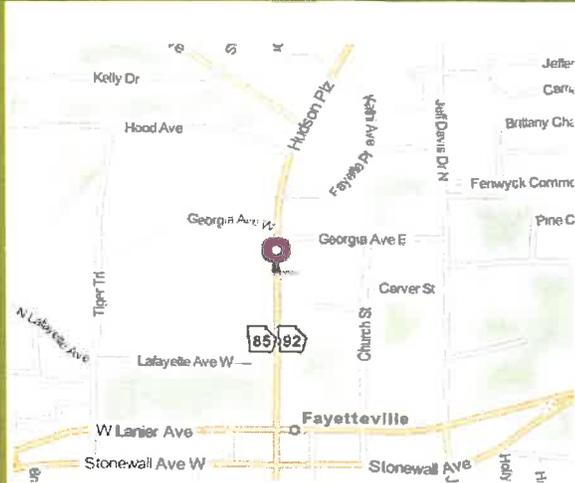
General Information

Category Transportation
Location SR 85 North
Proposed Budget Year FY2019

City of Fayetteville Notes

Department: Public Services - Public Works

Map



Project Description

This project consist of the engineering design of landscaped medians on Highway 85 from Grady Avenue to Georgia Avenue. This project will connect the landscape medians from the downtown square to the new Hwy 92/Hood Avenue Project.

Budgeted Funding and Funding Sources

Proposed SPLOST

6 Year SPLOST Amount	\$75,000
5 Year SPLOST Amount	\$75,000
4 Year SPLOST Amount	\$75,000

Existing Conditions Photo



Total Estimate

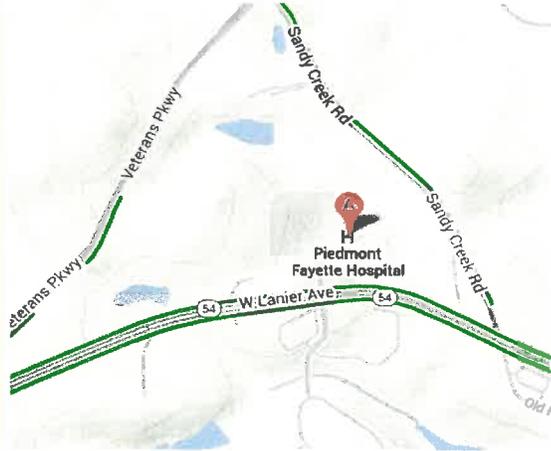
Estimated cost of repairs: \$75,000

General Information

Category Transportation
Location SR 54 Bridge Crossing
Proposed Budget Year FY2018

City of Fayetteville Notes

Department: Public Services - Engineering/Public Works



Project Description

Multi-use bridge crossing for SR 54 near the hospital to connect the Fayette Piedmont Hospital/West Fayetteville Area to the existing path system, south of SR 54 at Lester Road, which will provide additional bike/ped accessibility for the area.

Budgeted Funding and Funding Sources

\$866,000 GDOT grant funds received; \$1,300,000 potential grant from GDOT and \$600,000 Proposed SPLOST

6 Year SPLOST Amount	\$600,000
5 Year SPLOST Amount	\$600,000
4 Year SPLOST Amount	\$600,000

Existing Conditions Photo

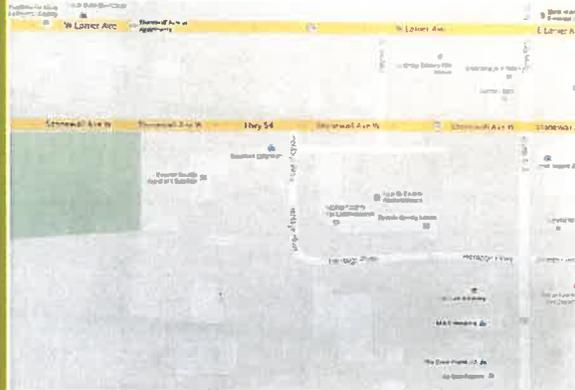
Estimated cost: \$600,000



General Information

Category Transportation
Location Downtown - near SR85/54
Proposed Budget Year FY2018
City of Fayetteville Notes
Department: Public Services - Engineering/Public Works

Map



Project Description

Engineering of initial roadway to facilitate Downtown Master Plan.

Budgeted Funding and Funding Sources

Proposed SPLOST

6 Year SPLOST Amount	\$500,000
5 Year SPLOST Amount	\$500,000
4 Year SPLOST Amount	\$0

Existing Conditions Photo



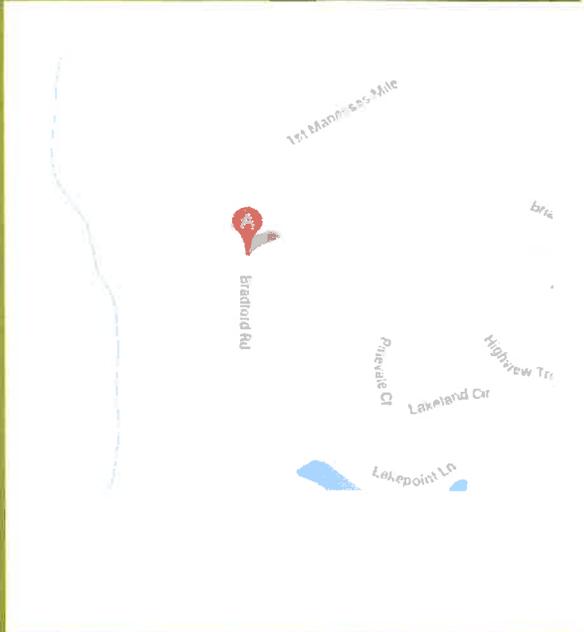
Estimated cost: \$500,000

General Information

Category Wastewater
Location First Manassas Mile
Proposed Budget Year FY2018-2021

City of Fayetteville Notes

Department: Public Services - Water and Sewer Department



Project Description

Water Plant and Wastewater Plant Upgrade - The project consist of upgrading the water and wastewater plant basins, mixers and maintenance projects.

Budgeted Funding and Funding Sources

Proposed SPLOST

6 Year SPLOST Amount	\$8,000,000
5 Year SPLOST Amount	\$7,000,000
4 Year SPLOST Amount	\$7,500,000

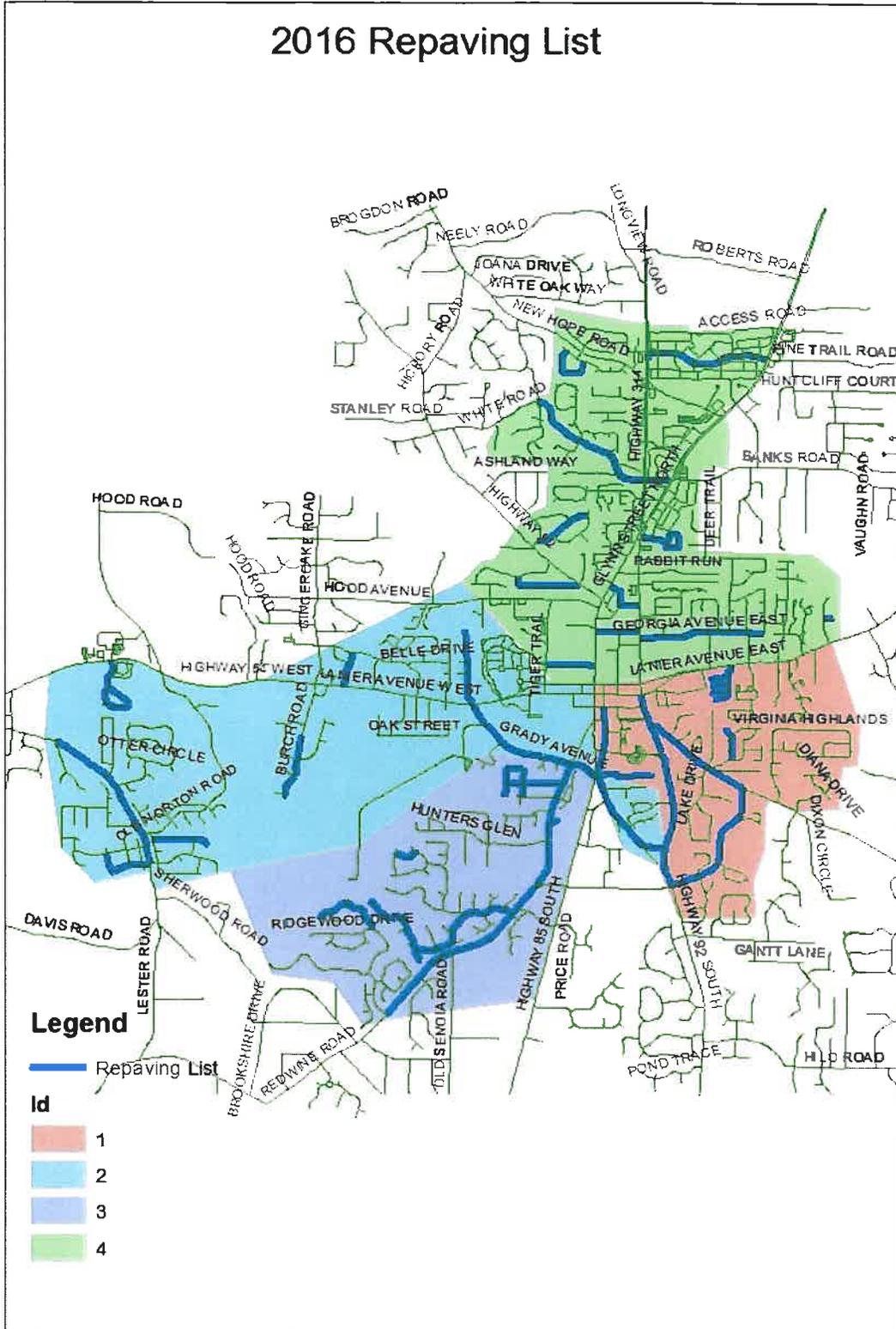
Existing Conditions Photo



Total Estimate

Estimated cost of repairs: \$10,000,000

2016 Repaving List



Updated List

Road Name	Length	Type of Street	Subdivision	Quadrant	Estimated Cost	Estimated Cost per Quad
Arbor Way	0.1	Subdivision Street	Garden Courtyard	1	\$21,355	
Courtyard Lane	0.1	Subdivision Street	Garden Courtyard	1	\$21,355	
Garden Court	0.1	Subdivision Street	Garden Courtyard	1	\$21,355	
Helen Sams Pkwy	0.86	Collector Street		1	\$205,169	
Jeff Davis Dr S	1.35	Collector Street		1	\$361,140	
Jimmy Mayfield	1.08	Collector Street		1	\$296,994	
Lee Street	0.59	Collector Street		1	\$117,615	
Oakview Trace	0.22	Subdivision Street	Pecan Ridge	1	\$43,366	
Wilbanks Drive	0.3	Subdivision Street	Garden Courtyard	1	\$64,064	
Williamsburg Way	0.32	Subdivision Street	Old Dominion	1	\$70,963	\$1,223,376
Bradley Drive	0.7	Collector Street		2	\$170,180	
Burch Road (City Section)	0.45	Subdivision Street	Park Place	2	\$81,312	
Fawnbrook Pass	0.17	Subdivision Street	Stonebriar West	2	\$33,510	
Grady Avenue	0.93	Collector Street		2	\$178,394	
Grand Teton Circle	0.43	Subdivision Street	Emory Springs	2	\$91,825	
Lester Road	1.18	Collector Street		2	\$266,441	
Marquis Drive	0.22	Collector Street		2	\$48,787	
Ridgecrest Drive	0.38	Subdivision Street	Magnolia Ridge	2	\$74,906	
Sharon Drive	0.49	Subdivision Street	Sharon Heights	2	\$102,585	
Togwatee Village	0.19	Collector Street		2	\$91,825	
Valley Bluff Dr	0.27	Subdivision Street	Stonebriar Pass	2	\$53,222	\$1,192,987
Bridgestone Cove	0.47	Subdivision Street	Lakeside on Redwine	3	\$92,346	
Hidden Lake Drive	0.58	Subdivision Street	Lakemont	3	\$119,093	
Lakemont Drive	0.77	Subdivision Street	Lakemont	3	\$160,489	
Medford Drive	0.35	Subdivision Street	Medford Manor	3	\$60,368	
Nancy Lane	0.07	Subdivision Street		3	\$14,373	
Redwine Road	2.24	Collector Street		3	\$404,753	
Walker Ave	0.48	Subdivision Street	Medford Manor	3	\$78,848	
Woodcrest Overlook	0.14	Subdivision Street	Lakemont	3	\$29,897	\$960,167
Banks Road	0.17	Collector Street		4	\$61,271	
Georgia Avenue	0.2	Collector Street		4	\$39,424	
Georgia Avenue E	0.28	Subdivision Street	Brentwood	4	\$55,686	
Jeff Davis Place	0.45	Subdivision Street	Spencer Square	4	\$97,657	
Kathi Avenue	0.28	Collector Street		4	\$64,393	
Kelly Drive	0.43	Subdivision Street		4	\$74,166	
Lafayette Ave	0.3	Collector Street		4	\$88,704	
Normandy Drive	0.33	Subdivision Street	Argone Forest	4	\$65,050	
Pavillion Parkway	1.29	Collector Street		4	\$360,894	
Robinson Court	0.06	Minor Street		4	\$15,277	
Wedgewood Drive	0.39	Subdivision Street	Greenlea	4	\$86,486	
White Road	0.9	Collector Street		4	\$165,334	\$1,174,342

21 Total Miles

Total Estimate	\$4,550,872
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General Information

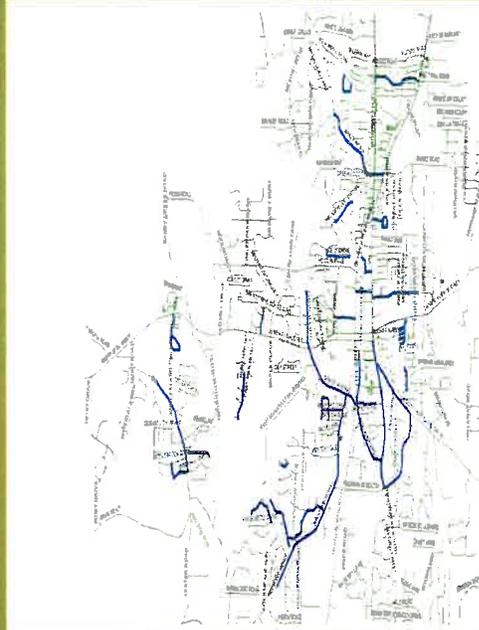
Category Transportation
Location City-Wide
Proposed Budget Year FY2018-2021

City of Fayetteville Notes

Department-Public Services-Public Works

Resurfacing approximately 21 miles of streets City-wide

Map



Budgeted Funding and Funding Sources

Proposed SPLOST, Georgia Department of Transportation
Local Maintenance & Improvement Grant

6 Year SPLOST Amount \$4,500,000
5 Year SPLOST Amount \$3,550,000
4 Year SPLOST Amount \$3,500,000

GDOT LMIG Amount \$544,000
Local General Fund Amount \$144,000

Existing Conditions Photo



Estimated cost: \$4,500,000

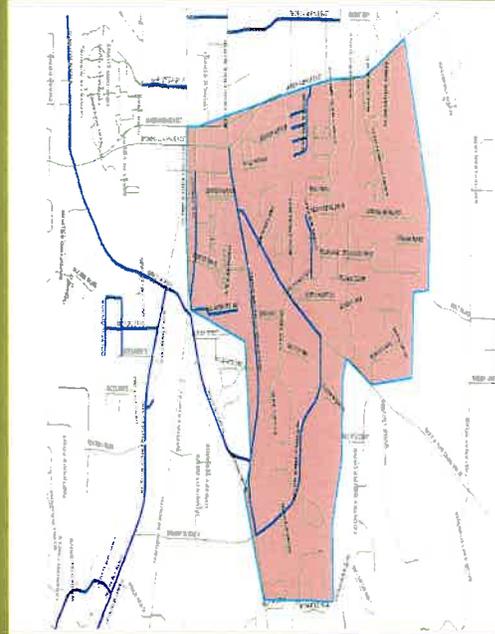
General Information

Category Transportation
Location Quadrant 1 Area
Proposed Budget Year FY2018

City of Fayetteville Notes

Department-Public Services-Public Works

Map



Existing Conditions Photo



Estimated Cost: \$1,223,376

Existing Conditions Photo



Existing Conditions Photo

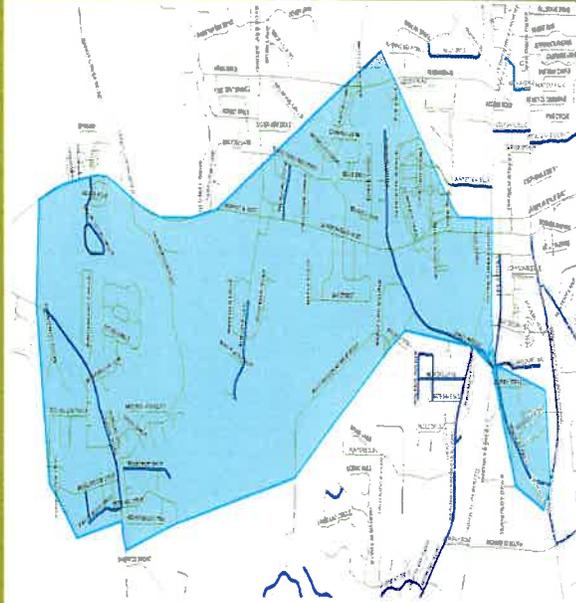


General Information

Category Transportation
Location Quadrant 2 Area
Proposed Budget Year FY2019

City of Fayetteville Notes

Department-Public Services-Public Works



Existing Conditions Photo



Estimated Cost: \$1,192,987

Existing Conditions Photo



Existing Conditions Photo

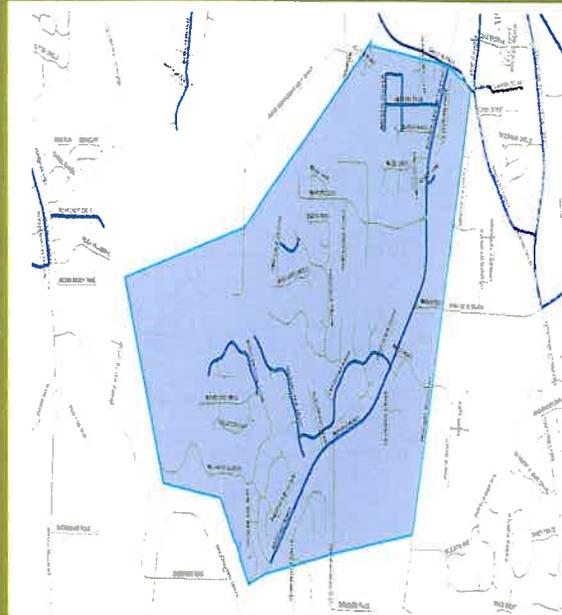


General Information

Category Transportation
Location Quadrant 3 Area
Proposed Budget Year FY2020

City of Fayetteville Notes

Department-Public Services-Public Works



Existing Conditions Photo



Estimated Cost: \$960,167

Existing Conditions Photo



Existing Conditions Photo

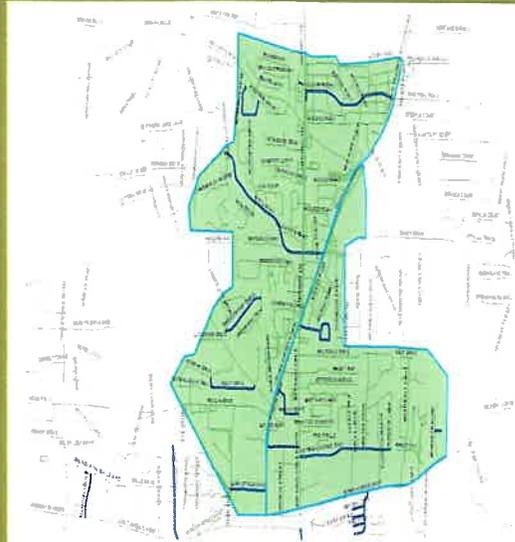


General Information

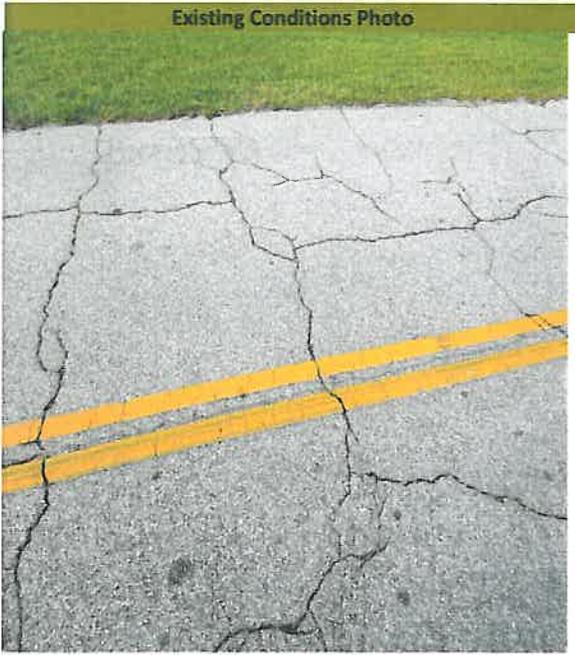
Category Transportation
Location Quadrant 3 Area
Proposed Budget Year FY2020

City of Fayetteville Notes

Department-Public Services-Public Works



Estimated Cost: \$1,174,342



General Information

Category Public Services
Location Parks and Recreation
Proposed Budget Year FY 2017

City of Fayetteville Notes

Department-Public Services-Public Works

Project Description

The purchase of land/greenspace for the purpose of parks and recreation use.

6 Year SPLOST Amount	\$1,400,000
5 Year SPLOST Amount	\$0
4 Year SPLOST Amount	\$0

Existing Conditions Photo

Estimated cost: \$1,400,000

General Information

Category Public Arts
Location Cultural Arts
Proposed Budget Year FY 2017

City of Fayetteville Notes

Project Description

Cultural Performing Arts Center



6 Year SPLOST Amount	\$2,000,000
5 Year SPLOST Amount	\$1,000,000
4 Year SPLOST Amount	\$0

Existing Conditions Photo

Estimated cost: \$2,000,000

Resolution R-19-16

RESOLUTION OF THE CITY OF FAYETTEVILLE TO APPROVE A SPLOST PROJECT LIST COMPLETED BY THE SPLOST CITIZEN ADVISORY COMMITTEE

WHEREAS, the City Council approved the creation of the SPLOST Citizen Advisory Committee on May 29, 2016 via Resoution R-4-16 to assist in the creation of projects for a SPLOST to commence in January of 2017 upon the approval of a November 8, 2016 referendum; and

WHEREAS, the main objectives of the “*SPLOST Citizen Advisory Committee*” were 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.

WHEREAS, the one percent (1%) SPLOST would be used for either a four (4) year, five (5) year, or six (6) year period and would generate approximately \$13,834,658.00, \$17,437,159.00, and \$21,099,102.00 respectively for the City of Fayetteville and Countywide the SPLOST would generate an estimated \$92,462,824.00 for four (4) years, \$116,539,854.00 for five (5) years, and \$141,014,156 for six (6) years; and

WHEREAS, in considering the estimated collections for the City of Fayetteville, the percentage split for each municipality was 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

WHEREAS, the committee held meetings on April 11th and 18th and May 2nd, 9th, and 16th during which they heard presentations from various departments within the city about their needs and project priorities based on the January 19, 2016 letter to Fayette County that was provided by

the city staff and included a break down of various projects totaling \$30 Million (See Attachment 'A'); and

WHEREAS, the committee moved forward and created projects totaling \$17 Million for four (4) years, \$20 Million for five (5) years, and \$25 Million for six (6) years, as it is always good practice to exceed the estimated collection amounts so that additional projects can be handled with the SPLOST funds; and

WHEREAS, the committee has created a final project list for the City of Fayetteville as outlined in Attachment 'B'.

BE IT THEREFORE RESOLVED, that the City of Fayetteville City Council does hereby approve this resolution to forward the SPLOST Project List as outlined in Attachment 'B' and permits the City Manager to move forward in assisting with the creation of an intergovernmental agreement with Fayette County.

SO RESOLVED this 2nd day of June, 2016.

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