

## BOARD OF COUNTY COMMISSIONERS

Eric K. Maxwell, Chairman  
Randy Ognio, Vice Chairman  
Steve Brown  
Charles W. Oddo  
Charles D. Rousseau



## FAYETTE COUNTY, GEORGIA

Steve Rapson, County Administrator  
Dennis A. Davenport, County Attorney  
Tameca P. White, County Clerk  
Marlena Edwards, Deputy County Clerk

140 Stonewall Avenue West  
Public Meeting Room  
Fayetteville, GA 30214

## AGENDA

October 26, 2017

6:30 p.m.

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Welcome to the meeting of your Fayette County Board of Commissioners. Your participation in County government is appreciated. All regularly scheduled Board meetings are open to the public and are held on the 2<sup>nd</sup> and 4<sup>th</sup> Thursday of each month at 6:30 p.m.

Call to Order

Invocation and Pledge of Allegiance by Commissioner Charles Rousseau

Acceptance of Agenda

### **PROCLAMATION/RECOGNITION:**

1. Recognition of John R. Hudson and Carol B. Hudson for funding Eagle Scout Samuel Snyder's scout project at Fayette County Animal Control and approval of a \$10,000 budget adjustment to account for the donation and associated expenditures. (pages 4-7)

### **PUBLIC HEARING:**

2. Consideration of Petition No. T-020-17, Verizon Wireless, Owner, and Jenna E. Lee, Agent, request a reduction to the requirements of Sec. 110-150. to develop a 185-foot Monopole Telecommunication Tower to reduce the tower separation requirement of one (1) statute mile to 0.7 miles. This property is located in Land Lot 129 of the 4th District and fronts on SR 85 and 85 Hwy Connector. (pages 8-125)
3. Consideration of Petition No. 1269-17, Michelle Camper, Patrick Camper, Howell Richardson, and Melissa Phillips, Owners, and Randy Boyd, Agent, request to rezone 8.935 acres from A-R to O-I to develop an Educational Facility for gymnastics, cheerleading & dance located in Land Lot 39 of the 7th District and fronting on SR 54. (pages 126-167)
4. Consideration of Petition No. RP-064-17, Michelle Camper, Patrick Camper, Howell Richardson, and Melissa Phillips, Owners, and Randy Boyd, Agent, request to revise the Final Plat of Survey for H.L. Newton to change the use on the property located in Land Lot 39 of the 7th District and fronting on SR 54. (page 168)
5. Consideration of Ordinance 2017-03, amendments to Chapter 110. Zoning Ordinance, regarding Sec. 110-149. - Planned Unit Development and concerning Planned Residential and Business Development-Planned Unit Development (PRBD-PUD) zoning district. (pages 169-193)
6. Consideration of Ordinance 2017-16 amending Chapter 110. Zoning Ordinance, regarding Sec. 110-79. - Accessory structures and uses. (pages 194-219)

**CONSENT AGENDA:**

7. Approval to accept grant funding in the amount of \$42,800 from the Georgia Office of Homeland Security for the purchase of personal protective equipment for Fire and EMS personnel in the event of an active shooter incident or other threat. (pages 220-221)
8. Approval of staff's request to accept the proposal from Ambulance Medical Billing for the EMS Billing Services as identified in RFP #1324-P and authorization for the County Manager to sign all related documents. (pages 222-224)
9. Approval of updates to the Fayette County Policies and Procedures Manual, Section 200.01, Procuring Goods / Services, outlining the criteria / process for technical merit and price scoring of a proposal. (pages 225-236)
10. Approval of the October 12, 2017 Board of Commissioners Meeting Minutes. (pages 237-246)

**OLD BUSINESS:**

11. Consideration of staff's recommendation to install a four-way stop at the intersection of Antioch & Goza Road as an interim safety measure. (pages 247-250)
12. Consideration of staff's recommendation to amend the contract with the Gordian Group (Centennial Contractors Enterprise, Inc.) to renovate the Animal Shelter from \$119,598.67 to \$86,590.78 (CIP project #6565F). (pages 251-253)
13. Consideration of staff's recommendation to amend the Fayette County Animal Shelter Management/Euthanasia Policy 280.01 and Animal Control's internal Adoption Policy 107.02a, to require animals to be spayed or neutered prior to adoption; and to amend the Code of Ordinances by revising Section 6-26 and repealing Sections 6-88 and 6-89 and to adopt a schedule of fees. (pages 254-268)

**NEW BUSINESS:**

14. Consideration of staff's request to accept the proposal from K A Oldham Design, Inc for the architectural and engineering services for the design and specifications for Fire Station 4 in the amount of \$174,000.00 and to authorize signing of all related contractual documents. (pages 269-270)
15. Consideration of the Transportation Committee's recommendation to designate \$500,000 of the 321 SPLOST funds for Projects R-19 and R-20 (SR 85 Widening) and authorization for staff to work with GDOT on several Quick Response Programs along the SR 85 South corridor. (pages 271-277)

**PUBLIC COMMENT:**

**ADMINISTRATOR'S REPORTS:**

- A. Contract #940-P: Public Works Engineer of Record Task Order 20: Old Senoia Road Culvert Design (page 278)
- B. Contract #940-P: Public Works Engineer of Record Task Order 25: Calloway Road Culvert Replacement (page 279)
- C. Contract #940-P: Public Works Engineer of Record Task Order 28: Silver Leaf Drive Culvert Replacement (page 280)



**ATTORNEY'S REPORTS:**

**COMMISSIONERS' REPORTS:**

**EXECUTIVE SESSION:**

**ADJOURNMENT:**

# COUNTY AGENDA REQUEST

Page 4 of 280

Department:

Presenter(s):

Meeting Date:

Type of Request:

## Wording for the Agenda:

Recognition of John R. Hudson and Carol B. Hudson for funding Eagle Scout Samuel Snyder's scout project at Fayette County Animal Control and approval of a \$10,000 budget adjustment to account for the donation and associated expenditures.

## Background/History/Details:

Mr. Hudson approached Animal Control Director Jerry Collins about funding a project to help the animals at the shelter, during the same time period Samuel Snyder, a Peachtree City Eagle Scout requested to complete an Eagle Scout project.

The idea is for a 20 foot by 24 foot pavilion on the property with four outside dog runs to help exercise the dogs.

Mr. & Mrs. Hudson agreed to fund the project and Samuel agreed to implement this as his Eagle Scout project.

## What action are you seeking from the Board of Commissioners?

Recognition of John R. Hudson and Carol B. Hudson for funding Eagle Scout Samuel Snyder's scout project at Fayette County Animal Control and approval of a \$10,000 budget adjustment to account for the donation and associated expenditures.

## If this item requires funding, please describe:

Funding will be provided by a donation.

Has this request been considered within the past two years?

If so, when?

Is Audio-Visual Equipment Required for this Request?\*

Backup Provided with Request?

***\* All audio-visual material must be submitted to the County Clerk's Office no later than 48 hours prior to the meeting. It is also your department's responsibility to ensure all third-party audio-visual material is submitted at least 48 hours in advance.***

Approved by Finance

Reviewed by Legal

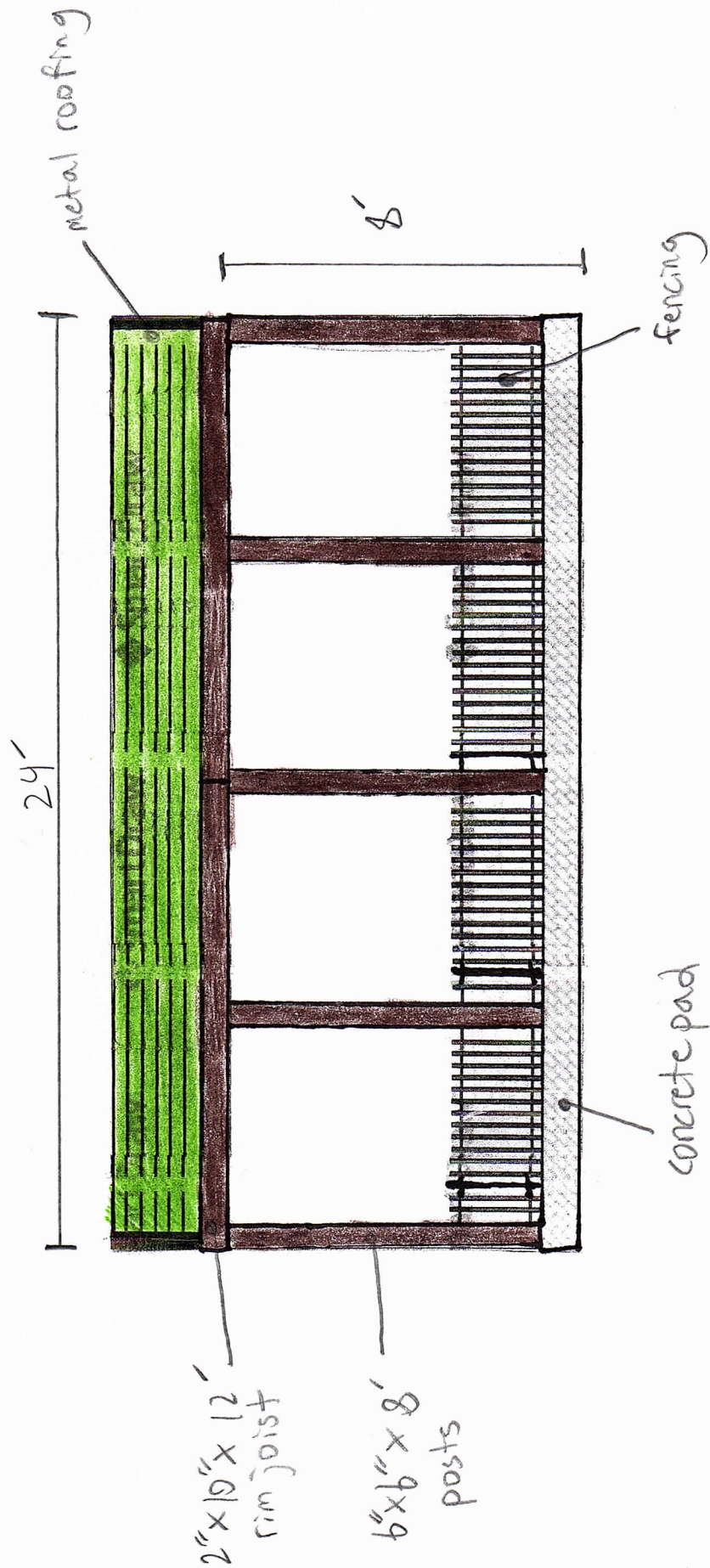
Approved by Purchasing

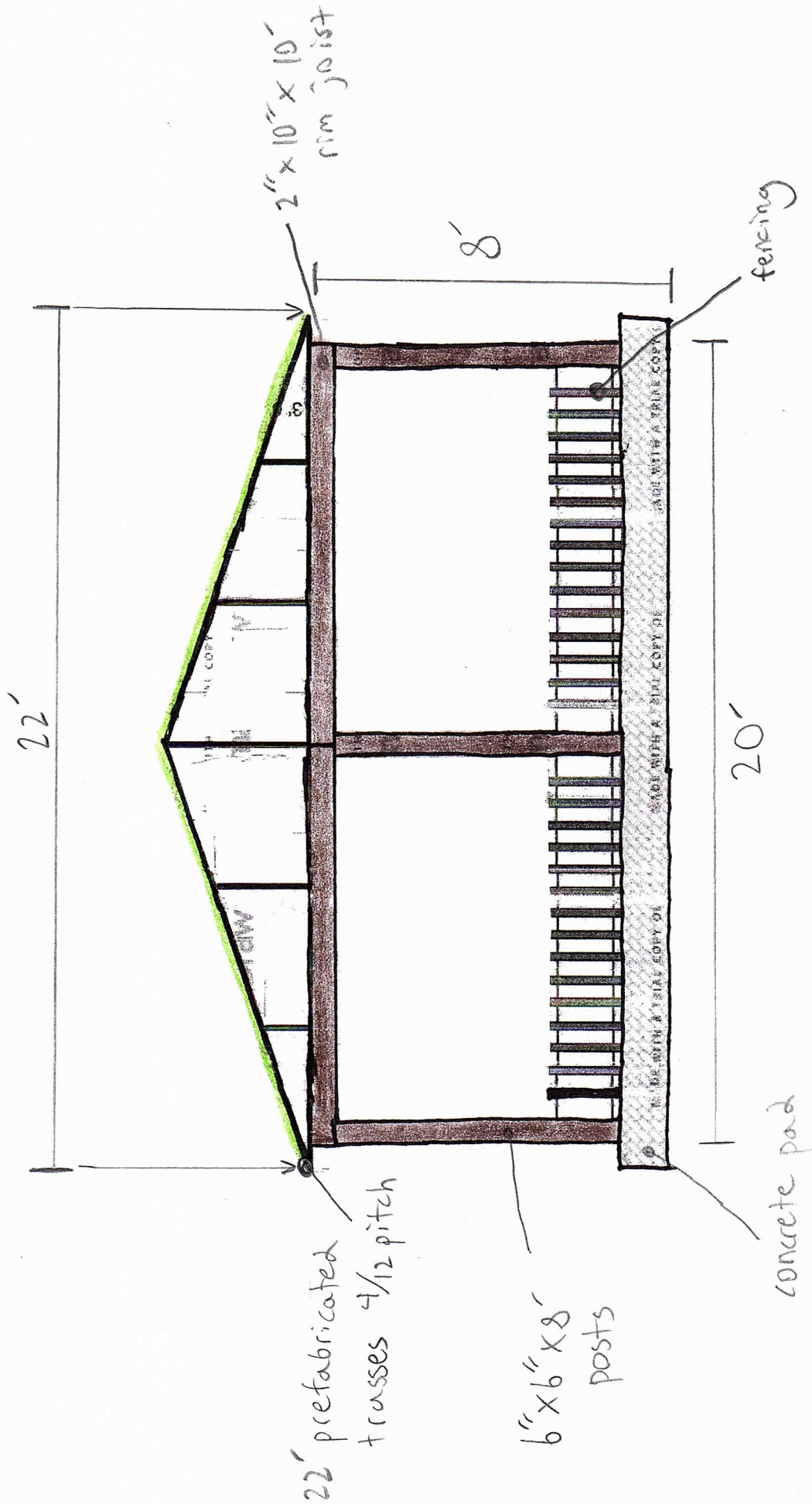
County Clerk's Approval

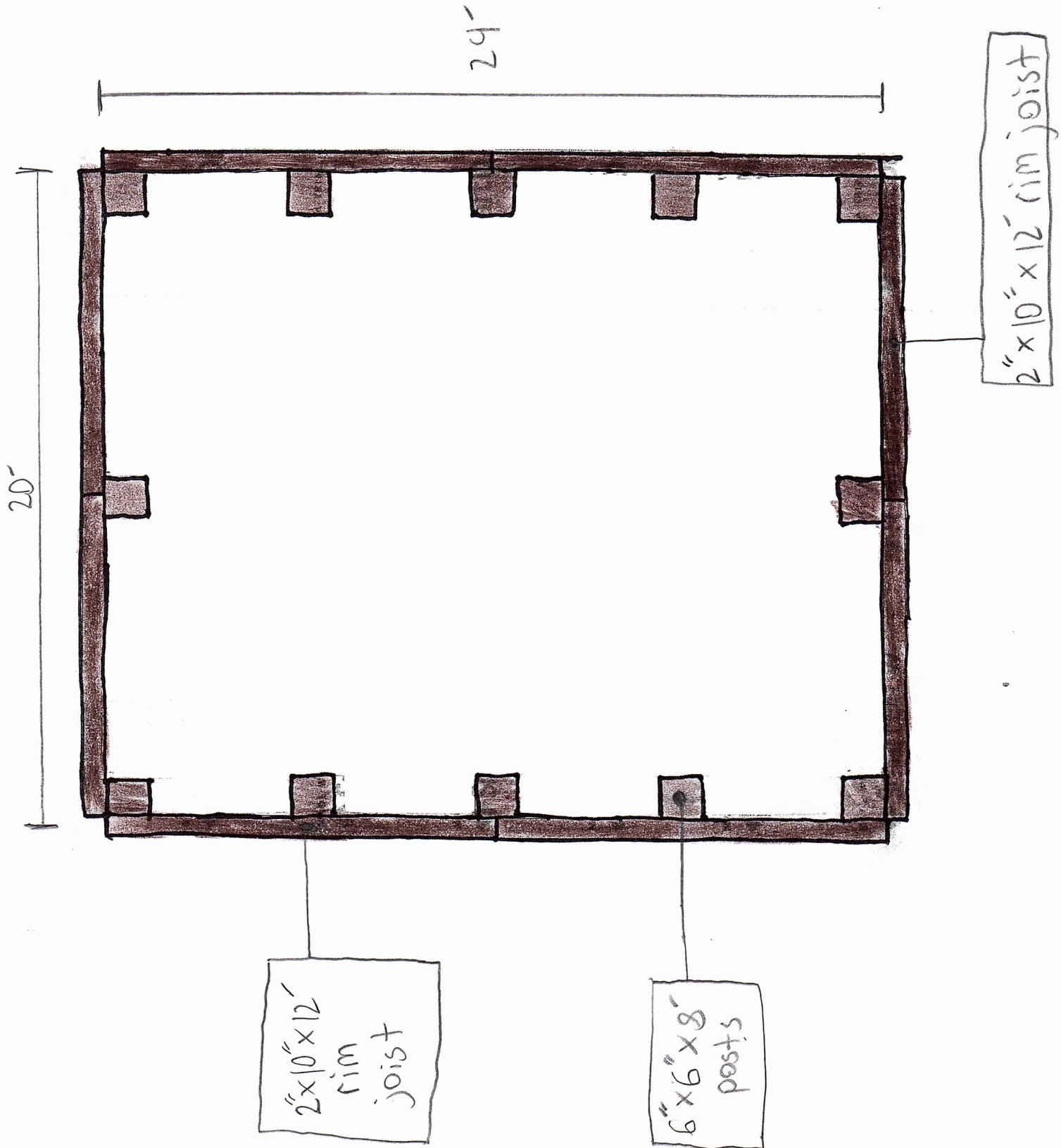
Administrator's Approval

## Staff Notes:

Project cost is estimated to be approximately \$10,000; and take two months to complete.







# COUNTY AGENDA REQUEST

Page 8 of 280

Department:

Presenter(s):

Meeting Date:

Type of Request:

## Wording for the Agenda:

Consideration of Petition No. T-020-17, Verizon Wireless, Owner, and Jenna E. Lee, Agent, request a reduction to the requirements of Sec. 110-150. to develop a 185-foot Monopole Telecommunication Tower to reduce the tower separation requirement of one (1) statute mile to 0.7 miles. This property is located in Land Lot 129 of the 4th District and fronts on SR 85 and 85 Hwy Connector.

## Background/History/Details:

The applicant indicates that there are no towers within the Search Area (see attached Starr's Pond Propagation Map & Report – pages 6&7). The applicant indicates that the tower which is located 0.7 miles from the proposed tower site is not suitable to provide the needed coverage due to topography and terrain (see attached Starr's Pond Propagation Map & Report – page 7).

The County's independent expert (CommDEX) concurs with the applicant that there are no other towers within the search area and that the tower located 0.7 miles from the proposed tower site cannot provide the necessary coverage due to terrain. The County's independent expert also concurs that the proposed tower provides the needed additional capacity in the target area (see attached CommDEX report dated 7/14/17).

The Planning Commission recommended approval of Petition T-020-17.

Al Gilbert made a motion to recommend approval of Petition T-020-17. Danny England seconded the motion. The motion passed 4-0. John Culbreth was absent from the meeting.

## What action are you seeking from the Board of Commissioners?

Approval of Petition No. T-020-17, Verizon Wireless, Owner, and Jenna E. Lee, Agent, request a reduction to the requirements of Sec. 110-150. to develop a 185-foot Monopole Telecommunication Tower to reduce the tower separation requirement of one (1) statute mile to 0.7 miles. This property is located in Land Lot 129 of the 4th District and fronts on SR 85 and 85 Hwy Connector.

## If this item requires funding, please describe:

Has this request been considered within the past two years?

If so, when?

Is Audio-Visual Equipment Required for this Request?\*

Backup Provided with Request?

**\* All audio-visual material must be submitted to the County Clerk's Office no later than 48 hours prior to the meeting. It is also your department's responsibility to ensure all third-party audio-visual material is submitted at least 48 hours in advance.**

Approved by Finance

Reviewed by Legal

Approved by Purchasing

County Clerk's Approval

Administrator's Approval

## Staff Notes:



**PLANNING COMMISSION RECOMMENDATION****Date:** October 5, 2017**To:** Fayette County Planning Commissioners

The Fayette County Planning Commission recommends that Petition No. T-020-17: Reduction of the one (1) mile separation between towers to .7 miles to erect a 190 foot Monopole Telecommunication Tower be:

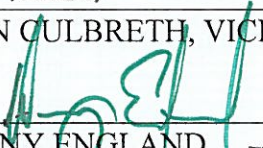
☒ Approved <sup>4-0</sup> ☐ Withdrawn ☐ Disapproved

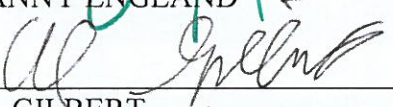
☐ Tabled until \_\_\_\_\_

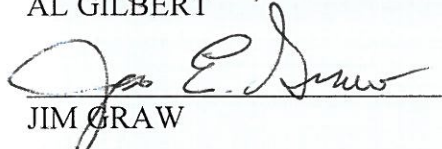
This is forwarded to you for final action.

  
BRIAN HAREN, CHAIRMAN

<sup>NOT PRESENT</sup>  
JOHN CULBRETH, VICE-CHAIRMAN

  
DANNY ENGLAND

  
AL GILBERT

  
JIM CRAW

**Remarks:**


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**STATE OF GEORGIA  
COUNTY OF FAYETTE**

**R E S O L U T I O N**

**NO. T-020-17**

**WHEREAS**, Verizon Wireless, Owner, and Jenna E. Lee, Agent, having come before the Fayette County Planning Commission on October 5, 2017 requesting a reduction of the one (1) mile separation between towers to .7 miles to erect a 190 foot Monopole Telecommunication Tower; and

**WHEREAS**, said request being in Land Lot(s) 129 of 4th District and fronts on SR 85 South and SR 85 Connector; and

**WHEREAS**, the Fayette County Planning Commission having duly convened, and considered said request;

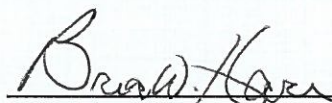
**BE IT RESOLVED** that the decision of the Fayette County Planning Commission, that said request be **APPROVED**.

This decision is based on the following reasons:

Proposed site is appropriate for a telecommunication tower.

**PLANNING COMMISSION  
OF  
FAYETTE COUNTY**

**ATTEST:**

  
\_\_\_\_\_  
**BRIAN HAREN  
CHAIRMAN**

**THE FAYETTE COUNTY PLANNING COMMISSION** met on October 5, 2017 at 7:00 P.M. in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Fayetteville, Georgia.

## **PUBLIC HEARING**

2. **Consideration of Petition No. T-020-17, Verizon Wireless, Owner, and Jenna E. Lee, Agent, request a reduction of the requirements of Sec. 110-150. Standards for Telecommunications Antennas and Towers to develop a 185 foot Monopole Telecommunication Tower. The request is to reduce the tower separation requirement of one (1) statute mile to .7 miles. This property is located in Land Lot 129 of the 4th District and fronts on SR 85 and 85 Hwy Connector.**

Chairman Haren asked if anyone would like to speak in favor of the petition.

Jenna Lee stated I am here on behalf of Verizon Wireless the applicant.

Chairman Haren asked do you wish to table or continue on with the petition.

Jenna Lee stated I wish to continue.

Chairman Haren said thank you and go ahead.

Jenna Lee stated I am here on behalf of Verizon Wireless the applicant for this matter. She said before you I passed out a physical copy of the presentation that we have up on the screen. She added that the packet before you gives you a brief outline of the property and the proposed tower and also the need for the proposed tower. She stated that the first slide is just some background information that provides statistics on the increasing demand and use for cell phones. She said as you all know we are increasing relying on our cell phones and mobile devices not only for phone calls but for gps, navigation, email, text, and most importantly emergency phone calls. She added this slide just gives you some statistics that are just stunning about the number of citizens that rely on cell phones for every day communication. She stated that the second slide provides an overview of the project as Pete mentioned on the summary Verizon is proposing a 185 foot tower with a five (5) foot lightening rod and it's located at the corner of Highway 85 Connector and Highway 85. She said the property is a little over 20 acres in size and is currently used by a nursery. She added typically under the County's ordinance a cell tower in this location would be administratively reviewed, but because our propose tower is less than one (1) mile from an existing tower we are before you to seek approval. She stated as it states on this slide the closest existing tower is .7 miles away and I will tell you a little bit more about that as we move through. She said the next slide is an aerial of the property it just gives you an idea of the placement of the tower on the site. She added the resolution isn't wonderful but as you can tell it's a heavily wooded site and the tower is placed on the site in a location to screen its view from adjacent right-of-ways. She stated we have some photos at the end that will show that. She said moving on to the next slide now we're getting into a few slides that are going to show you the need for the tower and why the existing tower that is .7 miles away won't work. She added that this slide shows a few of Verizon existing towers that are in this general part of the County, and

Verizon's radio frequency engineers would describe this proposed site as a capacity site which means unlike some very rural areas where you might plant a tower just to improve coverage where there is no coverage in that part of the county or area; this tower is a little bit more complicated in that its actually needed to improve capacity of Verizon's other towers in the network. She stated all of these existing towers on this map are at capacity and one (1) or more of the antennas on those towers have already exceeded capacity. She said the result is that you have dropped calls, you have slower data speeds, and just in general poorer quality service in this area. She added we really wanted to narrow in on the portion of the search area that the engineers are actually trying to target; this portion of Highway 85 there is a lot of topography and terrain in this part of the County, and so this segment right here is under served and service is poor and as you know this is a highly traveled corridor in the County and so they are trying to target a specific area. She stated the placement of the tower is strategic in trying to offset those existing towers and then improve capacity, but also provide improvements to this part of Highway 85. She said this slide shows the existing tower; you can see that it is east of our proposed site along the Highway 85 Connector. She added I will have some more slides showing this but Verizon's radio frequency engineers looked at this tower very closely to see if there is anyway if Verizon could mount antennas on this tower instead of building a new tower and it just doesn't work to provide the improvements needed on Highway 85. She stated this map is very basic it shows coverage in the area without the site, the red is the area with poor coverage and green is better coverage. She said the next slide shows this general area with the tower you see its greener; the next one again just to hammer that home you see on the left coverage without the site on the right coverage with the site and it gets better with the site, significantly better. She added if you look carefully you can see that it improves along that Highway 85 corridor pretty significantly. She stated these slides get a little more in the weeds; this shows the coverage improvements if we co-located antennas on that existing tower that's located .7 miles away; so you see that this not only shifts the new point of service away from those existing towers that are at capacity, but it would also shift at coverage area too far east from the Highway 85 corridor. She said on the next slide the radio frequency engineers prepared a couple of diagrams to explain why that is; why the co-location isn't effective in this area, the first one (1) shows that there is a lot of what they call clutter and terrain (clutter is trees and terrain is hills). She added there are a lot of topography in this area that blocks/interfere with signals given the existing towers height and location if Verizon mounted their antennas on top of that tower the signal from Verizon's antennas wouldn't be able to clear the conditions of this area to meet the service improvement needs along Highway 85 corridor. She stated that these diagrams show that with our preferred location the antenna height and placement can clear that topography. She said the next slide shows the actual impact on that stretch of Highway 85 that Verizon is targeting the first one (1) shows the red part shows what they would qualify as excellent service improves significantly, but if you look at the second square on the bottom if we were to co-locate on the bottom there's not as much improvement and that's of the LTE coverage. She added the next page is a lot of in the weeds information but it's helpful to illustrate a small shift in location and actually has a pretty big impact in this case; so, this one (1) shows AWS coverage with the propose tower and you will see that the red and green are the excellent and good coverage and that is significantly improved on Highway 85 if you look at the bottom one (1) there is zero excellent coverage and very little good coverage. She stated one (1) more slide this is just a general slide that Verizon's Engineers use that shows users demand; so this is just a snap shot in time that shows all the users on the network in that geography at a given

time. She said the next couple of slides are some of the most important slides; we flew a balloon at the site, several times at the location. She added Verizon flew the balloon and produced these what we call photo sims, that show rendered where the tower is on the site to give you an idea of what the view would be from adjacent right-of-way. She stated that you can see as we flip through; the first two (2) slides you can see that there is no view from the right-of-way; the third slide is 2,560 feet west of the site and you can tell and it might be difficult to see but there is a tiny part right in the center right a little bit where you can see the antennas sticking out over the trees; the fourth slide shows no visibility of the tower. She said we appreciate your time and I would take any questions that you may have.

Chairman Haren asked if anyone present would like to speak against this petition. Hearing none, he asked if anyone would like to speak in favor of the petition. He asked any questions from the Planning Commission.

Al Gilbert stated I know a lot of people went by and could not spot the balloon because of the trees; what are you plans on trying to conserve trees in that area.

Jenna Lee replied that there is no plan to cut trees that aren't critical to cut to place the tower there. She stated Verizon leases a very small area from property owners so Verizon would have no say in what the property owner says with their trees. She added that Verizon has no attention of cutting trees beyond what is necessary to place the tower on the site.

Chairman stated you said that this tower will improve capacity; how long do you estimate before this tower is at saturation.

Jenna Lee replied that's not a question that you can easily answer. She stated it would depend on a lot of things; how much users intend to use their phones while traveling in and around this area and I honestly don't know if there is an answer to that question. She said the network is constantly changing and the demands are constantly changing and increasing. She added the statistics at the beginning of the presentation illustrate each year we update those statistics and monitor them and there just creeping up year after year; so as demand increases that burden on the network grows. She stated that there isn't a firm time line I can say, hopefully for quite a while.

Chairman Haren asked if you do need to increase capacity in that location what would Verizon do; would they try to locate another tower or would they try to put more antenna.

Jenna Lee replied by far the amount of work Verizon does is swapping and upgrading antennas; so, Pete probably sees weekly applications to modify antennas maybe not Pete but the building department. She stated that building towers are a last resort that Verizon would work to upgrade antennas on all of their existing towers. She said this tower is design to accommodate other users so; other users would also co-locate on this tower to increase their own networks.

Jim Graw stated that this area as you are probably are aware of has a lot of historical significance to the County, and I'm not sure but would assume that Verizon has looked at other sites in the area that could accomplish your needs; could you tell me where in general those other sites are.

Jenna Lee stated I think our application package had our radio frequency engineer prepare an affidavit and we had a radio frequency report that had some more detail. She said that she doesn't know specifics and I can't tell you exact sites that they looked at, but again this geography and search area is unique because of the topography and terrain and because they are targeting this segment of Highway 85 that has poor service. She added that they looked at other properties in the area that could meet the service needs.

Jim Graw interjected how far away is the next site you could put the tower that would give you the coverage that you need for this area.

Jenna Lee replied there is not an existing tower that would give us that coverage.

Jim Graw asked there is no other place for the tower

Jenna Lee asked an existing tower or another site.

Jim Graw clarified a new site for a new tower.

Jenna Lee stated I don't know the answer to that question; you know there are a lot of factors that go into choosing and selecting a site primarily the site that will provide the most improvement, and so frankly there may not be another site. She said Verizon's engineers have the ability to target very accurately the best place to place it; and from that geography they then look around for properties that are either usually zoned appropriately for a tower; that's one of the major limiting factors, and another limiting factor is the use on the property and the property owners willingness to have a tower on their property and then topography and terrain challenges. She added in this case there is very little wiggle room because of the topography and terrain and because of the specific area we are trying to target and improve.

Jim Graw replied thank you.

Chairman Haren stated you understand we are not the approving authority we just recommend approval or disapproval.

Jenna Lee replied I do.

Chairman Haren asked any other questions. He stated if there are no questions can I have a motion.

Al Gilbert made a motion to recommend approval of Petition T-020-17. Danny England seconded the motion. The motion passed 4-0. John Culbreth was absent from the meeting.



**PETITION NO: T-020-17****LOCATION:** 105 Hwy 85 Connector**TOWER OWNER:** Verizon Wireless**APPLICANT/AGENT:** Jenna E. Lee**PROPERTY OWNER:** William Porter

The applicant is requesting a reduction in the requirements of Sec. 110-105. Standards for Telecommunications Antennas and Towers to develop a 185 foot Monopole Telecommunication Tower. With the appurtenance (five foot lightning rod) the total height is 190 feet. The request is to reduce the tower separation requirement of one (1) statute mile to .7 miles. Such a request requires a reduction from the requirements of Sec. 110-105. Standards for Telecommunications Antennas and Towers, (e) *Supplemental requirements, (1) d.* which states:

All new towers, excluding alternative tower structures, located within the highway corridor that are 70 feet or greater in height shall not be located within one statute mile from any existing or planned towers (within any local government jurisdiction) that are 70 feet or greater in height. This minimum distance requirement shall not apply from existing governmentally owned towers where co-location is not permitted or from alternative tower structures.

Public hearings before the Planning Commission and Board of Commissioners are necessary to reduce or waive requirements of Sec. 110-105 Standards for Telecommunications Antennas and Towers.

**Property Site:** The subject property is a 21.7 acre tract located at 105 Hwy 85 Connector in Land Lot 129 of the 4th District. The subject property is split zoned A-R and R-20. The tower site is in a Highway Corridor as the tower is within 1,000 feet of SR 85 South. The Subject Property is bound by the following adjacent zoning districts and uses:

Direction	Acreage	Zoning	Use
Northwest (across SR 85)	17.4	A-R	County water system property – Starr’s Mill
Northwest	1.5	A-R	Single-Family Residence
West	3.87 4.2 4.7 5.12	R-20 R-20 R-20 R-20	Single-Family Residence Undeveloped Single-Family Residence Single-Family Residence
South	6.96	R-20	Single-Family Residence
East	6.3	R-20	Single-Family Residence
Northeast (across Hwy 85 Connector)	2.4	A-R	Undeveloped

**Balloon Test:** A balloon test was conducted for this proposed tower on September 9, 2017 from 9:00am to 1:00pm per Sec. 110-105. Standards for Telecommunications Antennas and Towers, (f) *Public Hearings Required to Reduce or Waive Requirements.*(1), c. and d. which states:

- c. A balloon test shall be conducted prior to the public hearings. The balloon shall be flown for a minimum of four (4) daylight hours from the location of the proposed tower, at the requested height. The application shall include the date and time of the balloon test and an alternative date, in case of inclement weather. The initial balloon test shall be held on a Saturday and the alternative date may be held on any day of the week. A sign announcing the dates of the balloon test shall be posted on the property by the County a minimum of five (5) calendar days prior to the initial balloon test; and
- d. The applicant shall submit a visual simulation, based on the balloon test, a minimum of seven (7) calendar days prior to the Planning Commission public hearing. Failure to meet this deadline will postpone the tower application to the next scheduled cycle of public hearings. The visual simulation shall consist of color photographs of the proposed site with the existing view and with a depiction of the proposed tower, from a minimum of four (4) distinct quadrants (generally north, east, south, and west), to demonstrate the visual impact on surrounding properties and streets. An Affidavit certifying that the correct location and height of the tower were utilized in the balloon test shall be submitted with the visual simulation photographs.

See the attached Affidavit, photo-simulations and report. The photo-simulations indicate only one (1) location where the tower is visible (see page 3.)

**Factors to be Considered:** Sec. 110-105. Standards for Telecommunications Antennas and Towers., (f) *Public Hearings Required to Reduce or Waive Requirements.*, (2) *Factors Considered in Public Hearing Applications.* The following factors shall be considered when evaluating a tower application:

**a. Height of the proposed tower;**

The proposed monopole tower is 185 feet tall with an appurtenance of five (5) feet (lightning rod.)

**b. Distance of the tower to residential structures and residential zoning district boundaries;**

The required setback to an off-site residence is three times the tower height which in this case is 555 feet ( $3 \times 185 = 555$ ). The site plan submitted with this application indicates that the proposed tower meets the distance requirements to off-site residences (see attached site plan).

The proposed tower meets the distance requirements to adjoining properties zoned residential or A-R. The required setback to adjoining properties zoned residential or A-R is the height of the tower

plus 10 feet ( $185 + 10 = 195$ ). The site plan submitted with this application indicates that the proposed tower meets the distance requirements to adjoining properties zoned residential or A-R (see attached site plan).

**c. Nature of uses on adjacent and nearby properties;**

Adjacent and nearby properties are a mix of agricultural and residential uses (see table above).

**d. Topography of the site and its effect on the efficiency of the tower in terms of coverage;**

The applicant has indicated that this site improves the efficiency of the tower in terms of coverage.

**e. Surrounding tree coverage and foliage and its effect on the efficiency of the tower in terms of coverage, as well as, its effect on the visual impact of the tower on surrounding properties and streets;**

The applicant has not indicated any effect on the efficiency of the tower in terms of coverage based on the tree coverage and foliage of the site. In terms of the visual impact of the tower on surrounding properties and streets see the attached visual simulation photographs from the balloon test.

**f. Design of the tower, with particular reference to design characteristics that have the effect of reducing or eliminating visual obtrusiveness;**

See the attached visual simulation photographs from the balloon test.

**g. Proposed ingress and egress; and**

Ingress and egress is through a driveway on Hwy 85 Connector.

**h. The degree of the tower's compliance with the one (1) statute mile separation (inside the Highway Corridor) or one and one-half (1.5) statute mile separation (outside the Highway Corridor.)**

The proposed tower is in the Highway Corridor, within 1,000 feet of SR 85. The proposed tower does not meet the tower separation requirement of one (1) statute mile. The applicant is requesting a reduction of the tower separation requirement to .7 miles. The following is required when the tower separation cannot be met:

- (1) Inventory of existing or planned tower sites. When a proposed tower cannot meet the separation requirements between towers, an inventory of existing or planned tower sites shall be required to sufficiently demonstrate that no existing or planned tower can accommodate the proposed antenna. Each applicant for a new tower shall contact the owners of all existing and planned tower sites, including those located within all adjacent municipalities and counties that are within the search area of the applicant's

proposed tower location. The inventory shall be prepared by a radio frequency engineer. The inventory shall include the following information:

- a. All tower owners and the number of carriers for each tower site;
- b. The site location, total height, and design type of each tower;
- c. Details of all existing and planned towers or structures located within the search area and the ability of such to meet the applicant's engineering requirements, including, but not limited to: sufficient height, structural support strength, and electromagnetic interference with antennas on the existing towers or structures;
- d. Other limiting factors that render existing towers and structures unsuitable; and
- e. Letters of rejection for requests to co-locate on all existing and planned towers within the search area of the proposed tower.

The county will engage an independent expert review of the inventory of existing and planned tower sites. If the actual cost to the county for independent expert review of the document is greater than the application fee, the applicant shall be billed for the difference and payment shall be made prior to the hearing before the board of commissioners. An inventory of existing and planned tower sites which is lacking of the information above, as determined by the independent expert, shall require a resubmittal of the lacking information and postpone the tower application to the next scheduled cycle of public hearings. The inventories of existing or planned tower sites are available as an information source to assist other applicants applying for approval under this chapter, provided; however, that the planning and zoning department is not, by sharing such information, in any way representing or warranting that such sites are available or suitable.

The applicant indicates that there are no towers within the Search Area (see attached Starr's Pond Propagation Map & Report – pages 6&7). The applicant indicates that the tower which is located .7 miles from the proposed tower site is not suitable to provide the needed coverage due to topography and terrain (see attached Starr's Pond Propagation Map & Report – page 7).

The County's independent expert (CommDEX) concurs with the applicant that there are no other towers within the search area and that the tower located .7 miles from the proposed tower site cannot provide the necessary coverage due to terrain. The County's independent expert also concurs that the proposed tower provides the needed additional capacity in the target area (see attached CommDEX report dated 7/14/17).

**In granting its approval to waive or reduce requirements, the County, through the Board of Commissioners or its designee, may impose conditions that are necessary to minimize the adverse effect of a proposed tower or antenna on adjoining property.**

To: Peter Frisina, Fayette County Division of Community Services

From: John Vegas, Commdex Consulting Engineering

Date: 7/14/17

Subject: Statement of Finding Regarding Stars Pond Transmitter Site

In accordance with due diligence Commdex has been asked to review and comment on the material and findings presented by Verizon Wireless for a new tower located at 105 Georgia highway and 85 connector. This statement of finding is to inform the county of Our review of the material and findings as presented by Verizon Wireless and if any existing site is a suitable alternative.

As stated by Wick Oliver, in the Affidavit of June 27<sup>th</sup> 2017, "The proposed telecommunications facility is needed to provide coverage improvements.. and provide additional capacity to relieve existing Verizon Wireless facilities currently over-loaded..". And with additional supporting details in the December 16 2016 Stars Pond Propagation Map & Report, where in P.10 claims current capacity having become exhausted in September 2016 and May 2017. These claims of capacity were accepted by Commdex and also accepted as the basis for a new candidate tower search.

Comm.dex reviewed available public data with in the search area, as defined as the area between the four current Verizon Wireless towers: **Stars Mill, Rising Star, Brooks, and Senoia**, as shown on P.10 of December 16, 2016 Stars Pond Propagation Map & Report, with the purpose to identify existing towers and their suitability to additional coverage. **ASR 1231543** – a Tmobile tower 195' AGC 978' AMSL Structure Coordinates: 33-19-21.0 N 84-29-44.2 W (NAD 83) was identified as a potential candidate with in this area. Using available public data no other existing towers were found in the in the search area.

**ASR 1231543** with the 145' centerline available limited available was not sufficient to overcome terrain challenges to the north and west and is considered unsuitable to provide the necessary coverage improvements. Visual presentation of this point is shown on P.13 of December 16, 2016 Stars Pond Propagation Map & Report. The coverage area provided by **ASR 1231543** does not cover the area of "coverage and offload capacity" as described on P.21 of December 16, 2016 Stars Pond Propagation Map & Report. With the goal to improve coverage in the area between the **Rising Star** tower and the **Senoia** tower, specifically Rt 74/85 between Link Creek bridge and the rising star road intersection, Verizon Wireless has demonstrated the available candidate tower is not suitable to improve coverage in this target area.



The proposed tower at **Starr's Pond** provides better coverage than the **ASR 1231543** in the target area as shown in P.25 and P.28 of December 16, 2016 Stars Pond Propagation Map & Report.

Other considerations reviewed: The new **Starr's Pond** location is located 3.8 miles from the Falcon field Atlanta Regional Airport, and 3 miles from the Big T private use airport. The proposed tower height at 185' will not require FAA notice, and tower lighting is not required.

The target area as defined as Rt 74/85 between Link Creek bridge and the rising star road intersection and accepting the capacity in the target area is exhausted, additional transmission locations are needed. The available existing tower **ASR 1231543** candidate has been shown to have insufficient coverage in the target area. The proposed new **Starr's Pond** tower location provides the needed additional capacity in the target area.

X

John Vegas  
CommDEX Staff Engineer





**SUBJECT  
PROPERTY**

**SR 85**

**85 Connector**

**Existing  
Cell Tower**





# Fayette County Telecommunications Tower Application

## Verizon Wireless

**Presented to the Fayette County Planning Commission**

Thursday, October 5, 2017

**Presented by**

Jenna E. Lee - Troutman Sanders LLP

## Growth in Wireless Service Demand

- More than 50% of households have “cut the cord” and no longer have a land line – percent higher among young/poor (CDC)
- Nationally, about 70% of E911 calls are made from wireless devices (FCC)
- Data usage growing by nearly 50% annually (CTIA)

# Project Overview

- Proposed 190-foot telecommunications tower (185-foot tower with 5-foot lightning rod)
- Proposed tower is needed to address Verizon Wireless' capacity and coverage needs in Fayette County
- Proposed tower compound is located on 22-acre parcel at corner of State Highway 85 and Highway 85 Connector
- New towers up to 250 feet in height located within 1,000 feet of the Highway 85 or Highway 85 Connector corridors are typically allowed upon approval of an administrative permit.
- Verizon Wireless seeks to reduce the tower separation requirement (Section 110-105(e)(1)(d)) from 1 mile to 0.7 miles
- Proposed tower is located 0.7 miles from the closest existing tower over 70 feet and collocation on the existing tower is not feasible due to topography and terrain conditions on the property and surrounding area

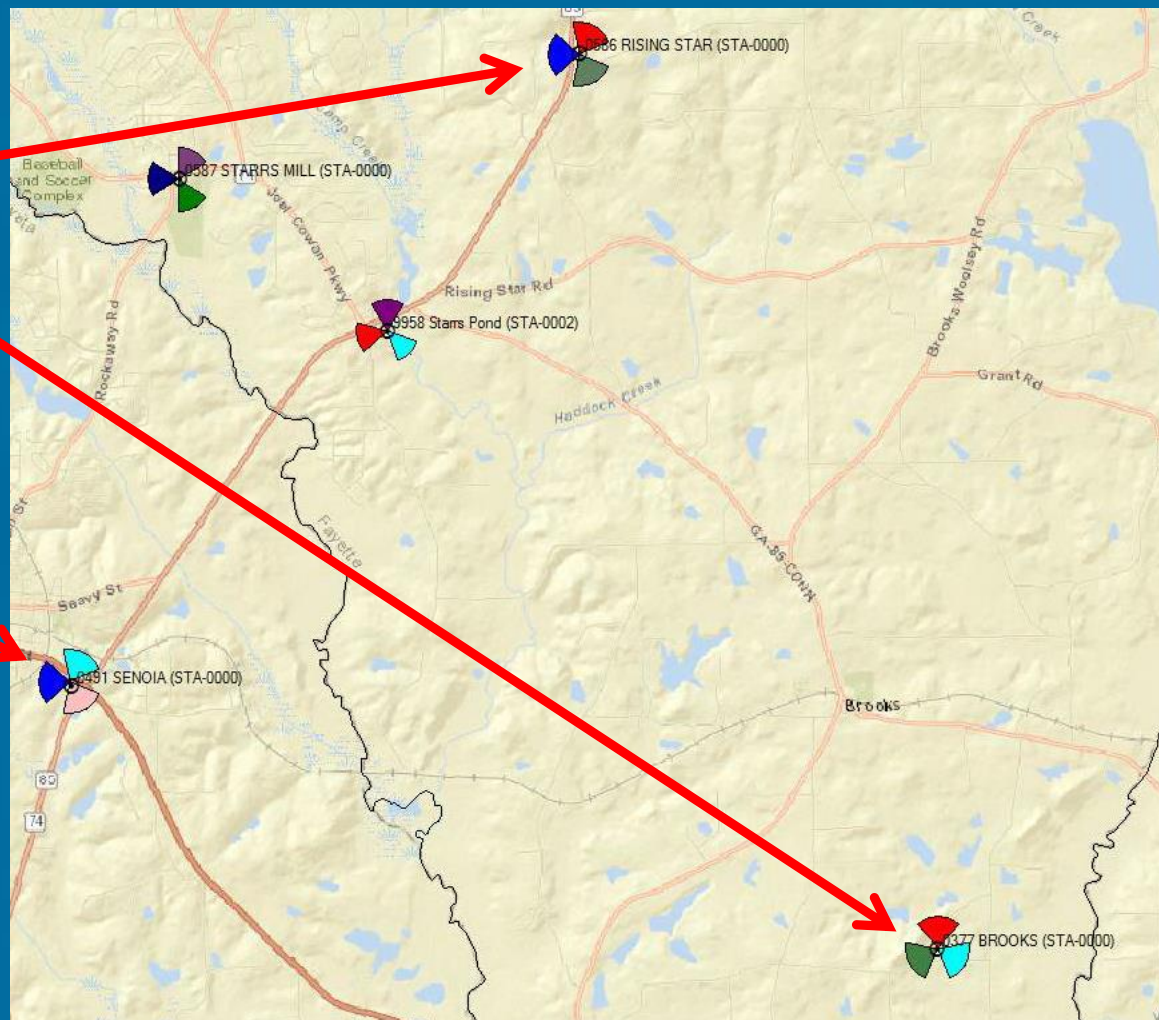






# Capacity Off-Load Needed in Search Area

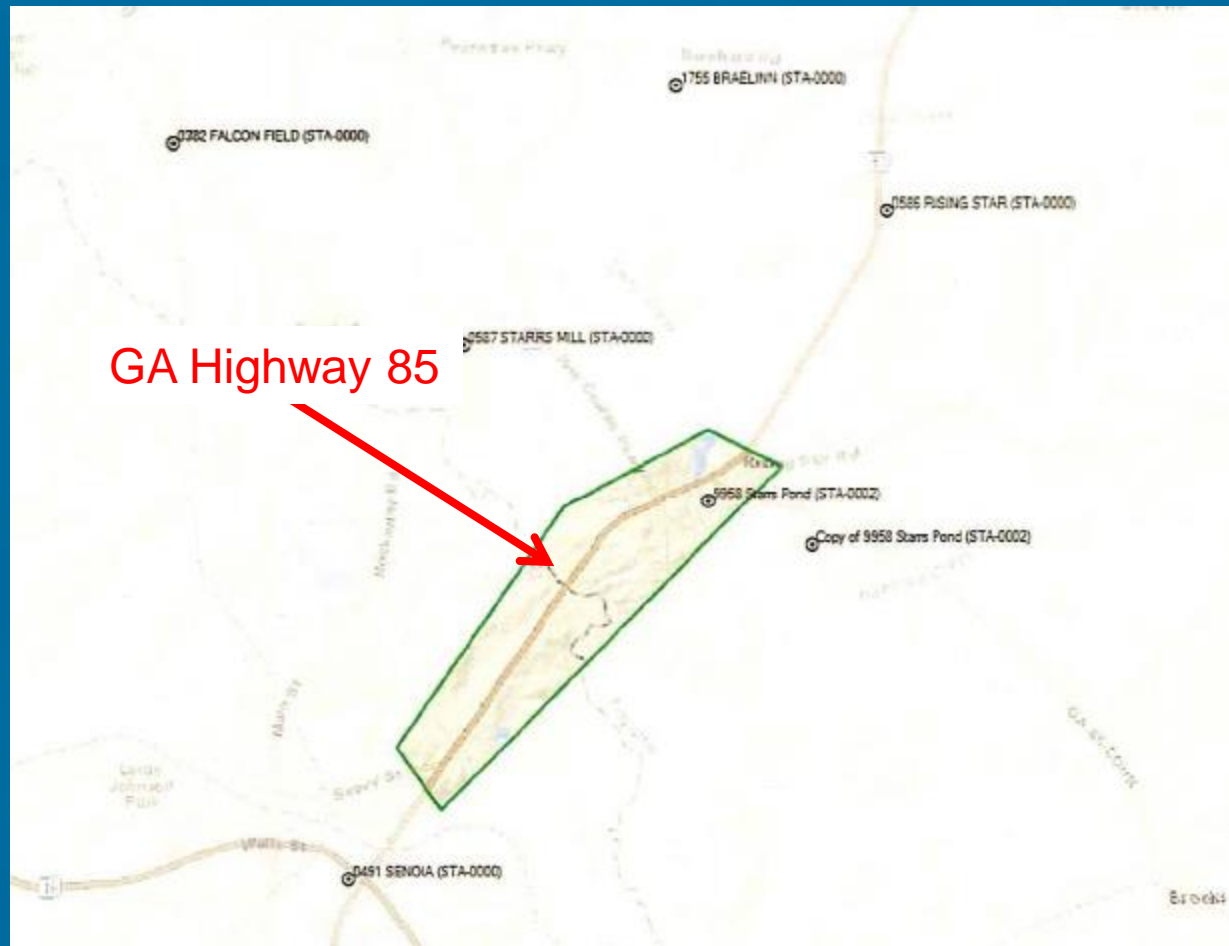
- Rising Star Sectors 2 & 3: exhausted 9/2016
- Brooks Sector 3: exhausted 9/2016
- Senoia Sector 1: 73% of capacity exhausted 5/2017



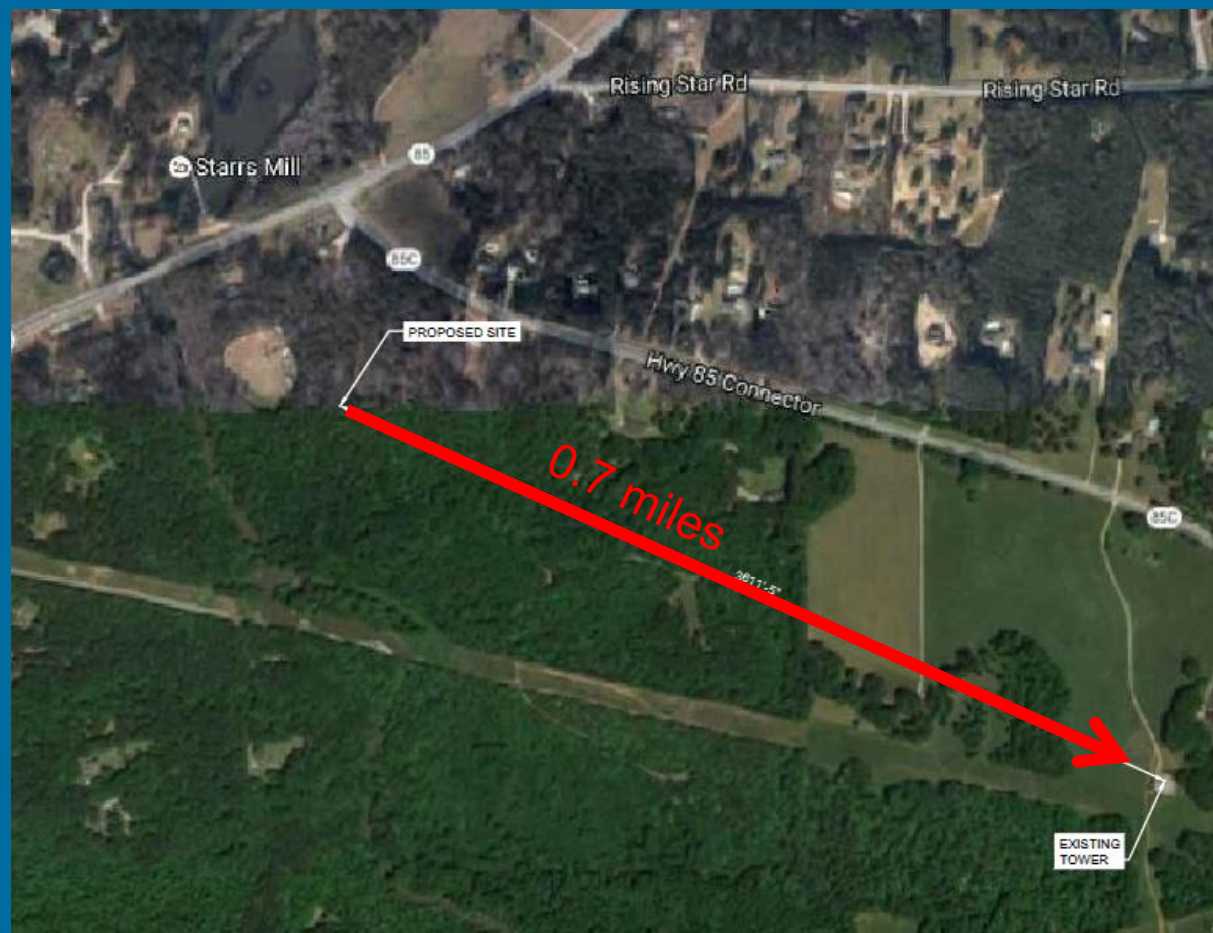


# Area of Focus for Capacity and Coverage Improvements

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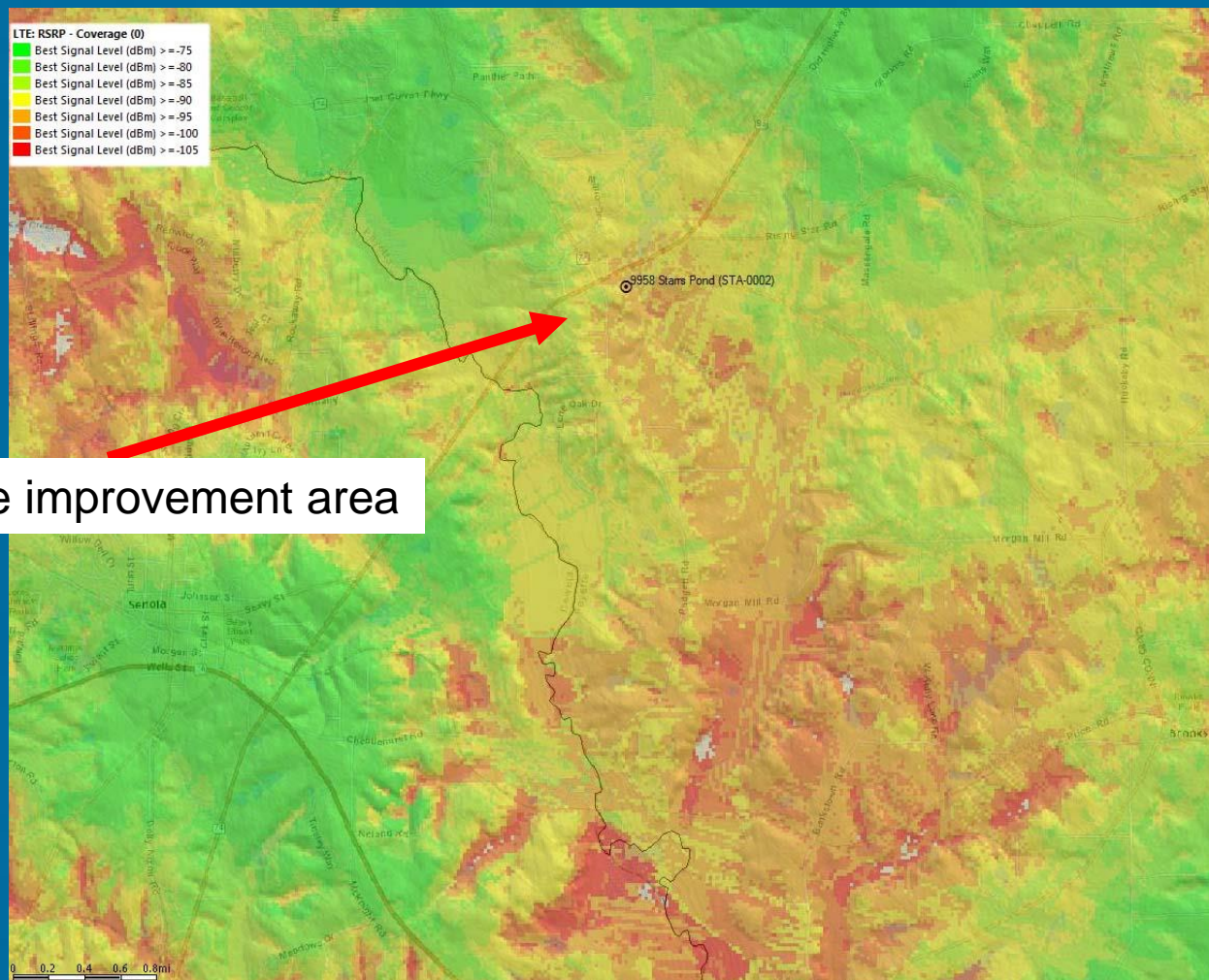


# Closest Existing Tower



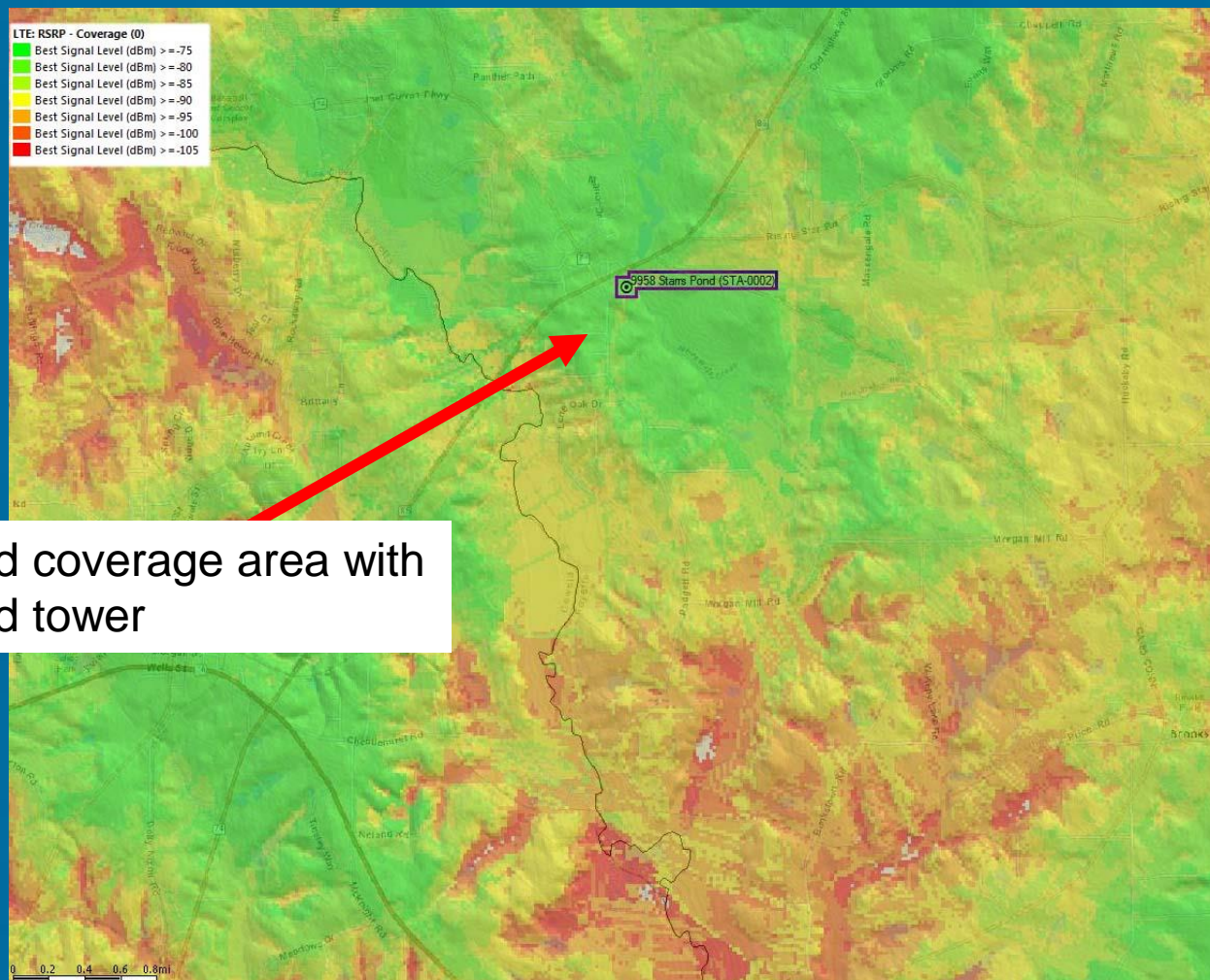
- The closest existing tower, owned by Powertel, is located 0.7 miles from the proposed site.
- Due to topography and terrain, collocation on this tower will not meet Verizon's capacity and coverage improvements needs.

# Verizon LTE Service Without Site

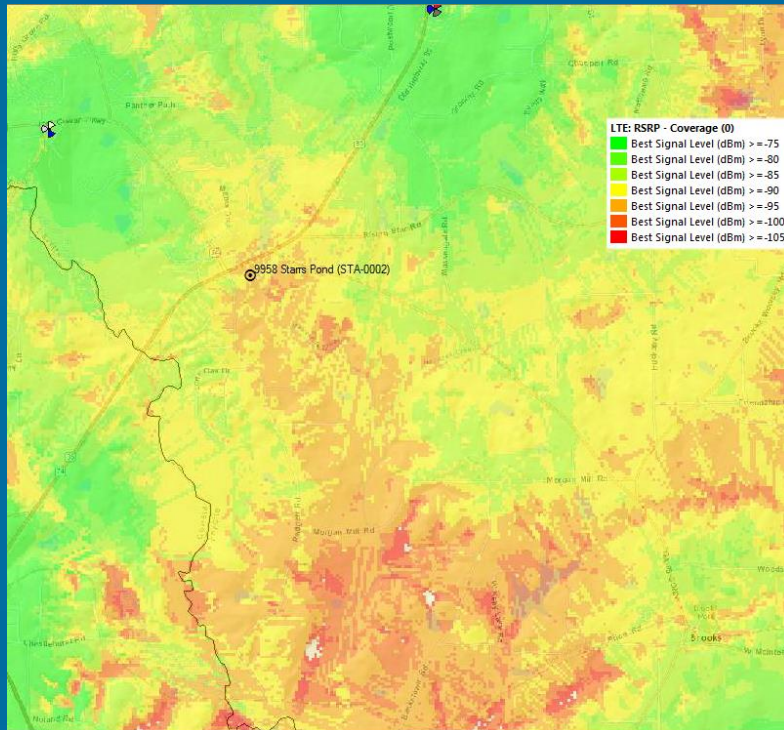




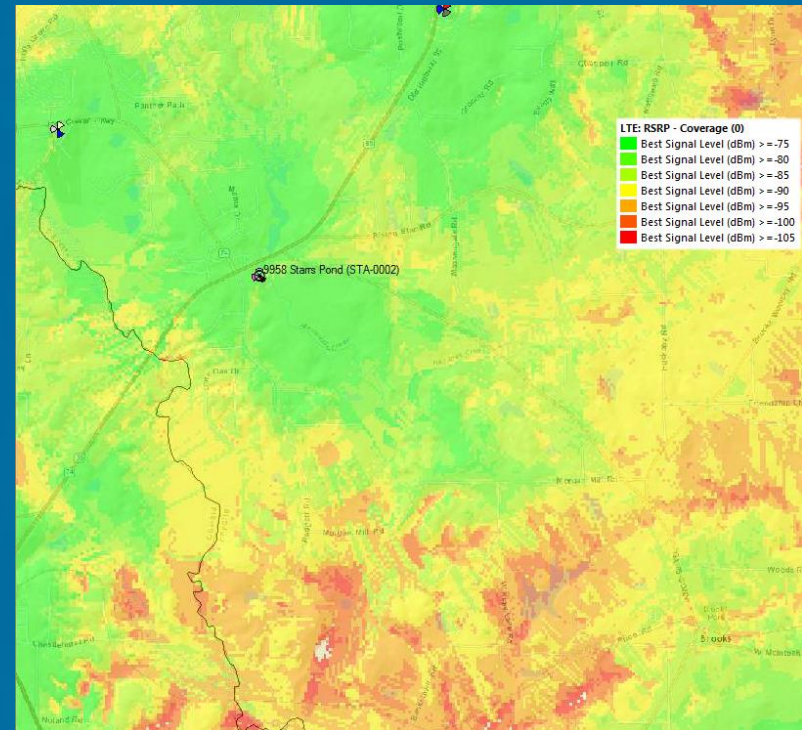
# Verizon LTE Service With Site



# Coverage Comparison



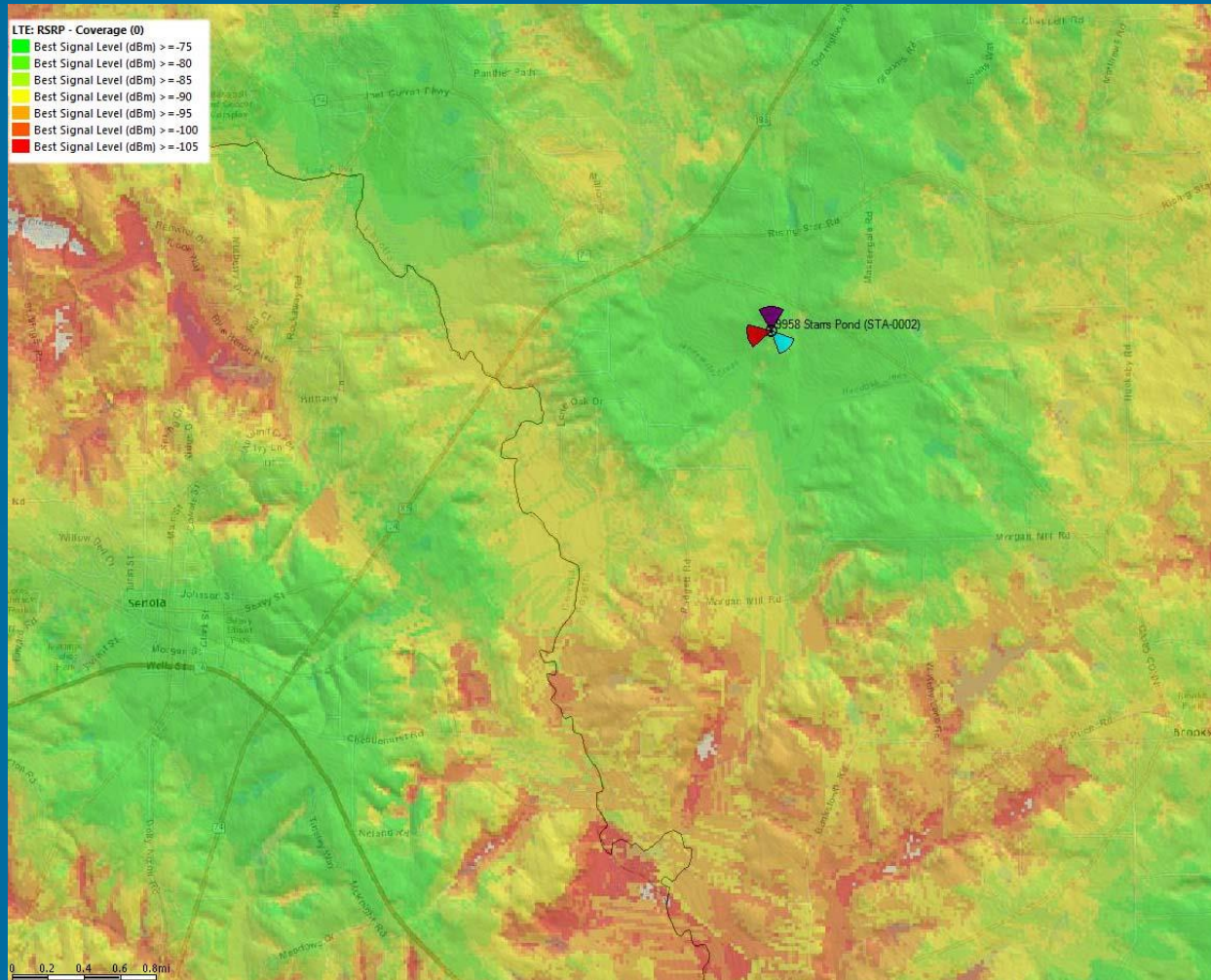
WITHOUT SITE



WITH SITE



# Collocation Analysis on Existing Tower

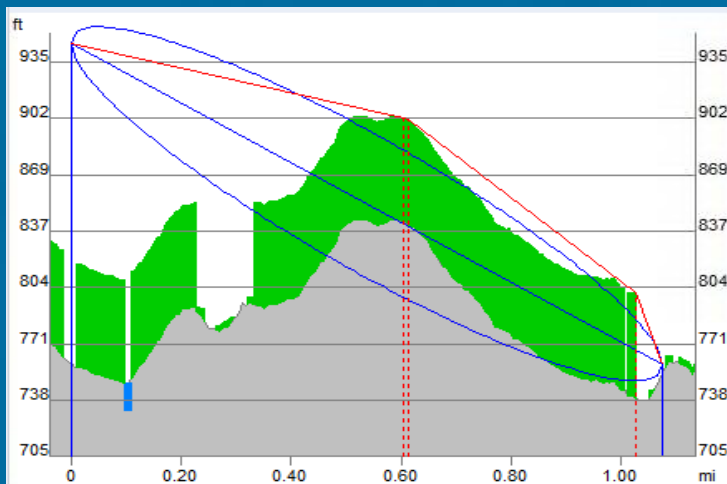


- Collocation on the existing Powertel tower provides a smaller coverage area and does not effectively off-load Verizon's existing towers.
- Collocation on this existing tower shifts service improvements away from the Highway 85 corridor.

# Topography & Terrain



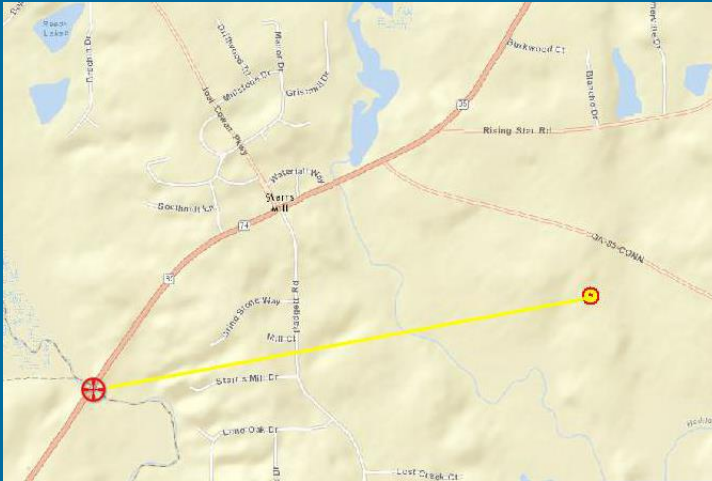
- The Starr's Pond location provides improvements to the point of weakest coverage on Highway 74/85.
- The height and location of the proposed tower allow the signal to pass over terrain, topography, and clutter (trees and hills).



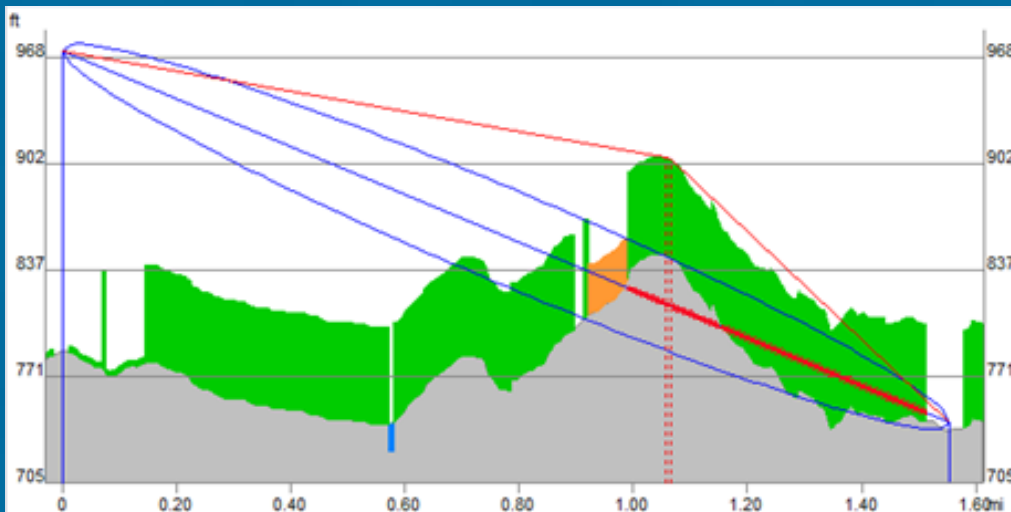


# Topography & Terrain Collocation Challenges

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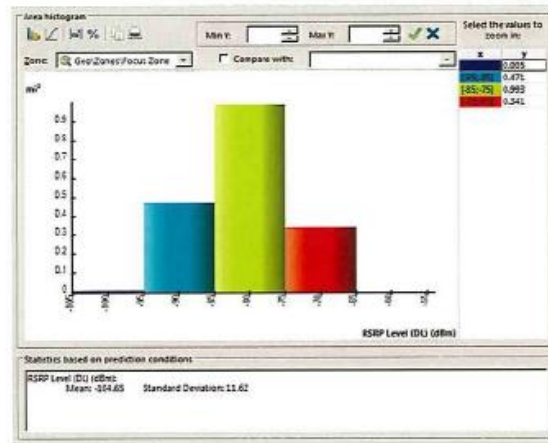
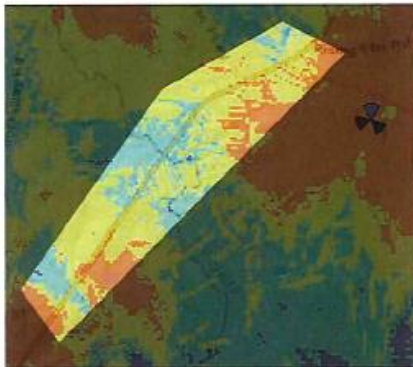
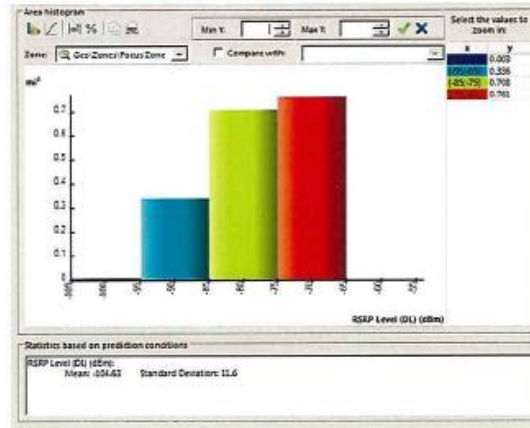
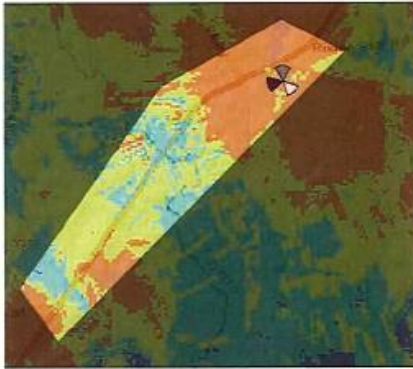


- Terrain and clutter (trees and hills) in the area block the signal of collocated antennas on the existing tower.



# Collocation Analysis on Existing Tower

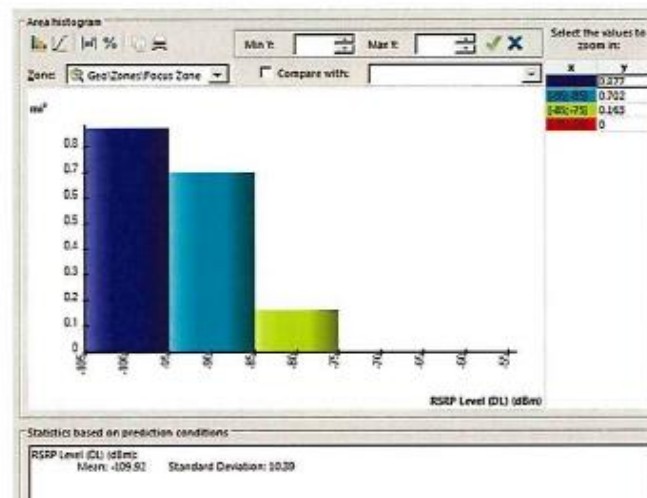
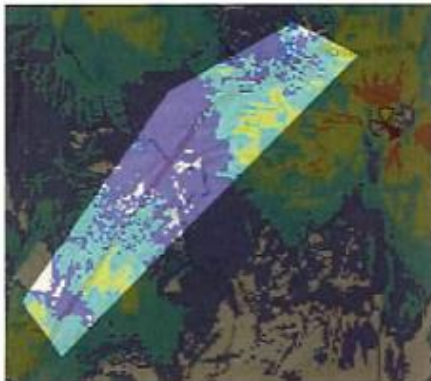
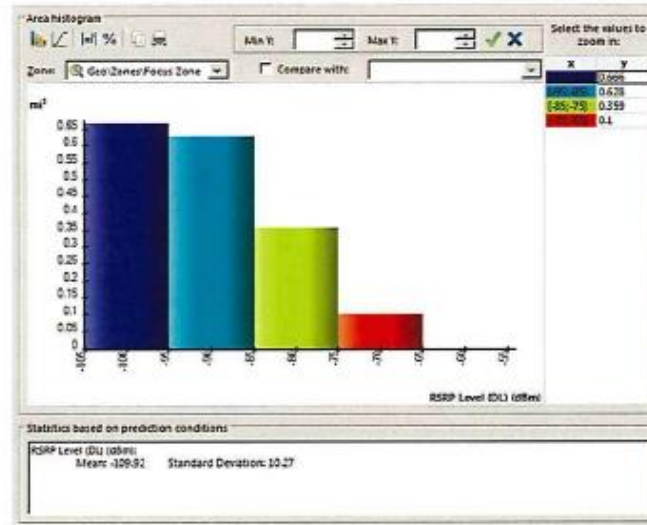
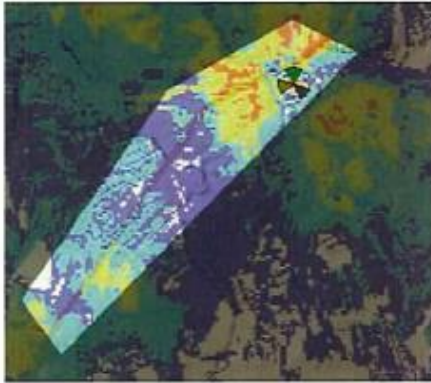
## 750 MHz Coverage Focus Zone



- The proposed tower provides significantly more “Excellent” (red) 750 MHz coverage within the target zone.
- Collocation on the existing tower does not yield significant improvements in the targeted corridor.

# Collocation Analysis on Existing Tower

## AWS Coverage Focus Zone

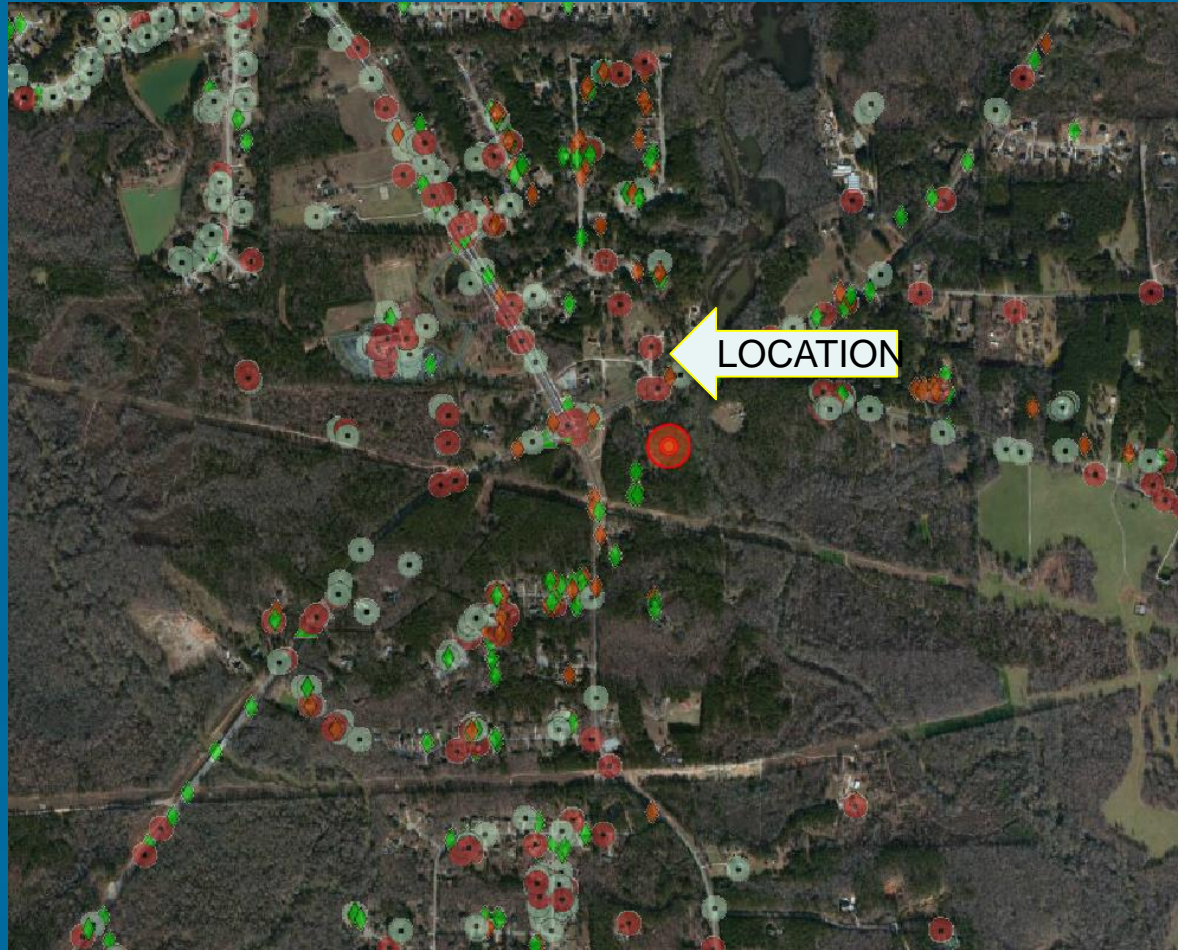


- The proposed tower provides significantly more AWS “Excellent” (red) and “Good” (green) coverage within the target zone.
- Collocation on the existing tower provides ZERO “Excellent” AWS coverage and significantly less “Good” AWS coverage.



# Proposed Location Nearer To User Demand

Page 37 of 280



- Colored dots indicate usage measured locations.





## STARR'S POND

### PHOTOSIMULATION

105 HIGHWAY 85 CONNECTOR  
BROOKS, GA 30205

VIEW APPROXIMATELY 1450 FT  
EAST OF SITE

PREPARED FOR:

**verizon**✓

PREPARED BY:



1875 OLD ALABAMA ROAD,  
SUITE 1008  
ROSWELL, GA 30076  
678-990-2338

AFTER

2

## STARR'S POND PHOTOSIMULATION

105 HIGHWAY 85 CONNECTOR  
BROOKS, GA 30205

VIEW APPROXIMATELY 900 FT  
NORTH OF SITE

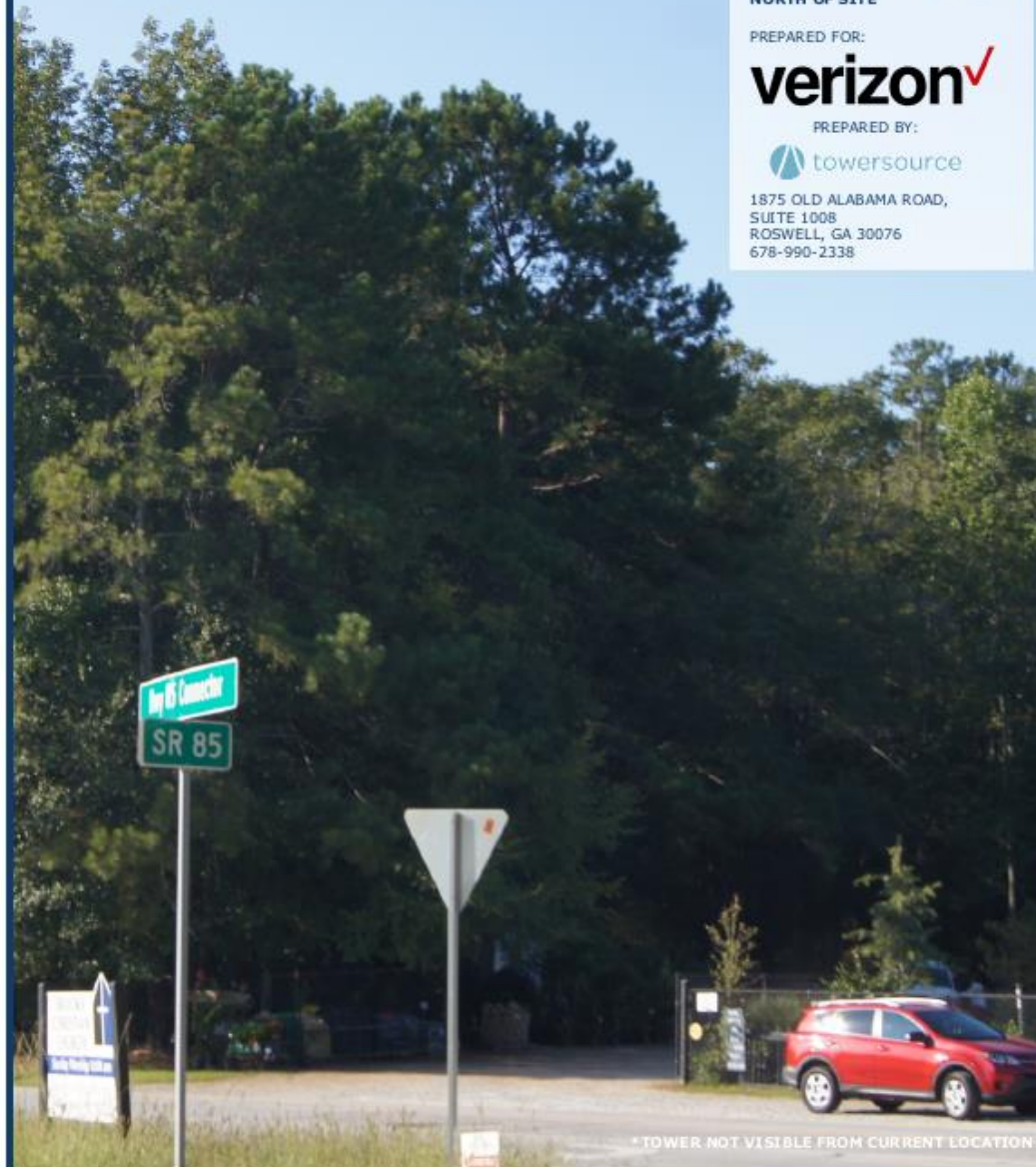
PREPARED FOR:

**verizon**✓

PREPARED BY:

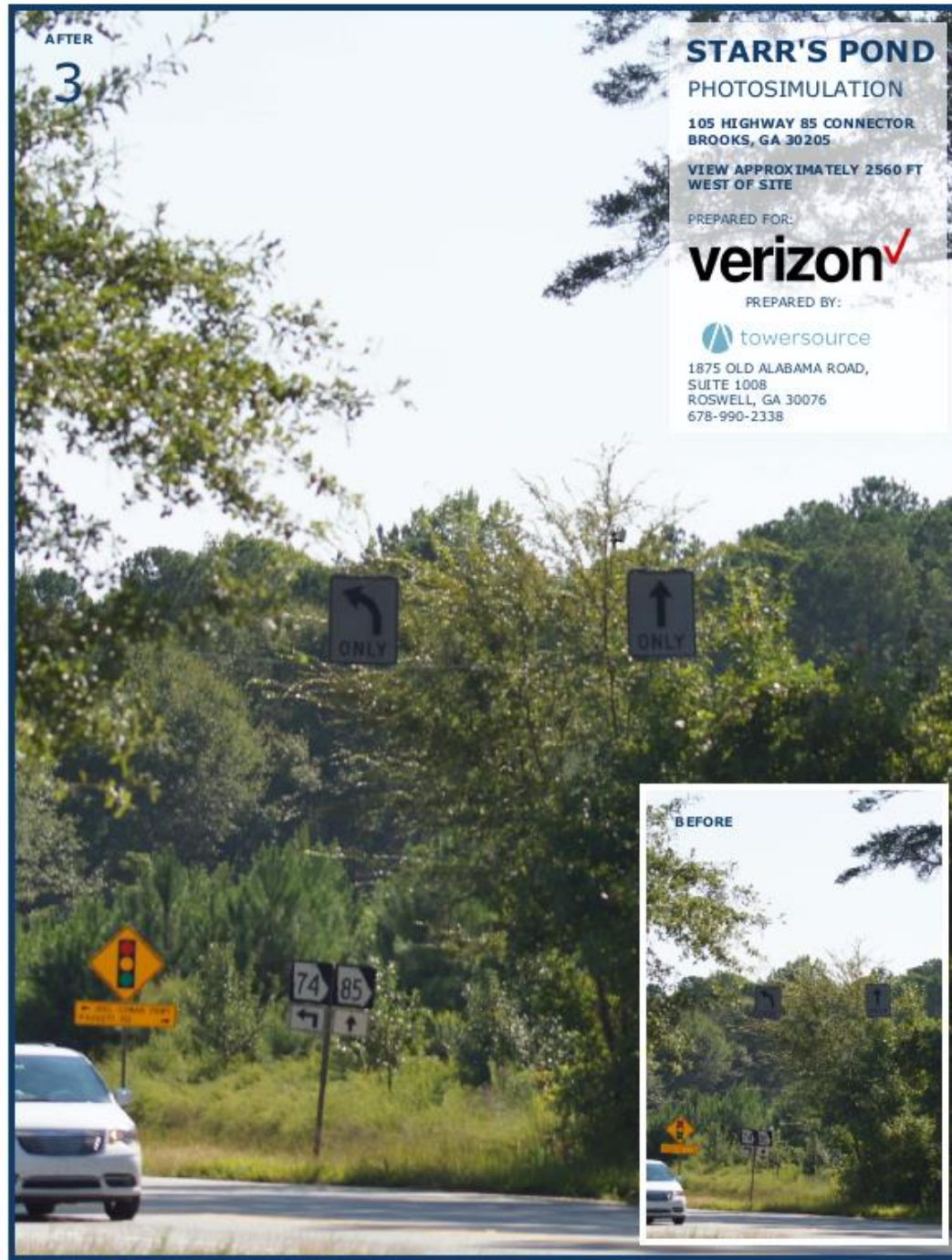


1875 OLD ALABAMA ROAD,  
SUITE 1008  
ROSWELL, GA 30076  
678-990-2338



\* TOWER NOT VISIBLE FROM CURRENT LOCATION





4

## STARR'S POND

### PHOTOSIMULATION

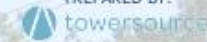
105 HIGHWAY 85 CONNECTOR  
BROOKS, GA 30205

VIEW APPROXIMATELY 3300 FT  
SOUTH OF SITE

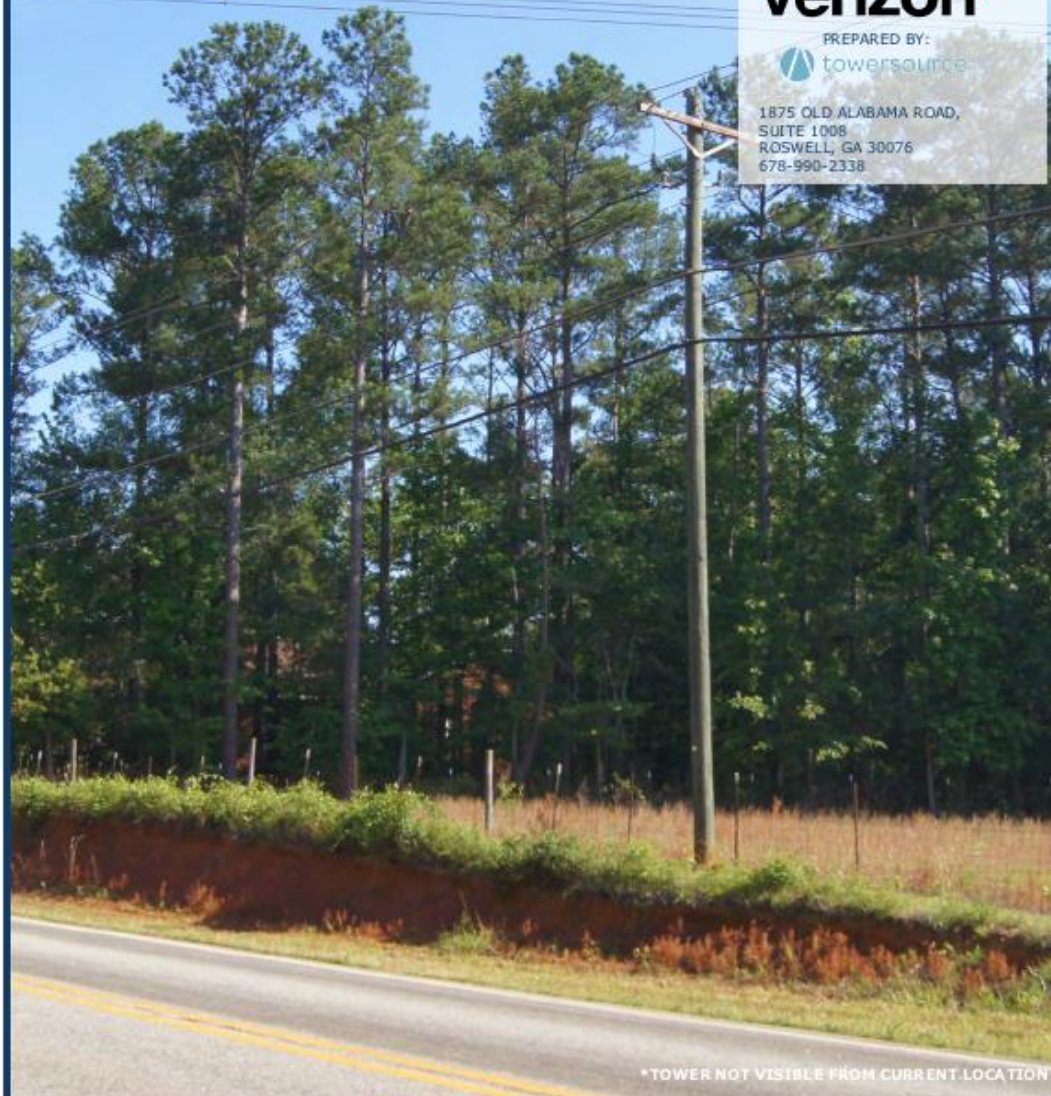
PREPARED FOR:

**verizon**✓

PREPARED BY:



1875 OLD ALABAMA ROAD,  
SUITE 1008  
ROSWELL, GA 30076  
678-990-2338



\* TOWER NOT VISIBLE FROM CURRENT LOCATION



# Summary

- Site needed to provide capacity and coverage improvements to enhance quality of service to businesses, residences, and users in this portion of Fayette County
- ***Verizon Wireless has made good faith efforts to meet all Fayette County requirements while providing necessary system improvements - respectfully requests approval***

September 11, 2017

RE: Starr's Pond  
185' Balloon Test

Mr. Edward Coachman,

Towersource was hired to perform a "185-foot Balloon Test" at Verizon's Starr's Pond site on Highway 85 Connector, in Brooks, Ga. A balloon test is a visual reference of how tall a proposed structure would appear if constructed. A five-foot weather balloon is filled and raised above the proposed site on a measured line to the height of the proposed structure. The balloon is then anchored to the ground and flown for a designated amount of time determined by the county. All dates and times were advertised prior to the balloon test date.

On Saturday, September 9, 2017 at approximately 8:45 am the balloon was raised to a height of 185 feet and anchored to the ground. The weather was clear and sunny. The winds were light in the morning and picked up throughout the day. The balloon was left to hover until approximately 1:00 pm. Pictures were taken to depict any potential visual impact.

This report includes a site photography map denoting the location of the proposed tower and the locations of the photographs. This report also includes photo simulations and a log of visitors. If you need any additional information, please don't hesitate to call me at (678) 990-2338.

Sincerely,



Raven Madison



Site Name	Starr's Pond
Address	105 Hwy 85 Conn, Brook GA 30205
Day & Date	Saturday, 09/09/17
Time of Balloon Test	9am - 1pm

Weather Conditions	
Morning	clear sky, light wind
Midday	clear sky, wind picked up
Afternoon	same

[illegible]



# STARR'S POND

## PHOTOSIMULATION

105 HIGHWAY 85 CONNECTOR  
BROOKS, GA 30205

SITE PHOTOGRAPHY MAP  
185' MONOPOLE

PREPARED FOR:

**verizon**

PREPARED BY:

 towersource

1875 OLD ALABAMA ROAD,  
SUITE 1008  
ROSWELL, GA 30076  
678-990-2338

### LEGEND:



PHOTOGRAPH #



SITE

Starr's Mill Waterfall

Starrs M

Hartford Church

3

2

1

4

Hw Connector



# STARR'S POND

## PHOTOSIMULATION

105 HIGHWAY 85 CONNECTOR  
BROOKS, GA 30205

VIEW APPROXIMATELY 1450 FT  
EAST OF SITE

PREPARED FOR:

**verizon**✓

PREPARED BY:



1875 OLD ALABAMA ROAD,  
SUITE 1008  
ROSWELL, GA 30076  
678-990-2338



\*TOWER NOT VISIBLE FROM CURRENT LOCATION



AFTER

2

Page 47 of 280

## STARR'S POND

### PHOTOSIMULATION

105 HIGHWAY 85 CONNECTOR  
BROOKS, GA 30205

VIEW APPROXIMATELY 900 FT  
NORTH OF SITE

PREPARED FOR:

**verizon**✓

PREPARED BY:



1875 OLD ALABAMA ROAD,  
SUITE 1008  
ROSWELL, GA 30076  
678-990-2338



\*TOWER NOT VISIBLE FROM CURRENT LOCATION



AFTER

3

# STARR'S POND

## PHOTOSIMULATION

105 HIGHWAY 85 CONNECTOR  
BROOKS, GA 30205

VIEW APPROXIMATELY 2560 FT  
WEST OF SITE

PREPARED FOR:

**verizon**

PREPARED BY:

 towersource

1875 OLD ALABAMA ROAD,  
SUITE 1008  
ROSWELL, GA 30076  
678-990-2338



BEFORE





4

Page 49 of 280

# STARR'S POND

## PHOTOSIMULATION

105 HIGHWAY 85 CONNECTOR  
BROOKS, GA 30205

VIEW APPROXIMATELY 3300 FT  
SOUTH OF SITE

PREPARED FOR:

**verizon**✓

PREPARED BY:



1875 OLD ALABAMA ROAD,  
SUITE 1008  
ROSWELL, GA 30076  
678-990-2338

\*TOWER NOT VISIBLE FROM CURRENT LOCATION



STATE OF GEORGIA

COUNTY OF FAYETTE

**CELL TOWER BALLOON TEST AFFIDAVIT**

Personally appeared before me an officer duly authorized to administer oaths, Raven Madison, who after being duly sworn states under oath as follows:

1.

That my name is Raven Madison, I am over the age of eighteen (18), I am competent to make this affidavit, and I have personal knowledge of the facts contained herein.

2.

That this Cell Tower Affidavit is being provided pursuant to the requirement under Section 110-105 (f) (1) (c) & (d) of the Fayette County Zoning Ordinance (the "Zoning Ordinance") for a proposed cell tower site identified in Petition T-020-17 located at 105 Highway 85 Connector, Brooks, Georgia 30205 – parcel number 04-24-032.

3.

That a Balloon Test, as described in Section 110-105 (f) (1) (c) & (d) of the Zoning Ordinance, was performed at the Tower Site consistent with the requirements within the aforementioned section of the Zoning Ordinance on September 9, 2017 from 9:00am to 1:00pm.

4.

That the correct location, height and all other applicable requirements of the tower were met in the Balloon Test.

**FURTHER AFFIANT SAITH NOT.**

Raven Madison

Sworn to and subscribed before me  
this 25 day of September, 2017.

Catherine E. James

NOTARY PUBLIC

Catherine E James  
NOTARY PUBLIC  
Forsyth County, GEORGIA  
My Comm. Expires 05/11/2021

# Starrs Pond Propagation Map & Report

## Coverage & Capacity Site

Wick Oliver, RF Engineer

December 6, 2016

Latitude:  
Longitude:  
Ground Elevation:

33° 19' 35.9" NAD 83  
84° 30' 23.7" NAD 83  
758 feet AMSL NAVD 88



# FCC Determination in process.

**Location: Senoia, GA**

**Latitude: 33°-19'-35.90"      Longitude: 084°-30'-23.70"**

**SITE ELEVATION AMSL.....758 ft.**

**STRUCTURE HEIGHT.....190 ft.**

**OVERALL HEIGHT AMSL.....948 ft.**

## **NOTICE CRITERIA**

**FAR 77.9(a): NNR (DNE 200 ft AGL)**

**FAR 77.9(b): NNR (DNE Notice Slope)**

**FAR 77.9(c): NNR (Not a Traverse Way)**

**FAR 77.9: NR Exceeds FFC Rwy 31, TERPS analysis required.**

**FAR 77.9: NNR FAR 77.9 IFR Straight-In Notice Criteria for 3RU**

**FAR 77.9(d): NNR (Off Airport Construction)**

**NR = Notice Required**

**NNR = Notice Not Required**

**PNR = Possible Notice Required**

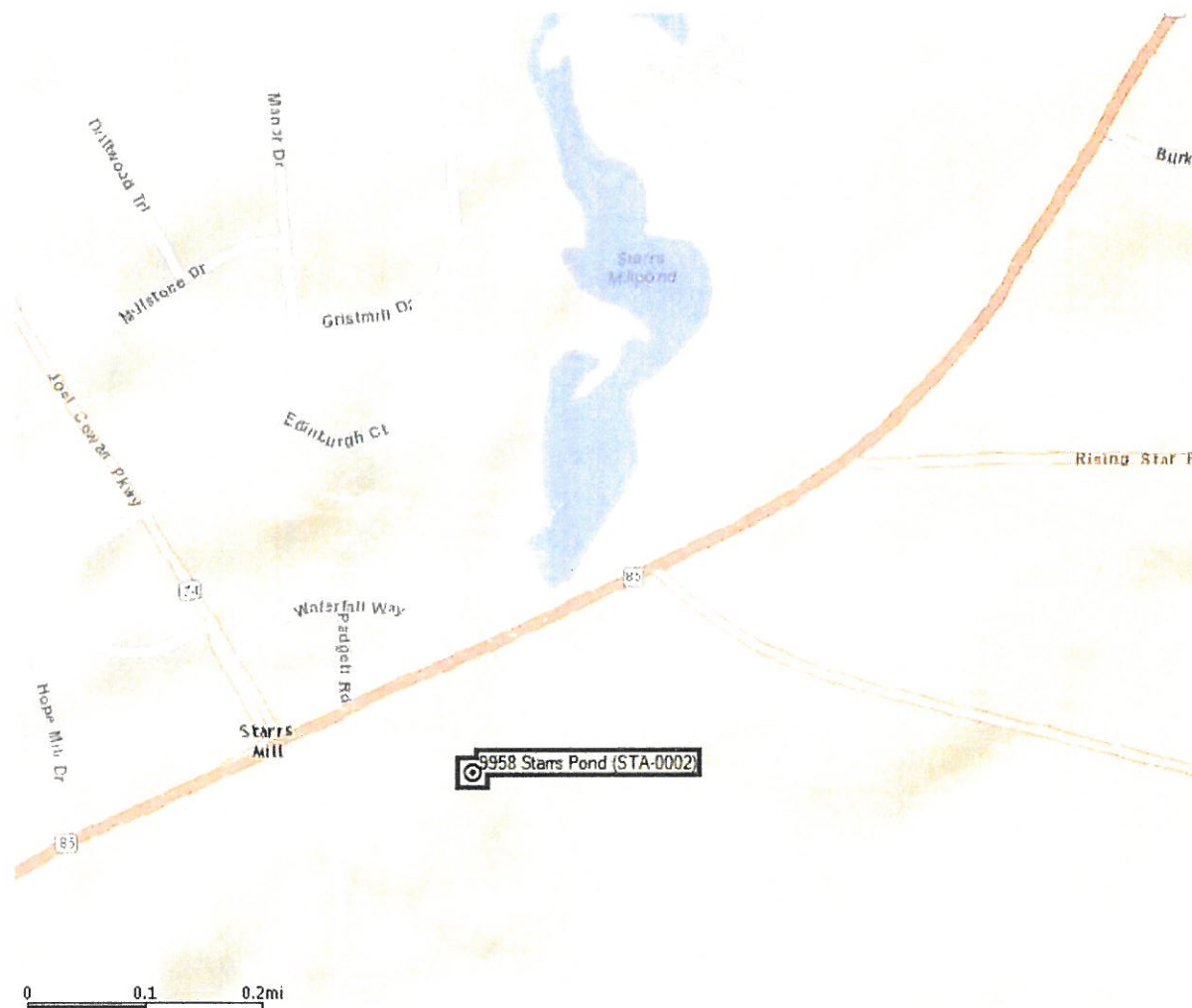
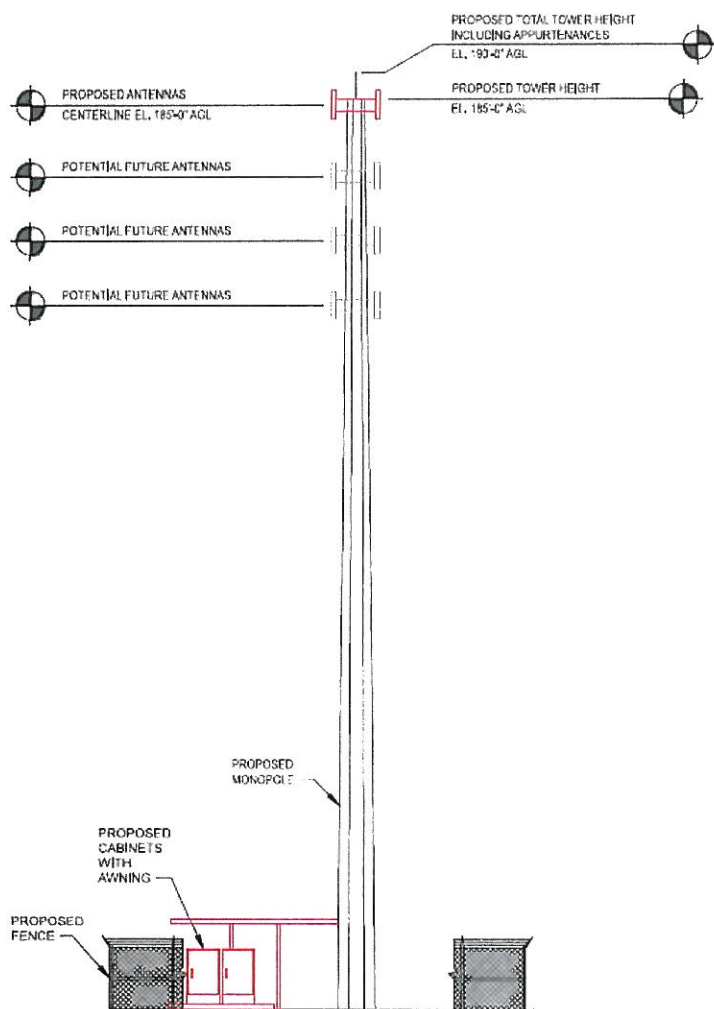


# Verizon's FCC licenses for Fayette County .

FCC Market Name	FCC Radio Service Code	FCC Market Number	FCC Channel Block	FCC Call Sign	Licensee Name	County FIPS	County Name
Atlanta, GA-AL-NC	AT	BEA040	H	WQVN943	Cellco Partnership	13113	Fayette
Atlanta, GA-AL-NC	AT	BEA040	I	WQVN944	Cellco Partnership	13113	Fayette
Atlanta, GA	AW	CMA017	A	WQGB271	Cellco Partnership	13113	Fayette
Atlanta, GA-AL-NC	AW	BEA040	B	WQGA934	Cellco Partnership	13113	Fayette
Atlanta, GA	CL	CMA017	A	KNKA315	Verizon Wireless (VAW) LLC	13113	Fayette
Atlanta, GA	CW	BTA024	C	KNLF557	Cellco Partnership	13113	Fayette
Southeast	WU	REA002	C	WQJQ690	Cellco Partnership	13113	Fayette



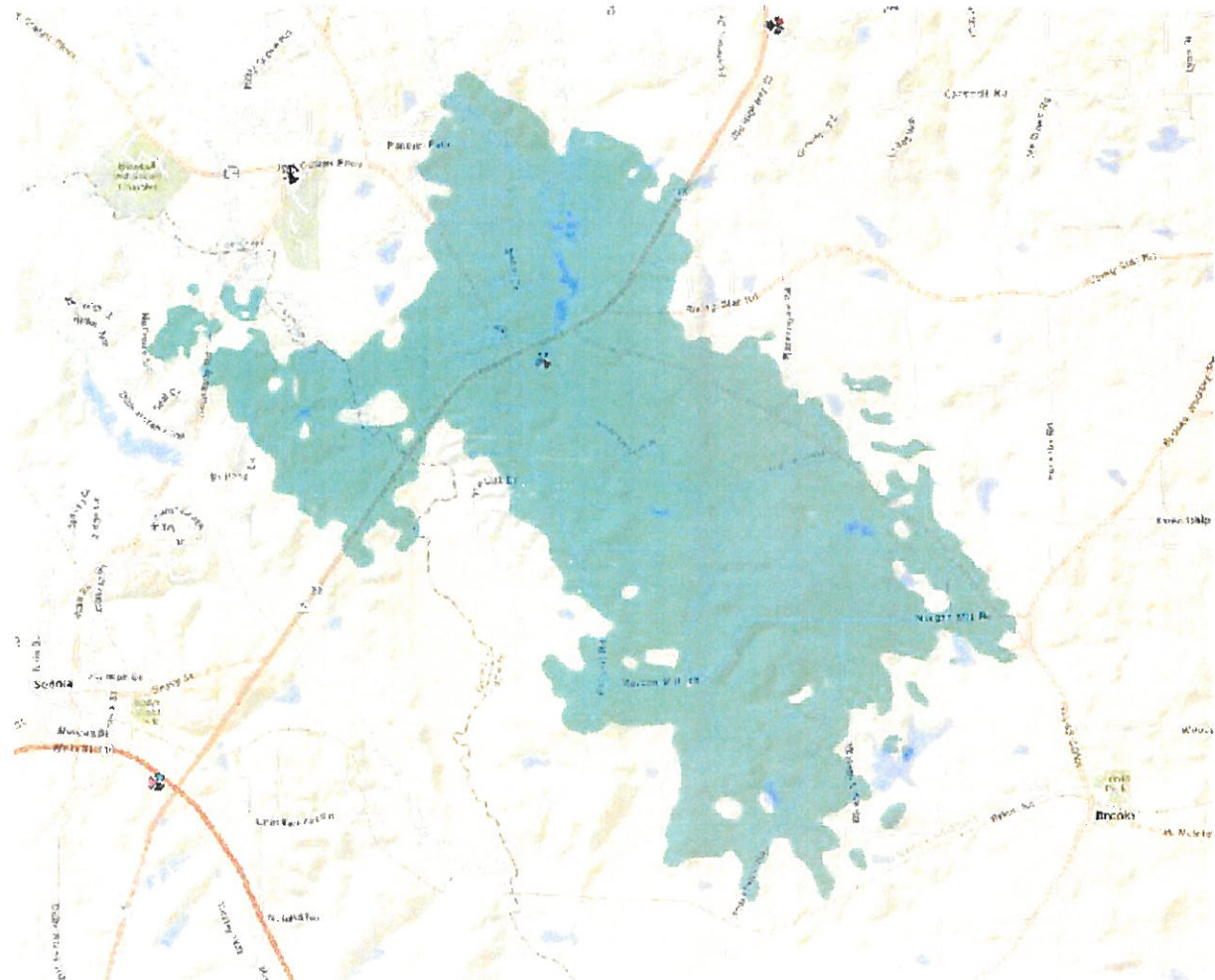
# Tower Location



Confidential and proprietary materials for authorized Verizon personnel and outside agencies only. Use, disclosure or distribution of this material is not permitted to any unauthorized persons or third parties except by written agreement.

## Service Area.

Definition of the service area: The area (shown to the right) where the new Starrs Pond site has the strongest signal.





## Search Area

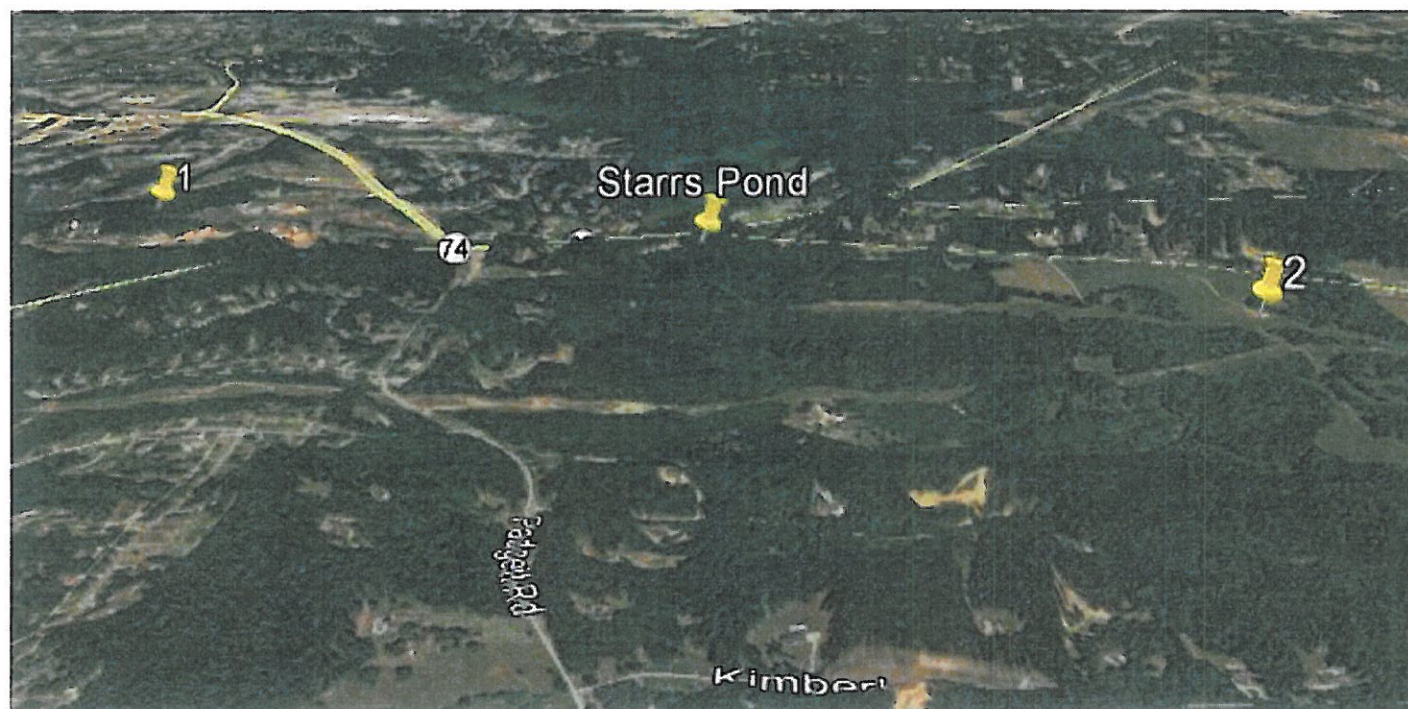


Starrs Pond Search ring.

Could not find a location on the ridge for  
minimum terrain obstruction

**Tower located within the search area: NONE**

**Nearest Non-Verizon Tower within 1 mile.**



1. Sprint Tower (2001) not built
2. Powertel 195' .7 miles away – **Collocation is not feasible on this site due to topography and terrain, which prevents collocated antennas from providing necessary service improvements to the search area.**



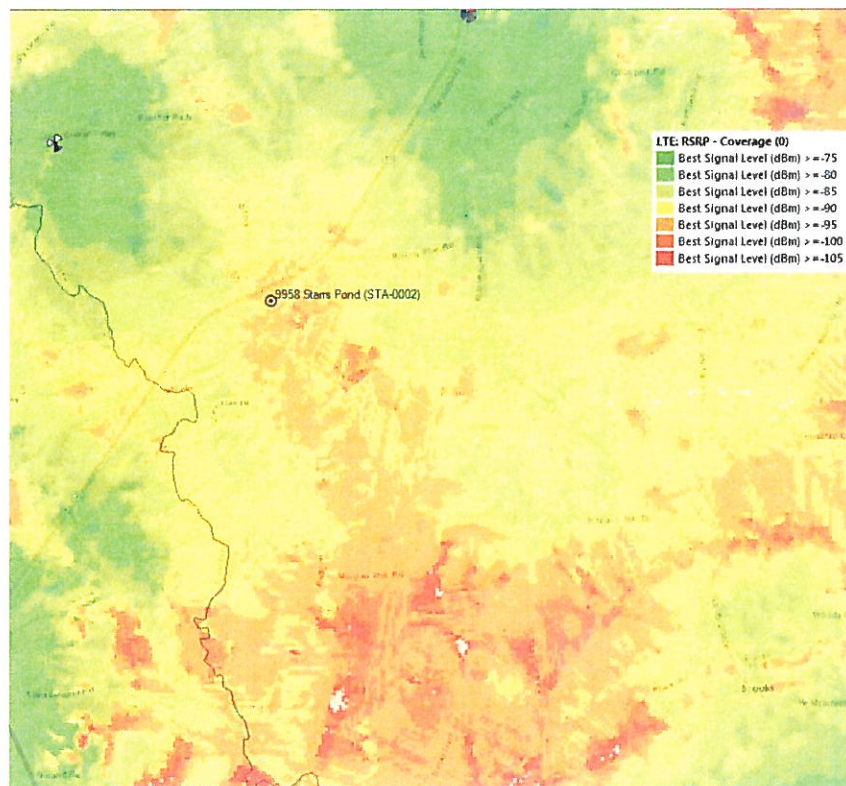
# Fayette County – Verizon Site Locations

Site	Longitude	Latitude	Street Address	City	Zip Code	Support Height (ft)
QUARTERS	-84.509308	33.397375	268 Arnold Road	Fayetteville	30214	195
EBENEZER	-84.556906	33.422981	174 Peachtree E. St. Shopping Center	Peachtree City	30269	154
PEACHTREE CITY [ALLTEL]	-84.600167	33.39555	103 Line Creek Circle	Peachtree City	30269	182
WOOLSEY	-84.394931	33.357014	288 Mud Bridge Road	Woolsey	30214	225
COWAN PARKWAY	-84.588496	33.391125	209A Huddleston Road	Peactree City	30269	190
FALCON FIELD	-84.563094	33.360247	655 Dividend Drive	Peachtree City	30269	199
ADAMS CRABAPPLE	-84.576731	33.447297	200 Crabapple Lane	Tyrone	30290	180
MCBRIDE	-84.422942	33.391178	1488 Highway 92 South	Fayetteville	30215	189
CLAYETTE	-84.39485	33.459258	516 McDonough Road	Fayetteville	30214	164
WESTBRIDGE	-84.504528	33.526694	1479 State Route 92	Fairburn	30213	301
MANASSAS	-84.481861	33.433411	332 First Manassas Mile Road	Fayetteville	30215	275
PEACHTREE CITY	-84.511594	33.452615	2120 Hwy. 54 West	FAYETTEVILLE	30214	170
RISING STAR	-84.486792	33.352497	431 Porter Road	Fayetteville	30215	300
STARRS MILL	-84.532581	33.341442	100 Rockaway Road	Peachtree City	30276	180
PAVILLION	-84.440064	33.489467	155 Roberts Road	Fayetteville	30214	180
KENWOOD	-84.429883	33.516869	1929 N. Highway 85	Fayetteville	30214	250
BRIARWOOD	-84.440383	33.432486	550 Dickson Springs Road	Fayetteville	30215	300
BROOKS	-84.448528	33.266417	260 Carson road	Brooks	30205	250
COWAN PARKWAY	-84.588496	33.391125	209A Huddleston Road	Peactree City	30269	190
FALCON FIELD	-84.563094	33.360247	655 Dividend Drive	Peachtree City	30269	199
FAYETTEVILLE	-84.456314	33.454003	162 Georgia Avenue West	Fayetteville	30214	180
SWANSON	-84.568494	33.490014	365 Swanson Road	Tyrone	30269	515
FLINT RIVER	-84.391597	33.409428	347 Morgan Road at Fayette/Clayton Co. Line	Fayetteville	30215	191
WOOLSEY	-84.394931	33.357014	288 Mud Bridge Road	Woolsey	30214	225
TYRONE	-84.604097	33.42595	137 Senoia Rd	Peachtree City	30269	100

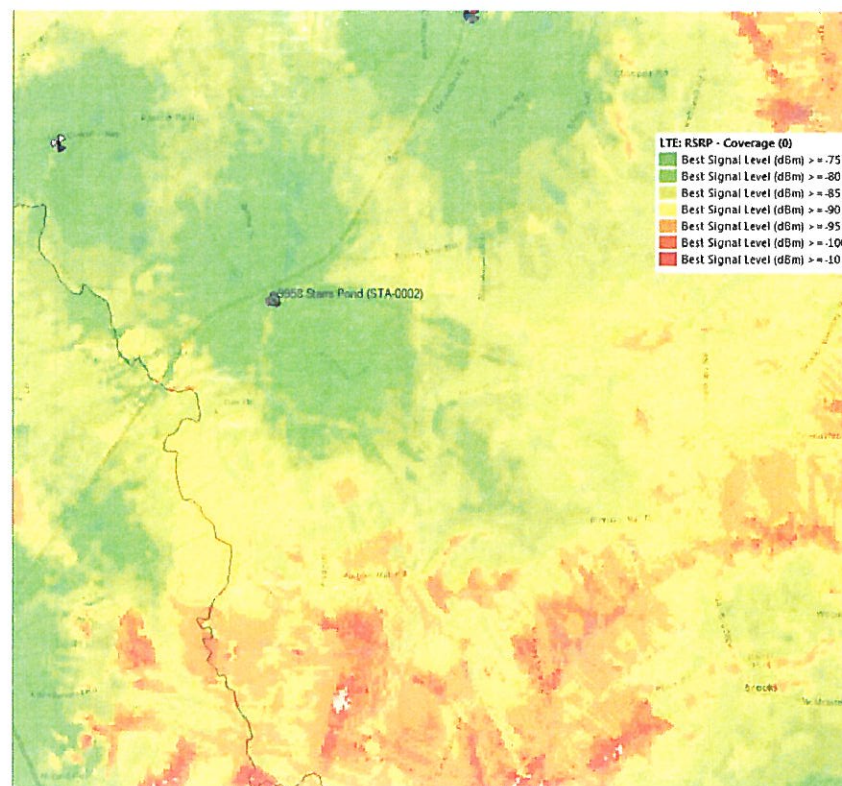




# The Tower is Needed for Coverage



WITHOUT SITE



WITH SITE

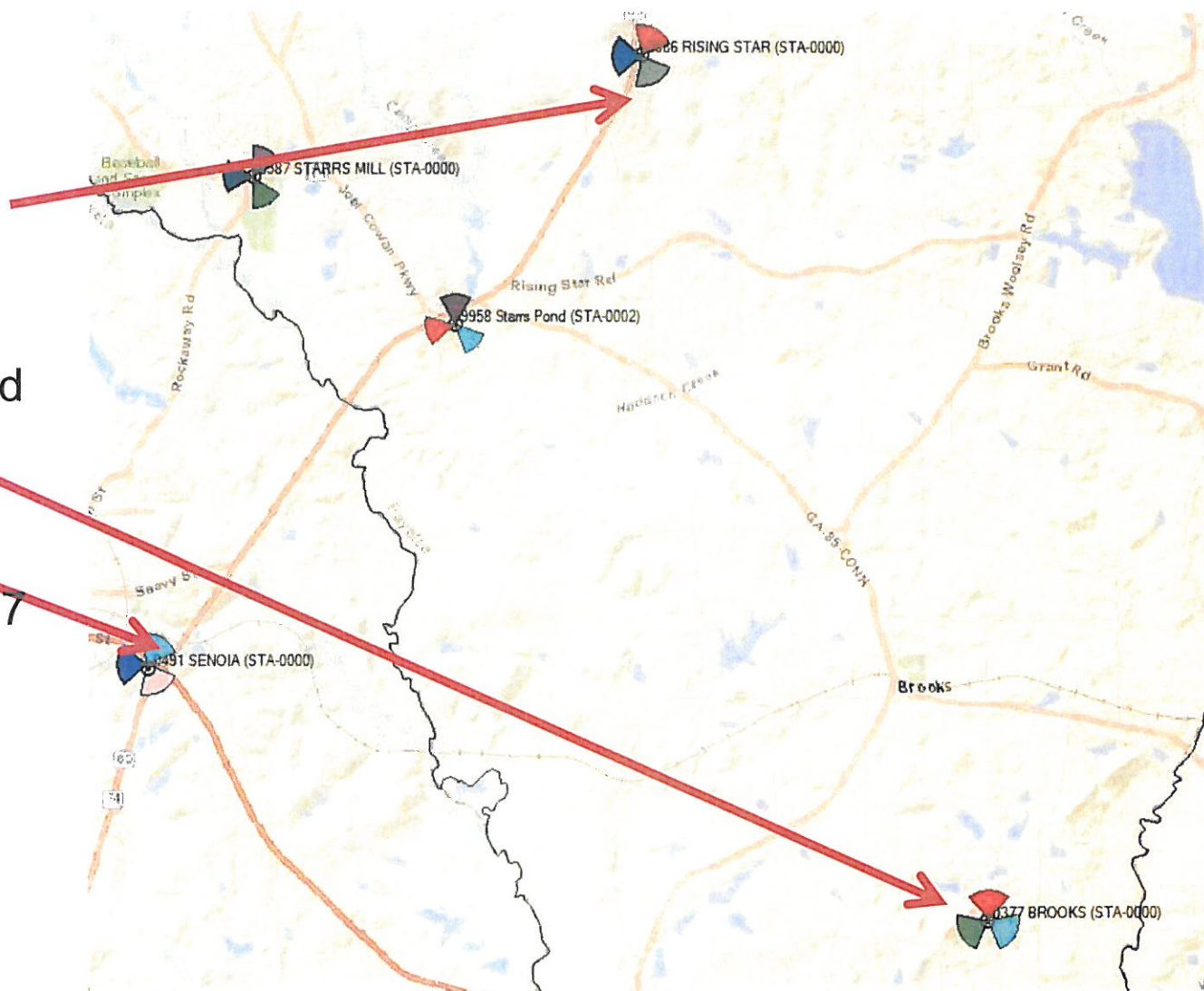
# The Tower is Needed for Capacity

Surrounding Sectors  
Needing Capacity offload

Rising Star Sectors 2 & 3:  
Exhausted 9/2016

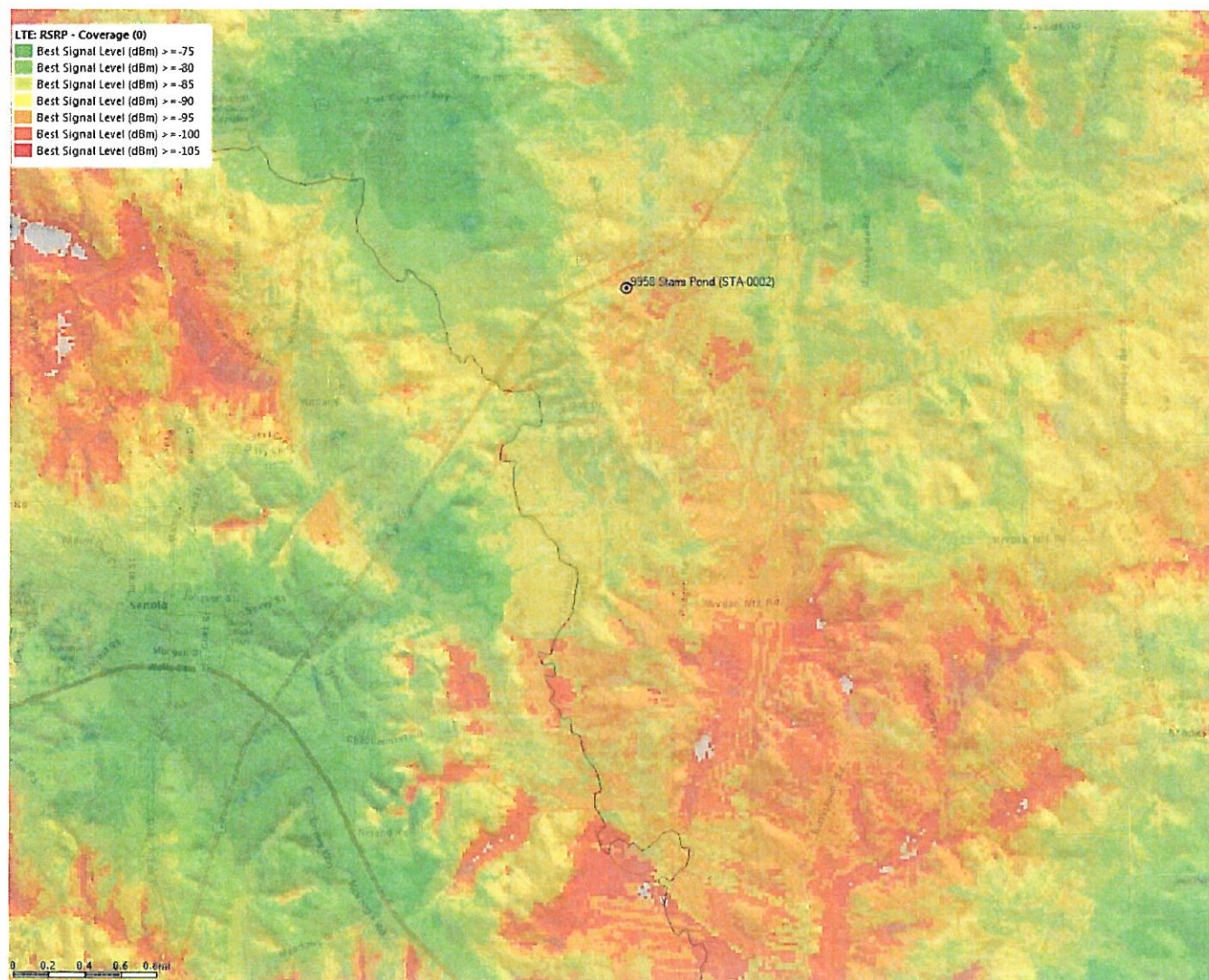
Brooks Sector 3: exhausted  
9/2016

Senoia Sector 1: 73% of  
Capacity exhausting 5/2017



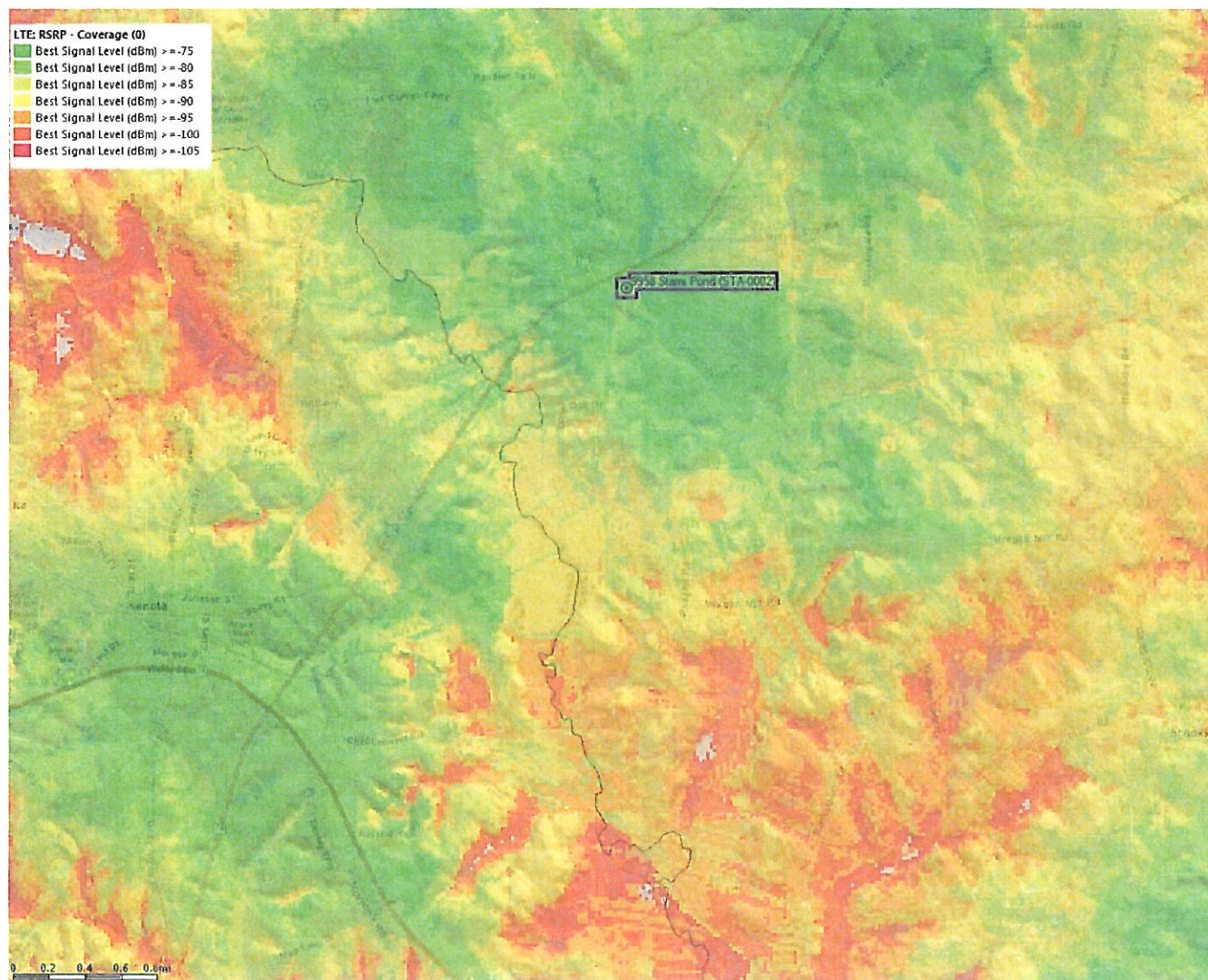


# Coverage without New Site





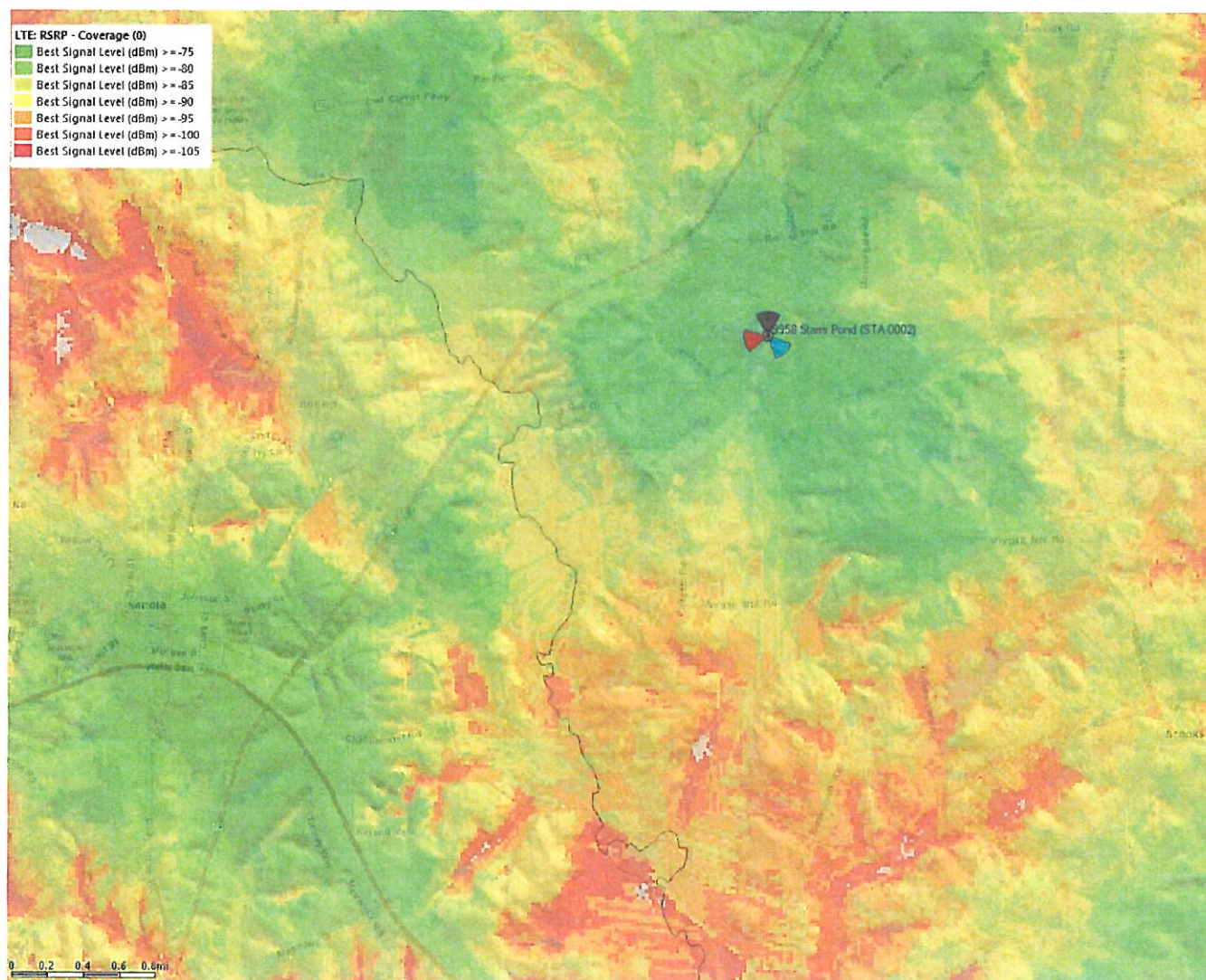
# Coverage with New Site



The proposed tower provides the best coverage on Highway 74/85 between Fayetteville and Senoia and off-loaded exhausted sites, thus improving service for residences and businesses along Highway 74/85 and throughout this portion of the County.



# Coverage using existing tower

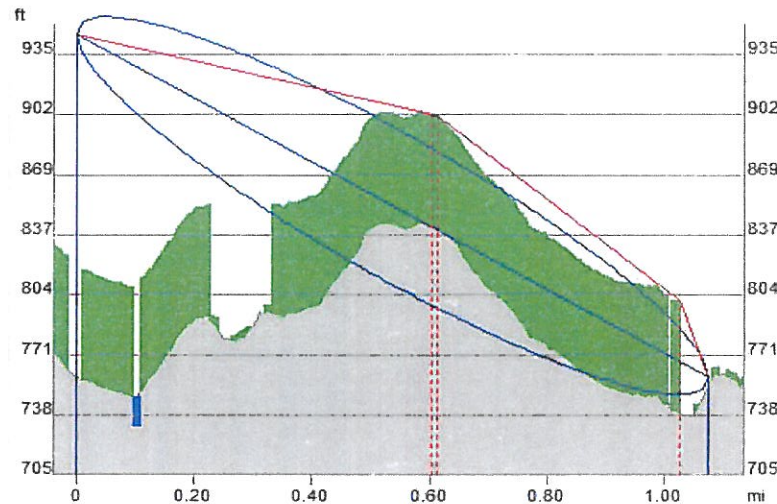
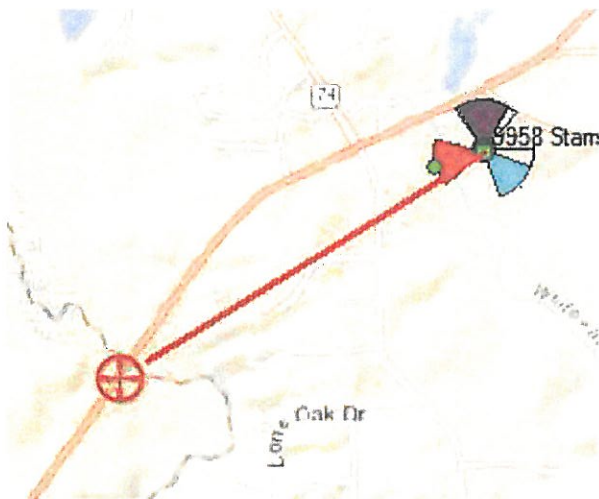


Collocating on the existing tower provides a smaller coverage area and does not effectively provide much-needed capacity offload.

## Necessary to Verizon's Network

The Starrs Pond fits into the existing network by providing capacity offload to three surrounding sites. It is also located near the existing point of weakest coverage on Hwy 74/85.

The proposed height is the minimum height required to provide the necessary coverage and capacity improvements.

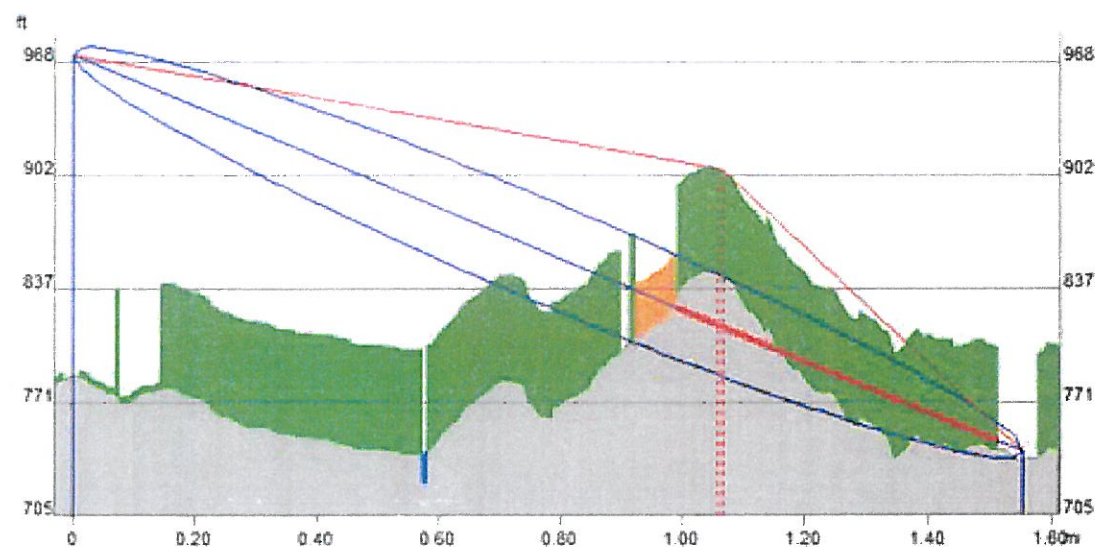
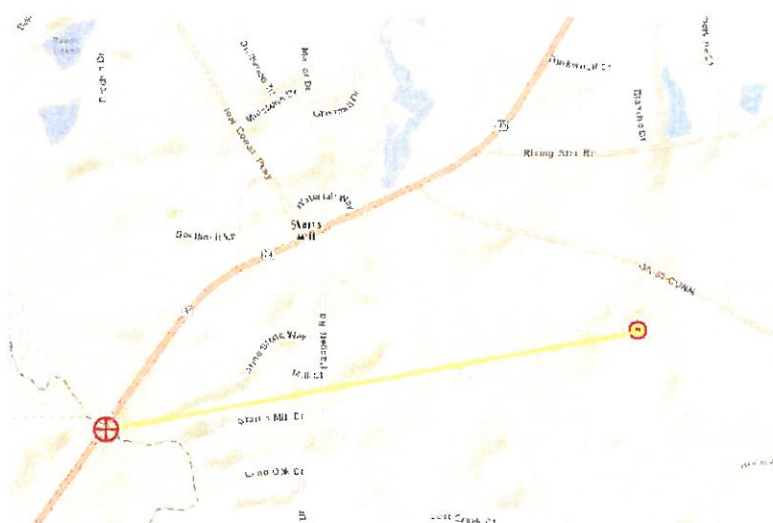


Terrain (grey) and Clutter (Green) between the site and the Fayette/Coweta county line shown above.



## Terrain Blocks other tower from County Line

Tower outside the search area is terrain blocked from the county line at Hwy 74/85



Terrain (grey) and Clutter (Green) between the other tower and the Fayette/Coweta county line shown above.

## Proposed location nearer to user demand



Colored dots indicate usage measured locations



## Proposed location vs. Alternative

The proposed location is nearer to user demand allowing for better capacity offload due to strong signal and improved data transfer rates.

The proposed location has better line of site to the Fayette/Coweta county line on Hwy 74/85 allowing for fewer dropped connections and increased reliability..

Colored dots indicate usage measured locations



# Starrs Pond Additional Comparison

Supplemental Radio Frequency Analysis

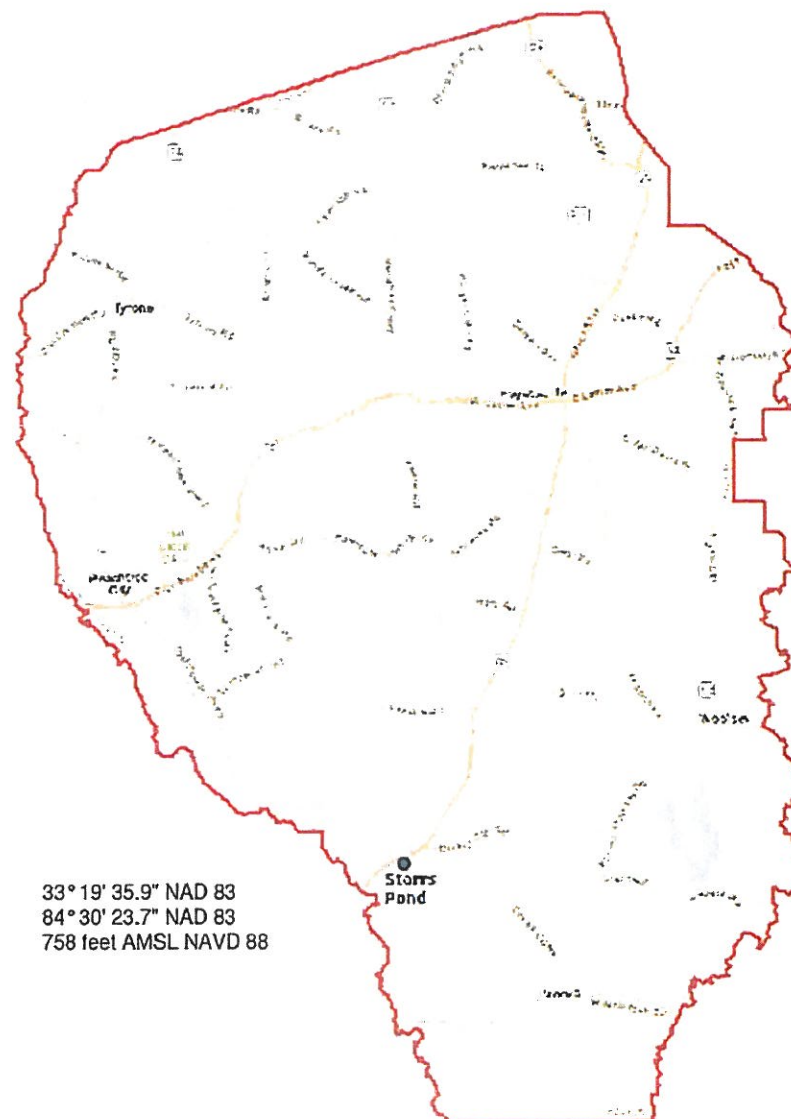
Coverage & Capacity Site

Wick Oliver, RF Engineer

June 27, 2017

Latitude:  
Longitude:  
Ground Elevation:

33° 19' 35.9" NAD 83  
84° 30' 23.7" NAD 83  
758 feet AMSL NAVD 88



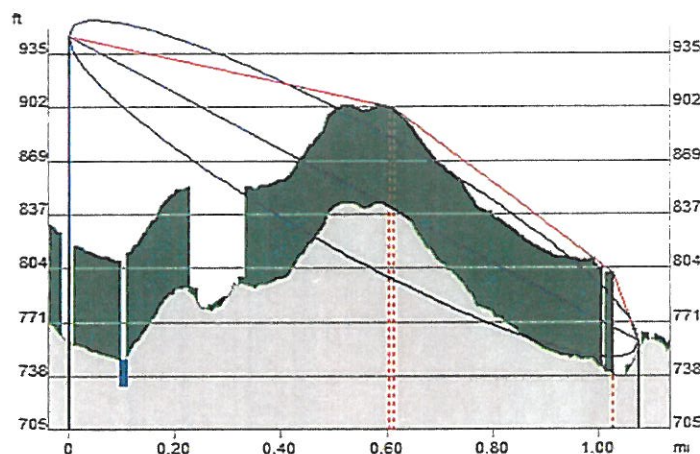
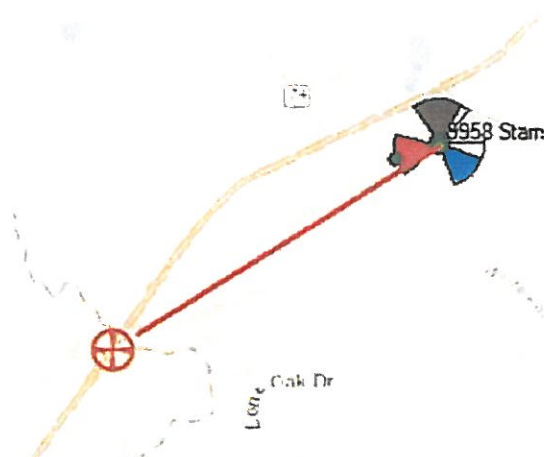
Confidential and proprietary materials for authorized Verizon personnel and outside agencies only. Use, disclosure or distribution of this material is not permitted to any unauthorized persons or third parties except by written agreement.



## Necessary to Verizon's Network

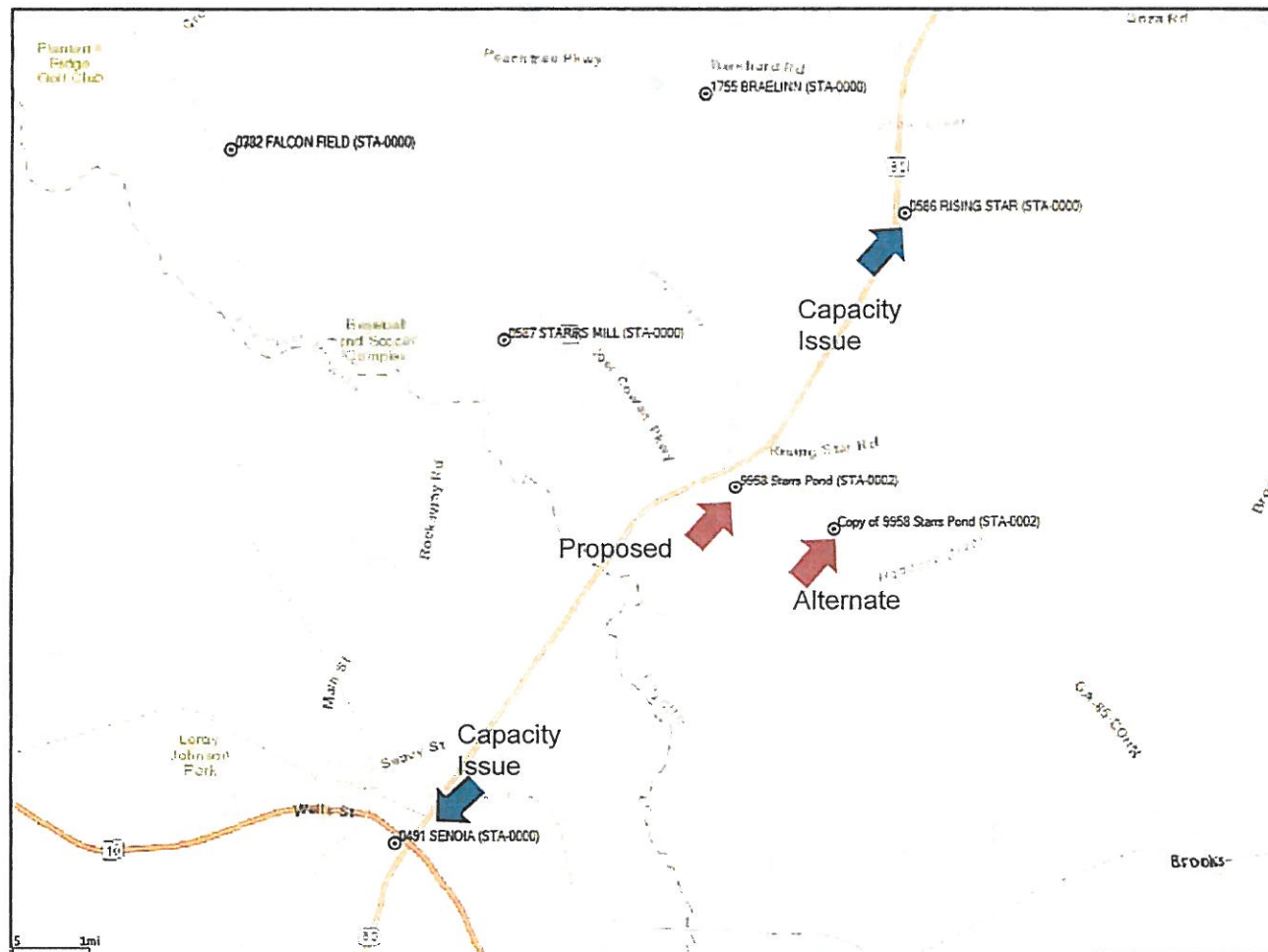
The Starrs Pond fits into the existing network by providing capacity offload to three surrounding sites. It is also located near the existing of the weakest coverage on Hwy 84.

The proposed height is the minimum height required to provide the necessary coverage improvements.

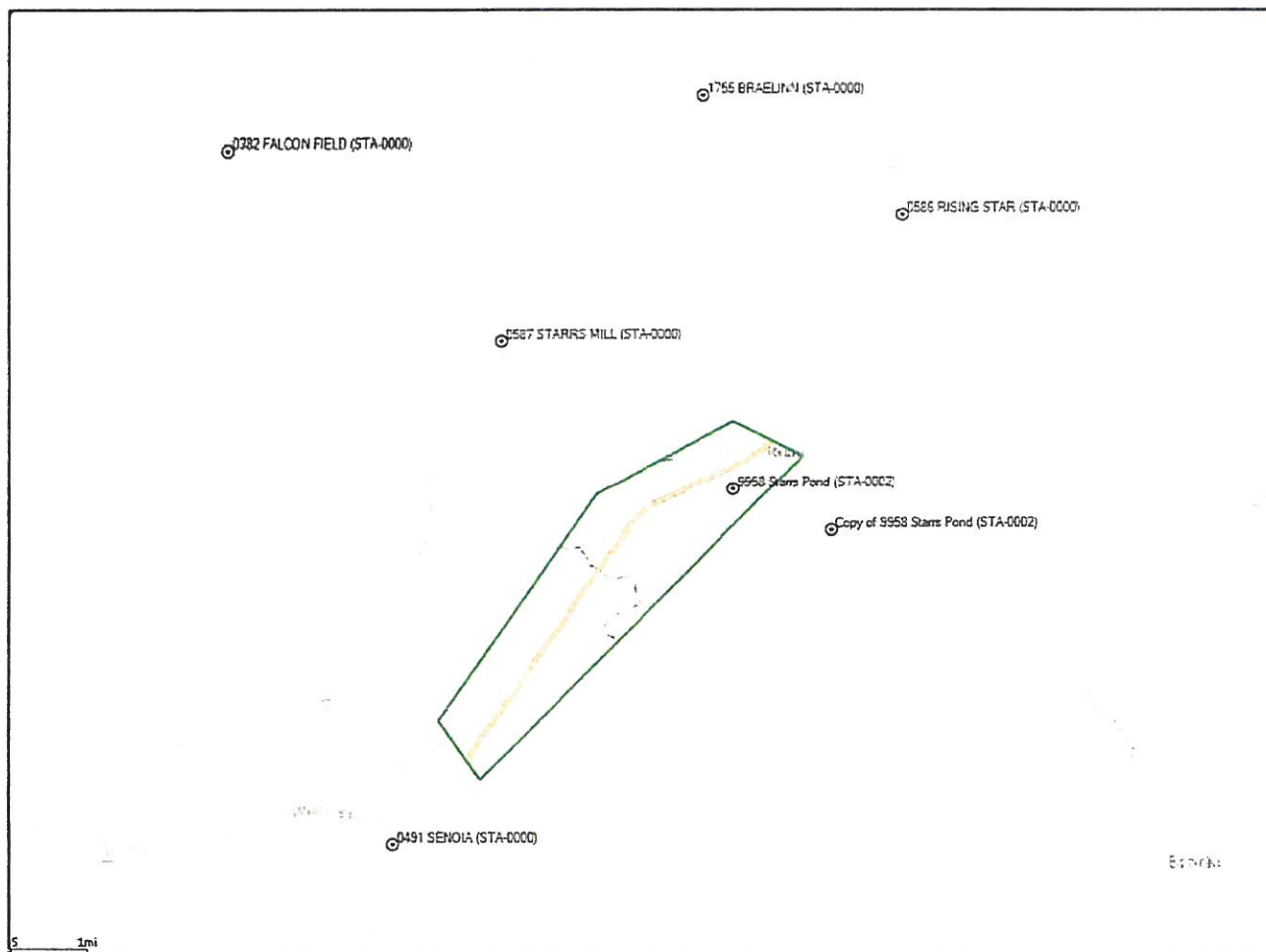


Terrain (grey) and Clutter (Green) between the site and the Fayette/Coweta county line shown above.

## Map of existing Sites, Starrs Pond and Alt Site



## Area of Focus for coverage and capacity offload



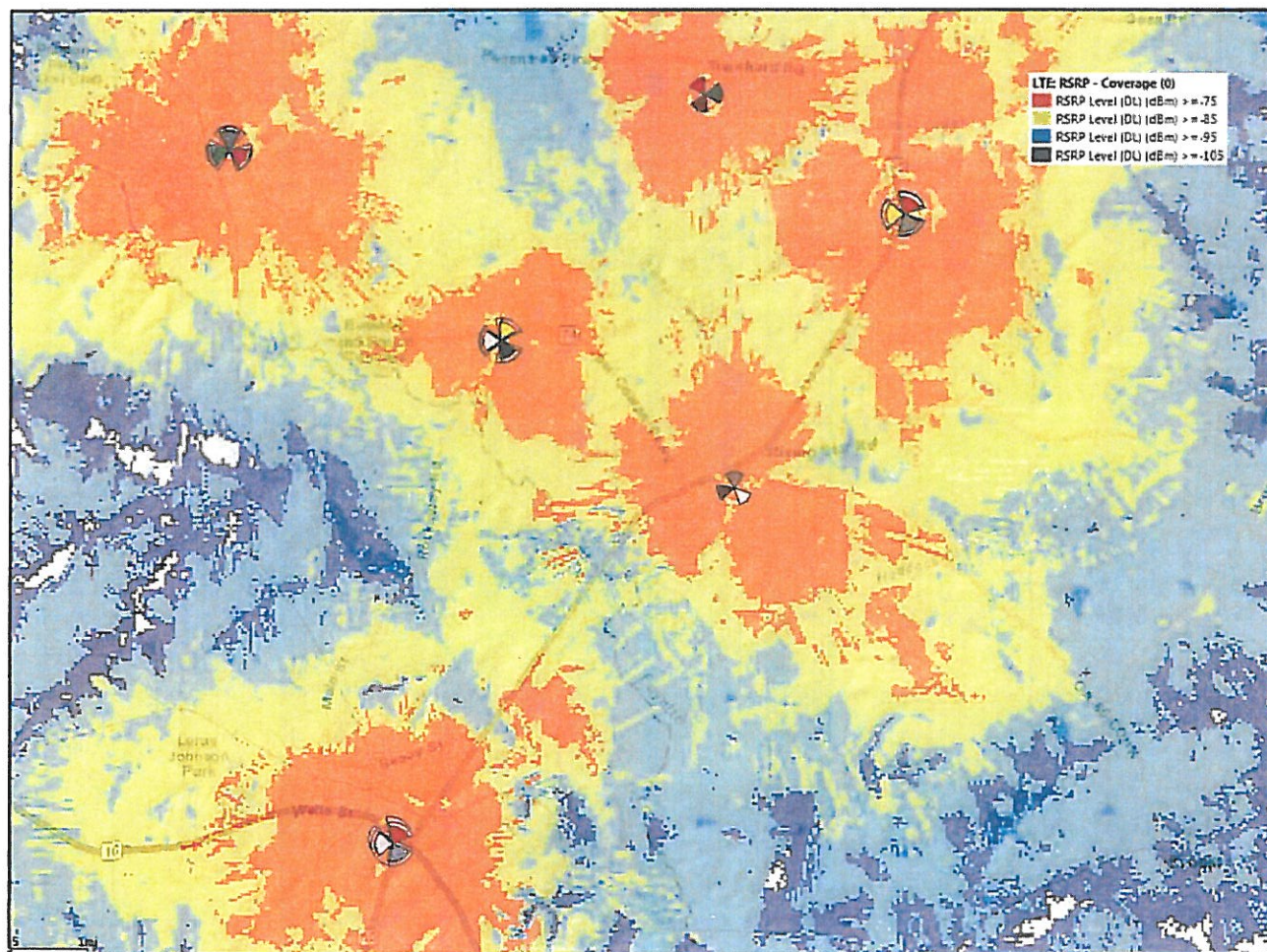


## Coverage Legend

### LTE: RSRP - Coverage (0)

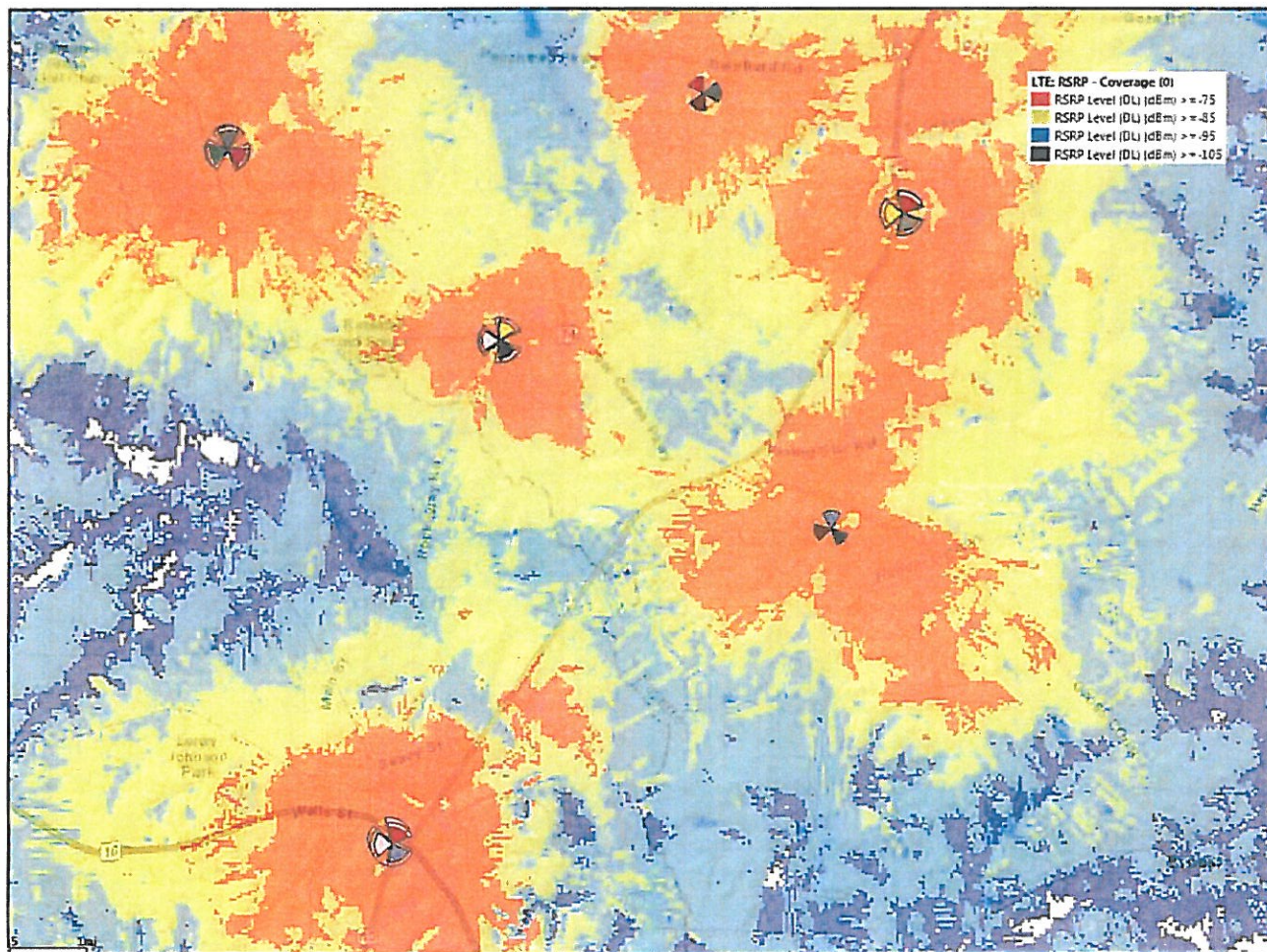
Excellent		RSRP Level (DL) (dBm) $\geq -75$
Good		RSRP Level (DL) (dBm) $\geq -85$
Fair		RSRP Level (DL) (dBm) $\geq -95$
Poor		RSRP Level (DL) (dBm) $\geq -105$

## 750 MHz Coverage Proposed Site



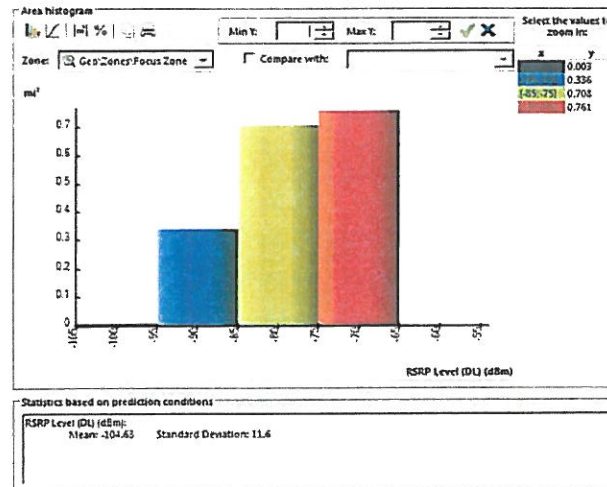
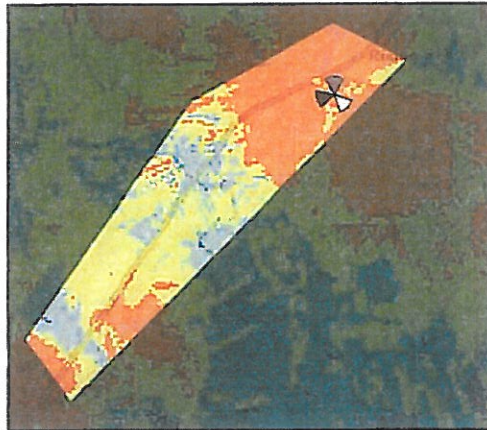


## 750 MHz Coverage Alt Site

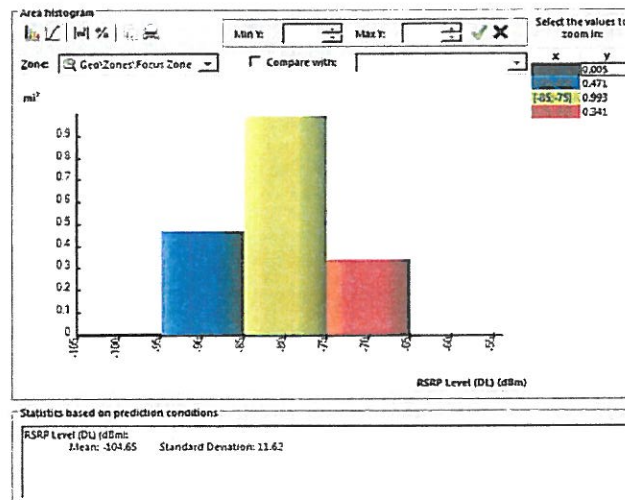




# 750 MHz Coverage Focus Zone



Proposed Location  
Has the More  
excellent coverage in  
the focus zone

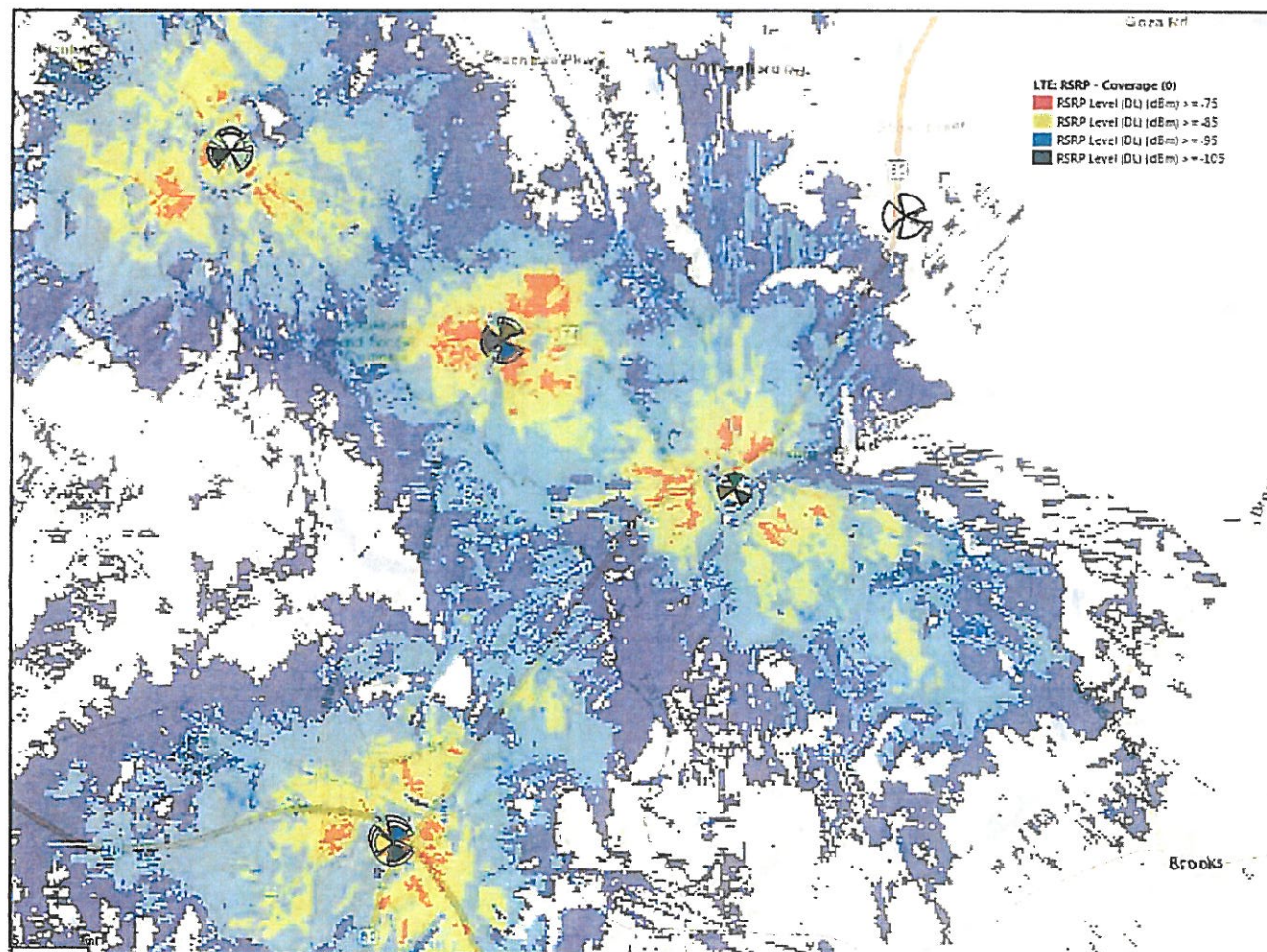


Alt Location  
Has less excellent  
coverage in the focus  
zone

LTE: RSRP - Coverage (0)

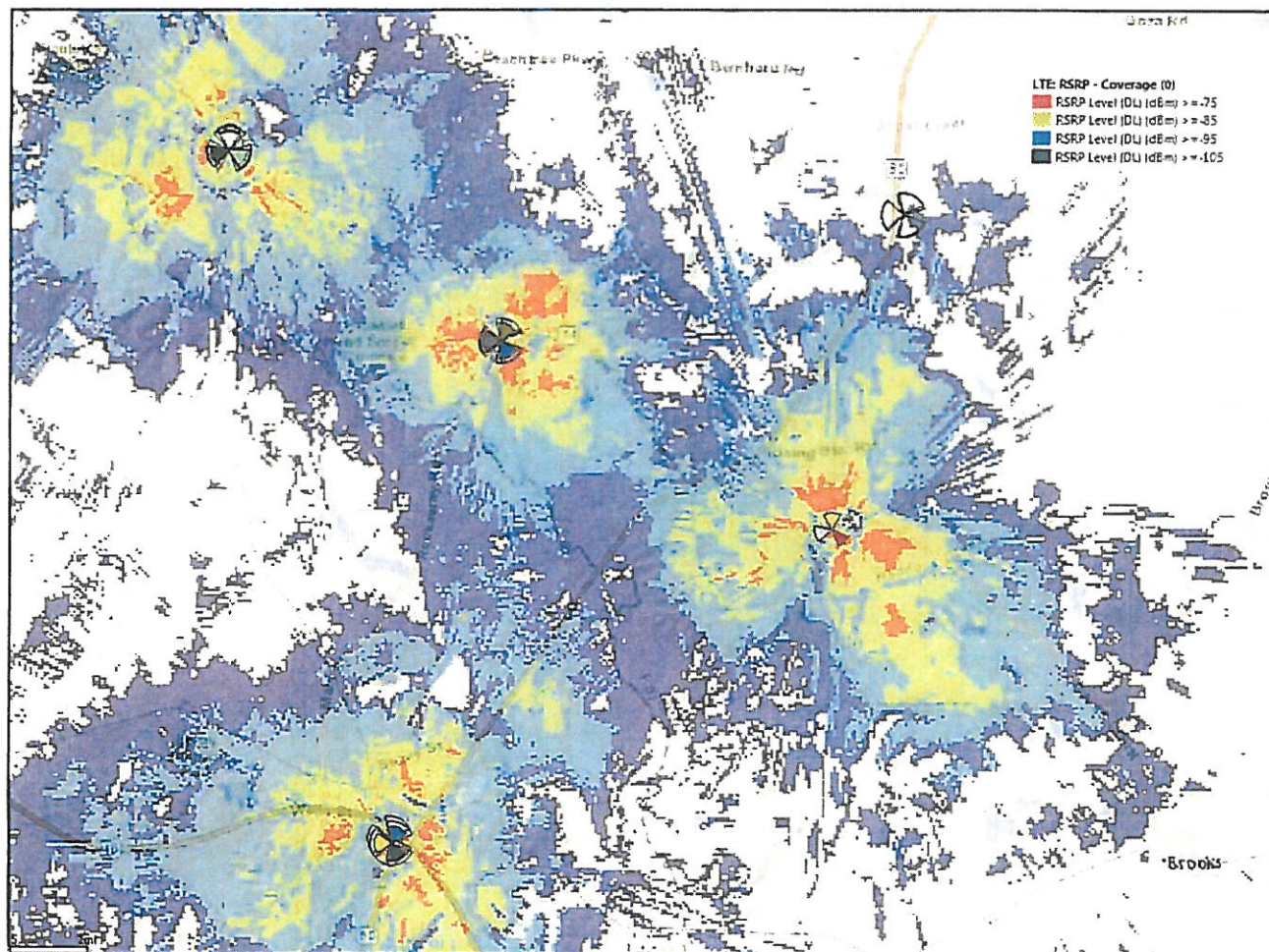
Excellent	RSRP Level (DL) (dBm) >=-75
Good	RSRP Level (DL) (dBm) >=-85
Fair	RSRP Level (DL) (dBm) >=-95
Poor	RSRP Level (DL) (dBm) >=-105

## AWS Coverage Proposed Site



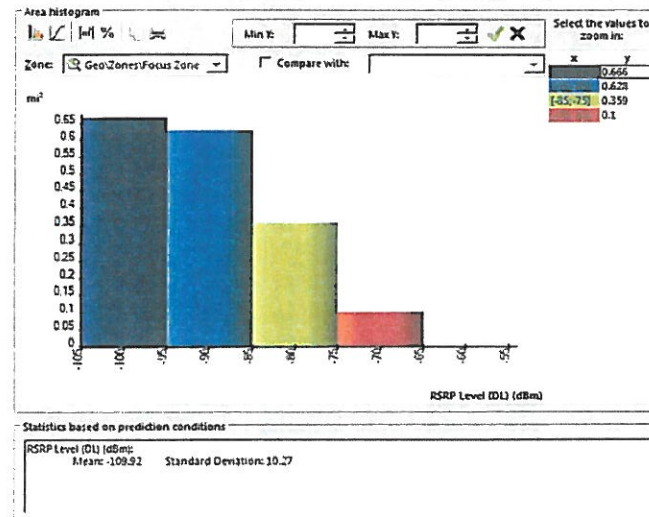


## AWS Coverage Alt Site

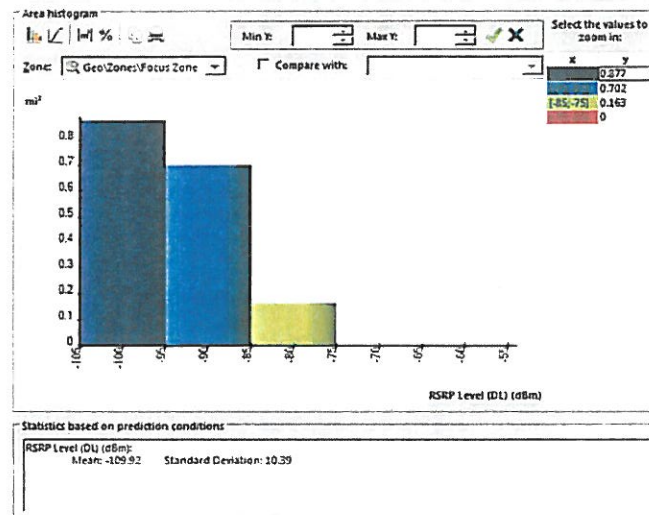




# AWS Coverage Focus Zone



Proposed Location  
Has the More  
excellent and Good  
coverage in the focus  
zone



Alt Location  
Has Zero excellent  
and less Good  
coverage in the focus  
zone

**LTE: RSRP - Coverage (0)**

Excellent	RSRP Level (DL) (dBm) >=-75
Good	RSRP Level (DL) (dBm) >=-85
Fair	RSRP Level (DL) (dBm) >=-95
Poor	RSRP Level (DL) (dBm) >=-105

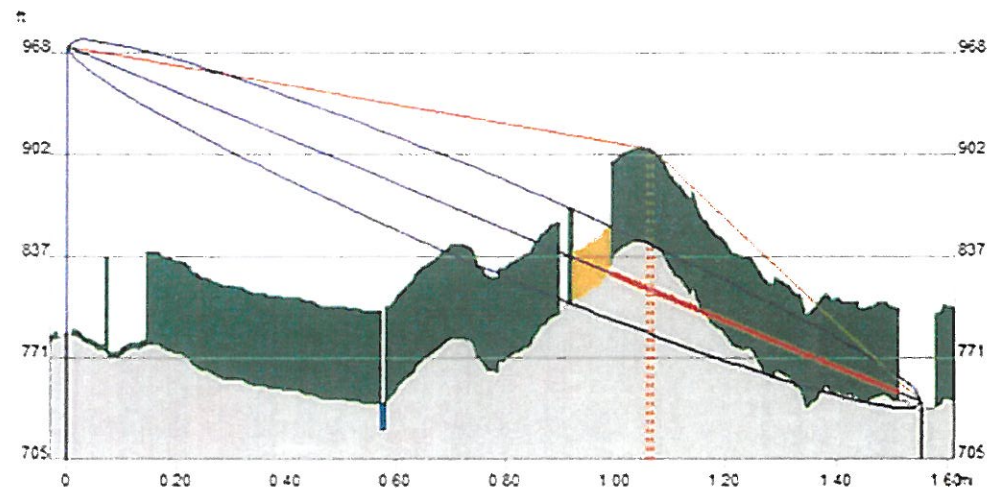
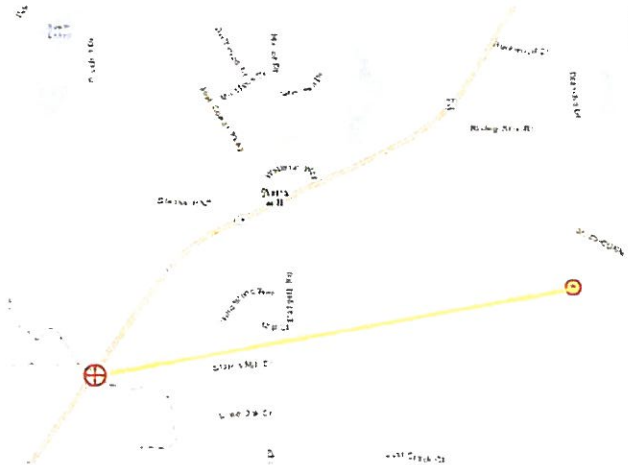
## Coverage Summary

The proposed location for Starrs Pond puts better coverage where more people are using their mobile devices than the alternate location. With better signal levels, the throughput of the data is quicker and can send more information per unit of time, this allows for increase capacity offload at the proposed location. The focus zone used, is a major consideration of offload the Senoia site. This located along Hwy 85. The comparison of the Proposed and Alternate location is most notable at AWS frequencies. In the Focus Zone At 750 MHz, the proposed site provides 81% good and excellent coverage, while the alternate site provides 73% good and excellent coverage. In the Focus Zone At AWS frequencies, the proposed site provides 26% good and excellent coverage, while the alternate site provides only 9% good and excellent coverage. The remainder of the coverage is either fair or poor.



## Terrain Blocks other tower from County Line

**The alternate tower outside the search area is terrain blocked from the county line at Hwy 85, with a 145' centerline available.**



Terrain (grey) and Clutter (Green) between the other tower and the Fayette/Coweta county line shown above.

## Proposed location nearer to user demand



Colored dots indicate usage measured locations



## Proposed location vs. Alternative

The proposed location is nearer to user demand allowing for better capacity offload due to strong signal and improved data transfer rates.

The proposed location has better line of site to the Fayette/Coweta county line on Hwy 85 allowing for fewer dropped connections and increased reliability..

### Capacity & Coverage Needs in Search Area

3.

As an RF Engineer, I identify distinct geographic areas within which an additional site must be located to provide needed additional coverage and/or capacity to Verizon Wireless' telecommunications network. As shown on the map on page 6 of the attached document I prepared entitled "Starr's Pond Propagation Map and Report (the "RF Analysis"), Verizon Wireless' search area for the "Starr's Pond" site is located along Georgia Highway 85 northeast of the Fayette County-Coweta County line and surrounds the point of weakest service along the Georgia Highway 85 corridor.

4.

The proposed telecommunications facility is needed to provide coverage improvements to this area along Georgia Highway 85 and to provide additional capacity to relieve existing Verizon Wireless facilities currently over-loaded and stretching to meet customer demand. The Beta sector of Verizon Wireless' existing "Rising Star" site, the Alpha sector of Verizon Wireless' "Senoia" site, and sector 3 of the "Brooks" site, all of which are shown on page 10 of the RF Analysis, have all exhausted capacity. The overloaded capacity of these sites results in poor service, slow data transmission, and dropped calls throughout this area of Fayette County. To adequately meet service needs in this search area, Verizon Wireless determined coverage and capacity improvements must extend from the proposed site, along Georgia Highway 85, to the Fayette/Coweta County line.

5.

The proposed Starr's Pond site will provide much-needed off-load capacity to the existing Rising Star and Senoia sites by adding a new point of service. Addition maps focusing



on the Area of Hwy 84 and Hwy 74 have been provided in a presentation. The presentation shows the proposed site provides 8% better coverage at 750 MHz frequencies and 17% better coverage at AWS frequencies. It shows that this coverage location is consistent with mobile device usage locations. This provides capacity through higher data rates, and turn servicing the volume of demand is less time.

6.

The proposed Starr's Pond site will also improve coverage along Georgia Highway 85 by adding a new geographic point of service. As shown on pages 11 – 12 of the attached RF Analysis, the segment of Georgia Highway 85 from the Fayette/Coweta County line stretching northeast currently has weak service. The areas of weak coverage are represented in yellow and red on the map on page 11. An area with high demand and weak coverage, such as this portion of Georgia Highway 85, slows the data rate to wireless users and exhausts available resources serving those users, thus further diminishing the sector capacity of Verizon Wireless' existing sites already stretching to meet customer demand. As shown in green on the map on page 12 of the RF Analysis, the addition of the Starr's Pond site significantly improves wireless service coverage and quality in this area.

7.

The proposed capacity and coverage improvements will provide critical service improvements to the businesses, residences, schools, and wireless users along Georgia Highway 85, Georgia Highway 85 Connector, and Georgia Highway 74.

**Collocation Analysis**

8.

When towers exist in or very near the boundaries of the search area, such towers are evaluated to determine the feasibility of locating additional antennas and associated equipment on such nearby towers. As part of my RF search analysis, I searched for existing towers suitable for collocation within Verizon Wireless' identified search area. In my experience, Verizon Wireless prefers to collocate on existing towers if they are structurally sound and located such that Verizon's service objectives can be met from that location. In this case, however, I have determined no existing towers are located within the search area.

9.

The closest existing tower is located 0.7 miles east of the proposed Starr's Pond site and is owned by T-Mobile. I carefully analyzed the possibility of collocating on this existing tower. As shown on the diagrams contained on pages 14 – 15 of the RF Analysis, the existing terrain and topography in the area prevents collocated antennas from providing the needed coverage and capacity improvements. As shown in gray and green on the diagram on page 15, the area west of the site is marked by points of steep topography (gray) and dense trees (green). Due to the location of the T-Mobile tower, the hills and trees block the potential signal from collocated antennas on this tower. These conditions prevent collocated antennas from providing the necessary service improvements in the identified area of need.

10.

The map on page 13 of the RF Analysis illustrates coverage improvements provided by collocation on the existing T-Mobile tower. When compared to the coverage improvements provided with the Starr's Pond site, shown on page 12, collocation on the existing tower provides a smaller coverage area and does not adequately provide coverage along the Georgia Highway 85 corridor.

**Starr's Pond Site Best Meets Service Needs**

11.

As shown on the diagram on page 14 of the RF Analysis, the height and location of the Starr's Pond site allows the wireless signal to pass over peaks in nearby topography and terrain, thus allowing the signal to reach the areas of greatest need along Georgia Highway 85. The proposed Starr's Pond location provides a better line of site to the Fayette/Coweta County line on Georgia Highway 85, which allows for fewer dropped connections and increased reliability.

12.

Additionally, as shown on the map on page 16 of the RF Analysis, the proposed Starr's Pond site is nearer to identified areas of user demand. The site's close proximity to the areas of greatest demand, particularly along Georgia Highway 85, allows for better capacity offload due to a stronger signal and improved data transfer rates.

13.

In my professional opinion, based on my knowledge of telecommunications industry standards, my extensive experience as an RF Engineer and the thorough evaluation of the search area and nearby sites, the subject property and the identified location for this proposed tower offers the only suitable location within the vicinity of the search area for this much-needed telecommunications facility.

**FURTHER AFFIANT SAYETH NOT.**



This 27<sup>th</sup> day of June, 2017.

Wick Oliver  
Wick Oliver

Sworn to and subscribed  
by me this the 27<sup>th</sup> day of  
June, 2017

Linda L Barr  
Notary Public  
My Commission Expires: 3/20/2019



**BEFORE THE BOARD OF COMMISSIONERS  
FAYETTE COUNTY, GEORGIA**

**RE: PUBLIC HEARING APPLICATION FOR NEW TOWER TO ALLOW FOR A  
190-FOOT MONOPOLE TELECOMMUNICATIONS TOWER ON PROPERTY  
LOCATED AT 105 GEORGIA HIGHWAY 85 CONNECTOR (TAX ID 0424 032)**

**AFFIDAVIT OF WICK OLIVER**

Personally appeared before the undersigned attesting officer duly authorized to administer oaths, Wick Oliver, who, after having first been duly sworn, states and deposes as follows:

1.

My name is Wick Oliver. I am over 21 years of age and make this Affidavit freely and of my own personal knowledge for use in the above-styled proceeding and for any and all other purposes permitted by law.

2.

I am and have been, at all times relevant to the matter averred to herein, a Radio Frequency ("RF") Engineer for Verizon Wireless, a wireless communications company that provides wireless voice, messaging, and data services to its customers. I have been employed in the telecommunications industry for over 36 years and specifically as an RF Engineer at Verizon Wireless for over 21 years. I attended California State University, Sacramento and obtained Bachelor's and Master's degree in Electrical and Electronic Engineering

### **Capacity & Coverage Needs in Search Area**

3.

As an RF Engineer, I identify distinct geographic areas within which an additional site must be located to provide needed additional coverage and/or capacity to Verizon Wireless' telecommunications network. As shown on the map on page 6 of the attached document I prepared entitled "Starr's Pond Propagation Map and Report (the "RF Analysis"), Verizon Wireless' search area for the "Starr's Pond" site is located along Georgia Highway 85 northeast of the Fayette County-Coweta County line and surrounds the point of weakest service along the Georgia Highway 85 corridor.

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on the Area of Hwy 84 and Hwy 74 have been provided in a presentation. The presentation shows the proposed site provides 8% better coverage at 750 MHz frequencies and 17% better coverage at AWS frequencies. It shows that this coverage location is consistent with mobile device usage locations. This provides capacity through higher data rates, and turn servicing the volume of demand is less time.

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The proposed capacity and coverage improvements will provide critical service improvements to the businesses, residences, schools, and wireless users along Georgia Highway 85, Georgia Highway 85 Connector, and Georgia Highway 74.

### **Collocation Analysis**

#### 8.

When towers exist in or very near the boundaries of the search area, such towers are evaluated to determine the feasibility of locating additional antennas and associated equipment on such nearby towers. As part of my RF search analysis, I searched for existing towers suitable for collocation within Verizon Wireless' identified search area. In my experience, Verizon Wireless prefers to collocate on existing towers if they are structurally sound and located such that Verizon's service objectives can be met from that location. In this case, however, I have determined no existing towers are located within the search area.

## 9.

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## 10.

The map on page 13 of the RF Analysis illustrates coverage improvements provided by collocation on the existing T-Mobile tower. When compared to the coverage improvements provided with the Starr's Pond site, shown on page 12, collocation on the existing tower provides a smaller coverage area and does not adequately provide coverage along the Georgia Highway 85 corridor.

**Starr's Pond Site Best Meets Service Needs**

11.

As shown on the diagram on page 14 of the RF Analysis, the height and location of the Starr's Pond site allows the wireless signal to pass over peaks in nearby topography and terrain, thus allowing the signal to reach the areas of greatest need along Georgia Highway 85. The proposed Starr's Pond location provides a better line of site to the Fayette/Coweta County line on Georgia Highway 85, which allows for fewer dropped connections and increased reliability.

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Additionally, as shown on the map on page 16 of the RF Analysis, the proposed Starr's Pond site is nearer to identified areas of user demand. The site's close proximity to the areas of greatest demand, particularly along Georgia Highway 85, allows for better capacity offload due to a stronger signal and improved data transfer rates.

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In my professional opinion, based on my knowledge of telecommunications industry standards, my extensive experience as an RF Engineer and the thorough evaluation of the search area and nearby sites, the subject property and the identified location for this proposed tower offers the only suitable location within the vicinity of the search area for this much-needed telecommunications facility.

**FURTHER AFFIANT SAYETH NOT.**



This 27day of June, 2017.

Wick Oliver  
Wick Oliver

Sworn to and subscribed  
by me this the 27<sup>th</sup> day of  
June, 2017

Linda L. Barr  
Notary Public  
My Commission Expires: 3/20/2019





Mail Processing Center  
Federal Aviation Administration  
Southwest Regional Office  
Obstruction Evaluation Group  
10101 Hillwood Parkway  
Fort Worth, TX 76177

Starrs Pond (ATL)  
Page 94 of 280  
Aeronautical Study No.  
2017-ASO-8715-OE

Issued Date: 05/04/2017

Michael Bernheisel  
SmartLink  
1997 Annapolis Exch Pkwy  
Annapolis, MD 21401

**\*\* DETERMINATION OF NO HAZARD TO AIR NAVIGATION \*\***

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Antenna Tower Starr's Pond
Location:	Senoia, GA
Latitude:	33-19-35.90N NAD 83
Longitude:	84-30-23.70W
Heights:	758 feet site elevation (SE) 190 feet above ground level (AGL) 948 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

☐ At least 10 days prior to start of construction (7460-2, Part 1)  
☒ Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 L Change 1.

This determination expires on 11/04/2018 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates , heights, frequency(ies) and power . Any changes in coordinates , heights, and frequencies or use of greater power will void this determination. Any future construction or alteration , including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

A copy of this determination will be forwarded to the Federal Communications Commission (FCC) because the structure is subject to their licensing authority.

If we can be of further assistance, please contact our office at (817) 222-5928. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2017-ASO-8715-OE.

**Signature Control No: 329157821-330612234**

( DNE )

Chris Smith  
Technician

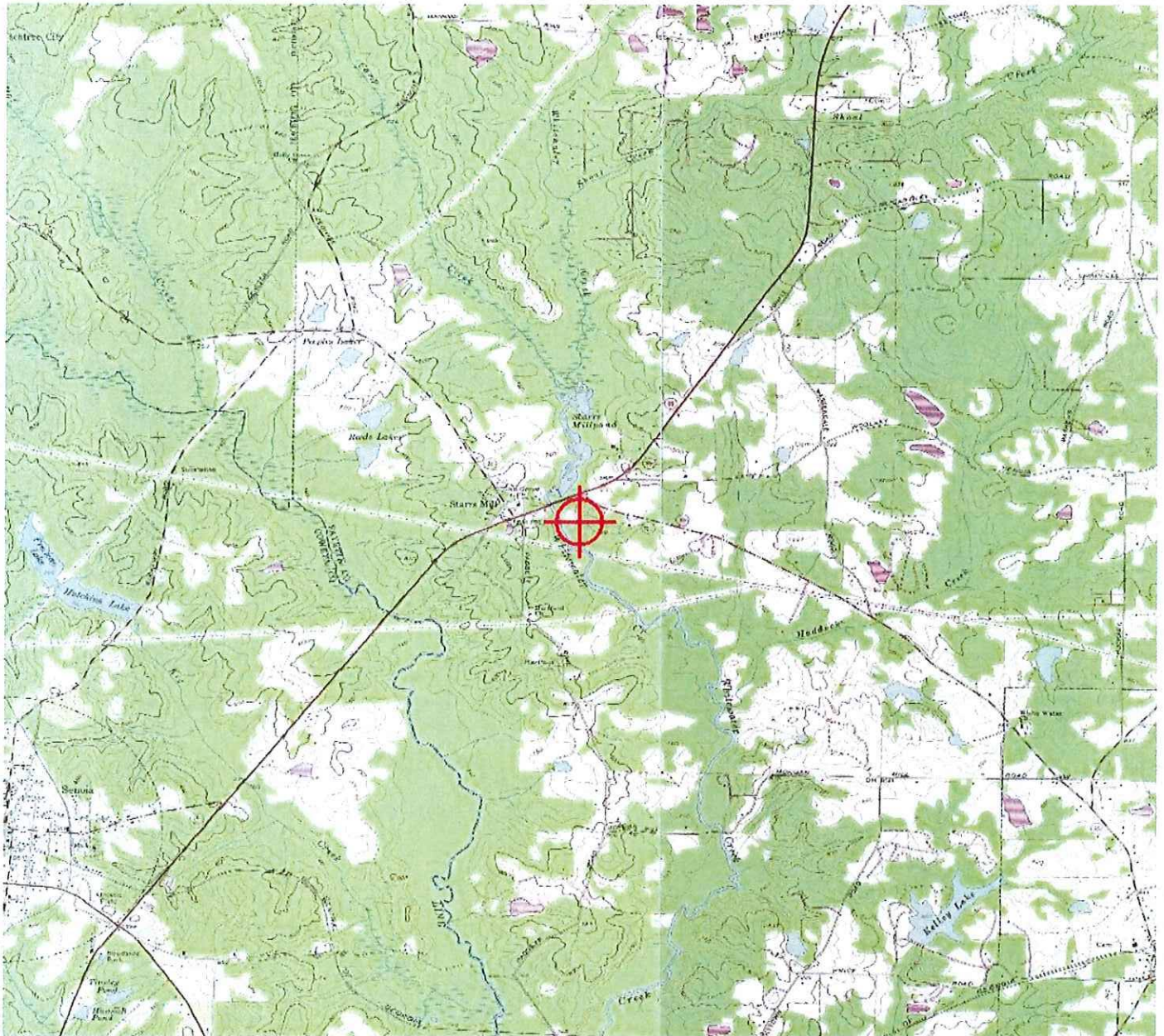
Attachment(s)  
Case Description  
Frequency Data  
Map(s)

cc: FCC



Proposed new construction.

LOW FREQUENCY	HIGH FREQUENCY	FREQUENCY UNIT	ERP	ERP UNIT
698	806	MHz	1000	W
806	824	MHz	500	W
824	849	MHz	500	W
851	866	MHz	500	W
869	894	MHz	500	W
896	901	MHz	500	W
901	902	MHz	7	W
930	931	MHz	3500	W
931	932	MHz	3500	W
932	932.5	MHz	17	dBW
935	940	MHz	1000	W
940	941	MHz	3500	W
1850	1910	MHz	1640	W
1930	1990	MHz	1640	W
2305	2310	MHz	2000	W
2345	2360	MHz	2000	W







Federal Aviation  
Administration

« OE/AAA

# Circle Search for Cases Results Form 7460-1 for ASN 2017-ASO-8715-OE

Starr's Pond (ATL)

<b>Overview</b>		<b>Received Date:</b> 04/21/2017	
<b>Study (ASN):</b>	2017-ASO-8715-OE	<b>Entered Date:</b>	04/21/2017
<b>Prior Study:</b>		<b>Completion Date:</b>	05/04/2017
<b>Status:</b>	Determined	<b>Expiration Date:</b>	11/04/2018
<b>Letters:</b>	<a href="#">Determination</a>	<b>Map:</b>	<a href="#">View Map</a>
<b>Supplemental Form 7460-2:</b> Please <a href="#">login</a> to add a Supplemental Form 7460-2.			
<b>Sponsor Information</b>		<b>Sponsor's Representative Information</b>	
<b>Sponsor:</b>	SmartLink	<b>Representative:</b>	Sitesafe LLC
<b>Attention Of:</b>	Michael Bernheisel	<b>Attention Of:</b>	Dale Smith
<b>Address:</b>	1997 Annapolis Exch Pkwy	<b>Address:</b>	5762 Ridgewater Circle
<b>Address2:</b>		<b>Address2:</b>	
<b>City:</b>	Annapolis	<b>City:</b>	Gainesville
<b>State:</b>	MD	<b>State:</b>	GA
<b>Postal Code:</b>	21401	<b>Postal Code:</b>	30506
<b>Country:</b>	US	<b>Country:</b>	US
<b>Phone:</b>	617-448-2752	<b>Phone:</b>	770-532-3255
<b>Fax:</b>	703-276-1169	<b>Fax:</b>	703-276-1169
<b>Construction Info</b>		<b>Structure Summary</b>	
<b>Notice Of:</b>	CONSTR	<b>Structure Type:</b>	Antenna Tower
<b>Duration:</b>	PERM (Months: 0 Days: 0)	<b>Structure Name:</b>	Starr's Pond
<b>Work Schedule:</b>	05/21/2017 to 01/21/2018	<b>FCC Number:</b>	
<b>Date Built:</b>			
<b>Structure Details</b>		<b>Height and Elevation</b>	
<b>Latitude (NAD 83):</b>	33° 19' 35.90" N	<b>Proposed</b>	<b>DNE</b>
<b>Longitude (NAD 83):</b>	84° 30' 23.70" W	<b>DET</b>	
<b>Horizontal Datum:</b>	NAD 83	<b>Site Elevation:</b>	758
<b>Survey Accuracy:</b>	2C	<b>Structure Height:</b>	190
<b>Marking/Lighting:</b>	None	<b>Total Height (AMSL):</b>	948
<b>Other Description:</b>			
<b>Current Marking/Lighting:</b>	N/A Proposed Structure	<b>Frequencies</b>	
<b>Current Marking/Lighting Other Description:</b>		<b>Low Freq</b>	<b>High Freq</b>
<b>Name:</b>		<b>Unit</b>	<b>ERP</b>
<b>City:</b>	Senoia	<b>Unit</b>	<b>Unit</b>
<b>State:</b>	GA	698	806
<b>Nearest County:</b>	Fayette	806	824
<b>Nearest Airport:</b>	FFC	824	849
<b>Distance to Structure:</b>	23099.11 feet	851	866
<b>On Airport:</b>	No	869	894
<b>Direction to Structure:</b>	119.41°	896	901
<b>Description of Location:</b>	See Map	901	902
<b>Description of Proposal:</b>	Proposed new construction.	930	931
		931	932
		932	932.5
		935	940
		940	941
		1850	1910
		1930	1990
		2305	2310
		2345	2360

← Previous

[Back to Search Result](#)

Next



PREPARED FOR:



10300 OLD ALABAMA ROAD CONNECTOR  
ALPHARETTA, GA 30022

SITE NAME:

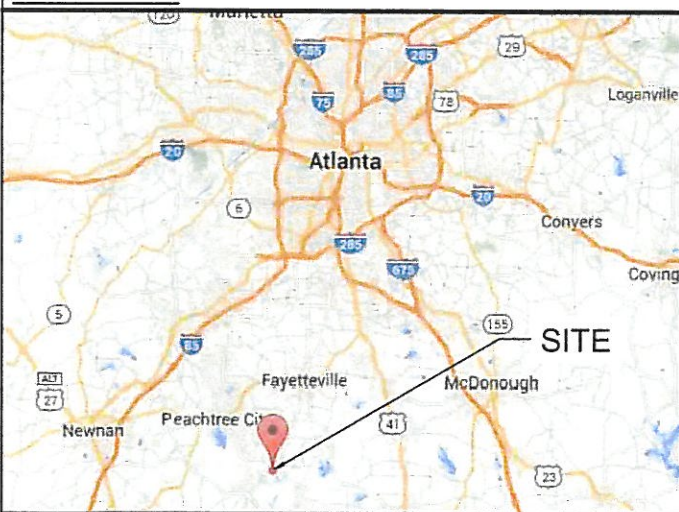
STARR'S POND

PROJECT DESCRIPTION

GREENFIELD  
185' MONOPOLE

TOTAL TOWER HEIGHT INCLUDING THE APPURTENANCE - 190' AGL

VICINITY MAP



LOCATION MAP



DRIVING DIRECTIONS FROM ATLANTA:

Take I-75 S/I-85 S	3.1 mi
Keep right at the fork to continue on I-85 S	5.9 mi
Keep left to stay on I-85 S	9.6 mi
Use the right 2 lanes to take exit 61 for GA-74 toward Fairburn/Peachtree City	0.2 mi
Use the left 2 lanes to turn left onto GA-74 S/Senoia Rd	18.2 mi
Continue to follow GA-74 S	
Turn left onto GA-85 N	0.4 mi
Turn right onto State Rte 85C and site will be on the left	482 ft

PROJECT SUMMARY

SITE ADDRESS:	105 HIGHWAY 85 CONNECTOR BROOKS, GA 30205
LATITUDE:	33° 19' 35.9"
LONGITUDE:	84° 30' 23.7"
PARCEL ID:	0424 032
ZONING CLASSIFICATION:	S-Z
ZONING JURISDICTION:	FAYETTE COUNTY
DISTURBED AREA:	33,768 SQ FT/0.7 ACRES
LAND OWNER:	WILLIAM M. PORTER 105 HIGHWAY 85 CONNECTOR BROOKS, GA 30205
APPLICANT:	VERIZON WIRELESS 10300 OLD ALABAMA ROAD CONN ALPHARETTA, GA 30022
ENGINEER:	TOWERSOURCE 1875 OLD ALABAMA ROAD, ROSWELL, GA 30076 678-990-2338 ELIZABETH B USHER P.E. GSWCC LEVEL II: 0000068680
CONTACT:	BRANDON STEWART 678-990-2338
TELEPHONE COMPANY:	CONSULT CM
POWER COMPANY:	D&D ELECTRIC 770-460-9522

SHEET INDEX

NO.	DESCRIPTION
T-1	TITLE SHEET
--	SURVEY
A-1	AERIAL SITE PLAN
A-2	AERIAL SITE PLAN
C-1	GENERAL NOTES
C-2	OVERALL SITE PLAN
C-3	DETAILED SITE PLAN
C-4	TOWER ELEVATION & ANTENNA MOUNT DETAILS
C-5	FIBER COLOR CODE
C-6	FOUNDATION DETAILS
C-7A	GRADING & EROSION CONTROL PLAN
C-7B	EROSION CONTROL DETAILS
C-8	ROAD PROFILE DETAILS
C-9	GRADING & SEDIMENT CONTROL NOTES
C-10	FENCE DETAILS
L-1	LANDSCAPE PLAN
E-1	ELECTRICAL NOTES
E-2	ONE-LINE DIAGRAM
E-3A	ELECTRICAL SITE PLAN
E-3B	FIBER ROUTING PLAN
E-4	GROUNDING SITE PLAN
E-5	GROUNDING DETAILS
E-6	METER FRAME DETAILS

PREPARED FOR:



A&E FIRM:  
**TOWERSOURCE**  
1875 OLD ALABAMA ROAD, SUITE 1008  
ROSWELL, GA 30076  
TEL 678-990-2338  
WWW.TOWERSOURCEINC.COM

THE INFORMATION CONTAINED IN THIS  
SET OF DOCUMENTS IS PROPRIETARY  
BY NATURE. ANY USE OR DISCLOSURE  
OTHER THAN THAT WHICH RELATES  
TO THE CLIENT IS STRICTLY PROHIBITED

A&E PROJECT #:	--
DRAWN BY:	JBE
CHECKED BY:	EBU

REVISIONS

NO.	DATE	DESCRIPTION
A	02/02/16	ISSUED FOR REVIEW
0	03/28/16	ISSUED FOR CONSTRUCTION
1	08/02/16	UPDATED TO SKID



Know what's below.  
Call before you dig.

VERIZON WIRELESS SITE NAME:

STARR'S  
POND

TOWER OWNER / SITE NUMBER:

VERIZON

DESIGN TYPE:

GREENFIELD

SHEET TITLE:

TITLE SHEET

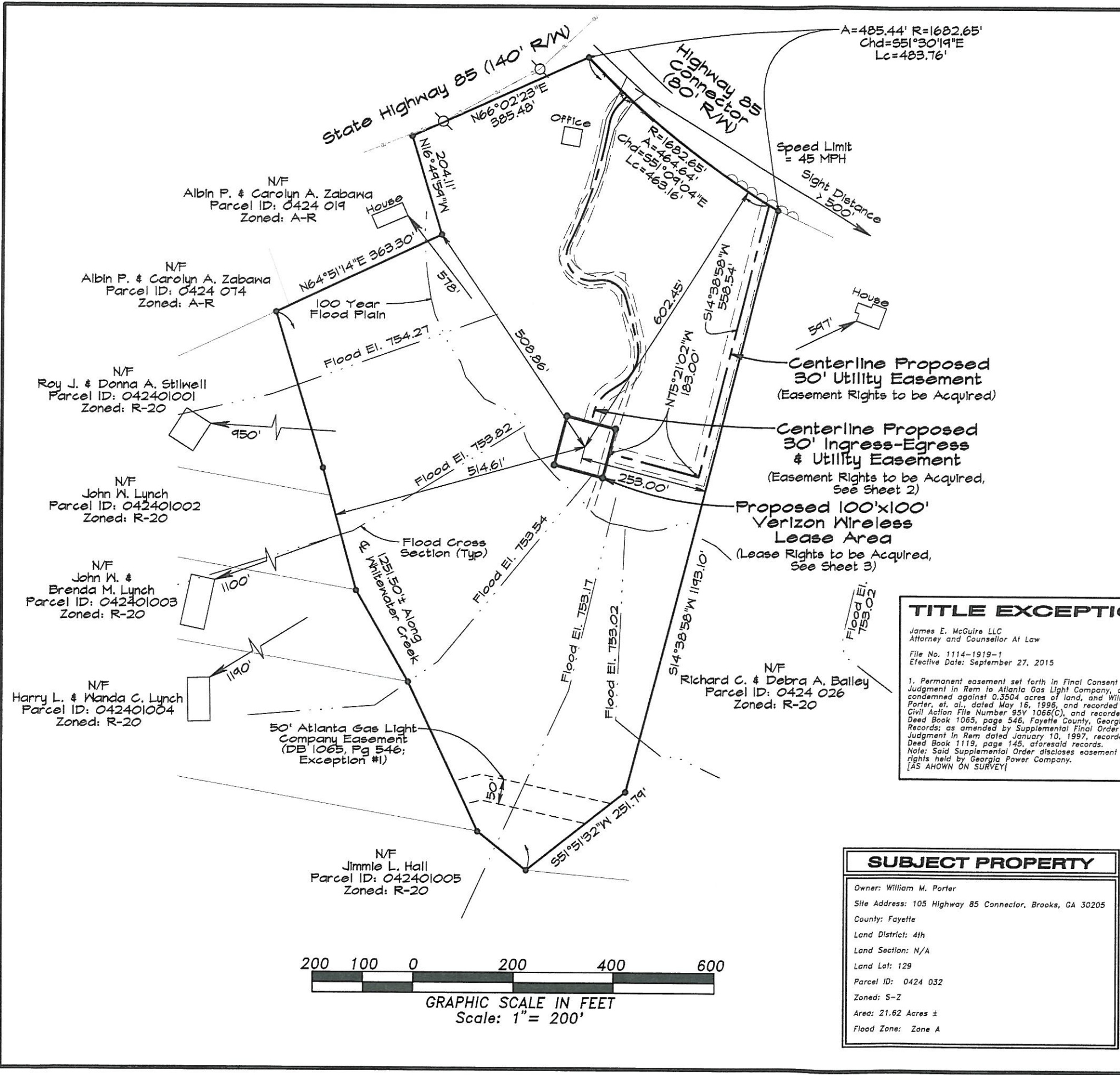
DRAWING NO.

T-1

REVISION NO.

1





**GENERAL NOTES**

This survey was prepared for the exclusive use of Verizon Wireless and exclusively for the transfer of the leasehold and the rights of easement shown hereon and shall not be used as an exhibit or evidence in the transfer of the subject property nor any portion or portions thereof.

The outer boundary of the subject property as shown hereon was established using a combination of deeds of record, plats of record, and some field work. However, a complete boundary survey was not performed for this drawing.

**Equipment Used:**  
Angular & Linear: Topcon GTS-225

The field data upon which this survey is based was collected from multiple control points and was not closed.

This survey has been calculated for closure and is found to be accurate to within one foot in 100,000+ feet.

The 2' contours shown on this plat are based on U.S.G.S. datum and have a vertical accuracy of ± 1.0'. Contours outside the immediate site area are approximate.

Bearings shown on this survey are based on Grid North (NAD 83)

No portion of the Lease Area or Ingress-Egress & Utility Easement is located in a special flood area as per F.I.R.M. Community Panel No. 13113C0134E dated September 26, 2008. (Zone A)

The utilities shown hereon are based upon an above-ground field survey. The actual utility locations should be field verified by the contractor before any construction begins.

**TITLE EXCEPTIONS**

James E. McGuire LLC  
Attorney and Counsellor At Law  
File No. 1114-1919-1  
Effective Date: September 27, 2015

1. Permanent easement set forth in Final Consent Order and Judgment in Rem to Atlanta Gas Light Company, as condemned against 0.3504 acres of land, and William M. Porter, et. al., dated May 16, 1995, and recorded under Civil Action File Number 95V 1066(C), and recorded in Deed Book 1065, page 546, Fayette County, Georgia Records; as amended by Supplemental Final Order and Judgment in Rem dated January 10, 1997, recorded in Deed Book 1119, page 145, aforesaid records.  
Note: Said Supplemental Order discloses easement rights held by Georgia Power Company.  
[AS SHOWN ON SURVEY]

**SUBJECT PROPERTY**

Owner: William M. Porter  
Site Address: 105 Highway 85 Connector, Brooks, GA 30205  
County: Fayette  
Land District: 4th  
Land Section: N/A  
Land Lot: 129  
Parcel ID: 0424 032  
Zoned: S-2  
Area: 21.62 Acres ±  
Flood Zone: Zone A



RELEASE DESCRIPTION
add sight distance
move 1-e & util easmt
update title exceptions

DATE:
10-05-15
11-13-15
03-23-16

**civil survey**

civilsurvey, Inc.  
93 Holly Grove Road  
Griffin, Georgia 30224  
404.925.8774

DRAWN BY: JWP  
CHECKED BY: JWP  
APPROVED BY: JWP

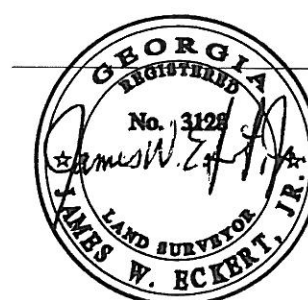
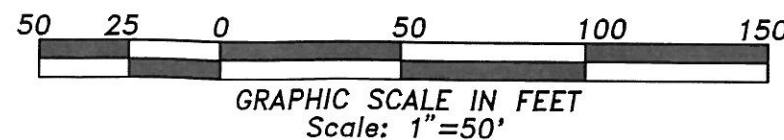
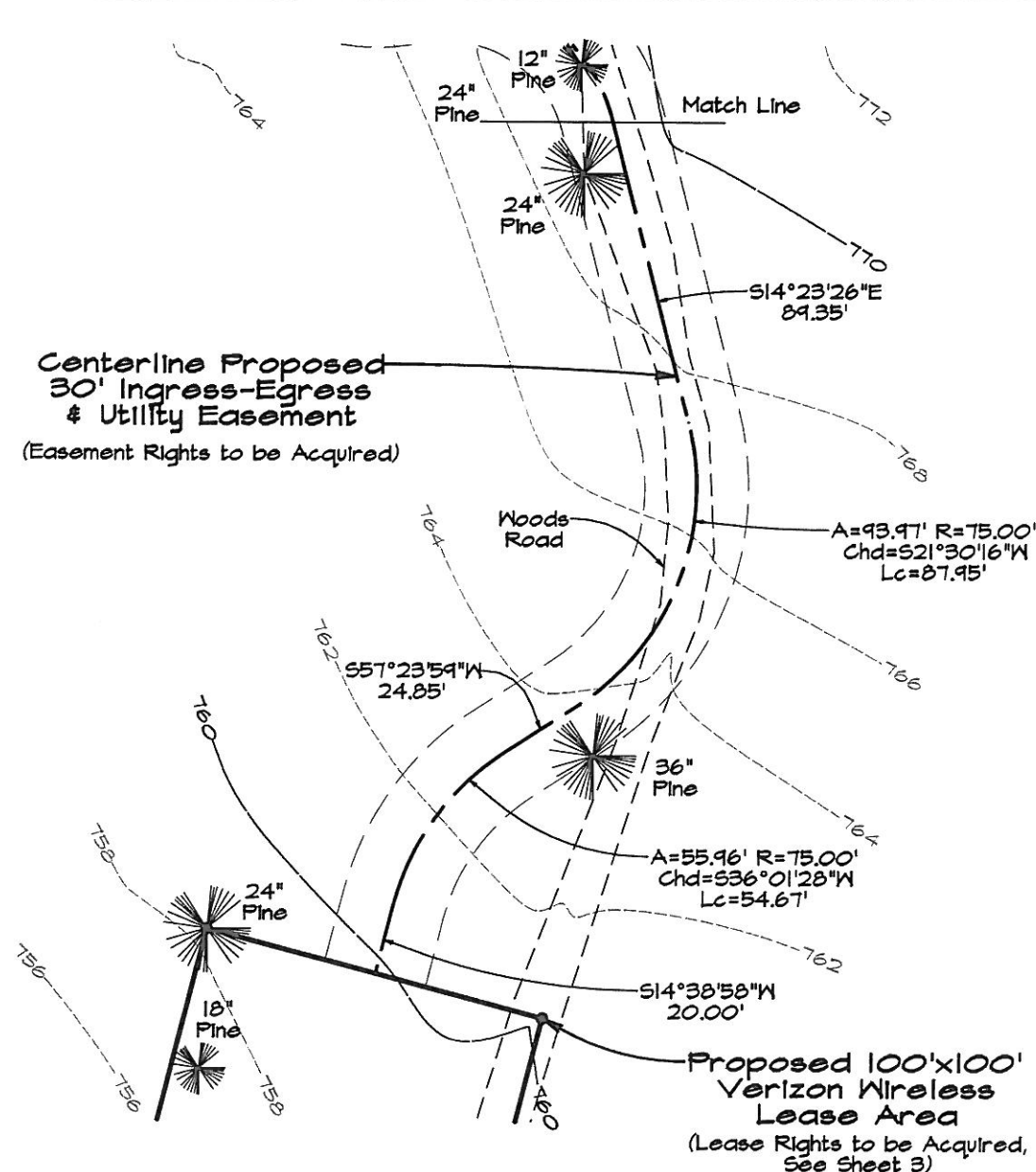
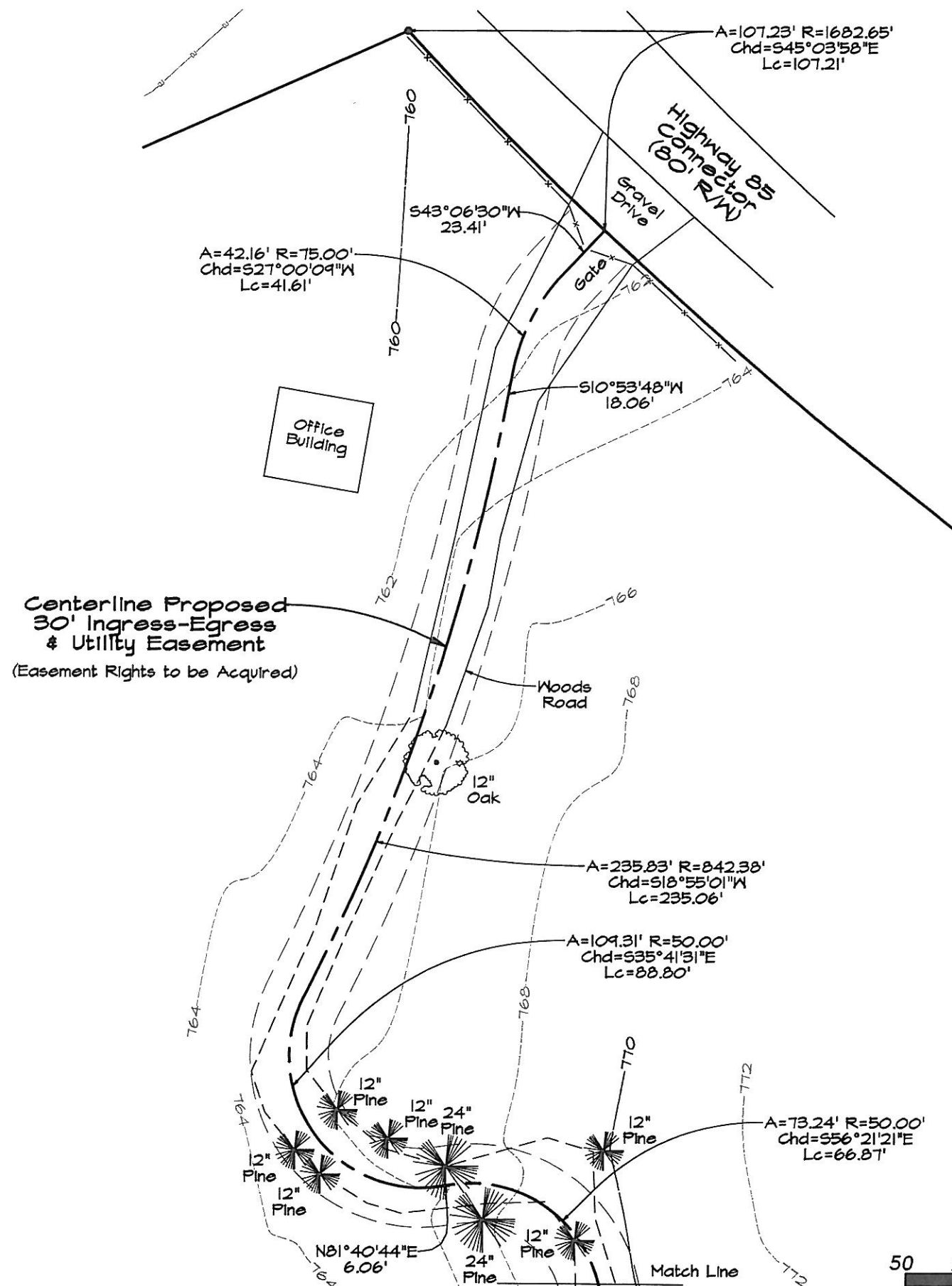
**verizonwireless**

Easement Survey for

10300 Old Alabama Road Connector  
Alpharetta, Georgia 30022

Date: 01 October 2015
Land District: 4th
Land Section: N/A
Land Lot: 129
City: (unincorporated)
County: Fayette
State: Georgia
csi Project Number: 2015.047
"Starr's Pond"
1 of 4





LEGEND	
POB	POINT OF BEGINNING
IRF	IRON FIN SET
IRP	IRON FIN FOUND
CP	CONCRETE FOUNDMENT
PP	UTILITY POLE
LP	LIGHT POLE
FL	FLAG POLE
SSMH	SANITARY SEWER MANHOLE
SDMH	STORM DRAIN MANHOLE
EF	EDGE
FH	FIRE HYDRANT
ED	EDGE OF PAVEMENT
TOB	TOP OF CURB
BC	BACK OF CURB
TO	TOP OF WALK
BW	BOTTOM OF WALL
OV	OVERHEAD UTILITY
UD	UNDERGROUND UTILITY
CMP	CORRUGATED METAL PIPE
RCF	REINFORCED CONCRETE PIPE
CP	CORRUGATED PLASTIC PIPE
OW	OW WIRE ANCHOR
UN	UNDERGROUND
JXB	JUNCTION BOX
SWB	SINGLE WING CHAIN BASIN
DBW	DOUBLE WING CHAIN BASIN
CLF	CHAIN LINK FENCE
WV	WATER VALVE
WW	WATER METER
CS	SEWER CLEAN-OUT
GV	Gas VALVE
NO	NOW OR FORMERLY

[illegible]civil  
survey

civilsurvey, Inc.  
93 Holly Grove Road  
Griffin, Georgia 30224  
404.925.8774

11

Easement Survey for

**Verizon Wireless**

10300 Old Alabama Road Connector  
Alpharetta, Georgia 30022

Date: 01 October 2015

Land District: 4th

Land Section: N/A

Land Lot: 129

City: (unincorporated)

County: Fayette

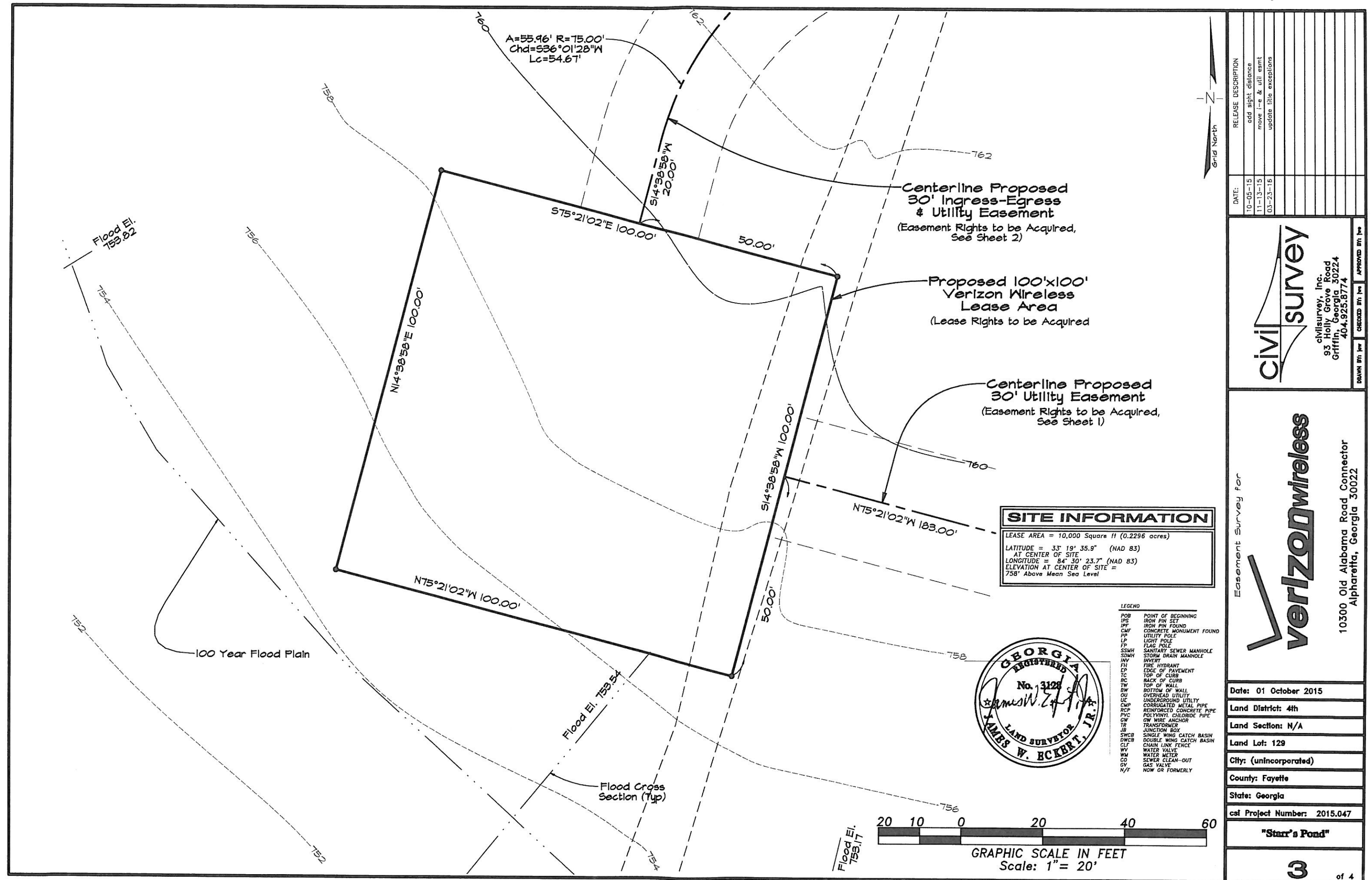
State: Georgia

csi Project Number: 2015.047

### "Starr's Pond"

2

of



*All that tract or parcel of land lying and being in Land Lot 129 of the 4th District, Fayette County, Georgia, and being more particularly described as follows:*

BEGINNING at the intersection of the southeastern right of way of State Highway 85 and the southwestern right of way of Highway 85 Connector;  
Thence running along said southwestern right of way of Highway 85 Connector, 485.44 feet along a curve to the left, having a radius of 1682.65 feet and being scribed by a chord bearing South 51°30'19" East, 483.76 feet to a point;  
Thence leaving said right of way and running, South 14°38'58" West, 1193.10 feet to a point;  
Thence, South 51°51'32" West, 251.79 feet to a point in the centerline of Whitewater Creek;  
Thence following the meanderings of said creek centerline 1251.50 feet, more or less, to a point;  
Thence leaving said creek centerline and running, North 64°51'14" East, 363.30 feet to a point;  
Thence, North 16°49'59" West, 204.11 feet to a point on the southeastern right of way of State Highway 85;  
Thence running along said right of way, North 66°02'23" East, 385.48 feet to a point and the true POINT OF BEGINNING.

**LEASE AREA**

*All that tract or parcel of land lying and being in Land Lot 129 of the 4th District, Fayette County, Georgia, and being more particularly described as follows:*

To find the Point of Beginning, COMMENCE at the intersection of the southeastern right of way of State Highway 85 and the southwestern right of way of Highway 85 Connector; Thence running along said southwestern right of way of Highway 85 Connector, 107.23 feet along a curve to the left, having a radius of 1682.65 feet and being scribed by a chord bearing South 45°03'58" East, 107.21 feet to a point; Thence leaving said right of way and running, South 43°06'30" West, 23.41 feet to a point; Thence, 42.16 feet along a curve to the left, having a radius of 75.00 feet and being scribed by a chord bearing South 27°00'09" West, 41.61 feet to a point; Thence, South 10°53'48" West, 18.06 feet to a point; Thence, 235.83 feet along a curve to the right, having a radius of 842.38 feet and being scribed by a chord bearing South 18°55'01" West, 235.06 feet to a point; Thence, 109.31 feet along a curve to the left having a radius of 50.00 feet and being scribed by a chord bearing South 35°41'31" East, 88.80 feet to a point; Thence, North 81°40'44" East, 6.06 feet to a point; Thence, 73.24 feet along a curve to the right, having a radius of 50.00 feet and being scribed by a chord bearing South 56°21'21" East, 66.87 feet to a point; Thence, South 14°23'26" East, 89.35 feet to a point; Thence, 93.97 feet along a curve to the right, having a radius of 75.00 feet and being scribed by a chord bearing South 21°30'16" West, 87.95 feet to a point; Thence, South 57°23'59" West, 24.85 feet to a point; Thence, 55.96 feet along a curve to the left, having a radius of 75.00 feet and being scribed by a chord bearing South 36°01'28" West, 54.67 feet to a point; Thence, South 14°38'58" West, 20.00 feet to a point; Thence, South 75°21'02" East, 50.00 feet to a point and the true POINT OF BEGINNING:

Thence running, South 14°38'58" West, 100.00 feet to a point;  
Thence, North 75°21'02" West, 100.00 feet to a point;  
Thence, North 14°38'58" East, 100.00 feet to a point;  
Thence, South 75°21'02" East, 100.00 feet to a point and the true POINT OF BEGINNING.

### 30' INGRESS-EGRESS AND UTILITY EASEMENT

Together with a 30' Ingress-Egress & Utility Easement lying and being in Land Lot 129 of the 4th District, Fayette County, Georgia, and being more particularly described by the following centerline data:

To find the Point of Beginning, COMMENCE at the intersection of the southeastern right of way of State Highway 85 and the southwestern right of way of Highway 85 Connector; Thence running along said southwestern right of way of Highway 85 Connector, 107.23 feet along a curve to the left, having a radius of 1682.65 feet and being scribed by a chord bearing South 45°03'58" East, 107.21 feet to a point and the true POINT OF BEGINNING:

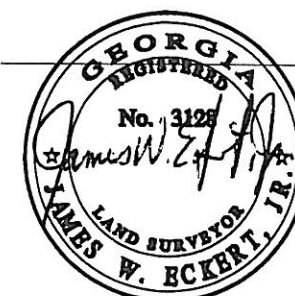
Thence leaving said right of way and running, South 43°06'30" West, 23.41 feet to a point;  
Thence, 42.16 feet along a curve to the left, having a radius of 75.00 feet and being scribed  
by a chord bearing South 27°00'09" West, 41.61 feet to a point;  
Thence, South 10°53'48" West, 18.06 feet to a point;  
Thence, 235.83 feet along a curve to the right, having a radius of 842.38 feet and being scribed  
by a chord bearing South 18°55'01" West, 235.06 feet to a point;  
Thence, 109.31 feet along a curve to the left having a radius of 50.00 feet and being scribed  
by a chord bearing South 35°41'31" East, 88.80 feet to a point;  
Thence, North 81°40'44" East, 6.06 feet to a point;  
Thence, 73.24 feet along a curve to the right, having a radius of 50.00 feet and being scribed  
by a chord bearing South 56°21'21" East, 66.87 feet to a point;  
Thence, South 14°23'26" East, 89.35 feet to a point;  
Thence, 93.97 feet along a curve to the right, having a radius of 75.00 feet and being scribed  
by a chord bearing South 21°30'16" West, 87.95 feet to a point;  
Thence, South 57°23'59" West, 24.85 feet to a point;  
Thence, 55.96 feet along a curve to the left, having a radius of 75.00 feet and being scribed  
by a chord bearing South 36°01'28" West, 54.67 feet to a point;  
Thence, South 14°38'58" West, 20.00 feet to the ENDING at a point.

### 30' UTILITY EASEMENT

Together with a 30' Utility Easement lying and being in Land Lot 129 of the 4th District, Fayette County, Georgia, and being more particularly described by the following centerline data:

To find the Point of Beginning, COMMENCE at the intersection of the southeastern right of way of State Highway 85 and the southwestern right of way of Highway 85 Connector; Thence running along said southwestern right of way of Highway 85 Connector, 464.64 feet along a curve to the left, having a radius of 1682.65 feet and being scribed by a chord bearing South 51°09'04" East, 463.16 feet to a point and the true POINT OF BEGINNING;

Thence leaving said right of way and running, South 14°38'58" West, 558.54 feet to a point;  
Thence, North 75°21'02" West, 183.00 feet to the ENDING at a point.



**civil** **survey**

civilsurvey, Inc.  
93 Holly Grove Road  
Griffin, Georgia 30224  
404.325.8774

Easement Survey for

**verizon**wireless

10300 Old Alabama Road Connector  
Alpharetta, Georgia 30022

Date: 01 October 2015
Land District: 4th
Land Section: N/A
Land Lot: 129
City: (unincorporated)
County: Fayette
State: Georgia
Cal Project Number: 2015.047

### "Starr's Pond"



PREPARED FOR:  
**verizon**  
10300 OLD ALABAMA ROAD CONNECTOR  
ALPHARETTA, GA 30022

A&E FIRM:  
**TOWERSOURCE**  
1875 OLD ALABAMA ROAD, SUITE 1008  
ROSWELL, GA 30076  
TEL 678-990-2338  
WWW.TOWERSOURCEINC.COM

THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO THE CLIENT IS STRICTLY PROHIBITED

A&E PROJECT #:	--
DRAWN BY:	JBE
CHECKED BY:	EBU

REVISIONS		
NO	DATE	DESCRIPTION
A	02/02/16	ISSUED FOR REVIEW
0	03/28/16	ISSUED FOR CONSTRUCTION
1	08/02/16	UPDATED TO SKID



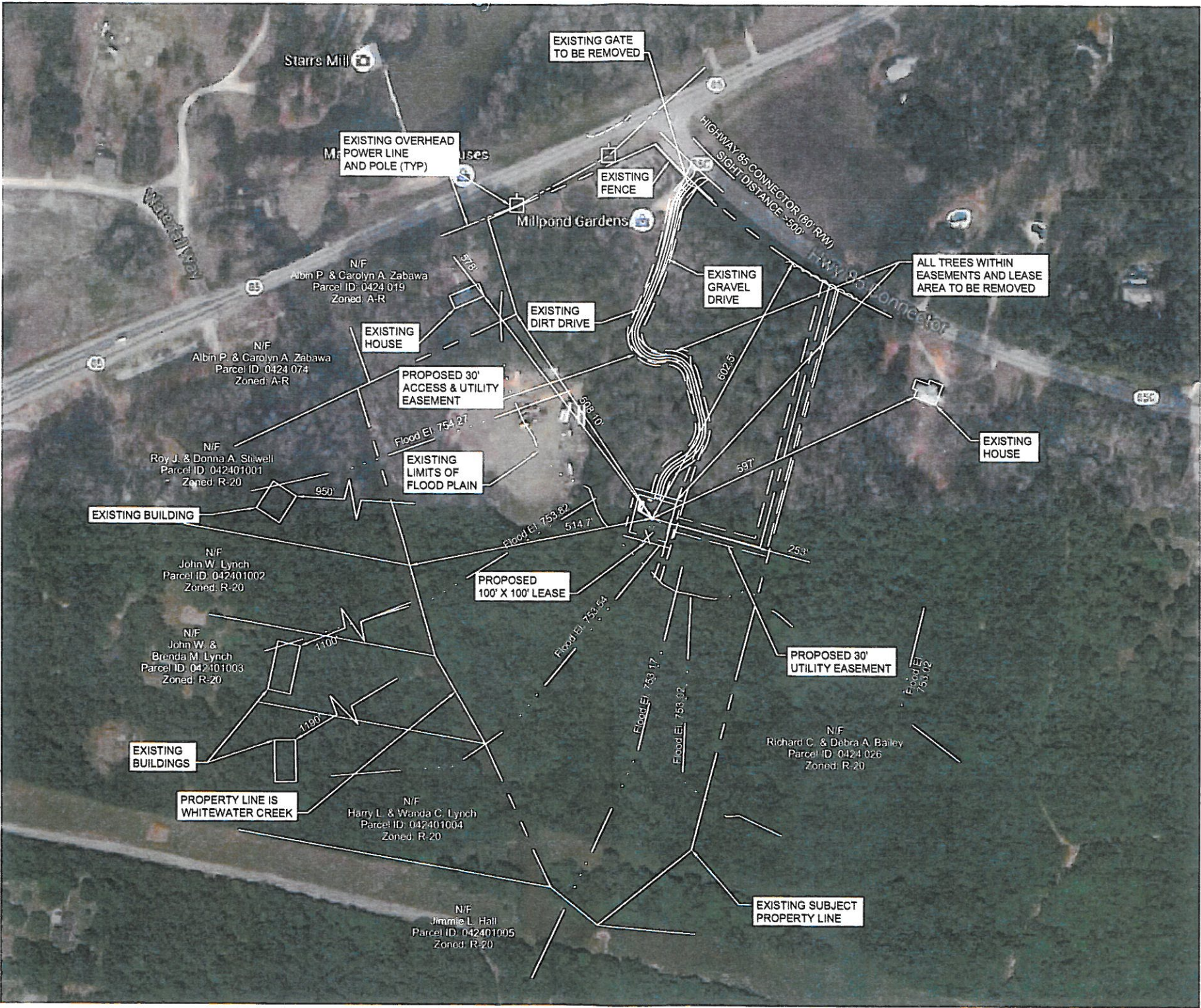
VERIZON WIRELESS SITE NAME:  
**STARR'S POND**

TOWER OWNER / SITE NUMBER:  
VERIZON

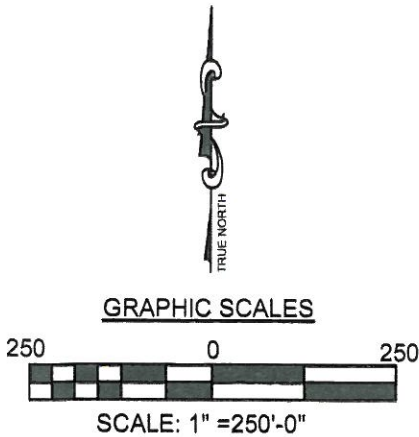
DESIGN TYPE:  
GREENFIELD

SHEET TITLE:  
AERIAL SITE PLAN

DRAWING NO. <b>A-1</b>	REVISION NO. <b>1</b>
---------------------------	--------------------------



AERIAL SITE PLAN  
SCALE: 1" = 250'-0"





PREPARED FOR:  
**verizon**  
10300 OLD ALABAMA ROAD CONNECTOR  
ALPHARETTA, GA 30022

A&E FIRM:  
**TOWERSOURCE**  
1875 OLD ALABAMA ROAD, SUITE 1008  
ROSWELL, GA 30076  
TEL 678-990-2338  
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THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO THE CLIENT IS STRICTLY PROHIBITED.

A&E PROJECT #:	--
DRAWN BY:	JBE
CHECKED BY:	EBU

REVISIONS		
NO	DATE	DESCRIPTION
A	02/02/16	ISSUED FOR REVIEW
0	03/28/16	ISSUED FOR CONSTRUCTION
1	08/02/16	UPDATED TO SKID



VERIZON WIRELESS SITE NAME:  
**STARR'S POND**

TOWER OWNER / SITE NUMBER:  
**VERIZON**

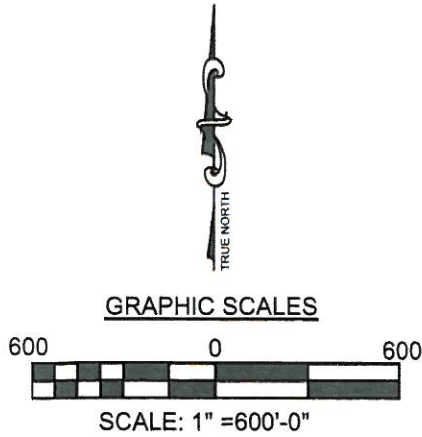
DESIGN TYPE:  
**GREENFIELD**

SHEET TITLE:  
**AERIAL SITE PLAN**

DRAWING NO. <b>A-2</b>	REVISION NO. <b>1</b>
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**AERIAL SITE PLAN**  
SCALE: 1" = 600'-0"








GENERAL NOTES:

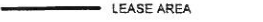
1. ALL CONSTRUCTION TO COMPLY WITH THE FOLLOWING CODES PLUS LATEST STATE AMENDMENTS:
  - International Building Code - 2012 Edition with 2014 & 2015 Georgia State Amendments
  - NFPA National Electrical Code - 2014 Edition
  - International Mechanical Code - 2012 Edition with 2014 & 2015 Georgia State Amendments
  - International Fuel Gas Code - 2012 Edition with 2014 & 2015 Georgia State Amendments
  - International Plumbing Code - 2012 Edition with 2014 & 2015 Georgia State Amendments
  - International Residential Code for One & Two Family Dwellings - 2012 Edition with 2014 & 2015 Georgia State Amendments
  - International Existing Building Code - 2012 Edition with 2015 Georgia State Amendments
  - Masonry Code - ASCE 5-10
  - Structural Concrete Code - ACI 318-11
  - International Energy Conservation Code - 2009 Edition with 2011 & 2012 Georgia State Amendments
  - Structural standards for steel antenna towers and antenna supporting structures - (TIA/EIA-222-G)
  - Georgia Erosion and Sedimentation Act of 1975, (Amended in 2003)
2. CONTRACTOR IS TO COMPLY WITH THE REQUEST FOR QUOTATION (RFQ) AND CONSTRUCTION SPECIFICATIONS (LATEST REVISION) & BUILDING MANUFACTURER'S DRAWINGS, ALL PREVIOUSLY PROVIDED BY VERIZON WIRELESS.
3. DIMENSIONS TO ALL EXISTING SITE FEATURES SHALL BE FIELD VERIFIED BY THE CONTRACTOR & ANY DISCREPANCIES SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE.
4. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF EXISTING UTILITIES, PIPES, OR ANY OTHER SUBSURFACE STRUCTURES PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL CONTACT THE LOCAL UTILITY LOCATING SERVICE 48 HRS PRIOR TO DIGGING, DRILLING, OR BLASTING.
5. VERIZON'S CONSTRUCTION PROJECT MANAGER OR VERIZON'S REPRESENTATIVE SHALL BE NOTIFIED IN WRITING OF ANY CONDITIONS THAT VARY FROM THE PLANS. THE CONTRACTOR'S WORK SHALL NOT VARY FROM THE PLANS WITHOUT THE EXPRESSED WRITTEN APPROVAL OF VERIZON'S CONSTRUCTION PROJECT MANAGER OR VERIZON'S REPRESENTATIVE.
6. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO EXAMINE ALL DRAWINGS & SPECIFICATIONS AND TO COORDINATE HIS WORK WITH THE WORK OF ALL OTHERS TO ENSURE THAT WORK PROGRESSION IS NOT INTERRUPTED.
7. CONTRACTOR SHALL COORDINATE THE CONSTRUCTION SCHEDULE WITH THE PROPERTY OWNER AS TO AVOID ANY INTERRUPTIONS WITH THE PROPERTY OWNER'S OPERATIONS.
8. CONTRACTOR SHALL KEEP THE PROJECT SITE FREE FROM ACCUMULATION OF WASTE MATERIALS & RUBBISH AT ALL TIMES DURING THE CONSTRUCTION PERIOD, & SHALL REMOVE ALL WASTE MATERIALS & RUBBISH FROM THE PROJECT SITE AT THE COMPLETION OF WORK, EXCEPT THOSE SPECIFICALLY REQUIRED BY THE CONTRACT DOCUMENTS TO BE LEFT FOR THE OWNER'S MAINTENANCE.
9. THE CONTRACTOR SHALL RESTORE ALL PROPERTY TO IT'S PRE-CONSTRUCTION CONDITION TO THE OWNER'S SATISFACTION.
10. THE CONTRACTOR SHALL PROTECT EXISTING PROPERTY LINE MONUMENTATION. ANY DISTURBED, DAMAGED, OR REMOVAL OF MONUMENTATION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE UNDER THE SUPERVISION OF A REGISTERED LAND SURVEYOR.
11. DAMAGE TO EXISTING STRUCTURES & UTILITIES SHALL BE REPAIRED OR REPLACED TO OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE. MAINTAIN FLOW FOR ALL UTILITIES.
12. ALL UTILITY CONNECTIONS TO EXISTING SYSTEMS SHALL BE COORDINATED WITH THE OWNER OR OWNER'S REPRESENTATIVE AND THE UTILITY COMPANY PRIOR TO EACH CONNECTION.
13. UNLESS OTHERWISE INDICATED, VERIZON SHALL OBTAIN & PROVIDE CONSTRUCTION PERMITS. THE CONTRACTOR SHALL OBTAIN, AT HIS OWN EXPENSE, ALL REQUIRED LOCAL, CITY, STATE AND/OR COUNTY CONSTRUCTION LICENSES. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL APPLY FOR & PROVIDE A CERTIFICATE OF OCCUPANCY.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING AND THE MAINTENANCE OF SURFACE FOR CONSTRUCTION.
15. CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE, & FEDERAL REGULATIONS.
16. CONSTRUCTION WASTE MAY NEITHER BE BURNED NOR BURIED AND MUST BE TAKEN TO AN APPROVED LANDFILL.
17. SECURITY TO THE SITE SHALL BE MAINTAINED AT ALL TIMES.
18. CONTRACTOR IS RESPONSIBLE FOR THE CONDITION OF THE SHELTER DURING AND AFTER CONSTRUCTION. THE EQUIPMENT SHELTER SHALL NOT BE USED FOR STORAGE OF TOOLS, CONSTRUCTION MATERIALS OR EQUIPMENT. CONTRACTOR SHALL ENSURE THE SHELTER IS CLEANED AT CONCLUSION OF CONSTRUCTION AND THE FLOOR CLEANED, WAXED, AND BUFFED TO SHINE.
19. FOR GREENFIELD/NEW TOWERS SITES, CONTRACTOR IS RESPONSIBLE FOR ENSURING THE TOWER LIGHTS ARE MONITORED MORNING AND NIGHT EACH 24 HRS FROM THE TIME THE TOWER IS TOPPED OUT UNTIL SITE HAS ALARMS CONNECTED TO THE OPERATIONS SWITCH OR NOC. CONTRACTOR TO NOTIFY PROJECT MANAGER AT THE TIME THE TOWER IS TOPPED OUT TO FOWARD NOTIFICATION TO VERIZON REGULATORY AND FCC/FAA.


LEGEND

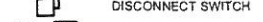
-  FENCE


 CONTOUR LINE



 PROPERTY LINE / ROW

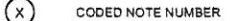
 LEASE AREA


 EASEMENT


 DISCONNECT SWITCH


 METER


 LIMITS OF DISTURBANCE
-  CIRCUIT BREAKER


 CODED NOTE NUMBER


 CHEMICAL GROUND ROD

 GROUND ROD

 GROUND ROD WITH INSPECTION SLEEVE

 CADWELD TYPE CONNECTION

 COMPRESSION TYPE CONNECTION

 GROUND WIRE

STRUCTURAL STEEL NOTES:

1. STRUCTURAL STEEL SHALL CONFORM TO THE LATEST EDITION OF THE AISC "SPECIFICATION FOR THE DESIGN, FABRICATION & ERECTION OF STRUCTURAL STEEL FOR BUILDINGS".
2. ALL INTERIOR STRUCTURAL STEEL SHALL BE FINISHED WITH ONE COAT FABRICATOR'S NON-LEAD, RED OXIDE PRIMER. PRIMING SHALL BE PERFORMED AFTER SHOP FABRICATION TO THE GREATEST EXTENT POSSIBLE. ALL DINGS, SCRAPES, MARS, & WELDS IN THE PRIMED AREAS SHALL BE REPAIRED BY FIELD TOUCH-UP PRIOR TO COMPLETION OF THE WORK.
3. ALL EXTERIOR STRUCTURAL STEEL SHALL BE GALVANIZED IN ACCORDANCE WITH THE SPECIFICATION ASTM A123 UNLESS OTHERWISE NOTED. GALVANIZING SHALL BE PERFORMED AFTER SHOP FABRICATION TO THE GREATEST EXTENT POSSIBLE. ALL DINGS, SCRAPES, MARS, & WELDS SHALL BE REPAIRED BY FIELD TOUCH-UP PRIOR TO COMPLETION OF THE WORK.
4. HOLES SHALL NOT BE PLACED THROUGH STRUCTURAL STEEL MEMBERS EXCEPT AS SHOWN AND DETAILED ON THE DRAWINGS.
5. CONNECTIONS:

5.1. ALL WELDING SHALL BE DONE USING E70XX ELECTRODES AND SHALL CONFORM TO AISC AND AWS D1.1. WHERE FILLET WELD SIZES ARE NOT SHOWN, PROVIDE THE MINIMUM SIZE PER TABLE J2.4 IN THE AISC "MANUAL OF STEEL CONSTRUCTION", 13th EDITION. AT THE COMPLETION OF WELDING, ALL DAMAGE TO GALVANIZED COATING SHALL BE REPAIRED.

5.2. BOLTED CONNECTIONS SHALL USE BEARING TYPE GALVANIZED ASTM A325 BOLTS (3/4") AND SHALL HAVE A MINIMUM OF TWO BOLTS UNLESS NOTED OTHERWISE.

5.3. NON-STRUCTURAL CONNECTIONS FOR STEEL GRATING MAY USE 5/8" DIA GALVANIZED ASTM A307 BOLTS UNLESS NOTED OTHERWISE.

5.4. CONNECTION DESIGN BY FABRICATOR WILL BE SUBJECT TO REVIEW AND APPROVAL BY ENGINEER.
6. STEEL SHAPE:

6.1. W SHAPES - ASTM A992, GR 50

6.2. PLATES, ANGLES, CHANNELS - ASTM A36

6.3. PIPES - A53 GR B

AWNING NOTES (ONLY RELEVANT WHEN AWNING DESIGN NCLUDED IN THIS SET):

1. DESIGN GRAVITY LOADS:

ROOF LIVE LOAD = 20 PSF
2. DESIGN WIND LOADS:

RISK CATEGORY I

BASIC WIND SPEED = 140 MPH

EXPOSURE C

Kzt = 1.0

ANTENNA NOTES:

1. AFTER ANTENNA INSTALLATION, LABEL EACH COAXIAL CABLE LINE WITH STRIPS OF COLORED, UV RESISTANT TAPE AT BOTH ENDS OF EVERY LINE. IDENTIFICATION TAPE AS SHOWN ON TOWER ELEVATION PAGE.
2. TEST ALL COMPONENTS UPON COMPLETION OF INSTALLATION TO ENSURE THAT ALL ITEMS HAVE BEEN PROPERLY INSTALLED AND ARE OPERATIONAL AS INTENDED.
3. TEST CRITERIA:

3.1. ALL CABLES SHALL BE TESTED BETWEEN 700-1900 MHZ.

3.2. ALL ANTENNAS MUST MEET A RETURN LOSS OF 16dB OR BETTER.

3.3. ALL INSERTION LOSS SHALL MEET OR BE LESS THAN THAT SPECIFIED ON THE EBTS WORKSHEET.
4. EQUIPMENT REQUIRED - MINIMUM TEST EQUIPMENT SHALL INCLUDE:

4.1. SWEPT-FREQUENCY SCALAR NETWORK ANALYZER SYSTEM

4.2. SIGNAL SEPARATION DEVICE WITH A DIRECTIVITY OF AT LEAST 40dB BETTER THAN THE HIGHEST RETURN LOSS IT IS REQUIRED TO MEASURE.

4.3. PRINTER OR PLOTTER CAPABLE OF PRODUCING 8.5"x11" COPIES (DIGITAL PRINTERS UNACCEPTABLE) FOR RECORDING PERMANENT RECORD OF MEASURED RETURN LOSS & INSERTION LOSS AND INSERTION CHARACTERISTICS. A TIME DOMAIN REFLECTOMETER (TDR) FOR FAULT LOCATION.
5. TESTS REQUIRED:

5.1. CABLE RETURN LOSS (INCLUDES TOP & BOTTOM JUMPERS).

5.2. LOAD TEST; SHOULD BE -40dB OR BETTER.

5.3. CABLE INSERTION LOSS - MUST MEET OR BE LESS THAN THE MANUFACTURER'S PUBLISHED SPECIFICATIONS

5.4. SYSTEM RETURN LOSS - IF SYSTEM SWEEPS BETTER THAN LOAD, THERE IS A PROBLEM IN THE SYSTEM.
6. TEST DOCUMENTATION:

6.1. THE FOLLOWING DATA MUST BE INCLUDED FOR EACH ANTENNA TESTED:

6.1.1. INSERTION LOSS DATA.

6.1.2. RETURN LOSS INTO 50ohm LOAD, SWEEP MEASUREMENTS.

6.1.3. RETURN LOSS INTO ANTENNA SWEEP MEASUREMENTS.

6.2. DOCUMENTATION FORMAT:

6.2.1. COPIES OF ALL TEST DATA MUST BE PLACED IN BINDERS.

6.2.2. PROVIDE TWO (2) COPIES OF ALL TEST DATA, ONE COPY TO REMAIN AT SITE & ONE COPY FOR THE VERIZON PROJECT MANAGER.

6.2.3. ALL TESTS MUST BE LOGGED AND DATED.

6.2.4. SWEEP MEASUREMENTS MUST BE CHART RECORDED & DATED.

THE ADJACENT TABLE IS THE MINIMUM THAT OPERATIONS IS REQUIRED TO PROVIDE DURING A COMPLETE SYSTEM RETURN LOSS TEST (I.E. WITH IN-LINE DUPLEXERS, DIPLEXERS, SURGE ARRESTORS, ETC.) THE VALUES WITHIN THIS TABLE ARE CONSIDERED **PASS** VALUES FOR A NEW OR EXISTING SYSTEM. GENERAL CONTRACTOR- BASED ON THESE TABLES, GC IS REQUIRED TO PROVIDE A SYSTEM SWEEP FROM THE CONNECTOR AT THE HATCH PLATE WITH A READING OF -20dB OR BETTER, TO ALLOW OPERATIONS TO GET THEIR REQUIRED READINGS.

FOR DTF TESTING WITH LOAD  
TERMINATION ON NEW OR EXISTING  
COAX/CONNECTORS:  
PASS CRITERIA FOR MAIN FEED LINE (MFL) OR ANY JUMPER -40 dB OR BETTER  
PASS CRITERIA FOR DIN AND MFL CONNECTORS -30 dB OR BETTER  
PASS CRITERIA FOR N CONNECTORS -27.5 dB OR BETTER

CONCRETE NOTES:

1. DESIGN & CONSTRUCTION OF ALL CONCRETE ELEMENTS SHALL CONFORM TO THE LATEST EDITION OF THE FOLLOWING APPLICABLE CODES: ACI 301 "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS"; ACI 318 "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE".
2. MIX DESIGN SHALL BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO PLACING CONCRETE.
3. CONCRETE SHALL BE NORMAL WEIGHT, 6% AIR ENTRAINED (±1.5%) WITH A MAXIMUM 4" SLUMP AND A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 3000 PSI UNLESS NOTED OTHERWISE.
4. CONCRETE MATERIALS:

PORTLAND CEMENT

ASTM C 150, TYPE I

REINFORCEMENT

ASTM A 185

NORMAL WEIGHT AGGREGATE

ATSM C 33

WATER

POTABLE

ADMIXTURES

NON-CHLORIDE
5. REINFORCING DETAILS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF ACI 315.
6. REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60, DEFORMED, UNLESS NOTED OTHERWISE. WWW SHALL CONFORM TO ASTM A185 UNLESS NOTED OTHERWISE. SPLICES SHALL BE CLASS "B" AND HOOKS SHALL BE ASTM STANDARD UNLESS NOTED OTHERWISE.
7. MINIMUM COVER FOR REINFORCING STEEL:

CONCRETE CAST AGAINST EARTH

3 IN

EXPOSED CONCRETE

#6 & LARGER - 2 IN, #5 & SMALLER - 1 1/2 IN

NON-EXPOSED SLAB & WALL

3/4 IN

NON-EXPOSED BEAMS & COLUMNS

NON-CHLORIDE
8. A 3/4" CHAMFER SHALL BE PROVIDED AT ALL EXPOSED EDGES OF CONCRETE IN ACCORDANCE WITH ACI 301, SECTION 4.2.4.
9. INSTALLATION OF CONCRETE EXPANSION/WEDGE ANCHOR SHALL BE PER MANUFACTURER'S RECOMMENDATIONS. NO REINFORCING SHALL BE CUT WITHOUT ENGINEER'S APPROVAL.
10. CURING COMPOUNDS SHALL CONFORM TO ASTM C 309.
11. ADMIXTURES SHALL CONFORM TO THE APPROPRIATE ASTM STANDARD AS REFERENCED IN ACI 301.
12. DO NOT WELD OR TACK WELD REINFORCING STEEL.
13. ALL PENETRATIONS SHALL BE IN PLACE PRIOR TO CONCRETE PLACEMENT.
14. REINFORCEMENT SHALL BE COLD BENT WHENEVER BENDING IS REQUIRED.
15. CONCRETE SHALL NOT BE PLACED IN WATER, ICE, OR ON FROZEN GROUND.
16. DO NOT ALLOW CONCRETE SUBBASE TO FREEZE DURING CONCRETE CURING AND SETTING PERIOD.
17. FOR COLD WEATHER & HOT WEATHER PLACEMENT, CONFORM TO APPLICABLE ACI CODES AND RECOMMENDATIONS.

GENERATOR, DIESEL & LPG TANK NOTES:

1. INSTALLATION OF ALL GENERATORS AND DIESEL/LPG TANK INSIDE OR OUTSIDE MUST MEET ALL APPLICABLE NFPA CURRENT CODES.
2. ALL FUEL PIPING CONNECTION INSTALLED AT THE SITE MUST BE PRESSURE TESTED PER LOCAL CODE REQUIREMENTS BEFORE STARTING OF GENERATOR.
3. IN FLOOD ZONES LPG TANK FOUNDATION MUST BE INCREASED FROM A DEPTH OF 4" TO 20" TO PREVENT TANK FROM FLOATING AWAY IN A FLOOD.

COAX PASS CRITERIA @ 1900 MHZ

System Line Length (ft)	RL-SYSTEM			RL-SHORT			RL-LOAD		
	7/8"	1-1/4"	1-5/8"	7/8"	1-1/4"	1-5/8"	7/8"	1-1/4"	1-5/8"
100'	-17.4	-17.1	-17	-4.9	-4	-3.5	-22	-22	-22
150'	-17.7	-17.4	-17.3	-6.7	-5.2	-4.5	-22	-22	-22
200'	-18	-17.7	-17.5	-8.4	-6.5	5.5	-23	-23	-23
250'	-18.2	-17.9	-17.8	-10.2	-7.8	-6.5	-23	-23	-23
300'	-18.3	-18.1	-17.9	-11.9	-9	-7.5	-24	-24	-24
350'	-18.4	-18.2	-18.1	-13.7	-10.3	-8.6	-24	-24	-24
400'	-18.5	-18.3	-18.2	-15.4	-11.6	-9.6	-25	-25	-25

COAX PASS CRITERIA @ 700/800 MHZ

System Line Length (ft)	RL-SYSTEM			RL-SHORT			RL-LOAD		
	7/8"	1-1/4"	1-5/8"	7/8"	1-1/4"	1-5/8"	7/8"	1-1/4"	1-5/8"
100'	-17	-16.8	-16.7	-3.2	-2.6	-2.3	-22	-22	-22
150'	-17.3	-17	-16.9	-4.3	-3.4	-2.9	-22	-22	-22
200'	-17.6	-17.3	-17.1	-5.4	-4.1	-3.6	-23	-23	-23
250'	-17.8	-17.5	-17.3	-6.5	-4.9	-4.2	-23	-23	-23
300'	-18	-17.6	-17.5	-7.6	-5.7	-4.9	-24	-24	-24
350'	-18.1	-17.8	-17.5	-8.8	-6.5	-5.5	-24	-24	-24
400'	-18.2	-17.9	-17.7	-9.9	-7.3	-6.2	-25	-25	-25

PREPARED FOR:



A&E FIRM:

TOWERSOURCE

1875 OLD ALABAMA ROAD, SUITE 1008  
ROSWELL, GA 30076  
TEL 678-990-2338  
WWW.TOWERSOURCEINC.COM

THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO THE CLIENT IS STRICTLY PROHIBITED

A&E PROJECT #:	--
DRAWN BY:	JBE
CHECKED BY:	EBU

REVISIONS

NO.	DATE	DESCRIPTION
A	02/02/16	ISSUED FOR REVIEW
0	03/28/16	ISSUED FOR CONSTRUCTION
1	06/02/16	UPDATED TO SKID

VERIZON WIRELESS SITE NAME:

STARR'S  
POND

TOWER OWNER / SITE NUMBER:

VERIZON

DESIGN TYPE:

GREENFIELD

SHEET TITLE:

GENERAL NOTES

DRAWING NO.

C-1

REVISION NO.

1





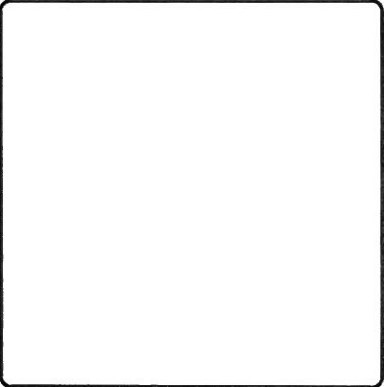
PREPARED FOR:  
**verizon**  
10300 OLD ALABAMA ROAD CONNECTOR  
ALPHARETTA, GA 30022

 **A&E FIRM:**  
**TOWERSOURCE**  
1875 OLD ALABAMA ROAD, SUITE 1008  
ROSWELL, GA 30076  
TEL 678-990-2338  
WWW.TOWERSOURCEINC.COM

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A&E PROJECT #:	--
DRAWN BY:	JBE
CHECKED BY:	EBU

REVISIONS		
NO	DATE	DESCRIPTION
A	02/02/16	ISSUED FOR REVIEW
0	03/28/16	ISSUED FOR CONSTRUCTION
1	08/02/16	UPDATED TO SKID



VERIZON WIRELESS SITE NAME:  
**STARR'S POND**

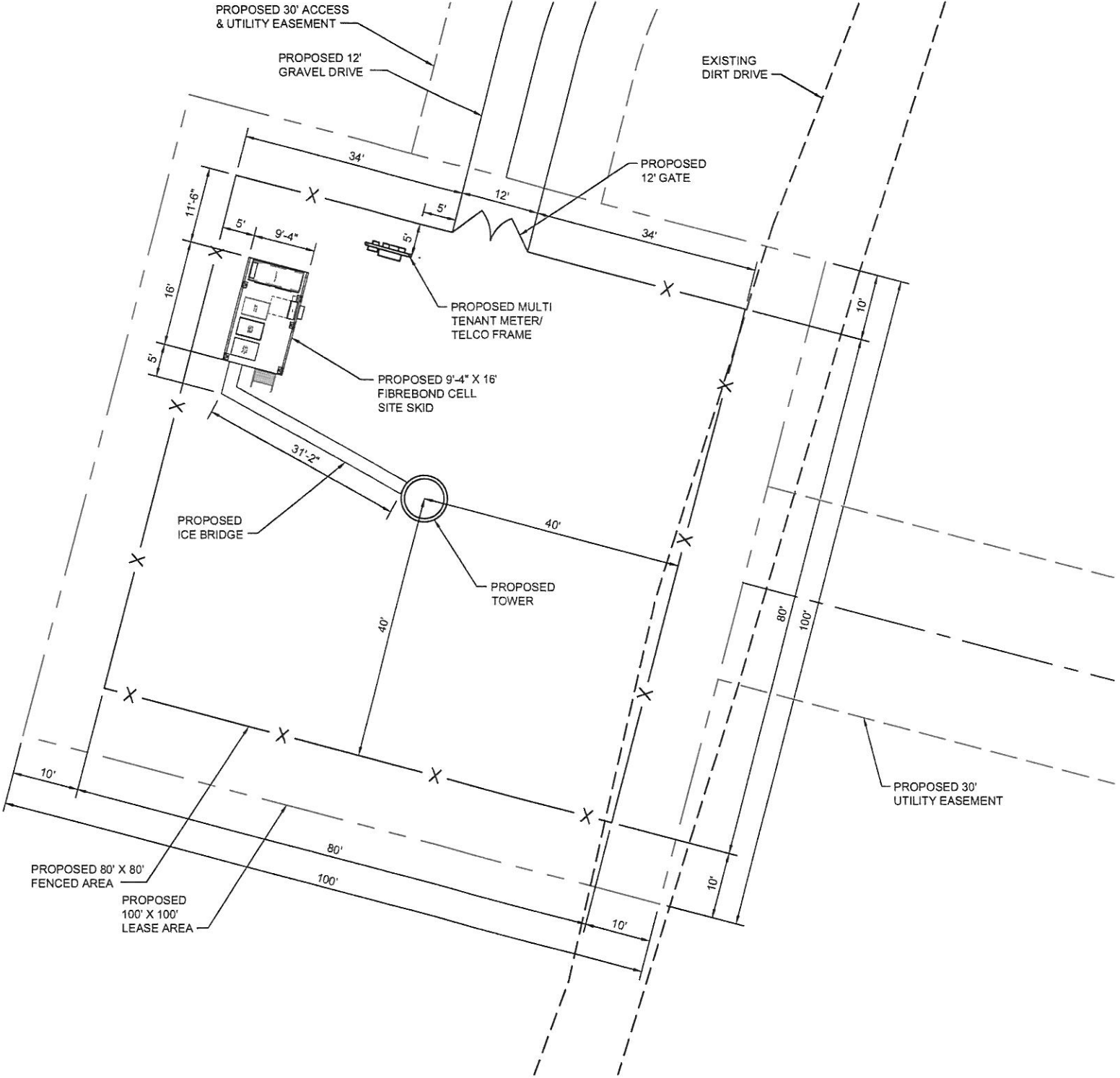
TOWER OWNER / SITE NUMBER:  
**VERIZON**

DESIGN TYPE:  
**GREENFIELD**


SHEET TITLE:  
**DETAILED SITE PLAN**


DRAWING NO.  
**C-3**

REVISION NO.  
**1**



**DETAILED SITE PLAN**  
SCALE: 1" = 20'-0"

  
TRUE NORTH

**GRAPHIC SCALES**  
  
SCALE: 1" = 20'-0"



PREPARED FOR:

  
10300 OLD ALABAMA ROAD CONNECTOR  
ALPHARETTA, GA 30022

A&E FIRM:

**TOWERSOURCE**  
1875 OLD ALABAMA ROAD, SUITE 1008  
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A&E PROJECT #:	--
DRAWN BY:	JBE
CHECKED BY:	EBU

REVISIONS		
NO	DATE	DESCRIPTION
A	02/02/16	ISSUED FOR REVIEW
0	03/28/16	ISSUED FOR CONSTRUCTION
1	08/02/16	UPDATED TO SKID

VERIZON WIRELESS SITE NAME:

**STARR'S POND**

TOWER OWNER / SITE NUMBER

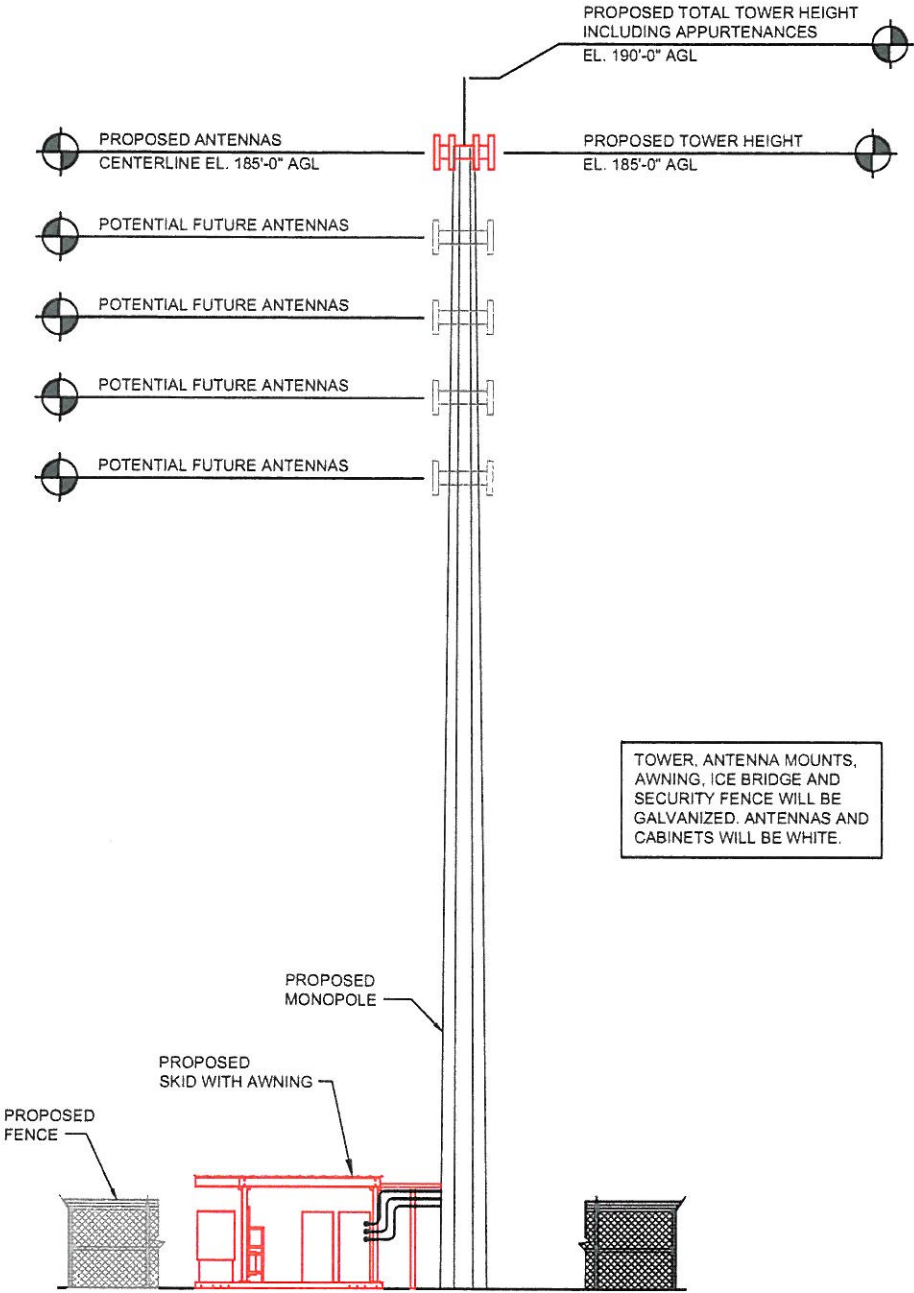
VERIZON

DESIGN TYPE:

GREENFIELD

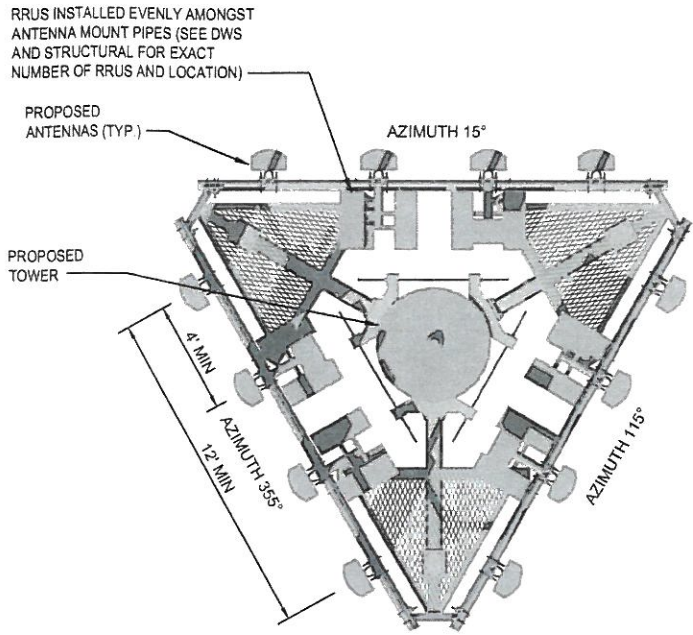
SHEET TITLE:  
**TOWER ELEVATION & ANTENNA MOUNT DETAILS**

DRAWING NO.	REVISION NO.
<b>C-4</b>	<b>1</b>

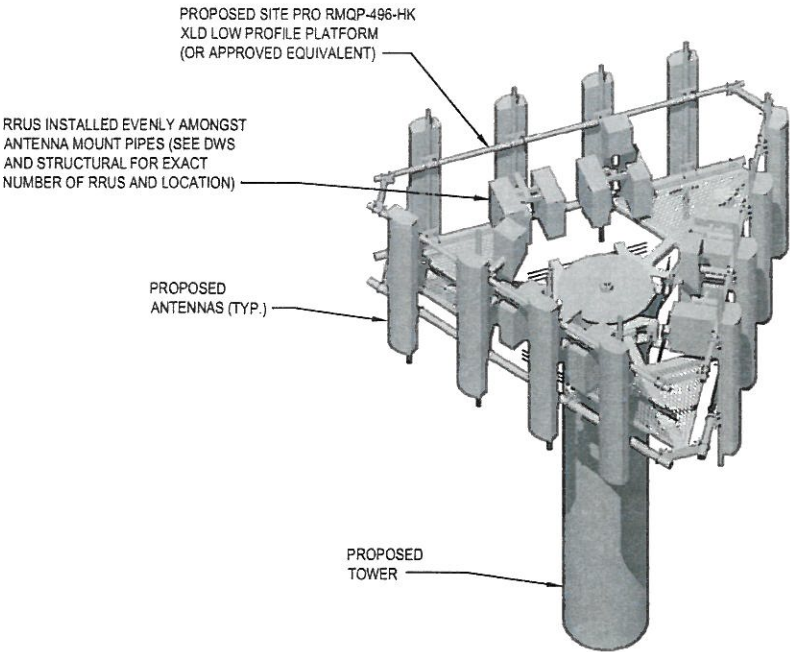


**TOWER ELEVATION**  
NOT TO SCALE

NOTE:  
- TOWER AND FOUNDATION DESIGN / CHECK PERFORMED BY OTHERS. (MANUFACTURER)  
- THIS CONSTRUCTION DOCUMENT MUST BE ACCOMPANIED BY A SEALED & SIGNED STRUCTURAL ASSESSMENT/ANALYSIS REVIEW MADE BY A LICENSED ENGINEER.

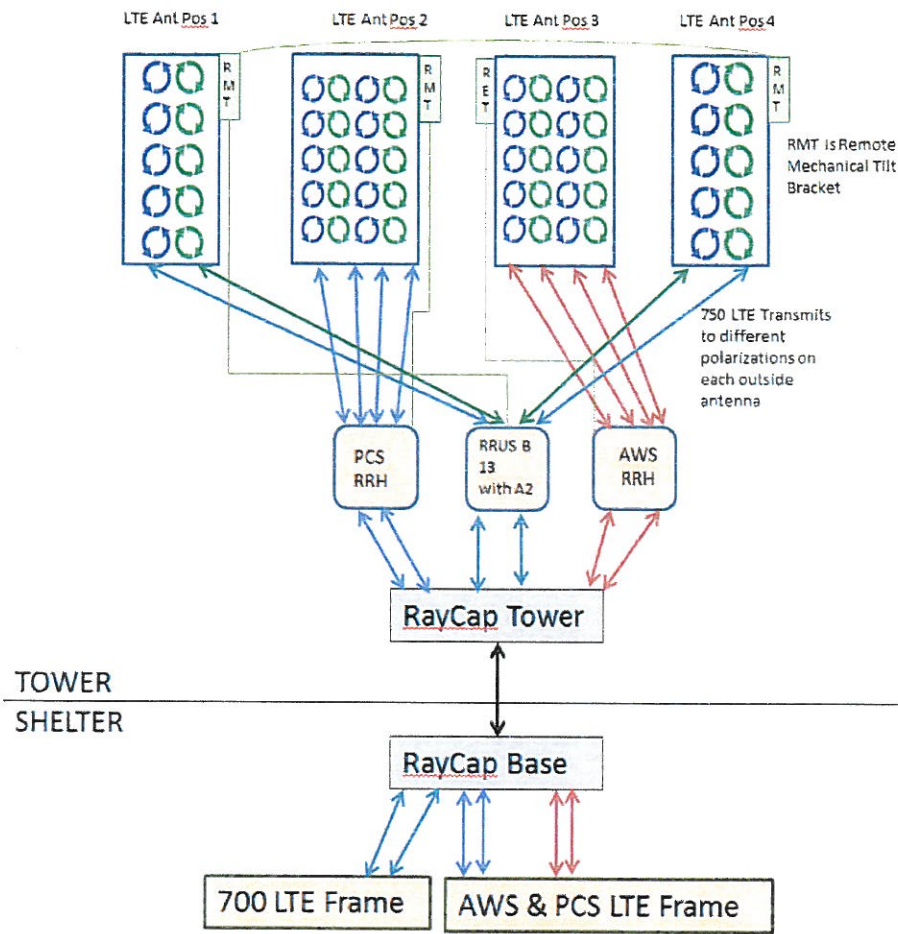


**ANTENNA ORIENTATION DETAIL**  
NOT TO SCALE



**ANTENNA ORIENTATION DETAIL**  
NOT TO SCALE

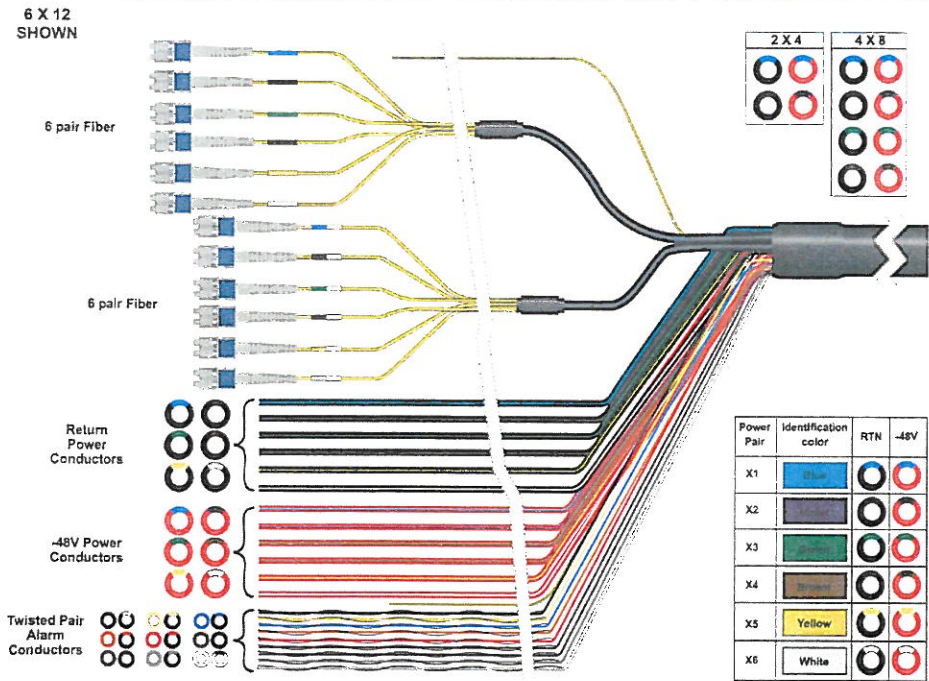




ANTENNA DIAGRAM

Technical Publication

COMMSCOPE®



Based on the following national standard: ANSI/TIA/EIA 598-A, Optical Fiber Cable Color Coding

FIBER COLOR CODE (CONTACT CM FOR COLOR COPY)

En-520					Sector 1			Sector 2			Sector 3			Notes:
750 MHz	LTE 7X4 MIMO				Antenna Center Line	185		185			185			
					Antenna Tip Height	189		189			189			
					Antenna Model	SWCP 2X5516		SWCP 2X5516			SWCP 2X5516			
					Antenna Pattern	SWCP2X5516-752		SWCP2X5516-752			SWCP2X5516-752			
					Antenna Manufacturer:	SWEDCOM		SWEDCOM			SWEDCOM			
					Antenna Quantity	2		2			2			
					Antenna Ports	both on each antenna		both on each antenna			both on each antenna			
					Hybrid Fiber/Coax	Hybrid Fiber		Hybrid Fiber			Hybrid Fiber			
					Quantity	1		1			1			
					Azimuth	15		115			355			
					Mechanical Tilt	5		5			5			
					Electrical Tilt	N/A		N/A			N/A			
					Tilt Type	Remote Mechanical Tilt		Remote Mechanical Tilt			Remote Mechanical Tilt			
					TMA Model									
				TMA Manufacturer										
				Remote Radio Head Model	RRUS B 13 with A2 Module		RRUS B 13 with A2 Module			RRUS B 13 with A2 Module				
				Remote Radio Head Quantity	1		1			1				
				Remote Radio A2 Module	1		1			1				
850 MHz	CDMA				Antenna Center Line								Notes:	
					Antenna Tip Height									
					Antenna Model									
					Antenna Pattern									
					Antenna Manufacturer:									
					Antenna Quantity									
					Antenna Ports									
					Hybrid Fiber/Coax									
					Quantity									
					Azimuth									
					Mechanical Tilt									
					Electrical Tilt									
					Tilt Type									
					TMA Model									
				TMA Manufacturer										
				Remote Radio Head Model										
				Remote Radio Head Quantity										
PCS	LTE 4X4 MIMO				Antenna Center Line	185		185			185		Notes:	
					Antenna Tip Height	189		189			189			
					Antenna Model	SACP 4X5515		SACP 4X5515			SACP 4X5515			
					Antenna Pattern	SACP 4X5515 1970 MHz 0 DEG TILT		SACP 4X5515 1970 MHz 0 DEG TILT			SACP 4X5515 1970 MHz 0 DEG TILT			
					Antenna Manufacturer:	SWEDCOM		SWEDCOM			SWEDCOM			
					Antenna Quantity	1		1			1			
					Antenna Ports	All		All			All			
					Hybrid Fiber/Coax	Shared with 750 Sector 1		Shared with 750 Sector 2			Shared with 750 Sector 3			
					Quantity	0		0			0			
					Azimuth	15		115			355			
					Mechanical Tilt	5		5			5			
					Electrical Tilt	N/A		N/A			N/A			
					Tilt Type	Remote Mechanical Tilt		Remote Mechanical Tilt			Remote Mechanical Tilt			
					TMA Model									
				TMA Manufacturer										
				Remote Radio Head Model	RRUS-32		RRUS-32			RRUS-32				
				Remote Radio Head Quantity	1		1			1				
PCS	CDMA				Antenna Center Line								Notes:	
					Antenna Tip Height									
					Antenna Model									
					Antenna Pattern									
					Antenna Manufacturer:									
					Antenna Quantity									
					Antenna Ports									
					Hybrid Fiber/Coax									
					Quantity									
					Azimuth									
					Mechanical Tilt									
					Electrical Tilt									
					Tilt Type									
					TMA Model									
				TMA Manufacturer										
				Remote Radio Head Model										
				Remote Radio Head Quantity										
AWS	LTE 4X4 MIMO				Antenna Center Line	185		185			185		Notes:	
					Antenna Tip Height	189		189			189			
					Antenna Model	SACP 4X5515		SACP 4X5515			SACP 4X5515			
					Antenna Pattern	SACP 4X5515 1970 MHz 0 DEG TILT		SACP 4X5515 1970 MHz 0 DEG TILT			SACP 4X5515 1970 MHz 0 DEG TILT			
					Antenna Manufacturer:	SWEDCOM		SWEDCOM			SWEDCOM			
					Antenna Quantity	1		1			1			
					Antenna Ports	All		All			All			
					Hybrid Fiber/Coax	Shared with 750 Sector 1		Shared with 750 Sector 2			Shared with 750 Sector 3			
					Quantity	0		0			0			
					Hybrid Fiber									
					Azimuth	15		115			355			
					Mechanical Tilt	2		2			2			
					Electrical Tilt	N/A		N/A			N/A			
					Tilt Type	Remote Mechanical Tilt		Remote Mechanical Tilt			Remote Mechanical Tilt			
				TMA Model										
				TMA Manufacturer										
				Remote Radio Head Model	RRUS 32		RRUS 32			RRUS 32				
				Remote Radio Head Quantity	1		1			1				
Additional Tower Components	RRH Model Number				RRUS-32									
	RRH Quantity				6 on top									
	RRH Model Number				RRUS-B13+A2									
	RRH Quantity				3 on top									
	RayCap Model Number				RC30C-3315-PF-48									
	RayCap Quantity				3									
Diplexer Type														
Diplexer Manufacturer					Swedcom ST 10-20									
Remote tilt Bracket					6 on top									
Diplexer Quantity					6 on top									

RF DESIGN SHEET

DWS R3

1. CONTRACTOR TO VERIFY MOST CURRENT RF DESIGN WORKSHEET (DWS)  
2. REFER TO DWS AND VERIFY AZIMUTH AND DOWNTILT INFORMATION.  
3. REFER TO STRUCTURAL ANALYSIS OF THE TOWER FOR COAX ROUTING

PREPARED FOR:

10300 OLD ALABAMA ROAD CONNECTOR  
ALPHARETTA, GA 30022

A&E FIRM:

**TOWERSOURCE**  
1875 OLD ALABAMA ROAD, SUITE 1008  
ROSWELL, GA 30076  
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REVISIONS

NO	DATE	DESCRIPTION
A	02/02/16	ISSUED FOR REVIEW
0	03/28/16	ISSUED FOR CONSTRUCTION
1	08/02/16	UPDATED TO SKID

VERIZON WIRELESS SITE NAME:

**STARR'S POND**

TOWER OWNER / SITE NUMBER:

VERIZON

DESIGN TYPE:

GREENFIELD

SHEET TITLE:

FIBER COLOR CODE

DRAWING NO:

**C-5**

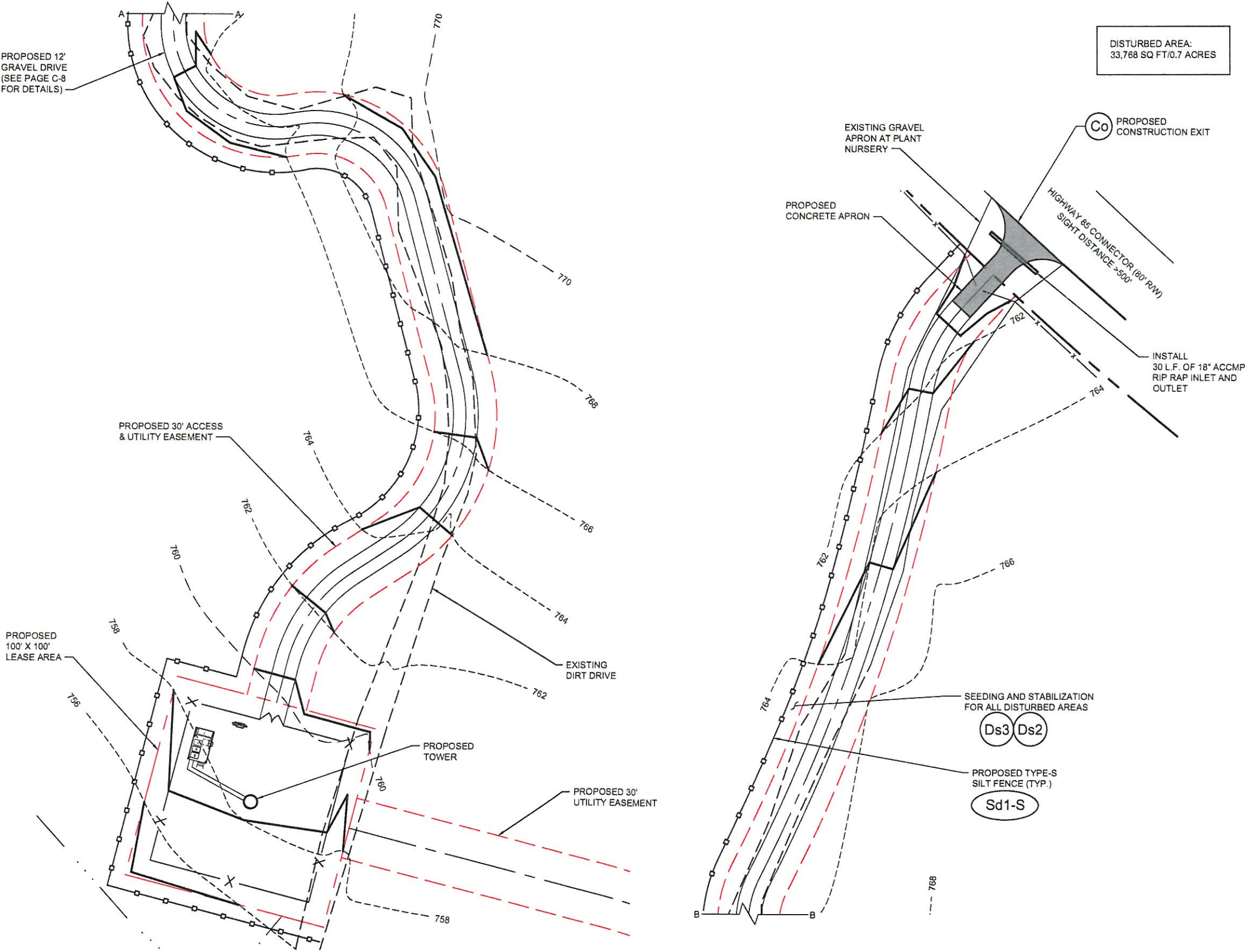
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PREPARED FOR:

**verizon**

10300 OLD ALABAMA ROAD CONNECTOR  
ALPHARETTA GA 30022

A&E FIRM:

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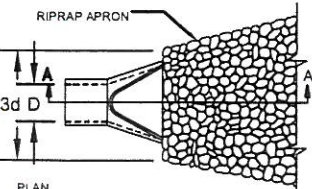
GRADING & EROSION CONTROL PLAN

DRAWING NO.	REVISION NO.
<b>C-7A</b>	<b>1</b>



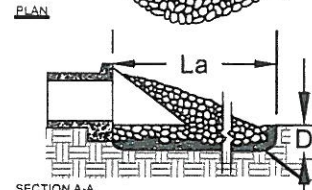
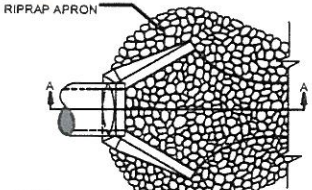
**ST RIPRAP OUTLET PROTECTION**  
SCALE: NOT TO SCALE

PIPE OUTLET TO FLAT AREA -- NO WELL DEFINED CHANNEL

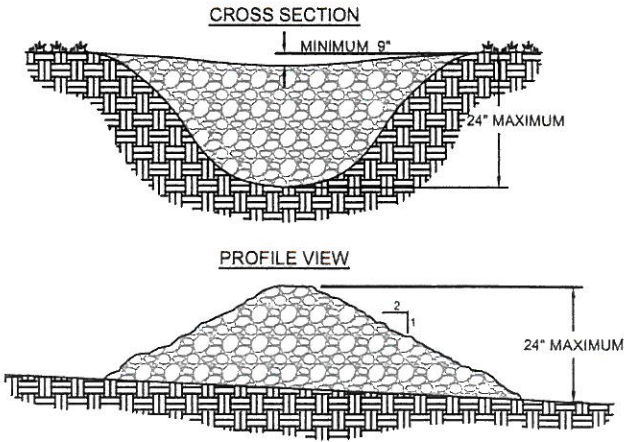


- NOTES:
1. La IS THE LENGTH OF THE RIPRAP APRON.
  2. D = 1.5 TIMES THE MAXIMUM STONE DIAMETER BUT NOT LESS THAN 6".
  3. IN A WELL-DEFINED CHANNEL, EXTEND THE APRON UP THE CHANNEL BANKS TO AN ELEVATION OF 6" ABOVE THE MAXIMUM TAILWATER DEPTH OR TO THE TOP OF THE BANK (WHICHEVER IS LESS).
  4. A FILTER BLANKET OR FILTER FABRIC SHOULD BE INSTALLED BETWEEN THE RIPRAP AND THE SOIL FOUNDATION

PIPE OUTLET TO WELL DEFINED CHANNEL

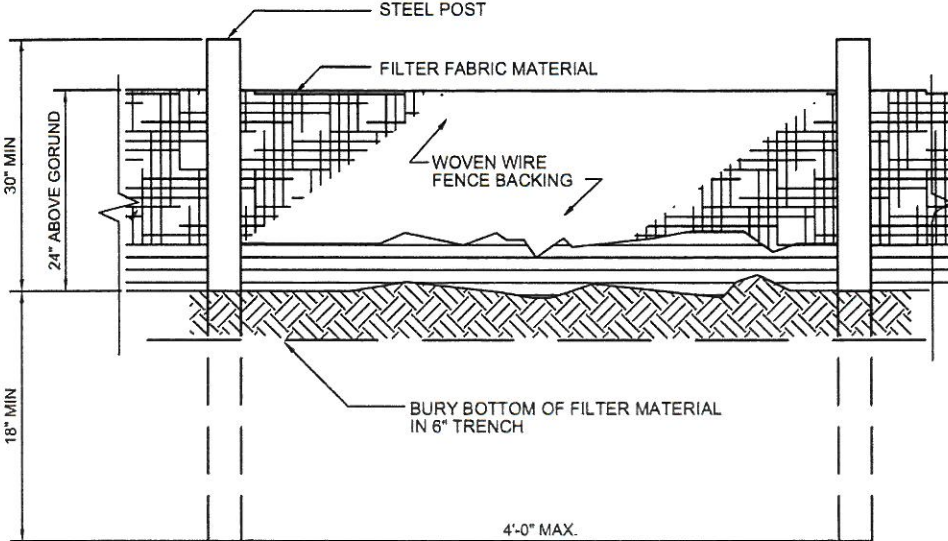
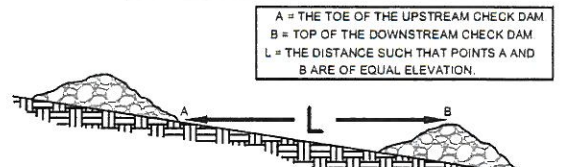


**Cd STONE CHECK DAM**  
SCALE: NOT TO SCALE

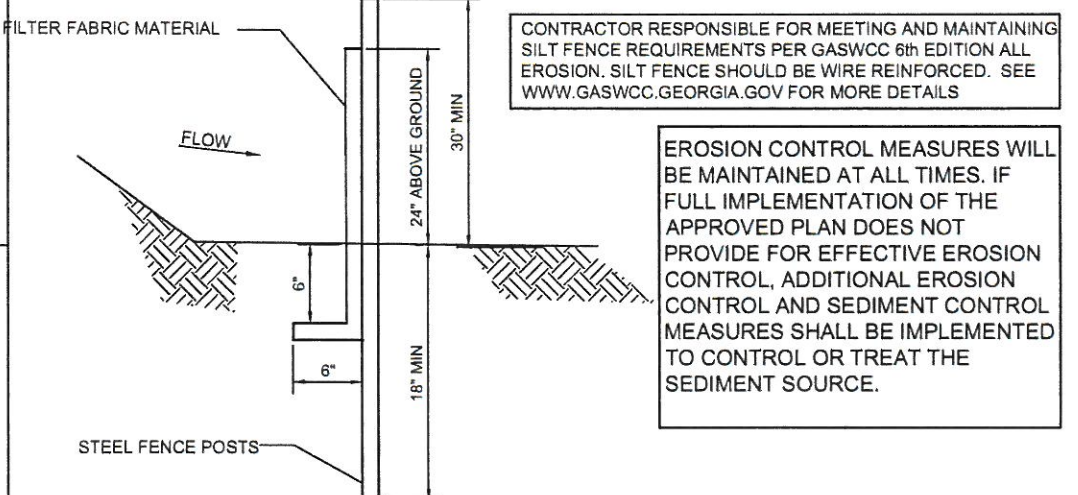


- NOTES:
1. CHECK DAMS ARE TO BE USED ONLY IN SMALL OPEN CHANNELS (THEY ARE NOT TO BE USED IN LIVE STREAMS).
  2. THE DRAINAGE AREA FOR STONE CHECK DAMS SHALL NOT EXCEED TWO ACRES.
  3. THE CENTER OF THE CHECK DAM MUST BE AT LEAST 9 INCHES LOWER THAN THE OUTER EDGES.
  4. THE DAM HEIGHT SHOULD BE A MAXIMUM OF 2 FEET FROM CENTER TO RIM EDGE.
  5. THE SIDE SLOPES OF THE CHECK DAM SHALL NOT EXCEED A 2:1 SLOPE.
  6. GEOTEXTILE SHALL BE USED TO PREVENT THE MITIGATION OF SUBGRADE SOIL PARTICLES INTO THE STONES (REFER TO AASHTO M288-96, SECTION 7.3, TABLE 3).

SPACING BETWEEN CHECK DAMS



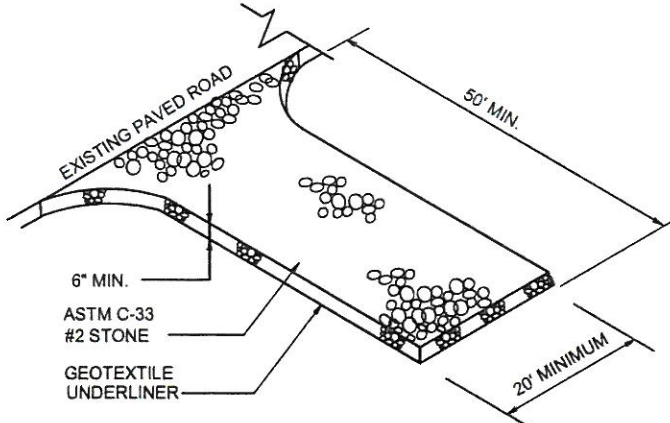
NOTE: USE 36" DOT APPROVED FABRIC  
USE STEEL POSTS



CONTRACTOR RESPONSIBLE FOR MEETING AND MAINTAINING SILT FENCE REQUIREMENTS PER GASWCC 6th EDITION ALL EROSION. SILT FENCE SHOULD BE WIRE REINFORCED. SEE WWW.GASWCC.GEORGIA.GOV FOR MORE DETAILS

EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION CONTROL AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.

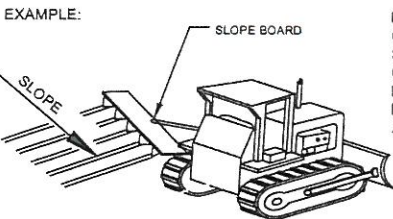
**Sd1-S SILT FENCE, TYPE-S**



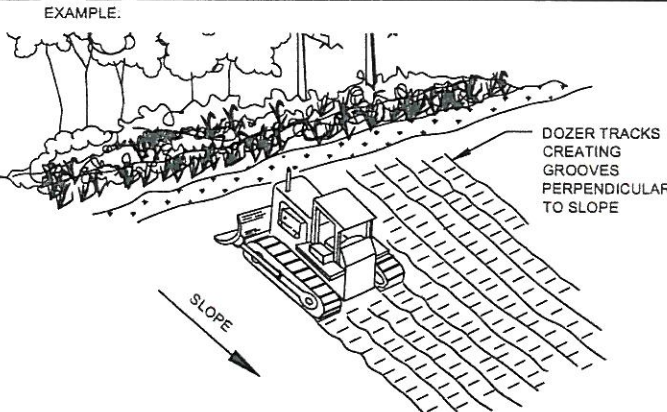
**Co CONSTRUCTION EXIT**

**Su SURFACE ROUGHENING**  
SCALE: NOT TO SCALE

A ROUGH SOIL SURFACE WITH HORIZONTAL DEPRESSIONS ON A CONTOUR OR SLOPES LEFT IN A ROUGHENED CONDITION AFTER GRADING

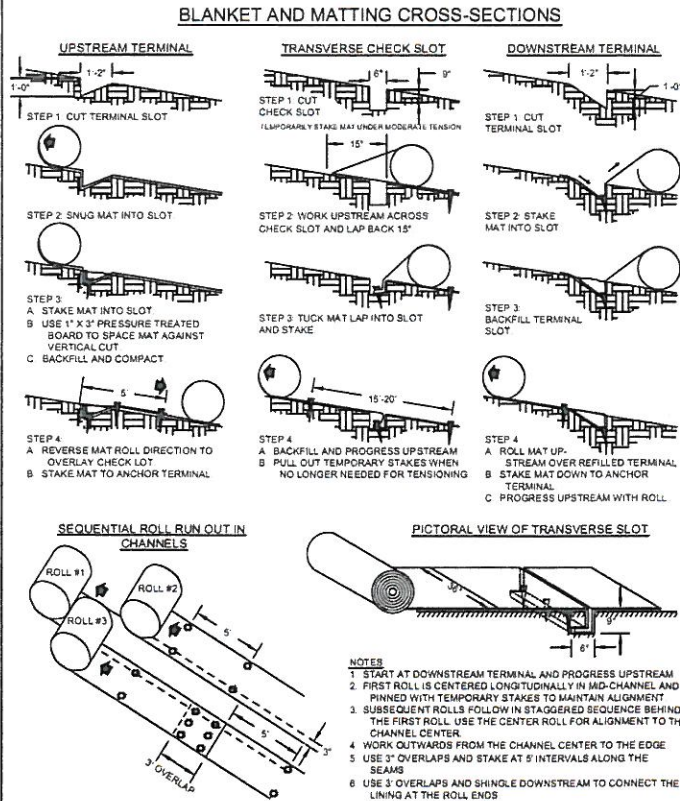


NOTE: GROOVE BY CUTTING SERRATIONS ALONG THE CONTOUR. IRREGULARITIES IN THE SOIL SURFACE CATCH RAINWATER, SEED, MULCH AND FERTILIZER.



"TRACKING" WITH MACHINERY UP AND DOWN THE SLOPE PROVIDES GROOVES THAT WILL CATCH SEED, RAINFALL AND REDUCE RUNOFF.

**Ss TYPICAL INSTALLATION GUIDELINES FOR ROLLED EROSION CONTROL PRODUCTS (RECP)**



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**STARR'S POND**  
TOWER OWNER / SITE NUMBER:  
VERIZON  
DESIGN TYPE:  
GREENFIELD

SHEET TITLE:  
EROSION CONTROL DETAILS

DRAWING NO. C-7B  
REVISION NO. 1



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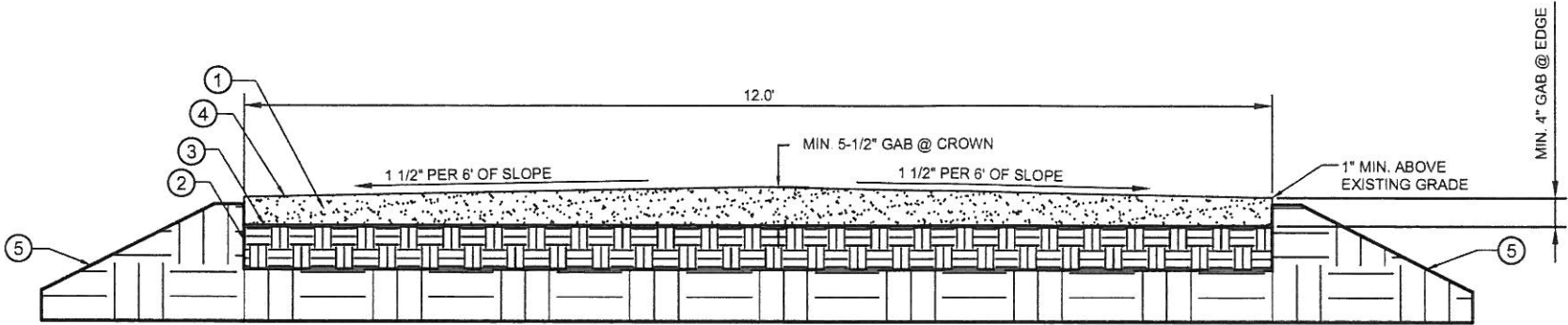
TOWER OWNER / SITE NUMBER:  
**VERIZON**

DESIGN TYPE:  
**GREENFIELD**

SHEET TITLE:  
**ROAD PROFILE DETAILS**

DRAWING NO.  
**C-8**

REVISION NO.  
**1**



TYPICAL GRAVEL ROAD CROSS SECTION

\*\* CONTRACTOR SHALL BE RESPONSIBLE FOR CLEARING & GRUBBING THE CONSTRUCTION SITE AND ROADWAY AREAS. THE CONTRACTOR SHALL COMPLY, WHEN NECESSARY, WITH THE RECOMMENDATIONS CONTAINED WITHIN THE GEOTECHNICAL REPORT PREPARED FOR THIS SITE FOR SITE WORK PREPARATION & FOUNDATION WORK. \*\*

1.

REMOVE ALL ORGANIC MATERIAL. (STUMPS, ROOTS, LEAVES, ETC.) A MIN 3" OF SOIL TO BE REMOVED.
2.

LEVEL AND COMPACT SUBGRADE TO A 95% COMPACTION.
3.

INSTALL GEOTEXTILE FABRIC (AND/OR OTHER STABILIZATION METHOD) OVER SUBGRADE ON ALL ROADS.
4.

INSTALL MIN. 4" OF GRADED AGGREGATE BASE (GAB/CRUSHER RUN) WITH 5-1/2" AT CROWN. GAB SHALL HAVE A 1-1/2" TO 6" SLOPE FROM CROWN. ALL GAB SHALL BE COMPACTED TO A 95% COMPACTION AT A MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-1557 OR WITHIN PLUS OR MINUS 3% OF OPTIMUM MOISTURE CONTENT.
5.

ALL CUT AND FILL SLOPES SHALL BE 2 HORIZONTAL TO 1 VERTICAL MAXIMUM. SLOPES SHALL BE STABILIZED WITH SEED (SEE NOTE DS2 & DS3).



EXCAVATION & GRADING NOTES:

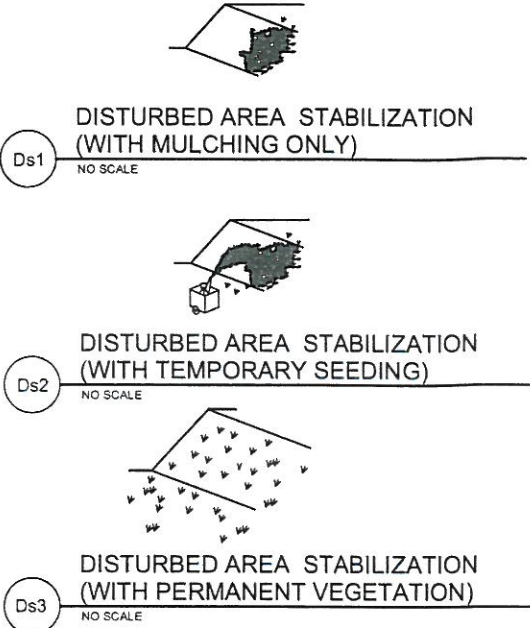
1. ALL EXCAVATIONS ON WHICH CONCRETE IS TO BE PLACED SHALL BE SUBSTANTIALLY HORIZONTAL ON UNDISTURBED AND UNFROZEN SOIL AND BE FREE FROM LOOSE MATERIAL AND EXCESS GROUNDWATER. DEWATERING FOR EXCESS GROUNDWATER SHALL BE PROVIDED IF REQUIRED.
2. CONCRETE FOUNDATIONS SHALL NOT BE PLACED ON ORGANIC MATERIAL. IF SOUND SOIL IS NOT REACHED AT THE DESIGNATED EXCAVATION DEPTH, THE UNSATISFACTORY SOIL SHALL BE EXCAVATED TO ITS FULL DEPTH AND EITHER BE REPLACED WITH MECHANICALLY COMPACTED GRANULAR MATERIAL OR THE EXCAVATION BE FILLED WITH CONCRETE OF THE SAME QUALITY SPECIFIED FOR THE FOUNDATION.
3. ANY EXCAVATION OVER THE REQUIRED DEPTH SHALL BE FILLED WITH EITHER MECHANICALLY COMPACTED GRANULAR MATERIAL OR CONCRETE OF THE SAME QUALITY SPECIFIED FOR THE FOUNDATION. CRUSHED STONE MAY BE USED TO STABILIZE THE BOTTOM OF THE EXCAVATION. STONE, IF USED, SHALL NOT BE USED AS COMPILING CONCRETE THICKNESS.
4. AFTER COMPLETION OF THE FOUNDATION AND OTHER CONSTRUCTION BELOW GRADE, AND BEFORE BACKFILLING, ALL EXCAVATIONS SHALL BE CLEAN OF UNSUITABLE MATERIAL SUCH AS VEGETATION, TRASH, DEBRIS, AND SO FORTH.
5. BACKFILLING SHALL:

-USE APPROVED MATERIALS CONSISTING OF EARTH, LOAM, SANDY CLAY, SAND AND GRAVEL, OR SOFT SHALE;

-BE FREE FROM CLODS OR STONES OVER 2-1/2" MAXIMUM DIMENSIONS

-BE PLACED IN 6" LAYERS AND COMPACTED TO 95% STANDARD PROCTOR EXCEPT IN GRASSED/LANDSCAPED AREAS, WHERE 90% STANDARD PROCTOR IS REQUIRED.
6. FILL PREPARATION:

REMOVE ALL VEGETATION, TOPSOIL, DEBRIS, WET AND UNSATISFACTORY SOIL MATERIALS, OBSTRUCTIONS, AND DELETERIOUS MATERIALS FROM GROUND SURFACE PRIOR TO PLACING FILLS. PLOW, STRIP, OR BREAK UP SLOPED SURFACES STEEPER THAN THAN 1 VERTICAL TO 4 HORIZONTAL SO FILL MATERIAL WILL BOND WITH EXISTING SURFACE. WHEN SUBGRADE OR EXISTING GROUND SURFACE TO RECEIVE FILL HAS A DENSITY LESS THAN THAT REQUIRED FOR FILL, BREAK UP GROUND SURFACE TO DEPTH REQUIRED, PULVERIZE, MOISTURE-CONDITION OR AERATE SOIL AND RECOMPACT TO REQUIRED DENSITY.
7. PROTECT EXISTING GRAVEL SURFACING AND SUBGRADE IN AREAS WHERE EQUIPMENT LOADS WILL OPERATE. USE PLANKING OR OTHER SUITABLE MATERIALS DESIGNED TO SPREAD EQUIPMENT LOADS. REPAIR DAMAGE TO EXISTING GRAVEL SURFACING OR SUBGRADE WHERE SUCH DAMAGE IS DUE TO THE CONTRACTOR'S OPERATIONS. DAMAGED GRAVEL SURFACING SHALL BE RESTORED TO MATCH THE ADJACENT UNDAMAGED GRAVEL SURFACING AND SHALL BE OF THE SAME THICKNESS.
8. REPLACE EXISTING GRAVEL SURFACING ON AREAS FROM WHICH GRAVEL SURFACING IS REMOVED DURING CONSTRUCTION OPERATIONS. GRAVEL SURFACING SHALL BE REPLACED TO MATCH EXISTING ADJACENT GRAVEL SURFACING AND SHALL BE OF THE SAME THICKNESS. SURFACES OF GRAVEL SURFACING SHALL BE FREE FROM CORRUGATIONS AND WAVES. EXISTING GRAVEL SURFACING MAY BE EXCAVATED SEPARATELY AND REUSED IF INJURIOUS AMOUNTS OF EARTH, ORGANIC MATTER, OR OTHER DELETERIOUS MATERIALS ARE REMOVED PRIOR TO REUSE. FURNISH ALL ADDITIONAL GRAVEL RESURFACING MATERIAL AS REQUIRED. BEFORE GRAVEL SURFACING IS REPLACED, SUBGRADE SHALL BE GRADED TO CONFORM TO REQUIRED SUBGRADE ELEVATIONS, AND LOOSE OR DISTURBED MATERIALS SHALL BE THOROUGHLY COMPACTED. DEPRESSIONS IN THE SUBGRADE SHALL BE FILLED AND COMPACTED WITH APPROVED SELECTED MATERIAL. GRAVEL SURFACING MATERIAL MAY BE USED FOR FILLING DEPRESSIONS IN THE SUBGRADE, SUBJECT TO ENGINEER'S APPROVAL.
9. DAMAGE TO EXISTING STRUCTURES AND UTILITIES RESULTING FROM CONTRACTOR'S NEGLIGENCE SHALL BE REPAIRED / REPLACED TO OWNER'S SATISFACTION AT CONTRACTOR'S EXPENSE.
10. CONTRACTOR SHALL COORDINATE THE CONSTRUCTION SCHEDULE WITH PROPERTY OWNER SO AS TO AVOID INTERRUPTIONS TO PROPERTY OWNER'S OPERATIONS.
11. ENSURE POSITIVE DRAINAGE DURING AND AFTER COMPLETION OF CONSTRUCTION.
12. ALL CUT AND FILL SLOPES SHALL BE 2 HORIZONTAL TO 1 VERTICAL MAXIMUM.
13. REMOVE ALL ORGANICS, ROCKS GREATER THAN 3", UNUSED FILL AND OTHER DEBRIS TO AN AREA OFF SITE IN A LEGAL MANNER.



ACTIVITY SCHEDULE	
WORK DESCRIPTION	WORKING DAYS
INSTALLATION OF EROSION CONTROL MEASURES	1-2
CLEARING, GRUBBING, AND GRADING	3-5
MAINTAINING EROSION CONTROL MEASURES	6-8
TEMPORARY GRASSING	9-12
BUILDING CONSTRUCTION	13-19
FINAL LANDSCAPING, GRASSING	20-23
REMOVING EROSION CONTROL MEASURES	24-26

THE INSTALLATION OF EROSION CONTROL MEASURES AND PRACTICES SHALL TAKE PLACE PRIOR TO OR CONCURRENT WITH LAND DISTURBING ACTIVITIES.

GENERAL EROSION & SEDIMENT CONTROL NOTES:

1. ADDITIONAL EROSION CONTROL MEASURES WILL BE EMPLOYED WHERE DETERMINED NECESSARY BY ACTUAL SITE CONDITIONS.
2. PRIOR TO COMMENCING LAND DISTURBANCE ACTIVITY, THE LIMITS OF LAND DISTURBANCE SHALL BE CLEARLY AND ACCURATELY DEMARCATED WITH STAKES, RIBBONS, OR OTHER APPROPRIATE MEANS.
3. THE CONSTRUCTION OF THE SITE WILL INITIATE WITH THE INSTALLATION OF EROSION CONTROL MEASURES SUFFICIENT TO CONTROL SEDIMENT DEPOSITS AND EROSION. CONTRACTOR SHALL CALL APPROPRIATE COUNTY FOR AN INSPECTION OF SOIL EROSION CONTROL MEASURES PRIOR TO BEGINNING GRADING ACTIVITY. ALL SEDIMENT CONTROL WILL BE MAINTAINED UNTIL ALL UPSTREAM GROUND WITHIN THE CONSTRUCTION AREA HAS BEEN COMPLETELY STABILIZED.
4. THE LOCATION OF SOME OF THE EROSION CONTROL DEVICES MAY HAVE TO BE ALTERED FROM THAT SHOWN ON THE PLANS IF DRAINAGE PATTERNS DURING CONSTRUCTION ARE DIFFERENT FROM THE FINAL PROPOSED DRAINAGE PATTERNS. ANY DIFFICULTY IN CONTROLLING EROSION DURING ANY PHASE OF CONSTRUCTION SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
5. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR ELECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
6. THE CONTRACTOR SHALL REMOVE ACCUMULATED SILT WHEN THE SILT IS WITHIN 12" OF THE TOP OF THE SILT FENCE.
7. FAILURE TO INSTALL, OPERATE OR MAINTAIN ALL EROSION CONTROL MEASURES WILL RESULT IN ALL CONSTRUCTION BEING STOPPED ON THE JOB SITE UNTIL SUCH MEASURES ARE CORRECTED.
8. SILT BARRIERS TO BE PLACED AT DOWNSTREAM TOE OF ALL CUT AND FILL SLOPES.
9. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 7 DAYS SHALL BE STABILIZED WITH SEEDING.
10. SEEDING:

- A. SEEDING WITH MULCH (CONVENTIONAL SEEDING ON SLOPES LESS THAN 3:1)  
(HYDRAULIC SEEDING EQUIPMENT ON SLOPES 3:1 AND STEEPER)

AGRICULTURAL LIMESTONE	4000 LBS./acre	
FERTILIZER, 5-10-15	1500 lbs./acre	
MULCH STRAW OR HAY	5000 lbs./acre	

SEED SPECIES	APPLICATION RATE/ACRE	PLANNING DATES
HULLED COMMON BERMUDA GRASS	10lbs.	3/1 - 6/15
FESCUE	50lbs.	9/1 -10/31
FESCUE RYE GRASS	50lbs. 50lbs.	11/1 -2/28
HAY MULCH FOR TEMPORARY COVER	5000lbs.	6/15 -8/31

B TOPDRESSING: APPLY WHEN PLANTS ARE 2 TO 4 INCHES TALL  
FERTILIZER (AMMONIUM NITRATE 33.5%) 300 lbs./acre

C. SECOND-YEAR-FERTILIZER: (5-10-15 OR EQUIVALENT) 800 lbs./acre

HYDRAULIC SEEDING EQUIPMENT

WHEN HYDRAULIC SEEDING AND FERTILIZING EQUIPMENT IS USED, NO GRADING AND SHAPING OR SEEDBED PREPARATION WILL BE REQUIRED. THE FERTILIZER, SEED AND WOOD CELLULOSE FIBER MULCH WILL BE MIXED WITH WATER AND APPLIED IN A SLURRY. ALL SLURRY INGREDIENTS MUST BE COMBINED TO FORM A HOMOGENEOUS MIXTURE, AND SPREAD UNIFORMLY OVER THE AREA WITHIN ONE HOUR AFTER MIXTURE IS MADE. STRAW OR HAY MULCH AND ASPHALT EMULSION WILL BE APPLIED WITH BLOWER-TYPE MULCH SPREADING EQUIPMENT WITHIN 24 HOURS AFTER SEEDING. THE MULCH WILL BE SPREAD UNIFORMLY OVER THE AREA, LEAVING ABOUT 25 PERCENT OF THE GROUND SURFACE EXPOSED.

CONVENTIONAL SEEDING EQUIPMENT

GRADE, SHAPE AND SMOOTH WHERE NEEDED TO PROVIDE FOR SAFE EQUIPMENT OPERATION AT SEEDING TIME AND FOR MAINTENANCE PURPOSES. THE LIME AND FERTILIZER IN DRY FORM WILL BE SPREAD UNIFORMLY OVER THE AREA IMMEDIATELY BEFORE SEEDBED PREPARATION. A SEEDBED WILL BE PREPARED BY SCARIFYING TO A DEPTH OF 1 TO 4 INCHES AS DETERMINED ON SITE. THE SEEDBED MUST BE WELL PULVERIZED, SMOOTHED AND FIRMED. SEEDING WILL BE DONE WITH CULTIPACKER-SEEDER, DRILL, ROTARY SEEDER OR OTHER MECHANICAL OR HAND SEEDER. SEED WILL BE DISTRIBUTED UNIFORMLY OVER A FRESHLY PREPARED SEEDBED AND COVERED LIGHTLY. WITHIN 24 HOURS AFTER SEEDING, STRAW OR HAY MULCH WILL BE SPREAD UNIFORMLY OVER THE AREA, LEAVING ABOUT 25 PERCENT OF THE GROUND SURFACE EXPOSED. MULCH WILL BE SPREAD WITH BLOWER-TYPE MULCH EQUIPMENT OR BY HAND AND ANCHORED IMMEDIATELY AFTER IT IS SPREAD. A DISK HARROW WITH THE DISK SET STRAIGHT OR A SPECIAL PACKER DISK MAY BE USED TO PRESS THE MULCH INTO THE SOIL.

11. CONTRACTOR SHALL REMOVE ALL EROSION & SEDIMENT CONTROL MEASURES AFTER COMPLETION OF CONSTRUCTION AND ESTABLISHMENT OF PERMANENT GROUND COVER.
12. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.
13. ALL CUT AND FILL SLOPES MUST BE SURFACED ROUGHENED AND VEGETATED WITHIN SEVEN (7) DAYS OF THEIR CONSTRUCTION.
14. ALL FILL SLOPES WILL HAVE SILT FENCE AT TOE OF SLOPES.
15. ALL SEDIMENT AND EROSION CONTROL MEASURES WILL BE CHECKED DAILY AND ANY DEFICIENCIES NOTED WILL BE CORRECTED BY THE END OF EACH DAY. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY AFTER ON-SITE INSPECTION BY THE ISSUING AUTHORITY.
16. THE ONLY MATERIAL TO BE BURIED ON-SITE IS VEGETATIVE MATERIAL. CONSTRUCTION WASTE MAY NEITHER BE BURNED NOR BURIED AND MUST BE TAKEN TO A STATE APPROVED LANDFILL.
17. A 25' MIN UNDISTURBED VEGETATIVE BUFFER ADJACENT TO ALL RUNNING STREAMS AND CREEKS WILL BE LEFT AND MAINTAINED.

PREPARED FOR:



A&E FIRM:

TOWERSOURCE

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SHEET TITLE:

GRADING & SEDIMENT  
CONTROL NOTES

DRAWING NO.

C-9

REVISION NO.

1



PREPARED FOR:



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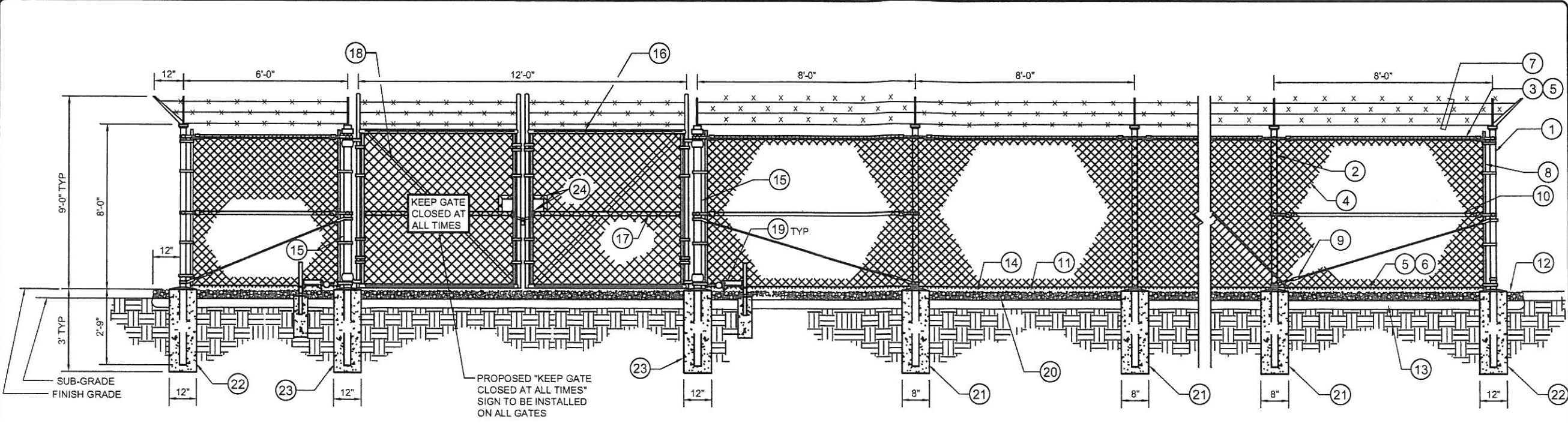
FENCE DETAILS

DRAWING NO.

C-10

REVISION NO.

1



REFERENCE NOTES:

- 1 CORNER, END OR PULL POST 3" NOMINAL SCHEDULE 40 PIPE.

2 LINE POST: 2-1/2" SCHEDULE 40 PIPE, PER ASTM-F1083. LINE POSTS SHALL BE EQUALLY SPACED AT MAXIMUM 8'-0" O.C.

3 TOP RAIL & BRACE RAIL: 1-1/2" PIPE, PER ASTM-F1083.

4 FABRIC: 9 GA CORE WIRE SIZE 2" MESH, CONFORMING TO ASTM-A392.

5 TIE WIRE: MINIMUM 11 GA GALVANIZED STEEL AT POSTS AND RAILS A SINGLE WRAP OF FABRIC TIE AND AT TENSION WIRE BY HOG RINGS SPACED MAX. 24" INTERVALS.

6 TENSION WIRE: 9 GA. GALVANIZED STEEL.

7 BARBED WIRE: DOUBLE STRAND 12-1/2" O.D. TWISTED WIRE TO MATCH WITH FABRIC 14 GA, 4 PT. BARBS SPACED ON APPROXIMATELY 5" CENTERS.

8 STRETCHER BAR.

9 3/8" DIAGONAL ROD WITH GALVANIZED STEEL TURNBUCKLE OR DIAGONAL THREADED ROD.

10 FENCE CORNER POST BRACE: 1-5/8" DIA. EACH CORNER EACH WAY.

11 1-1/2" MAXIMUM CLEARANCE FROM GRADE.

12 4" OF GRAVEL SHOULD BE SPREAD ON TOP OF GEO FABRIC THROUGHOUT COMPOUND AND 12" TO 18" OUTSIDE FENCE.

13 4" COMPACTED 95% BASE MATERIAL OR AS DETERMINED BY CONSTRUCTION MANAGER DURING BID WALK.

14 FINISH GRADE SHALL BE UNIFORM AND LEVEL.

15 GATE POST 6" SCHEDULE 40 PIPE, FOR GATE WIDTHS UP THRU 7 FEET OR 14 FEET FOR DOUBLE SWING GATE, PER ASTM-F1083.
- 16 GATE FRAME: 1-1/2" PIPE, PER ASTM-F1083.

17 GATE FRAME: 1-5/8" DIAMETER PIPE, PER ASTM-F1083.

18 GATE DIAGONAL GALVANIZED STEEL 1-1/2" PIPE.

19 DUCK BILL OPEN GATE HOLDER. VERIFY LOCATION IN FIELD PRIOR TO INSTALLATION.

20 GEOTEXTILE FABRIC.

21 LINE POST: CONCRETE FOUNDATION (2000 PSI).

22 CORNER POST: CONCRETE FOUNDATION (2000 PSI).

23 GATE POST: CONCRETE FOUNDATION (2000 PSI).

24 CONTRACTOR TO PROVIDE PROGRAMMABLE 4 DIGIT COMBINATION LOCK AND 3/8" MIN GALVANIZED CHAIN. CONSULT CM FOR CORRECT VZW COMBINATION. GATE SHOULD HAVE 4" X 6" HAND HOLE FOR CHAIN WITH NO SHARP EDGES.

GENERAL NOTES:

1. INSTALL FENCING PER ASTM F-567

2. INSTALL SWING GATES PER ASTM F- 900

3. LOCAL ORDINANCE OF BARBED WIRE PERMIT REQUIREMENT SHALL BE COMPLIED IF REQUIRED.

4. POST & GATE PIPE SIZES ARE INDUSTRY STANDARDS. ALL PIPE TO BE 1-1/2" GALV. (UNLESS NOTED OTHERWISE) (HOT DIP, ASTM A120 GRADE "A" STEEL). ALL GATE FRAMES SHALL BE WELDED. ALL WELDING SHALL BE COATED WITH (3) COATS OF COLD GALV. (OR EQUAL).

5. ALL OPEN POSTS SHALL HAVE END-CAPS.

6. USE GALVANIZED HOG-RING WIRE TO MOUNT ALL SIGNS.

7. ALL SIGNS MUST BE MOUNTED ON INSIDE OF FENCE FABRIC.

FENCE MUST BE A 8' DARK VINYL COATED, CHAIN LINK STEEL.



GENERAL NOTES:

1. SCOPE:  
PROVIDE LABOR, EQUIPMENT, MATERIALS, ETC., REQUIRED TO COMPLETE THE INSTALLATION SHOWN.
2. CODES AND STANDARDS:  
INSTALLATION SHALL COMPLY WITH APPLICABLE LAWS AND ORDINANCES, UTILITY COMPANY REGULATIONS, & APPLICABLE REQUIREMENTS OF LATEST EDITIONS OF CODES LIST ON C-1.
3. PERMITS:  
OBTAIN & PAY FOR REQUIRED PERMITS, LICENSES, FEES, INSPECTIONS, ETC..
4. COORDINATION:  
COORDINATE ELECTRICAL WORK WITH OTHER TRADES.
5. SUBMITTALS:  
SUBMIT BROCHURES FOR APPROVAL ON DISCONNECT SWITCH & OTHER MAJOR SYSTEM COMPONENTS.
6. EXISTING SERVICES:  
DO NOT INTERRUPT EXISTING SERVICES WITHOUT WRITTEN PERMISSION OF THE OWNER.
7. EQUIPMENT:  
CONNECT ELECTRICALLY OPERATED EQUIPMENT.
8. RECORD DRAWINGS:  
MAINTAIN A RECORD OF ALL CHANGES, SUBSTITUTIONS BETWEEN WORK AS SPECIFIED AND INSTALLED. RECORD CHANGES ON A CLEAN SET OF CONTRACT DOCUMENTS WHICH SHALL BE TURNED OVER TO THE OWNER UPON COMPLETION OF THE PROJECT.
9. IDENTIFICATION:  
IDENTIFY DISCONNECT SWITCH WITH PERMANENT ENGRAVED NAMEPLATE.
10. GUARANTEE/WARRANTY:  
GUARANTEE INSTALLATION TO BE FREE OF DEFECTS, SHORTS, GROUNDS, ETC., FOR A PERIOD OF ONE YEAR. FURNISH WARRANTY SO THE DEFECTIVE MATERIALS AND/OR WORKMANSHIP WILL BE REPAIRED/REPLACED IMMEDIATELY UPON NOTIFICATION AT NO COST TO THE OWNER FOR PERIOD OF WARRANTY.
11. CUTTING & PATCHING:  
PROVIDE CUTTING REQUIRED TO DO THE WORK. DO NOT CUT STRUCTURAL ELEMENTS WITHOUT APPROVAL. PATCHING SHALL BE OF QUALITY EQUAL TO & OF MATCHING APPEARANCE OF EXISTING CONSTRUCTION.
12. TRENCHING & BACKFILL:  
PROVIDE FOR ALL UNDERGROUND INSTALLED CONDUIT AND/OR CABLES.
13. RACEWAYS:  
UNDERGROUND CONDUIT SHALL BE SCHEDULE 40 PVC CONDUIT (MEETING NEMA TC2-1990). UNDERGROUND PVC CONDUIT SHALL TRANSITION TO RIGID GALVANIZED STEEL CONDUIT BEFORE RISING ABOVE GRADE OR WHEN SUBJECTED TO VEHICLE TRAFFIC LOADS. ALL CONDUIT BENDS SHALL BE A MINIMUM OF 24" RADIUS. EXPOSED CONDUIT SHALL BE RIGID GALVANIZED STEEL RGS CONDUIT, WHEN SPECIFIED, SHALL MEET UL-6 FOR GALVANIZED STEEL. ALL FITTINGS SHALL BE SUITABLE FOR USE WITH THREADED RIGID CONDUIT. INTERIOR CONDUIT SHALL BE ELECTRICAL METALLIC TUBING WITH COMPRESSION TYPE FITTINGS.
14. SUPPORTS:  
AS REQUIRED BY THE NEC.
15. CONDUCTORS:  
USE 98% CONDUCTIVITY COPPER WITH TYPE THHN/THWN INSULATION, 600 VOLT, COLOR CODED. USE SOLID CONDUCTORS FOR WIRE UP TO #8 AWG. USE STRANDED CONDUCTORS FOR WIRE #8 AWG AND ABOVE.
16. CONNECTORS FOR POWER CONDUCTORS:  
USE PRESSURE TYPE INSULATED TWIST CONNECTORS FOR #10 AWG AND SMALLER. USE SOLDERLESS MECHANICAL TERMINAL LUGS FOR #8 AWG AND LARGER.
17. GROUNDING:
  - A. ALL MATERIALS SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS & INSTRUCTIONS.
  - B. ALL CONNECTIONS SHALL BE 2- HOLE LUG UNLESS UNDERGROUND.
  - C. LUGS SHALL BE ATTACHED TO GROUND BARS USING STAINLESS STEEL OR HOT-DIPPED GALVANIZED STEEL BOLTS, NUTS, & LOCKWASHERS.
  - D. PROVIDE TESTING OF GROUNDING SYSTEM AS DIRECTED BY CONSTRUCTION MANAGER.

GENERAL ELECTRICAL NOTES:

1. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE LATEST VERSION OF THE NATIONAL ELECTRICAL CODE AND ALL LOCAL AND STATE CODES, LAWS, AND ORDINANCES.
  2. ALL UNDERGROUND CONDUIT SHALL BE PVC SCHEDULE 40 UNLESS OTHERWISE INDICATED. CONDUITS EXPOSED ABOVE GROUND OR ROUTED UNDER GRAVEL ROAD SHALL BE RIGID GALVANIZED STEEL. ALL UNDERGROUND CONDUIT SHALL TRANSITION FROM PVC TO RIGID AT THE 90° BEND BELOW GRADE. SUPPLY UTILITY MARKING TAPE BURIED 12" BELOW GRADE ALONG ENTIRE LENGTH OF UNDERGROUND CONDUITS.
  3. ALL CONDUCTORS SHALL BE COPPER WITH THHN/THWN INSULATION. CONTROL CONDUCTORS SHALL BE STRANDED. POWER & LIGHTING CONDUCTORS SHALL BE SOLID FOR #10 & #12 CONDUCTORS AND STRANDED FOR ALL OTHER SIZES.
  4. ELECTRICAL DRAWINGS ARE IN PART DIAGRAMMATIC. COORDINATE ELECTRICAL WORK WITH BUILDING STRUCTURE AND MECHANICAL EQUIPMENT. PROVIDE ADDITIONAL SUPPORTS FOR ELECTRICAL EQUIPMENT WHERE THE BUILDING STRUCTURE IS NOT ADAPTED TO MOUNTING EQUIPMENT THEREON.
  5. LOCATE ALL UNDERGROUND UTILITIES BEFORE TRENCHING. IF CONFLICTS ARISE, CONTACT UTILITY COMPANY AND ENGINEER IMMEDIATELY.
  6. ALL EXPOSED CONDUITS SHALL HAVE WEATHERPROOF CAPS NOT DUCT TAPE.
  7. PROVIDE 200 LB TEST PULL WIRES IN EACH EMPTY TELEPHONE AND POWER CONDUIT
  8. COORDINATE ALL CONDUIT STUB-UP LOCATIONS WITH UTILITY COMPANY.
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  11. FIBER CONDUITS: CONDUITS TO BE INSTALLED FROM ROW OF PUBLIC ROAD TO COMPOUND. HAND HOLES TO BE INSTALLED IN ROW, AT COMPOUND AND EVERY 400' BETWEEN (OR AS DIRECTED BY UTILITY OR REQUIRED BY NEC). USE HIGHLINE PHA173030 12,000LB HAND HOLE OR APPROVED EQUIVALENT.
    - 11.1. CONDUIT 1 (VERIZON'S, WHEN PROVIDER IS TOWERCLOUD, SOUTHERNLIGHT, COX OR ZAYO):  
RUN (1) 2" C WITH (2) PULL STRINGS FROM VERIZON HAND HOLE AT ROW OF STREET STRAIGHT TO NEMA BOX ON VERIZON'S UTILITY FRAME.
    - 11.2. CONDUIT 2\* (WHEN PROVIDER IS AT&T OR WINDSTREAM):
      - 11.2.1. GREENFIELDS AND COLOS WHERE PROVIDER DOES NOT HAVE NEMA BOX IN COMPOUND:  
RUN (1) 2" C WITH (2) PULL STRINGS FROM FIBER PROVIDER'S HAND HOLE AT ROW TO NEMA CABINET MOUNTED ON MULTI TENANT FRAME. AND ALSO FROM MULTI TENANT NEMA CABINET TO VERIZON'S NEMA BOX ON UTILITY FRAME.
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- \*CONSULT CM FOR CORRECT FIBER PROVIDER OPTION.  
\*CONTRACTOR RESPONSIBLE FOR ENSURING EASEMENT IS CORRECTLY MARKED IN FIELD BEFORE INSTALLING FIBER.

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4. VERIZON'S CONSTRUCTION PROJECT MANAGER OR VERIZON'S REPRESENTATIVE WILL BE PRESENT TO INSPECT CADWELDS AND MEGGER TEST DURING BURIAL. MAXIMUM 5 OHMS RESISTANCE IS REQUIRED. IF COMPOUND GROUND RING AND RODS DON'T MEET REQUIREMENTS THEN CONTINUE GROUND RING DOWN EASEMENT WITH GROUND RODS SPACED AT 2X HEIGHT APART.
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PREPARED FOR:



 **A&E FIRM:**  
**TOWERSOURCE**  
75 OLD ALABAMA ROAD, SUITE 1008  
ROSWELL, GA 30076  
TEL 678-990-2338  
[WWW.TOWERSOURCEINC.COM](http://WWW.TOWERSOURCEINC.COM)

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A&E PROJECT #:	--
DRAWN BY:	JBE
CHECKED BY:	EBU

[illegible]

VERIZON WIRELESS SITE NAME:

## STARR'S POND

TOWER OWNER / SITE NUMBER:

VERIZON

DESIGN TYPE: GREENFIELD

SHEET TITLE:

ELECTRICAL NOTES

DRAWING NO.	REVISION NO.
-------------	--------------

E-1

1

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PREPARED FOR:



 **A&E FIRM:**  
**TOWERSOURCE**  
5 OLD ALABAMA ROAD, SUITE 1008  
ROSWELL, GA 30076  
TEL 678-990-2338  
WWW.TOWERSOURCEINC.COM

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A&E PROJECT #:	--
DRAWN BY:	JBE
CHECKED BY:	EBU

[illegible]

VERIZON WIRELESS SITE NAME:

STARR'S  
POND

TOWER OWNER / SITE NUMBER:

VERIZON

DESIGN TYPE:

GREENFIELD

**SHEET TITLE:**

## ELECTRICAL NOTES

DRAWING NO.


E-1

REVISION NO.

1



PREPARED FOR:  
**verizon**  
10300 OLD ALABAMA ROAD CONNECTOR  
ALPHARETTA GA 30022

A&E FIRM:  
**TOWERSOURCE**  
1875 OLD ALABAMA ROAD, SUITE 1008  
ROSWELL, GA 30076  
TEL 678-990-2338  
WWW.TOWERSOURCEINC.COM

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A&E PROJECT #:  
--

DRAWN BY:  
JBE

CHECKED BY:  
EBU

REVISIONS		
NO	DATE	DESCRIPTION
A	02/02/16	ISSUED FOR REVIEW
0	03/28/16	ISSUED FOR CONSTRUCTION
1	08/02/16	UPDATED TO SKID

VERIZON WIRELESS SITE NAME  
**STARR'S POND**

TOWER OWNER / SITE NUMBER:  
VERIZON

DESIGN TYPE:  
GREENFIELD

SHEET TITLE:  
ONE-LINE DIAGRAM

DRAWING NO.  
**E-2**

REVISION NO.  
**1**

(3) 4" CONDUIT STUBBED UP OUTSIDE FENCE COORDINATE WITH CM & UTILITY FOR FURTHER DETAILS

PROPOSED METER (PROVIDED BY UTILITY, INSTALLED BY CONTRACTOR)

PROPOSED 200A/2P CIRCUIT BREAKER

4-GANG METER PACK W/ LEVER BYPASS, 120/240V SINGLE PHASE 3 WIRE, NEMA 3R, 600A BUS, AND 4-200A SPACES, SIEMENS WPL6412RJ OR EQUAL. (SOME TERRITORIES OF THE SOUTHERN COMPANY REQUIRE 6 GANG METER PACKS. CONSULT CM. WHEN 6 GANG REQUIRED USED SIEMENS WPL8612RJ)

1 #3/0G - 1" C

\* COMMON GROUND MUST BE TIED TO THE NEUTRAL IF THE METER IS NOT ON A MULTI-TENANT RACK

(GC) (3) #3/0 & (1) #4 G-2" C FROM METER TO ILC

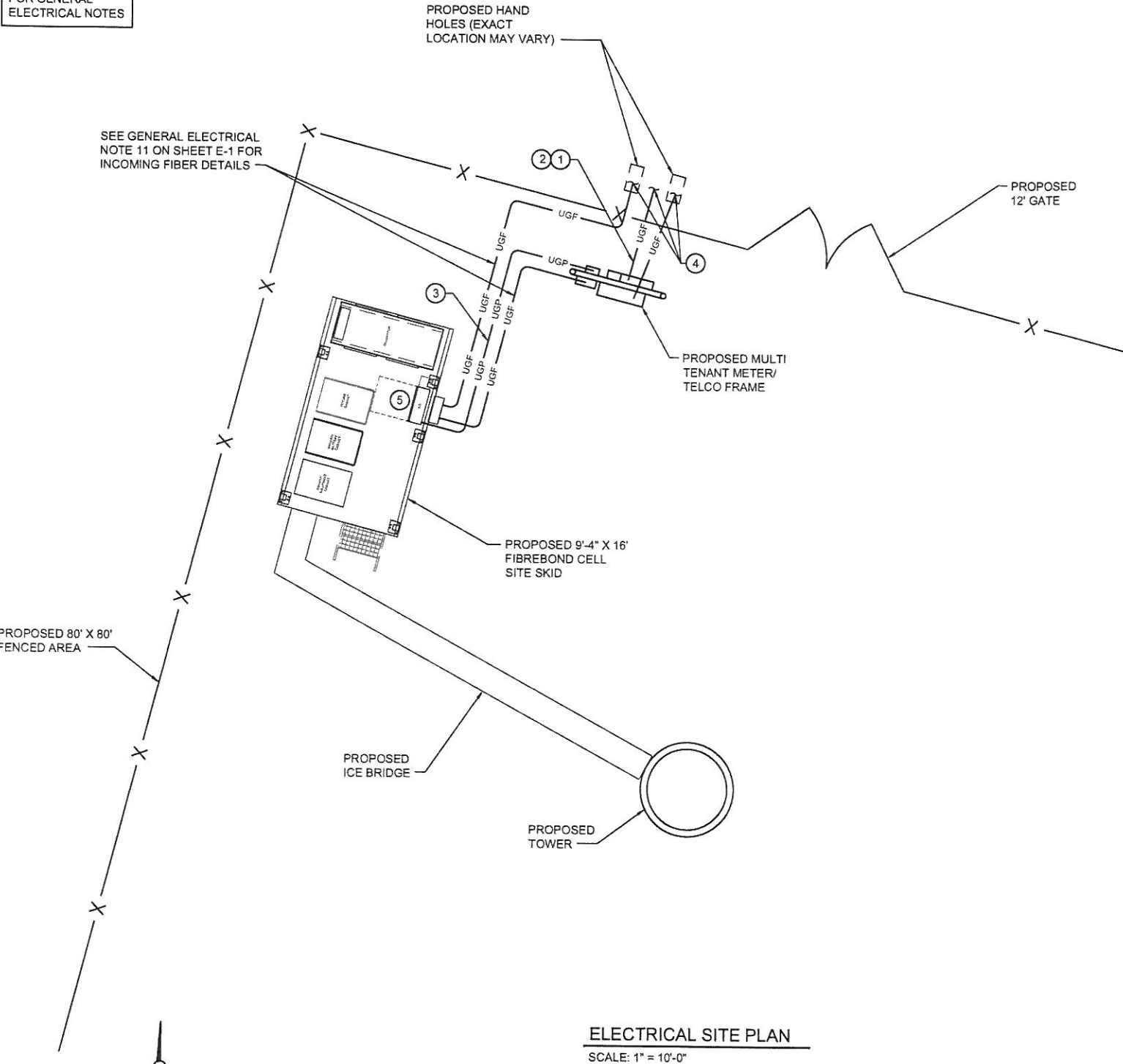
ILC MOUNTED ON EQUIPMENT SKID

LEGEND

- AC POWER CONDUIT
- ..... DC POWER CONDUIT
- FIBER CONDUIT
- GROUND WIRE

ONE-LINE DIAGRAM  
NOT TO SCALE

SEE SHEET E-1  
FOR GENERAL  
ELECTRICAL NOTES



ELECTRICAL SITE PLAN  
SCALE: 1" = 10'-0"

CODED DRAWING NOTES:

- 1. UTILITY TO DIRECT BURY OR CONTRACTOR TO INSTALL (1) 4"C WITH PULL WIRE FOR POWER SERVICE FROM UTILITY TO NEW TRANSFORMER. SEE PM FOR DETAILS. COORDINATE WITH UTILITY FOR TRANSFORMER LOCATION.
- 2. (1) 4"C FOR POWER SERVICE FROM TRANSFORMER TO MULTI TENANT FRAME; REFER TO E-1.
- 3. (1) 2"C W PULL WIRE FROM MULTI-METER TO ATS ON FRAME AND (1) 2"C FROM ATS TO PRIMARY LOAD CENTER; REFER TO E-2.
- 4. COORDINATE ELECTRICAL SERVICE REQUIREMENTS IN ADVANCE WITH UTILITY COMPANY. STUB UP POWER AND TELEPHONE CONDUIT AS DIRECTED BY UTILITY COMPANY.
- 5. MAINTAIN ALL NEC CLEARANCES.

ABBREVIATIONS

AWG	AMERICAN WIRE GAUGE	PVC	POLYVINYL CHLORIDE
BFG	BELOW FINISH GRADE	RGS	RIGID GALVANIZED STEEL
C	CONDUIT	SS	STAINLESS STEEL
CAB	CABINET	SST	SELF SUPPORTING TOWER
DWG	DRAWING	TYP.	TYPICAL
G	GROUND		

PREPARED FOR:

**verizon**

10300 OLD ALABAMA ROAD CONNECTOR  
ALPHARETTA GA 30022

A&E FIRM:

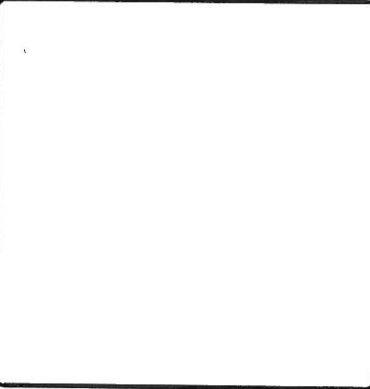
**TOWERSOURCE**

1875 OLD ALABAMA ROAD, SUITE 1008  
ROSWELL, GA 30076  
TEL 678-990-2338  
WWW.TOWERSOURCEINC.COM

THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO THE CLIENT IS STRICTLY PROHIBITED.

A&E PROJECT #:	--
DRAWN BY:	JBE
CHECKED BY:	EBU

REVISIONS		
NO	DATE	DESCRIPTION
A	02/02/16	ISSUED FOR REVIEW
0	03/28/16	ISSUED FOR CONSTRUCTION
1	08/02/16	UPDATED TO SKID



VERIZON WIRELESS SITE NAME:

**STARR'S POND**

TOWER OWNER / SITE NUMBER:

VERIZON

DESIGN TYPE:

GREENFIELD

SHEET TITLE:

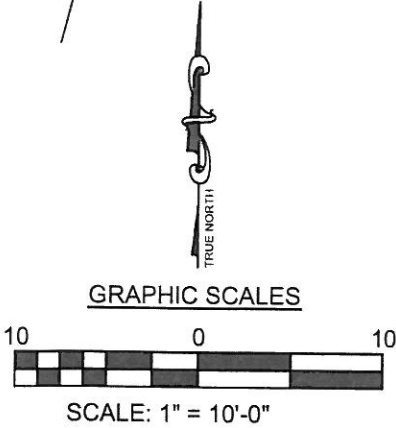
ELECTRICAL SITE PLAN

DRAWING NO.

**E-3A**

REVISION NO.

**1**





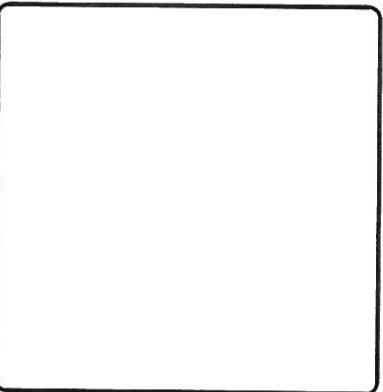
PREPARED FOR:  
**verizon**  
10300 OLD ALABAMA ROAD CONNECTOR  
ALPHARETTA, GA 30022

 **A&E FIRM:**  
**TOWERSOURCE**  
1875 OLD ALABAMA ROAD, SUITE 1008  
ROSWELL, GA 30076  
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A&E PROJECT #:	--
DRAWN BY:	JBE
CHECKED BY:	EBU

REVISIONS		
NO.	DATE	DESCRIPTION
A	02/02/16	ISSUED FOR REVIEW
0	03/28/16	ISSUED FOR CONSTRUCTION
1	08/02/16	UPDATED TO SKID



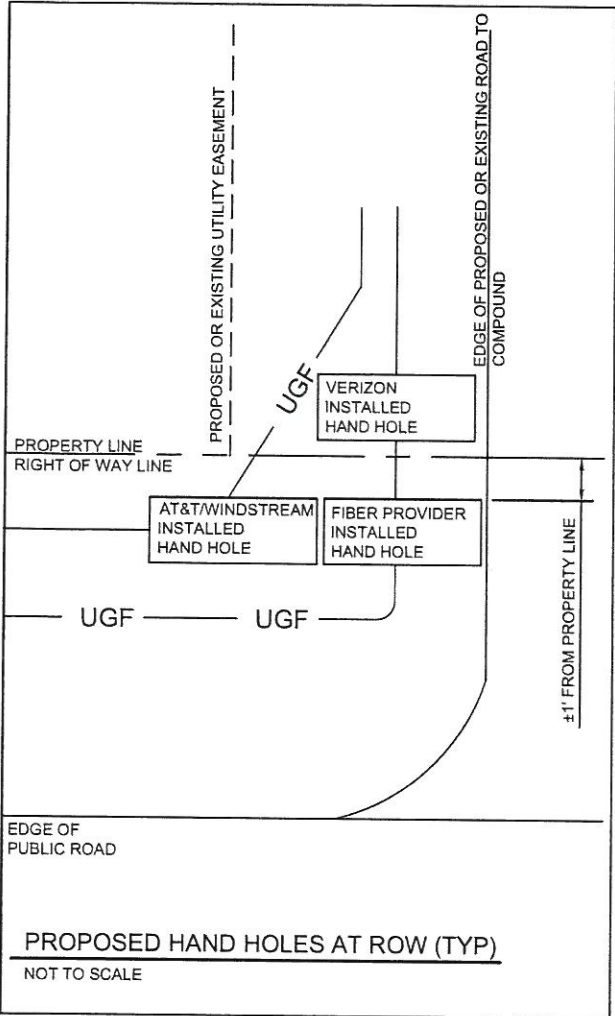
VERIZON WIRELESS SITE NAME:  
**STARR'S POND**

TOWER OWNER / SITE NUMBER:  
VERIZON

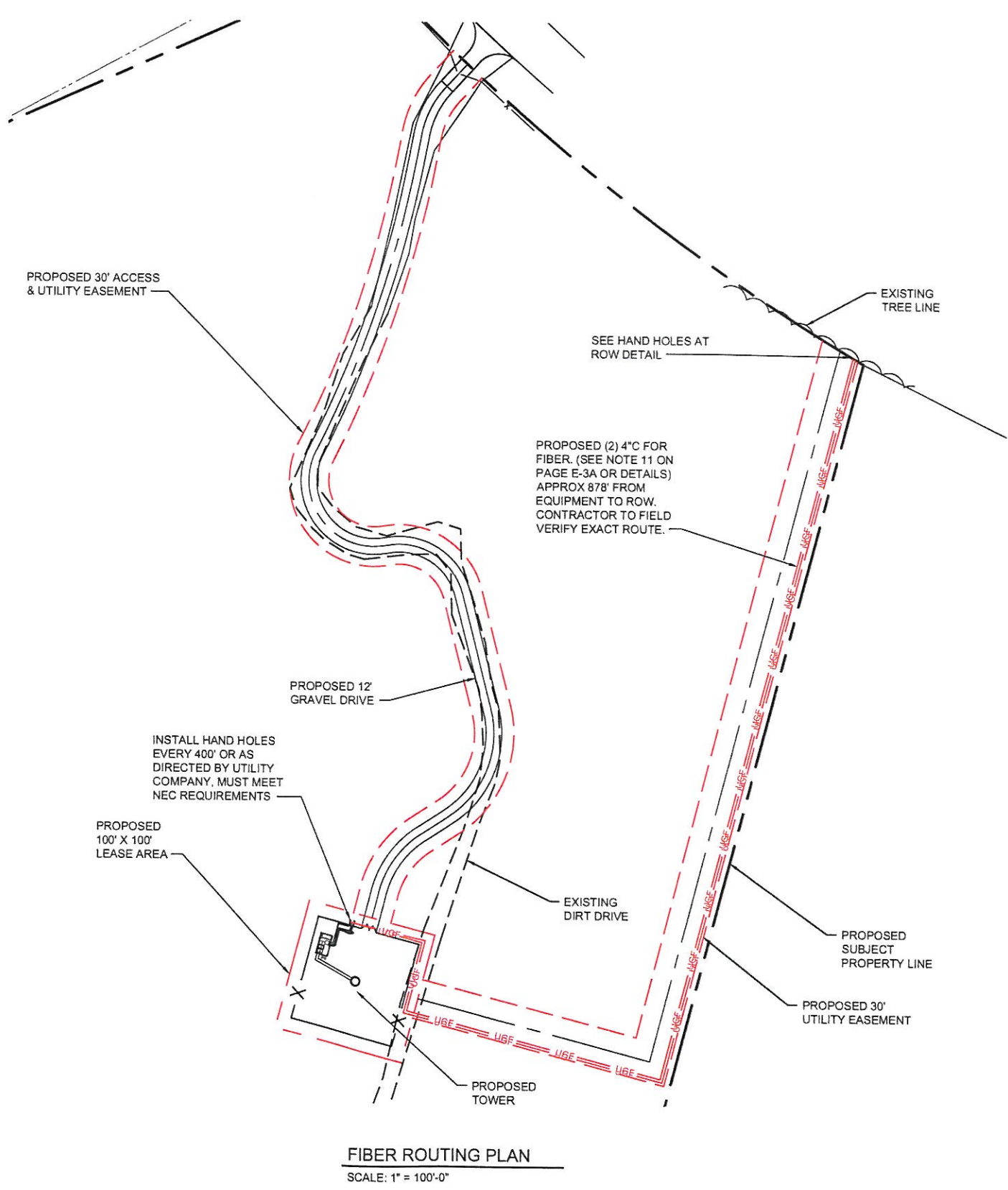
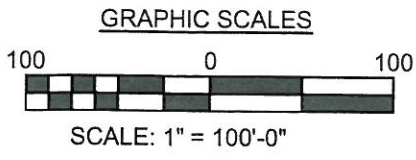
DESIGN TYPE:  
GREENFIELD

SHEET TITLE:  
FIBER ROUTING PLAN

DRAWING NO. <b>E-3B</b>	REVISION NO. <b>1</b>
----------------------------	--------------------------



UNDERLYING SURVEY  
PROVIDED BY TOWER  
OWNER



SEE SHEET E-1  
FOR GENERAL  
ELECTRICAL NOTES

PREPARED FOR:

  
10300 OLD ALABAMA ROAD CONNECTOR  
ALPHARETTA, GA 30022

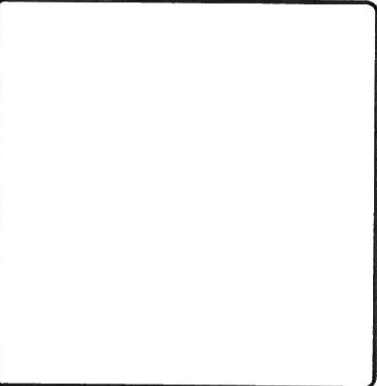
A&E FIRM:

**TOWERSOURCE**  
1875 OLD ALABAMA ROAD, SUITE 1008  
ROSWELL, GA 30076  
TEL 678-990-2338  
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A&E PROJECT #:	--
DRAWN BY:	JBE
CHECKED BY:	EBU

REVISIONS		
NO.	DATE	DESCRIPTION
A	02/02/16	ISSUED FOR REVIEW
0	03/28/16	ISSUED FOR CONSTRUCTION
1	08/02/16	UPDATED TO SKID



VERIZON WIRELESS SITE NAME:  
**STARR'S POND**

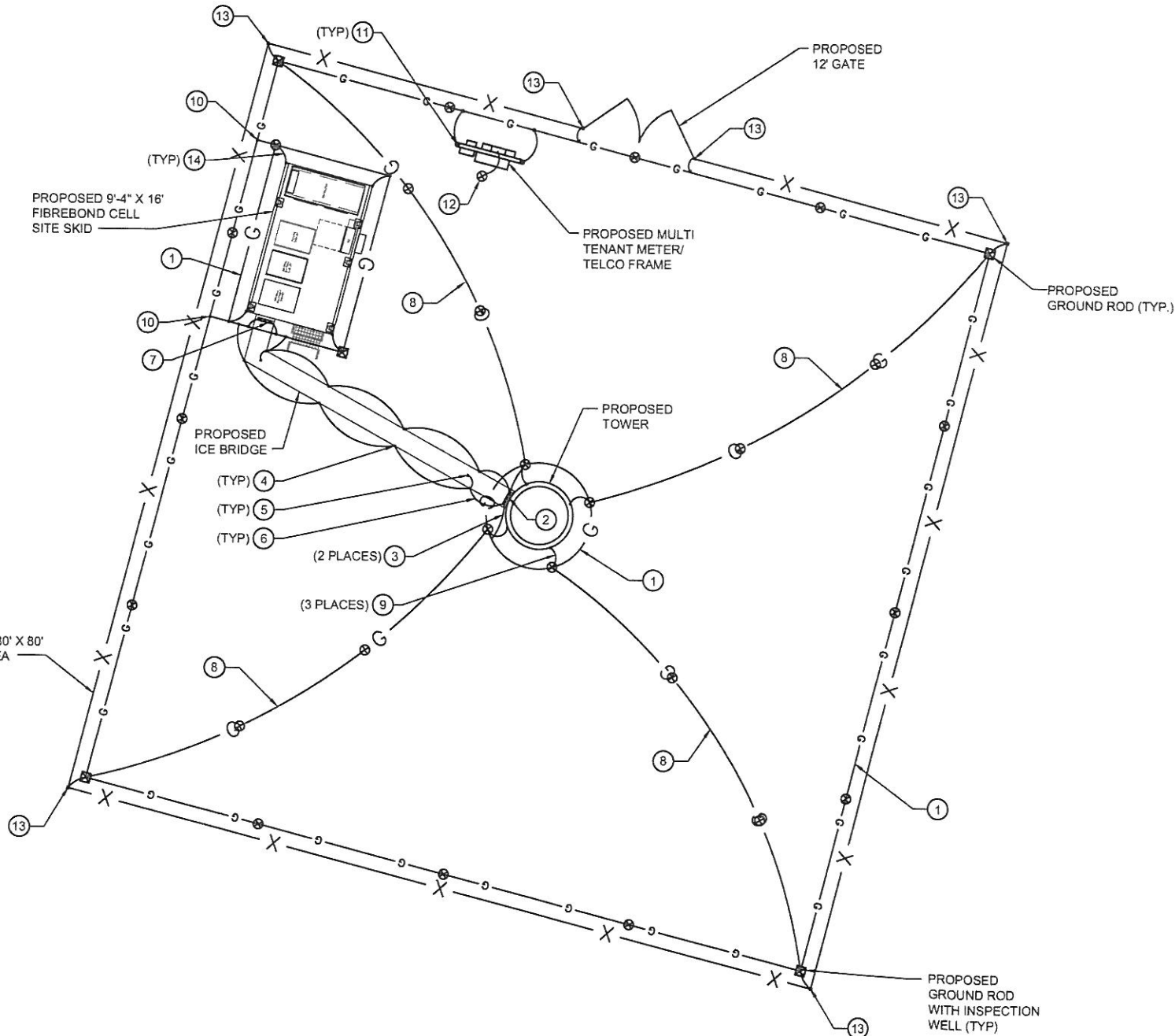
TOWER OWNER / SITE NUMBER:  
VERIZON

DESIGN TYPE:  
GREENFIELD

SHEET TITLE:  
GROUNDING SITE PLAN

DRAWING NO.  
**E-4**

REVISION NO.  
**1**



**CODED DRAWING NOTES:**

1. PROVIDE #2 COPPER GROUND RING BURIED AT MINIMUM 30" BELOW GRADE.
2. BOND CABLE GROUND KIT TO TOWER GROUND BAR.
3. BOND TOWER GROUND BAR TO GROUND RING.
4. BOND EVERY ICE BRIDGE POST TO GRIP STRUT. (TYP.)
5. BOND FIRST AND LAST ICE BRIDGE POST TO GRIP STRUT. (TYP.)
6. CONNECT ICE BRIDGE SECTIONS WITH JUMPERS. (TYP.)
7. BOND CABLE GROUND KIT TO CABINET GROUND BAR AND GROUND RING.
8. BOND TOWER GROUND RING TO COMPOUND GROUND RING (TYP.)
9. BOND TOWER TO TOWER GROUND RING TYPICAL AT EACH LEG. (3 PLACES)
10. BOND ALL FENCE POST WITHIN 6' OF GROUND RING TO GROUND RING.
11. BOND H-FRAME POST TO GROUND RING. (TYP.)
12. GROUND BUSS BAR ON NEW METER TO INSULATED GROUND ROD.
13. BOND EACH FENCE/GATE POST TO GROUND RING.
14. BOND ALL SUPPLIED GROUND LEADS ON SKID TO GROUND RING.

**ABBREVIATIONS**

- GROUND CONNECTION
- ⊕ CHEMICAL GROUND ROD
- ⊗ GROUND ROD
- ⊗ GROUND ROD WITH INSPECTION SLEEVE
- CADWELD TYPE CONNECTION
- COMPRESSION TYPE CONNECTION
- G GROUND WIRE



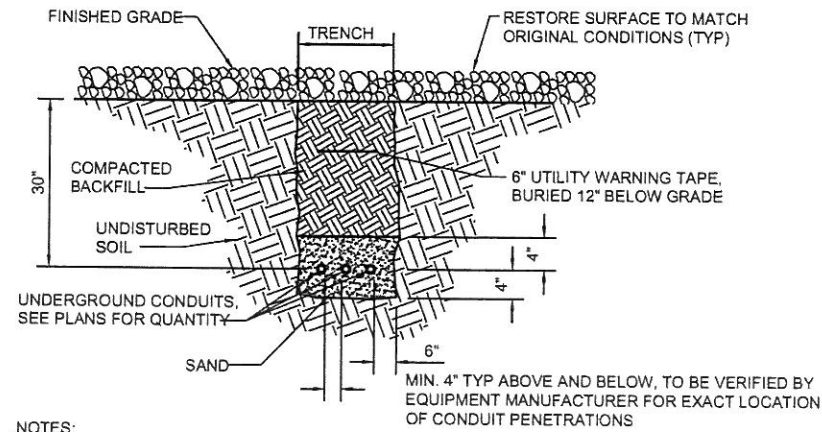
**GRAPHIC SCALES**



SCALE: 1" = 15'-0"

**GROUNDING SITE PLAN**  
SCALE: 1" = 15'-0"



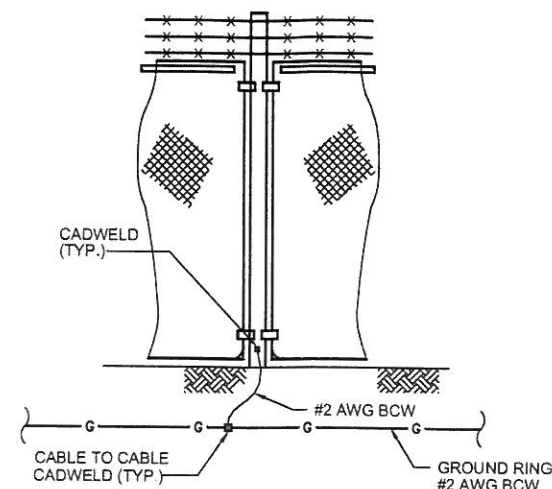


NOTES:

1. PROVIDE PVC CONDUIT BELOW GRADE EXCEPT AS NOTED BELOW
2. PROVIDE RGS CONDUIT & ELBOWS AT STUB UP LOCATIONS (ie POLES, EQUIPMENT, etc>)
3. PROVIDE RGS CONDUIT BELOW PARKING LOTS & ROADWAYS.

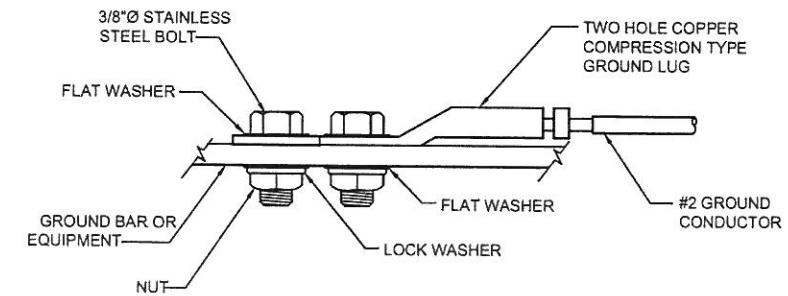
TYPICAL TRENCH DETAIL

NOT TO SCALE



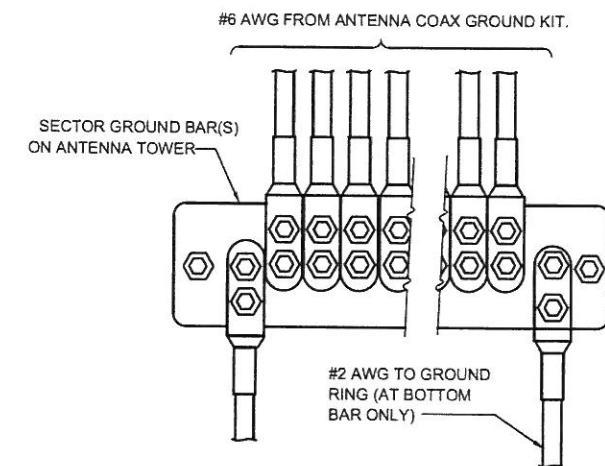
## FENCE GROUNDING

NOT TO SCALE



### EQUIPMENT GROUND CONNECTION

NOT TO SCALE

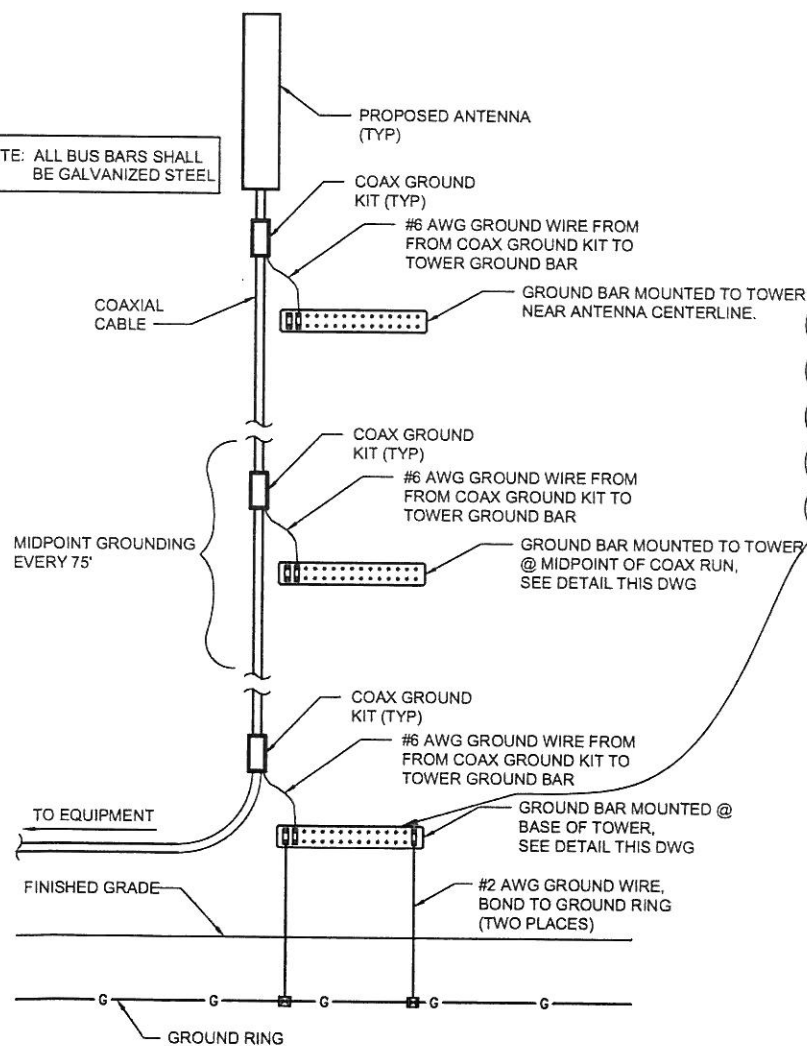


NOTES:

1. GALVANIZED STEEL GROUND BAR 1/4"x4"x14"  
2-HOLE CONNECTORS TO MATCH NEMA DOUBLE  
LUG CONFIGURATION.
2. SIMILAR INSTALLATION FOR TOP AND BOTTOM  
TOWER GROUND BARS AND FOR COAX ENTRY  
PORT GROUND BARS.
3. VZW STOLEN PROPERTY"  
TO BE ENGRAVED IN STEEL

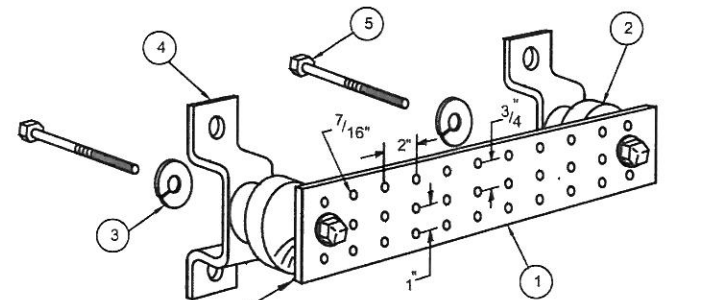
## ANTENNA GROUND WIRE INSTALLATION

NOT TO SCALE



### COAX/TOWER GROUNDING SCHEMATIC

NOT TO SCALE

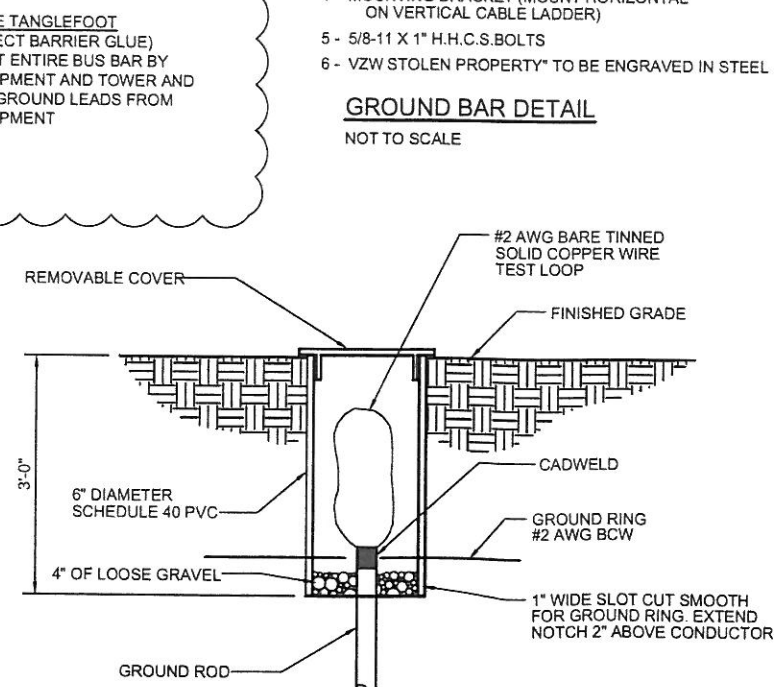


LEGEND

- 1 - GALVANIZED STEEL GROUND BAR, 1/4"x 4"x 14"
- 2 - INSULATORS (NO INSULATORS ON TOWER)
- 3 - 5/8" LOCKWASHERS
- 4 - MOUNTING BRACKET (MOUNT HORIZONTAL ON VERTICAL CABLE LADDER)
- 5 - 5/8-11 X 1" H.H.C.S.BOLTS
- 6 - VZW STOLEN PROPERTY\* TO BE ENGRAVED IN STEEL

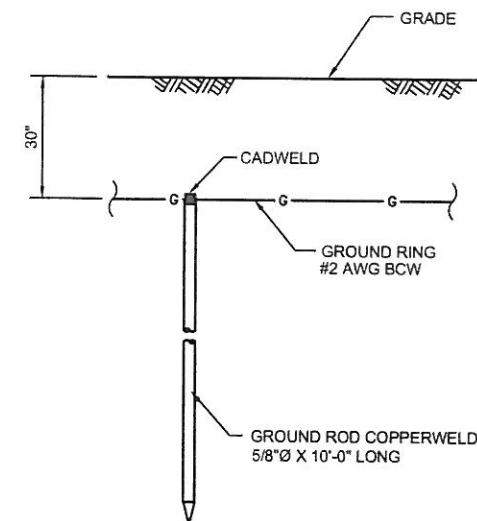
GROUND BAR DETAIL

NOT TO SCALE



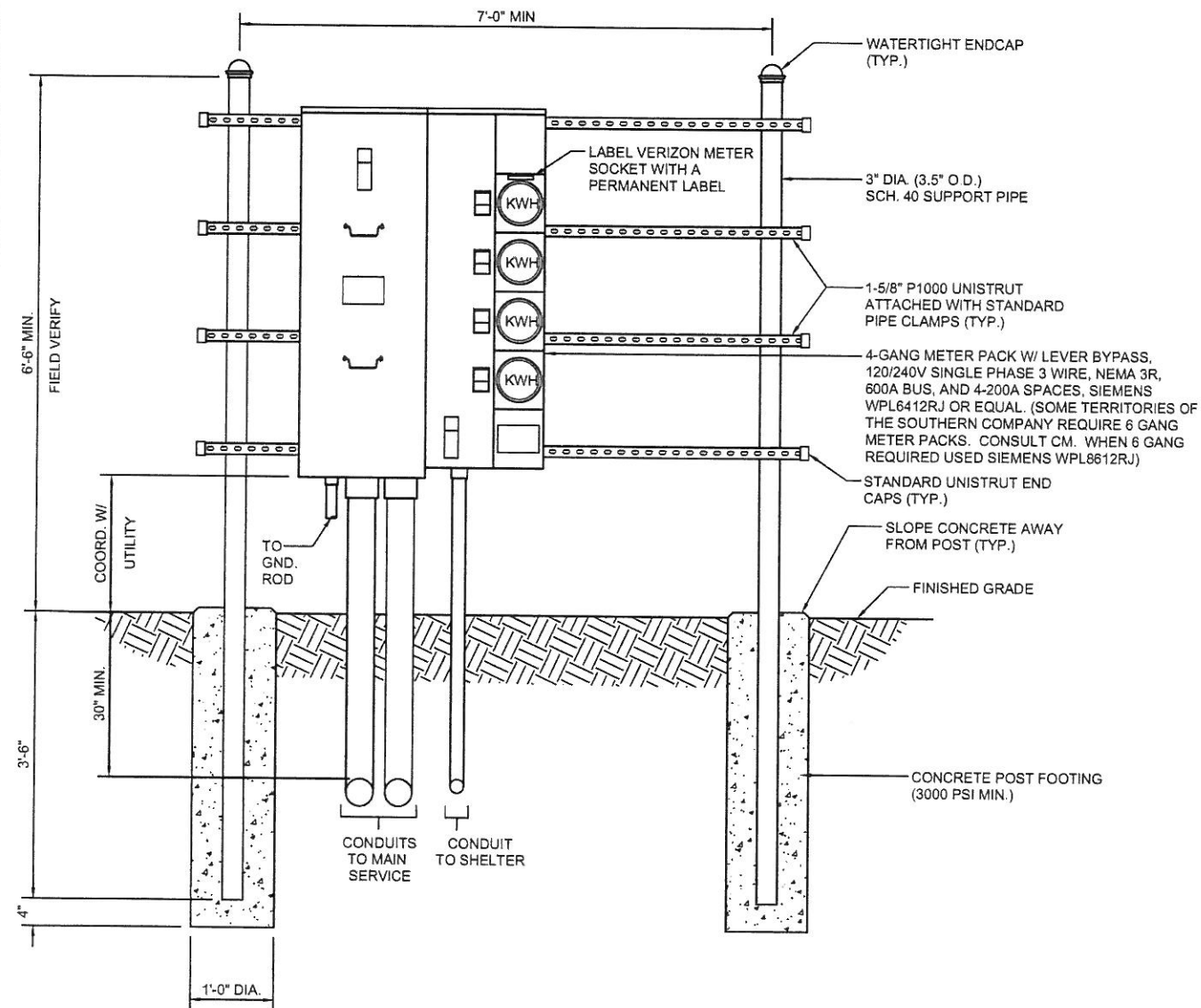
GROUND ROD INSPECTION WELL

NOT TO SCALE



### GROUND ROD DETAIL

NOT TO SCALE

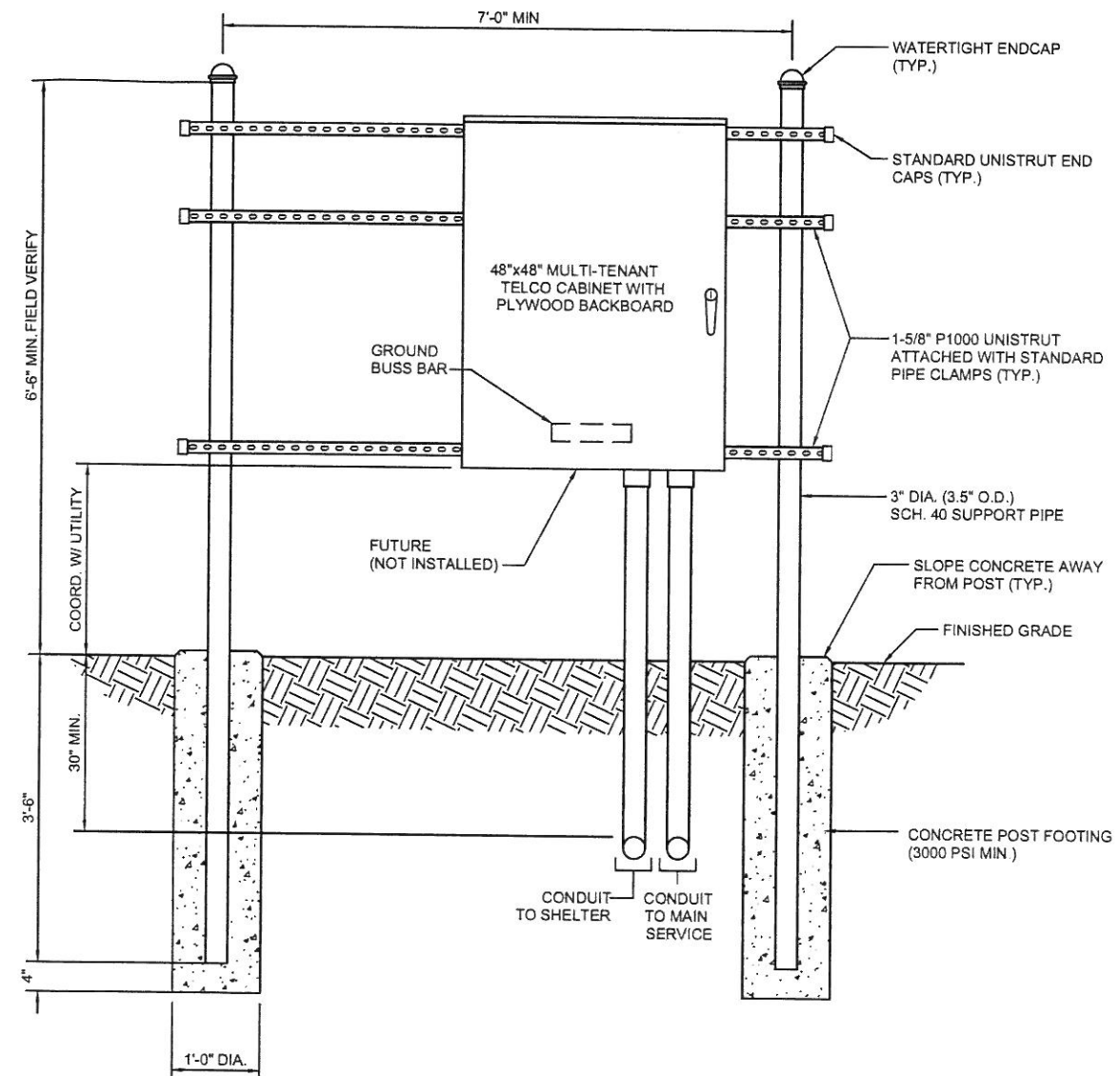


### UTILITY FRAME DETAIL (GANG METER)

NOT TO SCALE

NOTES:

1. ALL UNDERGROUND CONDUIT SHALL BE PVC SCHEDULE 40 UNLESS OTHERWISE INDICATED. ALL CONDUITS EXPOSED ABOVE GROUND SHALL BE RIGID GALVANIZED STEEL. ALL UNDERGROUND CONDUIT SHALL TRANSITION FROM PVC TO RIGID AT THE 90° BEND BELOW GRADE.
2. CONTRACTOR SHALL FIELD LOCATE THE METER PEDESTAL AS SHOWN ON SITE PLAN. INSTALL THE METER PEDESTAL NEAR THE PERIMETER OF THE FENCED COMPOUND WITH THE METERS FACING AS SHOWN.
3. THE CONTRACTOR SHALL COORDINATE WITH THE LOCAL UTILITY COMPANY FOR THE CONDUIT RUN TO THE MAIN SERVICE CONNECTION OR TRANSFORMER.
4. THE CONTRACTOR SHALL COORDINATE WITH THE LOCAL UTILITY COMPANY FOR GROUND ROD REQUIREMENTS. IF REQUIRED, THE CONTRACTOR SHALL ORDER AND PAY FOR NECESSARY GROUND TESTS.
5. SUPPORT POST AND UNISTRUT SHALL BE GALVANIZED. PIPE CLAMPS AND HARDWARE SHALL BE GALVANIZED OR STAINLESS STEEL.
6. TELCO CABINET SHALL BE 36"x48"x10" HOFFMAN OR EQUIVALENT. PROVIDE 3/4" PLYWOOD BACKBOARD INSIDE THE MULTI-TENANT TELCO CABINET.
7. ADJUSTMENTS TO THE METER PEDESTAL DESIGN MAY BE REQUIRED DEPENDING ON THE EXACT METER PANEL INSTALLED. CONTRACTOR SHALL FIELD COORDINATE ADJUSTMENTS AND INFORM THE ENGINEER IF ANY UNUSUAL CONDITIONS ARE FOUND TO EXIST.



### UTILITY FRAME DETAIL (TELCO)

NOT TO SCALE

THE INFORMATION CONTAINED IN THIS  
SET OF DOCUMENTS IS PROPRIETARY  
BY NATURE. ANY USE OR DISCLOSURE  
OTHER THAN THAT WHICH RELATES  
TO THE CLIENT IS STRICTLY PROHIBITED

A&E PROJECT #:	--
DRAWN BY:	JBE
CHECKED BY:	EBU

[illegible]

VERIZON WIRELESS SITE NAME:

STARR'S  
POND

TOWER OWNER / SITE NUMBER:

VERIZON

DESIGN TYPE:

GREENFIELD

SHEET TITLE:

### METER FRAME DETAILS

DRAWING NO.

E-6

REVISION NO. \_\_\_\_\_

1



# COUNTY AGENDA REQUEST

Page 126 of 280

Department:

Presenter(s):

Meeting Date:

Type of Request:

## Wording for the Agenda:

Consideration of Petition No. 1269-17, Michelle Camper, Patrick Camper, Howell Richardson, and Melissa Phillips, Owners, and Randy Boyd, Agent, request to rezone 8.935 acres from A-R to O-I to develop an Educational Facility for gymnastics, cheerleading & dance located in Land Lot 39 of the 7th District and fronting on SR 54.

## Background/History/Details:

Staff recommends approval of Petition No. 1269-17 with one (1) condition, that the minor revision to the final plat be submitted and approved prior to the submittal on the site plan.

The Planning Commission recommended approval of Petition No. 1269-17 with one (1) condition.

Jim Graw made a motion to recommend approval of the Petition 1269-17 with one (1) condition. Al Gilbert seconded the motion. The motion passed 4-0. John Culbreth was absent from the meeting.

## What action are you seeking from the Board of Commissioners?

Approval of Petition No. 1269-17, Michelle Camper, Patrick Camper, Howell Richardson, and Melissa Phillips, Owners, and Randy Boyd, Agent, request to rezone 8.935 acres from A-R to O-I to develop an Educational Facility for gymnastics, cheerleading & dance located in Land Lot 39 of the 7th District and fronting on SR 54.

## If this item requires funding, please describe:

Has this request been considered within the past two years?

If so, when?

Is Audio-Visual Equipment Required for this Request?\*

Backup Provided with Request?

***\* All audio-visual material must be submitted to the County Clerk's Office no later than 48 hours prior to the meeting. It is also your department's responsibility to ensure all third-party audio-visual material is submitted at least 48 hours in advance.***

Approved by Finance

Reviewed by Legal

Approved by Purchasing

County Clerk's Approval

Administrator's Approval

## Staff Notes:

## **ONE (1) CONDITION**

1. That the minor revision to the final plat be submitted and approved prior to the submittal on the site plan.



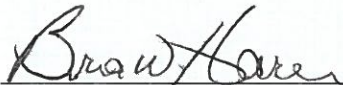
**PLANNING COMMISSION RECOMMENDATION****DATE:** October 5, 2017**TO:** Fayette County Commissioners

The Fayette County Planning Commission recommends that Petition No. 1269-17, the application of Michelle Camper, Patrick Camper, Howell Richardson, Melissa Phillips to rezone 8.935 acre from A-R to O-I, be:

☒ Approved <sup>to</sup> ☐ Withdrawn ☐ Denied


☐ Tabled until \_\_\_\_\_

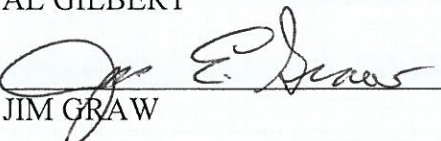
This is forwarded to you for final action.

  
 BRIAN HAREN, CHAIRMAN

~~ABSENT~~  
 JOHN CULBRETH, VICE-CHAIRMAN

  
 DANNY ENGLAND

  
 AL GILBERT

  
 JIM GRAW

**Remarks:**

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**STATE OF GEORGIA  
COUNTY OF FAYETTE**

**RESOLUTION**

**NO. 1269-17**

**WHEREAS**, Michelle Camper, Patrick Camper, Howell Richardson, Melissa Phillips, Owner, and Randy Boyd, Agent, having come before the Fayette County Planning Commission on October 5, 2017, requesting an amendment to the Fayette County Zoning Map pursuant to "The Zoning Ordinance of Fayette County, Georgia, 2010"; and

**WHEREAS**, said request being as follows: Request to rezone 8.935 acre from A-R to O-I, in the area of Georgia State Route 54, Land Lot 39 of the 7th District, for the purpose of developing an Educational Facility; and

**WHEREAS**, the Fayette County Planning Commission having duly convened, and considered said request;

**BE IT RESOLVED** that the decision of the Fayette County Planning Commission, that said request be **APPROVED**.

This decision is based on the following reasons:

In compliance with the Fayette County Comprehensive Plan.  
Compatible with the surrounding area.

**PLANNING COMMISSION  
OF  
FAYETTE COUNTY**

**ATTEST:**

  
\_\_\_\_\_  
**BRIAN HAREN, CHAIRMAN**

\_\_\_\_\_  
**PC SECRETARY**



**THE FAYETTE COUNTY PLANNING COMMISSION** met on October 5, 2017 at 7:00 P.M. in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Fayetteville, Georgia.

2. **Consideration of Petition No. 1269-17, Michelle Camper, Patrick Camper, Howell Richardson, and Melissa Phillips, Owners, and Randy Boyd, Agent, request to rezone 8.935 acres from A-R to O-I to develop an Educational Facility for gymnastics, cheerleading & dance. This property is located in Land Lot 39 of the 7th District and fronts on SR 54.**

Pete Frisina said Petitions 1269-17 and PR-064-17 are related and could be discussed together but they would need separate motions.

Randy Boyd said he would like to proceed with the rezoning request. He said the subject property was the Katheryn A Smith estate and is within the old H.L Newton subdivision plat recorded in 1965. He added the subject property consists of two lots, a 4.544 acre lot and a 4.391 acre lot that add up to 8.935. He stated the subject property is within the SR 54 Overlay District and Overlay Zone and is currently zoned A-R. He said the request is to rezone to O-I to develop an Educational Facility called the Gym Sports Academy for gymnastics, cheerleading & dance. He added the site plan indicates a gymnasium type building that is 100 feet by 220 feet which is 22,000 square foot building that requires 167 parking spaces. He stated the impervious area is about 2.68 acres or about 30 percent of the subject property and the existing house will be removed for the development of the property. He added that property to the east is zoned O-I, property to the north and west is zoned A-R and to the southeast property is zoned O-I. He said Gym Sports has two co-owners, Igor Nechay and Marina Romanova. He stated their present facility is located in Tyrone and is about 10,000 square feet and they need to expand. He added the business is open Monday thru Thursday from 9:30 am to 7:30 pm and open Saturday 11:30am to 1:00pm and also run camps in the summer. He said this was a unique situation where he was able to visit the existing facility to see how it functioned and see the kids participating. He said their mission statement is to develop healthy, happy and confident children by improving the child's physical development in a positive, progressive and safe learning environment. He added that for the record he has letters of support from the property owner's to the west and a petition of support with 182 signatures.

Al Gilbert asked Randy Boyd if he was aware of the recommended condition.

Randy Boyd said they were in agreement with the recommended condition.

Al Gilbert said he would read the condition into the record as follows: That the minor revision to the final plat be submitted and approved prior to the submittal on the site plan.

Chairman Haren asked if there anyone who would like to speak in favor of the petition.

Ilene Craner said she has been a resident of Fayette County for 11 years and customer of Gym

Sports Academy for over nine years and she is here tonight with several others to support the petition to build a bigger facility in a more centralized location with adequate parking. She added that a larger facility would accommodate equipment and more stations thus achieving a higher intensity of instruction for all age groups. She stated the level of instruction provided by Gym Sports is in high demand and due to their current smaller facility there is a waiting list. She said this new larger facility and parking will allow Gym Sports to fill this demand. She stated that she had two children that attended Gym Sports and it is a great program.

Chairman Haren asked if there anyone who would like to speak in opposition of the petition. Hearing none he said he would bring it back to board.

Danny England asked if the owners had looked for any existing buildings that would meet their needs.

Randy Boyd said he did not know but the owners really want to build something that is designed for them and their academy.

Jim Graw asked if these two nonconforming lots are legal.

Pete Frisina said the lots were nonconforming.

Jim Graw asked if they are legal lots.

Pete Frisina said nonconforming means they are legal.

David Hughes said he will be the builder on the project and he and the owners had searched for both existing building and property and this property meets the owner's needs for the academy. He added that the business owners have a property in Peachtree City but it will not meet their needs for the facility they have in mind.

Jim Graw made a motion to recommend approval of Petition 1269-17 with one (1) condition. Al Gilbert seconded the motion. The motion passed 4-0. John Culbreth was absent from the meeting.



**PETITION NO: 1269-17 & RP-064-17**

**REQUESTED ACTION:** A-R to O-I

**PROPOSED USE:** Educational Facility

**EXISTING USE:** Residential

**LOCATION:** SR 54 West

**DISTRICT/LAND LOT(S):** 7th District, Land Lot(s) 39

**OWNER:** Michelle Camper, Patrick Camper, Howell Richardson, Melissa Phillips

**AGENT:** Randy Boyd

**PLANNING COMMISSION PUBLIC HEARING:** October 5, 2017

**BOARD OF COMMISSIONERS PUBLIC HEARING:** October 26, 2017

---

**APPLICANT'S INTENT**

Applicant proposes to develop an Educational Facility (gymnastics, cheerleading & dance) on 8.935 acres.

**STAFF RECOMMENDATION**

**APPROVAL WITH ONE (1) CONDITION**

**1.**

**1269-17**

## INVESTIGATION

### A. PROPERTY SITE

The subject property is a 8.935 acre tract fronting on SR 54 West in Land Lot(s) 39 of the 7th District. SR 54 is classified as a Major Arterial Road on the Fayette County Thoroughfare Plan. The subject property contains a single-family residence and is currently zoned A-R.

**History:** The subject property consists of two (2) lots originally platted on the Survey for H.L Newton and recorded on August 19, 1965, Book 3 Page 31 (see attached). These lots were again platted on the revised Survey for H.L Newton and recorded on January 28, 1966, Book 3 Page 75 (see attached).

The subject property was part of Rezoning Petition 1162-06 (A-R to O-I), consisting of 18.594 acres for the purpose of developing an assisted living center (300 units) and five (5) medical office lots. The request was denied by the Board of Commissioners on January 27, 2006.

### B. SURROUNDING ZONING AND USES

The general situation is a 8.935 acre tract that is zoned A-R. In the vicinity of the subject property is land which is zoned A-R, R-40 and O-I. See the following table and also the attached Zoning Location Map.

The subject property is bound by the following adjacent zoning districts and uses:

Direction	Acreage	Zoning	Use	Comprehensive Plan
North	22.32	A-R	Undeveloped	Rural Residential -2 (1 Unit/2 Acres) & SR 54 West Overlay District
South	1.7 1.7	R-40 R-40	Single-Family Residential Single-Family Residential	Low Density Residential (1 Unit/1 Acre) & SR 54 West Overlay District
East	34.04	A-R	Undeveloped	Rural Residential -2 (1 Unit/2 Acres) & SR 54 West Overlay District
(Common Oak Office Subdivision)	1.06	O-I	Community Septic System	
	0.57	O-I	Undeveloped	
	0.50	O-I	Undeveloped	
	0.52	O-I	Undeveloped	
	0.77	O-I	Undeveloped	
West	4.9	A-R	Single-Family Residential	Rural Residential -2 (1 Unit/2 Acres) & SR 54 West Overlay District



## **C. COMPREHENSIVE PLAN**

The subject property lies within an area designated for Rural Residential (I Unit/2 Acres) and the SR 54 West Overlay District. The SR 54 West Overlay District states the following:

Recommendations: The intent of the SR 54 West Overlay District is to offer existing tracts of five +/- acres the option to convert to office uses. Outside of the commercial designation at Tyrone Road and the commercial and office-institutional designation at Sumner Road (south), these parcels would be considered for the Office-Institutional Zoning District. Conditions should be placed on property at the time of rezoning to address unique situations.

This request conforms to the Fayette County Comprehensive Plan in relation to the SR 54 West Overlay District. The Subject Property consists of two lots that are five (5) +/- acres in size.

## **D. ZONING/REGULATORY REVIEW**

The applicant seeks to rezone A-R from to O-I for the purpose of developing an Educational Facility (gymnastics, cheerleading & dance). An Educational Facility is a Permitted Use in the O-I zoning district as follows:

(5) Educational/instructional/tutorial facilities, including, but not limited to: academic, art, computer, dance, driving and/or DUI, martial arts, music, professional/business/trade, and similar facilities;

### **State Route Overlay**

Due to the frontage on State Route 54, development of the property is subject to the requirements of the State Route 54 Overlay Zone. The Overlay Zone requirements are in addition to the zoning district requirements and any Conditional Use requirements. Overlay Zone requirements including, but not limited to, the following: a 100 foot setback from the right-of-way of SR 54, a 50 foot setback for impervious surfaces from right-of-way of SR 54, and architectural standards for buildings which require a residential character including a pitched peaked roof, a residential façade, and doors and windows of a residential character.

## **Platting**

Revision to the Final Subdivision Plat (RP-064-17)

Sec. 104-595. Approval of subdivisions. (2), j. of the Subdivision Regulations states:

.....Proposed revisions to a recorded final plat of any existing residential or agricultural-residential subdivisions which add property to, increases the number of platted lots, or changes the principal use on a lot will be considered in public hearings before the planning commission and the board of commissioners. The legal notice shall be advertised at least seven calendar days prior to the public hearing before the planning commission, but not more than 45 calendar days, nor less than 15 calendar days prior to the public hearing before the board of commissioners.....

This rezoning would change the principal use on the property from residential to nonresidential and the plat must be revised to combine the two lots making up the subject property prior to submittal of the site plan. Should this request be approved, a minor revision to a final plat shall be required per Sec. 104-595. Approval of subdivisions. (2), l. of the Subdivision Regulations as follows:

Minor revisions to a recorded final plat or minor subdivision plat. A minor revision to a recorded final plat or minor subdivision plat such as the combination of lots, minor shifts to lot lines, corrections of errors and/or establishment or modification of an easement that does not increase the number of lots, change the use, alter the road or utility layout, or change the outer boundary of the final plat or minor subdivision plat will be reviewed by the zoning administrator. Based on the nature of the minor revision, the zoning administrator shall contact the applicable departments for their input. The signature of the zoning administrator and environmental health specialist shall be required for approval of the minor revision prior to recording. See section 104-596 for requirements to be indicated on the minor revision of a final plat or the minor revision of a minor subdivision plat, as applicable.

Staff will recommend a condition that the minor revision to the final plat be submitted and approved prior to the submittal on the site plan.

## **Access**

GDOT controls access to SR 54. SR 54 is a median divided four (4) lane roadway. The Concept Plan submitted indicates one (1) access from Georgia State Route 54. There is not an existing median cut to directly access the subject property from the east bound lane. Therefore access will be right in right out only from the west bound lane.



## **Site Plan**

Should this petition be approved, the owner/developer must submit a site plan as required by Article II. - Nonresidential Construction Permit and Compliance Procedures of the Development Regulations.

### **E. REVIEW OF CONCEPT PLAN**

The applicant is advised that the Concept Plan is for illustration purposes only. Any deficiencies must be addressed at the time of submittal of the Preliminary Plat, Final Plat, and/or Site Plan, as applicable.

### **G. DEPARTMENTAL COMMENTS**

#### **Water System**

Water available on the opposite side of S.R. 54.

#### **Public Works/Engineering**

Rezoning and Plat – Access to the site is control by GDOT and SR 54.

Engineering references Sec. 104-55 (d) (9) and that the owner/developer of this property explore the provision for future inter-parcel access to similarly zoned properties to the east and/or west of the subject property and indicate such on the site plan for review by Engineering.

#### **Environmental Management**

**Floodplain** The property **IS ADJACENT TO** floodplain per FEMA FIRM panel 13113C0083E dated Sept 26, 2008.

**Wetlands** According to the National Wetlands Inventory wetlands are not present. However, a wetland study may be required upon field inspection by staff. Per Section 8-4 of Fayette County Development Regulations, the applicant must obtain all required permits from the U.S. Army Corps of Engineers prior to issuance of any permits from Fayette County for any phase of development affecting wetlands.

**Watershed** Watershed Protection **DOES** apply based on geographic information systems review.

**Groundwater** The property **IS NOT** within a groundwater recharge area.

This development **IS** subject to all applicable development regulations including Watershed Protection, Floodplain Management and Post-development Stormwater Management.

**Environmental Health Department**

No objections.

**Fire**

Must show fire hydrants on Final Plat.

**Georgia Department of Transportation**

Advise the property owner that the required GDOT access spacing of 350' between accesses should be designed in the final plans and also a deceleration lane for access to the dance studio may be warranted. Please reference the current edition of the GDOT Encroachment Manual for the designing of accesses on a state route.



### **STAFF ANALYSIS**

This request is based on the petitioner's intent to rezone said property from A-R to O-I for the purpose of developing Educational Facility. Per Section 110-300 of the Fayette County Zoning Ordinance, Staff makes the following evaluations:

1. The subject property lies within an area designated for Rural Residential (1 Unit/2 Acres) and the SR 54 West Overlay District. The SR 54 West Overlay District states the following:

Recommendations: The intent of the SR 54 West Overlay District is to offer existing tracts of five +/- acres the option to convert to office uses. Outside of the commercial designation at Tyrone Road and the commercial and office-institutional designation at Sumner Road (south), these parcels would be considered for the Office-Institutional Zoning District. Conditions should be placed on property at the time of rezoning to address unique situations.

This request conforms to the Fayette County Comprehensive Plan in relation to the SR 54 West Overlay District. The Subject Property consists of two lots that are five (5) +/- acres in size.

2. The proposed rezoning will not adversely affect the existing use or usability of adjacent or nearby property.
3. The proposed rezoning will not result in a burdensome use of roads, utilities, or schools.
4. Existing conditions and the area's continuing development with a mix of single-family residential and office-institutional development support this petition.

Based on the foregoing Investigation and Staff Analysis, Staff recommends **APPROVAL WITH ONE (1) CONDITION.**

### **RECOMMENDED CONDITIONS**

If this petition is approved by the Board of Commissioners, it should be approved **O-I CONDITIONAL** subject to the following enumerated conditions. Where these conditions conflict with the provisions of the Zoning Ordinance, these conditions shall supersede unless otherwise specifically stipulated by the Board of Commissioners.

1. That the minor revision to the final plat be submitted and approved prior to the submittal on the site plan.

## ZONING PETITION

To support Rezoning Application

# 1269-17

1607 Hwy. 54 W, Parcel ID: 0713 041

Gym Sports Gymnastics School

I support the rezoning of the above property to Office and Institutional  
(Gymnastics/School) Fayette County Georgia.

Name D. Larry Lingerfelt

Address 1627 Hwy. 54 W.  
Fayetteville, Ga. 30214

Signature D. Larry Lingerfelt



## ZONING PETITION

To support Rezoning Application

# 1269-17

1607 Hwy. 54 W, Parcel ID: 0713 041

Gym Sports Gymnastics School

I support the rezoning of the above property to Office and Institutional  
(Gymnastics/School) Fayette County Georgia.

Name Nelton C. Thompson

Address 1623 Hwy. 54 W.  
Fayetteville, GA. 30214

Signature Nelton C. Thompson

# ZONING PETITION

To support Rezoning Application

# 1269-17

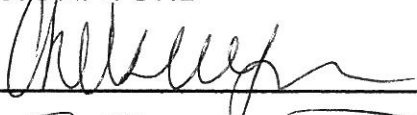
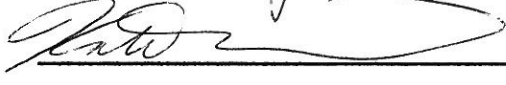
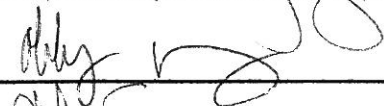
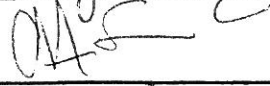
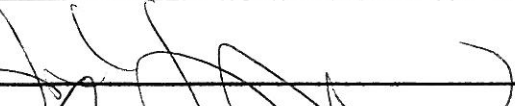
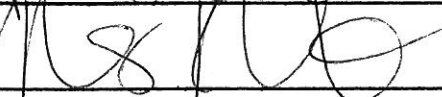
1607 Hwy. 54 W, Parcel ID: 0713 041

## Gym Sports Academy

I support the rezoning of the above property to Office and Institutional  
(Gymnastics/School) Fayette County Georgia.

SIGNATURE

FAYETTE COUNTY RESIDENT?

1		Yes
2		yes
3	Cheryl Bromich	no
4	Rita Felder	YES
5	M. Anthony Smith	yes
6		yes
7		YES
8		NO
9	James Collins	yes
10		NO

# ZONING PETITION

To support Rezoning Application

# 1269-17

1607 Hwy. 54 W, Parcel ID: 0713 041

Gym Sports Academy

I support the rezoning of the above property to Office and Institutional  
(Gymnastics/School) Fayette County Georgia.

SIGNATURE

FAYETTE COUNTY RESIDENT?

11 Jennifer Lowe

yes

12 Natasha Fann

NO

13 Laurie Chesnut

NO

14 Lisa Albritton

yes

15 Adam Myer

yes

16 Mike Adams

NO

17 John

yes

18 J. J. F.

NO

19 Marc Burnett

YES

20 Austin Ryan

yes



## ZONING PETITION # 1269-17 CONTINUED

SIGNATURE	FAYETTE COUNTY RESIDENT?
21 <u>Cumline</u>	yes
22 <u>Jan Marie Prespin</u>	yes
23 <u>Laura Hicks</u>	yes
24 <u>Jimmy Lewis</u>	yes
25 <u>Patricia Upsher</u>	yes
26 <u>Lee Harper</u>	yes
27 <u>Beverly Peterson</u>	No
28 <u>Melina Bartek</u>	yes
29 <u>Rebecca Bardo</u>	yes
30 <u>William Crine</u>	No
31 <u>Amelia Crine</u>	No
32 <u>MARIA STIMPSON</u>	YES
33 <u>Eric Shaver</u>	Yes
34 <u>Norma Dork</u>	yes
35 <u>D.D.C.</u>	No
36 <u>[Signature]</u>	yes
37 <u>Sofia Wu</u>	yes
38 <u>T.D. O. Paul</u>	No
39 <u>Patrick Fleming</u>	yes

## ZONING PETITION # 1269-17 CONTINUED

SIGNATURE	FAYETTE COUNTY RESIDENT?
40 Andrew Bice Neal	Yes
41 [Signature]	Yes
42 Katie Scribner	No
43 [Signature] -	Yes
44 [Signature]	No
45 [Signature]	No
46 Kimberly Wain	No
47 Cara Boyd	No
48 Jennifer Staro	Yes
49 Kayla Thigpen	YES
50 Don H. Galle	Yes
51 Sam Shier	No
52 Michelle Gushik	Yes
53 [Signature]	Yes
54 Brandon Steed	Yes
55 [Signature]	Yes
56 [Signature]	No
57 Sonya Abayade	Yes
58 Pauline McLaren	Yes

## ZONING PETITION # 1269-17 CONTINUED

SIGNATURE	FAYETTE COUNTY RESIDENT?
59 Ann Smith	No
60 John Hall	Yes
61 [Signature]	yes
62 Laura Gille	yes
63 [Signature]	No
64 Jackie Hruska	Yes
65 John Kellegers	yes
66 Kelly Brown	Yes
67 Camille Cay	no
68 Julie Huan	Yes
69 Eric Simpson	Yes
70 St Pete	no
71 Susan Wheelless	no
72 Rhonda Hultin	yes
73 Natalie Bros	no
74 Melina Jachek	yes
75 Jayani	yes
76 Tracy A	yes
77 Paula Hambel	yes



## ZONING PETITION # 1269-17 CONTINUED

SIGNATURE	FAYETTE COUNTY RESIDENT?
78 <i>Shaina Nix</i>	NO
79 <i>David Nix</i>	Yes
80 <i>Theresa</i>	Yes
81 <i>Nassisse Turner</i>	Yes
82 <i>Shamirca McCart</i>	NO
83 <i>Julie Young</i>	Yes
84 <i>James Young</i>	Yes
85 <i>Ken Kerkel</i>	Yes
86 <i>Kristina Hayslip</i>	Yes
87 <i>Jeff</i>	NO
88 <i>Christina Maldonado</i>	Yes
89 <i>[Signature]</i>	Yes
90 <i>[Signature]</i>	YES
91 <i>[Signature]</i>	NO
92 <i>Chris Morris</i>	NO
93 <i>[Signature]</i>	NO
94 <i>Ron Buckingham</i>	Yes
95 <i>Alley Ford</i>	NO
96 <i>[Signature]</i>	NO

## ZONING PETITION # 1269-17 CONTINUED




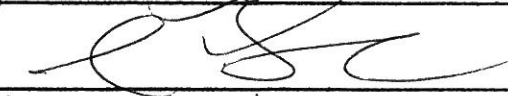

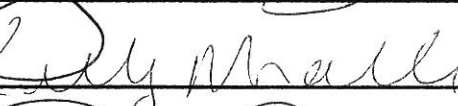


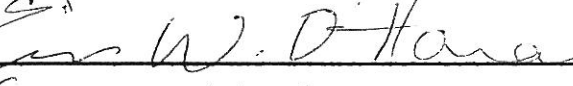


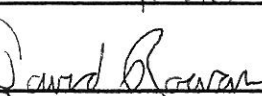
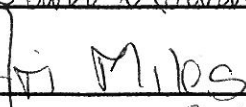

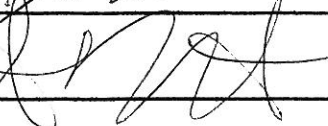
SIGNATURE	FAYETTE COUNTY RESIDENT?
97 J H	Yes
98 [Signature]	yes
99 Sandy Williams	no
100 [Signature]	no
101 [Signature]	yes
102 [Signature]	no
103 Shawn Mangum	yes
104 [Signature]	yes
105 J. Lomberger	No
106 Sheila Lomberger	NO
107 Heidi Jones	NO
108 Janise Gordon	NO
109 [Signature]	yes
110 April Wilkerson	Yes
111 Carolyn Cook	Yes
112 Brian + Kemp Hightower	No
113 Kemp Hightower	no
114 Svetlana Baldwin	yes
115 [Signature]	yes.

## ZONING PETITION # 1269-17 CONTINUED

SIGNATURE	FAYETTE COUNTY RESIDENT?
116 <u>Abdul Chana</u>	yes
117 <u>Trui Mark</u>	No
118 <u>Stephanie Kelley</u>	yes
119 <u>Jim Kopee</u>	yes
120 <u>Prunella</u>	yes
121 <u>Mae Shu</u>	NO
122 <u>Stephanie Brown</u>	NO
123 <u>Angela Amle</u>	No
124 <u>Alissa Overman</u>	yes
125 <u>Sara Prince</u>	Yes
126 <u>Stefan France</u>	Yes
127 <u>Tabitha Stanbrough</u>	NO
128 <u>Brown</u>	no
129 <u>Sidney Brown</u>	NO
130 <u>Trui Thompson</u>	yes
131 <u>Shan Mawson</u>	yes
132 <u>Ashley Nicks</u>	yes
133 <u>Ron New</u>	Yes
134 <u>Jason Dudley</u>	Yes



## ZONING PETITION # 1269-17 CONTINUED

SIGNATURE	FAYETTE COUNTY RESIDENT?
135 	Yes
136 	yes
137 	yes
138 Rachelle Lewis	yes
137 Julie [unclear]	Yes
140 	yes
141 Shelby J. Martin	yes
142 Dottie Marr	yes
143 	yes
144 	No
145 	yes
146 	NO
147 	Yes
148 	No
149 	yes
150 	yes
151 	yes
152 	yes
153 	Yes

## ZONING PETITION # 1269-17 CONTINUED

SIGNATURE

FAYETTE COUNTY RESIDENT?

154	<i>[Signature]</i>	NO
155	<i>[Signature]</i>	NO
156	<i>[Signature]</i>	Yes
157	<i>[Signature]</i>	Yes
158	<i>[Signature]</i>	Yes
159	<i>[Signature]</i>	YES
160	<i>[Signature]</i>	NO
161	<i>[Signature]</i>	YES
162	<i>[Signature]</i>	NO
163	<i>[Signature]</i>	Yes
164	<i>[Signature]</i>	NO
165	<i>[Signature]</i>	YES
166	<i>[Signature]</i>	Yes
167	<i>[Signature]</i>	NO

## ZONING PETITION # 1269-17 CONTINUED

SIGNATURE

FAYETTE COUNTY RESIDENT?

168	<i>Sam M. [Signature]</i>	Yes
169	<i>Kenneth Sandero</i>	Yes
170	<i>Carl E. Topp</i>	yes
171	<i>Hansen Topp</i>	Yes
172	<i>[Signature]</i>	YES
173	<i>Burbara Gahre</i>	YES
174	<i>Henry Neher</i>	YES
175	<i>Jack Bowen</i>	yes
176	<i>Willow Bowel</i>	no
177	<i>K. [Signature]</i>	yes
178	<i>[Signature]</i>	yes
179	<i>Julie Tucker</i>	NO
180	<i>Keith Fench</i>	NO
181	<i>Anna [Signature]</i>	Yes
182	<i>Amy &amp; Claire</i>	Yes



Randy M. Boyd  
P.O. Box 64  
Zebulon, Ga. 30295

September 22, 2017

**VIA HAND DELIVERY**

Pete Frisina, Director  
Fayette County Planning and Zoning Department  
140 Stonewall Avenue, West  
Suite 202  
Fayetteville, Ga. 30214

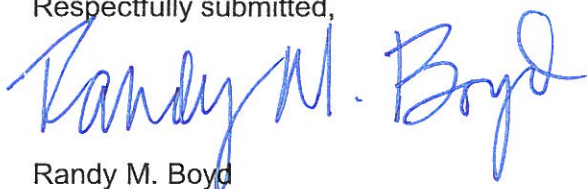
**RE: Rezoning Petition No. 12-69-17  
Revised Plat Petition No. RP-064-17  
Tax Parcel No. 0713 035 and 0713 041**

Dear Mr. Frisina,

It is the intention of my client, Gym Sports Academy, to rezone 8.935 acres located on the north side of Georgia State Route No. 54 from AR to O-I to construct a building to provide educational gymnastics classes for boys and girls, cheer and tumbling classes. The proposed building dimensions are 100 feet by 220 feet. A minimum of 167 parking spaces as required by the O-I zoning classification will be provided. Sewerage will be provided by an onsite treatment facility. Water service will be provided by an extension of the Fayette County Water Department line located approximately 300 feet east of this site on the north side of Georgia State Route No. 54.

A revision to an existing final plat has been requested subject to the zoning approval. This is required because the two parcels were originally shown as lot 1 and 2 of the property of H. L. Newton recorded in plat book 3, page 31.

Respectfully submitted,



Randy M. Boyd

Randy M. Boyd  
P. O. Box 64  
Zebulon, Ga. 30295

**October 10, 2017**

**VIA HAND DELIVERY**

Honorable Eric Maxwell, Chairman  
Fayette County Board of Commissioners  
140 Stonewall Avenue, West  
Suite 100  
Fayetteville, Ga. 30214

**RE: Rezoning Petition No. 1269-17  
8.935 Acres on Ga. Hwy. West**

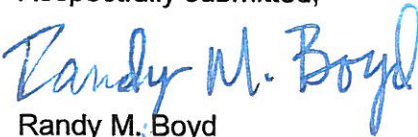
Dear Chairman Maxwell,

I am representing the owners of the above referenced rezoning petition that is scheduled to come before the Fayette County Board of Commissioners on 10/26/17. The property address is 1607 Ga. Hwy. 54 west which is on the north side of the highway and approximately 2500 feet west of Tyrone Road. This property is the former location of Nub's Produce. Our request is to rezone the property from agricultural-residential (A-R) to office-institutional (O-I).

The property is under contract to Gym Sports Academy, Inc. currently located at 1445 Senoia Road in Tyrone. Gym Sports Academy, Inc. offers gymnastics and tumbling classes to girls and boys between the ages of 2 – 18 years. The owners, Igor Nechey and Marina Romanova, propose to construct a state-of-the art 22,000 sq. ft. gymnasium on this property to serve the needs of their students.

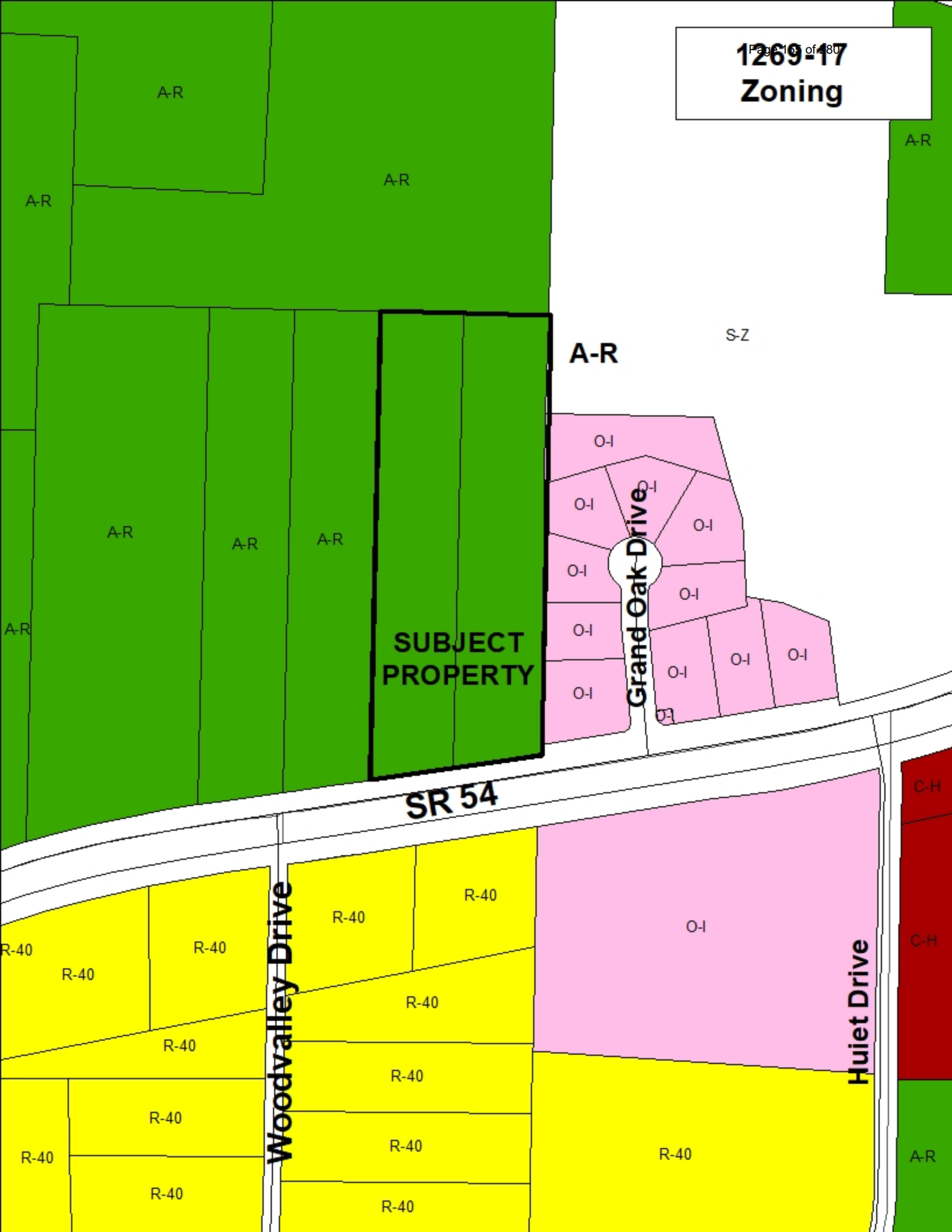
I humbly request and encourage you to visit the Academy prior to the rezoning meeting. Please call Katie Teribury or Tammy Lewis @ 770-774-8883 to schedule a tour of the facility and experience the energy and spirit of these children learning gymnastics and tumbling. The best time to visit is between 4:00 – 7:00 pm, Monday - Thursday. Katie and Tammy look forward to your call and visit.

Respectfully submitted,

  
Randy M. Boyd

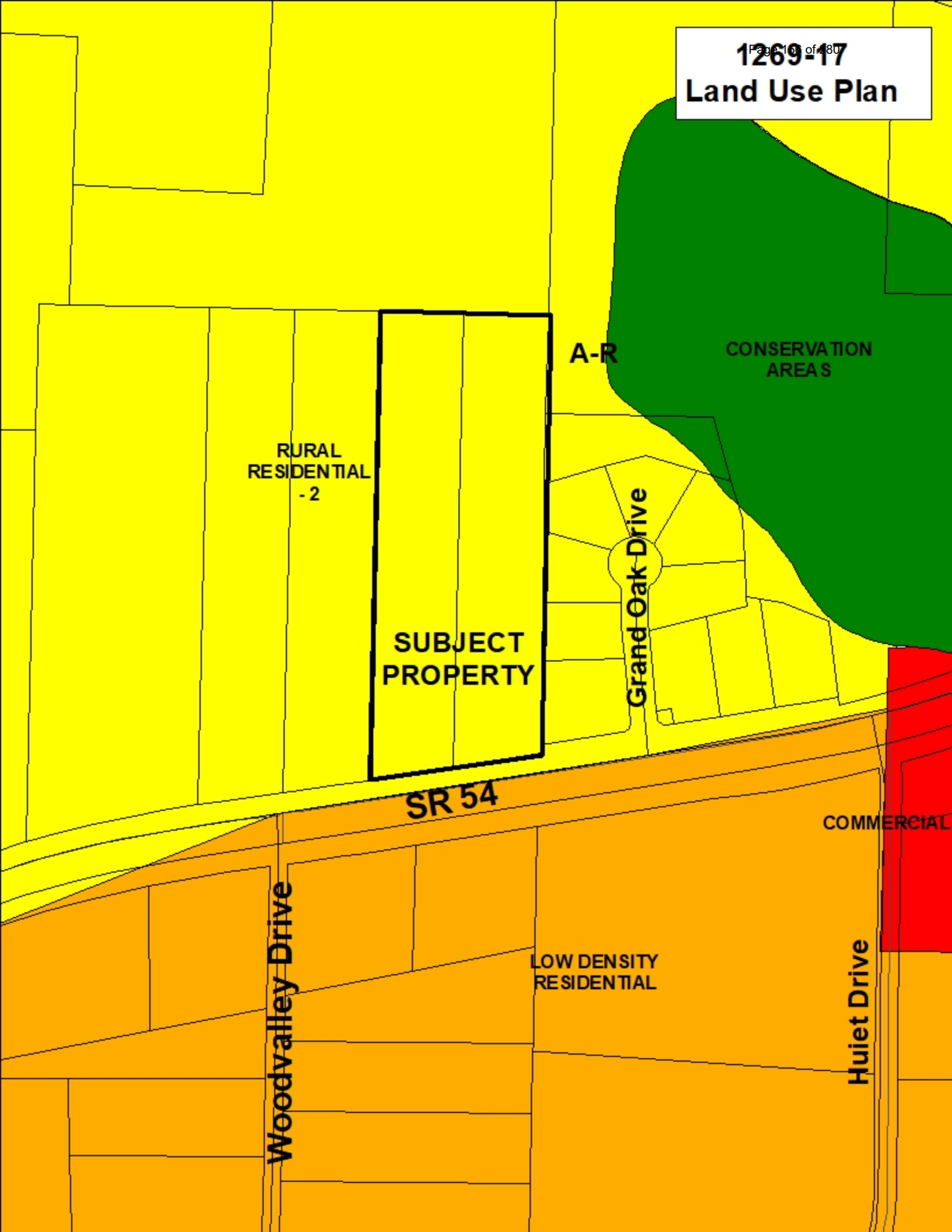
Copies: Via Hand Delivery  
Peter A. Frisina, Director of Community Services  
Chanelle Blaine, Zoning Administrator

# 1269-17 Zoning





**1269-17**  
**Land Use Plan**



RURAL  
RESIDENTIAL  
-2

SUBJECT  
PROPERTY

A-R

CONSERVATION  
AREAS

Grand Oak Drive

SR 54

COMMERCIAL

LOW DENSITY  
RESIDENTIAL

Woodvalley Drive

Huiet Drive





**SUBJECT  
PROPERTY**

**A-R**

**Grand Oak Drive**

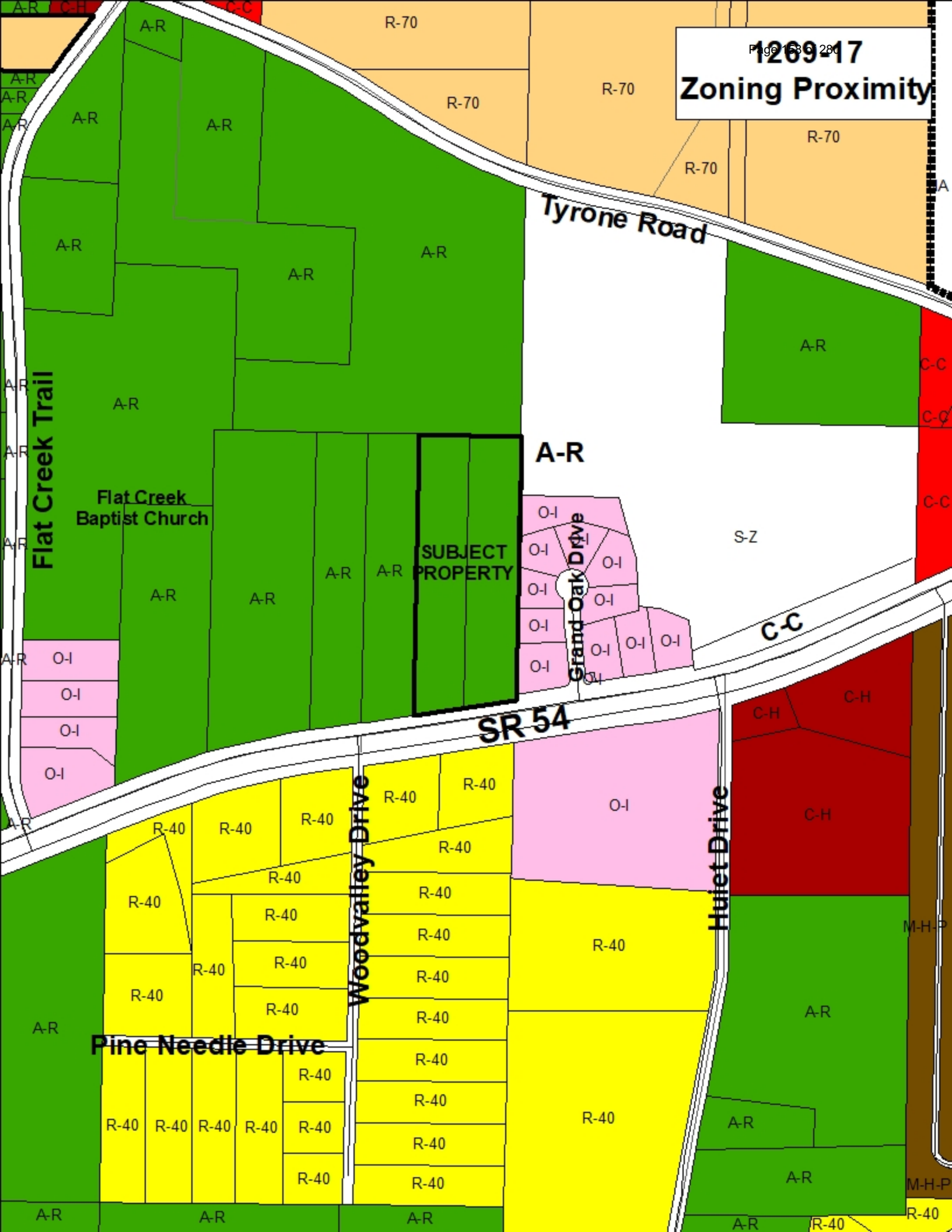
**SR 54**

**Woodvalley Drive**

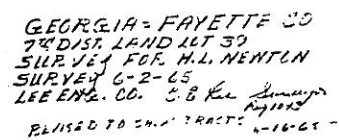
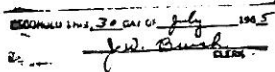
**Hulet Drive**



# 1269-17 Zoning Proximity







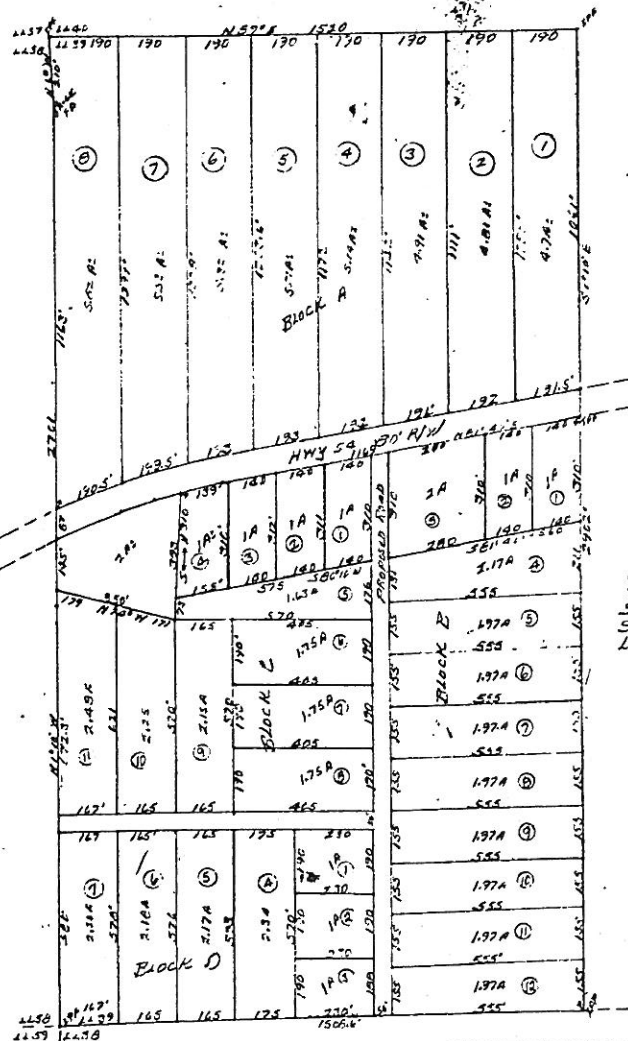
County of ... State of ...  
 I hereby certify that the above is a true  
 and correct copy of the original as filed in my  
 office.

C. E. Lee

---

County Clerk, ... No. 1089  
 Member of Georgia Association of  
 Registered Land Surveyors

GEORGIA  
COUNTY FAYETTE  
TYRNE  
PART FOR AFS RE. M. L. W. H. S.  
PARTY OF  
D. DIST. 74 LAND LOT NO. 150  
12.11 - 56 FT. DATE 2-14-66  
ENGINEERING CO.  
LOS ANGELES, CALIF.

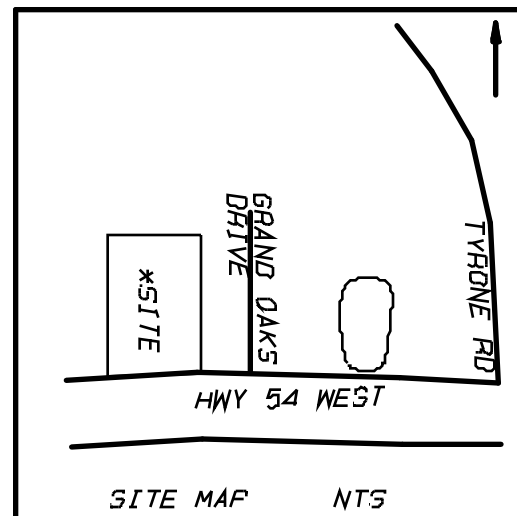


GEORGIA - FAYETTE CO.  
74<sup>th</sup> DIST. LAND LOT 37  
SURVEYED BY H. L. NENTON  
SURVEY 6-2-65  
LEE ENGINEERING CO. C. E. Lee  
REVISED TO 1-1-66  
12-11-68

I certify that this plan is correct and is a true representation of the land as surveyed.  
C. E. Lee  
1965  
Surveyor

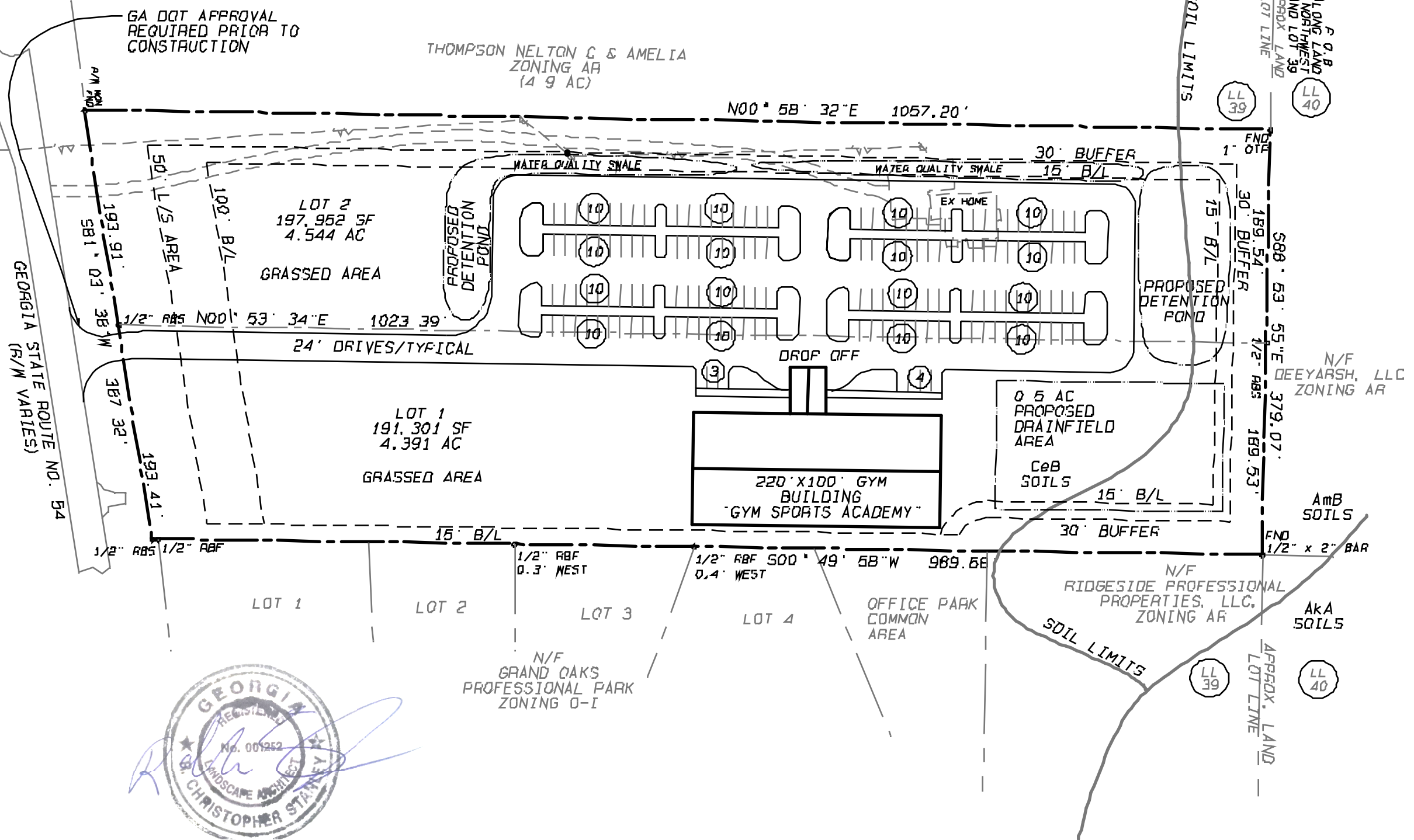
BOOK

3 PAGE 75



## GENERAL NOTES:

1. SITE: 8.935 ACS COMBINED LOT 1 AND 2  
PARCEL ID# 0713 041 AND 0713 036  
PATRICK & MICHELLE CAMPER - LOT 2  
HOWELL NUNNALLY RICHARDSON &  
MELISSA KAY PHILLIPS - LOT 1  
ENGINEER/CONTACT: RANDY BOYD  
PO BOX 64, ZEBULON, GA 30295  
404-275-1677: boyd2227@gmail.com
2. SITE PLANS: CHRIS STANLEY, RLA  
EXCELLENCE IN DESIGN  
297 COUNTRY BROWN LN, MILNER, GA 30257  
PHONE: 404-391-2573
3. IMPERVIOUS % AS SHOWN: 30% OR 2.68 ACS  
CURRENT ZONING: A-R  
PROPOSED ZONING CHANGE: O-I  
MINIMUM LOT AREA: 1 AC W/OUT SEWERAGE  
SETBACKS:  
FRONT YARD 50 FT L/S STRIP  
FRONT HWY CORRIDOR 100 FT  
FRONT YARD MINOR STREET 15 FT  
SIDE YARDS NOT ADJOINING R/W: 15 FT  
REAR YARDS: 15 FT  
BUFFER 30' ADJOINING A-R ZONING SETBACK  
BEGINS AT BUFFER LINE
4. PARKING REQUIREMENTS:  
ONE PER 150 SF/22,000 SF: 147 STALLS  
ONE (1) PER EMPLOYEE: 20 EMPLOYEES  
167 TOTAL PARKING STALLS  
NOTE: CONCEPTUAL LAYOUT ONLY
5. BUILDING REQUIREMENTS:  
MAXIMUM HEIGHT: 40 FT  
MAXIMUM IMPERVIOUS AREA: 60 %  
MIN. WIDTH 25'
6. BOUNDARY INFORMATION TAKEN FROM  
PLAT DATED 2009: FOUR CORNERS SURVEYING  
PO BOX 15, TYRONE, GA 30290  
CONTACT: 770-560-3910
7. SOILS INFORMATION TAKEN FROM SOILS MAPS  
FOR FAYETTE COUNTY  
NO FIELD SURVEY HAS BEEN PERFORMED  
BY EXCELLENCE IN DESIGN.
8. WATER WILL BE PROVIDED BY FAYETTE CO  
WATER DEPARTMENT.
9. SEWER WILL BE PROVIDED BY QNSITE SEWER  
TREATMENT FACILITY
10. EXISTING HOUSE TO BE REMOVED PRIOR TO  
DEVELOPMENT OF THIS PLAN.

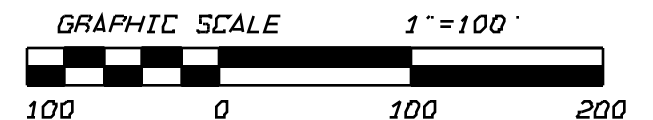


# CONCEPTUAL SITE PLAN FOR "GYM SPORTS ACADEMY"

DATE: 8/31/17

*Excellence In Design* BY: CHRIS STANLEY

SITE DEVELOPMENT & LANDSCAPE ARCHITECTURE  
297 COUNTRY BROWN LN, MILNER, GA 30257  
EXCELLENCEINDESIGN1@GMAIL.COM, PHONE: 404-391-2573





**APPLICATION TO AMEND  
TO AMEND THE OFFICIAL ZONING MAP OF FAYETTE COUNTY, GA**

PROPERTY OWNERS: x Michelle Marie Camper x Patrick Sinton Camper  
 MAILING ADDRESS: 1607 Hwy 54 W, Fayetteville, GA 30214  
 PHONE: \_\_\_\_\_ E-MAIL: mick1222@hotmail.com

AGENT FOR OWNERS: RANDY M. BOYD  
 MAILING ADDRESS: P.O. BOX 64 ZEBULON, GA. 30295  
 PHONE: 404-275-1677 E-MAIL: boyd2227@gmail.com

PROPERTY LOCATION: LAND LOT 39 LAND DISTRICT 7Hh PARCEL \_\_\_\_\_  
 LAND LOT \_\_\_\_\_ LAND DISTRICT \_\_\_\_\_ PARCEL \_\_\_\_\_

TOTAL NUMBER OF ACRES REQUESTED TO BE REZONED: 4.544

EXISTING ZONING DISTRICT: AR PROPOSED ZONING DISTRICT: O-F

ZONING OF SURROUNDING PROPERTIES: EAST AR, NORTH AR, WEST AR

PRESENT USE OF SUBJECT PROPERTY: RESIDENCE

PROPOSED USE OF SUBJECT PROPERTY: EDUCATIONAL FACILITY

LAND USE PLAN DESIGNATION: Hwy. 54 WEST OVERLAY ZONE

NAME AND TYPE OF ACCESS ROAD: GA. STATE ROUTE NO. 54

LOCATION OF NEAREST WATER LINE: SOUTH SIDE OF STATE ROUTE NO. 54 &  
600' EAST OF SITE

(THIS AREA TO BE COMPLETED BY STAFF): PETITION NUMBER: 1269-17

☐ Application Insufficient due to lack of: \_\_\_\_\_

by Staff: \_\_\_\_\_ Date: \_\_\_\_\_

☐ Application and all required supporting documentation is Sufficient and Complete

by Staff: \_\_\_\_\_ Date: \_\_\_\_\_

DATE OF PLANNING COMMISSION HEARING: \_\_\_\_\_

DATE OF COUNTY COMMISSIONERS HEARING: \_\_\_\_\_

Received from \_\_\_\_\_ a check in the amount of \$ \_\_\_\_\_ for  
 application filing fee, and \$ \_\_\_\_\_ for deposit on frame for public hearing sign(s).

Date Paid: \_\_\_\_\_ Receipt Number: \_\_\_\_\_

**APPLICATION TO AMEND  
TO AMEND THE OFFICIAL ZONING MAP OF FAYETTE COUNTY, GA**

PROPERTY OWNERS: Howell Nuhally Richardson, Melissa Kay Phillips

MAILING ADDRESS: 335 Ebenezer Rd Fayetteville, Ga. 30214, 108 Grandmar Chase, Canton GA 30115

PHONE: \_\_\_\_\_ E-MAIL: MKSBI@BELLSOUTH.NET

AGENT FOR OWNERS: RANDY M. BOYD

MAILING ADDRESS: P.O. Box 64 ZEBULON, GA. 30295

PHONE: 404-225-1677 E-MAIL: boyd2227@gmail.com

PROPERTY LOCATION: LAND LOT 39 LAND DISTRICT 7H PARCEL \_\_\_\_\_  
LAND LOT \_\_\_\_\_ LAND DISTRICT \_\_\_\_\_ PARCEL \_\_\_\_\_

TOTAL NUMBER OF ACRES REQUESTED TO BE REZONED: 4.391

EXISTING ZONING DISTRICT: AR PROPOSED ZONING DISTRICT: O-I

ZONING OF SURROUNDING PROPERTIES: EAST-O-I, NORTH AR, WEST AR

PRESENT USE OF SUBJECT PROPERTY: VACANT

PROPOSED USE OF SUBJECT PROPERTY: EDUCATIONAL ~~FAHFF~~ FACILITY

LAND USE PLAN DESIGNATION: Prop Hwy. 54 WEST OVERLAY ZONE

NAME AND TYPE OF ACCESS ROAD: GA. STATE ROUTE NO. 54

LOCATION OF NEAREST WATER LINE: SOUTH SIDE OF STATE ROUTE NO. 54 & 300' ± EAST OF SITE

(THIS AREA TO BE COMPLETED BY STAFF): PETITION NUMBER: 1269-17

☐ Application Insufficient due to lack of: \_\_\_\_\_

by Staff: \_\_\_\_\_ Date: \_\_\_\_\_

☐ Application and all required supporting documentation is Sufficient and Complete

by Staff: \_\_\_\_\_ Date: \_\_\_\_\_

DATE OF PLANNING COMMISSION HEARING: \_\_\_\_\_

DATE OF COUNTY COMMISSIONERS HEARING: \_\_\_\_\_

Received from \_\_\_\_\_ a check in the amount of \$ \_\_\_\_\_ for application filing fee, and \$ \_\_\_\_\_ for deposit on frame for public hearing sign(s).

Date Paid: \_\_\_\_\_ Receipt Number: \_\_\_\_\_

NAME: \_\_\_\_\_ PETITION NUMBER: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

**PETITION FOR REZONING CERTAIN PROPERTY IN THE UNINCORPORATED AREAS OF FAYETTE COUNTY, GEORGIA.**

\_\_\_\_\_ affirms that he is the owner or the specifically authorized agent of the property described below. Said property is located in a(n) AR Zoning District. He/She respectfully petitions the County to rezone the property from its present classification and tenders herewith the sum of \$ \_\_\_\_\_ to cover all expenses of public hearing. He/She petitions the above named to change its classification to \_\_\_\_\_.

This property includes: (check one of the following)

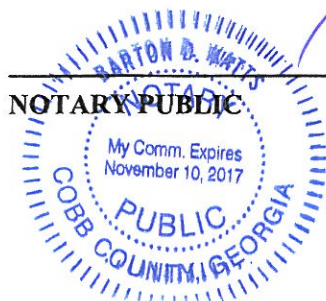
[ ] See attached legal description on recorded deed for subject property or

☒ Legal description for subject property is as follows: SEE ATTACHED LEGAL DESCRIPTION

PUBLIC HEARING to be held by the Planning Commission of Fayette County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ at 7:00 P.M.

PUBLIC HEARING to be held by the Board of Commissioners of Fayette County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ at 7:00 P.M.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 1 DAY OF September, 2017,



Husell Munnally Richardson  
APPLICANT'S SIGNATURE

Melissa Kay Phillips



NAME: \_\_\_\_\_ PETITION NUMBER: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

**PETITION FOR REZONING CERTAIN PROPERTY IN THE UNINCORPORATED AREAS OF FAYETTE COUNTY, GEORGIA.**

\_\_\_\_\_ affirms that he is the owner or the specifically authorized agent of the property described below. Said property is located in a(n) AK Zoning District. He/She respectfully petitions the County to rezone the property from its present classification and tenders herewith the sum of \$ \_\_\_\_\_ to cover all expenses of public hearing. He/She petitions the above named to change its classification to \_\_\_\_\_.

This property includes: (check one of the following)

[ ] See attached legal description on recorded deed for subject property or

[X] Legal description for subject property is as follows:

SEE ATTACHED LEGAL  
DESCRIPTION

PUBLIC HEARING to be held by the Planning Commission of Fayette County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ at 7:00 P.M.

PUBLIC HEARING to be held by the Board of Commissioners of Fayette County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ at 7:00 P.M.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 13 DAY OF September, 2017



x Michelle Marie Camper  
APPLICANT'S SIGNATURE  
x Patrick S. Carl

PROPERTY OWNER CONSENT AND AGENT AUTHORIZATION FORM Page 166 of 280  
(Applications require authorization by ALL property owners of subject property).

Name(s) of All Property Owners of Record found on the latest recorded deed for the subject property:

Howell Nunnally Richardson, Melissa Kay Phillips  
Please Print Names

Property Tax Identification Number(s) of Subject Property: 0713-041

(I am) (we are) the sole owner(s) of the above-referenced property requested to be rezoned. Subject property is located in Land Lot(s) 39 of the 7TH District, and (if applicable to more than one land district) Land Lot(s) \_\_\_\_\_ of the \_\_\_\_\_ District, and said property consists of a total of 4.391 acres (legal description corresponding to most recent recorded plat for the subject property is attached herewith).

(I) (We) hereby delegate authority to RANDY M. BOYD to act as (my) (our) Agent in this rezoning. As Agent, they have the authority to agree to any and all conditions of zoning which may be imposed by the Board.

(I) (We) certify that all of the information filed with this application including written statements or showings made in any paper or plans submitted herewith are true and correct to the best of (my) (our) knowledge and belief. Further, (I) (We) understand that this application, attachments and fees become part of the official records of the Fayette County Zoning Department and may not be refundable. (I) (We) understand that any knowingly false information given herein by me/us will result in the denial, revocation or administrative withdrawal of the application or permit. (I) (We) further acknowledge that additional information may be required by Fayette County in order to process this application.

Howell Nunnally Richardson  
Signature of Property Owner 1

335 Ebiner Rd. Fayetteville 30214  
Address

Melissa Kay Phillips  
Signature of Property Owner 2

108 Grandmar Chase, Canton GA 30115  
Address

\_\_\_\_\_  
Signature of Property Owner 3

\_\_\_\_\_  
Address

Randy M. Boyd  
Signature of Authorized Agent

P.O. Box 64  
Address  
ZEBULON, GA. 30295

[Signature]  
Signature of Notary Public

9/1/17  
Date

[Signature]  
Signature of Notary Public

9/1/17  
Date

\_\_\_\_\_  
Signature of Notary Public

\_\_\_\_\_  
Date

[Signature]  
Signature of Notary Public

8/29/17  
Date



PROPERTY OWNER-CONSENT AND AGENT AUTHORIZATION FORM Page 167 of 280  
(Applications require authorization by ALL property owners of subject property).

Name(s) of All Property Owners of Record found on the latest recorded deed for the subject property:

Please Print Names

Property Tax Identification Number(s) of Subject Property: 0713-036  
(I am) (we are) the sole owner(s) of the above-referenced property requested to be rezoned. Subject property is located in Land Lot(s) 39 of the 774 District, and (if applicable to more than one land district) Land Lot(s) \_\_\_\_\_ of the \_\_\_\_\_ District, and said property consists of a total of 4.544 acres (legal description corresponding to most recent recorded plat for the subject property is attached herewith).

(I) (We) hereby delegate authority to RAUDY M. BOYD to act as (my) (our) Agent in this rezoning. As Agent, they have the authority to agree to any and all conditions of zoning which may be imposed by the Board.

(I) (We) certify that all of the information filed with this application including written statements or showings made in any paper or plans submitted herewith are true and correct to the best of (my) (our) knowledge and belief. Further, (I) (We) understand that this application, attachments and fees become part of the official records of the Fayette County Zoning Department and may not be refundable. (I) (We) understand that any knowingly false information given herein by me/us will result in the denial, revocation or administrative withdrawal of the application or permit. (I) (We) further acknowledge that additional information may be required by Fayette County in order to process this application.

x Michelle Marie Camper  
Signature of Property Owner 1

Address

x Randy S. Boyd  
Signature of Property Owner 2

Address

Signature of Property Owner 3

Address

Randy M. Boyd  
Signature of Authorized Agent

P.O. Box 64  
Address ZEBULON, GA.  
30295

136  
Signature of Notary Public

9/1/17  
Date

136  
Signature of Notary Public

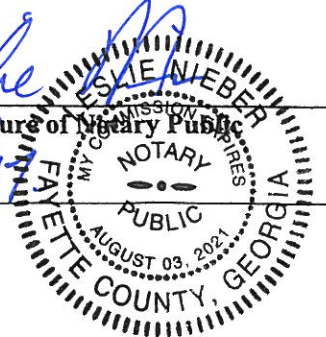
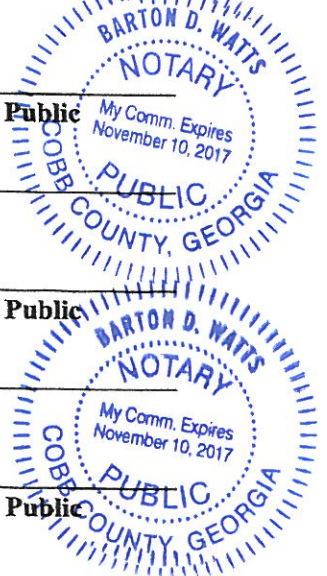
9/1/17  
Date

Signature of Notary Public

Date

Eshe  
Signature of Notary Public

8/28/17  
Date





# COUNTY AGENDA REQUEST

Page 168 of 280

Department:

Presenter(s):

Meeting Date:

Type of Request:

## Wording for the Agenda:

Consideration of Petition No. RP-064-17, Michelle Camper, Patrick Camper, Howell Richardson, and Melissa Phillips, Owners, and Randy Boyd, Agent, request to revise the Final Plat of Survey for H.L. Newton to change the use on the property located in Land Lot 39 of the 7th District and fronting on SR 54.

## Background/History/Details:

Staff recommends approval of Petition No. RP-064-17.

The Planning Commission recommended approval of Petition RP-064-17.

Al Gilbert made a motion to recommend approval Petition RP-064-17. Danny England seconded the motion. The motion passed 4-0. John Culbreth was absent from the meeting.

For backup, see previous agenda item Rezoning 1269-17.

## What action are you seeking from the Board of Commissioners?

Approval of Petition No. RP-064-17, Michelle Camper, Patrick Camper, Howell Richardson, and Melissa Phillips, Owners, and Randy Boyd, Agent, request to revise the Final Plat of Survey for H.L. Newton to change the use on the property located in Land Lot 39 of the 7th District and fronting on SR 54.

## If this item requires funding, please describe:

Has this request been considered within the past two years?

If so, when?

Is Audio-Visual Equipment Required for this Request?\*

Backup Provided with Request?

***\* All audio-visual material must be submitted to the County Clerk's Office no later than 48 hours prior to the meeting. It is also your department's responsibility to ensure all third-party audio-visual material is submitted at least 48 hours in advance.***

Approved by Finance

Reviewed by Legal

Approved by Purchasing

County Clerk's Approval

Administrator's Approval

## Staff Notes:

# COUNTY AGENDA REQUEST

Page 169 of 280

Department:

Presenter(s):

Meeting Date:

Type of Request:

## Wording for the Agenda:

Consideration of Ordinance 2017-03, amendments to Chapter 110. Zoning Ordinance, regarding Sec. 110-149. - Planned Unit Development and concerning Planned Residential and Business Development-Planned Unit Development (PRBD-PUD) zoning district.

## Background/History/Details:

The Board of Commissioners voted to send this item back to the Planning Commission at their June 22, 2017 for further consideration. The BOC wanted the ordinance to be clear that they can require modifications such as establishing residential densities, limitations in nonresidential uses and intensities, architectural controls, traffic improvements such as decel-accel lanes, service drives, such internal street configurations, turn lanes, etc. as may be required to mitigate traffic impacts and increased setbacks, buffers and/or screening as may be required to lessen the impact and/or shield views from adjacent properties and/or streets. Also included are other housekeeping amendments.

Staff recommends approval of the amendments.

The Planning Commission recommended approval of the amendments.

Al Gilbert made a motion to recommend approval of the amendments. Danny England seconded the motion. The motion passed 3-1. Jim Graw voted in opposition and John Culbreth was absent from the meeting.

## What action are you seeking from the Board of Commissioners?

Approval of Ordinance 2017-03, amendments to Chapter 110. Zoning Ordinance, regarding Sec. 110-149. - Planned Unit Development and concerning Planned Residential and Business Development-Planned Unit Development (PRBD-PUD) zoning district.

## If this item requires funding, please describe:

Has this request been considered within the past two years?

If so, when?

Is Audio-Visual Equipment Required for this Request?\*

Backup Provided with Request?

**\* All audio-visual material must be submitted to the County Clerk's Office no later than 48 hours prior to the meeting. It is also your department's responsibility to ensure all third-party audio-visual material is submitted at least 48 hours in advance.**

Approved by Finance

Reviewed by Legal

Approved by Purchasing

County Clerk's Approval

Administrator's Approval

## Staff Notes:

Sec. 110-149. - Planned unit development.

(a) *Purpose.* The intent of this section is to:

- (1) Encourage the development of large lots of land as: planned residential developments (PRD), planned industrial parks (PIP), planned retreats or lodges (PRL), planned entertainment farming (PEF), planned outdoor recreation (POR), ~~and~~ planned small business center (PSBC) **and planned residential and business development (PRBD);**
- (2) Encourage flexible and creative concepts in site planning;
- (3) Preserve the natural amenities of the land by encouraging scenic and functional open spaces;
- (4) Accomplish a more desirable environment than would be possible through the strict application of minimum requirements of this chapter;
- (5) Provide for an efficient use of land resulting in smaller networks of utilities and streets and thereby lower development and housing costs; and
- (6) Provide an environment of stable character compatible with surrounding areas.

(b) *Development standards.* Each planned unit development shall meet the following standards in addition to any other as hereinafter set forth:

- (1) The development shall utilize creative and flexible design including, but not limited to: varied lot sizes, amenities, mixed uses, etc.;
- (2) The development shall be compatible with surrounding uses and with the land use plan of the county; and
- (3) *Paving of roads.* Developers of approved planned unit developments shall be required to pave all new subdivision streets contained within said development in conformance with the rules and regulations of the development regulations of the county (see chapter 104). Improvements to existing county-maintained roads or planned county roads which pass through a Planned Unit Development will be handled conditionally at the time of rezoning or at the time of a revision to a development plan. However, in any planned retreat or lodge (PRL), the developer shall be required to provide for all-weather roads, as approved by public works, suitable for the passage of emergency vehicles.

(c) *Relation to zoning districts.* An approved planned unit development shall be considered to be a separate zoning district in which the development plan, as approved, establishes the uses, restrictions and regulations according to which development shall occur. Upon approval, the zoning map shall be changed to indicate the area as a planned unit development.

- (1) *Procedures.* The following procedures shall be followed in the establishment of each and every planned unit development:
  - a. *Pre-application conference.* The deadline to submit copies of the development plan and Letter of Intent shall be the first of each month by noon. If the first of the month falls on the weekend or on a holiday, the deadline is automatically extended to the next working day by noon. Prior to filing a rezoning petition for a planned unit development, the applicant shall meet with the technical review committee (TRC) in order to review the general character of the proposed development, including, but not limited to: its scope, nature and location. At this time, the applicant shall be fully advised of the approval procedures contained herein and the various information, studies, etc., which the applicant may need in order to continue with the said procedures.
  - b. *Pre-recommendation meetings.* Prior to filing a rezoning petition for a planned unit development and subsequent to the pre-application conference with the **planning and**



~~zoning department zoning administrator~~, the applicant shall meet with the planning commission in a plan review session. At this meeting, the applicant shall be required to review any plan with the planning commission and provide preliminary data concerning said plan as required by the planning commission. The planning commission may require additional pre-recommendation meetings to review said preliminary data prior to their pre-recommendation.

- c. *Rezoning petition.* A rezoning petition for a planned unit development shall only be submitted subsequent to the pre-application conference with the ~~planning and zoning department zoning administrator~~, and the pre-recommendation meetings with the planning commission. This petition shall contain a development plan and a written summary of intent, and shall show the relation between the proposed development and the surrounding area, both proposed and existing. A rezoning petition for a planned unit development shall follow the procedures in article VII of this chapter.
- d. *Development plan.* The following information shall be submitted as the development plan:
  - 1. General location map;
  - 2. Current topographical map clearly showing existing topographic conditions, including contour intervals of no more than 20 feet based on field survey or photogrammetric methods;
  - 3. Map showing the existing floodplains and flood soil as indicated by FEMA;
  - 4. Legal description of the subject property;
  - 5. Location and use of existing and proposed public, semi-public, or community facilities such as schools, parks and other open space. This will include areas proposed to be deducted or reserved for community or public use;
  - 6. Elevations of building types for all nonresidential structures which indicate the proposed general architectural style and appearance; and
  - 7. If a proposed development creates special problems or involves unusual circumstances, additional information may be required in order to properly evaluate the proposal as follows:
    - (i) Off-street parking and loading plan;
    - (ii) Economic feasibility report or market analysis;
    - (iii) Area traffic study and circulation plan within the development and to and from existing thoroughfares;
    - (iv) Hydraulic, hydrologic; and drainage engineering studies;
    - (v) Environmentally sensitive areas, including, but not limited to: watershed protection, wetlands, or groundwater recharge, impact study;
    - (vi) Based on the pre-application meeting with the ~~planning and zoning department zoning administrator~~ and/or the pre-recommendation meetings with the planning commission, other information as is deemed necessary may be requested, in addition any of the aforementioned required information (items enumerated in subsections (c)(1)a through h of this section) may be excluded if deemed not applicable.

- e. *Summary of intent.* The written statement submitted with the development plan shall include the following information:
  - 1. Statement of the present ownership of all land within the proposed development;
  - 2. Explanation of the character of the proposed development, including, but not limited to: a summary of uses, number and type of dwelling units, a net residential density calculation, and minimum standards for floor area, lot size, yard and spacing requirements;
  - 3. General statement of the proposed development schedule and progression of unit development or staging; and
  - 4. Agreements, provisions, and covenants which govern the use, maintenance, and protection of the development and any common or open space, including the provisions which will organize, regulate and sustain the property owners' association, where applicable.
- f. *Approval.*
  - 1. After review and public hearing, the board of commissioners may disapprove, approve or approve with modifications the proposed development after receiving the recommendations of the ~~planning and zoning department administrator~~ and planning commission. ~~Modifications can include, but are not limited to, establishing residential densities, limitations in nonresidential uses and intensities, architectural controls, traffic improvements such as decel-accel lanes, service drives, internal street configurations, turn lanes, etc. as may be required to mitigate traffic impacts and increased setbacks, buffers and/or screening as may be required to lessen the impact and/or shield views from adjacent properties and/or streets.~~
  - 2. If the proposed development is approved as submitted, the ~~planning and zoning department zoning administrator~~ shall cause the official zoning map to be changed to indicate the planned unit development. If the plan is approved with modifications, the applicant shall file written notice of consent to the modification and a properly revised development plan with the ~~planning and zoning department zoning administrator~~ prior to changing the map. The development plan and all other accompanying information shall be properly identified and permanently filed with the ~~planning and zoning department zoning administrator~~.
- g. *Subdivision approval.*
  - 1. At the option of the applicant, a preliminary subdivision plat may be filed along with the development plan in order that tentative approval of the subdivision by the planning commission may be granted, pending the approval by the board of commissioners of the development plan.
  - 2. In no case shall final subdivision approval precede the approval of the development plan.
  - 3. Site development regulations, specifications, and procedures governing the platting of a planned unit development and plat approval shall be in accordance with chapter 104, article XV.
- h. *Ownership control.* At the time a final plat or minor subdivision plat is approved and recorded for a planned unit development, as applicable, the land comprising the area for the final plat or minor subdivision plat shall be under one ownership (i.e., an individual, a corporation, or some other single legal entity). Individual lots may be sold only after

the final plat or minor subdivision plat has been approved and recorded and the deed contains sufficient covenants assuring the continuance of the planned unit development as originally approved and developed.

- i. *Building and occupancy permits.* The ~~planning and zoning department zoning administrator~~ shall approve of the issuance of building permits for buildings and structures in the planned unit development if they are in substantial conformity with the approved development plan, the development schedule, and with all other applicable regulations. A certificate of occupancy shall be issued for any completed building or structure if it conforms to the requirements of the approved development plan and all other applicable regulations.
- j. *Revision of development plan.* Any change in the approved development plan, which affects the intent and character of the development, the density or land use pattern, the approved uses, the location or dimensions of streets, or similar substantial changes, shall be reviewed and approved by the board of commissioners upon the recommendation of the ~~planning and zoning department zoning administrator~~ and planning commission. A petition for a revision of the development plan shall be supported by a written statement as to why the revisions are necessary or desirable.

(d) *Planned residential development.*

- (1) *Purpose.* The intent of a planned residential development (PRD) is to encourage creativity and resourcefulness in residential development and to provide open space, parks and recreational facilities for the residents of the development and/or the general public. ~~The board of commissioners may approve the proposed development with modifications which could include, but are not limited to, establishing residential densities, limitations in nonresidential uses and intensities, architectural controls, traffic improvements such as decel-accel lanes, service drives, internal street configurations, turn lanes, etc. as may be required to mitigate traffic impacts and increased setbacks, buffers and/or screening as may be required to lessen the impact and/or shield views from adjacent properties and/or streets.~~
- (2) *Permitted residential uses.* Planned residential developments may contain single-family dwellings, two-family dwellings, townhouses, or a combination thereof. Residential accessory buildings and uses shall also be allowed per article III of this chapter.
- (3) *Permitted recreational uses.* A list of proposed recreational uses shall be submitted with the summary of intent. Only those uses approved through the rezoning process shall be allowed in the PRD.
- (4) *Permitted incidental uses.* The following incidental uses shall be allowed in a PRD:
  - a. Day care facility (including an outdoor play area only);
  - b. Church and/or other place of worship (including a parsonage and outdoor play area only); and
  - c. School, private (including an outdoor play area but excluding housing or a stadium).

The buffers and setbacks for these uses along the exterior boundary of the PRD shall be consistent with the applicable conditional use requirements listed in article V of this chapter.
- (5) *Conditional uses.* The following conditional uses shall be allowed in the PRD zoning district, provided that all conditions specified in article V of this chapter are met:
  - a. Home occupation; and



b. Horse quarters (see article III of this chapter).

(6) *Minimum dimensional and other requirements.* The minimum dimensional requirements in the PRD shall be as follows:

- a. Development size: 100 contiguous acres located within the A-R and/or residential zoning districts
- b. Each single-family dwelling shall be placed on a separate lot.
- c. Side yard setback: 15 feet.
- d. Rear yard setback: 30 feet.
- e. Maximum density: Four units per acre (single-family attached); and one unit per acre (single-family detached). For purposes of this section, density shall be interpreted as the number of dwelling units per net acre devoted to residential development.

(7) *Common open space requirements.* Planned residential developments shall meet the following common open space requirements:

- a. A minimum of 2,500 square feet per lot shall be reserved for open space. The open space shall not be located in the following areas: street rights-of-way (public or private); all land located within the 100-year floodplain; water impoundments; and all lands proposed to be dedicated to a governing authority.
- b. The open space may be publicly owned, privately owned, or be deeded to and maintained by the property owners' association, comprised of the residents of the development. When the open space is to be deeded to the property owners' association the initial owner of the development shall be responsible for the organization of said association. The organization, responsibilities and financing of the property owners' association shall be established in appropriate deed covenants, which shall run with the land and which shall appear in each and every deed of property given by the initial owner.
- c. Approved recreational uses may be located in the open space.

(8) *General deed covenants.* Appropriate deed covenants, which shall run with the land, shall be made a part of each deed of property given by the initial owner of the development in order to ensure the continuance of the planned residential development in accordance with all approved plans and this section. A copy of the covenants shall be given to the **planning and zoning department zoning administrator** as a part of the record of the planned residential development.

(e) *Planned industrial park.*

- (1) *Purpose.* The intent of a planned industrial park (PIP) is to encourage the development of a localized industrial park designed to meet light and heavy industrial purposes. **The board of commissioners may approve the proposed development with modifications which could include, but are not limited to, establishing nonresidential uses and intensities, architectural controls, traffic improvements such as decel-accel lanes, service drives, internal street configurations, turn lanes, etc. as may be required to mitigate traffic impacts and increased setbacks, buffers and/or screening as may be required to lessen the impact and/or shield views from adjacent properties and/or streets.**
- (2) *Permitted uses.* Only those uses (permitted and conditional) in the M-1 and M-2 zoning districts shall be proposed for the PIP. Only those uses approved through the rezoning process will be allowed in the PIP.

(3) *Minimum dimensional and other requirements.* The minimum requirements for a PIP shall be as follows:

- a. Location: M-1 or M-2 Zoning District.
- b. The development shall have access and egress only to an arterial thoroughfare.
- c. Development size: ten acres.
- d. Front, side, and rear yard setbacks along the exterior boundaries of the development shall be consistent with either the M-1 or M-2 zoning district, whichever is applicable.
- e. Height limit: 35 feet.
- f. A buffer of 75 feet shall be provided around the periphery of the development.

(f) *Planned retreat and/or lodge.*

(1) *Purpose.* The intent of a planned retreat and/or lodge (PRL) is to provide a development exclusively designed to accommodate the assembly of groups or organizations for the purpose of association, education, therapy, or instruction through conferences, seminars, and/or camps. Food and lodging may be furnished for a definite and temporary period. **The board of commissioners may approve the proposed development with modifications which could include, but are not limited to, establishing residential densities, limitations in nonresidential uses and intensities, architectural controls, traffic improvements such as decel-accel lanes, service drives, internal street configurations, turn lanes, etc. as may be required to mitigate traffic impacts and increased setbacks, buffers and/or screening as may be required to lessen the impact and/or shield views from adjacent properties and/or streets.**

(2) *Permitted uses.* The following uses may be proposed in a PRL:

- a. Assembly/meeting facilities (indoor and outdoor);
- b. Dining facilities;
- c. Lodges, dormitories, cabins, and/or tent campsites for temporary occupancy;
- d. Recreational facilities, including, but not limited to: recreational courts/fields, playgrounds, picnic pavilions, swimming pools;
- e. Caretaker and/or staff housing; and
- f. Solar farm (limited to a net metered facility only), provided that any inoperative equipment is repaired or disposed of in a reasonable time and manner.

In addition, only those uses (permitted and conditional) allowed in the A-R zoning district may be proposed for a PRL. Only those uses approved through the rezoning procedure will be allowed in the PRL.

(3) *Minimum dimensional and other requirements.* The minimum requirements for a PRL shall be as follows:

- a. Location: A-R zoning district.
- b. Development size: 50 contiguous acres.
- c. Maximum density: One single-family unit for each ten net acres of the development.
- d. The proposed site shall be permitted only on a lot which fronts on and accesses a major thoroughfare, as specified by the county thoroughfare plan.

- e. A site plan will be required prior to the construction of structures and/or recreational facilities, as applicable, per chapter 104.
- f. Each structure whose purpose is to provide lodging shall have paved access to a public street. Said access shall meet the requirements of chapter 104.
- g. No structure shall be permitted within 150 feet of the right-of-way (existing or required) of any existing street abutting or bisecting the development.
- h. A minimum buffer of 75 feet shall be provided around the periphery of the development. To provide sufficient separation from proposed uses to alleviate any adverse effect on the use or usability of abutting or nearby properties, said buffer may be increased through the rezoning procedure by the board of commissioners as a condition of approval and shall be indicated on the development plan. Any vehicular or multi-use path access proposed within the buffer shall be approved through the rezoning procedure and indicated on the development plan; conditions of approval may be incorporated by the board of commissioners.
- i. Height limit: 35 feet.

(g) *Planned entertainment farming.*

- (1) *Purpose.* To allow certain incidental uses to an active farming operation to preserve agricultural areas. An active farming operation is defined as any area of 100 or more contiguous acres from which \$10,000.00 or more of agricultural products are grown and sold on an annual basis. Income verification may be required. Agricultural products are defined here as the growing of annual crops, the raising of livestock and/or horses, and dairy farming. **The board of commissioners may approve the proposed development with modifications which could include, but are not limited to, establishing residential densities, limitations in nonresidential uses and intensities, architectural controls, traffic improvements such as decel-accel lanes, service drives, internal street configurations, turn lanes, etc. as may be required to mitigate traffic impacts and increased setbacks, buffers and/or screening as may be required to lessen the impact and/or shield views from adjacent properties and/or streets.**
- (2) *Permitted uses.* The following permitted uses shall be allowed in a PEF:
  - a. Single-family dwelling and accessory uses and structures associated with the single-family dwelling exclusively as per article III of this chapter;
  - b. Farm buildings (shall be bona fide structures related to the farming operation);
  - c. Growing of crops;
  - d. Raising and selling livestock;
  - e. Dairy farm and production;
  - f. Greenhouses and shrubbery sales;
  - g. Farmer's market (limited to sales of crops grown on premises by owner of property);
  - h. Pick-your-own produce;
  - i. Processing of agricultural products (shall meet conditional use requirements per the A-R zoning district);
  - j. Horse stables and horseback riding;
  - k. Horse show (by permit, temporary, 14 days per year);
  - l. Rodeo (by permit, temporary, 14 days per year);



- m. Petting zoo;
- n. Educational tours;
- o. Picnic area;
- p. Sit-down restaurant, banquet facility, bakery and catering (no drive-through, and selling of alcoholic beverages, shall be prohibited) (minimum seating capacity of 50 persons);
- q. Gift shop in association with restaurant only; and
- r. Pay fishing and bait sales in association with pay fishing.

(3) *Conditional uses.* The following conditional use shall be allowed in the PUD PEF zoning district provided that all conditions specified in article V of this chapter are met: home occupation.

(4) *Minimum dimensional and other requirements.* The minimum requirements for PEF shall be as follows:

- a. Location: A-R zoning district.
- b. Development size: 100 contiguous acres.
- c. Single-family dwellings and those accessory uses and structures associated with the single-family dwelling shall meet those requirements established within the A-R zoning district.
- d. All other nonresidential structures shall meet the following setbacks:
  - 1. Front yard: 200 feet.
  - 2. Rear yard: 100 feet.
  - 3. Side yard: 100 feet.
- e. A site plan is required indicating the location of all structures/activities per chapter 104.
- f. All parking and access areas shall be paved and landscaped per chapter 104.
- g. All service areas shall be screened per article III of this chapter.
- h. All parking and service areas shall be to the rear of any restaurant building.
- i. Only structures whose principal purpose is for the storage of farm equipment and/or animals may have a metal facade. All other structures shall have a non-metallic facade.
- j. Shall comply with all county, (including fire marshal), state and federal requirements.

(h) *Planned outdoor recreation.*

(1) *Purpose.* The intent of a planned outdoor recreation development (POR) is to provide the residents of the county adequate recreational opportunities outside of existing public facilities, parks, private recreation and amenity areas. **The board of commissioners may approve the proposed development with modifications which could include, but are not limited to, limitations in nonresidential uses and intensities, architectural controls, traffic improvements such as decel-accel lanes, service drives, internal street configurations, turn lanes, etc. as may be required to mitigate traffic impacts and increased setbacks, buffers and/or screening as may be required to lessen the impact and/or shield views from adjacent properties and/or streets.**

(2) *Permitted uses.* The following permitted uses shall be allowed in a POR:

- a. Outdoor athletic fields;

- b. Outdoor athletic courts;
  - c. Accessory uses:
    - 1. Picnic and playground areas;
    - 2. Concession facilities;
    - 3. Press box facilities;
    - 4. Restroom facilities;
    - 5. Maintenance and/or equipment facilities;
    - 6. Ticket sales facilities;
    - 7. Bleachers;
    - 8. Dugouts;
    - 9. Lights; and
    - 10. Scoreboards.
- (3) *Prohibited uses.* The following uses shall be prohibited in a POR:
- a. Motorized or other wheeled vehicle sports;
  - b. Swimming pools and water related activities;
  - c. Archery;
  - d. Firearms and target range;
  - e. Explosives and fireworks;
  - f. Paintball and similar activities; and
  - g. Amusement park activities and rides.
- (4) *Minimum dimensional and other requirements.* The minimum requirements for a POR shall be as follows:
- a. Development size: 50 contiguous acres.
  - b. The development shall have ingress and egress only to an arterial thoroughfare as designated by the county thoroughfare plan.
  - c. Maximum number of outdoor athletic fields and/or courts: eight.
  - d. Setbacks:
    - 1. No permitted uses shall be allowed within 100 feet of the right-of-way.
    - 2. No permitted uses shall be allowed within 500 feet from any A-R or residential zoning district.
    - 3. No permitted uses shall be allowed within 50 feet from any nonresidential zoning district.
  - e. A buffer of 100 feet plus the required setbacks shall separate all permitted uses from any A-R or residential zoning district. Off-street parking areas may be located within the setback areas.
  - f. Landscaping and buffer areas shall be planted in accordance with chapter 104.
  - g. Paved access and paved parking shall be provided as follows:

1. 40 spaces per outdoor athletic field; and
2. Ten spaces per outdoor athletic court.
- h. Hours of operation are to be determined at the time of development plan approval. No play permitted after 10:00 p.m.
- i. Lights shall be established in such a way that adjacent properties and residents are not adversely affected, and that no direct light is cast upon said properties and residents. No lighting permitted after 10:30 p.m.
- j. Adequate trash receptacles and grounds maintenance shall be provided to maintain a litter-free recreation area. Dumpsters shall be screened on all sides.
- k. Outside loudspeaker system use permitted until 10:00 p.m.
- l. Height limit: 35 feet, with the exception of lights.

(i) *Planned small business center.*

- (1) *Purpose.* The intent of the planned small business center is to provide a business incubator center through a planned, mixed-use nonresidential development consisting primarily of a mix of office uses, service uses, and light industrial uses, with limited small scale commercial uses as appropriate for the area. A PUD-PSBC will allow innovative and creative design and promote high standards in the development layout to alleviate incompatibility between the internal uses in the development to protect public safety to the greatest degree possible. **The board of commissioners may approve the proposed development with modifications which could include, but are not limited to, limitations in nonresidential uses and intensities, architectural controls, traffic improvements such as decel-accel lanes, service drives, internal street configurations, turn lanes, etc. as may be required to mitigate traffic impacts and increased setbacks, buffers and/or screening as may be required to lessen the impact and/or shield views from adjacent properties and/or streets.**
- (2) *Uses.* Only those uses (permitted and conditional) allowed in the O-I, C-C, C-H, and M-1 zoning districts shall be proposed for the PUD-PSBC. Only those uses approved through the rezoning process shall be allowed.
- (3) *Minimum dimensional and other requirements.*
  - a. Minimum lot size: minimum of ten acres.
  - b. The proposed site shall be permitted only on a lot which fronts on and accesses a major thoroughfare, as specified by the county thoroughfare plan.
  - c. Front, side, and rear yard setbacks and buffers along the exterior boundaries of the development shall be consistent with either the O-I, C-C, C-H, or M-1 zoning district, as applicable to the use.
  - d. The development plan shall indicate the different use areas for the proposed development. Appropriate separation, buffering, and vehicular circulation between uses internal to the development shall be established to alleviate incompatibility and protect public safety. Vehicular access facilities shall be designed in a manner to preclude large vehicles (semi-tractor trailers, delivery trucks, etc.) from utilizing areas where pedestrians are likely to be present.
  - e. Location: only those areas indicated in the county Comprehensive Plan shall be given consideration for PUD-PSBC.
  - f. Height limit: 35 feet.



## (j) Planned residential and business development (PRBD)

- (1) *Purpose.* The intent of a planned residential and business development is to allow mixed-use development with principal single-family residential and incidental business uses and, through the use of large lots and the preservation of existing single-family dwellings, maintain rural character. This zoning district may be considered in all residential land use designations as indicated on the Fayette County Future Land Use Plan map. The characteristics of a PRBD are: in conjunction with a principal residence the occupant conducts on-site business operations, clients/customers visit the site, receipt and shipments of goods occur, and non-occupant employees will be on site. The board of commissioners may approve the proposed development with modifications which could include, but are not limited to, establishing residential densities, limitations in nonresidential uses and intensities, architectural controls, traffic improvements such as decel-accel lanes, service drives, internal street configurations, turn lanes, etc. as may be required to mitigate traffic impacts and increased setbacks, buffers and/or screening as may be required to lessen the impact and/or shield views from adjacent properties and/or streets.
- (2) *Permitted residential uses and structures.* Planned residential and business development shall contain single-family dwellings and residential accessory structures and uses shall also be allowed per article III of chapter 110. The summary of intent shall specify the minimum floor area proposed for the single-family dwellings. In addition, a home occupation is allowed per article V of chapter 110.
- (3) *Permitted business uses and structures.* A list of proposed business uses shall be submitted with the summary of intent. Low-intensity businesses that are incidental and subordinate to the residential use of the property and which do not create offensive noise, dust, smoke, odor, vibrations, or glare that would adversely affect the existing use or usability of adjacent or nearby property and/or do not produce traffic that would be an excessive or burdensome use of existing or planned streets are appropriate for this zoning district. Only those business uses approved through the rezoning process shall be allowed in the PRBD. Any approved business that is listed as a conditional use in Article V shall meet the conditional use requirements, as is applicable. The summary of intent shall specify the list of proposed businesses, number of proposed on-site employees per business, and the number, size and architectural character of the business structures proposed for the individual businesses in the PRBD. The architectural character of the business structures shall be agricultural in nature with roof types including hip, gambrel and gable. Appropriate facades shall include fiber-cement siding, wood siding, wood textured vinyl siding, brick/brick veneer, rock, stone, cast-stone, or finished/baked enamel aluminum/metal siding which establishes a horizontal pattern.
- (4) *Business vehicles.* The summary of intent shall specify the type, size and number of business vehicles and trailers proposed per business in the PRBD and the anticipated frequency of business vehicular trips. Motor vehicles cannot exceed two axles, 22 feet in length, ten feet in height, and/or 8,000 pounds (curb weight). Vehicles that exceed these parameters shall be allowed only during business hours (see Item o. of Subparagraph (5) below) and only for the purpose of making deliveries, making pickups, and providing services.
- (5) Minimum dimensional and other requirements in the PRBD shall be as follows:

- a. Development size: 75 contiguous acres.
- b. The proposed development shall be permitted only on a lot which fronts on and accesses a major thoroughfare, as specified by the county thoroughfare plan.
- c. A minimum buffer of 100 feet shall be provided around the side and rear periphery of the development (see Sec. 110-94).
- d. Minimum lot size: 15 acres.
- e. Minimum lot width: 250 feet.
- f. Front yard setback: 75 feet.
- g. Side yard setback: 50 feet (except where the 100 foot buffer is applicable).
- h. Rear yard setback: 75 feet (except where the 100 foot buffer is applicable).
- i. New single-family dwelling minimum floor area: 2,100 square feet.
- ~~h.~~ Height limit: 35 feet.
- ~~j.~~ Lights shall be established in such a way that adjacent properties and residents are not adversely affected, and that no direct light is cast upon said properties and residents.

~~kl.~~ ~~The business shall be owned and operated by the occupants of the property upon which the business operation is conducted. The operator of the business shall be one of the following:~~

~~1. The business operator is the owner/occupant of the property and the business is not owned by a corporation or partnership; or~~

~~2. The property and business is owned by a corporation or partnership in which case the operator/occupant shall be an officer of the corporation or a partner in the case of a partnership.~~

- ~~lm.~~ No more than five (5) persons shall be employed on-site by a business, not including the owner/occupants.

~~mn~~ All structures associated with the business are allowed in the rear yard only behind the principal residence and must be fully enclosed and shall not be used for any residential purposes. Business structures shall not be located within 100 feet of the principal residential structure.~~no.~~ All vehicles associated with the business must be parked in the rear yard only.

~~op.~~ The hours of operation, in the context of clients/customers shall be limited to 9:00 a.m. to ~~7:00~~5:00 p.m., Monday through Saturday.

~~pq.~~ All materials, equipment, supplies, and inventory associated with the business shall be stored, operated and maintained within the business structure. Semi-trailers or shipping containers cannot be used for storage.

~~qr.~~ Stormwater Requirements: In the event that 5,000 or more square feet of impervious surface (including driveways and parking for the business) is added in conjunction with a business structure, a site plan compliant with stormwater requirements of the county development regulations shall be required for that lot. The lot will be exempt from site plan requirements, the nonresidential development landscape requirements and tree retention, protection, and replacement requirements of the county development regulations. In the event that the property is subdivided with an internal street, the development shall comply with stormwater requirements of the county development regulations, as applicable.

~~rs.~~ Adequate off-street parking shall be required. A prepared surface is required for the parking areas. The parking area shall comply with Article VIII. - Off-Street Parking and Service Requirements of the Development Regulations and must be depicted on a sketch, drawn to



scale on a survey of the lot. Gravel parking areas shall be exempt from Nonresidential Development Landscape Requirements of the Fayette County Development Regulations. The following is required for gravel parking areas:

- (i) Exterior and interior parking aisles shall be terminated at both ends by a landscape island.
- (ii) Landscape islands shall be provided for each 150 feet of continuous parking length.
- (iii) One (1) canopy tree, six (6) feet high at planting, is required per landscape island.

Paved parking areas shall meet the Nonresidential Development Landscape Requirements of the Fayette County Development Regulations.

t. Signage on individual lots shall be regulated under Sec. 108-135(a). Signage located at the entrance of a subdivision served by an internal local road shall be regulated under Sec. 108-135(b).

(Code 1992, § 20-6-25; Ord. of 8-25-2011; Ord. No. 2012-09, § 4, 5-24-2012; Ord. No. 2016-11, § 1, 5-26-2016)

**THE FAYETTE COUNTY PLANNING COMMISSION** met on July 20, 2017 at 7:00 P.M. in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Fayetteville, Georgia.

**3. Discussion of amendments to Chapter 110. Zoning Ordinance, regarding Sec. 110 149. - Planned Unit Development concerning Planned Residential and Business Development-Planned Unit Development (PRBD-PUD) zoning district.**

Pete Frisina stated this was sent back again to Planning Commission from the Board of Commissioners. At the last meeting there were some issues brought up about traffic improvements that could be mandated to the PUD. There was also talk about additional buffers and screening required for a PUD. There was quite a bit of discussion whether that was already implied in a PUD or if putting language in there saying that it is a possibility add strength to the ordinance. This statement that I made here was to say “traffic improvements such as decal-accel lanes, service drives, internal streets, turn lanes, etc. may be required to mitigate traffic impacts created by development. Additional buffers and/or screening may be required to shield views from adjacent streets and/or properties”. So it’s basically saying what I think we could do anyway, but it just puts anybody on notice that’s getting a PUD that that is possibility. In this new subsection of the PUD where they wanted that language, to take it consistent we add that language to every section of the PUD. Every PUD and subsection could have these extra requirements made. I have not made any other changes to the ordinance. Those are the only two things that came up that night.

Arnold Martin said I’m assuming you language is structured the way it is because it may be required on a per situation basis. If you go from a track that doesn’t appear to have much traffic to one that most likely would then this gives the latitude to say “hey, we let you know”.

Pete Frisina said we have seven (7) subcategories for PUD and I added that language to every one of them.

Al Gilbert said what’s troubling to me is that we’ve had that right all along about stating it. We’ve always been able to do that without putting specific things down, now what if we’ve left something out.

Arnold Martin said is it possible to put something literally at the end of each PUD that gives the planning commission the right to add any situational requirements based on the lay of the land.

Al Gilbert said maybe let Dennis or Patrick take a look at this, run that by them.

Jim Graw asked is this a response to Commissioner Brown’s comments? Did they indicate they wanted specifics on this PUD about traffic or just the broad wording that you have here?

Pete Frisina said Commissioner Brown and Commissioner Ognio. They wanted language added to the ordinance that put people on notice that they could require those things.

Al Gilbert said it sounds to me like the Sandy Creek property seems to overriding anything we

do on it. In our case we've got to look at what's going on all over the county, and the commission is tuning in on that one location and those concerns can be addressed when that zoning comes up. At the meeting Pete and Dennis Davenport both were trying to get the point across that we already have the right to do all of this

Jim Graw said isn't that written someplace, because we've always been told we had to the right to say we want this, this, this, and this.

Pete Frisina said basically yeah.

Arnold Martin said could you just reiterate that same verbiage in each section.

Pete Frisina said here's the deal, the PUD has what's called the Preamble to Planned Unit Development that pretty much lays out what you can and cannot do in each subcategory. That's what we've been trying to explain. We have the ability, it's here, but they didn't feel comfortable, in my opinion, that it was implied and not implicit. It's not specific.

Al Gilbert said I don't know where there's a PUD in this county that's necessarily a bad project.

Arnold Martin stated it's clear that you have a lot of people that are afraid that by opening this up for the county that you'll just be allowing all types of industry to come in under the guise of a PUD, but really doing big booming business that's going to create traffic problems, issues with property values, etc. I would rather something like the Sandy Creek project come in versus a 40 unit subdivision that's going to create three (3) or four (4) times the traffic. You have three (3) choices. You say we don't want any development at all, you have where this is a lower density development, or settle for high density and get what you get.

Jim Graw said but you have much different traffic with this. You have the potential for trucks, what you don't have with residential. So which one do you want?

Arnold Martin said I would rather on truck a day over a thousand cars on the same tract. This is it goes back to the planning commission and Pete's office to be able to say if you have a business this way they must be likeminded businesses.

Jim Graw said how do you decide which businesses are going to be like the one we put in.

Arnold Martin said I don't know if it's down to the business, but it's more of the activity. If you say you want like types of activity then it's all congruent with all the neighbors that are living in there and working in there.

Al Gilbert stated we've got a lot of old farm land in this community and the days of farming are over. The easiest and quickest way to sell my property is residential subdivisions, but what if I could make just as much selling my property this kind of way. One of the things that came out of the comprehensive development meetings was that there was too much traffic, too much development. What better way to slow some of this down than to convert some of this property into higher acreage situations.



Arnold Martin said it's higher acreage, lower density. In the end it's trying to protect the natural environment, but also the density. I understand your concern Jim, but I think in broader sense we have a greater opportunity to protect this county rather than rolling over and selling out to the next big developer.

Jim Graw said I think we have a responsibility to protect the people who are living in homes around that property too. I think we're not taking into consideration those people that have homes. When they bought those homes they saw that property, how it was land use and how it was zoned, and they assumed that's what's going to be there. Now we're taking 75 acres, splitting it into four lots and saying ok, you can move your business onto that lot. There are several businesses in Fayette County now that could relocate their business onto one of those lots. These businesses have trucks. I'm talking about heavy duty trucks coming in and out every day, four (4) and five (5) times a day. That's the kind of problem I don't want to see those residents in that area to face. I've said my piece I don't know how many times, and I've said it again, but we have to take those people's concerns into consideration.

Al Gilbert said do we have to go over each business that will go in that.

Pete Frisina said the way it's written is that it says they have to provide a list of businesses that are proposed for the development.

Al Gilbert said so if a business that we don't want for various reasons is going in there we can just say no, it won't go in there. I like what we got here and we control it. The developer's not controlling it, we are.

Arnold Martin stated that whether you want to call it progress or development, the only thing we can do to not stand in the way of progress in our county is to put as many buffers and filters to keep as much control as possible. Base it on activity. Somebody needs to go out and look at these businesses and see whether it matches the other businesses.

Jim Graw said the problem is that's your judgement and you can't just get into judgement when you're making decisions in a planning commission. You need to have some kind of criteria to base your judgement decision on and that is what we don't have in this whole process on this new PUD. There is nothing to give us guidance on what should be going in here. You talk about activities; well what's your definition of an activity?

Arnold Martin stated it's based upon many different factors from traffic to noise to exterior lighting. I mean the list goes on. The one key word is congruency, and having things that are congruent or incongruent based on what the original petitioner for the PUD has forward with. As opposed to being a list of businesses that can or cannot go, they have to come before this commission or in Pete's office and say we need guidance on this or have this approved. We have to start somewhere because if we don't we'll either become a non-friendly county to the very businesses we've invited in or we do not move forward in developing further.

Jim Graw stated most businesses they have in mind for that 75 acres could be placed in

Kenwood Business Park and not on four (4) fifteen (15) acre lots. Those businesses could go up in the business park.

Arnold Martin said but they don't want to live in the business park.

Jim Graw said just because they want to live with their business doesn't mean they can or that we should let them. There are a lot of people that want to do a lot of things around here, but the ordinances say you can't.

Al Gilbert said because somebody's opposing something doesn't necessarily mean it's bad. Sometimes there's a worst part that can happen. I'd much rather have these fifteen acre tracts next to my home than what could potentially go there.

Arnold Martin stated it's very clear that our citizens still want low traffic, low density, and to protect the environment. That what makes it wonderful for us to live here.

John TerBeek said my garage is actually on the corner of Sandy Creek. I see the traffic from the studio and they don't stop. There are heavy duty trucks. They don't sleep either and they work on Sunday. Sandy Creek Road has taken a beating. The sad truth is if this PUD is put on Sandy Creek, or in an industrial park in Fairburn, they're still going to use Sandy Creek to get to Pinewood. I wouldn't want an industrial building next to my house, but if you guys stipulate that it has to look like a house I can't complain about that.

Tim Thoms said my mother-in-law is moving off of Sandy Creek, she can't stand the traffic. Actually she would be very interested in this accessory structure; she wants to build in my property. But like John said, the traffic is there now so it doesn't matter.

Pete Frisina stated one of the things I talked about with the traffic planning that's been going on is what I said years ago. Now that we've opened the door to Sandy Creek Road has to be improved. The hills need to be taken out, the curves need to be straightened, whatever you can do to make it better it has to be done.

Arnold Martin said I think the way we have it is good. When will this go back to the commission?

Pete Frisina said I'll touch bases with legal. In fact I can get them at the next workshop, either Patrick or Dennis.

#### **4. Discussion of amendments to Chapter 110. Zoning Ordinance, regarding Sec. 110-149. - Planned Unit Development concerning Planned Residential and Business Development-Planned Unit Development (PRBD-PUD) zoning district.**

Pete Frisina stated that it looks like they're really not interested anymore. I can tell you that by virtue of what Chairman Maxwell and the other members have said they're still interested in pursuing this. That's what Eric says, he sent that to Steve Rapson and me and said "please continue to work on creating this

zoning district because the Board is interested in creating this concept". I think what you have here is concern by the Board that there were certain aspects of the PUD that they wanted people to be aware of, that they could make them do. Two things we came up with were traffic improvements, which include decel/accel lanes, internal streets, turning lanes, etc. may be required to mitigate traffic impacts created by development, and additional buffers may be required to shield adjacent streets and properties. While that was implied in that we have that ability in the PUD, they think it may be better to state so that people coming in for the PUD will be aware of it. So while we're in the context of PRBD-PUD, my opinion is that you can't add it to one and not add it to all. Hopefully somebody will stumble across it and be aware. We had no way to allow you to have a business in a detached structure so that's where this went to. The PUD was picked as a good mechanism because of the amount of control we have over it. It evolved over a period over time, but there were a lot of issues with noise and traffic. We talked about accessory structures having an architectural appearance, and owner-operator.

Chairman Haren said for clarification, the county does allow businesses within the home. This was separate where you had a residential structure, no business activity, and then you had a detached structure that was the business activity. The other thing is that this is not designed for A-R, it's really designed for areas zoned residential.

Pete Frisina said I told Jim I added some verbiage based on your concerns and I'm not sure you have the right version.

Jim Graw said yeah, you were going to put something in there about qualitative and not quantitative.

Chairman Haren said what happens if we go back to the Board and say "we took the guidance you gave us, but that's what the review process is for".

Al Gilbert stated what troubles me is that the county attorney has already stated that the way the thing is written right now without any changes is that we can do whatever we pretty much want to with this PRBD. We don't have to break down in the verbiage. What troubles me, what if there's something we didn't say we could ask for. There's more control over that zoning than any we do.

Chairman Haren said I agree, there's not a problem with other PUD language. For some reason a couple commissioners just fixate on this.

Al Gilbert said we were looking at what's best for the county and they were focusing as little narrow piece of property. It's almost like we were doing a zoning with an ordinance.

Pete Frisina said it doesn't say it's a requirement, it says it may be. It says here, "after review and public hearing the Board of Commissioners may approve, disapprove, or approve in modification the proposed development after receiving recommendation from the zoning and planning commission". That's very open.

Chairman Haren said the rules and mechanics of approving a PUD allow us to address them. I don't think they need to be called out by exception because they're implied.

Pete Frisina said what we struggled with was do we go in to an individual situation where we treat each individual and figure out some way to let them do it. Since there was a movement on it to do a large piece of property that fit the need there. Could we have come up with a conditional use that allows people to do this? It gets harder to enforce on a conditional use than going through a process like this, but this calls for a development. So what you're either going to end up doing is creating a number of lots which allow light businesses on them.



Danny England said so that example was one house, one out building. This is talking about more of a village.

Pete Frisina said well each lot can have one house and one structure.

Danny England said so you could have a subdivision of live work residences.

Chairman Haren said a very low density subdivision.

Pete Frisina said fifteen (15) acres. We patented it after A-R; once you hit fifteen (15) acres you're pretty much unlimited with you can do in terms of the number of agricultural buildings. So using that as a pattern we thought that was a good way to maintain the rural character, keeping the density low, but allowing somebody the incentive to do it. One of the comments Jim has made is "I don't know where this is allowed", so I added the verbiage 'this zoning district may be considered in all residential land use designations as indicated on the Fayette County Future Land Use Plan'. That tells you it could be considered in all the residential land use designations. I borrowed this language from other parts of the ordinance, 'a list of proposed business uses shall be submitted with the summary of intent. Low-intensity businesses that are incidental and subordinate to the residential use of the property and which do not create offensive noise, dust, smoke, odor, vibrations, glare, and/or traffic are appropriate for this zoning district. So that's the qualitative, not quantitative criteria we should use when we look at these businesses.

Jim Graw said what if we were to say 'low-intensity businesses (that are normally found in the office-institutional zoning category). Then we could look at the O-I category and see if we would have to add anything as those uses come in. If they're compatible with O-I.

Pete Frisina said I don't think, in my opinion, you're going to get office type uses in this zoning district. I think you're going to get people that supply support, or contractor type individuals.

Jim Graw said I hear what you're saying, but see I don't know what low intensity businesses are.

Chairman Haren said well I think when time comes that will be our job to interpret that.

Pete Frisina said again, it's qualitative, not quantitative. It gives you some reference of what it is you want. What is low intensity? Well we don't really know, but when we see it we know what it's going to be and it could include a lot of things. We've already limited how many people can work there, the hours, and traffic issues. You've tried to control the architecture, although that doesn't do much; you've made sure the owner-operator lives there; and you've restricted signage. There's other verbiage I could add there, but I at least wanted to throw something out there based on some of Jim's comments, which I think are good comments.

Chairman Haren said so you're verbiage about deceleration/ acceleration was added in the first paragraph under purpose.

Jim Graw asked what's the land use designation for A-R.

Pete Frisina said five (5). So density wise this fits into all of those. A fifteen (15) acre lot would fit into to any of these categories. Of course you have buffers and setbacks to help vindicate all this stuff as well which is typical for any PUD.

Danny England said these offer a different interpretation on what is offensive and what isn't which is nice.

**THE FAYETTE COUNTY PLANNING COMMISSION** met on August 17, 2017 at 7:00 P.M. in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Fayetteville, Georgia.

We don't normally describe a decibel level for noise.

Pete Frisina said the County has a decibel level for noise in another portion of our ordinance.

Jim Graw said I see what you're trying to get to, I really do, and I like the idea, but what again is offensive noise, dust, smoke, odor, vibrations. Under whose definition? That's been my problem with this whole thing, there really is no definitions on some of this.

Pete Frisina said we already have this language in other parts of our ordinance.

Jim Graw said who make the decision though that it's offensive.

Pete Frisina said under a PUD it's a conceptual thing. We put our heads together and we make those determinations. You already have a number of restrictions in here, but this is not quantitative, it's qualitative.

Chairman Haren said it's maintaining quality of life, not just for people that are in the PRBD, but the surrounding developments.

Pete Frisina said if you're moving into a PRBD you should realize what you're moving into. Unless you want to start a business I wouldn't live there.

Jim Graw said the one big problem I've got is putting these in one acre zoning categories around subdivisions that have been zoned one (1) acre. People are living in them, and then you plop this down right next to one (1) acre subdivisions, land use one (1) acre, land use residential. I don't know how we overcome that problem.

Chairman Haren said I see this addressed one of two ways. These are by nature very low density developments. The Board looks at the concept and says yay or nay. One of the things we're going to do is protect the surrounding land owners. I can't remember the other thing, but that's our job. My fear is if we put too many specific elements in there it could give the developer too much wiggle room.

Pete Frisina said it says here additional buffers and/or screening may be required to shield views from adjacent streets and/or properties.

Danny England said the more stuff you put in the code, the more they have to use against it.

Pete Frisina said the only thing that's new really is this traffic thing; I added this verbiage where it could be considered under residential zoning, and then this low intensity portion were the other two things I added based on some of Jim's concerns.

Chairman Haren said Jim do you want a chance to take a shot at the verbiage to meet some of your requirements.

Jim Graw said if I were to write something it would probably be very specific and that's not what your

intent is, you want to make it broad so you have the room to make a decision. I wouldn't want to do it either because it would ruin what you're trying to do.

Pete Frisina said let me do this, we'll shoot it back out and let you guy take a look at it and we'll talk about it next month again.

Jim Graw said let me say this, I like what you wrote. I think all of us in here know what you're trying to get at. I think all of us in here are conservative enough to know what we're looking for by that statement you wrote up there, but what about future planning commissions that don't know what we put into this and what our thinkings are.

Chairman Haren said the first one or two of these is going to set the precedence. That hopefully will carry forward. I just want to give this a chance. I want to put this out there and have somebody come to us so we do the sausage making bit of it and grind through it all and then see what happens. Then maybe come back based on that experience and say to the Board of Commissioners we went through this, here's what we learned, we'd like to make these changes, and here's why. It's an imperfect process, but you can make it closer to perfect through practical application. Let's do that because next time we talk about this I want a show of hands to push it forward or whatever.

Jim Graw said Pete, what if we were to say this that PUD would only be used A-R land use five (5) acre zoning districts.

Pete Frisina said I think you're going to restrict it to just the southern portion of the county. I think the area that we had interest in before was based on the proximity to the studio. Now we're going to have another studio on 74 inside Tyrone.

Chairman Haren said I think the commissioners like the idea of this being close to the studios. Part of it is they want to attract that kind of activity. So if you want to do it in the south part of that county, although the county's not that big, you're hauling all this gear up to Pinewood then we'll be back talking about the traffic issues again.

Pete Frisina said I think that's going to be the draw in that area especially if we get a second one. You may better restrict the traffic by putting a lot of fifteen (15) acre parcels on it.

Chairman Haren said I would tell the first developers to make it so the folks around you are happy you built this out, rather than another subdivision going in there and you're looking in some guy's deck. You're looking into a wooded area that gets quiet at night.

Danny England said I think the first couple of these you'd see would be a one off. I don't think you'll see a subdivision of these.

Pete Frisina said well you have to have a seventy-five (75) acre parcel to create it.

Danny England said you can't just have on fifteen (15) acre. That is really low density.

Pete Frisina said that was our issue. Do you do it on an individual basis or a development basis, and we decided on a development basis instead of just one offs here and there. A single lot is not a development. The whole thing is a PUD; it's under the basis of a planned unit development.

Danny England said is there a zoning that allows one person to do that.



Pete Frisina said no, that's the whole issue. You cannot have that. Again, we talked about doing a one off. Then you have to figure out what are your controls? What's your conditional use? We don't have a special exception process in the county where one person could go through the process.

Chairman Haren said we'll take one more run at it and be prepared to give it a thumb up or thumbs down. Anything else?

Al Gilbert said no balloon test.

Pete Frisina said they're having issues with that right now. Right now, were the balloon needs to be flown they can't between the tree limbs so they're going to have to go back to property owner and see if they'll let that happen. It maybe that it gets pushed into October.

No action was taken on this item and the discussion will be continued at a future meeting.

**THE FAYETTE COUNTY PLANNING COMMISSION** met on September 7, 2017 at 7:00 P.M. in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Fayetteville, Georgia.

**5. Discussion of amendments to Chapter 110. Zoning Ordinance, regarding Sec. 110-149. - Planned Unit Development concerning Planned Residential and Business Development-Planned Unit Development (PRBD-PUD) zoning district.**

Pete Frisina said in a PUD it has always been implied that you have full control over the development. Al Gilbert questioned at the last meeting that now that we are adding specifics does that mean we're tying our hands to only those items listed? What I did on page three (3) under F, is I broadened some of those things that can be considered under modifications because it says "the board may disapprove, approve or approve with modifications. Modifications can include, but are not limited to, establishing residential densities, limitations in nonresidential uses and intensities, architectural controls, traffic improvements". So that's basically the full range of what you can do in a PUD. I also did some house cleaning. We have been trying to get away from where the zoning administrator is specifically doing things, and we recommend that is say the planning and zoning and department instead of zoning administrator. Since the last time you saw it I took that list of modifications and went through each of the list of Planned Unit Developments and added them as applicable. I kind of catered that list to each of the different type of PUD. Starting with the PRBD, I have added some of this language. Under three (3) I added some language about the type of business and the qualitative aspects we'll be looking at. That where it talks about "that would adversely affect the existing use or usability of adjacent or nearby property and/or do not produce traffic that would be an excessive or burdensome use of existing or planned streets are appropriate for this." We have one more meeting on this. I would assume we move to public hearing on these amendments in October.

No action was taken on this item and the discussion will be continued at a future meeting.

**THE FAYETTE COUNTY PLANNING COMMISSION** met on September 21, 2017 at 7:00 P.M. in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Fayetteville, Georgia.

**5. Discussion of amendments to Chapter 110. Zoning Ordinance, regarding Sec. 110-**

**149. - Planned Unit Development concerning Planned Residential and Business Development-Planned Unit Development (PRBD-PUD) zoning district.**

Pete Frisina said there have been no changes since our last meeting. Of course Al and Danny weren't here, but you've both seen it. I talked to Al on the phone and I told him that I expanded some of that based on suggestions and I asked him to take a look at it. Based on some of Jim's comments I added more qualitative aspects to the Planned Residential Business District and that is it. We're in a situation where we have one last meeting prior to going to public hearing. If everybody is ready to go to public hearing then I'm ready to push this through to public hearing as well in October.

Jim Graw asked if it that has to go back to the Board of Commissioners for them to look at.

Pete Frisina said no, we'll go to public hearing for you guys, then back to them.

Jim Graw said so that'll be two public hearings.

Pete Frisina said one before you and one before the Board of Commissioners.

Chairman Haren said who's ready to move this forward.

Jim Graw said I'm abstaining.

Chairman Haren said so four (4) in favor, one (1) abstention. We're going to move forward with a public hearing with the intent of it going to the Board of Commissioners after that.

**THE FAYETTE COUNTY PLANNING COMMISSION** met on October 5, 2017 at 7:00 P.M. in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Fayetteville, Georgia.

**2. Consideration of amendments to Chapter 110. Zoning Ordinance, regarding Sec. 110-149. - Planned Unit Development concerning Planned Residential and Business Development-Planned Unit Development (PRBD-PUD) zoning district.**

Pete Frisina said the amendments were the same as was presented in the last workshop.

Chairman Haren asked if there anyone who would like to speak in favor of the petition. Hearing none he asked if there anyone who would like to speak in opposition of the petition. Hearing none he said he would bring it back to board.

Al Gilbert made a motion to recommend approval of the amendments. Danny England seconded the motion. The motion passed 3-1. Jim Graw voted in opposition and John Culbreth was absent from the meeting.

# COUNTY AGENDA REQUEST

Page 194 of 280

Department:

Presenter(s):

Meeting Date:

Type of Request:

## Wording for the Agenda:

Consideration of Ordinance 2017-16 amending Chapter 110. Zoning Ordinance, regarding Sec. 110-79. - Accessory structures and uses.

## Background/History/Details:

The amendments change the way the total square footage of an accessory structure is determined. It will now be based on the footprint as opposed to the floor area and second story being accessed by permanent or pull down stairs. This will no longer be a factor. The footprint will include the area beneath a supported or cantilevered lean-to attached to the structure or building. Also included are other housekeeping amendments.

Staff recommends approval.

The Planning Commission recommended approval.

Danny England made a motion to recommend approval of the amendments. Al Gilbert seconded the motion. The motion passed 4-0. John Culbreth was absent from the meeting.

## What action are you seeking from the Board of Commissioners?

Approval of Ordinance 2017-16 amending Chapter 110. Zoning Ordinance, regarding Sec. 110-79. - Accessory structures and uses.

## If this item requires funding, please describe:

Has this request been considered within the past two years?

If so, when?

Is Audio-Visual Equipment Required for this Request?\*

Backup Provided with Request?

*\* All audio-visual material must be submitted to the County Clerk's Office no later than 48 hours prior to the meeting. It is also your department's responsibility to ensure all third-party audio-visual material is submitted at least 48 hours in advance.*

Approved by Finance

Reviewed by Legal

Approved by Purchasing

County Clerk's Approval

Administrator's Approval

## Staff Notes:



### Sec. 110-3. *Definitions*

~~Floor area, accessory structure, means the sum of the horizontal areas of several floors of the structure under roof, excluding any space where the floor-to-ceiling height is less than six feet.~~

~~Footprint, means the area of the foundation upon which a structure or building sits and would include the area beneath a supported or cantilevered lean-to attached to the structure or building.~~

*Foundation* means an in-ground masonry or poured concrete support for a structure.

*Story* means the portion of a building, other than a basement, included between the surface of any floor and the surface of the floor next above it.

### Sec. 110-79. - Accessory structures and uses.

(a) The following accessory structures and uses are permitted in A-R and all residential zoning districts.

- (1) Well/pump house;
- (2) Guesthouse;
- (3) Greenhouse, permanent or temporary (see (n) temporary greenhouse);
- (4) Swimming pool, hot tub, pool deck, pool equipment enclosure, and pool screen enclosure;
- (5) Garage;
- (6) Recreational court;
- (7) Gazebo;
- (8) Cabana/pool house, boat house, covered patio, and covered deck;
- (9) Storage building;
- (10) Carport;
- (11) Solar panel (ground-mounted);
- (12) Wind turbine/windmill (ground-mounted);
- (13) Aircraft hangar, detached (see article V of this chapter);
- (14) Dog house and dog pen/run;
- (15) Playhouse;
- (16) Outdoor kitchen and/or fireplace;
- (17) Patio; and

(18) Underground storm shelter.

Farm outbuildings, including horse stables, auxiliary structures, and commercial greenhouses are regulated as conditional uses under article VII of this chapter and shall be allowed in the A-R zoning district only. One semi-trailer may be utilized as a farm outbuilding provided the property is zoned A-R and the semi-trailer is being used to store agricultural items. These regulations shall not apply to those nonresidential uses allowed in A-R and residential zoning districts.

- (b) *Structure limitations.* Construction of an accessory structure shall occur concurrently with or after the construction of the principal structure. Accessory structures shall not be used as dwelling units or for lodging purposes, except a guesthouse.
- (c) *Number and size.* The number and size of accessory structures shall conform to the requirements described herein.

(1) Accessory structures shall be limited to one of the following options:

- a. Two accessory structures, per individual lot, that shall not exceed a combined total **footprint** of 1,800 square feet ~~of floor area~~ or a combined total **footprint** of 3,600 square feet ~~of floor area~~ on a lot with a minimum of five acres and a minimum contiguous area of two acres clear of zoning setbacks, watershed protection buffers and setbacks, jurisdictional wetlands, 100-year floodplain area, and easements of any kind ~~(see total square footage). The square footage of the largest accessory structure shall not exceed the total square footage of the principal structure.~~ One of these accessory structures may include up to 700 square feet of heated and finished floor area to be utilized as a guesthouse. An accessory structure combined with a guesthouse, under this option, shall be deemed as one accessory structure. ~~Under this option, an accessory structure located to the side of the principal structure shall not exceed 1,800 square feet;~~
- b. One accessory structure, per individual lot, **footprint** not to exceed 1,800 square feet ~~of floor area (see total square footage), or the total square footage of the principal structure, whichever is less.~~ This accessory structure may include up to 700 square feet of heated and finished floor area to be utilized as a guesthouse. An accessory structure combined with a guesthouse, under this option, shall be deemed as one accessory structure; or
- c. One accessory structure, per individual lot with a minimum of five acres and a minimum contiguous area of two acres clear of zoning setbacks, watershed protection buffers and setbacks, jurisdictional wetlands, 100-year floodplain area, and easements of any kind, **footprint** not to exceed 3,600 square feet ~~of floor area (see total square footage) or the total square footage of the principal structure, whichever is less.~~ This accessory structure may include up to 700 square feet of heated and finished floor area to be utilized as a guesthouse. An accessory structure combined with a guesthouse, under this option, shall be

deemed as one accessory structure. Under this option, an accessory structure shall be located only to the rear of the principal structure.

- (2) At least 50 percent of the square footage of an accessory structure building shall be fully enclosed, except as otherwise provided herein. Said enclosed area shall be surrounded by connecting adjacent walls constructed of solid materials attached to the foundation and roof.
- (3) A well/pump house, dog house, or playhouse consisting of 70 square feet or less; dog pen/run; swimming pool, hot tub, or recreational court; aircraft hangar, farm outbuilding, greenhouse, horse stable, or auxiliary structure (as regulated in A-R under article V of this chapter); ground/pole-mounted solar panel consisting of less than 200 square feet or ground-mounted wind turbine/windmill; uncovered outdoor kitchen, fireplace; patio; underground storm shelter; or beehive shall not be included in determining the number of accessory structures provided herein.
- ~~(4) Total square footage. When both of the following criteria are met, the upper level space shall be included in the total square footage of the structure:~~
  - ~~a. The upper level space is accessed by permanent stairs; and~~
  - ~~b. That portion of the upper level space where the ceiling width, measured at least seven feet in height, is more than 50 percent of the ceiling width measured at least five feet in height.~~
- (d) *Location on lot.* Accessory structures shall conform to the dimensional requirements within each zoning district. No structure shall be located in the front yard except: a detached garage (see subsections (d)(1) and (2) of this section for requirements); well/pump house consisting of 70 square feet or less; or farm outbuildings, including horse stables, auxiliary structures, and greenhouses located in an A-R zoning district, where the lot consists of five acres or more. A well/pump house of 70 square feet or less may be located within the setbacks. On a single frontage lot, the area between the street and the front building line shall be treated as a front yard with regard to the location of accessory structures. On a corner lot, the area between both of the streets and both of the front building lines shall be treated as a primary front yard and a secondary front yard with regard to the location of accessory structures. On a through lot, the area between the street from which the lot is accessed and the front building line shall be treated as a front yard with regard to the location of accessory structures.
- (1) *Detached garage located in the front yard of a single frontage lot and a through lot.* A detached garage located in the front yard shall meet the following requirements:
  - a. Footprint shall not exceed 900 square feet of floor area;
  - b. Located no more than 35 feet from the principal structure;
  - ~~c. Shall not exceed 23 feet in height;~~
  - ~~d. No more than 50 percent of the footprint of the garage may be located beyond the front building line of the principal structure;~~



- ~~e. The width of the portion of the garage facing the street shall not exceed 60 percent of the width of the principal structure; and~~
- ~~f. No portion of the garage may be located directly between the principal structure and the street.~~

(2) *Detached garage located in the front yard of a corner lot.*

- a. *Primary front yard.* The location of the front door of the principal structure shall establish the primary front yard. If the front door is not oriented to a street, the driveway access shall be utilized to establish the primary front yard. The primary front yard is the area between the street and the front building line in which an accessory structure is prohibited, except in the case of a detached garage which shall comply with the requirements of a single frontage lot; and
- b. *Secondary front yard.* Consequently, the other frontage shall be the secondary front yard. The secondary front yard is the area between the street and the front building line in which an accessory structure is prohibited, except in the case of a detached garage which shall comply with the following requirements:
  - 1. **Footprint** shall not exceed 900 square feet ~~of floor area~~;
  - 2. Located no more than 35 feet from the principal structure; and
  - ~~3. Shall not exceed 23 feet in height.~~

(3) *Architectural standards for a detached garage located in all front yards.* The garage shall maintain a residential character. Elevation drawings denoting compliance with the following requirements shall be submitted as part of the building permit application:

- a. The design of the garage shall match with the general architectural style inherent in the existing principal structure, including, but not limited to: roof pitch, roof facade, facade, residential windows, and residential doors.
- b. The garage shall have at least one opening for vehicular access.
- c. A separate electrical meter is not permitted, unless otherwise required per the building permits and inspections department.
- d. The garage shall be connected to the principal structure by at least one of the following:
  - 1. *An attached or detached breezeway.* Said breezeway shall be a minimum of six feet in width and a minimum of eight feet in height (interior measurement). A detached breezeway shall be constructed within six inches of the principal structure and the garage;
  - 2. *An attached raised deck.* Said attached raised deck shall be a minimum height of 15 inches. The deck shall have a minimum width of six feet. Said deck shall have guard rails measuring a minimum of three feet in height; or

3. *An attached or detached pergola.* Said pergola shall consist of parallel colonnades supporting an open roof of beams and crossing rafters, shall be a minimum of six feet in width and a minimum of eight feet in height (interior measurement). A detached pergola shall be constructed within six inches of the principal structure and the garage.
- (e) *Guesthouses.* Only one guesthouse is allowed per individual lot. Any living area included in an accessory structure is a guesthouse. A guesthouse shall not be used as tenant space. A guesthouse shall not exceed 700 square feet of heated and finished floor area.
  - (f) *Architectural standards.* All accessory structures of 200 square feet or greater, except a detached garage located in the front yard, shall be constructed in a residential character consisting of a facade of fiber-cement siding, wood siding, wood textured vinyl siding, brick/brick veneer, rock, stone, cast-stone, stucco, or synthetic stucco, or finished/baked enamel aluminum/metal siding which establishes a horizontal pattern. These standards shall not apply to an addition to an existing accessory structure that is nonconforming in terms of these standards. Any addition to an existing nonconforming accessory structure shall match the architectural design of the existing nonconforming accessory structure. Elevation drawing denoting compliance shall be submitted as part of the building permit application.
  - (g) *Temporary accessory storage.* Portable on-demand storage units are only allowed on a temporary basis and only in conjunction with an ongoing a renovation project for the purpose of storage of household items for a period not to exceed one year. Portable on-demand storage units are defined as any container, storage unit, or other portable structure, other than an accessory building or shed complying with all building codes used to store household items. Only two portable on-demand storage units are allowed per lot.
  - (h) *Carport.* The carport shall be used to house motor vehicles and trailers only. Carports shall be constructed of the same material or types of material as the principal structure on the property, or of metal.
  - (i) *Cabana/pool house, boat house, covered patio, and covered deck.* The cabana, covered patio, and covered deck may contain an outdoor kitchen, fireplace, spa/hot tub, bathroom/changing room, and/or pool pump/filter but shall not be utilized as a carport, garage, storage building, open storage, or living area. Said structures shall, at a minimum, consist of a roof with supporting posts/columns, not to exceed one story, and comply with the architectural standards for an accessory structure 200 square feet or greater.
  - (j) *Swimming pool, pool deck, pool equipment enclosure, and pool screened enclosure.* The pool deck, pool equipment enclosure, and pool screened enclosure shall comply with the required setbacks. A pool screen enclosure shall be constructed with insect screening commonly made of plastic, aluminum, or similar lightweight material and shall be exempt from the architectural requirements herein.
  - (k) *Solar panels (ground-mounted).* Ground-mounted solar panels shall be limited to three per lot, the total cumulative square footage of ground-mounted solar panels

shall not exceed 900 square feet, shall not exceed ten feet in height, shall comply with the required setbacks, and shall comply with the location of an accessory structure/use. Ground-mounted solar panels consisting of less than 200 cumulative square feet shall not count toward the number of accessory structures/uses. Ground-mounted solar panels consisting of 200 cumulative square feet up to a maximum of 900 cumulative square feet shall be counted as one accessory structure/use.

- (l) *Wind turbines/windmill (ground-mounted)*. Wind turbines/windmills shall not exceed 70 feet in height. The setbacks shall be equal to the height of the wind turbine, including the blades, or the applicable zoning district setbacks, whichever are greater. Each lot is limited to one ground-mounted wind turbine/windmill. The ground-mounted wind turbine/windmill shall not count toward the number of accessory structures/uses. All anchors for guyed towers shall meet the setbacks for the applicable zoning districts.
- (m) *Nonconformance*. All accessory structures or uses which had a building permit issued prior to January 24, 2008, are legally nonconforming and shall be allowed to be maintained and rebuilt to current size and in the existing location. All accessory structures or uses permitted after January 24, 2008, shall comply with the current requirements.
- (n) *Temporary greenhouse*. Temporary greenhouses shall not exceed ten feet in height. Each lot is limited to one temporary greenhouse. The side yard setback shall be a minimum of 30 feet or the minimum side yard setback of the applicable zoning district, whichever is greater, and the rear yard setback shall be a minimum of 50 feet or the minimum rear yard setback of the applicable zoning district, whichever is greater. The maximum square footage for temporary greenhouses shall be as follows:

Acreage	Square Feet
< 2	600
2 to < 3	800
3 to < 4	1,000
4 to < 5	1,200
5 or greater	2,400



Temporary greenhouses shall be maintained in good condition and the covering shall not be torn and tattered. Temporary greenhouses shall only be used for the purpose of growing or storing plants. Temporary greenhouses shall be exempt from subsections (c)(2) and subsection (f) of this section. One temporary greenhouse of 120 or less square feet on a lot shall not count toward the total square footage or number of accessory structures for that lot. Greenhouses built in the A-R zoning district as regulated under article V of this chapter shall be exempt from these requirements.

A temporary greenhouse permit will be required for all temporary greenhouses prior to construction. Scaled drawings shall be submitted to the planning and zoning department which shall include, but not be limited to: temporary greenhouse elevations including height and total square footage and location on the lot including the distance from the property lines.

(Code 1992, § 20-5-20; Ord. No. 2012-09, § 3, 5-24-2012; Ord. No. 2012-13, § 3, 12-13-2012; Ord. No. 2013-07, § 1, 7-25-2013; Ord. No. 2014-19, §§ 2—5, 12-11-2014)

**STATE OF GEORGIA**

**FAYETTE COUNTY**

**ORDINANCE**

**NO. 2017-\_\_\_\_\_**

**AN ORDINANCE TO AMEND THE ZONING ORDINANCE FOR FAYETTE COUNTY, GEORGIA; TO REVISE PROVISIONS PERTAINING TO DEFINITIONS; TO REVISE PROVISIONS PERTAINING TO ACCESSORY STRUCTURES AND USES; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE FOR SEVERABILITY; TO PROMOTE THE PUBLIC HEALTH, SAFETY AND WELFARE, AND FOR OTHER PURPOSES.**

**BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF FAYETTE COUNTY AND IT IS HEREBY ENACTED PURSUANT TO THE AUTHORITY OF THE SAME THAT THE ZONING ORDINANCE OF FAYETTE COUNTY BE AMENDED AS FOLLOWS:**

**Section 1.** By deleting the definition of “Floor area, accessory structure” from Section 110-3, pertaining to “Definitions”, of Article I of Chapter 110, in its entirety, and by adding a new definition of “Footprint” to Section 110-3 of Article I of Chapter 110, with said definition to be inserted alphabetically as appropriate and to be read as follows:

*Footprint* means the area of the foundation upon which a structure or building sits and would include the area beneath a supported or cantilevered lean-to attached to the structure or building.

**Section 2.** By deleting Paragraph (1) of Subsection (c) of Section 110-79, pertaining to “Accessory structures and uses”, of Article III of Chapter 110, in its entirety, and by replacing it with a new Paragraph (1) in Subsection (c) of Section 110-79 of Article III of Chapter 110, to be numbered and read as follows:

- (1) Accessory structures shall be limited to one of the following options:
  - a. Two accessory structures, per individual lot, that shall not exceed a combined total footprint of 1,800 square feet or a combined total footprint of 3,600 square feet on a lot with a minimum of five acres and a minimum contiguous area of two acres clear of zoning setbacks, watershed protection buffers and setbacks, jurisdictional wetlands, 100-year floodplain area, and easements of any kind. One of these accessory structures may include up to 700 square feet of heated and finished floor area to be utilized as a guesthouse. An accessory structure combined with a guesthouse, under this option, shall be deemed as one accessory structure;
  - b. One accessory structure, per individual lot, footprint not to exceed 1,800 square feet. This accessory structure may include up to 700 square feet of heated and finished floor area to be utilized as a guesthouse. An accessory structure combined with a guesthouse, under this option, shall be deemed as one accessory structure; or
  - c. One accessory structure, per individual lot with a minimum of five acres and a minimum contiguous area of two acres clear of zoning setbacks,



watershed protection buffers and setbacks, jurisdictional wetlands, 100-year floodplain area, and easements of any kind, footprint not to exceed 3,600 square. This accessory structure may include up to 700 square feet of heated and finished floor area to be utilized as a guesthouse. An accessory structure combined with a guesthouse, under this option, shall be deemed as one accessory structure. Under this option, an accessory structure shall be located only to the rear of the principal structure.

**Section 3.** By deleting Paragraph (4) of Subsection (c) of Section 110-79, pertaining to “Accessory structures and uses”, of Article III of Chapter 110, in its entirety.

**Section 4.** By deleting Paragraphs (1) and (2) of Subsection (d) of Section 110-79, pertaining to “Accessory structures and uses”, of Article III of Chapter 110, in its entirety, and by replacing it with new Paragraphs (1) and (2) in Subsection (d) of Section 110-79 of Article III of Chapter 110, to be numbered and read as follows:

- (1) *Detached garage located in the front yard of a single frontage lot and a through lot.* A detached garage located in the front yard shall meet the following requirements:
  - a. Footprint shall not exceed 900 square feet; and
  - b. Located no more than 35 feet from the principal structure.
- (2) *Detached garage located in the front yard of a corner lot.*
  - a. *Primary front yard.* The location of the front door of the principal structure shall establish the primary front yard. If the front door is not

oriented to a street, the driveway access shall be utilized to establish the primary front yard. The primary front yard is the area between the street and the front building line in which an accessory structure is prohibited, except in the case of a detached garage which shall comply with the requirements of a single frontage lot; and

- b. *Secondary front yard.* Consequently, the other frontage shall be the secondary front yard. The secondary front yard is the area between the street and the front building line in which an accessory structure is prohibited, except in the case of a detached garage which shall comply with the following requirements:
  - 1. Footprint shall not exceed 900 square feet; and
  - 2. Located no more than 35 feet from the principal structure.

**Section 5.** This ordinance shall become effective immediately upon its adoption by the Board of Commissioners for Fayette County.

**Section 6.** All other ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

**Section 7.** In any event any section, subsection, sentence, clause or phrase of this Ordinance shall be declared or adjudged invalid or unconstitutional, such adjudication shall in no manner affect other sections, subsections, sentences, clauses or phrases of this Ordinance, which shall remain in full force and effect as if the section,

subsection, sentence, clause or phrase so declared or adjudged invalid or unconstitutional were not a part thereof. The Board of Commissioners hereby declares that it would have passed the remaining parts of this Ordinance if it had known that such part or parts hereof would be declared or adjudged invalid or unconstitutional.

**SO ENACTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

BOARD OF COMMISSIONERS OF  
FAYETTE COUNTY

By: \_\_\_\_\_  
Eric K. Maxwell, Chairman

(SEAL)

ATTEST:

\_\_\_\_\_  
Tameca P. White, County Clerk

Approved as to form:

\_\_\_\_\_  
County Attorney



**THE FAYETTE COUNTY PLANNING COMMISSION** met on July 20, 2017 at 7:00 P.M. in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Fayetteville, Georgia.

## **NEW BUSINESS**

### **2. Discussion of amendments to Chapter 110. Zoning Ordinance, regarding Sec. 110-79. - Accessory structures and uses.**

Pete Frisina stated that John TerBeek is here and he has an application for an amendment to the zoning ordinance. He had a situation where he had a garage. There was a situation where some stairs were built so that put him in a position of having to count the upstairs which increased the square footage. He went to the ZBA, they did not approve his variance so he has removed the stairs. He has put in a request to consider amendments to the zoning ordinance considering these accessory sizes. We are in a position, with his petition being in, on a public hearing schedule, and that's what I wanted to talk to you guys about. I think we should look at it and give it some consideration. That's my opinion. Unfortunately we've got three members of the planning commission here; Arnold, it'll probably be his last meeting; and we got a new guy coming in next week. I actually talked to Brian after the ZBA meeting, but prior to you putting your application in, and said this is something we should take a look at and see if this ordinance and these rules still achieve what we're trying to do here. He said he was going to take a look at it. I guess the situation I look at is Mr. TerBeek built this building, and the stair created an issue so he took the stairs out, but technically the building is the same size. It still looks the same. So nothing change on the exterior portion, just what happened on the interior.

Arnold Martin said so I have a clear understanding, why were the stairs the issue.

Pete Frisina said let me pass this out. I went through the ordinance and pulled some portions of the ordinance that we need to look at in consideration of this. When you put permanent stairs in, if you go to the second page under number four, then you have to count the upper level.

Al Gilbert stated that if you put attic stairs in then you don't.

Pete Frisina said so what I've done, if you see this one section here this is John's suggestion on how to change the ordinance, what would be number 'c'. In any time you do an ordinance, it's like a stack of dominos: as soon as you push one over you have to consider the other ones. In my opinion I've gone through the ordinance so far and if we're going to change on section we've got to look at the whole thing to make sure we're creating something that's consistent throughout. That's where I'll start the conversation. I haven't worked on it or anything. Just to see the consensus of you guys to see if this is something you'd want to consider looking at.

Jim Graw asked why the ZBA rejected his request.

Pete Frisina said because the ordinance said he couldn't have stairs.

Jim Graw asked if they just looked specifically at the ordinance.

Al Gilbert stated that there are just certain ordinances they're not going to grant a variance to.

John TerBeek said that he wanted them for safety.

Al Gilbert said having been in the supply business and sold a ton of attic stairs I don't like them because they're dangerous, I mean they really are. You can buy some really expensive, real nice ones, but your typical attic stairs are not very sturdy. They're to occasionally go up in the in the attic and drop a few storage items off. You know, Christmas time bring down your Christmas ornaments once a year, carry them back up and leave them.

Arnold Martin said so I have a clear understanding of where you were and where you are, were these the original stairs. And these were going to go up to the attic level?

John TerBeek said correct.

Arnold Martin said in one of my past lives I was a real estate appraiser and one of the things we looked at to determine value was, dealing with these attics or basements, if they were below grade or they wouldn't have the same value as if they were mid-grade or above grade. An attic, however, was almost treated like a reverse basement in terms of value. My only question is is any of this based upon plans for how the home will be used for the square footage. Would it make a difference if this were finished versus non finished? My definition of finished is flooring, walls, lighting, and electrical access. That's pretty typically the way we would consider a finished basement.

Pete Frisina stated these are accessory structures.

Jim Graw said he could turn them into a house if he finished them, and that's not the intent of accessory structure.

Al Gilbert stated I think the concern is rental property.

Pete Frisina said right, but this ordinance makes no concern of finished or unfinished.

Al Gilbert stated you'd be very limited if you can't get upstairs. There's a fear of somebody doing this and all of a sudden renting the bottom and renting the top.

Arnold Martin asked if this accessory structure was a separate building from your home.

John TerBeek said yeah, it's just a garage for all my toys and stuff.

Al Gilbert asked what's the time schedule for him presenting this.

Pete Frisina said that's what I wanted to talk about. Do you think it's something you want to look at?

Al Gilbert stated that I think we should discuss it. I'm not going to say yes or no right now.

Jim Graw said it looks like you're going to finish the upstairs. Is that correct? It looks like you have studding on the second level.

John TerBeek said it's a twelve foot ceiling height so there's a landing because there's such an incline. So that's still the first floor studding you see.

Jim Graw asked what is your intent for that attic.

John TerBeek said just storage. I work on cars and motorcycles a lot.

Jim Graw asked do you intend to finish it.

John TerBeek said no, there's no plumbing in that garage and it's a monolithic slab so I couldn't run sewer pipe from the top down. And electrical wise, I don't want to insulate it. It gets hot up there.

Arnold Martin said changing this is for the broader sense. It's going to be very challenging for you. There are people who do a wink and a nod and go 'oh no, I'm not going to finish it', and you drive by three (3) months later and there are cars and lights up there.

Jim Graw said I think you hit on a point. I can't remember why the pull down stairs was in there, but I think one of the reasons is that it might have been it's a little more difficult to get sheet rock and all the other material up there that you need to finish that attic.

Al Gilbert said that won't keep sheet rock from being put up there. They deliver sheet rock with boom trucks now. They hoist it through a window. They take a window out.

Arnold Martin asked how many square feet is your structure.

John TerBeek said on a ground level it's 1800 square feet. It's 30 by 60.

Jim Graw said my concern with this is that somebody could finish that upstairs. The other concern is that 700 of the 1800 square feet can be used as a living quarters. Could the other 1800 upstairs, since you've doubled the size, could you use 700 of the 1800 upstairs, therefore having 1400 or 3600 square feet being living area. I know that's not your intent, but that could be somebody else's.

Pete Frisina said not legally, no.

Jim Graw said that's right not legally, but once you let them put in a stair case and make it a lot easier they could finish off the upstairs. They could then use the 700 upstairs.

Pete Frisina said well let me give you another scenario: you build the garage with 1800 square feet, which is allowed, and then you build the attic with pull down stairs. You get your Certificate of Occupancy and you're good to go then right.

Jim Graw asked do you have to have one for an accessory structure.



Pete Frisina said yeah. So you get your C-O for your garage, the county clears out, you come in put your stairs in and finish the upstairs. That's as plausible as anything. After you're gone, you know.

Jim Graw said they could do anything they want.

Pete Frisina stated it's not so much catching that being done, it's how you stop that. You know, we get into this and it's like to stop what's happening on a small scale we'll make everybody not do something.

Arnold Martin stated that this is for everybody. How is this applying to our PUD?

Pete Frisina said it's not. This is not the whole portion. This is what's allowed now in residential zoning districts. The thing I'm thinking about is whether you can control what happens inside and out, which you can't always do. At the end of the day his building is no different than it was before.

Al Gilbert said over the years, Mr. Graw will vouch for this, we've probably had more discussions on accessory buildings. It's something that's constantly come up that people are always wanting to change. At least once a year it pops up and we never seem to please anybody with what we do.

Arnold Martin said in the new age of Airbnb where people are using these accessory structures to earn an extra bit of cash it's just something to be mindful of. If you go into the City of Atlanta pretty much any property you see that has a garage apartment is fully rented out and they have almost two or three families living in their backyard. As long as it's not bothering traffic most people don't say anything because most likely the neighbors are doing the same thing. I would keep in mind the new age people who are trying to use the ordinance against us, rather than for us.

Pete Frisina stated that right now you can have a 700 square foot guest house. Do we know how those arrangements are being made? No, it's a guest house, it's not supposed to be a rental, but we can only control what we know.

Jim Graw said you have 700 square feet. You can put water, you can put electricity, you can put plumbing, and you can have a septic tank. So you can have 700 square feet of living area. If somebody, without the knowledge of the county, were to finish off the second floor they already have water, plumbing, electricity, septic, everything to put another 700 square feet upstairs. So they have 1400 square feet. And I don't care how they get the sheet rock upstairs, they're going to get it upstairs whether you put in the stairs or the drop down stairs. So they have 1400 or 3600 square feet. Accessory structures were not intended to have living quarters like that I don't think. Now, if a marshal were to go out because somebody complained about the second floor being finished and all the plumbing and everything, and you got the 700 feet finished upstairs, if the marshal were to go out there and look and say 'wait a minute, this doesn't make sense, this is not permitted under the ordinance'. What does the marshal have, in his hands, to cite that individual? Unless you have something written into the ordinance that prevents someone from finishing off that second floor and putting in the 700 square feet of living area. Do you see the point I'm trying to get to? I don't have a problem with the second floor if you restrict it to unfinished area with steps, like this gentleman wants to put in. I want to see restrictions because that's what it's intended to do.

Al Gilbert said I want to get back to the schedule.

Pete Frisina said that's what I want to talk about. Now John let me ask you a question, I have not advertised your request yet so technically we're not tied to a public hearing schedule. If we're tied to a public hearing schedule we have a very short period of time to do this. If you stick to your public hearing schedule my recommendation would be to table this until October 5<sup>th</sup>, which would be the last time you could act on it before it goes to the board.

Jim Graw said are you talking about our 100 days.

Al Gilbert said you haven't acted on it right now so technically you could act like it hadn't gone in.

Pete Frisina said well I haven't advertised and that's what I wanted to ask you about. If you want to go work with the planning commission, which it seems like they're willing to do, we have more time to work on it. We can just give you your money back and go ahead and work with these guys. If they don't we have a very short window to do it. You have the right to apply. It's your prerogative whether or not you want to stick with that schedule or do you want to come to these meetings and see what we come up with.

Al Gilbert said I've been on this board thirty (30) years. Changing an ordinance like this, and you heard me say this has come up several times, if we don't have adequate time to discuss this, I can't say how anybody is going to vote, but the odds are not going to be real good that you're going to get this changed. Your odds are going to be a lot better if the planning commission has a chance to really discuss this, work on it real hard, have a public hearing on it, then present it to the county commission. They tend to look at our recommendations much stronger if they know we have really vented the process. I can't promise you're going to get it approved if you go through a long discussion process, but I'm saying your chances are going to be much better if we have a chance to hash it over.

Jim Graw said if we're pushed into something and we're forced to make a decision we become very conservative. If we can take our time discussing something and think things out, sometimes it takes months, as long we have time to discuss something and think about it your chances are much better, but if we're forced into something your chances aren't good.

Pete Frisina stated that based on the time line for an application they have 100 days to make a recommendation. That pushes them to really only two workshops because with the public hearing you really can't do anything. What do you feel like you want to do?

John TerBeek said I'd like to work it. I'd like to get this passed, but I don't want to waste money or time on it. I guess if we need to table it.

Pete Frisina said we'll just give you your application back and your money back. We'll just work on this through the planning commission because once I advertise it I'm stuck and tomorrow's the day I have to put the ad in. I'll leave it up to you because it's your petition if you just want to work through the process. I can tell you this next item we're talking about, this zoning ordinance, we've been working on that since last summer.

John TerBeek said yeah, I've been keeping up with that.

Pete Frisina said I'd like to get it done too, but sometimes we labor and we go through everything three (3), four (4), five (5) times and we still don't get it right, but at least we go through it that many times. I think we have the consensus that everyone wants to work on it. I'll leave that up to you. I need to know by tomorrow though.

John TerBeek said alright, that sounds good. What would the cost be once I say let's notify the public?

Pete Frisina said nothing. What you've done is you put the petition so you have to pay for it. If you don't push the petition there's no charge. We'll just work on it and get it done. Now at the end of the day if the Planning Commission decides they don't want to do anything you can put the thing in and force the card. As it is right now we can refund your money and work at our normal pace. Is that what you want to do?

John TerBeek said yeah.

Al Gilbert said I would think in a couple or three workshops we could get through this. I don't think it'll take months and months.

Pete Frisina said here's the thing, I'm out for most of next month. It'll be September before we start getting our teeth in it.

Al Gilbert said so maybe September, October, November we'll be maybe making a decision. Now I can't promise that.

Pete Frisina said well we still have to wait because we got a new guy coming in here and we have to get John and Brian's input.

Arnold Martin said until that occurs is his structure with the temporary stairs meeting.

Pete Frisina said he took the stairs down. Are you good with that John?

John TerBeek said yeah, yeah.

Pete Frisina said so we'll pull your check tomorrow and we'll pull your application. I'm not going to put it through to start that process. I like your idea and what I would be approaching it on is on a footprint level and the we can deal with the second story.

Al Gilbert said I kind of like Jim's idea to keep that 700 square feet downstairs.

Jim Graw said what I'm trying to get at is that I don't want to see someone use it and say I want to add another 700 because I have 3600 square feet.



Chanelle Blaine said we tell them when they come in they're only allowed 700 square feet.

Arnold Martin said out of clarification, when this is revisited, literally just adding three (3) or four (4) more words saying "as a total of 700 square feet".

Pete Frisina stated that's what I already says.

Arnold Martin said alright then, old business unless somebody has more new business to attend to.

**THE FAYETTE COUNTY PLANNING COMMISSION** met on August 17, 2017 at 7:00 P.M. in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Fayetteville, Georgia.

### **OLD BUSINESS**

#### **3. Discussion of amendments to Chapter 110. Zoning Ordinance, regarding Sec. 110-79. - Accessory structures and uses.**

Pete Frisina said if you remember from our last meeting we had an individual in here, John TerBeek, who at that time was petitioning to have the ordinance amended, and he provided some verbiage on it, on how he thought the ordinance should be amended. We had a discussion on it and I told him if he followed through with this application we have to act quickly, but if you're willing to pull the application I think this is worth discussing and we'll see where we end up with it. He has the option later that if he doesn't get what he wants he can go back through that process. He at least said yes, he would give us time to work on it. The issue is he built an accessory structure, but because it had permanent stairs, the ordinance requires that the upstairs be counted toward square footage. If he had pull down attic stairs you don't count the upstairs. What I realized is that is no matter if you have pull down stairs or not it's the building is still the same size. That's what led me to believe we need to look at this and see if that's still a good way to do it. Once he took the stairs out nothing changed; the building was still the same. He suggested terms we could use to amend the ordinance, but footprint is the correct term we want to use. I took the ordinance and used that basis that we look at the footprint, regardless of whether there is pull down stairs or permanent stairs, if there's an upper level.

Chairman Haren said so in this particular structure what's on that upper level. Just storage? Some place to throw the Christmas lights?

Pete Frisina said the nature of his building is just a garage. The upstairs is the same as down.

Jim Graw said why, when this was written, did we use permanent stairs as a criteria to say that the upstairs is now an additional 1800 square feet so now you have 3600. Why did we use that criteria? Were we trying to look for something to distinguish the two?

Pete Frisina said let's back up to the old days. In the early days of the county zoning ordinance it was always targeted at restricting accessory structures. Over time, as you've noticed, that has been changing. First, you could only put in two (2) 900 square foot buildings and that was it. That was the only option you had. Then we went to "you can have 1800 square feet and divide it any way you want to have it". Then we moved to allowing 3600 square feet on a larger lot. So the County's been moving in the direction of not being as restrictive on accessory structures as we used to be. One of the aspects is

accessory structures add value to your property. They add enhancements to your property, and of course that value also equates to revenue for the county. You're improving your property, and you're adding value to your property; the county benefits from that as well for a lot of reasons.

Al Gilbert people lived in fear of that being a rental property, and yet you go through a lot of nice areas in Atlanta there are garages back there with quarters above them that they rent. They're coming, but that was just a big fear here.

Pete Frisina said I can't say that it isn't, but over time the size of the structures has been increasing.

Jim Graw said could making the pull down stairs a requirement have been used as a way to restrict people from going upstairs and using it as a "living area".

Pete Frisina said I don't know. I think if there's an issue with people living in accessory structures we've got to handle that as an enforcement offense. That could be changing over time too.

Chairman Haren asked if there is something in the ordinance restricting using accessory structures as a living quarters.

Pete Frisina stated that right now you have a limitation on what's called a guest home. That's 700 square feet.

Jim Graw said it looks like we were trying to force somebody, if they were going to have 700 square feet, to use the 700 on the first floor of the ground level. That's what it look like. We were requiring pull down stairs to access the second floor. Pull down stairs to access the second floor; you're not going to use the second floor for your 700 square feet so you're almost forcing people to use the 700 on the first floor.

Danny England said in a case of a garage though, if they want to do an in-law suite they want to do it above the garage. Not having the stairs is just a way to prevent that from happening. I've worked in jurisdictions where you could have stairs, but it had to be on the outside. If you limit the access to upstairs it just makes it harder for somebody to make it an in-law suite or rental property.

Pete Frisina stated that if he had a 900 foot footprint he could have permanent stairs. someone could still go up there later and turn that 900 square feet into a living space illegally. My opinion is we need to enforce that as opposed to restricting every building in a certain way.

Danny England said most people probably just want a workshop; I want it to be as big as possible, and I'd like to be able to get to the upstairs. From their perspective it seems ridiculous to not have the stair. You're right, the bulk of the building is the same anyway so we're really just robbing them of the utility of that space.

Jim Graw asked do we want people to be able to take that 700 square feet and put it upstairs, or do we want to make them put it on the first floor if they want 700 square feet.

Pete Frisina said I don't know what difference it would be if it was on the second or the first.

Jim Graw said it's easier to administer if you say it has to be on the first floor if you have 700 square feet.

Pete Frisina said I don't know what you'd achieve by making it on the first floor as opposed to the second, depending on what you're trying to build and what you're trying to do.

Jim Graw said the reason I asked these questions is because if we wanted to restrict the 700 feet to the first floor we could say, and I'm just throwing this out for the heck of it, you could have permanent stairs if you want, but the upstairs is going to be used for storage. You could finish it or it's unfinished, but it's got to be storage only.

Pete Frisina said I think we need to get away from thinking this is all living space because I don't think that's the issue.

Jim Graw said it's going to become an issue though.

Pete Frisina said it could be an issue without this information. People would still do this in every accessory structure that's allowed in the county.

Jim Graw said this gentleman doesn't want to put in 700 square feet if I remember right.

Pete Frisina said he's not putting in living space so the 700 square feet is not an issue here. I don't know that 700 square feet in terms of a guesthouse is the major issue here. If there's an issue with somebody illegally living in a building then we need to handle that enforcement based on that as opposed to some machination that we think will preclude them from doing it.

Chairman Haren asked can we split this down the middle. If you want internal stairs they have to be pull down, but if you want permanent stairs they have to be external to the structure.

Pete Frisina said what does that change.

Chairman Haren said for all the folks who are worried about these upper levels being turned into living space.

Jim Graw said they can have their 700 feet of living space on the first floor. That's what I've been kind of wrangling with the last week or so. Why don't we let them put it on the second floor provided they don't have it on the first floor? This has really gotten into a conundrum.

Pete Frisina said again, I don't understand why that's an issue whether it's on the first or the second if somebody wants a guest home.

Chairman Haren said overall I'm favor of giving them the ability to put permanent stairs in. The pull down stairs are a safety issue.

Jim Graw said I don't really care if they have pull down stairs if we're going to not talk about the 700 square feet. Bottom line is I really don't care if they have pull down or permanent. Then of course you get into the 700 square foot problem.

Pete Frisina said that's a different issue. That should be enforced on the basis of that issue.

Chairman Haren said who is the enforcing agency in the county.

Pete Frisina said that would be code enforcement. So this was my first stab at using the concept of footprint. As you can see I added the definition for footprint and I got rid of this floor area definition. Under the first section which is C1 I talked about those different scenarios, used the term footprint, and deleted the portion that talks about the size of the home. I'm trying to make things simpler for the most part. I also looked at this detached garage in the front yard. No has ever done it. If I have a home and I



want to build my garage in front of that home I have to go by these regulations. The big thing is it has to be attached by a breezeway, a deck, or some kind of portico. Traditionally we limited that to 900 square feet, no more than 35 feet from the principal structure, and it shall not exceed 23 feet in height. I was not quite sure what we were trying to achieve by doing that. No more than 50 percent of the footprint of the garage may be located beyond the front building line of the principal structure; the width of the portion of the garage facing the street shall not exceed 60 percent of the width of the principal structure; and no portion of the garage may be located directly between the principal structure and the street. So while we haven't had one, or applied all these rules, I just don't see what we achieve by having them.

Chairman Haren said that may have actually deterred someone.

Pete Frisina said I don't know normally see people coming in asking for them. These are afterthought garages for houses built thirty (30) years ago and now they want a garage. So under that concept what do you guys think? When I look at Mr. TerBeek's building, whether he has pull down stairs or permanent stairs, the bulk of the mass is still the same. I guess if he turns part of that mass into a living space then we have to catch him, or anybody else for that matter.

Danny England said I'm in favor of permanent stairs; for safety, usability, and for value. I think if you allow it you might as well make it contiguous to the building.

Chairman Haren said John, what do you think?

John Culbreth said I have no problem with it.

Chairman Haren said Jim. You don't like it?

Jim Graw said no problem.

Pete Frisina said we're not in a big hurry. I don't want to push it to a public hearing. Give it another look and see what you guys think. This is my first attempt at looking at this. So no big issue other than that fear of somebody turning something into living space?

Jim Graw asked is this what the gentleman put together.

Pete Frisina said it might be. I'm not sure what the term was, but I think footprint is what he was trying to say.

Jim Graw said yeah, this is confusing where he talks about the earth level floor. Are we concerned about the 700 feet up top?

Pete Frisina said I'm not.

No action was taken on this item and the discussion will be continued at a future meeting.

**THE FAYETTE COUNTY PLANNING COMMISSION** met on September 7, 2017 at 7:00 P.M. in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Fayetteville, Georgia.

### **OLD BUSINESS**

#### **4. Discussion of amendments to Chapter 110. Zoning Ordinance, regarding Sec. 110 79. - Accessory structures and uses.**

Pete Frisina said this is dealing with internal stairways of accessory structures and how it counts toward square footage requirements. We recommend amending the ordinance to get away from the permanent stairways being the indicator of when a second story will count toward square footage requirements. My realization was regardless of the permanent stairs, the external building bulk and mass of the accessory structure was still the same. Nothing changed outwardly on the building.

Jim Graw bought up that there has always been this suspicion of accessory structures and apartments. What this does is talk about a footprint of 1800 square feet or 3600 square feet. Those are the two sizes we allow in the county. We're looking at a foot print; we're not worrying about internal stairs or not because again, it makes no difference to the outside of the building. So that has been changed to look at footprint only, as opposed to total square footage.

Jim Graw asked if the footprint relates back square footage.

Pete Frisina said it does because you're limiting them to an 1800 square foot footprint, or a combination of 1800 square feet between two (2) structures, or 3600 square feet between two (2) structures. It's all based on footprint. I think this a better way of going about it. There are some other things we talked about. There is another set of rules and regulations we use for a garage in front of a house that has to be connected through a breezeway. There were some other rules that we put in here limiting the height; no more than 50 percent of the garage may be located beyond the front building line; the width of the portion of the garage facing the street shall not exceed 60 percent of the width of the principal structure, I'm glad we never had one come in that we had to figure all this out and all that is going away as well. I don't think there are any other changes I made. I did not hear from anybody that had any other amendments they wanted.

Chairman Haren said page three (3), paragraph four (4) which is lined out, that's where you removed the issue of permanent stairs.

Jim Graw said it took care of the problem with the permanent versus the pull down; you just eliminated that whole thing. Now they can do either one, pull down or permanent. That's a good way to handle it.

Bill Beckwith said when I was doing some storm water calculations they use the term drip line around the building. That's when the overhang is larger than the foot print of the building. Is that complicating anything?

Pete Frisina said to some degree it does. That's another calculation that's hard to deal with when you're getting a permit. Footprint and foundation is much easier. There is an issue that 50 percent of an accessory structure be fully enclosed. If you had a building under this ordinance at least 50 percent has to be fully enclosed. We're going to count that overhang as part of the square footage. Even if you had poles in the ground were going to count that as an extension of the foundation.

Chairman Haren asked are there restrictions on what you can do with the unenclosed 50 percent. Screened in porch or covered parking?

Pete Frisina said not really per se. If you wanted build a garage and you wanted half of it to have a lean to that is permissible.

Bill Beckwith said the issue came up at ZBA meeting where there was a big tall pole barn. Somebody asked a question “do you have to have two walls? Is that 50 percent enclosed? Or can you have all four walls half way up?”.

Chairman Haren asked if we are ready to go to public hearings.

Pete Frisina said we have one more workshop coming up and there are two Planning Commissioners who aren’t here tonight. We can make our decision at the next workshop whether we want to move forward with the public hearings.

Jim Graw said let’s say you do have an 1800 square foot piece of concrete that’s the footprint. Some people like to put an extension on. What do you do with this extension that has no concrete, it’s just dirt.

Pete Frisina said there has to be something to hold it up.

Jim Graw said they had these telephone poles.

Pete Frisina said they have to be in something. You just don’t put them in the ground and tamp dirt over them.

Chairman Haren said there’s no extension of the foundation.

Pete Frisina said that it is technically an extension of the foundation. Those things have to be in some kind of masonry or concrete.

Chairman Haren said so we’ll just hold this over to the next workshop.

No action was taken on this item and the discussion will be continued at a future meeting.

**THE FAYETTE COUNTY PLANNING COMMISSION** met on September 21, 2017 at 7:00 P.M. in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Fayetteville, Georgia.

### **OLD BUSINESS**

#### **4. Discussion of amendments to Chapter 110. Zoning Ordinance, regarding Sec. 110 79. - Accessory structures and uses.**

Pete Frisina said there have been no changes made since the last few times we talked about the ordinance. We have this opportunity to have one more public meeting prior to the public hearing to see if there are any things anybody has an issue with. If not I’m ready to advertise and put this to public hearing in October.

Al Gilbert asked has that guy been in touch with you.

Pete Frisina said he has not.

Chairman Haren said is everybody comfortable sending this on. We’ll do that then; we’ll send this on to public hearing.



**THE FAYETTE COUNTY PLANNING COMMISSION** met on October 5, 2017 at 7:00 P.M. in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Fayetteville, Georgia.

**Consideration of amendments to Chapter 110. Zoning Ordinance, regarding Sec. 110-79. - Accessory structures and uses.**

Pete Frisina said the amendments were the same as was presented in the last workshop with the exception of the definition of “Footprint.” He stated that based on comments from the last Planning Commission meeting he had added language stating that Footprint would also include the area beneath a supported or cantilevered lean-to attached to the structure or building.

Chairman Haren asked if there anyone who would like to speak in favor of the petition. Hearing none he asked if there anyone who would like to speak in opposition of the petition. Hearing none he said he would bring it back to board.

Danny England made a motion to recommend approval of the amendments. Al Gilbert seconded the motion. The motion passed 4-0. John Culbreth was absent from the meeting.

# COUNTY AGENDA REQUEST

Page 220 of 280

Department:

Presenter(s):

Meeting Date:

Type of Request:

## Wording for the Agenda:

Approval to accept grant funding in the amount of \$42,800 from the Georgia Office of Homeland Security for the purchase of personal protective equipment for Fire and EMS personnel in the event of an active shooter incident or other threat.

## Background/History/Details:

In January 2017, the Georgia Office of Homeland Security made funding available on a competitive basis through grants to public safety agencies. This funding is designated for projects that will improve and enhance first responders ability to respond to threats in the community and assist in keeping first responders and the public safe. Fire and Emergency Services received permission to seek the grant for this project on January 31, 2017. The application was submitted on March 31, 2017. We were notified on October 11, 2017 that Fayette County Fire and Emergency Services grant was approved for the requested amount of \$42,800 for the purchase of personal protective equipment for Fire and EMS first responders.

## What action are you seeking from the Board of Commissioners?

Approval to accept grant funding in the amount of \$42,800 from the Georgia Office of Homeland Security for the purchase of personal protective equipment for Fire and EMS personnel in the event of an active shooter incident or other threat.

## If this item requires funding, please describe:

Not Applicable.

Has this request been considered within the past two years?

If so, when?

Is Audio-Visual Equipment Required for this Request?\*

Backup Provided with Request?

***\* All audio-visual material must be submitted to the County Clerk's Office no later than 48 hours prior to the meeting. It is also your department's responsibility to ensure all third-party audio-visual material is submitted at least 48 hours in advance.***

Approved by Finance

Reviewed by Legal

Approved by Purchasing

County Clerk's Approval

Administrator's Approval

## Staff Notes:

**GEORGIA EMERGENCY MANAGEMENT AGENCY  
HOMELAND SECURITY**

Page 221 of 280

**NATHAN DEAL**  
GOVERNOR



**HOMER BRYSON**  
DIRECTOR

October 5, 2017

Honorable Eric Maxwell  
Chairman  
Fayette County Board of Commissioners  
Suite 100  
140 Stonewall Avenue, West  
Fayetteville, Georgia 30214

Dear Commissioner Maxwell:

On behalf of Governor Nathan Deal, it is my pleasure to inform you the State of Georgia has awarded the Fayette County Fire and Emergency Medical Services a subgrant funded from the federal FY17 Homeland Security Grant Program. The amount of the grant is \$42,800.00 to build and enhance your community's capabilities in Homeland Security.

The grant funding can be used only for the purposes specified and authorized by a Recipient-Subrecipient Agreement, so no action can be undertaken until the agreement has been finalized. Please review, complete and return the grant agreement you will receive from the Georgia Emergency Management and Homeland Security Agency (GEMA/HS) containing specific information regarding your grant.

Thank you for your commitment to protect Georgia citizens and assets. I appreciate your efforts to ensure Georgia remains a safe place for us to live and raise our families. By working together, we can continue to be prepared for the challenges that may face us.

Sincerely,

Homer Bryson

HB:SH

cc: Chief David Scarbrough  
Fayette County Fire and  
Emergency Medical Services



# COUNTY AGENDA REQUEST

Page 222 of 280

Department:

Presenter(s):

Meeting Date:

Type of Request:

## Wording for the Agenda:

Approval of staff's request to accept the proposal from Ambulance Medical Billing for the EMS Billing Services as identified in RFP #1324-P and authorization for the County Manager to sign all related documents.

## Background/History/Details:

Through the Purchasing Department, proposals were solicited for EMS billing services for a period of three (3) years, ending June 30, 2020 and a provision for renewal by the county for two additional one year renewal terms. The terms of the contract include renewal by letter or or written correspondence from the county to the contractor ninety (90) days prior to the expirations of the Initial Term or the then-current Renewal Term. If the county fails to provide notice of renewal, this Agreement will terminate at the end of the Initial Term or the then-current Renewal Term. This agreement is subject to the multi-year contractual provisions of O.C.G.A. 36-60-13(a).

Purchasing received nine (9) proposals which were evaluated by staff members from the Finance Department & Fire and Emergency Services.

Ambulance Medical Billing received the highest weighted technical score and provided the lowest pricing offer; 3.5% of net cash collected.

## What action are you seeking from the Board of Commissioners?

Approval of staff's request to accept the proposal from Ambulance Medical Billing for the EMS Billing Services as identified in RFP #1324-P and authorization for the County Manager to sign all related documents.

## If this item requires funding, please describe:

Funding is available via the EMS M&O budget, technical services in the amount of \$80,000.

Has this request been considered within the past two years?

If so, when?

Is Audio-Visual Equipment Required for this Request?\*

Backup Provided with Request?

***\* All audio-visual material must be submitted to the County Clerk's Office no later than 48 hours prior to the meeting. It is also your department's responsibility to ensure all third-party audio-visual material is submitted at least 48 hours in advance.***

Approved by Finance

Reviewed by Legal

Approved by Purchasing

County Clerk's Approval

Administrator's Approval

## Staff Notes:

Based on the 2018 budgeted revenues of \$2.250M, this fee will be \$78,750.

**PROPOSAL #1324-P EMS BILLING SERVICES  
EVALUATION SCORING SHEET**

**Summary**

		Max Points	911 Billing Svcs & Consultant, Inc.	ADP, Inc. (Intermix) Option B Without Lockbox	Ambulance Medical Billing Option 1 3 Year Contract	Ambulance Reim- burse- ment Sys, Inc	Digitech Compu- ter, Inc.	EMS Mgt & Consul- tants	Fire Recovery EMS	Life Line Bldg Sys, LLC dba LifeQuest Services	PST Services, LLC
1	EMS Billing Experience, Expertise, Processes	50	38.3	42.3	47.0	27.3	39.3	40.3	36.0	38.0	36.7
2	Firm's Background	20	13.7	17.0	18.7	15.3	17.7	16.7	15.3	15.3	15.0
3	Schedule	20	9.0	15.7	20.0	16.0	14.3	14.3	14.7	16.0	10.7
4	Quality of Written Proposal	10	6.3	7.7	8.7	6.3	8.7	7.7	6.3	7.3	8.0
<b>Total Technical Score</b>		<b>100</b>	<b>67.3</b>	<b>82.7</b>	<b>94.3</b>	<b>65.0</b>	<b>80.0</b>	<b>79.0</b>	<b>72.3</b>	<b>76.7</b>	<b>70.3</b>
<b>Weighted Technical Score</b>		<b>70%</b>	<b>47.1</b>	<b>57.9</b>	<b>66.0</b>	<b>45.5</b>	<b>56.0</b>	<b>55.3</b>	<b>50.6</b>	<b>53.7</b>	<b>49.2</b>
<b>Price:</b>											
<b>% of Received Funds NET or ALL Collections</b>			<b>5.90% Net</b>	<b>3.52% Net</b>	<b>3.50% Net</b>	<b>7.00% All</b>	<b>6.75% Net</b>	<b>4.00% Net</b>	<b>9.00% All</b>	<b>6.00% Net</b>	<b>5.35% Net</b>
<b>Technical Merit</b>		<b>70%</b>	<b>47.13</b>	<b>57.87</b>	<b>66.03</b>	<b>45.50</b>	<b>56.00</b>	<b>55.30</b>	<b>50.63</b>	<b>53.67</b>	<b>49.23</b>
<b>Price</b>		<b>30%</b>	<b>9.43</b>	<b>29.83</b>	<b>30.00</b>	<b>0.00</b>	<b>2.14</b>	<b>25.71</b>	<b>0.00</b>	<b>8.57</b>	<b>14.14</b>
<b>Total Score</b>			<b>56.56</b>	<b>87.70</b>	<b>96.03</b>	<b>45.50</b>	<b>58.14</b>	<b>81.01</b>	<b>50.63</b>	<b>62.24</b>	<b>63.38</b>

**NOTES:**

Ambulance Reimbursement Systems, Inc. inserted their own Terms and Conditions.

The RFP stated the initial term of the contract will be three years.

The above scoring assumes that all options are equally acceptable, and must be adjusted to reflect otherwise.

# FAYETTE COUNTY, GEORGIA CONTRACTOR PERFORMANCE EVALUATION

Page 1

1. Use this form to record contractor performance for any contract of \$50,000 or above.
2. The person who serves as project manager or account manager is the designated party to complete the evaluation.
3. This form is to be completed and forwarded to the Purchasing Department not later than 30 days after completion or expiration of a contract. Past performance is considered on future contracts.

VENDOR INFORMATION	COMPLETE ALL APPLICABLE INFORMATION
Company Name: MARS / AMB	Contract Number:
Mailing Address: 100 Fulton Ct	Contract Description or Title:
City, St, Zip Code: Paducah KY, 42001	Contract Term (Dates) From: To:
Phone Number: 270-519-0689	Task Order Number:
Cell Number:	Other Reference: Proposal 1324-P
E-Mail Address: roverstreet@marsbilling.com	

## DEFINITIONS

**OUTSTANDING** – Vendor considerably exceeded minimum contractual requirements or performance expectations of the products/services; The vendor demonstrated the highest level of quality workmanship/professionalism in execution of contract.

**EXCELLENT (Exc)** - Vendor exceeded minimum contractual requirements or performance expectations of the products/services.


**SATISFACTORY (Sat)** - Vendor met minimum contractual requirements or performance expectations of the products/services.

**UNSATISFACTORY (UnSat)** - Vendor did not meet the minimum contractual requirements or performance expectations of the products and/or services; Performed below minimum requirements

## EVALUATIONS (Place "X" in appropriate box for each criterion.)

Criteria (includes change orders / amendments)	Out-standing	Exc	Sat	Un-Sat	Not Apply
1. Work or other deliverables performed on schedule			X		
2. Condition of delivered products		X			
3. Quality of work			X		
4. Adherence to specifications or scope of work		X			
5. Timely, appropriate, & satisfactory problem or complaint resolution			X		
6. Timeliness and accuracy of invoicing			X		
7. Working relationship / interfacing with county staff and citizens			X		
8. Service Call (On-Call) response time			X		
9. Adherence to contract budget and schedule		X			
10. Other (specify):			X		
11. Overall evaluation of contractor performance			X		

## EVALUATED BY

Signature: 	Date of Evaluation: 10/17/2017
Print Name: Steven Folden	Department/Division: Fire / EMS
Title: Division Chief	Telephone No: 770-305-5173



# COUNTY AGENDA REQUEST

Page 225 of 280

Department:

Presenter(s):

Meeting Date:

Type of Request:

## Wording for the Agenda:

Approval of updates to the Fayette County Policies and Procedures Manual, Section 200.01, Procuring Goods / Services, outlining the criteria / process for technical merit and price scoring of a proposal.

## Background/History/Details:

When the county needs to contract with a company to provide a service, it is often accomplished through the Request for Proposals (RFP) process. This is typically the case when the service to be provided is complex, or when we wish to describe the needed end result, but depend on professional firms to propose the best manner of achieving that result.

The most appropriate firm with which to contract, from among those who respond to our RFP, is selected by an Evaluation Committee that evaluates and scores proposals' technical merit and the offered price.

At the meeting of September 14, 2017 the Purchasing Department was tasked with updating policies and procedures for Requests for Proposals, including (1) criteria for evaluation the technical merit portion of proposals, and (2) how the pricing portion will be scored.

The draft Policies and Procedures Manual section for procurement is attached, with red-lined updates.

## What action are you seeking from the Board of Commissioners?

Approval of updates to the Fayette County Policies and Procedures Manual, Section 200.01, Procuring Goods / Services, outlining the criteria / process for technical merit and price scoring of a proposal.

## If this item requires funding, please describe:

No funding required.

Has this request been considered within the past two years?

If so, when?

Is Audio-Visual Equipment Required for this Request?\*

Backup Provided with Request?

***\* All audio-visual material must be submitted to the County Clerk's Office no later than 48 hours prior to the meeting. It is also your department's responsibility to ensure all third-party audio-visual material is submitted at least 48 hours in advance.***

Approved by Finance

Reviewed by Legal

Approved by Purchasing

County Clerk's Approval

Administrator's Approval

## Staff Notes:



*Fayette*  
COUNTY

"WHERE QUALITY  
IS A LIFESTYLE"

**PURCHASING DEPARTMENT**  
140 STONEWALL AVENUE WEST, STE 101  
FAYETTEVILLE, GEORGIA 30214  
PHONE: 770-305-5420  
www.fayettecountygga.gov

To: Steve Rapson

From: Ted L. Burgess

Date: October 26, 2017

**Subject: Update to Policies and Procedures Section 200.01, Procuring Goods / Services**

Two updates are being considered to the county's Policies and Procedures Manual. They pertain to evaluating and scoring responses to Requests for Proposals (RFP). They are as follows:

1. **TECHNICAL MERIT:** The criteria selected for evaluating the technical merit portion of proposals are important. They signal to responding firms what the county considers important to the success of the upcoming project. In addition, the criteria have considerable impact on selection of the firm for the project and the importance placed on their relative strengths and experience.

While each procurement is unique, there are generally enough similarities so that a "core" group of criteria can be successfully used to evaluate proposals for most projects. As a matter of practice, each Request for Proposals is tailored to the specific need being identified, by inclusion of more specific questions for responding companies to answer.

The criteria that have been found over time to be useful, and which are included in the red-lined draft Policies and Procedures update, and examples of specific information that may be requested for each, are:

- **Project understanding and the proposed solution**
  - 1) State your understanding of the services required by this RFP, and explain how your firm can add value to this project.
  - 2) Describe cost control methods you use, and how you establish cost estimates.
  - 3) Describe problems you have encountered on similar projects, and explain what you did to resolve the problems and what you would do differently to avoid such problems on future projects.
  - 4) Communicate any innovative ideas for project development and delivery.
- **Company's background and experience**
  - 1) State the age of your firm.
  - 2) Describe the range of services offered.

- 3) Explain any specialization or unique capabilities of your firm, for example, technical innovation, cost effectiveness, community outreach, or other capabilities in which you excel.
- 4) Describe and give examples of how your firm supervises and inspects the work on a project and insures quality workmanship and conformity to all contract documents.
- 5) Depict how you assist the Owner in obtaining corrective measures, when necessary, during the warranty period.
- 6) Explain the circumstances and outcome of any litigation, arbitration, or claims filed against your firm in the last five years. List any actions taken by any regulatory agency against the Architect, agents, or employees.

- **The project team**

- 1) Provide an organization chart for the proposed Project Team. Briefly outline the responsibilities of each Team Member.
- 2) Supply a resume for each key Team Member that identifies their education, training, experience, licensing, and other qualifications.
- 3) Describe the responsibility of all sub-contractors.
- 4) Discuss your experience with coordinating multiple local governments.
- 5) Explain any experience with innovative methods of engaging the public.

- **The proposed schedule**

- 1) Include a project schedule with your proposal. Identify critical dates, and discuss how you control the schedule.
- 2) Provide examples of demonstrated success in staying on schedule with similar projects.
- 3) Give information on your current workload, and how you would accommodate this project.

Flexibility in choosing evaluation criteria is sometimes needed, because of the differences in projects. This has been built into the proposed draft by inclusion of the category “Other evaluation criteria, as deemed pertinent to the project.” This category reflects the differences in services needed for specific projects, and the professional expertise used to meet the needs.

The draft policies and procedures state that maximum earnable points for each criterion will be shown in the RFP.

2. **PRICE SCORING:** This portion of the updated policies and procedures provides more specific direction on how companies’ prices are to be compared and scored. It provides a method that places proper emphasis on the variance in offered prices. It can be described as a “variance weighting” method of assigning relative values to different prices offered.

Using the proposed method for scoring prices, the lowest offered price receives the maximum number of points. All other companies’ scores are determined by the variance between the lowest score and the score in question.



## FAYETTE COUNTY POLICIES AND PROCEDURES

### OPERATIONAL FUNCTIONS Procuring Goods / Services 200.01

#### PURPOSE

The public sector purchasing function faces the dual challenges of observing laws created by legislation and by case law announced through judges' decisions, while responding to a changing, increasingly complex public service environment. Purchasing functions must go beyond the old model of process management, and provide support services for their departmental customers. This includes flexible processes that respond to the varied and changing needs of the departments, as well as administrative efficiencies that acknowledge the reality of demands outpacing revenues. The policy and procedures in this Section are designed to meet these challenges.

#### DEFINITIONS

- Originating department – The department for which a product or service is being purchased.
- Open market purchase – A purchase costing less than the formal procurement threshold for requiring competitive sealed bids or proposals.
- Formal procurement threshold – The dollar amount above which formal sealed bids or proposals are required.
- Quote – An offered price from a vendor for an open market purchase. A quote may be verbal or written, depending on the dollar amount involved. For purposes of obtaining the required number of quotes, a “no-bid” response or non-response may be counted as a quote.
- ITB – Invitation to bid. This results in selection of the lowest bid from a responsive, responsible bidder.
- RFP – Request for proposals. This results in selection of a winning proposal by evaluation of criteria specified in the RFP.

#### POLICY

The Purchasing Department will partner with county departments, vendors, and stakeholders to achieve the following results:

- *County departments* will receive appropriate products and services in a timely manner,
- *Vendors* will have access to county business, opportunity to compete, and equity in their dealings with the county, and
- *Stakeholders*, including the Board of Commissioners, the County Administrator, and taxpayers, will realize the efficiencies, savings, and business transparency they require.

These results will be obtained by observance of the procedures listed below, and in other sections of the Policies and Procedures Manual.

*Note: The policy and procedures herein do not apply to the Sheriff's Office or other elected officials when using a separate procurement system.*

**FAYETTE COUNTY  
POLICIES AND PROCEDURES****OPERATIONAL FUNCTIONS  
Procuring Goods / Services  
200.01****PROCEDURE****A. Open-Market Purchases**

Purchases that have a total cost of less than the formal procurement threshold of \$200,000 and which do not go through a sealed bid or proposal process are known as open-market purchases. Open market purchases do not require additional approval by the Board of Commissioners, as long as funds are fully budgeted. The dollar value of an open-market purchase determines the procedures that apply:

- Purchases up to \$5,000: Authority is delegated to departments to make purchases up to this amount, if they so choose. For a purchase above \$500.00 the originating department must obtain a minimum of 3 documented verbal quotes or 3 written quotes, unless the purchase is made from an existing county or state contract, or qualifies as a sole-source, emergency, or other exception in which price competition is not deemed to be in the best interest of the county. The originating department must send the quotes, or documentation of the exception to this requirement, along with their invoice or other payment request to the Finance Department, where it will be made part of the payment file.

The Purchasing Department will conduct an audit of purchases on an annual basis, for the purpose of ascertaining adherence to the policy of documenting 3 quotes, or justification of exception, for each purchase. In the event that a department is found to not be in compliance, remedies will apply, including revocation of the department's delegated purchasing authority.

For any transaction conducted by a department without going through the Purchasing Department, the department must comply with current laws regarding immigration compliance. The originating department must obtain required E-Verify Affidavits or other documents when required. The originating department must forward a copy to the Purchasing Department for inclusion in mandated reports. Each Affidavit or other document must include, at a minimum, a notation of the contract name and date of contract.

- P-Cards: Authorized employees may make purchases up to the amount established by Policy & Procedure 210.01, titled "P-CARD Program." Employees must follow procedures set forth in that Section.
- Store Accounts: The Purchasing Department may open store accounts on behalf of a department, with prior approval of the County Administrator. Store accounts may be authorized with departmental spending limits equal to limits for P-Card purchases.

Purchases over \$5,000 must go through the Purchasing Department. The procedures that apply are dependent on the total value of the purchase:

## FAYETTE COUNTY POLICIES AND PROCEDURES

### OPERATIONAL FUNCTIONS Procuring Goods / Services 200.01

- \$5,000.01 - \$50,000.00: Purchases within this range require a minimum of three documented verbal quotes, or three written quotes, unless made from an existing county or state contract, or exempted for another authorized reason.
- \$50,000.01 - \$200,000.00: These purchases require a minimum of three written quotes, unless made from an existing county or state contract, or exempted for another authorized reason.

Employees may not artificially subdivide a purchase to avoid any of the above requirements or limits.

#### **B. Competitive Sealed Bids / Proposals**

*Road Construction:* The county will use the invitation to bid (ITB) process for any road construction contract of \$200,000 or more, as required by Georgia Code, Chapter 32-4 (engineering and other professional services are excepted by Georgia Code). For this purpose, the term “contract” is defined in OCGA 32-4-60 to include construction, reconstruction or maintenance of a public road. {Note: OCGA 32-4-63 (b) requires “at least two estimates” for a road contract involving expenditures of more than \$20,000 but less than \$200,000.}

*Public Works Construction Projects:* The County will issue an ITB for any public works construction project costing \$100,000 or more, as required by Georgia Code, Chapter 36-91.

*Fuel:* Due to the unique nature of the fuel distribution industry, fuel purchases will not follow the sealed bid process, unless and until such time as the county may choose to seek a contract for fuel delivery. The Director of Purchasing may approve fuel purchases up to \$75,000. Any fuel purchase above that amount and up to \$200,000 may be approved by the County Administrator. Any fuel purchase over \$200,000 must be approved by the Board of Commissioners.

*Other Procurement:* For other procurements, the Purchasing Department will issue an ITB or RFP when the total price is expected to be over \$200,000. The Purchasing Department may also issue an ITB or RFP for a procurement of a lesser dollar amount when this more formal process can be expected to produce the best results. In such cases, the originating department will initiate the procurement process:

1. For an ITB, the originating department will develop product or service Specifications.
2. For an RFP, the originating department will provide the following information, which will become part of the RFP:
  - a. Objective
  - b. Introduction
  - c. Statement of Need
  - d. Scope of Work
  - e. Proposal Response Requirements
  - f. Evaluation Plan
  - g. Pricing Structure



## FAYETTE COUNTY POLICIES AND PROCEDURES

### OPERATIONAL FUNCTIONS Procuring Goods / Services 200.01

3. The originating department will provide other information, such as quantity needed or estimated usage, suggested vendors (if any), or other essential or helpful information.

The Purchasing Department will prepare the terms and conditions, cover letter, immigration affidavits, and other documentation that completes the ITB or RFP.

Once the ITB or RFP package is completed, the Purchasing Department will notify vendors, using any of a variety of available methods, as appropriate. This may include, but is not limited to, the following:

- Bidders list: The Purchasing Department will maintain a bidders list of vendor names and addresses from which bids, proposals or quotations can be solicited.
- State bidders list: The Purchasing Department will use the state's Georgia Procurement Registry for solicitations, as deemed necessary or advantageous; to acquire enough bids to assure adequate price competition.
- Other communications: The Purchasing Department will use other means available to (1) assure that interested vendors have an opportunity to compete, and (2) to generate adequate price competition among vendors. This may include, but not be limited to, Internet, public access cable television, and printed media notifications.

*Public Bid / Proposal Openings:* The Purchasing Department shall open bids and proposals in public view, at the established time and place, with at least one witness. For bids, the opening employee will disclose each vendor and the price(s) bid. For proposals, the opening employee will disclose only each vendor.

*Bid opened in error:* If a county employee inadvertently opens a bid or proposal in error before the established bid opening date and time, upon discovering the error the employee shall reseal the bid, and write on it "Opened in Error." The employee shall ask another employee to witness the re-sealing. One employee shall note the time and date on the envelope, and both employees shall sign it. This action will allow the bid or proposal to maintain its status as a sealed bid.

*Mistakes in bids:* When a mistake is discovered in a bid, the bidder may be allowed an opportunity to correct or withdraw the bid in some circumstances. This must be done in a manner that does not confer upon the bidder an unfair advantage, and in a way that will not prejudice the interests of the public:

- A bidder may modify or withdraw a bid at any time before the bid opening. An authorized representative of the bidder must request the modification or withdrawal of the bid in writing.
- If a mistake is discovered after the bid opening but before award, the Director of Purchasing may allow the bidder to withdraw the bid. The Director may waive a mistake, or permit the bidder to correct it, if the mistake is minor and the true intent of the bid is obvious from the bid document itself.

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### OPERATIONAL FUNCTIONS Procuring Goods / Services 200.01

- After award of a contract, relief for a mistake that is discovered must be considered in light of the circumstances. There may be extenuating considerations, such as an error so substantial that refusal to grant relief would be unconscionable. In less severe cases, the winning bidder may be held to the bid, at the discretion of the county.

~~After a bid or proposal opening, the originating department will conduct an evaluation. This may be done by an individual or an evaluation committee, depending on considerations such as the size and complexity of the bid or proposal.~~

~~After evaluation is complete, the originating department will provide written recommendations to the Director of Purchasing. For bids, the originating department must include justification or explanations when recommending other than the lowest bid. For proposals, the originating department must provide the evaluation criteria, evaluations, and scores to the Purchasing Department.~~

#### *Proposal evaluation:*

- 1) **TECHNICAL MERIT:** An Evaluation Committee will be formed for each RFP. The Evaluation Committee Chair will be the director of the originating department or other qualified person, as determined by the particular circumstances of the procurement. The Committee Chair will put together a Committee of an appropriate number of individuals who have sufficient expertise in the subject matter to render a qualified evaluation.

Evaluation Committee members will evaluate proposals based on criteria included in the Request for Proposals. The standard criteria for evaluations will include, where appropriate:

- Project understanding and the proposed solution
- Company's background and experience
- The project team
- The proposed schedule
- Other evaluation criteria, as deemed pertinent to the project.

Maximum earnable points for each criterion will be stated in the Requests for Proposals. Maximum points should reflect each criterion's importance to the success of the project.

- 2) **PRICE SCORING:** Proposed prices will be assigned a number of points earned through use of a "variance" weighting method. The lowest offered price will earn the maximum number of points for the Price portion of the score. Other proposals' price scores will be calculated based on the variance of their prices from the lowest offered price.

## **FAYETTE COUNTY POLICIES AND PROCEDURES**

Although bids or proposals are required only for procurements over \$200,000 sometimes a recommended price may be lower than anticipated. In addition, it may be in the best interest of the county to issue invitations to bid or requests for proposals for certain procurements under \$200,000 such as those of a highly technical nature. For recommendations up to \$50,000 authority is given to the Director of Purchasing to approve the department's recommendations. For recommendations over \$50,000 and up to \$200,000 the Director of Purchasing will present the recommendations to the County Administrator for final decision.

After reviewing a recommendation over \$200,000 the Director of Purchasing will notify the originating department. The originating department will complete a Board agenda request and forward it for inclusion on the agenda. The Purchasing Department will provide backup data concerning the bid or proposal process.

### **C. Sole Source Procurement**

The term "sole source" refers to the source, not the product or service. This can, but does not necessarily, refer to the fact that literally only one vendor provides the product or service. Circumstances may define a sole source situation, such as a need for immediate delivery or repairs at a particular location, when there is only one vendor that can accommodate. The decision to sole-source procurement may be based on a lack of competition, proprietary technology, copyright, or a supplier's unique capability. Sometimes procurement can be sole source in the short term, but not in the long term.

In the event of a need for sole source procurement, the originating department must explain the need in writing. If the procurement is completed without going through the Purchasing Department, the originating department shall include the justification with the invoice for payment, in lieu of documentation of quotes. If the procurement is done through the Purchasing Department, the written justification shall be sent to the Director of Purchasing.

### **D. Proprietary Procurement**

A proprietary product or service is one that some person or company has exclusive right to manufacture and/or sell. It may be protected by a patent, copyright, trademark or other exclusive right. This is different from a sole source situation, in that there may be competing vendors with comparable goods or services.

As with other purchases, if the originating department makes a sole-source or other non-competitive procurement, the department shall attach written documentation to the invoice for payment. If the originating department goes through the Purchasing Department, the written justification shall be sent to the Director of Purchasing.

### **E. Professional Services**

At times, the county will need to enter into contracts for services that require special skills or present other circumstances in which bids or proposals might not produce the best outcomes. In these instances when it is in the county's best interest, a professional services contract may be negotiated, rather than executed through a sealed competitive process, unless in conflict with existing laws, rules, or regulations.



**FAYETTE COUNTY  
POLICIES AND PROCEDURES****OPERATIONAL FUNCTIONS  
Procuring Goods / Services  
200.01****F. Purchases from State Contracts**

Purchases may be made through State of Georgia purchasing contracts, inasmuch as they have previously gone through a sealed bid process at the state level. Prior approval from the Board of Commissioners will not be needed, except for purchases over \$200,000 or purchases to be made from funds that were not previously budgeted.

**G. Internet Purchases**

Various forms of on-line procurement are available, and others may be anticipated in the future. Purchasing and other departments may consider and use these procurement methods as appropriate, if they do not conflict with state law, county ordinance, or provisions of the Policy and Procedures Manual.

**H. Contracts**

The Purchasing Department will obtain approval of the Board of Commissioners prior to executing contracts in the following situations:

- If the total price of the contract is over \$200,000
- If funds to pay the contractor are not budgeted

The Chairman or County Administrator is authorized to sign properly procured contracts that are less than \$200,000 and budgeted, without obtaining prior Board approval. Prior to presenting any contract to the Chairman or County Administrator for signature, the party asking for signature (whether originating department or the Purchasing Department) must assure that properly executed immigration documents have been obtained. The originating department must also forward a copy of the immigration documents to the Purchasing Department, noting the contractor and the date of the contract, if the contract was obtained without going through the Purchasing Department.

Contracts must comply with Georgia law for public works bidding and contracting as provided in Georgia Code Chapter 36-91, and for road bidding and contracts as provided in Georgia Code Chapter 32-4.

**I. Emergency Procurement**

In times of emergency, the need for expediency outweighs the desire for price competition. These procedures address two levels of emergency, as described below:

1. A state of emergency may be declared by the Governor, or determined to exist by the county governing authority. During times of declared emergency, procedures for emergency procurement will be in effect, as authorized in the Policy and Procedures Manual or other official documents.

## FAYETTE COUNTY POLICIES AND PROCEDURES

### OPERATIONAL FUNCTIONS Procuring Goods / Services 200.01

2. An emergency may be caused by an unexpected and urgent situation, but which does not rise to the level of the above-described declared state of emergency. For procurement purposes, this level of emergency is described as an unexpected situation which requires rapid response outside of established purchasing procedures. It may involve danger to health, life or property. It may involve an unexpected delay in delivery, depleted inventory, or an unusually high volume of work, depending on the situation/*however, care must be taken that adequate planning is done so that these situations do not occur when avoidable*. In event of such a situation, the Director of Purchasing shall have the authority to make necessary purchases, while adhering to established policies and procedures as closely as circumstances allow. If the emergency occurs outside of normal business hours, on weekends, or on holidays, and the Director of Purchasing is unavailable, the Director of the department in question shall have the same authority as the Director of Purchasing. Documentation is to be submitted to the Purchasing Department as soon as possible following the emergency.

This exception does not apply to a condition in which an emergency situation might potentially occur in the future. It applies to situations in which there is an imminent need such that it is important to disregard normal procedures.

#### **J. Maintenance and Support Agreements**

It is important that departments give procurement of maintenance or support agreements the same considerations as other purchases. While many agreements are proprietary, they may not necessarily be sole source services, or the most competitively priced.

Maintenance or support agreements constitute legally binding contracts which require the signature of the Board Chairman or another legally empowered official. They may require ~~one or more~~ immigration affidavits, in compliance with Georgia Code.

Departments must process maintenance or support agreements using the same thresholds as outlined in this policy. Contracts or agreements in excess of the formal procurement threshold of \$200,000 and those not fully budgeted must be placed on the Board agenda for consideration. For those agreements not going through the Purchasing Department, the originating department must obtain required immigration compliance documents, and forward a copy to the Purchasing Department.

#### **K. Purchases Using Federal Funds**

For procurements using federal funds, the county must follow federal rules, including the Federal Common Rule. The county must also follow any additional rules or conditions imposed by a pass-through or administering organization, such as a state agency. Instructions for these circumstances are provided elsewhere in the Policies and Procedures Manual.

**FAYETTE COUNTY  
POLICIES AND PROCEDURES**

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**OPERATIONAL FUNCTIONS  
Procuring Goods / Services  
200.01****L. Budget Availability**

The originating department is responsible for assuring that funds are budgeted before initiating any procurement.

**M. Unauthorized Purchases**

No purchase of materials, supplies, equipment, or services shall be made in the name of the county, or through its purchasing department, except such as are required for official use by the county or one of its departments. Purchases in the name of the county or a department for personal use by an individual or for other than official use are prohibited, and no county funds will be expended or advanced for such purpose.

**BOARD OF COUNTY COMMISSIONERS**

Eric K. Maxwell, Chairman  
Randy Ognio, Vice Chairman  
Steve Brown  
Charles W. Oddo  
Charles D. Rousseau

**FAYETTE COUNTY, GEORGIA**

Steve Rapson, County Administrator  
Dennis A. Davenport, County Attorney  
Tameca P. White, County Clerk  
Marlena Edwards, Deputy County Clerk

140 Stonewall Avenue West  
Public Meeting Room  
Fayetteville, GA 30214

**MINUTES**

October 12, 2017

6:30 p.m.

Welcome to the meeting of your Fayette County Board of Commissioners. Your participation in County government is appreciated. All regularly scheduled Board meetings are open to the public and are held on the 2<sup>nd</sup> and 4<sup>th</sup> Thursday of each month at 6:30 p.m.

**Call to Order**

Chairman Eric Maxwell called the October 12, 2017 Board of Commissioners meeting to order at 6:31 p.m. A quorum of the Board was present. Commissioners Charles Rousseau and Charles Oddo were absent.

**Invocation and Pledge of Allegiance by Vice Chairman Randy Ognio**

Vice Chairman Randy Ognio offered the Invocation and led the audience and Board in the Pledge of Allegiance.

**Acceptance of Agenda**

Commissioner Steve Brown moved to accept the agenda as written and to move the presentation for the Opioid Addiction Crisis to the beginning of the agenda and to add the discussion of the Antioch and Goza Road intersections as an agenda item. Vice Chairman Ognio seconded. The motion passed 3-0. Commissioner Charles Rousseau and Commissioner Charles Oddo were absent.

**PROCLAMATION/RECOGNITION:****1. Proclamation recognizing the 20th anniversary of the Fayette County branch of the National Association for the Advancement of Colored People (NAACP).**

Chairman Maxwell, on behalf of the Board of Commissioners, presented a proclamation recognizing the 20<sup>th</sup> Anniversary of the Fayette County branch of the National Association for the Advancement of Colored People (NAACP). NAACP President Terry Williamson and members Brenda Cox, Ted Toles, Evelyn Thompson and Alice Jones were present to accept the proclamation.

**2. Proclamation recognizing the Bicentennial Birthday of Baha'u'llah Faith in Fayette County.**

Chairman Maxwell, on behalf of the Board of Commissioners, presented a proclamation recognizing the Bicentennial Birthday of Baha'u'llah Faith in Fayette County. Representatives gave comments and offered a prayer. Everyone was invited to attend services.



**3. Proclamation recognizing November 5, 2017 as Retired Educators Day in Fayette County.**

Commissioner Brown, on behalf of the Board of Commissioners, presented a proclamation recognizing Retired Educators Day in Fayette County. A representative invited all retired educators to attend meetings.

**4. Recognition of the Gary Sinise Foundation and R.I.S.E. (Restoring Independence Supporting Empowerment) recipient, Sergeant Eric Hunter (Ret.).**

Vice Chairman Ognio, on behalf of the Board of Commissioners, presented a proclamation recognizing Sergeant Eric Hunter (Retired). Sergeant Hunter thanked the Board for welcoming him and his family to the community. Mr. Pete Hamlin, Builder, stated that he was honored to work on this project.

**4a. Presentation from Drug Free Fayette highlighting the Opioid crisis.**

Michael Mumper with Drug Free Fayette which is a coalition aiming to reduce the youth substance abuse in Fayette County. Mr. Mumper discussed the need to raise awareness on this growing opioid epidemic and invited all citizens to attend a Town Hall on Oct. 19, 2017 at Sam's Auditorium.

**PUBLIC HEARING:** None

**CONSENT AGENDA:**

**5. Approval of the September 28, 2017 Board of Commissioners Meeting Minutes.**

Vice Chairman Ognio moved to approve the September 28, 2017 Board of Commissioners Meeting Minutes. Commissioner Brown seconded. Discussion followed.

Humane Society President Stephanie Cohran stated that there were a couple of items missing from the minutes that she thought was important to be documented on record. She stated that it was the fact that a couple of the Commissioners and the County Administrator stated that they did not have the recent up-to-date version of the minutes. She stated that their statements were omitted from the minutes. She stated that Vice Chairman Ognio stated that he had not seen a version since March and there was a version more recent. She continued that at the last meeting she informed the board that she would provide a copy of the most recent version. She stated that per a July 14 email, the Board should have had that version that was sent on September 29. She asked that the minutes indicate that the Board had not seen that version and she would like those comments to be added to the minutes. She stated that Chairman Maxwell said that the most recent version he saw was from April and that Mr. Rapson stated that he had not seen a version that did not have the advisory board at all. She stated that those individuals stated that they had not seen the actual version after the attorney and advocates met in June.

Vice Chairman Ognio stated that he did go back and look at the July 14 document that was sent and there was no indication that there were changes. He stated that to red-line a red-lined document made it difficult to understand that changes were made unless the changes were brought to his attention. He stated that when reviewing it, it appeared to be the same document that was sent before.

Commissioner Brown asked if Vice Chairman Ognio was amenable to changing the motion to add the requested comments.

Vice Chairman Ognio stated that this was the same debate as before regarding whether the minutes would be verbatim or whether to pick and choose what was included in the minutes.

Commissioner Brown stated that some comments were made and the comments were made from the podium and were told that the Board had not received the documents. He stated that he would like to have the minutes reflect that the documents were provided.

Vice Chairman Ognio stated that he just stated that for the record. Commissioner Brown stated that he had no problem moving forward with approving the minutes, as long as it was on the record for this meeting.

Vice Chairman Ognio moved to approve the September 28, 2017 Board of Commissioners Meeting Minutes. Commissioner Brown seconded. The motion passed 3-0. Commissioner Rousseau and Commissioner Oddo were absent.

**OLD BUSINESS:** None

**NEW BUSINESS:**

- 6. Consideration of a recommendation from the Selection Committee, comprised of Vice Chairman Randy Ognio and Commissioner Steve Brown to nominate Susan Samson to the Fayette County Public Arts Committee to serve an unexpired two (2) year term beginning immediately and expiring May 31, 2018.**

Commissioner Brown stated that there were some great applicants and that he and Vice Chairman Ognio concluded that Ms. Samson would have a hands-on approach and that would be helpful for this committee because it was all volunteer.

Commissioner Brown moved to approve Susan Samson to the Fayette County Public Arts Committee to serve an unexpired two (2) year term beginning immediately and expiring May 31, 2018. Vice Chairman Ognio seconded. The motion passed 3-0. Commissioner Rousseau and Commissioner Oddo were absent.

- 7. Consideration of Fayetteville annexation of 1262 SR 54 East, and the rezoning of said property from A-R (Agricultural-Residential) to R-15 (Single Family Residential) Planned Unit Development (PUD).**

Planning and Zoning Director Pete Frisina presented the staff report. He stated that the annexation request was from the City of Fayetteville for a 175.5 acres in the area of State Route 54 and Banks Road that was presently zoned A-R and land use for one acre lot development. He stated that the city was requesting to annex and rezone to R-15 Planned Unit Development (PUD). He stated that the lot size for R-15 was 1,500 square feet. He stated that it was for 370 lots of various sizes. He stated that it was a one-acre land use area in the comprehensive plan to estimate the number of lots that can be on a piece of property. He stated that by taking 17.55 acres away from the 175, the county would get 157 lots from the property. He stated that the annexation request proposed 370 lots on a 175 at a density of 0.21 which was slightly double the density allowed in the county. He continued that there was sufficient water lines to provide capacity for the development. He stated that staff did not anticipate any improvements needed, but that it would not be known until the engineering study was completed by the developer. He stated that it was a unique piece of property because it was going into the city, but that it would remain in the county's water service district; Fayette County Water, but City of Fayetteville's sewer. He stated that the County had a certain amount of time to respond to this annexation request. He stated that given the impact to the infrastructure, staff recommends that the Board objects the annexation request so that an agreement can be made with the city regarding the roads.

Public Works Director Phil Mallon stated that the main concern with the roads was Banks Road. He stated that this project was in conjunction with the widening project on Highway 54. He continued that Banks Road was already reaching capacity in terms of effectively moving traffic and was one of the projects submitted to Atlanta Region Commission (ARC) to study this area. He stated that the project would require significant traffic improvements at the intersection.

City of Fayetteville Director of Community Development Jahnee Prince stated that the city was comfortable with the Board tabling this item until the next meeting to allow the city to meet with the county and the developer to discuss the project. She stated that if that was not feasible, the applicant was present and had offered a letter to withdraw the application.

Chairman Maxwell asked County Attorney Dennis Davenport to review the letter.

Ms. Prince confirmed that the applicant for the annexation was Drew Kemp and that she believed J&D Construction Services, LLC was his company. Mr. Davenport asked if the company had the authority to speak on behalf of Drew Kemp and have the authority to withdraw the application. Ms. Prince stated yes.

A gentleman stated that the developer would like to discuss with the county any concerns to determine if there was a compromise. He stated that it might be best to withdraw the application if no meeting could be held before litigation.

Chairman Maxwell asked Mr. Davenport if the document was enough to withdraw the application. Mr. Davenport stated that the gentleman represented in the letter had the authority to withdraw the application and he had no reason to believe otherwise. He stated he was fine with the letter of withdrawal of the application to the City of Fayetteville which would in turn withdraw it from the Board of Commissioners.

Ms. Prince stated that the City of Fayetteville accepts the withdrawal letter.

Mr. Davenport stated that this was presented to the Board as an alternative. He stated that the first alternative was to table and the second was to withdraw if the tabling was not something that the Board could support. He stated that the law with respect to annexations gives the county 30-days to object to an annexation and to have it delivered to the city within the 30-days of having received it from the city, which was the October 20 date. He stated that there was a suggestion from the city to extend that time frame. He stated that he was not aware of the parties' ability to agree to extend the time frame and if that was the case, then the county would lose the ability to object. He stated that he did not see tabling as an option to be able to still object beyond the 30-days. He stated that the city needed to formally state on the record if they wanted to withdraw the petition.

Ms. Prince withdrew the application.

Chairman Maxwell stated that the county accepts the withdrawal of the application.

Commissioner Brown stated that with the expansion on Highway 54 East, there would be a lot more traffic coming from Clayton and Henry counties. He stated that he understood that Fayetteville wanted to create more housing and residential opportunities in the downtown area, but that the city needed to consider the traffic concerns with the two-lane roads.

**8. Consideration of the request to authorize staff to acquire all fee simple right-of-way and easements for the Rising Star Road culvert replacement project (2017 SPLOST No. 6509C).**

Mr. Mallon stated that this was a 2017 SPLOST culvert replacement project. He stated that the design was complete, and the contract had been awarded. He stated that there were some outstanding land acquisition issues. He stated that the request was for the Board to approve staff to acquire all fee simple right-of-way and easement for this project.

Commissioner Brown moved to approve to authorize staff to acquire all fee simple right-of-way and easements for the Rising Star Road culvert replacement project (2017 SPLOST No. 6509C). Vice- Chairman Ognio seconded.

Vice Chairman Ognio stated that he knew there had been conversations about a guardrail that would be placed there. He asked staff to look at a brown or rusty guardrail rather than a bright and shiny guardrail, if it was not more expensive. Commissioner Brown suggested a wooden guardrail. Vice Chairman Ognio expressed that he did not have a problem with the wooden guardrails, but he wanted to choose a less expensive option.

Commissioner Brown stated that one of the things stressed in the Comprehensive Plan was trying to maintain a rural character and feel and something it might cost more for the infrastructure. He stated that he would like for the county do what it can to maintain that feel.

Mr. Mallon stated that the contract had been awarded, but staff could request that the contractor provide a quote to paint the timber finish for the guardrail.

Commissioner Brown moved to approve to authorize staff to acquire all fee simple right-of-way and easements for the Rising Star Road culvert replacement project (2017 SPLOST No. 6509C). Vice- Chairman Ognio seconded. The motion passed 3-0. Commissioner Rousseau and Commissioner Oddo were absent.

**9. Consideration of the County Attorney's recommendation to deny the disposition of tax refunds, as requested by Big Lots for tax year 2016 in the amount of \$700.86.**

Mr. Davenport stated that this item was for a tax refund request from Big Lots. He stated that Big Lots had been informed via letter from the Clerk's office, dated October 5, that this request would be heard before the Board. He stated that Big Lots submitted a personal property tax return in 2016 with a certain value for the personal property. He continued that value was accepted by the Board of Assessors. He stated that the value was not appealed within the applicable time frame. He stated that subsequent to the appeal window, Big Lots discovered that it had probably submitted an incorrect value and tried to change the value, but it was outside the appeal time frame. He stated that once a different value was offered outside the appeal time frame, Big Lots would have to wait until the next year. He stated that his recommendation was to deny the request by Big Lots for \$700.86.

No one spoke regarding this item.

Vice Chairman Ognio moved to deny the disposition of tax refunds, as requested by Big Lots for tax year 2016 in the amount of \$700.86. Commissioner Brown seconded. The motion passed 3-0. Commissioner Rousseau and Commissioner Oddo were absent.

**10. Consideration of the County Attorney's recommendation to approve the disposition of tax refunds, as requested by SCOMA Enterprises, LLC for tax years 2014, 2015 and 2016 for the aggregate amount of \$143.77.**



Mr. Davenport stated that this item was a tax refund request from SCOMA Enterprises, LLC. SCOMA had been notified via letter from the Clerk's office that this item would appear on the agenda for consideration. He stated that this company, for tax years 2014, 2015 and 2016, assessed property taxes on more property than they owned. He stated that the assessment was for 5.3 acres instead of 4.84 acres. He stated that the overpayment for 2014 was \$41.42, for 2015 it was \$25.95 and for 2016 it was \$76.40, with a total of \$143.77. He stated that he recommends approval of this request for the total of \$143.77.

No one spoke regarding this item.

Commissioner Brown moved to approve the disposition of tax refunds, as requested by SCOMA Enterprises, LLC for tax years 2014, 2015 and 2016 for the aggregate amount of \$143.77. Vice Chairman Ognio seconded. The motion passed 3-0. Commissioner Rousseau and Commissioner Oddo were absent.

**11. Consideration of the County Attorney's recommendation to approve the disposition of tax refunds, as requested by Mary Jane Fortner for tax years 2014, 2015 and 2016 for the aggregate amount of \$105.52.**

Mr. Davenport stated that item was for a tax refund request from Mary Jane Fortner. He stated that Ms. Fortner was notified via letter from the Clerk's office that this item would appear on the agenda for consideration. He stated that for tax years 2014, 2015 and 2016, Ms. Fortner was assessed in tax for more property than she owned. He stated that she was assessed for approximately 0.15 acres more. For 2014 the overpayment was \$35.85, 2015 it was \$35.16 and for 2016 it was \$34.51 for a total of \$105.52. He stated that he recommended approval for the total \$105.52.

No one spoke regarding this item.

Commissioner Brown moved to approve the disposition of tax refunds, as requested by Mary Jane Fortner for tax years 2014, 2015 and 2016 for the aggregate amount of \$105.52. Vice Chairman Ognio seconded. The motion passed 3-0. Commissioner Rousseau and Commissioner Oddo absent.

**12. Discussion of the Antioch and Goza Road intersection.**

Commissioner Brown stated that the Board discussed this intersection at a previous meeting where the Board made several motions by unanimous vote regarding the design and to move the traffic study forward as rapidly as possible. He stated that there was another severe car accident where people were life flighted to the hospital. He asked Mr. Mallon to give an overview about where the county was in addressing this intersection.

Mr. Mallon provided an update on the crash data. He stated that of the 46 crashes, it appeared that two-thirds of the crashes originated when somebody does stop on Goza and then pulls into traffic. He stated that 28% occurred when the driver failed to stop or yield at all. He stated that the remaining 9% were identified as rear-end collisions or "others". He stated that the data showed that over 91% were caused by the vehicle on Goza Road and that 61% of the crashes resulted in injuries which lend to the seriousness of the crashes. There were 78% of the crashes that occurred after noon. There were more accidents during the weekdays versus the weekend. He stated that the notice to proceed to the consult was issued on September 25. He stated that the next deadline for the contractor to meet was October 19 and staff would meet with them the following day to hear recommendations on additional short-term fixes. He stated that November 24 was the deadline for the consultant to submit multiple concepts for the Board to consider. He stated that would be heard at the December 14 meeting. He stated that there was some interest in a special called meeting by the

Board if needed. He stated that the contractor had a 120-days, upon Board approval, to complete the design. He stated that the four tasks included: 1. Data Collection. 2. Recommendation of short-term changes. 3. Complete the alternative analysis. 4. Final design. He continued that staff had completed a substantial number of immediate changes at the intersection to include: cut-back of any trees or grass to improve sight distance, making the existing rumble strips more aggressive, added flags on top of the warning stop signs on Goza in both directions, added the electronic signs to caution people of the intersection and the Sheriff's office has stepped up their presence at the location.

Commissioner Brown stated that the Sheriff's office had written several tickets. Mr. Mallon stated that the last number he heard was over 160 tickets. Commissioner Brown stated that he would be in favor of a special called meeting.

Vice Chairman Ognio stated that he was not against a special called meeting. He stated he would like to see the short-term improvements before committing on to the next phase.

Commissioner Brown stated that November 24 was the deadline. He asked if it was possible to have them to submit it before November 24 deadline. If it can be done prior to the deadline date, then "let's get the ball moving." He stated that it seemed the Sheriff's officer presence at that intersection was helping and it would be helpful if the Sheriff could maintain a presence there. Commissioner Brown asked if the contractor was considering the synthetic coding on the road that creates the drag on the cars. Mr. Mallon stated that staff looked at it and he would relay it to the contractor for consideration.

Chairman Maxwell stated that he spoke with the Sheriff regarding this intersection. He stated that his heart goes out to those who were injured.

Philip Doolittle thanked everyone working on the project. He also highlighted the fact that any effort to hasten or quicken the process increases the potential of one less accident.

Commissioner Brown stated that the county should look at any incentives for the contractor to expedite the project.

The Board was open to Special Call Meeting, when needed, to hasten the project and develop a permanent solution for this intersection and prevent further accidents.

## **PUBLIC COMMENT:**

Stephanie Cohran, Humane Society, stated that she wanted it on the record that the animal advocates are concerned that they are not getting responses back from the Commissioners and Mr. Rapson. She stated that Chairman Maxwell had reached out and asked about the comment she made about the ordinances. She stated that she sent a reply and Mr. Rapson sent a reply that there was some confusion around what versions existed. She continued that Mr. Rapson said that the Board had voted to halt work on the animal control ordinance and the version she was referencing was sent the day after the vote was made. She stated Mr. Rapson said that there was an attempt to remove the oversight dispersions that still had an animal advocate board which raised concerns and that he had instructed Animal Control Director Jerry Collins to review the document and make a list of topics for discussion and to prioritize as a starting point for future dialogue. She requested the following be placed in the record verbatim:

"You are correct Mr. Rapson; the term animal advisory board is written three times in the forty-page document from June the ff...from the June 14 meeting; however, it does not invalidate the document simply because the terminology is used. There is a key difference between the March version and the latest version from the June 14 meeting. The original draft version initially had an additional section, F5, which contained a set of criteria to be met before any animal was to be euthanized for space purposes. As you should be aware this was removed from the latest version and the shelter now has a euthanasia policy with capacity limitations in place. Now let me explain why the term animal shelter board still exist in the current document with a note out on the side by Tamara...umm...I can't pronounce her last name, Feliciano...umm...the attorney that we hired...it says will go into written policy if the board is elected. So that indicated that only if it was elected. The first occurrence in this definition section, the first occurrence is in the definition section, animal shelter board is an advisory board created by the Board of Commissioners whose members are appointed by... and by...and whose bylaws are established by the Board of Commissioners for said terms. Again, num...ite...second...(inaudible)...in section 6-32 (g), if the impounded animal and evidences visible symptoms of contagious, infectious or fatal diseases is seriously ill or severely injured the animal shall seek the services of a veterinarian. The animal may be euthanized upon completion of detailed written report to animal shelter board on the reason for euthanasia. Section 6-32 (g) (2), if the animal has been classified as dangerous or vicious by more than one animal shelter officer, in such case the classified animal may be submitted to evaluation by an improved animal behavior expert trained in identifying behaviors of dangerous or vicious animals. An animal may be euthanized upon completion of a detailed written report to the animal shelter board on the reason for euthanasia. This is in no way shape or form requiring Jerry Collins, Animal Shelter Director to report to an animal...to report to an advisory board. It is just an avenue to ensure that before an animal is euthanized it has been validated as the proper thing to do and all the information is properly completed on the appropriate form. Given the fact that we expect to minimize the overall euthanasia numbers, filing a written report is a very, very small part of Jerry's overall role and quite frankly this is an essential public document that should be properly completed anyway to remain government transparency. So now let's discuss why oversight of the euthanasia pol...process is necessary. Attached is a summary of the euthanasia report from January 1, 2017 through July 31, 2017 for the cats with corresponding details on nine cases were euthanasia, euthanasia occurred and there is nothing on the form indicating why the euthanasia was done. There are a few items to note. Since this freedom of information act request pertains to cats only, we were told that the black outs were just the dogs. However, there are a total of 31 blackouts which is much higher than the number of dogs we have been told have been euthanized so this is still an open follow-up item. In an early freedom of information act request an advocate inquired about the summary numbers which indicated six sick kittens were euthanized in July, but then followed up with a more detailed request to review the specifics of each case. Cat number eight which is shown below in the table was not a kitten either, noted as a large four-year old cat. There are twenty-three cats listed overall on the report and we've included the details on nine cases that are disturbing. None of these cats had any vet records. While a summary is provided below please review the details in the attachment to gain a better understanding of why oversight on euthanasia is necessary. So, for public record and those here, umm, yet there were probably about eleven pages that were attached in the umm, table below there was one item found on Shamrock that needed to be checked first for a chip. Item...umm...animal number two, scared but friendly, no chip, number three euthanasia, four euthanasia, five not scanned, six friendly but scared, seven stray litter in the back yard, finders attempting to find mom and bring her in too, eight trapped has been eating his birds messing in his flower garden, does not want cat vac (?) and the ninth one was very sweet but scared. With a new euthanasia policy and corresponding grace period that was in effect, it makes these killings even more troubling and further substantiate the need to make changes at the shelter. With all due respect, we have never seen overall list of topics or recommended shelter improvements by either Mr. Rapson or Mr. Collins, despite you both participating in these collaborative meetings. From the chart above there are six out of nine of the cats with sloppy paperwork even after the numerous discussions that transpired around euthanasia and the need for proper documentation. We intentionally withheld the euthanasia information from our presentation on the 28<sup>th</sup>, but obviously we're now reconsidering our approach to properly ra...to properly rally the community's support to achieve the change that is needed. Now that we've clarified the animal shelter board terminology in the revised document let's get back to the main topic of this email. Based upon Mr. Rapson's email, distribution of the June 14 revised ordinance of which the commissioners were copied on, this document was in your possession no later than July the 14. But during our important welfare agenda meeting item, you, Mr. Maxwell, along with Mr. Ognio, elected to reference the six-month-old initial draft. Then I went on to say, as you requested of me, I'm respectively requesting of you, the same, that this

information be disclosed publicly at the October 12 BOC meeting. Again, thank you for the opportunity to set the record straight and be fair to all parties. And the reason we wanted to make sure that it was read publicly is so that everyone knows our concerns regarding euthanasia and transparency in government. Thank you."

Sylvia Collins-Bunn stated that her mother was in the accident on May 11, 2017 on Antioch and Goza Road. She stated that her mother's friend passed away and her mother was driving. She stated that she had posted pictures of the vehicles in the accident. She stated that her sister once stayed on that road and so she had traveled that road before. She stated that her mother never had a ticket. She stated that God was with her that day and her mother's good friend Natalie Davis passed away. She stated that she was on board to do whatever was needed to improve this intersection. She stated that she would like to help with this. She stated that her mother is doing well, but to lose her friend will never go away.

### **ADMINISTRATOR'S REPORTS:**

County Administrator Steve Rapson was absent.

### **Service Delivery Strategy (SDS)**

Discussion on Service Delivery Strategy (SDS) are progressing and heading in a positive direction and collectively the County Administrator and City Managers requested a 90- day extension, to end December 31, 2017.

Vice-Chairman Randy Ognio moved to approve a 90- day extension for the Service Delivery Strategy (SDS) to end on December 31, 2017. Commissioner Brown seconded. The motion passed 3-0. Commissioner Rousseau and Commissioner Oddo were absent.

**ATTORNEY'S REPORTS:** None

### **COMMISSIONERS' REPORTS:**

#### **Commissioner Brown**

**Equestrian Trail:** Commissioner Brown stated that he thought the equestrian trail went through the Recreation Commission first. He stated that he had a Recreation Commissioner state that he had not seen it. He asked Parks and Recreation Director Anita Godbee for clarification. He stated that he hoped that it would go back to the Recreation Commission if the Board of Education agrees. Vice Chairman Ognio stated yes.

#### **Vice Chairman Ognio**

#### **Transportation Committee:**

Vice Chairman Ognio stated that Commissioner Brown requested a list of road projects to be voted on. He stated that the Board voted on a list of projects in the budget and that he understood that he wanted the Transportation Committee to submit a prioritized order for the projects. He stated that the Road Department had been prioritizing the projects as economically as possible to move forward with the projects. He stated that there are some things that the Transportation Committee will bring before the Board. He stated that they are looking at the funds remaining in the 2004 SPLOST and what projects that can be done with what was left. He stated that some of the projects were eliminated and now the committee was trying to establish which ones have the most need and it will come before the Board for approval. He stated that the committee will also address safety improvements to get started.

In accordance with the Americans With Disabilities Act, accommodations are available for those who are hearing impaired and/or in need of a wheelchair. The Board of Commissioners Agenda and supporting material for each item is available on-line through the County's website at [www.fayettecountyga.gov](http://www.fayettecountyga.gov). This meeting will be telecast on Comcast Cable Channel 23 and on the internet at [www.livestream.com](http://www.livestream.com).



### **Equestrian Park:**

He stated that there were blogs that said his niece, who barrel races, would benefit from the equestrian park and that it would be a conflict of interest. He stated that he did not know what benefit she would get from the equestrian park. He stated that she lives in another county. He stated that other posts said that he brought the equestrian park forward, but it was actually citizens that brought the request for the equestrian park forward.

### **Letter to the Editor**

He stated that a letter to the editor in the Citizen newspaper stated that two weeks ago there were \$130,000 "gift" to Peachtree City Water and Sewer Authority by the Board of Commissioners to install sewer. He stated that there were never a \$130,000 "gift" to Peachtree City Water and Sewer Authority. He stated the cost was to get water to the animal shelter. He stated that many of the recreation amenities are for the few, but the equestrian park could be an event that many people will want to come see.

### **Letter from Commissioner Brown**

Vice Chairman Ognio stated that the letter from Commissioner Brown with the title "Randy Rules". He stated that he did not understand why he would repost this letter saying that the Board did not follow the same protocol that he was asked to follow. He stated that he created a timeline where the Board followed the exact protocols with links. He stated that it is available if anyone would like to see it.

### **Happy Anniversary**

He wished Mr. Rapson a Happy 32<sup>nd</sup> Anniversary!

### **EXECUTIVE SESSION:** None

### **ADJOURNMENT:**

Commissioner Brown moved to adjourn the October 12, 2017 Board of Commissioners meeting. Vice Chairman Ognio seconded. The motion passed 3-0. Commissioner Rousseau and Commissioner Oddo were absent.

The October 12, 2017 Board of Commissioners meeting adjourned at 8:27 p.m.

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Tameca P. White, County Clerk

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Eric K. Maxwell, Chairman

The foregoing minutes were duly approved at an official meeting of the Board of Commissioners of Fayette County, Georgia, held on the 26<sup>th</sup> day of October 2017. Referenced attachments are available upon request at the County Clerk's Office.

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Tameca P. White, County Clerk

# COUNTY AGENDA REQUEST

Page 247 of 280

Department:

Presenter(s):

Meeting Date:

Type of Request:

## Wording for the Agenda:

Consideration of staff's recommendation to install a four-way stop at the intersection of Antioch & Goza Road as an interim safety measure.

## Background/History/Details:

See attached letter for background and details regarding the proposed four-way stop.

This analysis is part of a broader intersection project that will recommend a permanent solution on, or before, the BOC's December 14th meeting. Since implementation of the "permanent solution" may be over a year away due to time needed for design, right-of-way acquisition and construction, we are recommending this interim solution as a way to more quickly reduce the number and severity of crashes at this location.

If approved by the BOC, up to one week may be needed to develop plans and details for the conversion. Most of the field work will be performed by the Road Department but some outside services will be required, including possible material purchase for signs and striping work.

## What action are you seeking from the Board of Commissioners?

Approval for staff to install a four-way stop at the intersection of Antioch & Goza Roads.

## If this item requires funding, please describe:

This is a 2017 Transportation SPLOST project with FY 2018 funding available from 32240220 541210 17TAO and 17TAN, as approved by the BOC.

Has this request been considered within the past two years?

If so, when?

Is Audio-Visual Equipment Required for this Request?\*

Backup Provided with Request?

**\* All audio-visual material must be submitted to the County Clerk's Office no later than 48 hours prior to the meeting. It is also your department's responsibility to ensure all third-party audio-visual material is submitted at least 48 hours in advance.**

Approved by Finance

Reviewed by Legal

Approved by Purchasing

County Clerk's Approval

Administrator's Approval

## Staff Notes:



October 18, 2017

Mr. Phil Mallon, P.E.  
Public Works Director  
Fayette County  
115 McDonough Road  
Fayetteville, GA 30215

RE: Antioch Road and Goza Road Intersection  
Immediate Short Term Solutions Meeting

Dear Mr. Mallon,

This letter summarizes our meeting held on October 17, 2017 where we described our studies and analysis, discussed information your staff collected about the intersection, discussed why the intersection has experienced an increase in accidents, injuries and a fatality and discussed immediate short term solutions.

Antioch Road and Goza Road intersection has experienced a trend in the number of accidents over the last three years. In May of 2017, a fatality occurred as a result of an accident. Antioch Road and Goza Road intersect as a two-way stop controlled intersection with Antioch Road as the through route. Antioch Road has left turn lanes in both southbound and northbound directions. Goza Road has right turn lanes in both eastbound and westbound directions. The intersection was improved in 2010 to correct and align the offset intersecting points on Goza Road.

#### ACCIDENT ANALYSIS

Our analysis of 49 accident reports from 2010 to 2017 identified the following:

- 44 (91%) involved motorist traveling east or west on Goza Road
- 31 of 44 (70%) involved motorists traveling east or west on Goza Road that stopped and then failed to yield to Antioch motorists
- 14 of 44 (32%) involved motorists traveling east or west on Goza Road that failed to stop entirely
- 32 of 44 (73%) involved motorists traveling southbound on Antioch Road
- 31 of 44 (70%) involved motorists traveling eastbound on Goza Road

We discussed potential contributing factors that included perceived limited sight distance, speeding, two-way stop control confusion (motorists stopped and then neglected to yield to oncoming traffic), motorist's decision time, modern day distractions of mobile devices or some variation of all of these factors. We noted that accident rates have been rising statewide for a few years as a result of mobile device use and distractions while driving and the Georgia Department of Transportation has an ongoing campaign to increase public awareness and reverse the trend.

# Heath & Lineback Engineers, Inc.

## CAPACITY AND OPERATIONS ANALYSIS

An analysis of Crash reduction factors, the existing intersection capacity and operations, and capacity of short term solutions was performed.

Crash reduction factors (CRF) are available from GDOT's Intersection Control Evaluation (ICE) Tool for various combinations of Existing Intersection Control and the alternative being analyzed. The CRF values indicate the expected percentage decrease in crashes. CRF values are available for Rural, Suburban and Urban areas. The intersection is in a Suburban area. CRF are provided for all crash types and for Injury/Fatal crashes. The CRF are shown below for the Two-Way Stop Control and the alternatives being analyzed. As can be seen, for all crash types, the All-Way Stop Control alternative would be expected to result in a significant decrease over existing conditions.

### **Crash reduction factors: Two-way stop controlled intersection**

Crash Type	Area Type	All-Way Stop Control
All	Suburban	68%
Injury/Fatal	Suburban	77%

We performed Capacity and operations analysis of the existing intersection (No Build) and a short term solution (All-way stop). As can be seen, the No Build (existing Two-Way Stop) and an All-Way Stop alternative would be expected to have acceptable capacity and operations in Existing Year 2017. The All-Way Stop alternative would be expected to operate better in the Design Year 2040 with higher Level of Service and less time delays. An All-Way Stop is warranted for existing Year 2017 conditions.

### *Intersection Level of Service*

ALTERNATIVE	MOVEMENT	AM PEAK HOUR		PM PEAK HOUR	
		EXISTING YEAR 2017	DESIGN YEAR 2040	EXISTING YEAR 2017	DESIGN YEAR 2040
No Build	NB L	A (7.8)	A (8.8)	A (7.7)	A (8.4)
	NB T+R	--	--	--	--
	SB L	A (7.5)	A (7.8)	A (7.3)	A (7.5)
	SB T+R	--	--	--	--
	EB L+T	C (20.5)	F (*)	B (13.6)	D (32.9)
	EB R	A (9.4)	B (11.3)	A (9.6)	B (11.8)
	WB L+T	C (24.6)	F (1366.1)	B (14.5)	F (59.1)
	WB R	A (9.0)	A (9.8)	A (8.6)	A (8.9)
All-Way Stop	NB L	B (11.9)	E (37.1)	A (9.5)	B (13.4)
	NB T+R	A (9.9)	C (20.2)	A (8.4)	B (10.7)
	SB L	A (9.1)	B (11.2)	A (8.6)	A (9.9)
	SB T+R	A (9.7)	C (17.5)	A (9.5)	C (16.8)
	EB L+T	A (9.7)	B (14.1)	A (8.7)	B (11.2)
	EB R	A (9.3)	C (17.7)	A (8.2)	B (11.7)
	WB L+T	B (10.7)	C (21.9)	A (9.1)	B (12.2)
	WB R	A (8.0)	B (10.0)	A (7.6)	A (9.0)
	Overall	B (10.4)	C (23.1)	A (9.0)	B (13.3)



# Heath & Lineback Engineers, Inc.

Combining the analysis of accidents and capacity/operations, the All-Way Stop alternative would be expected to have the greatest reduction in all crashes and have improved capacity and operations over the existing Two-Way Stop.

Other potential immediate short term solutions include installing raised concrete islands between opposing traffic to install a stop sign close to motorists, LEDs in stop signs, enhance rumble strips, install a friction noise-producing pavement surface, reduce speed on Antioch, and convert to All-way stop control.

The most significant conclusion from the accident analysis was motorists on Goza Road experienced confusion traveling through the intersection by either not recognizing they were required to stop or not recognizing that Antioch Road traffic is not required to stop. We strongly suggest an All-way stop control in the preferred short term solution. The consultant engineer team and Public Works staff all agreed with the suggested solution.

The next step is to develop All-way stop control intersection details according to the Manual on Uniform Traffic Control Devices (MUTCD) and the Manual's most stringent guidance. This will include an implementation strategy for introducing new traffic control devices on these existing roadways and intersection.

Sincerely yours,

Heath & Lineback Engineers, Inc.



W. Allen Krivsky, P.E.  
Sr. Vice President/COO

# COUNTY AGENDA REQUEST

Page 251 of 280

Department:

Presenter(s):

Meeting Date:

Type of Request:

## Wording for the Agenda:

Consideration of staff's recommendation to amend the contract with the Gordian Group (Centennial Contractors Enterprise, Inc.) to renovate the animal shelter from \$119,598.67 to \$86,590.78 per the approved CIP project #6565F.

## Background/History/Details:

On July 25, 2017 a Notice to Proceed on Contract Number 1342-S was issued to proceed with the Renovation. On August 8, 2017 the contract was suspended pending clarification on future expansions (Attachment A). On September 28, 2017 the suspension was requested to be lifted with the staff recommendation to remove the outside dog-runs. This project was then requested to be brought back to the Commission for consideration and approval.

Staff is recommending that the outside dog-runs be deleted from the original project at a savings of \$33,007.89. This reduction is being requested since concerns have been raised with proximity of neighboring residents. This reduction is primarily plumbing, specialty doors, asphalt and concrete work. (Attachment B)

The entire scope of work is anticipated to take 3-4 months once a Purchase Order has been issued.

## What action are you seeking from the Board of Commissioners?

Approval of staff's recommendation to amend the contract with the Gordian Group (Centennial Contractors Enterprise, Inc.) to renovate the animal shelter from \$119,598.67 to \$86,590.78 per the approved CIP project #6565F.

## If this item requires funding, please describe:

The animal shelter renovation is an approved CIP project #6565F.

Has this request been considered within the past two years?

If so, when?

Is Audio-Visual Equipment Required for this Request?\*

Backup Provided with Request?

**\* All audio-visual material must be submitted to the County Clerk's Office no later than 48 hours prior to the meeting. It is also your department's responsibility to ensure all third-party audio-visual material is submitted at least 48 hours in advance.**

Approved by Finance

Reviewed by Legal

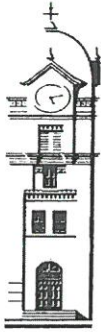
Approved by Purchasing

County Clerk's Approval

Administrator's Approval

## Staff Notes:

As of October 4, 2017, available funding in project 6565F is \$176,503.



Fayette  
COUNTY

140 STONEWALL AVENUE WEST, STE 100  
FAYETTEVILLE, GEORGIA 30214  
PHONE: 770-305-5200  
[www.fayettecountyga.gov](http://www.fayettecountyga.gov)

"WHERE QUALITY  
IS A LIFESTYLE"

August 8, 2017

Mr. Tyler Shelton, Project General Manager  
Centennial Contractors Enterprises, Inc.  
3200 Cobb Galleria Parkway, Suite 210  
Atlanta, Georgia 30339

**Subject: Contract #1342-S: Animal Shelter Renovation – Suspension of Notice to Proceed**

Dear Mr. Shelton:

On July 25, 2017 the county issued a Notice to Proceed on our Contract Number 1342-S, Animal Shelter Renovation. Due to recent events, we must suspend the Notice to Proceed until decisions can be made about future Animal Control policy, procedures, or other issues that may affect how we proceed.

Hopefully, definitive decisions can be made by the end of this week. We will inform you as soon as possible regarding any actions that may impact the contract. Until such time, we ask that you suspend any and all work on this project.

Thank you for your cooperation. If you have questions about the contract, please contact Ted Burgess, Director of Purchasing, at (770) 305-5393 or [tburgess@fayettecountyga.gov](mailto:tburgess@fayettecountyga.gov).

Sincerely,

A handwritten signature in blue ink, appearing to read "Steve Rapson", is written over a horizontal line.

Steve Rapson,  
County Administrator

**FAYETTE COUNTY ANIMAL CONTROL**  
*Cost Estimate*

Category	Original Contract Amounts	Revised Pending Amounts	Change
Asphalt	\$ 2,971.18	\$ -	\$ (2,971.18)
Awnings	\$ 855.89	\$ 855.89	\$ -
Bonds	\$ 674.89	\$ 492.44	\$ (182.45)
CMU Saw cutting	\$ 2,246.46	\$ -	\$ (2,246.46)
Concrete	\$ 2,886.21	\$ -	\$ (2,886.21)
Countertops	\$ 2,299.93	\$ 2,299.93	\$ -
Dumpsters	\$ 462.90	\$ 462.90	\$ -
Glass	\$ 566.10	\$ 566.10	\$ -
Masonry	\$ 570.06	\$ -	\$ (570.06)
Paint	\$ 31,886.58	\$ 31,886.58	\$ -
Plumbing	\$ 18,099.93	\$ 292.66	\$ (17,807.27)
Siding	\$ 49,734.28	\$ 49,734.28	\$ -
Specialty Doors	\$ 3,655.98	\$ -	\$ (3,655.98)
Underground Utility Locates	\$ 2,688.28	\$ -	\$ (2,688.28)
	\$ 119,598.67	\$ 86,590.78	\$ (33,007.89)



# COUNTY AGENDA REQUEST

Page 254 of 280

Department:

Presenter(s):

Meeting Date:

Type of Request:

## Wording for the Agenda:

Consideration of staff's recommendation to amend the Fayette County Animal Shelter Management/Euthanasia Policy 280.01 and Animal Control's internal Adoption Policy 107.02a, to require animals to be spayed or neutered prior to adoption; and to amend the Code of Ordinances by revising Section 6-26 and repealing Sections 6-88 and 6-89 and to adopt a schedule of fees.

## Background/History/Details:

At the September 14, 2017 Commission meeting, staff made a recommendation to have each animal that was to be adopted from the Animal Control Shelter be spayed or neutered.

Staff is recommending that the proposed change be made to the current adoption policy, to indicate that all animals that are adopted from the shelter be spayed or neutered before they are adopted. See attached policy red-lined amendments.

Staff is also recommending that the proposed changes be made to the Code of Ordinances and that a schedule of fees be adopted. See attached ordinance and resolution with schedule of fees.

## What action are you seeking from the Board of Commissioners?

Approval of policy revisions of the Fayette County Policy and Procedures Animal Shelter Management/Euthanasia Policy 280.01 and Animal Control's internal Adoption Policy 107.02a to require each animal to be spayed or neutered prior to adoption and approval of Ordinance No. 2017-17 amending the Code of Ordinances by revising Section 6-26 and repealing Sections 6-88 and 6-89 approval of Resolution No. 2017-16 adopting a schedule of fees.

## If this item requires funding, please describe:

Has this request been considered within the past two years?

If so, when?

Is Audio-Visual Equipment Required for this Request?\*

Backup Provided with Request?

***\* All audio-visual material must be submitted to the County Clerk's Office no later than 48 hours prior to the meeting. It is also your department's responsibility to ensure all third-party audio-visual material is submitted at least 48 hours in advance.***

Approved by Finance

Reviewed by Legal

Approved by Purchasing

County Clerk's Approval

Administrator's Approval

## Staff Notes:

## FAYETTE COUNTY POLICIES AND PROCEDURES

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### OPERATIONAL FUNCTIONS Animal Shelter Management/Euthanasia 280.01

#### PURPOSE

The Purpose of this policy is to provide direction on shelter management and when necessary, euthanasia within the shelter.

#### POLICY

The Fayette County Animal Shelter is committed to the preservation of life and to the objective use of approved methods of euthanasia. Euthanasia is normally reserved for animals that are suffering mentally, physically, terminally ill or considered dangerous to themselves, other animals, and/or humans. Euthanasia for reasons due to insufficient operational capacity is established when capacity reaches (85%) of available cages, leaving the remaining (15%) to be free to be utilized for required stratification of dangerous animals; isolate sick; puppies and manageability of shelter.

#### PROCEDURE

1. Each animal admitted into the animal ~~center~~ shelter will be evaluated initially at intake. Animals placed in the shelter's adoption program will be spayed or neutered after the 5 day stray hold and then once the operation is completed ~~be~~ posted on social-media and other outlets to encourage adoptions and will be continuously evaluated for medical and behavioral considerations.

#### Evaluations are intended to identify:

- a. Animals with a poor prognosis, protracted painful recovery, incurable illness, and/or are non-responsive to treatment or who suffer from an affliction in which treatment is not reasonably available.
  - b. Animals who are deemed to pose an unacceptable danger to other animals, themselves or the public.
  - c. Animals who have a condition that individually may not necessitate euthanasia, but that contribute to escalate other conditions that, in total, warrant euthanasia.
2. Notice to owner of impounded animals will be sent and a five-day impoundment period enacted to reach the pet owner. If the owner cannot be located, it shall be the duty of the director or his/her designee to determine adoptability of the animal.
  3. If the animal is not deemed adoptable the director or his/her designee will notify the appropriate humane and rescue agencies in writing with the determination. The notice will advise that at the end of the five-day hold that the animal may be euthanized.

**FAYETTE COUNTY  
POLICIES AND PROCEDURES**

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**OPERATIONAL FUNCTIONS  
Animal Shelter Management/Euthanasia  
280.01**

4. When an animal has been deemed adoptable, there will be an additional twenty-five days ~~past the five-day hold~~ once an animal is spayed or neutered ~~required~~ allowing for possible adoption.
  - a. Five-days prior to the end of the ~~cumulative thirty-days~~ twenty five days from the date the animal has been spayed or neutered staff will send a notification to the appropriate humane and rescue agencies that describes the animal and informs the agencies that the animal may be in danger of possible euthanization.
5. After all possible alternatives, have been exhausted and due to space limitation, an animal is to be euthanized. Animals that have been at the shelter the longest may be euthanized.
6. Animals that are to be euthanized will be approved by the Director or his/her designee before any action is taken.
  - a. Should an animal be considered wildlife, a rabies specimen or seriously sick or injured to the extent that allowing the animal to live will cause undue suffering and be inhumane, no prior approval will be needed.
7. The entire euthanasia procedure must be performed by two staff members.
8. Euthanasia must be performed in accordance with HSUS standards ~~whenever possible. Pre-sedation must precede sodium pentobarbital injections and intravenous injections must be used whenever possible.~~

**Fayette County Animal Control  
Policies and Procedures****Adoption Policy  
107.02a**

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**Purpose**

To provide standards by which animals are best matched to compatible homes. Our animals will only be adopted to individuals who have demonstrated the ability to provide a stable home, a safe environment, and companionship for the animal for its lifetime.

**Procedure**

The following criteria must be met for a successful adoption.

1. Adopting party must complete an adoption questionnaire.
2. Adopting party must sign and abide by the adoption contract.
3. Adopting party must be 18 years of age or older with a photo ID showing current name and residence.
4. Appropriate screening in regards to aggression, activity level, and possible problem behaviors may be employed during adoptions to minimize liability, secure permanent homes, and preserve safety standards.
5. Adoptions may be declined if found to be in conflict with county ordinances. FCAC will not adopt any animal to a person with a history of animal abuse.
6. The Fayette County Animal Shelter strongly recommends that all members of the prospective adoption household be present and participate in the selection of the animal.
7. If the potential adopter has current resident dog(s), the Shelter strongly recommends that those dogs be brought to the adoption location for a supervised introduction.
8. The Fayette County Animal Shelter strongly recommends that pets currently owned by the adopting party be current on vaccines and spayed/neutered.
9. ~~Pre-sterilization appointments may be required for any animal.~~ All animals that are adopted from the shelter will be sterilized prior to any adoption.
10. Adopted animals may be returned to the shelter within 30 days of the adoption date to ensure proper home placement.
11. If a potential adopter becomes verbally or physically abusive to FCAC staff or its animals the adoption will be denied and the potential adopter asked to leave the premises.



12. No animal will be adopted to an individual who is suspected of being drunk or under the influence of drugs at the time of the adoption.

13. For all adoptions there will be a set fee, said fee may be waived with the authority of the Director and County Administrator.

The shelter reserves the right to refuse adoptions. The Director of FCAC may waive certain procedures at his/her discretion. However, customer service standards must always be upheld. The shelter does not refuse adoptions based on age, gender, race, religion, disability, sexual orientation, or personal belief.

Directors Approval \_\_\_\_\_  
107.02a

Rev. 10/2017

CODE PROVISIONS  
(Current as of October 26, 2017)

**Sec. 6-26. Notice to owners of impounded animals.**

(a) Upon impounding any dog or other animal, the director or his authorized representative shall cause to be made a prompt and reasonable effort to locate the animal's owner. If, within five days of impoundment the owner cannot be located, it shall be the duty of the director or his authorized representative to adopt out or dispose of the animal in a humane fashion. If verbal contact cannot be made with the owner, a ~~certified~~ letter providing notification of the impoundment will be mailed to the owner. If the animal is not claimed by the owner within three days of the receipt of the ~~certified~~ letter giving notice of impoundment ~~or if the letter is returned by the U.S. Postal Service~~, it shall be the duty of the director or his authorized representative to adopt out or dispose of the dog or other animal in a humane fashion. For purposes of this Code section, the aforementioned letter shall be deemed "received" as of the date of the postmark from the U.S. Postal Service on the face of the letter. If any contact with the owner is made, the owner shall be responsible for all boarding fees and other fees provided for in Section 6-31 until the animal is reclaimed by the owner.

(b) For the first time an owner of a dog, cat or other animal is found in violation of Section 6-22, 6-23 or 6-24, regardless of whether or not the animal is picked up and impounded by an animal shelter officer, a minimum fine of \$25.00 and/or imprisonment in jail for a period not to exceed 30 days, or both, shall be imposed against such person.

(c) For the second time an owner of a dog, cat or other animal is found in violation of Section 6-22, 6-23 or 6-24, regardless of whether or not the animal is picked up and impounded by an animal shelter officer, a minimum fine of \$250.00 and/or imprisonment in jail for a period not to exceed 60 days, or both, shall be imposed against such person. Should an owner be found guilty of a third offense, or for subsequent offenses, a minimum fine of \$500.00 and/or imprisonment in jail for a period not to exceed 60 days, or both, shall be imposed.

(d) In addition to the above provisions, any owner of an animal picked up and impounded by the animal shelter must provide to the animal shelter a proof of rabies shot within seven days of receiving notice of impoundment.

(e) If for any reason an animal is impounded and not claimed after proper notification imposed by this section, and if the owner is identified by a rabies or license tag or microchip implant on the animal or can be identified by witnesses, the owner will be considered in violation of this article for the offense of abandoning the animal, and shall be guilty of a misdemeanor and subject to a fine of up to \$250.00 and/or imprisonment in jail for a period not to exceed 60 days, or both.

(f) In addition, if an animal is impounded and not claimed within the time set forth in subsection (a) of this section, the owner shall be conclusively presumed to have given his

consent to the adoption of the impounded animal or to have given his consent to the disposal of the animal in a humane fashion in accordance with O.C.G.A. title 4.

(g) If any animal is not claimed as provided within this article, the director or his authorized representative, and after he has satisfied himself that such animal is in good health, may offer the animal for adoption. It is the duty of the ~~person adopting an animal from the~~ director or his authorized agent to have the animal spayed or neutered, ~~or to verify that the animal is already spayed or neutered,~~ and to ensure that the animal is given a rabies vaccination, ~~all within ten working days following prior to the adoption of the animal. The person who has adopted an animal pursuant to this article shall present to a county animal shelter officer proof or evidence, within ten working days following the adoption, that the adopted animal has been spayed or neutered, or proof that for health reasons the animal cannot be spayed or neutered, and that the animal has been given a current rabies vaccination. A sworn, notarized statement from a veterinarian, licensed to practice veterinary medicine under the Georgia Veterinary Practice Act (O.C.G.A. § 43-50-1 et seq.), stating that for health reasons the animal cannot be spayed or neutered, and stating that the animal has been given a current rabies vaccination, shall be considered satisfactory proof or evidence under this subsection. The owner of such animal will be considered in violation of this article for failure to submit proof of spaying or neutering and proof of a current rabies vaccination, and shall be guilty of a misdemeanor and subject to a fine of up to \$500.00 and/or imprisonment in jail for a period not to exceed 60 days, or both.~~

(h) In no event shall any animal be redeemed by its lawful possessor, owner or custodian unless those fees established for boarding the animal, as provided for in Section 6-31, are paid.

(i) For the second time a person is found in violation of Section 6-22, 6-23 or 6-24, regardless of whether or not the animal is picked up and impounded by an animal shelter officer, it is mandatory that the person found in violation have the subject animal spayed or neutered within ten working days after the adjudication of guilt by a court of competent jurisdiction, whether the animal is purebred or mixed breed. The person shall present proof or evidence of the spaying or neutering to the director or other animal shelter officer within ten working days from the date of the adjudication of guilt. A sworn, notarized statement from a veterinarian, licensed to practice veterinary medicine under the Georgia Veterinary Practice Act (O.C.G.A. § 43-50-1 et seq.), stating that the animal has been spayed or neutered or explaining in detail that for health reasons the animal cannot be spayed or neutered, shall be satisfactory proof or evidence of compliance with this subsection. The person who has been found guilty will be considered in violation of this article for failure to submit proof of spaying or neutering of the animal within ten working days following the adjudication of guilt and shall be guilty of a misdemeanor and subject to a fine of up to \$500.00 and/or imprisonment in jail for a period not to exceed 60 days, or both.

**~~Sec. 6-88. — Sterilization provisions.~~**

(a) ~~The animal shelter, humane society or public or private animal refuge shall make provisions for the sterilization of all dogs or cats acquired from the shelter, society or refuge by:~~

~~(1) — Providing sterilization by a licensed veterinarian before relinquishing custody of the animal; or~~

~~(2) — Entering into a written agreement with the person acquiring such animal guaranteeing that sterilization will be performed by a licensed veterinarian within 30 days after acquisition of such animal in the case of an adult animal or within 30 days of the sexual maturity of the animal in the case of an immature animal; provided, however, that the requirements of this section shall not apply to any privately owned animal which the animal shelter, humane society, or public or private animal refuge may have in its possession for any reason if the owner of such animal claims or presents evidence that such animal is the property of such person.~~

~~(b) — All costs of sterilization pursuant to this section shall be the responsibility of the person acquiring such animal and, if performed prior to acquisition, may be included in any fees charged by the animal shelter, humane society, or public or private animal refuge for such animal.~~

~~(c) — Any person acquiring an animal from the animal shelter, humane society, or a public or private animal refuge, which animal is not sterile at the time of acquisition, shall submit to the animal shelter, humane society, or public or private animal refuge a signed statement from the licensed veterinarian performing the sterilization required by subsection (a) (2) of this section within seven days after such sterilization attesting that such sterilization has been performed.~~

~~(d) — The animal shelter, humane society, or public or private animal refuge selling or offering for sale or exchange any dog or cat shall maintain and furnish to any person acquiring an animal from the shelter, society or refuge a current list of veterinarians licensed in this state who have notified the shelter, society or refuge that they are willing to perform sterilizations and the cost for such procedures.~~

#### **~~Sec. 6-89. — Penalties.~~**

~~— It shall be a misdemeanor to fail or refuse to comply with the requirements of section 6-88 and any person convicted of such misdemeanor shall be subject to a fine not to exceed \$200.00.~~



EXHIBIT "A"

SCHEDULE OF FEES

(Approved by Board of Commissioners \_\_\_\_\_, 2017)

Rabies Vaccinations (Dogs and Cats) \$\_\_\_\_\_

Spay/Neuter – Dog \$120.00

Spay/Neuter – Cat \$ 60.00

**STATE OF GEORGIA**

**FAYETTE COUNTY**

**ORDINANCE**

**NO. 2017-\_\_\_\_**

**AN ORDINANCE TO AMEND THE CODE OF ORDINANCES FOR FAYETTE COUNTY, GEORGIA; TO REVISE PROVISIONS PERTAINING TO IMPOUNDED ANIMALS; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE FOR SEVERABILITY; TO PROMOTE THE PUBLIC HEALTH, SAFETY AND WELFARE, AND FOR OTHER PURPOSES.**

**BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF FAYETTE COUNTY AND IT IS HEREBY ENACTED PURSUANT TO THE AUTHORITY OF THE SAME THAT THE CODE OF ORDINANCES OF FAYETTE COUNTY AS IT PERTAINS TO ANIMALS (CHAPTER 6), BE AMENDED AS FOLLOWS:**

**Section 1.** By deleting Subsections (a) and (g) of Section 6-26, pertaining to “Notice to owners of impounded animals”, of Article II of Chapter 6, in their entirety, and by replacing them with new Subsections (a) and (g) in Section 6-26 of Article II of Chapter 6, to be numbered and read as follows:

- (a) Upon impounding any dog or other animal, the director or his authorized representative shall cause to be made a prompt and reasonable effort to locate the animal's owner. If, within five days of impoundment the owner cannot be located, it shall be the duty of the director or his authorized representative to adopt out or dispose of the

animal in a humane fashion. If verbal contact cannot be made with the owner, a letter providing notification of the impoundment will be mailed to the owner. If the animal is not claimed by the owner within three days of the receipt of the letter giving notice of impoundment, it shall be the duty of the director or his authorized representative to adopt out or dispose of the dog or other animal in a humane fashion. For purposes of this Code section, the aforementioned letter shall be deemed “received” as of the date of the postmark from the U.S Postal Service on the face of the letter. If any contact with the owner is made, the owner shall be responsible for all boarding fees and other fees provided for in Section 6-31 until the animal is reclaimed by the owner.

(g) If any animal is not claimed as provided within this article, the director or his authorized representative, and after he has satisfied himself that such animal is in good health, may offer the animal for adoption. It is the duty of the director or his authorized agent to have the animal spayed or neutered and to ensure that the animal is given a rabies vaccination, prior to the adoption of the animal.

**Section 2.** By deleting Section 6-88, pertaining to “Sterilization provisions”, and Section 6-89, pertaining to “Penalties”, from Article II of Chapter 6, in their entirety, and by designating said Sections as “Reserved”.

**Section 3.** This ordinance shall become effective immediately upon its adoption by the Board of Commissioners for Fayette County.

**Section 4.** All other ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

**Section 5.** In any event any section, subsection, sentence, clause or phrase of this Ordinance shall be declared or adjudged invalid or unconstitutional, such adjudication shall in no manner affect other sections, subsections, sentences, clauses or phrases of this Ordinance, which shall remain in full force and effect as if the section, subsection, sentence, clause or phrase so declared or adjudged invalid or unconstitutional were not a part thereof. The Board of Commissioners hereby declares that it would have passed the remaining parts of this Ordinance if it had known that such part or parts hereof would be declared or adjudged invalid or unconstitutional.



**SO ENACTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

BOARD OF COMMISSIONERS OF  
FAYETTE COUNTY

By: \_\_\_\_\_  
Eric K. Maxwell, Chairman

(SEAL)

ATTEST:

\_\_\_\_\_  
Tameca P. White, County Clerk

Approved as to form:

\_\_\_\_\_  
County Attorney

**STATE OF GEORGIA**

**FAYETTE COUNTY**

**RESOLUTION**

**NO. 2017-\_\_**

**A RESOLUTION OF THE BOARD OF COMMISSIONERS FOR FAYETTE COUNTY; TO ADOPT A SCHEDULE OF FEES PERTAINING TO IMPOUNDED ANIMALS; TO PROMOTE THE PUBLIC HEALTH, SAFETY AND WELFARE, AND FOR OTHER PURPOSES.**

**WHEREAS**, the Board of Commissioners for Fayette County (the “County”) is the duly elected governing authority for the County; and

**WHEREAS**, Article II of Chapter 6 of the Fayette County Code of Ordinances provides for the impoundment, in certain situations, of dogs and other animals by the director of the County’s animal shelter; and

**WHEREAS**, said Article II also provides that certain fees may be assessed against the owner of any dog or other animal impounded by the director of the County’s animal shelter; and

**WHEREAS**, pursuant to Section 6-31 of said Article II, the Board of Commissioners desires to adopt the schedule of fees attached hereto as Exhibit “A”, and made a part hereof by this reference.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners for Fayette County that the Board hereby adopts the schedule of fees attached hereto as Exhibit “A”, with said

fees to be assessed as described in Article II of Chapter 6 of the Fayette County Code of Ordinances.

**RESOLVED** this \_\_\_\_ day of \_\_\_\_\_, 2017.

BOARD OF COMMISSIONERS  
OF FAYETTE COUNTY

By: \_\_\_\_\_  
Eric K. Maxwell, Chairman

(SEAL)

ATTEST:

\_\_\_\_\_  
Tameca P. White, County Clerk

Approved as to form:

\_\_\_\_\_  
County Attorney

# COUNTY AGENDA REQUEST

Page 269 of 280

Department:

Presenter(s):

Meeting Date:

Type of Request:

## Wording for the Agenda:

Consideration of staff's request to accept the proposal from K A Oldham Design, Inc for the architectural and engineering services for the design and specifications for Fire Station 4 in the amount of \$174,000.00 and to authorize signing of all related contractual documents.

## Background/History/Details:

Through the Purchasing Department, proposals were solicited for the architectural and engineering services for the design and specifications for the Fire Station 4 project. Twelve proposals were received for the project. One firm was disqualified for failure to meet and include all the elements within the RFP. Members from the department evaluated the proposals based on the experience and expertise of the firm and project team, understanding and approach to the project, their ability to propose a schedule to minimize the overall construction time and the quality of the firm's written proposal.

The Howell Group was initially recommended and approval was given by the BOC on September 28, 2017. On October 4, 2017 the Howell Group withdrew their offer and voided the contract.

Staff contacted K A Oldham Design as the second highest recommendation proposal firm from the evaluation process and included the stipulations for CAD drawing files for ownership.

## What action are you seeking from the Board of Commissioners?

Approval of staff's request to accept the proposal from K A Oldham Design, Inc. for the architectural and engineering services for the design and specifications for Fire Station 4 in the amount of \$174,000.00 and to authorize signing of all related contractual documents.

## If this item requires funding, please describe:

Funding is available via the 2017 SPLOST.

Has this request been considered within the past two years?

If so, when?

Is Audio-Visual Equipment Required for this Request?\*

Backup Provided with Request?

**\* All audio-visual material must be submitted to the County Clerk's Office no later than 48 hours prior to the meeting. It is also your department's responsibility to ensure all third-party audio-visual material is submitted at least 48 hours in advance.**

Approved by Finance

Reviewed by Legal

Approved by Purchasing

County Clerk's Approval

Administrator's Approval

## Staff Notes:



**REQUEST FOR PROPOSALS #1301-P: DESIGN & SPECIFICATIONS FOR FIRE STATION 4**  
**EVALUATION SCORING**

		Max Points	ALAN BELL ARCHITECT, INC	BOYE ARCHITECTURE, INC.	BROWN DESIGN GROUP, INC.	K A OLDHAM DESIGN, INC.	LYMAN DAVIDSON DOOLEY, INC.	PATTERN RESEARCH & DESIGN, LLC	PGAL	PIEPER O'BRIEN HERR ARCHITECTS	POND & COMPANY	ROBERT & COMPANY	THE HOWELL GROUP, INC.	WILEY WILSON
1	Understanding & Approach	30	Disqualified	11.0	12.3	22.0	20.0	14.3	17.3	22.0	21.7	22.3	24.7	19.7
2	Firm's Expertise & Experience	25		11.0	12.7	16.7	16.7	15.0	18.0	17.7	18.7	18.7	23.7	18.3
3	Project Team	20		7.0	12.3	13.7	12.7	13.0	15.3	17.7	17.3	16.3	18.0	15.3
4	Project Schedule	15		4.3	5.7	7.7	9.7	6.0	4.7	9.3	11.3	6.3	11.0	6.7
5	Quality of Written Proposal	10		4.3	5.3	8.0	6.3	5.7	6.7	7.7	7.3	8.3	7.0	6.3
	<b>Total Technical Score</b>	<b>100</b>		37.7	48.3	68.0	65.3	54.0	62.0	74.3	76.3	72.0	84.3	66.3
	<b>Weighted Tech Merit</b>	<b>70%</b>		26.4	33.8	47.6	45.7	37.8	43.4	52.0	53.4	50.4	59.0	46.4

	<b>Price</b>			<b>\$209,175</b>	<b>\$182,560</b>	<b>\$174,000</b>	<b>\$191,800</b>	<b>\$138,285</b>	<b>\$317,100</b>	<b>\$348,150</b>	<b>\$311,000</b>	<b>\$265,181</b>	<b>\$189,130</b>	<b>\$234,000</b>
	<b>Technical Merit</b>	<b>70%</b>		26.4	33.8	47.6	45.7	37.8	43.4	52.0	53.4	50.4	59.0	46.4
	<b>Price</b>	<b>30%</b>		14.6	20.4	22.3	18.4	30.0	0.0	0.0	0.0	2.5	19.0	9.2
				41.0	54.2	69.9	64.1	67.8	43.4	52.0	53.4	52.9	78.0	55.7

**NOTES:**

- 1) K.A. Oldham Design price was adjusted to include allowances for surveying and for testing & inspections.
- 2) PGAL price was corrected. There was a discrepancy between unit prices and total, in which case unit prices prevail.

# COUNTY AGENDA REQUEST

Page 271 of 280

Department:

Presenter(s):

Meeting Date:

Type of Request:

## Wording for the Agenda:

Consideration of the Transportation Committee's recommendation to designate \$500,000 of the 321 SPLOST funds for Projects R-19 and R-20 (SR 85 Widening) and authorization for staff to work with GDOT on several Quick Response Programs along the SR 85 South corridor.

## Background/History/Details:

On October 3, the Transportation Committee reviewed projects eligible for 321 SPLOST funding. The discussion and ranking process continues, but the Committee voted and unanimously supported accepting a proposal from GDOT to jointly address safety and operational issues along the SR 85 South corridor (R-19 and R-20). Example project locations include SR 85 intersections with:

Price Road  
Royal Ridge Way  
Goza Road  
Stars Mill Road  
SR 85 Connector

Each of the intersections will be considered a separate project under GDOT's Quick Response Program, which provides up to \$200,000 per project. The requested 321 SPLOST funding will be used to supplement GDOT project funding.

## What action are you seeking from the Board of Commissioners?

Approval the recommendation from the Transportation Committee to designate \$500,000 of the 321 SPLOST funds for Projects R19 and R20 (SR 85 Widening) and authorize staff to work with GDOT on Quick Response projects along SR 85 South.

## If this item requires funding, please describe:

This request requires expenditure of a portion of uncommitted 2004 SPLOST funds for 321 eligible projects R19 and R20. There is a sufficient balance for this project request.

Has this request been considered within the past two years?

If so, when?

Is Audio-Visual Equipment Required for this Request?\*

Backup Provided with Request?

**\* All audio-visual material must be submitted to the County Clerk's Office no later than 48 hours prior to the meeting. It is also your department's responsibility to ensure all third-party audio-visual material is submitted at least 48 hours in advance.**

Approved by Finance

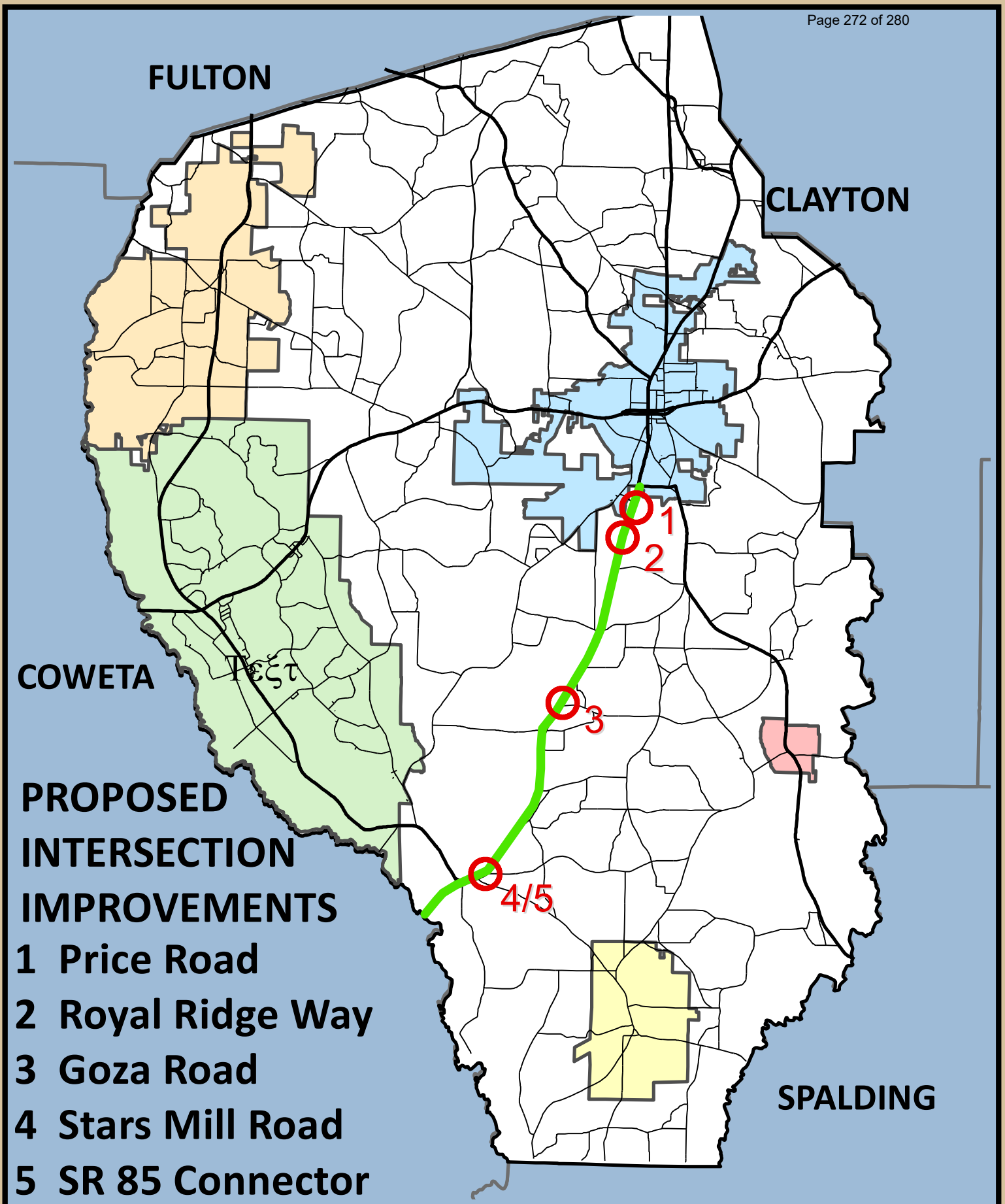
Reviewed by Legal

Approved by Purchasing

County Clerk's Approval

Administrator's Approval

## Staff Notes:



Fayette County

Proposed Operational Improvements Along SR 85



























*Fayette*  
COUNTY

**PURCHASING DEPARTMENT**  
140 STONEWALL AVENUE WEST, STE 204  
FAYETTEVILLE, GEORGIA 30214  
PHONE: 770-305-5420  
www.fayettecountyga.gov

## Administrator's Report A

"WHERE QUALITY  
IS A LIFESTYLE"

To: Steve Rapson

From: Ted L. Burgess *LB*

Date: September 18, 2017

Subject: Contract #940-P: Engineer of Record for Public Works  
Task Order 20 – Old Senoia Road Culvert Design  
Amendment 1 – Limited Geotechnical Evaluation

Contract #940-P, Engineer of Record for Public Works, was awarded to Tetra Tech by the Board of Commissioners on July 9, 2015. *43,240* Task Order #16 was issued in February 2017 for Phase 1 of design of a new culvert for Old Senoia Road. This included a survey of the existing culvert and vicinity, and a review of the need for a FEMA no-rise certificate (CLOMAR). Task Order #20 was executed in May 2017 for Phase 2, which includes conceptual design and modeling, permits, utility coordination, detail design, no-rise certification, and bid documents and bidding assistance.

Environmental Management proposes an amendment to Task Order 20 to include limited geotechnical evaluation. This is needed for foundation design of the arch culvert system. *6,875* *OK*

Specifics of the proposed contract amendment are as follows:

<b>Contract Name</b>	#940-P: Engineer of Record for Public Works	
<b>Task Order</b>	Task Order #20, Amendment #1	
<b>Contractor</b>	Tetra Tech	
<b>Firm Fixed Price</b>	\$6,875.00	
<b>Budget:</b>		
Fund	322	2017 SPLOST
Org Code	32240320	2017 SPLOST - Stormwater
Object	541210	Other Improvements
Project	6509H	Old Senoia Road
<b>Available:</b>		
Current balance	\$657,912.80	Munis balance
Pending transfer	<u>(67,000.00)</u>	BOC approved 8/24/2017 transfer to Rising Star Road
Net available	\$590,912.80	

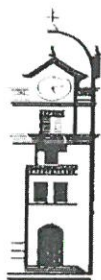
*43,240*  
*6,875*  
*50,115*

Approved by: \_\_\_\_\_

Date: \_\_\_\_\_

*9/18/17*

## Administrator's Report B



*Fayette*  
COUNTY

"WHERE QUALITY  
IS A LIFESTYLE"

**PURCHASING DEPARTMENT**  
140 STONEWALL AVENUE WEST, STE 204  
FAYETTEVILLE, GEORGIA 30214  
PHONE: 770-305-5420  
www.fayettecountyga.gov

To: Steve Rapson

From: Ted L. Burgess *TB*

Date: September 17, 2017

Subject: Contract #940-P: Public Works Engineer of Record  
Task Order 25: Calloway Road Culvert Replacement

The 2017 Special Purpose Local Option Sales Tax (SPLOST) includes an allocation of \$533,218.00 for a roadway culvert replacement at 266 Calloway Road.

Tetra Tech, Inc. is the current Engineer of Record for the Division of Public Works. Task Order #25 will authorize them to perform a field survey, develop conceptual designs and modeling, perform detailed design, provide environmental permitting assistance, and provide bid documents and bidding assistance for the culvert replacement contract.

Specifics of the Task Order are as follows:

<b>Contract Name</b>	940-P: Engineer of Record for Public Works	
<b>Task Order</b>	#25: Calloway Road Culvert Replacement	
<b>Contractor</b>	Tetra Tech, Inc.	
<b>Contract Type</b>	Engineering Services	
<b>Firm Fixed Price</b>	\$55,725.00	
<b>Budget:</b>		
Account	322	2017 SPLOST
Organization Code	32240320	2017 SPLOST - Stormwater
Object Code	541210	Other Improvements
Project	17SAE	266 Calloway Road
Available Balance	\$533,218.00	

Approval signature \_\_\_\_\_

Date \_\_\_\_\_

*9/18/17*



*Fayette*  
COUNTY

**PURCHASING DEPARTMENT**  
140 STONEWALL AVENUE WEST, STE 204  
FAYETTEVILLE, GEORGIA 30214  
PHONE: 770-305-5420  
www.fayettecountyga.gov

"WHERE QUALITY  
IS A LIFESTYLE"

To: Steve Rapson  
From: Ted L. Burgess *TLB*  
Date: September 17, 2017  
Subject: Contract #940-P: Public Works Engineer of Record  
Task Order 28: Silver Leaf Drive Culvert Replacement

The 2017 Special Purpose Local Option Sales Tax (SPLOST) includes an allocation of \$247,827.00 for a roadway culvert replacement at 175 Silver Leaf Drive.

Tetra Tech, Inc. is the current Engineer of Record for the Division of Public Works. Task Order #28 will authorize them to perform a field survey, develop conceptual designs and modeling, perform detailed design, provide environmental permitting assistance, and provide bid documents and bidding assistance for the culvert replacement contract.

Specifics of the Task Order are as follows:

<b>Contract Name</b>	940-P: Engineer of Record for Public Works	
<b>Task Order</b>	#28: Silver Leaf Drive Culvert Replacement	
<b>Contractor</b>	Tetra Tech, Inc.	
<b>Contract Type</b>	Engineering Services	
<b>Firm Fixed Price</b>	\$55,725.00	
<b>Budget:</b>		
Account	322	2017 SPLOST
Organization Code	32240320	2017 SPLOST - Stormwater
Object Code	541210	Other Improvements
Project	17SAN	175 Silver Leaf Drive
Available Balance	\$247,827.00	

Approval signature \_\_\_\_\_

Date \_\_\_\_\_

*9/18/17*