BOARD OF COUNTY COMMISSIONERS

Lee Hearn, Chairman Edward Gibbons, Vice Chairman Eric K. Maxwell Charles D. Rousseau Charles W. Oddo



FAYETTE COUNTY, GEORGIA

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

> 140 Stonewall Avenue West Public Meeting Room Fayetteville, GA 30214



AGENDA

December 11, 2025 2:00 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 2nd and 4th Thursday of each month at 5:00 p.m.

OFFICIAL SESSION:

Call to Order

Invocation and Pledge of Allegiance by Vice Chairman Edward Gibbons Acceptance of Agenda

PROCLAMATION/RECOGNITION:

PUBLIC HEARING:

PUBLIC COMMENT:

Speakers will be given a five (5) minute maximum time limit to speak before the Board of Commissioners about various topics, issues, and concerns. Speakers must direct comments to the Board. Responses are reserved at the discretion of the Board.

CONSENT AGENDA:

- 1. Approval to add Huntcliff Manor Phase II subdivision to Fayette County's Street Light Program. (pages 4-7)
- 2. Approval to acquire all fee simple right-of-way and easements for the proposed 2017 SPLOST; Stormwater Category IV Project 311 Friendship Church Road Culvert Replacement (17SAS). (pages 8-9)
- 3. Approval of the Selection Committee's recommendation to reappoint John Kruzan to the Planning Commission for a term beginning January 1, 2026 and expiring December 31, 2028. (pages 10-15)
- 4. Approval of the Selection Committee's recommendation to appoint Virgil Hooper to the Planning Commission for a term beginning January 1, 2026 and expiring December 31, 2028. (pages 16-21)
- 5. Approval of the Selection Committee's recommendation to reappoint Brian Haren to the Zoning Board of Appeals for a term beginning January 1, 2026 and expiring December 31, 2028. (pages 22-28)
- 6. Approval of the Selection Committee's recommendation to reappoint John Tate to the Zoning Board of Appeals for a term beginning January 1, 2026 and expiring December 31, 2028. (pages 29-32)

- 7. Approval of the Selection Committee's recommendation to appoint Latisha Roebuck to the Zoning Board of Appeals for a term beginning January 1, 2026 and expiring December 31, 2028. (pages 33-40)
- 8. Approval of November 13, 2025 Board of Commissioners Meeting Minutes. (pages 41-48)
- 9. Approval of December 1, 2025, 10:00 am Special Called Meeting Minutes. (pages 49-50)
- 10. Approval of December 1, 2025, 6:00 pm Special Called Meeting Minutes. (pages 51-52)

OLD BUSINESS:

11. Request to approve Resolution 2025-12 to amend the minimum standards and Specifications for infrastructure for the Fayette County Water System. This item was tabled from the November 13, 2025 Board of Commissioners meeting. (pgs. 53-103)

NEW BUSINESS:

- 12. Consideration of the Fayette Beautification Project Agreement with Georgia Power for construction of a park, path, and roadway landscaping along Veterans Parkway. (pages 104-134)
- 13. Consideration of an Annexation Notification from the City of Fayetteville regarding a request to annex 9 parcels, Parcels #0704 039; 0704 048; 0704 010; 0704 046; 0704 043; 0704 042; 0704 047; 0704 040; 0704 041 located at 1336 Hwy 54 W, Fayetteville, GA, a total of 16.611 acres, located in Land Lot 8 of the 7th District, and fronting on State Route 54 West. (pages 135-230)
- 14. Consideration of an Annexation Notification from the City of Fayetteville regarding a request to annex 4 parcels, Parcels # 0704 009; 0704 014; 0704 016; 0704 045 located at 1352-1374 Hwy 54 W, and at Lester Road, Fayetteville, GA, with a total of +/- 37 acres, located in Land Lot 8 of the 7th District, and fronting on State Route 54 West and Lester Road. (pages 231-246)
- 15. Consideration of an Annexation Notification from the Town of Woolsey regarding a request to annex a portion of 1 parcel, Parcel No. 0442 005, a total of 20.34 acres, located in Land Lot 215 of the 4th District, and fronting on State Route 92 South. (pages 247-264)
- 16. Consideration of Board of Assessors' recommendation to deny a disposition of tax refund as requested by Melinda Harris for tax year(s) 2023 and 2024. (pages 265-266)
- 17. Request to award RFP #26031-P, 2026 Comprehensive Transportation Plan (CTP) update to Gresham Smith for a lump sum amount of \$264,225.43 and approval to reallocate \$24,225.43 from SPLOST 17TAK to 25TAD. (pages 267-271)

ADMINISTRATOR'S REPORTS:

- A. Contract #2378-S Water System Engineer of Record (page 272)
- B. Contract #26034-S Reclamite Asphalt Rejuvenator (pages 273-283)
- C. Contract #26044-A FY26 Roadside Tree Pruning (pages 284-285)

ATTORNEY'S REPORTS:

COMMISSIONERS' REPORTS:

In accordance with the Americans with Disabilities Act, accommodations are available for those who are hearing impaired. The Board of Commissioners Agenda and supporting material for each item is available on-line through the County's website at www.fayettecountyga.gov. This meeting will be telecast on Comcast Cable Channel 23 and on the internet at https://vimeo.com/user133262656.

Agenda December 11, 2025 Page Number 3

EXECUTIVE SESSION:

ADJOURNMENT:

In accordance with the Americans with Disabilities Act, accommodations are available for those who are hearing impaired. The Board of Commissioners Agenda and supporting material for each item is available on-line through the County's website at www.fayettecountyga.gov. This meeting will be telecast on Comcast Cable Channel 23 and on the internet at https://vimeo.com/user133262656.

COUNTY AGENDA REQUEST

Department:	Environmental Management	Presenter(s):	Bryan Keller, Direc	ctor
Meeting Date:	Thursday, December 11, 2025	Type of Request:	Consent #1	
Wording for the Agenda:				
Approval to add Huntcliff	Manor Phase II subdivision to Fayet	te County's Street Light Program.		
Background/History/Detail	S:			
The property owners in th		nor Phase II are petitioning the Boardht Program.	d of Commissioners	s to add Huntcliff
in November 2014 to requ by Fayette County until th	uire a \$100 application fee and prep	Light Districts in September 1983. The ayment of two (2) years worth of streme tax bills. Huntcliff Manor Phase II al in Huntcliff Manor Phase II.	et light bills to cove	r expenses incurred
The estimated monthly charge is \$209. Huntcliff Manor Phase II has paid the \$100 application fee and the first two (2) years prepayment for street lights. The fifty-three (53) parcels in Huntcliff Manor Phase II will join the existing thirty-eight (38) parcels in the Huntcliff Manor street light district on the 2026 Property Tax Bill. The anticipated street light assessment for the ninty-one (91) parcels in the Huntcliff Manor street light district on the 2026 Property Tax Bill is \$63 per parcel.				
	ng from the Board of Commissioner Manor Phase II subdivision to Fayet			
If this item requires funding	g, please describe:			
These additional lights wi	I cost \$209 per month per Coweta F	Fayette EMC. Huntcliff Manor Phase the property tax bill and the county r		mounts required to
Has this request been con	sidered within the past two years?	No If so, where	1?	
Is Audio-Visual Equipmen	t Required for this Request?*	No Backup Pr	ovided with Reques	st? Yes
	•	Clerk's Office no later than 48 hou udio-visual material is submitted a	•	•
Approved by Finance	Yes	Reviewed	by Legal	
Approved by Purchasing	Not Applicable	County Cle	erk's Approval	Yes
Administrator's Approval				
Staff Notes:				
Funds received in financia	al system.			

FAYETTE COUNTY PETITION FOR STREET LIGHTING

WE, THE UNDERSIGNED, ALL BEING PROPERTY OWNERS OF THE STREET LIGHT
DISTRICT Huntcliff Manor Phase II , DO HEREBY PETITION THE FAYETTE COUNTY
BOARD OF COMMISSIONERS FOR THE PLACEMENT OF STREET LIGHTS THROUGH OUR
SUBDIVISION OR STREET(S).
EACH OF US DOES HEREBY PLEDGE AND CONSENT TO THE LEVYING OF A LIEN BY
FAYETTE COUNTY AGAINST PROPERTY WE OWN FOR THE PURPOSE OF PAYMENT OF THE
COST OF AND OPERATING THE STREET LIGHTS. THERE ARE $_$ 53 $_$ NUMBER OF LOTS
CURRENTLY EXISTING IN STREET LIGHT DISTRICT Huntcliff Manor Phase II , AND
EACH OWNER AS SHOWN ON THE TAX RECORDS HAS AFFIRMATIVELY SIGNED THIS
PETITION OR INDICATION FOR DISAPPROVAL IS NOTED HEREIN.
THIS PETITION REPRESENTS <u>53</u> AFFIRMATIVE VOTES, OR
% OF THIS DISTRICT TO BE EFFECTED IN THIS REQUEST. YOUR SIGNATURE ON
THIS PETITION INDICATED THAT YOU HAVE READ AND FULLY UNDERSTAND THE
REQUIREMENTS FOR APPROVAL OF A STREET LIGHT DISTRICT.
Personally appeared before me, a Notary Public, the undersigned affiant, who says on oath that he,
she is one of the subscribing witnesses to the within instrument; that each of said witnesses say the execution
and delivery of the same by each grantor therein for the purpose set forth; and that each of said witnesses
signed the same as purported.
Sworn to and subscribed before me,
this 10 day of November, 20 25.
(Subscribing Witness)
Doloro W. allen Ce
Notary Public
Fayette County, State of Georgia

FAYETTE COUNTY STREET LIGHTING PROGRAM SIGNATURE SHEET

241-76			
Lot #(s)			
Property Owner(s)	C		
9008 & Hwy 16, Senoia 30276 (Street & No.)	Yes	No	(Check yes or no for each Address signature)
Signature Signature	V		4
Signature			Witness
Lot #(s)			
Property Owner(s)			
(Street & No.)	Yes	No	(Check yes or no for each Address signature)
 Signature			
			Witness

REQUIREMENTS FOR APPROVAL OF A STREETLIGHT DISTRICT

In order for a Streetlight District to be formed, the following steps are necessary:

1. Obtain Petition Forms from the Environmental Management Department.

All property owners in the subdivision <u>must be</u> contacted and they must sign "Yes" or "No" concerning the installation of street lighting and billing by Fayette County upon their tax bills. Only the property <u>owner's</u> signature will be accepted. If <u>both</u> husband and wife are joint legal owners, both signatures will be required - a "Mr. & Mrs." signature is not acceptable. Each owner must sign individually. In the event that a property owner cannot be personally contacted, the receipt from a registered letter will be accepted. No signature may be withdrawn from the Petition after it is filed with the County Environmental Management's Office. The purpose of the witness' signature is to verify the property owner's signature, if in question. Percentages will be calculated based on individual lots whose owners sign affirmatively, divided by the total number of platted lots in the district.

- 2. The petition must contain not less than ten (10) property owners representing not less than sixty-six and two-thirds percent (66-2/3%) affirmative signatures of the property owners within the district to be established. A petition may however, be brought by less than ten (10) property owners where such represents one hundred percent (100%) affirmative signatures of the property owners within the district to be established.
- 3. The completed Petition is returned to this office where it is checked to ensure requirement compliance. It will be returned to the sender if it does not meet such requirements of a 66-2/3% affirmative vote. Petitions meeting requirements will be presented to the Board of Commissioners at an official Bi-Monthly Meeting for approval or disapproval. Deadline for approval is January 1, of each calendar year.

The objective of the Fayette County Street Lighting Program is to illuminate the streets of participating subdivisions in accordance with standards of the <u>American National Standard Practice for Roadway Lighting</u>, 1973. It is not the objective of this program to illuminate private property.

The Fayette County Street Lighting Program will be administered by the County Environmental Management's Office, 140 Stonewall Avenue West, Suite 203, Fayetteville, GA 30214. Telephone: (770)305-5410.

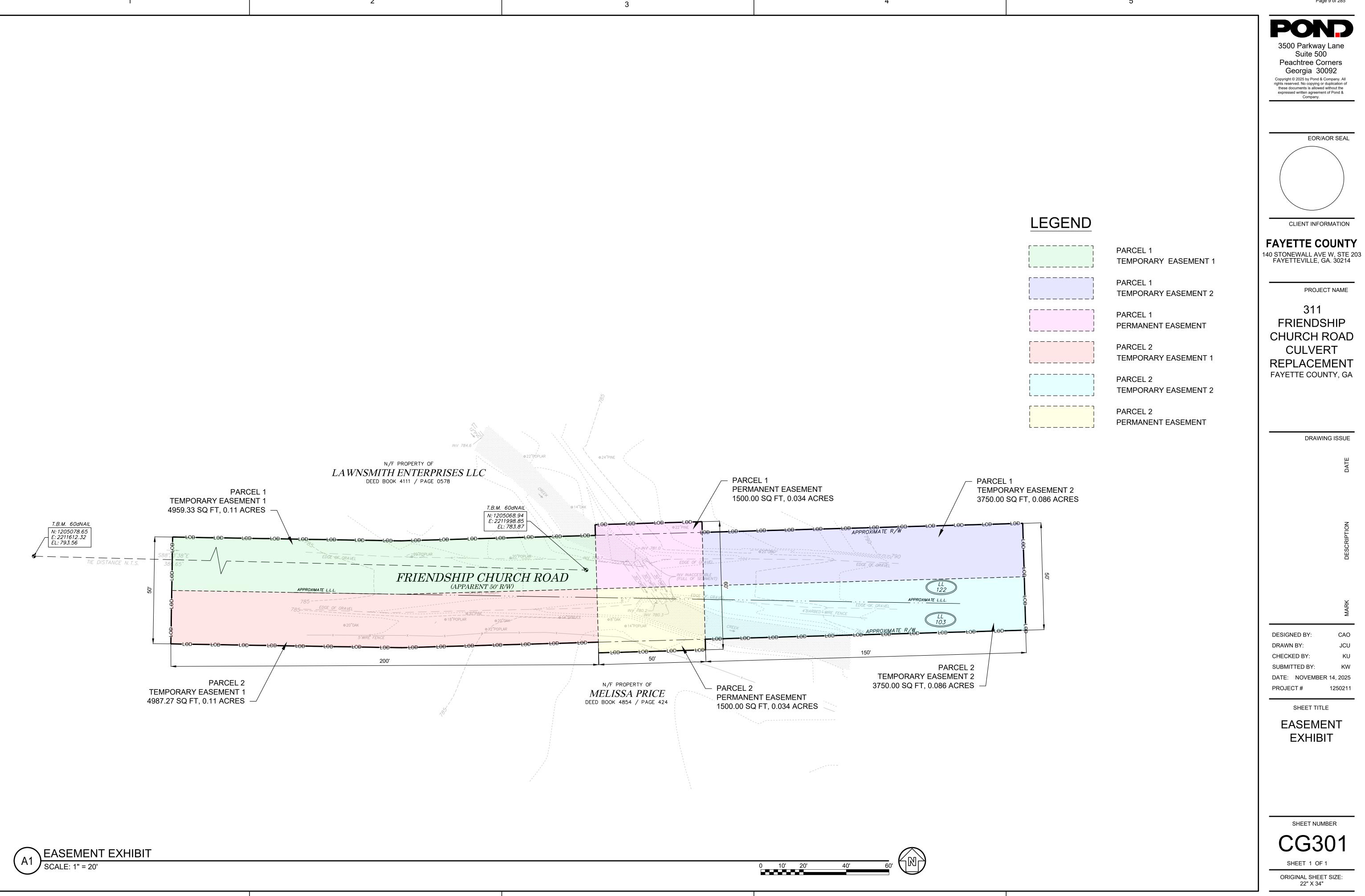
There are two power companies serving Fayette County: Georgia Power Company and Coweta-Fayette EMC. Their rates vary slightly.

In order for a Developer to have a proposed subdivision approved as a Streetlight District, the plat for such subdivision must be approved and made a part of the County's Official Tax Records.

Property owners within a street light district will be billed annually on their County Tax Bill for the previous year's use of lights. Cost for street lighting shall be set by the Board of Commissioners in consultation with the County Engineer. In all cases, the rates for a street light district shall be sufficient to cover the expenses and costs associated with the lights for that district. The charges shall be levied on a "per lot" basis.

COUNTY AGENDA REQUEST

Wording for the Agenda: Approval to acquire all fee simple right-of-way and easements for the proposed 2017 SPLOST; Stormwater Cat Friendship Church Road Culvert Replacement (17SAS). Background/History/Details: This project consists of the removal of the existing deteriorated triple 30-inch diameter Corrugated Metal Pipes Friendship Church Road. The failing system is currently designed to be replaced with a bottomless metal arch of this agenda item helps provide the appropriate basis from which land acquisition activities can be concluded.	#2 ategory IV Project 3 s (CMPs) beneath culvert.	
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Approval to acquire all fee simple right-of-way and easements for the proposed 2017 SPLOST; Stormwater Cat	ategory IV Project 3	
		JII
If this item requires funding, please describe: Funding is available from the 2017 SPLOST; Stormwater Category IV 17SAS account 322 40320.		
Has this request been considered within the past two years? No If so, when?		
Is Audio-Visual Equipment Required for this Request?* No Backup Provided with F	Request?	Yes
All audio-visual material must be submitted to the County Clerk's Office no later than 48 hours prior to the our department's responsibility to ensure all third-party audio-visual material is submitted at least 48 ho	•	also
Approved by Finance Yes Reviewed by Legal		
	vol	
Approved by Purchasing Not Applicable County Clerk's Approva	/al Yes	
Approved by Purchasing Not Applicable County Clerk's Approva	rai <u>res</u>	



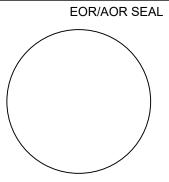
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CLIENT INFORMATION

FAYETTE COUNTY

PROJECT NAME

311 FRIENDSHIP CHURCH ROAD

CULVERT REPLACEMENT FAYETTE COUNTY, GA

DRAWING ISSUE

DESIGNED BY: DRAWN BY: CHECKED BY: SUBMITTED BY: DATE: NOVEMBER 14, 2025

SHEET TITLE

EASEMENT EXHIBIT

SHEET NUMBER

CG301

SHEET 1 OF 1

ORIGINAL SHEET SIZE: 22" X 34"

COUNTY AGENDA REQUEST

Department:	Planning and Zoning	Presenter(s):	Debbie Bell, Direc	ctor of Planning & Zor
Meeting Date:	Thursday, December 11, 2025	Type of Request:	New Business	#3
Wording for the Agenda:			,	
Approval of the Selection January 1, 2026 and expi		appoint John Kruzan to the Planning	Commission for a	term beginning
Background/History/Details	S:			
The Planning Commission	n consists of a body of members ap	pointed by the Board of Commission ay from time to time be assigned to the	•	
The appointment is for a 3	3-year term beginning January 1, 20	026 and ending December 31, 2028.		
The Selection Committee Deborah Sims, Zoning Ad	•	nnt County Administrator, Debbie Bell	, Director of Planni	ng & Zoning, and
Approval of the Selection January 1, 2026 and expi	ring December 31, 2028.	s? appoint John Kruzan to the Planning	Commission for a	term beginning
If this item requires funding	g, please describe:			
Not applicable.				
Has this request been con	sidered within the past two years?	No If so, when	n?	
Is Audio-Visual Equipmen	t Required for this Request?*	No Backup P	rovided with Reque	est? Yes
	-	Clerk's Office no later than 48 hou udio-visual material is submitted a	•	•
Approved by Finance	Not Applicable	Reviewed	by Legal	
Approved by Purchasing	Not Applicable	County Cl	erk's Approval	Yes
Administrator's Approval				
Staff Notes:				1

SELECTION COMMITTEE FOR THE PLANNING COMMISSION MINUTES October 22, 2025

Staff

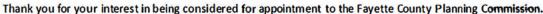
Jason Tinsley, Asst. County Administrator Debbie Bell Deborah Sims

The Selection Committee for the Planning Commission, comprising of Jason Tinsley, Debbie Bell, and Deborah Sims, met on October 22, 2025. The Selection Committee interviewed the following applicants:

- 1. John Culbreth. Mr. Culbreth discussed his experience and qualifications Fulton County, City of Atlanta, and City of Jacksonville. Mr. Culbreth has served on the Planning Commission for twelve (12) years and is currently employed with Mercedes Benz.
- 2. Tisa Osburn. Ms. Osburn is actively involved with her children's school, Fayete County Toastmasters, Leadership Fayette, Junior League of Atlanta, and NAACP. She has commercial real estate experience.
- 3. Virgil Hooper. Mr. Hooper is a licensed civil engineer with over 35 years of project management experience in both government and commercial sectors. He is an active participant in the Fayette County Chamber of Commerce and is a local business owner.
- 4. John Kruzan. Mr. Kruzan discussed his logistics experience and his previous three (3) years on the Fayette County Planning Commission.



APPLICATION FOR APPOINT MENT Fayette County Planning Commission



Applicants must be a legal resident of the State of Georgia and have been a resident of Fayette County prior to the date an application is submitted.

The Planning Commission is comprised of five members appointed to three-year terms. Meetings are scheduled to be held twice monthly. Commission members are compensated \$75.00 per meeting but no more than \$150 per month. Said meetings take place at the Fayette County Administrative Complex, 140 Stonewall Avenue West, Fayetteville, Georgia.

Please do not apply if you will be unable to attend a minimum of eighty percent (80%) of all meetings. Applicants are encouraged to attend as many Planning Commission meetings as possible in an effort to become familiar with the responsibilities of the post.

Please take a few minutes to complete the form and answer the questions below and return with a resume, if available, to Tameca Smith, County Clerk, via email at tsmith@fayettecountyga.gov or 140 Stonewall Avenue, West, Suite 100, Fayetteville, GA 30214 no later than 5:00 p.m. on Friday, October 28, 2022.

If you have any questions, please call (770) 305-5103.

NOTE: Information provided on this form is subject to disclosure as a public record under Georgia Open Records Law.

NAME: John J. Kruzan

ADDRESS: 721 Pine Grove Circle, Peachtree City, GA 30269

TELEPHONE (cell) (home): SAME

EMAIL ADDRESS

Signature:

Date:

October 3, 2025

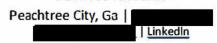




APPLICATION FOR APPOINTMENT Fayette County Planning Commission

- How long have you been a resident of Fayette County?
 I have been a resident of Fayette County, GA approximately four (4) years and eight (8) months
- Why are you interested in serving on the Planning Commission?
 My interest in serving on the Planning Commission is primarily civic duty and the ability to give back to my community
- 3. What qualifications and experience do you possess that should be considered for appointment to the Planning Commission?
 Professionally, I have been an executive in both small businesses and Fortune 500 companies with over 25 years' experience. I have lead divisions with proven experience in planning, budgeting, and strategic development.
- List your recent employment experiences to include name of company and position.
 Please see attached resume
- 5. Do you have any past experience related to this position? If so, please describe. Although I have deep experience in the planning and budgeting process for businesses in the private sector, I do not have direct experience serving on a public planning commission
- Are you currently serving on a commission/board/authority or in and elected capacity with any government?
 I am not serving on boards or commissions in an elected capacity with any local, state, or federal entities
- 7. Have you attended any Planning Commission meetings in the past two years and, if so, how many? I have attended one planning meeting within the past year
- Are you willing to attend seminars or continuing education classes at county expense?
- 9. Would there be any possible conflict of interest between your employment or your family and you serving on the Planning Commission? No, there is no conflict of interest
- 10. Are you in any way related to a County Elected Official or County employee?
 No, I am not related to a Fayette County elected official or employee
- Describe your current community involvement.
 I financially support a number of local and national organizations dedicated to assisting the underprivileged and disenfranchised
- 12. Have been given a copy of the county's Ethics Ordinance? Yes, I have a copy of the county's Ethics Ordinance
- 13. Is there any reason you would not be able to comply with the ordinance? No

JOHN J. KRUZAN



An industry leader in logistics, ecommerce, and supply chain technologies with over 20 years' proven experience across wide-ranging disciplines, including product management and business strategy. Demonstrated ability to successfully analyze an organization's critical business requirements and develop a vision that drives revenue through new and existing markets. A senior leader who is singularly focused on the product, its value and how it addresses the market to make customers successful. A skilled P&L manager focused on exceeding plan and an accomplished negotiator who sourced and closed multiple acquisitions. Built numerous indirect channels, with several exceeding \$100M in annual revenue. Negotiated numerous strategic partner agreements with both Fortune 100 and small businesses. Business and product strategist, who successfully brought new products and services to both existing and adjacent markets. An adept communicator who fashions compelling value propositions, knows how to position against competition, and can work across diverse teams to educate and evangelize. Entrepreneur, frequent speaker, and writer.

PROFESSIONAL EXPERIENCE

MAERSK ECOMMERCE LOGISTICS, Salt Lake City, UT

2022-Present

Head of Business Development

- Created adjacent partner strategy for parcel reseller product, targeting mid-market to enterprise freight management systems
- · Designed new Pick-up, Drop-Off (PUDO) and Returns service, in concert with 3,500 retail partners
- · Led due diligence on potential acquisition targets of shipping management and ecommerce technologies

SMC3, Peachtree City, GA

2018-2021

Director, Customer Success

- Built company's first Customer Success practice; authored and executed of all strategic initiatives and daily operations
- Drove new product usage 3000% month-over-month and 702% annually; grew ARR by 300% through "high-touch" advocacy
- · Operate a 98% retention rate across entire product portfolio with 4% churn for new products
- Built client segmentation and engaged them at specific data-driven touchpoints to optimize retention, cross-sell
- · Owned partnership integrations of Amazon, XPO, ShipStation, FourKites; significantly expanded indirect channel footprint
- · Cultivated five service reps into cohesive team that adeptly executed all CS functions from pre-sales through retention

Director, Product Strategy

- · Built all business and use cases, responsible for product development lifecycle from ideation to commercialization
- · Uncovered and fixed substantial gaps and dependencies needed to scale new product development
- Opened new markets by identifying adjacencies, created new direct and indirect channels to drive incremental revenue
- Validated product-market fit (PMF) through extensive research, segment analysis, and end-user feedback
- · Built go-to-market (GTM) strategies, responsible for pricing, positioning, segmentation, and channel development
- · Led company's Product Council, comprised of internal C-Suite and external clients, vendors, and partners
- Worked across entire organization, communicated vision, gained consensus, and led teams
- Acquired EDI services company, extended company's core offerings and solved portfolio gap

PITNEY BOWES GLOBAL ECOMMERCE, Stamford, CT

2011-2017

Senior Director, Go-to-Market (GTM) Strategy

- · Architect of GTM strategy: pricing, segmentation, positioning, differentiation strategies with full P&L accountability
- Built partnership strategy, targeting ecommerce solutions and logistics technology providers, ramping to \$100M ARR
- · Commercialized a guaranteed three-day parcel product; revenue exploded from zero to \$3SM in less than one (1) year
- · Acquired ecommerce logtech firm; drove market expansion and added new logos, such as Zulily and Lululemon
- · Authored numerous business cases, financial, and investment analyses

Senior Director, Strategic Partnerships

- · Built company's first strategic partnerships practice, accountable for entire P&L
- · Championed partnership with United States Postal Service (USPS), and penned company's first agreement for USPS parcel resale
- Accelerated indirect sales through strategic partnerships resulting in \$10M incremental revenue

- · Led all direct partner negotiations, enterprise license revenue increased to \$300K per deal
- Member of senior leadership team and management board; managed seven (7) direct reports

Director, Product Marketing

- Defined, executed comprehensive go-to-market strategies for new and existing products with \$200M ARR
- · Drove seamless integration of branding, messaging with online and offline touchpoints, significantly improved sales funnel
- Enabled the proper alignment of value drivers to buyer personas, propelled lead gen campaigns to convert by record 12%
- Conducted extensive qualitative/quantitative research, lead to major product enhancements and differentiation

AXIOM GROUP, Danbury, CT

2009-2011

Founder and Chief Executive

- Primary business consultant for clients in the Logistics and Supply Chain technology and Financial Services industries
- · Acquired financial services firm, built Go-to-Market (GTM) strategy, which resulted in \$5M of new business revenue
- Brokered strategic partnership with major 3PL and technology firms, expanded capabilities into ecommerce parcel fulfillment

REDROLLER, Stamford, CT

2008-2010

Vice President, Partnerships and Chief Operating Officer

- Recruited to build business development and strategic partnership practice for the "Travelocity of Shipping"
- Drove acquisition of 10K users through creation and execution of channel strategy, including affiliate ecosystem
- Developed pitch deck for investor community and led presentations
- · Promoted to COO, led expansion of company's Transportation Management System (TMS) reseller business

DHL EXPRESS, Plantation, FL

2001-2008

Senior Director, Strategic Partnerships (2001-2008)

- Headed \$350M indirect LOB; designed all segmentation, channel enablement, partner onboarding, and marketing strategies
- Run as a stand-alone unit, aggressively grew channels, charged with the groups' P&L and all day-to-day operations
- Redesigned Affiliate program, revenue spiked 22% to \$45M annually through partnerships with Apple, IBM, MasterCard, etc.
- Devised strategy and grew B2C channel by \$60M, led by partnerships with OfficeMax and Walgreens
- Developed \$65M retail channel with formation of 1,500 SMB partnerships, took 12% market share from FedEx, UPS in Y1
- Designed and executed company's first small business ecommerce channel, revenue scaled to \$80M
- . Built industry's first line of prepaid shipping boxes; sales through just one channel partner Costco topped \$10M annually
- · Led team of partner managers, marketers, and service reps

PROFESSIONAL DEVELOPMENT AND EDUCATION

Technical Skills: Collaboration, office, and marketing automation applications; CRM, ERP, Inventory, Order, Transportation, and Warehouse Management Systems; Ecommerce marketplaces and platforms

Education: Wayne State University, Detroit MI.

COUNTY AGENDA REQUEST

Department:	Planning and Zoning	Presenter(s):	Debbie Bell, Direc	tor of Planning & Zog
Meeting Date:	Thursday, December 11, 2025	Type of Request:	New Business	
•	Thursday, December 11, 2020	Type of Nequest.	INEW DUSINESS	#4
Approval of the Selection January 1, 2026 and expi	•	ppoint Virgil Hooper to the Planning (Commission for a te	rm beginning
Background/History/Detail	S:			
The Planning Commission	n consists of a body of members ap	pointed by the Board of Commission ay from time to time be assigned to the	•	
The appointment is for a	3-year term beginning January 1, 20	026 and ending December 31, 2028.		
The Selection Committee Deborah Sims, Zoning Ad		int County Administrator, Debbie Bel	I, Director of Plannir	ng & Zoning, and
Approval of the Selection January 1, 2026 and expi	ring December 31, 2028.	s? opoint Virgil Hooper to the Planning (Commission for a te	rm beginning
If this item requires funding	g, please describe:			
Not applicable. Has this request been cor	usidered within the past two years?	No If so, whe	en?	
Is Audio-Visual Equipmen	t Required for this Request?*	No Backup P	rovided with Reque	st? Yes
	•	Clerk's Office no later than 48 ho udio-visual material is submitted	•	•
Approved by Finance	Not Applicable	Reviewed	d by Legal	
Approved by Purchasing	Not Applicable	County C	lerk's Approval	Yes
Administrator's Approval				
Staff Notes:				1

SELECTION COMMITTEE FOR THE PLANNING COMMISSION MINUTES October 22, 2025

Staff

Jason Tinsley, Asst. County Administrator Debbie Bell Deborah Sims

The Selection Committee for the Planning Commission, comprising of Jason Tinsley, Debbie Bell, and Deborah Sims, met on October 22, 2025. The Selection Committee interviewed the following applicants:

- 1. John Culbreth. Mr. Culbreth discussed his experience and qualifications Fulton County, City of Atlanta, and City of Jacksonville. Mr. Culbreth has served on the Planning Commission for twelve (12) years and is currently employed with Mercedes Benz.
- 2. Tisa Osburn. Ms. Osburn is actively involved with her children's school, Fayete County Toastmasters, Leadership Fayette, Junior League of Atlanta, and NAACP. She has commercial real estate experience.
- 3. Virgil Hooper. Mr. Hooper is a licensed civil engineer with over 35 years of project management experience in both government and commercial sectors. He is an active participant in the Fayette County Chamber of Commerce and is a local business owner.
- 4. John Kruzan. Mr. Kruzan discussed his logistics experience and his previous three (3) years on the Fayette County Planning Commission.



APPLICATION FOR APPOINTMENT Fayette County Planning Commission



Thank you for your interest in being considered for appointment to the Fayette County Planning Commission.

Applicants must be a legal resident of the State of Georgia and have been a resident of Fayette County prior to the date an application is submitted.

The Planning Commission is comprised of five members appointed to three-year terms. Meetings are scheduled to be held twice monthly. Commission members are compensated \$75.00 per meeting but no more than \$150 per month. Said meetings take place at the Fayette County Administrative Complex, 140 Stonewall Avenue West, Fayetteville, Georgia.

Please do not apply if you will be unable to attend a minimum of eighty percent (80%) of all meetings. Applicants are encouraged to attend as many Planning Commission meetings as possible in an effort to become familiar with the responsibilities of the post.

Please take a few minutes to complete the form and answer the questions below and return with a resume, if available, to Tameca Smith, County Clerk, via email at tsmith@fayettecountyga.gov or 140 Stonewall Avenue, West, Suite 100, Fayetteville, GA 30214 no later than 5:00 p.m. on Friday, November 15, 2024.

If you have any questions, please call (770) 305-5103.

NOTE: Information provided on this form is subject to disclosure as a public record under Georgia Open Records Law.

NAME Virgil Hooper		
ADDRESS1415 Hwy 85 N, Suite 310-336		
Fayetteville, GA 30214		
TELEPHONE (cell)	(home)	N/A
(email address)		
Willelann 1		10/3/2025
Signature		Date



APPLICATION FOR APPOINTMENT Fayette County Planning Commission

- 1. How long have you been a resident of Fayette County? 13 years
- 2. Why are you interested in serving on the Planning Commission?

 I'm interested in the county continue to develop into a community that allows citizens to live, work, and play.
- 3. What qualifications and experience do you possess that should be considered for appointment to the Planning Commission?

I'm a licensed Civil Engineer with over 35 years of project management experience in both government and commercial sectors. My background includes leading complex infrastructure projects, ensuring regulatory compliance, and balancing technical, environmental, and community considerations.

- 4. List your recent employment experiences to include name of company and position.

 Federal Aviation Administration (FAA) Civil Engineer/ Lead Planner
- 5. Do you have any past experience related to this position? If so, please describe. №
- 6. Are you currently serving on a commission/board/authority or in and elected capacity with any government? No
- 7. Have you attended any Planning Commission meetings in the past two years and, if so, how many? No
- 8. Are you willing to attend seminars or continuing education classes at county expense? Yes
- 9. Would there be any possible conflict of interest between your employment or your family and you serving on the Planning Commission? No
- 10. Are you in any way related to a County Elected Official or County employee? If so, please describe. №
- 11. Describe your current community involvement.
 - I currently participate in the Fayette County Chamber of Commerce.
- 12. Have been given a copy of the county's Ethics Ordinance? Yes
- 13. Is there any reason you would not be able to comply with the ordinance? №

Virgil Hooper, PE, PMP, LEED AP

FAA Lead Planner	Civil Engineer	Pro	oject Manager
Fayetteville, GA			

Profile

FAA Lead Planner and licensed Professional Engineer with 30+ years of experience in aviation planning, civil engineering, and federal program management. Proven record of directing multimillion-dollar projects, negotiating reimbursable agreements, and delivering air traffic facility and airport infrastructure solutions that enhance safety, efficiency, and system reliability. Recognized mentor, stakeholder liaison, and technical expert trusted by sponsors, consultants, and FAA leadership.

Core Competencies

- Airport & Air Traffic Facility Planning
- Program & Project Management (PMP)
- Civil Engineering (PE, LEED AP)
- Reimbursable Agreement Development
- Cost Estimating & Budget Oversight
- Stakeholder & Sponsor Engagement
- FAA Policy & Regulatory Compliance
- Cross-Disciplinary Team Leadership

Key Experience

Federal Aviation Administration (FAA) Aviation Technical Systems Specialist (Lead Planner) – NAS Planning Team | 2022–2025

- Directed planning for ATCT replacements, runway rehabilitations, and Runway Status Light (RWSL) installations.
- Led interdisciplinary reviews of Airport Layout Plans (ALPs), environmental documents, and sponsor studies.
- Coordinated AFTIL siting visits, balancing operational, safety, and community impacts.
- Developed and managed reimbursable agreements ensuring alignment of FAA support with sponsor projects.
- Advised sponsors on NAVAID protection, cable relocation, and construction phasing to minimize downtime.

Aviation Technical Systems Specialist (Planning Specialist) – NAS Planning Team | 2019–2022

- Led planning for Washington DC metro airports, coordinating across FAA, airport authorities, and local/state agencies.
- Negotiated contested reimbursable agreements and identified cost-saving integration opportunities.
- Supported strategic portfolio planning and maintained full operations during 100% telework.

Civil Engineer Roles – FAA Engineering & Cost Estimating | 2009–2019

- Produced 200+ cost estimates for capital projects using SAGE/PACES software.
- Designed and managed ATCT, TRACON, and NAVAID relocations nationwide.
- Served as Lead Design Engineer for Fort Lauderdale Executive ATCT, basis for FAA's low-activity tower design standard.

Captain, Civil Engineer Officer – U.S. Air Force | 1994–1999

- Managed \$25M annual budget and infrastructure programs at Los Angeles and Robins AFBs.
- Directed engineering, environmental compliance, and training operations for 6,000+ personnel.

Education & Credentials

4 1

- **B.S., Civil Engineering**, U.S. Air Force Academy
- Professional Engineer (PE), Civil
- Project Management Professional (PMP)
- Six Sigma Black Belt
- LEED Accredited Professional (LEED AP)
- Licensed Fiduciary Financial Advisor

COUNTY AGENDA REQUEST

Danastanat	Diam'r and Zarian	D (- / -)	Dallia Dall Discotor of Discotor 0.7	
Department:	Planning and Zoning	Presenter(s):	Debbie Bell, Director of Planning & Zer	
Meeting Date:	Thursday, December 11, 2025	Type of Request:	New Business #5	
Wording for the Agenda:				
Approval of the Selection January 1, 2026 and expi		appoint Brian Haren to the Zoning Bo	pard of Appeals for a term beginning	
Background/History/Detail	s:			
County ordinances. The regulations as will not be regulations will, in an indiposerved, public safety at	Zoning Board of Appeals may autho contrary to the public interest where vidual case, result in practical difficund welfare secured, and substantial d there is error in any order, require	rize, upon appeal in specific cases, a , owing to special conditions, a literal	l enforcement of the provisions of these the spirit of these regulations shall be Appeals hears and decides upon	
The appointment is for a	3-year term beginning January 1, 20	26 and ending December 31, 2028.		
The Selection Committee consisted of Jason Tinsley, Assistant County Administrator, Debbie Bell, Director of Planning & Zoning, and Deborah Sims, Zoning Administrator.				
What action are you seeki	ng from the Board of Commissioners	s?		
Approval of the Selection January 1, 2026 and expi		appoint Brian Haren to the Zoning Bo	pard of Appeals for a term beginning	
If this item requires funding	g, please describe:			
Not applicable.				
Has this request been cor	sidered within the past two years?	No If so, when	1?	
Is Audio-Visual Equipment Required for this Request?* No Backup Provided with Request?			rovided with Request?	
		Clerk's Office no later than 48 hou udio-visual material is submitted a		
Approved by Finance	Not Applicable	Reviewed	by Legal	
Approved by Purchasing	Not Applicable	County Cl	erk's Approval Yes	
Administrator's Approval				
Staff Notes:				

SELECTION COMMITTEE FOR THE PLANNING COMMISSION MINUTES October 22, 2025

Staff

Jason Tinsley, Asst. County Administrator Debbie Bell Deborah Sims

The Selection Committee for the Zoning Board of Appeals, comprising Jason Tinsley, Debbie Bell, and Deborah Sims, met on October 22, 2025. The Selection Committee interviewed the following applicants:

- 1. William "Bill" Beckwith. Mr. Bill discussed his many years of service on both the Planning Commission and the Zoning Board of Appeals. He explained that the only lapse in his service was when he moved in with his son while he constructed a new home. He is a retired Senior Aviation Planner and serves on the Peachtree City Airport Authority.
- 2. John Tate. Mr. Tate is a local attorney who has served on the Zoning Board of Appeals since 2017. Mr. Tate and staff reminisced some of the more memorable cases and Mr. Tate's effectiveness as Chairman of the Zoning Board of Appeals.
- 3. Brian Haren. Mr. Haren is an aviation planning and development program manager for Hartsfield-Jackson. Mr. Haren has served since 2009 on the Planning Commission or the Zoning Board of Appeals. Mr. Haren is concerned about growth patterns in Fayette County and preserving the character we all love.
- 4. Latisha Roebuck. Ms. Roebuck is a licensed attorney with over seven (7) years experience with a proven ability to interpret complex legal terms, mitigate risk, and ensure alignment with polices and regulations. Ms. Roebuck wants to use her previous experience in court appeals to benefit the Zoning Board of Appeals.



APPLICATION FOR APPOINTMENT Fayette County Zoning Board of Appeals

Thank you for your interest in being considered for appointment to the Fayette County Zoning Board of Appeals.

Applicants must be a legal resident of the State of Georgia and a resident of Fayette County.

The Zoning Board of Appeals is comprised of five members appointed to three-year terms. Meetings are scheduled to be held on a monthly basis. Said meetings take place at the Fayette County Administrative Complex, 140 Stonewall Avenue West, Fayetteville, Georgia. Please do not apply if you will be unable to attend a minimum of eighty percent (80%) of all meetings. Applicants are encouraged to attend as many Zoning Board of Appeals meetings as possible in an effort to become familiar with the responsibilities of the post.

Please take a few minutes to complete the form and answer the questions below and return with a resume, if available, to Tameca Smith, County Clerk, via email at tsmith@fayettecountyga.gov or 140 Stonewall Avenue, West, Suite 100, Fayetteville, GA 30214 no later than 5:00 p.m. on Friday, October 3, 2025.

If you have any questions, please call (770) 305-5103.

NOTE: Information provided on this form is subject to disclosure as a public record under Georgia Open Records Law.

NAME_BRIAN HAREN	
ADDRESS 113 HICKORY AVENUE	
FAYETTEVILLE, GA 30215	
TELEPHONE (cell) (home)	
(email address)	
BrawHare	10 SEP 2025
Signature	Date



TWO OPEN POSITIONS ON THE FAYETTE COUNTY ZONING BOARD OF APPEALS

The Fayette County Zoning Board of Appeals is a body comprised of five members who are appointed to three-year terms. The purpose of the Zoning Board of Appeals is to hear and decide upon appeals where it is alleged there is error in any order, requirement, decision, or determination made by the Zoning Administrator in the enforcement of regulations. The Zoning Board of Appeals may, in conformity of the provisions of regulations, reverse or affirm the order, requirement, decision, or determination of the Zoning Administrator. The Board may also direct the issuance of a permit. The Zoning Board of Appeals may also authorize, upon appeal in specific cases, a variance from the terms of regulations as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of regulations will, in an individual case, result in practical difficulty or unnecessary hardship, so that the spirit of the regulations shall be observed, public safety and welfare secured, and substantial justice done.

Each member of the Fayette County Zoning Board of Appeals must be a resident of Fayette County. No member of the Zoning Board of Appeals may hold any other public office, except that one (1) member may also be a member of the Planning Commission.

The Zoning Board of Appeals meets, as needed, on a monthly basis at 7:00 p.m. at the Fayette County Administrative Complex located at 140 Stonewall Avenue West, Fayetteville, Georgia 30214. Board members are compensated \$75.00 per meeting but no more than \$150.00 per month.

The Fayette County Board of Commissioners would like to notify interested Fayette County citizens that two positions on the Zoning Board of Appeals is available for appointment with a term beginning January 1, 2026 and expiring December 31, 2028.

Applications can be obtained by visiting www.fayettecountyga.gov; Public Notices. All applications must be returned to Tameca Smith, County Clerk at tsmith@fayettecountyga.gov or at 140 Stonewall Avenue West, Suite 100, Fayetteville, Georgia no later than 5:00 p.m. on Friday, October 3, 2025.

Contact:

Tameca P. Smith, County Clerk

Office: (770) 305-5103



APPLICATION FOR APPOINTMENT Fayette County Zoning Board of Appeals

- 1. How long have you been a resident of Fayette County?
- 2. Why are you interested in serving on the Zoning Board of Appeals?
- 3. What qualifications and experience do you possess that should be considered for appointment to the Zoning Board of Appeals?
- 4. List your recent employment experiences to include name of company and position.
- 5. Do you have any past experience related to this position? If so, please describe.
- 6. Are you currently serving on a commission/board/authority or in and elected capacity with any government?
- 7. Have you attended any Zoning Board of Appeals meetings in the past two years and, if so, how many?
- 8. Are you willing to attend seminars or continuing education classes at county expense?
- 9. Would there be any possible conflict of interest between your employment or your family and you serving on the Zoning Board of Appeals?
- 10. Are you in any way related to a County Elected Official or County employee? If so, please describe.
- 11. Describe your current community involvement.
- 12. Have you have been given a copy of the county's Ethics Ordinance?
- 13. Is there any reason you would not be able to comply with the Ethics Ordinance?

My thanks for considering my application for the Fayette County Zoning Board of Appeals. I consider it an honor to serve on the board, and I hope you give my application favorable consideration.

I've answered the application questions below, in order:

- 1. How long have you been a resident of Fayette County? 25 years
- 2. Why are you interested in serving on the Zoning Board of Appeals? For a long time I've been very concerned about the growth patterns in this county. The city of Fayetteville, and to a lesser extent Peachtree City and Tyrone, appear intent on ruining the character of this county with out-of-control development and poor planning choices. I see the ZBA role as an entity that provides a firewall against these poorly considered development efforts, and makes sure that the county, at least, continues to provide a safe and well thought out development and growth environment for its citizens. I also like helping people out, and we are getting a lot of zoning variance requests from petitioners who own properties and parcels that just 'don't quite fit' based on current zoning regulations, but due to no fault of their own. I like helping those property owners finally get a resolution to their property issues so they can move forward with their plans.
- 3. What qualifications and experience do you possess that should be considered for appointment to the ZBA? I've been a continuous member of either the ZBA or the P&Z Commission since at least 2009, so I have a lot of deep experience with both the ordinance development and zoning issues in this county. I also am employed as an aviation planning & development program manager with Hartsfield-Jackson airport, and bring over a lot of experience from that position.
- 4. List your recent employment experiences to include name of company and position. Since 2007 I've been employed as an aviation planning & development program manager with Hartsfield-Jackson airport. Prior to that, I served as an engineer warrant officer and geospatial engineer with the US Army Corps of Engineers.
- 5. Do you have any past experience related to this position? If yes, please describe. Please refer to question #3 (above).
- 6. Are you currently serving on a commission/board/authority or in an elected capacity with any government? Other than my current involvement with the Fayette County ZBA, no.
- 7. Have you attended any ZBA meetings in the past two years and, if so, how many? All of them!
- 8. Are you willing to attend seminars or continuing education classes at county expense? Yes
- 9. Would there be any possible conflict of interest between your employment or your family and you serving on the ZBA? *No*
- 10. Are you in any way related to a County Elected Official or County employee? No
- 11. **Describe your currency community involvement.** Other than my service on the ZBA, I serve as a team lead for a group that provides communications support for both the Fayette County EMA and the National Weather Service office in PTC, I'm a member of

the local VFW chapter and participate in public service events through that organization, and I'm a member of the St. Gabriel Catholic Church and maintain the church's website.

- 12. Have you been given a copy of the county's Ethics Ordinance? Yes.
- 13. Is there any reason you would not be able to comply with the Ethics Ordinance?

COUNTY AGENDA REQUEST

Department:	Planning and Zoning	Presenter(s):	Debbie Bell, Director of Planning & Zer	
Meeting Date:	Thursday, December 11, 2025	Type of Request:	New Business #6	
Wording for the Agenda:				
Approval of the Selection January 1, 2026 and expi		appoint John Tate to the Zoning Boa	rd of Appeals for a term beginning	
Background/History/Detail	s:			
County ordinances. The regulations as will not be regulations will, in an indi observed, public safety a	Zoning Board of Appeals may autho contrary to the public interest where vidual case, result in practical difficund welfare secured, and substantial d there is error in any order, require	rize, upon appeal in specific cases, a , owing to special conditions, a literal	l enforcement of the provisions of these the spirit of these regulations shall be Appeals hears and decides upon	
The appointment is for a	3-year term beginning January 1, 20	26 and ending December 31, 2028.		
The Selection Committee consisted of Jason Tinsley, Assistant County Administrator, Debbie Bell, Director of Planning & Zoning, and Deborah Sims, Zoning Administrator.				
What action are you sooki	ng from the Board of Commissioners			
Approval of the Selection January 1, 2026 and expi		appoint John Tate to the Zoning Boa	rd of Appeals for a term beginning	
If this item requires funding	g, please describe:			
Not applicable.				
Has this request been cor	nsidered within the past two years?	No If so, when	1?	
Is Audio-Visual Equipmen	t Required for this Request?*	No Backup Pr	rovided with Request?	
		Clerk's Office no later than 48 hou udio-visual material is submitted a		
Approved by Finance	Not Applicable	Reviewed	by Legal	
Approved by Purchasing	Not Applicable	County Cl	erk's Approval Yes	
Administrator's Approval				
Staff Notes:				

SELECTION COMMITTEE FOR THE PLANNING COMMISSION MINUTES October 22, 2025

Staff

Jason Tinsley, Asst. County Administrator Debbie Bell Deborah Sims

The Selection Committee for the Zoning Board of Appeals, comprising Jason Tinsley, Debbie Bell, and Deborah Sims, met on October 22, 2025. The Selection Committee interviewed the following applicants:

- 1. William "Bill" Beckwith. Mr. Bill discussed his many years of service on both the Planning Commission and the Zoning Board of Appeals. He explained that the only lapse in his service was when he moved in with his son while he constructed a new home. He is a retired Senior Aviation Planner and serves on the Peachtree City Airport Authority.
- 2. John Tate. Mr. Tate is a local attorney who has served on the Zoning Board of Appeals since 2017. Mr. Tate and staff reminisced some of the more memorable cases and Mr. Tate's effectiveness as Chairman of the Zoning Board of Appeals.
- 3. Brian Haren. Mr. Haren is an aviation planning and development program manager for Hartsfield-Jackson. Mr. Haren has served since 2009 on the Planning Commission or the Zoning Board of Appeals. Mr. Haren is concerned about growth patterns in Fayette County and preserving the character we all love.
- 4. Latisha Roebuck. Ms. Roebuck is a licensed attorney with over seven (7) years experience with a proven ability to interpret complex legal terms, mitigate risk, and ensure alignment with polices and regulations. Ms. Roebuck wants to use her previous experience in court appeals to benefit the Zoning Board of Appeals.



APPLICATION FOR APPOINTMENT Fayette County Zoning Board of Appeals



Thank you for your interest in being considered for appointment to the Fayette County Zoning Board of Appeals.

Applicants must be a legal resident of the State of Georgia and a resident of Fayette County.

The Zoning Board of Appeals is comprised of five members appointed to three-year terms. Meetings are scheduled to be held on a monthly basis. Said meetings take place at the Fayette County Administrative Complex, 140 Stonewall Avenue West, Fayetteville, Georgia. Please do not apply if you will be unable to attend a minimum of eighty percent (80%) of all meetings. Applicants are encouraged to attend as many Zoning Board of Appeals meetings as possible in an effort to become familiar with the responsibilities of the post.

Please take a few minutes to complete the form and answer the questions below and return with a resume, if available, to Tameca Smith, County Clerk, via email at or 140 Stonewall Avenue, West, Suite 100, Fayetteville, GA 30214 no later than 5:00 p.m. on Friday, October 3, 2025.

If you have any questions, please call (770) 305-5103.

NOTE: Information provided on this form is subject to disclosure as a public record under Georgia Open Records Law.

NAME John Tate	
ADDRESS 336 Banks Rd.	
Fayetter, 11e, Ga 30	214
TELEPHONE (cell)	(home)
(email address)	
Signature	10-1-25 Date



APPLICATION FOR APPOINTMENT Fayette County Zoning Board of Appeals

1. How long have you been a resident of	Fayette County?
---	-----------------

21 years

2. Why are you interested in serving on the Zoning Board of Appeals?
To continue to uphold the soning ordinances and keep community involvement.

3. What qualifications and experience do you possess that should be considered for appointment to the Zoning Board of Appeals?

**Nowledge of Zoning Laws and prior service

on the Zoning Board.

- 4. List your recent employment experiences to include name of company and position.

 Attorney John R Tate, RC.
- 5. Do you have any past experience related to this position? If so, please describe.

 Yes. Served on this Baned For 8-9 years.
- 6. Are you currently serving on a commission/board/authority or in and elected capacity with any government?

 Yes. 20019 3000 6 F Appeals
- 7. Have you attended any Zoning Board of Appeals meetings in the past two years and, if so, how many? yes, as a Board member for the last 8 years.
- 8. Are you willing to attend seminars or continuing education classes at county expense?
- 9. Would there be any possible conflict of interest between your employment or your family and you serving on the Zoning Board of Appeals?

NO

10. Are you in any way related to a County Elected Official or County employee? If so, please describe.

NO

11. Describe your current community involvement.

Zoning Board of Appeals

12. Have you have been given a copy of the county's Ethics Ordinance?

yes

13. Is there any reason you would not be able to comply with the Ethics Ordinance?

NO

COUNTY AGENDA REQUEST

Department:	Planning and Zoning	Presenter(s):	Debbie Bell, Direc	tor of Planning & Zo	
Meeting Date:	Thursday, December 11, 2025	Type of Request:	New Business	#7	
Wording for the Agenda:			,		
		ppoint Latisha Roebuck to the Zoning	Board of Appeals	for a term beginning	
Background/History/Detail	S:				
County ordinances. The regulations as will not be regulations will, in an indi observed, public safety a	Zoning Board of Appeals may author contrary to the public interest where vidual case, result in practical difficund welfare secured, and substantial differe is error in any order, require	appointed by the Board of Commiss orize, upon appeal in specific cases, e, owing to special conditions, a literaulty or unnecessary hardship, so that justice done. The Zoning Board of ment, decision, or determination man	a variance from the I enforcement of the the spirit of these real Appeals hears and	terms of these e provisions of these egulations shall be decides upon	
The appointment is for a	3-year term beginning January 1, 20	026 and ending December 31, 2028.			
The Selection Committee consisted of Jason Tinsley, Assistant County Administrator, Debbie Bell, Director of Planning & Zoning, and Deborah Sims, Zoning Administrator.					
What action are you sooki	ng from the Board of Commissioner	e?			
Approval of the Selection January 1, 2026 and expi		opoint Latisha Roebuck to the Zoning	Board of Appeals t	or a term beginning	
If this item requires funding	g, please describe:				
Not applicable.					
Has this request been considered within the past two years?		No If so, whe	n?		
Is Audio-Visual Equipment Required for this Request?*		No Backup P	rovided with Reque	st? Yes	
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	Not Applicable	Reviewed	by Legal		
Approved by Purchasing	Not Applicable	County C	erk's Approval	Yes	
Administrator's Approval					
Staff Notes:					

SELECTION COMMITTEE FOR THE PLANNING COMMISSION MINUTES October 22, 2025

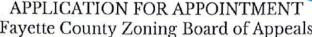
Staff

Jason Tinsley, Asst. County Administrator Debbie Bell Deborah Sims

The Selection Committee for the Zoning Board of Appeals, comprising Jason Tinsley, Debbie Bell, and Deborah Sims, met on October 22, 2025. The Selection Committee interviewed the following applicants:

- 1. William "Bill" Beckwith. Mr. Bill discussed his many years of service on both the Planning Commission and the Zoning Board of Appeals. He explained that the only lapse in his service was when he moved in with his son while he constructed a new home. He is a retired Senior Aviation Planner and serves on the Peachtree City Airport Authority.
- 2. John Tate. Mr. Tate is a local attorney who has served on the Zoning Board of Appeals since 2017. Mr. Tate and staff reminisced some of the more memorable cases and Mr. Tate's effectiveness as Chairman of the Zoning Board of Appeals.
- 3. Brian Haren. Mr. Haren is an aviation planning and development program manager for Hartsfield-Jackson. Mr. Haren has served since 2009 on the Planning Commission or the Zoning Board of Appeals. Mr. Haren is concerned about growth patterns in Fayette County and preserving the character we all love.
- 4. Latisha Roebuck. Ms. Roebuck is a licensed attorney with over seven (7) years experience with a proven ability to interpret complex legal terms, mitigate risk, and ensure alignment with polices and regulations. Ms. Roebuck wants to use her previous experience in court appeals to benefit the Zoning Board of Appeals.





Fayette County Zoning Board of Appeals Thank you for your interest in being considered for appointment to the Fayette County Zoning Board of

Applicants must be a legal resident of the State of Georgia and a resident of Fayette County.

The Zoning Board of Appeals is comprised of five members appointed to three-year terms. Meetings are scheduled to be held on a monthly basis. Said meetings take place at the Fayette County Administrative Complex, 140 Stonewall Avenue West, Fayetteville, Georgia. Please do not apply if you will be unable to attend a minimum of eighty percent (80%) of all meetings. Applicants are encouraged to attend as many Zoning Board of Appeals meetings as possible in an effort to become familiar with the responsibilities of the post.

Please take a few minutes to complete the form and answer the questions below and return with a resume, if available, to Tameca Smith, County Clerk, via email at tsmith@fayettecountyga.gov or 140 Stonewall Avenue, West, Suite 100, Fayetteville, GA 30214 no later than 5:00 p.m. on Friday, October 3, 2025.

If you have any questions, please call (770) 305-5103.

Appeals.

NOTE: Information provided on this form is subject to disclosure as a public record under Georgia Open Records Law.

NAME Latisha Roebuck	2
ADDRESS 130 Heritage Way	-
Fayetteville, Georgia 30214	
TELEPHONE (cell) (home)	
(email address)	
Hatishar Rouluk Signature	10 3 2025 Date



APPLICATION FOR APPOINTMENT Fayette County Zoning Board of Appeals

1.	How long have you beer	a resident of Fayette County?

12+ Years

- 2. Why are you interested in serving on the Zoning Board of Appeals? I am interested in applying greatical judgment that allows the community and future 8 encrations to flourish, while upholding the beauty and integrity of the County.
- 3. What qualifications and experience do you possess that should be considered for appointment to the Zoning Board of Appeals? Is ensed atterny, 3A in Political Service with course with in planning + zoning uniterstand the needs of community and impacts of horn and the impact of precedent Additional on 4. List your recent employment experiences to include name of company and position.

 Rusum

Please see Resure

- 5. Do you have any past experience related to this position? If so, please describe.
- 6. Are you currently serving on a commission/board/authority or in and elected capacity with any government? No
- 7. Have you attended any Zoning Board of Appeals meetings in the past two years and, if so, how many? Yes are and reviewed minutes arline
- 8. Are you willing to attend seminars or continuing education classes at county expense?
- 9. Would there be any possible conflict of interest between your employment or your family and you serving on the Zoning Board of Appeals?
- 10. Are you in any way related to a County Elected Official or County employee? If so, please describe. $\mathbb{N}^{\mathbb{Q}}$
- 11. Describe your current community involvement.

Please see beaute

12. Have you have been given a copy of the county's Ethics Ordinance?

13. Is there any reason you would not be able to comply with the Ethics Ordinance?

Latisha Roebuck, Esq.

Atlanta Metropolitan Area

www.linkedin.com/in/SolutionRoebuck

CAREER PROFILE

Attorney, Contract Manager, and Mediator with over seven years of experience reviewing, negotiating, and managing a wide range of contracts, from employment agreements to vendor and compliance-related documents. Proven ability to interpret complex legal terms, mitigate risk, and ensure alignment with policies and regulations. Adept at cross-functional collaboration, supporting legal, HR, procurement, and operations teams to optimal results. Known for delivering clear, actionable guidance and maintaining high standards of professionalism, confidentiality, and efficiency in high-volume environments. Experienced in data analysis, dispute resolution, and process improvement with a strong track record of enhancing compliance. Experience with software such as SharePoint, Teams, DocuSign, Salesforce, Adobe, Microsoft Office, etc. Adept at leveraging AI, cutting-edge technology, and industry-specific tools. Demonstrated interest in Fayette County's development and governance through professional expertise and active engagement in local legal networks.

Public Service & Board Readiness

Committed to civic service and local governance, with a strong desire to contribute to the equitable development and strategic growth of Fayette County. Deep experience in legal compliance, conflict resolution, and regulatory interpretation to public decision-making. Equipped to assess zoning, land use, and planning-related issues with objectivity, professionalism, and community-centered insight. Resident of Fayetteville, Georgia and active member of the Fayette County Bar Association. Seeking to serve the community through principled, transparent board service that supports responsible governance.

Seeking appointment to the Fayette County Zoning Board of Appeals / Fayette County Planning Commission to apply my legal, analytical, and mediation experience in support of equitable and strategic growth in Fayette County, Georgia.

LOCAL TIES & CIVIC ENGAGEMENT

- Resident of Fayetteville, Georgia since 2013
- Member, Fayette County Bar Association
- Attendee, local town halls /zoning hearings /planning and zoning appeals board meetings
- Volunteer in local initiatives (e.g., Brandon Mill Homeowner's Association, Fayette Family Church Welcome Committee and New Here Connect Here Committee, First Friday's Coffee)

CAREER HIGHLIGHTS

- Contract Review
- Risk Mitigation & Compliance (Federal, State, Local)
- Legal Analysis & Documentation
- Cross-Functional Collaboration
- Vendor & Stakeholder Communication
- Mediated cases and drafted contracts in lieu of litigation
- Investigated 7,800+ workplace cases involving harassment, discrimination, and leave disputes
- Promoted within 14 months for advising C-suite executives, training HR staff, establishing best practices, and increasing client retention
- Process Optimization & SOP Development
- Data Analysis & Reporting
- Training & Coaching
- Dispute Resolution

CORE COMPETENCIES & KEY SKILLS FOR BOARD SERVICE

- Contract Review & Regulatory Analysis
- Fair Compliance Applications (ADA, Title VII, ADEA, etc.)
- Leveraging AI Legal Processes
- Regulatory & Legal Analysis

- Zoning & Policy Interpretation
- · Conflict Resolution & Mediation
- Contract Negotiation & Risk Mitigation
- Stakeholder Communication
- Compliance & Ethics in Governance
- Cross-Functional Collaboration with Legal, & Engineering Staff

CIVIC INTERESTS & PUBLIC POLICY SKILLS

- · Familiar with Georgia municipal governance, open meetings laws, and zoning ordinances
- Experienced in evaluating legal, regulatory, and policy frameworks in both private and nonprofit sectors
- Skilled in resolving conflicts involving diverse stakeholders with neutrality and fairness
- Committed to upholding ethical service, transparency, and community trust in public roles
- · Passionate about contributing to balanced land use, planning, and development efforts in Fayette County

PROFESSIONAL ROLES

LATISHA ROEBUCK, Fayetteville, Georgia

Remote | September 2024 to Present

Workplace and business solutions

Principal — Workplace & Business Solutions Consultant

Contract Manager trained in employee relations, investigations, and mediation. Advisor on contract review and investigator for high-risk employment issues providing resolution and guidance. Registered neutral with expertise in mitigating disputes.

- Review and advise on contracts
- Advise on policy and resolution strategies with an emphasis on compliance
- Conduct fact-finding and witness interviews
- · Apply state and federal employment laws to assess risk and deliver written findings

BARRETT & FARAHANY, Atlanta, Georgia

Remote | March 2017 to September 2024

Multi-state employment and civil rights law firm

Associate Attorney

December 2023 to September 2024

Conducted detailed review of case documentation and contract terms to assess legal risk, ensure compliance with federal/state regulations, and recommend actionable next steps. Drafted and addressed EEOC filings and pleadings, including motions, briefs, summary judgements, and discovery, while contributing to case strategy development. Positively engaged with clients and increased customer satisfaction. Interviewed witnesses and conducted legal research to support case preparation.

- · Developed an SOP for the outset of case development, based on assigned staff
- Collaborated to create templates for claim types

Lead Attorney — Contracts, Compliance & Counseling

January 2023 to December 2023

Trained legal team on contract analysis, risk spotting, and compliance strategy across employment and civil rights matters, aligning recommendations with evolving legal standards. Performed data analysis to identify trends, monitored process efficiency, and made adjustments to align with goals. Promoted open dialogue about successful practices and areas of difficulty. Managed vendor relationships. Remotely managed team across multiple time zones.

- Consistently received five-star reviews from clients at all levels by garnering trust and training them to understand a broad range of legal concepts
- Successfully led, trained, and coached a team of six attorneys in legal case evaluation, workplace issue spotting, and a team of six legal assistants in optimizing workflow
- Resolved over 80 accumulated inefficiencies within three months, which eliminated obstacles to productivity and increased team engagement
- Fostered team ownership and created development plans aligned with business and personal growth goals

Led team to accomplish a 3% missed call rate, down from 7% in less than three months

Attorney — Contract Review & Evaluation

March 2017 to January 2023

Provided proactive legal counsel and drafted and discussed contract language revisions to reduce exposure, facilitate smooth negotiations, and mitigate compliance risks. Monitored changes in legal guidelines and reviewed agreements, including employment contracts, severance packages, non-disclosure (NDAs), non-compete clauses, non-solicitation, stock options, and equity arrangements. Led evaluations and resolution strategies for complex ADA and FMLA leave cases, including long-term disability issues and workplace accommodation disputes. Worked directly with clients to evaluate cases and explain contract terms. Interpreted nuances in legal issues under Title VII, Title IX, the ADA, ADEA, FMLA, FLSA, WARN Act, GINA, OSHA, and the Fair Credit Reporting Act (FCRA), addressing discrimination matters related to race, gender, sexual harassment, pregnancy, sexual orientation, disability, age, medical leave, accommodations, misclassification, wage and hour, overtime, and background checks. Provided advice and counsel. Collaborated cross-functionally on an operational triage team. Analyzed data to promote efficiency and drive results. Utilized CRM and SaaS applications while working remotely with a team across multiple time zones.

- Reviewed a variety of contracts, including employment agreements, severance packages, and NDAs, to ensure compliance with legal standards
- Developed and implemented standardized operating procedures for contract evaluation, streamlining review processes, and improving team efficiency
- Advised on Title VII, ADA, FMLA, and wage/hour compliance, including performance management, discipline, and leave-related disputes
- Conducted evaluations involving harassment, discrimination, and retaliation claims; delivered findings in alignment with federal/state law
- Consistently received five-star reviews from clients at all levels, by garnering trust and training them to understand a broad range of legal concepts
- Conducted over 7,800 legal assessments
- Over 29% of resolutions resulted from my initial issue-spotting and client-counseling

WORLD CHANGERS CHURCH INTERNATIONAL, College Park, Georgia

April 2013 to March 2017

Nonprofit organization with global span

Assistant to Directors — Contract & Compliance Advisor/Project Management

Reviewed and negotiated a variety of commercial contracts—vendor agreements, contractor terms, and work order to ensure alignment with business goals and regulatory compliance. Managed payroll, procurement, and staffing obligations in line with contract terms and budgets. Developed best practices and managed cross-departmental efforts for background checks. Evaluated bids against business needs. Conducted workforce analysis.

- Oversaw compliance-related tasks such as background checks in partnership with HR
- Partnered with leadership and vendors to identify contract risks, recommend modifications, and document amendments in alignment with evolving legal and operational goals
- Evaluated bids and vendor performance to ensure compliance with financial and legal standards
- Reduced overtime spend by 5% by analyzing historical data and scheduling more efficiently
- Partnered with HR to update employee handbook, design volunteer policies, and support onboarding processes
- Managed confidential records and ensured timely renewal, amendment, and termination of agreements in accordance with compliance protocols

NOTABLE EXPERIENCE

NORTH CAROLINA SCHOOL OF LAW/CAROLINA DISPUTE SETTLEMENT SERVICES, Mediator

THE HONORABLE JUDGE SAMUEL J. ERVIN, IV, NORTH CAROLINA COURT OF APPEALS, Judicial Law Clerk

THE HONORABLE G.K. BUTTERFIELD, UNITED STATES HOUSE OF REPRESENTATIVES, Legal Intern

CONGRESSIONAL BLACK CAUCUS INSTITUTE, Legal Intern

HSBC via Strategic Search, Executive Legal Secretary/Compliance & Licensing (M&A)/In-House Legal Department — Supported M&A compliance and in-house contract processes, gaining early exposure to high-level contract review and legal risk assessment in financial services

CDM SMITH, formerly Camp Dresser & McKee (CDM) (engineering firm), Real Estate Legal Assistant

COMPMANAGEMENT HEALTH SYSTEMS/SEDGWICK MANAGED CARE OHIO, Workers' Compensation Account Manager

EDUCATION & CREDENTIALS

Juris Doctor, North Carolina Central University School of Law, Durham, North Carolina

Alternative Dispute Resolution, Mediation, and Negotiation Clinic and coursework; Women's Law Caucus, Publicity Chair; and Volunteer Income Tax Assistance Program

Bachelor of Arts in Political Science, OHIO STATE UNIVERSITY, Political Science, Columbus, Ohio

Bar Admission, State of Georgia

Registered Neutral (Mediator), State of Georgia

FEEDBACK FROM TEAMMATES & CLIENTS

- "...clear communication...clear explanations."
- "...complete understanding of the law and our situation."
- "...very professional and supportive...guid(ed) to options available."
- "...provides good feedback on how to handle a situation."
- "...well respected by the team and has so much knowledge that I know will help us all be better."

SPEAKING & CIVIC ENGAGEMENT

THE PEOPLE'S LAW SCHOOL, Mediation and Employment Law Presenter

September 2025

FAYETTE COUNTY BAR ASSOCIATION, Member

April 2025 to Present

AMERICAN BAR ASSOCIATION, Judge, 2022 ABA Regional Negotiation Competition

November 2022

March 2019

GEORGIA STATE UNIVERSITY J. MACK ROBINSON COLLEGE OF BUSINESS, Employment Law Presenter WORLD CHANGERS, Law Day Attorney Organizer and Legal Resources Volunteer

July 2018 to September 2020

ATLANTA VOLUNTEER LAWYERS FOUNDATION, Volunteer Attorney, Landlord-Tenant

April 2016 to October 2021

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BOARD OF COUNTY COMMISSIONERS

Lee Hearn, Chairman Edward Gibbons, Vice Chairman Eric K. Maxwell Charles D. Rousseau Charles W. Oddo



FAYETTE COUNTY, GEORGIA

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

> 140 Stonewall Avenue West Public Meeting Room Fayetteville, GA 30214



MINUTES

November 13, 2025 2:00 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 2nd and 4th Thursday of each month at 5:00 p.m.

OFFICIAL SESSION:

Call to Order

Chairman Lee Hearn called the November 13, 2025 Board of Commissioners meeting to order at 3:00 p.m. A quorum of the Board was present. Commissioner Maxwell was absent.

Invocation and Pledge of Allegiance by Commissioner Charles Rousseau

Commissioner Charles Rousseau gave the Invocation and led the audience in the Pledge of Allegiance.

Acceptance of Agenda

Commissioner Oddo moved to approve the agenda except for item #4, which was moved for discussion, and #11 which was moved to the January 8th BOC Meeting. Vice Chairman Edward Gibbons seconded. The motion passed 4-0. Commissioner Maxwell was absent.

PROCLAMATION/RECOGNITION:

PUBLIC HEARING:

 Consideration of a change in ownership of a 2025 Retail Alcohol Beer and Wine License (M25-06074) for Sana Gorar, Ashnaz, LLC, doing business as County Land Country Store, located at 2708 Highway 92, Fayetteville, Georgia 30215.

Chief Marshal Lem Miller stated that this item was requesting approval of a change in ownership of a 2025 Retail Alcohol Beer and Wine License (M25-06074) for Sana Gorar, Ashnaz, LLC, doing business as County Land Country Store, located at 2708 Highway 92, Fayetteville, Georgia 30215. He stated that the applicant met all requirements per the Fayette County Code of Ordinances and had been approved by the following departments: Code Enforcement, Fire Marshal's Office, and the Planning and Zoning Department. He noted that there were no outstanding violations prohibiting this applicant from consideration.

No one spoke in favor or opposition.

Vice Chairman Gibbons moved to approve the 2025 Retail Alcohol Beer and Wine License (M25-06074) for Sana Gorar, Ashnaz, LLC, doing business as County Land Country Store, located at 2708 Highway 92, Fayetteville, Georgia 30215. Commissioner Oddo seconded. The motion passed 4-0. Commissioner Maxwell was absent.

PUBLIC COMMENT:

Alice Jones with Fayetteville expressed her support of item #4, placement of a historical marker at the Fayette County Old Courthouse in partnership with the Fayette County Community Remembrance Coalition (FCCRC) and the Equal Justice Initiative (EJI) to commemorate seven local citizens whose lives were taken in acts of racial violence. She stated that these markers would be a sign of respect to the families of those who tragically lost their lives and a way to bring awareness and acknowledgement to the events that happened.

Bill Graybill with Fayette County Community Remembrance Coalition (FCCRC), expressing his support for the placement of a historical marker at the Fayette County Old Courthouse, outlined several community events and activities the coalition hosted in an effort to garner community engagement and bring awareness to past injustices, giving honor and homage to those who suffered due to the prejudice and bias of others. He noted that the coalition was an organization that "embraced a vision of a beloved community where their shared history is known and understood, and where its residents can flourish".

Janice Bryant of Fayetteville with Fayette County Community Remembrance Coalition (FCCRC) expressed her support for the placement of a historical marker at the Fayette County Old Courthouse. She stated that the coalition had been working on this project since January 2021, and it was a collaborative effort with the Equal Justice Initiative (EJI). She stated that the mission of the FCCRC was to seek to honor victims of racial terror lynching and honestly reflect the history and legacy of racial and economic injustice in our community; and to aim to raise awareness, motivate, and inspire action through dialogue, community education, and public memorials." Ms. Bryant stated that through these educational events immortalizing the victims they hoped to bring understanding, peace, and harmony among the community".

CONSENT AGENDA:

Vice Chairman Gibbons moved to approve the Consent Agenda. Commissioner Oddo seconded. The motion passed 4-0. Commissioner Maxwell was absent.

- 2. Approval of the amendment and renewal of a contract between Fayette County and Judicial Correction Services (JCS), LLC for probation supervision and rehabilitation services for Superior Court beginning January 1, 2026 and terminating December 31, 2026, with an option to renew for five (5) additional one-year terms.
- 3. Approval of the amendment and renewal of a contract between Fayette County and Judicial Correction Services (JCS), LLC for probation supervision and rehabilitation services for State Court beginning January 1, 2026, and terminating December 31, 2026, with an option to renew for five (5) additional one-year terms.
- 4. Approval of the placement of a historical marker at the Fayette County Old Courthouse in partnership with the Fayette County Community Remembrance Coalition (FCCRC) and the Equal Justice Initiative (EJI) to commemorate seven local citizens whose lives were taken in acts of racial violence.

Commissioner Oddo stated that while he understood the goal of the markers and supported it, he was concerned that they would only highlight the tragedies of these victims but not mention the progression and advancement of the community since these horrible events occurred. He noted that remembering the past was beneficial; he wanted it to be acknowledged and potentially added to the wording of the markers that progression and change had occurred both locally and on a national level, as it related to race relations, to ensure tragedies like this never happened again. Commissioner Oddo stated that he felt mentioning the advancement and changes made over the years would be unifying. He continued relating a personal experience from his childhood regarding a monument in Mankato, Minnesota, where a marker was placed commemorating the hanging of 38 Sioux Indians; however, upon investigation, there had originally been 338 Sioux Indians condemned to be hanged, but Abraham

Lincoln commuted the sentences of 300. He stated that he wished the marker would have acknowledged those who had been saved, providing more context to the situation. Similarly, while he understood the purpose of the markers, he suggested adding language acknowledging progression over the years.

Commissioner Oddo moved to approve the placement of a historical marker at the Fayette County Old Courthouse in partnership with the Fayette County Community Remembrance Coalition (FCCRC) and the Equal Justice Initiative (EJI) to commemorate seven local citizens whose lives were taken in acts of racial violence. Commissioner Rousseau seconded.

Commissioner Rousseau thanked the Fayette County Community Remembrance Coalition (FCCRC) for bringing this initiative to the Board for consideration. He stated that he appreciated the "bridge-building efforts" in working with the community. He noted that these markers existed around the state of Georgia and counties nationally, with Fayette County being the latest addition. Commissioner Rousseau stated that while he understood his colleagues', comments, his retort to changing the language for these markers was that no other markers added text that provided context, which could/would be in and of itself very controversial. He continued, stating that he agreed with adding text noting the contributions and efforts of the Fayette County Community Remembrance Coalition (FCCRC).

Commissioner Oddo moved to approve the placement of a historical marker at the Fayette County Old Courthouse in partnership with the Fayette County Community Remembrance Coalition (FCCRC) and the Equal Justice Initiative (EJI) to commemorate seven local citizens whose lives were taken in acts of racial violence. Commissioner Rousseau seconded. The motion passed 4-0. Commissioner Maxwell was absent.

- 5. Approval to add Eva Gardens subdivision to Fayette County's Street Light Program.
- 6. Approval of the Board of Assessors' recommendation to approve a disposition of tax refund, as requested by Heather Stewart, in the additional amount of \$610.73 for the tax year 2024.
- 7. Approval of the 2026 County Commissioner Meeting schedule.
- 8. Approval of October 16, 2025 10 a.m. Special Called Meeting Minutes
- 9. Approval of October 16, 2025 6 p.m. Special Called Meeting Minutes
- 10. Approval of October 23, 2025 Board of Commissioners Meeting Minutes.

OLD BUSINESS:

NEW BUSINESS:

11. Discussion, at the request of Chief Judge Scott Ballard, of the Superior Court Judges' compensation, pursuant to House Bill 85, and the request for a merit-based increase for Superior Court Judges' staff members.

Pulled from the agenda, moved to the January 8, 2026 BOC Meeting.

12. Request to approve an agreement between Georgia Power Company and Fayette County for an underground easement located at 340 Hewell Road, Jonesboro, Georgia 30238, (Parcel ID: 0540 041) in Land Lots 141, 172, 173, 180, 181, and 182 of the 5th District, to allow Georgia Power to install lines for the new viewing tower for the Tactical Driving Course Phase II Project.

Tim Symonds, Project Manager, stated that this request was seeking approval of an agreement between Georgia Power Company and Fayette County for underground easement located at 340 Hewell Road, Jonesboro, Georgia 30238. This agreement would facilitate providing a new electrical supply to the viewing tower.

Vice Chairman Gibbons moved to approve an agreement between Georgia Power Company and Fayette County for underground easement located at 340 Hewell Road, Jonesboro, Georgia 30238, (Parcel ID: 0540 041) in Land Lots 141, 172, 173, 180, 181, and 182 of the 5th District, to allow Georgia Power to install lines for the new viewing tower for the Tactical Driving Course Phase II Project. Commissioner Oddo seconded. The motion passed 4-0. Commissioner Maxwell was absent.

13. Request to approve amendments to the Fayette County Code of Ordinance; Chapter 2-ADMINISTRATION; ARTICLE V. PURCHASES; SALES; DIVISION 2.-DEPARTMENT OF PURCHASING.

Purchasing Director, Ted Burgess, stated that this item was seeking approval of amendments to the Fayette County Code of Ordinances; Chapter 2-ADMINISTRATION; ARTICLE V. PURCHASES; SALES; DIVISION 2.-DEPARTMENT OF PURCHASING. He noted that these amendments were needed due to the passage of state legislation, more types of procurements being used and the need to minimize administrative costs where possible. Mr. Burgess stated that the major functions of these amendments would be to: 1. Streamline future Purchasing Ordinance updating; 2. More closely align the Purchasing Department's stated duties with the county's organizational structure; 3. Clarify when purchases must be made through the purchasing director or department; and 4. Clarify when emergency purchasing procedures apply.

Commissioner Rousseau expressed his appreciation to Mr. Burgess for his thoroughness in outlining the updates to the ordinances. He noted that he was able to easily understand what was being amended.

Commissioner Oddo moved to approve amendments to the Fayette County Code of Ordinances; Chapter 2-ADMINISTRATION; ARTICLE V. PURCHASES; SALES; DIVISION 2.-DEPARTMENT OF PURCHASING. Vice Chairman Gibbons seconded. The motion passed 4-0. Commissioner Maxwell was absent.

14. Request to approve amendments to the Fayette County Policies and Procedures; Policy 200.01; Operational Functions; Procuring Goods/ Services.

Mr. Burgess stated that these amendments were needed because of inflation and other factors that have had an impact on the price of goods and services. This request asks that these dollar limits be updated to more closely reflect current prices.

Commissioner Oddo stated that as a part of his review of this item on page 128 of the agenda packet under "contract", he asked if the third line should include the vice chairman.

Mr. Burgess stated that was correct, the vice chairman should be added.

Vice Chairman Gibbons moved to approve amendments to the Fayette County Policies and Procedures; Policy 200.01; Operational Functions; Procuring Goods/ Services, with the correction of adding the vice chairman as outlined on page 128. Commissioner Oddo seconded. The motion passed 4-0. Commissioner Maxwell was absent.

15. Request to approve Resolution 2025-12 to amend the minimum standards and Specifications for infrastructure for the Fayette County Water System.

Vice Chairman Gibbons moved to approve Resolution 2025-12 to amend the minimum standards and specifications for infrastructure for the Fayette County Water System. Commissioner Rousseau seconded.

Vice Chairman Gibbons withdrew his motion.

Vice Chairman Gibbons moved to table this item to the December 11th Board of Commissioners' Meeting. The motion passed 4-0. Commissioner Maxwell was absent.

16. Request to approve Ordinance 2025-05 to revise Article IV of Chapter 28, Fayette County Code of Ordinance establishing new provisions pertaining to cross connection control.

Water System Director, Vanessa Tigert, stated that this item was seeking approval of Ordinance 2025-05 to revise Article IV of Chapter 28, Fayette County Code of Ordinances, establishing new provisions pertaining to cross-connection control. She stated that this was last revised in 2005, and practices and procedures have since changed. This ordinance would allow the Water System to maintain and enforce a backflow prevention program as required by the state safe drinking rules for drinking water. Ms. Tigert stated that the major change was that for any testable device, the customer was not responsible for installation, certified testing when installed, inspections, and annual reporting.

Chairman Hearn asked who this would apply to.

Ms. Tigert stated that this would apply to all residential customers who had connections that were 1.5 inches or greater; all irrigation meters, regardless of size, and all non-residential customers, which was about 7% of their customers.

Chairman Hearn asked how much they had anticipated testing would cost.

Mr. Davenport stated (as a Coweta County resident) that it cost him \$55 annually to test. He also noted that this was a complete rewrite of the entire section of the ordinance.

Vice Chairman Gibbons moved to approve Ordinance 2025-05 to revise Article IV of Chapter 28, Fayette County Code of Ordinances, establishing new provisions pertaining to cross connection control. Commissioner Oddo seconded. The motion passed 4-0. Commissioner Maxwell was absent.

17. Request to reduce the amount payable to the Georgia Department of Transportation (GDOT) under contract PI 0013726 by \$221,681.22 to a revised contracted total of \$1,819,817.10 to be used for construction engineering and contract supervision of work at the intersection of State Route 54 and State Route 74.

Ms. Tigert stated that in August 2025, the Board approved an increase of the contracted amount to \$2,041,498.22. This was based on an updated pre-bid estimate. It also included \$221,681.22 for additional construction costs due to (1) stand-by time for delayed delivery of materials and (2) the need for a 16-inch water valve and related items, which were not in the scope of GDOT's construction contract with CMES, Inc. For these reasons, staff request that the Board approve a reduction of the GDOT contract amount by \$221,681.22.

Vice Chairman Gibbons moved to approve reducing the amount payable to the Georgia Department of Transportation (GDOT) under contract PI 0013726 by \$221,681.22 to a revised contracted total of \$1,819,817.10 to be used for construction engineering and contract supervision of work at the intersection of State Route 54 and State Route 74. Commissioner Oddo seconded. The motion passed 4-0. Commissioner Maxwell was absent.

18. Request to ratify Contract #26052-S; Emergency Water Line Improvements with CMES, the General Contractor for GDOT PI 0013726 Hwy. 54 and 74, in the amount of \$211,055.22.

Ms. Tigert stated that as a continuation of the previous item, the work still needs to be completed. This item was seeking approval of Contract #26052-S; Emergency Water Line Improvements with CMES, the General Contractor for GDOT PI 0013726 Hwy. 54 and 74, in the amount of \$211,055.22.

Vice Chairman Gibbons moved to approve to ratify Contract #26052-S; Emergency Water Line Improvements with CMES, the General Contractor for GDOT PI 0013726 Hwy. 54 and 74, in the amount of \$211,055.22. Commissioner Oddo seconded. The motion passed 4-0. Commissioner Maxwell was absent.

19. Request to award Contract #2558-P, Elevated Water Storage Tank Maintenance for Fiscal Year 2026 to American Tank Maintenance, with a not-to-exceed amount of \$740,691 and to transfer \$54,691 to CIP 507-24WSG from CIP 507-20WSA.

Ms. Tigert stated that this request was seeking approval of Contract #2558-P, Elevated Water Storage Tank Maintenance for Fiscal Year 2026 to American Tank Maintenance, with a not-to-exceed amount of \$740,691 and to transfer \$54,691 to CIP 507-24WSG from CIP 507-20WSA. She explained that this item was an annual contract with four 1-year renewals. Having this contract enables the Water System to perform required inspections for the Georgia Environmental Protection Division and perform rehabilitation, as-needed repairs, re-coating, washout services, and other preventative maintenance as identified.

Commissioner Rousseau asked what the benefit of a 3-year renewal was.

Mr. Rapson stated that the benefit of this contract was that all of the water storage tanks would be maintained and the costs associated with that would be leveled out over the applicable years, and also consistency of the same vendor evaluating and maintaining the tanks.

Commissioner Rousseau asked if these renewals would come back before the Board or were they automatic.

Mr. Rapson stated that the dollar amounts would be incorporated into the Water System CIP budget which was approved annually.

Vice Chairman Gibbons moved to approve Contract #2558-P, Elevated Water Storage Tank Maintenance for Fiscal Year 2026 to American Tank Maintenance, with a not-to-exceed amount of \$740,691 and to transfer \$54,691 to CIP 507-24WSG from CIP 507-20WSA. Commissioner Oddo seconded. The motion passed 4-0. Commissioner Maxwell was absent.

20. Request to award Contract #2522-P Asset Management Software to AtkinsRéalis USA Inc., provider of the VUEWorks GIS-Based Asset Management System, in the amount of \$260,400.00, with the option to renew the contract by the County for four additional one-year renewal terms at \$39,900 a year and to reallocate \$10,430 from the General Fund Project contingency to CIP 37540250 522236 254AI.

Environmental Management Director, Bryan Keller, stated that he was requesting approval of Contract #2522-P Asset Management Software to AtkinsRéalis USA Inc., provider of the VUEWorks GIS-Based Asset Management System, in the amount of \$260,400.00, with the option to renew the contract by the County for four additional one-year renewal terms at \$39,900 a year and to reallocate \$10,430 from the General Fund Project contingency to CIP 37540250 522236 254Al. Mr. Keller stated that this project was a "long time coming" and extended his appreciation to the Fayette County Water System, Road Department, Information Technology, and Purchasing for their collaboration. Mr. Keller stated that Fayette County issued Request for Proposals (RFP #2522-P: Asset Management Software) seeking a unified, GIS-based solution to manage the County's roadway, stormwater, and water infrastructure assets. The objective was to consolidate multiple legacy platforms, SEMS Technologies, PubWorks, spreadsheets, etc. into a single, integrated system that enhances efficiency, data integrity, and reporting across departments.

Commissioner Oddo asked how this would benefit the citizens.

Mr. Keller stated that the objective was to consolidate multiple legacy platforms, SEMS Technologies, PubWorks, spreadsheets, etc. into a single, integrated system that enhances efficiency, data integrity, and reporting across departments.

Vice Chairman Gibbons moved to approve Contract #2522-P Asset Management Software to AtkinsRéalis USA Inc., provider of the VUEWorks GIS-Based Asset Management System, in the amount of \$260,400.00, with the option to renew the contract by the County for four additional one-year renewal terms at \$39,900 a year and to reallocate \$10,430 from the General Fund Project contingency to CIP 37540250 522236 254AI. Commissioner Oddo seconded. The motion passed 4-0. Commissioner Maxwell was absent.

21. Request to approve Resolution 2025-11 to amend and adopt the Fayette County 2025 Safe Streets and Roads for All Safety Action Plan.

Transportation Engineer Paola Kimball stated that on June 12, 2025, the Fayette County Board of Commissioners approved the Safe Streets and Roads for All (SS4A) Planning Study (25TAA). The Federal Highway Administration (FHWA) requested that Fayette County include a more detailed Vision Zero commitment by formally establishing a target year of 2040 for achieving zero roadway deaths and serious injuries. This resolution includes these details.

Commissioner Oddo asked if there was any penalty for not meeting the 2040 target date.

Mrs. Kimball stated that it was her understanding that if the target was not met, the County would have to reassess the plan and continue tracking crashes with fatalities and serious injuries.

Vice Chairman Gibbons moved to approve Resolution 2025-11 to amend and adopt the Fayette County 2025 Safe Streets and Roads for All Safety Action Plan. Commissioner Oddo seconded. The motion passed 4-0. Commissioner Maxwell was absent.

ADMINISTRATOR'S REPORTS:

BOC Meeting Schedule

As a reminder, Mr. Rapson advised that the last BOC Meeting would be December 11th at 2 p.m., which was previously approved on the BOC Meeting schedule at the end of last year.

Hot Projects

Mr. Rapson stated that he provided the Board with the Hot Topics report with updates to the Parks and Recreation Multi-Use Facility, Starrs Mill Tunnel, Coastline Bridge Road improvements, North Bend Court Culvert replacement, the QTS Traffic Signal and guardrail, project and Mark Lane.

200th Courthouse Anniversary

Mr. Rapson advised that the 200th Courthouse Anniversary would be held on Saturday, November 15th, starting at 10 a.m.

Thanksgiving Holiday

Mr. Rapson advised that the Thanksgiving Holiday would be observed November 27-28, 2025, with County administrative offices closed.

Tax Millage Public Hearings

Mr. Rapson advised that there would be a second round of Public Hearings for the Tax Millage. They will be held on Monday, December 1st at 10:00 a.m. and 6:00 p.m. and December 8th at 5:00 p.m.

ATTORNEY'S REPORTS:

<u>Notice of Executive Session:</u> County Attorney Dennis Davenport stated that there were two items for Executive Session. One item involving real estate acquisition and the review of the October 23, 2025 Executive Session Minutes.

COMMISSIONERS' REPORTS:

Commissioner Oddo wished everyone a happy Thanksgiving encouraging all to enjoy the holidays.

Vice Chairman Gibbons extended his apologies for his late arrival to the meeting. He also stated that he was glad to see local organizations engaging with the youth and taking high school students to museums. He encouraged them to also consider taking them to the local veterans' museums, recognizing the contributions of veterans in the country.

Chairman Hearn outlined his recent Atlanta Regional Commission (ARC) meeting, noting that they approved a \$102M budget for the upcoming year, which would be used to manage over 200 programs.

EXECUTIVE SESSION:

One item involving real estate acquisition and the review of the October 23, 2025 Executive Session Minutes. Commissioner Oddo moved to go into Executive Session. Vice Chairman Gibbons seconded. The motion passed 4-0. Commissioner Maxwell was absent.

The Board recessed into Executive Session at 3:56 p.m. and returned to Official Session at 4:07 p.m.

Return to Official Session and Approval to Sign the Executive Session Affidavit: Commissioner Oddo moved to return to Official Session and for the Chairman to sign the Executive Session Affidavit. Vice Chairman Gibbons seconded. The motion passed 4-0. Commissioner Maxwell was absent.

Approval of October 23, 2025 Executive Session Minutes: Commissioner Oddo moved to approve October 23, 2025 Executive Session Minutes. Vice Chairman Gibbons seconded the motion. The motion passed 4-0. Commissioner Maxwell was absent.

ADJOURNMENT:

Vice Chairman Gibbons moved to adjourn the November 13, 2025 Board of Commissioners meeting. Commissioner Oddo seconded. The motion passed 4-0. Commissioner Maxwell was absent.

The foregoing minutes were duly approved at an official meeting on the 11 th day of December 2025. Attachments are available upon	· · · · · · · · · · · · · · · · · · ·
Marlena Edwards, Chief Deputy County Clerk	

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BOARD OF COUNTY COMMISSIONERS

Lee Hearn, Chairman Edward Gibbons, Vice Chairman Eric K. Maxwell Charles D. Rousseau Charles W. Oddo



FAYETTE COUNTY, GEORGIA Steve Rapson, County Administrator Dennis A. Davenport, County Attorney

Dennis A. Davenport, County Attorney
Tameca P. Smith, County Clerk
Marlena Edwards, Chief Deputy County Clerk

140 Stonewall Avenue West Public Meeting Room Fayetteville, GA 30214



MINUTES

December 1, 2025 10:00 a.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 2nd and 4th Thursday of each month at 5:00 p.m.

OFFICIAL SESSION:

Call to Order

Chairman Lee Hearn called the December 1, 2025 Board of Commissioners meeting to order at 10:00 a.m. A quorum of the Board was present. Vice Chairman Gibbons and Commissioner Rousseau were absent.

Invocation and Pledge of Allegiance

Chairman Lee Hearn gave the Invocation and led the audience in the Pledge of Allegiance.

Acceptance of Agenda

Commissioner Oddo moved to approve the agenda as written. Commissioner Maxwell seconded. The motion passed 3-0.

PROCLAMATION/RECOGNITION:

PUBLIC HEARING:

1. First Public Hearing to discuss the 2025 Property Tax Millage Rate.

Chief Financial Officer Sheryl Weinmann made a brief presentation to the Board outlining changes that required the County to readvertise the 2025 Property Tax Millage Rate. She continued, stating that this was the second set of public hearings discussing the 2025 Property Tax Millage Rate. She noted that the hearings were required to be advertised at least one week prior, and they were appropriately advertised. Notices were posted in the Fayette County News [local paper] on November 19th and November 22nd. She noted that there was only a slight change in the 2025 Tax Digest than what was previously presented at the original set of 2025 Property Tax Millage Rate public hearings in October 2025. As a result of an increase in reassessments of 6.63%, she noted that the changes made to the exemptions resulting in a decrease, which caused an increase in the tax digest. Ms. Weinmann stated that the total digest increased by \$19,879. She stated that this increase was reflected in the change in taxable digest and the taxable digest variances. Ms. Weinmann stated that the millage rate remained the same, with the proposed 2025 millage rate of 3.763 for the General Fund Maintenance & Operations, Fire Services (2.82), which was a decrease, Emergency Medical Services (1.000), which was an increase, and 911 Services (0.210) as outlined at the October 2025 public hearings. She highlighted that there was a slight increase in the tax bill but only by a few cents. The increase now was \$13.84 (for the General Fund Maintenance & Operations) and the previous annual change in tax bill was \$13.45. The total tax bill, using a home valued

Agenda December 1, 2025 Page Number 2

at \$500,000 with a taxable value of \$200,000 and the standard homestead exemption of \$5,000, was \$62.59. Ms. Weinmann continued, stating that using a floating homestead exemption, the increase now was \$13.84 (for the General Fund Maintenance & Operations), resulting in a total change to the tax bill of \$58.40. Ms. Weinmann stated that Fayette County remained one of the lowest counties for millage rates. Ms. Weinmann offered examples of a residential tax bill for a \$500,000 home value for unincorporated Fayette County, Town of Brooks, Peachtree City, City of Fayetteville, and Town of Tyrone, showing the distribution of each to Board of Education, County M&O, Fire District, EMS District, and 911 District, respectively. She noted that there was a slight change in the millage rate history because the City of Peachtree City rolled back and was now 5.840. She noted that the cumulative effect of the rollback since 2014 remained the same and was \$121.9 million in savings, or about \$3,058 for residents.

Ms. Weinmann concluded the presentation. This was the first hearing of the millage rate. She stated that the second hearing would be held later today at 6:00 p.m., and the final hearing on December 8th at 5:00 p.m., where the Board will be asked to adopt the resolution to levy the County property tax.

No one spoke in favor or opposition.

Mr. Rapson stated that the reason the County had to readvertise the hearing was because whenever a tweak is made to the digest resulting in an increase (even fractionally) we are required to do so or run the risk of the entire digest and potentially having it legally challenged.

Ms. Weinmann stated that what was originally advertised as a 1.87% increase was now 1.92%.

No vote was taken.

ADJOURNMENT

Commissioner Oddo moved to adjourn the December 1, 2025 Special Called (10 a.m.) Board of Commissioners meeting. Commissioner Maxwell seconded. The motion passed 3-0. Vice Chairman Gibbons and Commissioner Rousseau were absent.

, ,	sioners meeting adjourned at 10:07 a.m.
Marlena Edwards, Chief Deputy County Clerk	Lee Hearn, Chairman
The foregoing minutes were duly approved at an official meeting or held on the 11th day of December 2025. Attachments are available	•
neld on the TT" day of December 2023. Attachments are available	, , , , ,

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BOARD OF COUNTY COMMISSIONERS

Lee Hearn, Chairman Edward Gibbons, Vice Chairman Eric K. Maxwell Charles D. Rousseau Charles W. Oddo



FAYETTE COUNTY, GEORGIA

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

> 140 Stonewall Avenue West Public Meeting Room Fayetteville, GA 30214



MINUTES

December 1, 2025 6:00 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 2nd and 4th Thursday of each month at 5:00 p.m.

OFFICIAL SESSION:

Call to Order

Chairman Lee Hearn called the December 1, 2025 Board of Commissioners meeting to order at 6:00 p.m. A quorum of the Board was present. Vice Chairman Gibbons and Commissioner Rousseau were absent.

Invocation and Pledge of Allegiance

Chairman Lee Hearn gave the Invocation and led the audience in the Pledge of Allegiance.

Acceptance of Agenda

Commissioner Oddo Vice moved to approve the agenda as written. Commissioner Maxwell seconded. The motion passed 3-0.

PROCLAMATION/RECOGNITION:

PUBLIC HEARING:

1. Second Public Hearing to discuss the 2025 Property Tax Millage Rate.

Chief Financial Officer Sheryl Weinmann made a brief presentation to the Board outlining changes that required the County readvertise the 2025 Property Tax Millage Rate. She continued, stating that this was the second round of public hearings discussing the 2025 Property Tax Millage Rate. She noted that there had been some changes made to the tax digest via the Tax Commissioner's Office after approval by the Board to levy the taxes. She noted that the changes made to the exemptions resulted in a decrease, which caused an increase in the tax digest. Ms. Weinmann stated that what was originally advertised as a 1.87% increase was now a 1.92% increase. Ms. Weinmann stated that the total digest increased by \$19,879.

She advised that the hearings were required to be advertised at least one week prior, and they were appropriately advertised. Notices were posted in the Fayette County News [local paper] on November 19th and November 26th.

She noted that there was only a slight change in the 2025 Tax Digest than what was previously presented at the original set of 2025 Property Tax Millage Rate public hearings in October 2025. As a result of an increase in reassessments of 6.63%, she noted that the changes made to the exemptions resulted in a decrease, which caused an increase in the tax digest. Ms.

Agenda December 1, 2025 Page Number 2

Weinmann stated that the total digest increased by \$19,879. She stated that this increase was reflected in the change in taxable digest and the taxable digest variances. Ms. Weinmann stated that the millage rate remained the same with the proposed 2025 millage rate of 3.763 for the General Fund Maintenance & Operations, Fire Services (2.82), which was a decrease, Emergency Medical Services (1.000), which was an increase, and 911 Services (0.210) as outlined at the October 2025 public hearings. She highlighted that there was a slight increase in the tax bill but only by a few cents. The increase now was \$13.84 (for the General Fund Maintenance & Operations) and the previous annual change in the tax bill was \$13.45. The total tax bill, using a home valued at \$500,000 with a taxable value of \$200,000 and the standard homestead exemption of \$5,000, was \$62.59. Ms. Weinmann continued, stating that using a floating homestead exemption, the increase now was \$12.92 (for the General Fund Maintenance & Operations), resulting in a total change to the tax bill of \$58.40. Ms. Weinmann stated that Fayette County remained one of the lowest counties for millage rates. Ms. Weinmann offered examples of a residential tax bill for a \$500,000 home value for unincorporated Fayette County, Town of Brooks, Peachtree City, City of Fayetteville, and Town of Tyrone, showing the distribution to the Board of Education, County M&O, Fire District, EMS District, and 911 District, respectively. She noted that there was a slight change in the millage rate history because the City of Peachtree City rolled back and was now 5.840. She noted that the cumulative effect of the rollback since 2014 remained the same and was \$121.9 million in savings, or about \$3,058 for the residents.

Ms. Weinmann concluded the presentation. This was the second hearing of the millage rate, and the final hearing would be held on December 8th at 5:00 p.m., where the Board will be asked to adopt the resolution to levy the County property tax.

No one spoke in favor or opposition.

No vote was taken.

ADJOURNMENT

Commissioner Oddo moved to adjourn the December 1, 2025 Special Called (6:00 p.m.) Board of Commissioners meeting. Commissioner Maxwell seconded. The motion passed 3-0. Vice Chairman Gibbons and Commissioner Rousseau were absent. The December 1, 2025 Special Called (6 p.m.) Board of Commissioners meeting adjourned at 6:08 p.m.

Marlena Edwards, Chief Deputy County Clerk

Lee Hearn, Chairman

The foregoing minutes were duly approved at an official meeting of the Board of Commissioners of Fayette County, Georgia, held on the 11th day of December 2025. Attachments are available upon request at the County Clerk's Office.

Marlena Edwards, Chief Deputy County Clerk

COUNTY AGENDA REQUEST

Department:	Water System	Presenter(s):	Vanessa Tigert, D	Pirector		
Meeting Date:	Thursday, November 13, 2025	Type of Request:	New Business	#11		
Wording for the Agenda:	Tabled to the December 11, 2025 meeting					
		um standards and Specifications for i	nfrastructure for the	e Fayette County		
Background/History/Details	3:					
The Water System has co	ompiled a Manual entitled "Standard	s and Specifications Manual, Fayette ds and specifications for water infras				
If approved, this will ensu	re that all components of the water i	nfrastructure conforms with the stand	dards and specifica	ations in the Manual.		
	ng from the Board of Commissioner		-t (II E II	- O		
System.	25-12 to amend the minimum stand	lards and Specifications for infrastruc	cture for the Payett	e County water		
If this item requires funding	g, please describe:					
Not applicable.						
Has this request been con	sidered within the past two years?	No If so, when	en?			
Is Audio-Visual Equipment Required for this Request?*		No Backup P	Backup Provided with Request? Yes			
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	Not Applicable	Reviewed	by Legal	Yes		
Approved by Purchasing	Not Applicable	County Cl	erk's Approval	Yes		
Administrator's Approval	v					
Staff Notes:						

STATE OF GEORGIA

COUNTY OF FAYETTE

RESOLUTION NO.

2025 - ___

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF FAYETTE
COUNTY, GEORGIA, TO PROVIDE FOR MINIMUM STANDARDS AND
SPECIFICATIONS FOR INFRASTRUCTURE FOR THE FAYETTE COUNTY WATER
SYSTEM; TO PROMOTE THE PUBLIC HEALTH, SAFETY AND WELFARE; AND
FOR OTHER PURPOSES.

WHEREAS, the Board of Commissioners of Fayette County, Georgia is the duly elected governing authority for the County; and

WHEREAS, the Fayette County Water System is a component of the Fayette County government, and the Fayette County Water System is responsible for providing potable water to the customers of the Fayette County Water System; and

WHEREAS, the requisite infrastructure to produce and deliver potable water to Fayette County citizens must be reliable in order to consistently provide potable water to the customers of the Fayette County Water System; and

WHEREAS, the Fayette County Water System has compiled a Manual entitled "Standards and Specifications Manual, Fayette County Water System, October 6, 2025"; and

WHEREAS, the Board of Commissioners of Fayette County, Georgia, has determined that it is in the best interests of Fayette County that minimum standards and specifications for water infrastructure be adopted in order to consistently, and reliably, deliver potable water to the customers of the Fayette County Water System.

NOW, THEREFORE BE IT RESOLVED that the Fayette County Board of Commissioners hereby adopts the Standards and Specifications Manual, Fayette County Water System, October 6, 2025, edition (the "Manual").

BE IT FURTHER RESOLVED that all components of the water infrastructure to be placed in service as part of the water system network of the Fayette County Water System, shall conform to the standards and specifications in the Manual.

BE IT FURTHER RESOLVED that the Manual be attached to this Resolution as

Exhibit "A", and that a copy of the Manual remain on file at the Fayette County Water System.

SO RESOLVED this ___ day of ______, 2025.

BOARD OF COMMISSIONERS OF FAYETTE COUNTY, GEORGIA

(SEAL)

By:_____

LEE HEARN, Chairman

ATTEST:

Tameca P. Smith, County Clerk

Approved as to form:

County Attorney

STANDARDS AND SPECIFICATIONS MANUAL



FAYETTE COUNTY WATER SYSTEM 245 MCDONOUGH ROAD FAYETTEVILLE, GEORGIA 30214

October 6, 2025



DEFINITIONS

"Department" - the individual, official, board, department or agency established and authorized by county, city and/or other political subdivision created by law to administer and enforce the provisions of the Plumbing Code, the Federal and State Safe Drinking Water Acts, and the Ordinances, Rules, Regulations, and Policies of Fayette County, in the state of Georgia.

"Authorized Representative" - any individual employed by the Fayette County Water System (FCWS) given direct authorization, from the Director of the FCWS to act as a department representative.

"Backflow" - a reverse flow in a water system from the normal or intended direction.

"Backflow Preventer" (BFP) – a device designed to prevent reverse flow in a water system. Specifically, the term should normally be used where backpressure-type backflow is implied.

"Branch Sewer" - a sewer which receives sewage from a relatively small area, and discharges into a main sewer.

"Contaminant" - means any physical, chemical, biological, or radiological substance or matter in water that could cause a public health hazard.

"Customer" - shall mean every person who is responsible for contracting (expressly or implicitly) with the FCWS in obtaining, having, or using water connections with, or water tap to, the water system of the FCWS and in obtaining, having, or using water and other related services furnished by the FCWS for the purpose of water supply through said system.

"Contractor" – any person or entity, including their agent or construction contractor, who wishes to replace or construct new water lines in FCWS service area.

"Drinking water" – water supplied for domestic use or human consumption, meeting the maximum contaminant levels established by the State.

"Easement" - shall mean an acquired legal right for the specific use of land owned by others.

"Industrial wastes" – shall mean the wastewater from industrial processes as distinct from domestic or sanitary wastes.

"Inspector" – an individual qualified in a vocation and authorized to make inspections, interpret codes, regulations, and procedures.

"Large stone" - Stone that is 2 in. or smaller in diameter.

"Large Diameter Meter" – meters greater than 2" (4", 6", 8", 10", 12")

"Main" – a pipe for delivering wastewater from a pumping station to its destination which may be a treatment plant or a higher point in the sewerage system.

"Main Sewer" – a sewer to which one or more branch sewers are tributary. Also called a Trunk Sewer.

"Person" – shall mean any individual, firm, company, association, society, corporation, or group.

"Pollutant" - any substance that, if introduced into the potable water system, could be objectionable but could

not create a health hazard.

Pollution" – the man-made or man-induced alteration of the chemical, physical, biological, and radiological integrity of water.

"Potable Water" – any water that, according to recognized standards, is safe for human consumption.

"Privately Owned Public Water System" – any system to provide piped water to the public for human consumption. Such term includes any collection, treatment, storage, and distribution facility, designed to serve 15 or more units from any source other than Fayette County, being owned and operated by any entity other than Fayette County.

"Professional Engineer" – a person registered to practice professional engineering in the State of Georgia in accordance with the provisions of the Act governing the practice of professional engineering in Georgia. "Public Water System" – a water system (including but not limited to supply, treatment, transmission and distribution facilities and appurtenances) operated as a Public Utility that supplies potable water to the service-connection of the Consumer's water system. Herein defined, as the FCWS potable water supply/system as operated by the FCWS.

"Representative" – a person authorized to represent the Superintendent of the FCWS.

"Sanitary Sewer" – a sewer pipe which carries sewage and to which storm, surface, and ground waters are not intentionally admitted.

"Service-Connection" – the point of delivery of water to a premises: the normal location of the meter. It is the end of the water purveyor's jurisdiction and the beginning of the Plumbing Official's and the Consumer's, and defined as follows:

Dedicated – a single service connection that is designated for one use only (i.e. domestic, fire protection, or irrigation).

Combination – a single service connection that is designated for more than one use (i.e. domestic and fire protection).

"Sewage" – is the spent water of a community. (See Wastewater)

"Sewerage" -shall mean all facilities for collecting, pumping, treating, and disposing of sewage.

"Sewer" – a gravity flow pipe or conduit, normally not flowing full, for carrying storm water, sewage and other waste liquids.

"Sewer or Service Line" – a pipe conveying sewage from a single building to a common sewer or point of immediate disposal.

"Spring" – a surface water where water naturally issues forth for the first time from rock or soil onto the land or into a body of water.

"Standard methods" – "Standard Methods for the Examination of Water." As published jointly by the American Public Health Association, the American Water Works Association, and the Water Pollution Control Federation or with any other analytical procedure approved by the Commission.

"Storm drain" – shall mean a drain or sewer for conveying water, groundwater, subsurface water, or unpolluted water from any source and excluding sewage and industrial wastes other than unpolluted cooling water. (See Storm Sewer)

EXHIBIT "A"

- "Storm Sewer" a sewer which carries storm water and surface water, street wash and other wash waters, or drainage, but excludes sewage and industrial wastes.
- "Storm water" any flow occurring during or following any form of natural precipitation and resulting therefrom.
- "Suitable material" clean dirt free of rock and debris.
- "Surface water" includes all rivers, streams, branches, creeks, ponds, tributary streams, and drainage basins, natural lakes, artificial reservoirs or impoundments.
- "Warranty" cost and replacement due to workmanship and material defect
- "Wastewater" shall mean the spent water of a community. From the standpoint of source, it may be a combination of the liquid and water carried wastes from residences, commercial storm water that may be present. (See Sewerage).

1. FAYETTE COUNTY WATER SYSTEM (FCWS) DESIGN SPECIFICATIONS

1.1 General Design Requirements

- 1.1.1 The following shall establish the general design requirements for publicly owned.
- 1.1.2 Connections to existing mains, other than service lines, will require a tee with three valves nipple length for tie-in with sleeves shall be three times the pipe diameter.
- 1.1.3 All water mains shall be minimum of 8 in. diameter class 350 ductile iron.
- 1.1.4 Dead-end lines shall be minimized by looping of all mains when possible and provided with a hydrant.
- 1.1.5 Minimum horizontal distance between water lines and sanitary sewer lines, storm sewer lines, and sewer manholes shall be 10 ft. radius. Minimum distance for all other underground utilities or structures shall be 24 in. Vertical separation shall be at least 24 in. between the bottom of the water main and the top of the sanitary sewer main. At crossings, the water pipe should be located so both joints are as far from the sanitary sewer line as possible. Casing shall be provided per FCWS direction at perpendicular crossing of sanitary sewer and extending 24 in. outside circumference of sanitary sewer.
- 1.1.6 Unless otherwise approved by FCWS, all creek crossings shall be constructed by encasing a class 350 ductile iron water main in steel casing (reference section 1.2.2.3) with restrained joint pipe and stainless-steel casing spacers and sufficiently blocking each end of the casing to secure its position. The minimum depth from the existing creek bed to the top of the casing pipe shall be 2 ft. Valves should be at both ends of the crossing and easily accessible (not subject to flooding). Taps should be provided on each end of testing and leak determination.
- 1.1.7 All crossings of existing and proposed paved streets shall be by the bore and jack method, unless approved otherwise prior to installation. A county road shall be open cut only after written permission has been received from Fayette County Public Works. All pipe placed under county roads or underneath new roads shall be class 350 ductile joint pipe encased in steel casing with restrained joint pipe and stainless-steel casing spacers as determined by FCWS. All pipe under roads shall have a minimum cover of 4 ft. from finish grade to top of pipe.
- 1.1.8 Crossings of driveways shall be by means of uncased bore or open cut as may be determined by the Water System. Pipe over 10 in. in diameter shall be open cut unless casing is provided with the bore or approved otherwise prior to installation. Where open cut method is allowed, existing concrete and asphalt driveways shall be sawed and the debris removed prior to trenching. When pipe installation is complete, the driveway shall be backfilled, compacted to 98% standard proctor density, and damaged area replaced with material consistent with the existing driveway within five working days. No service taps to be made under driveways. Driveway installation shall be in

- accordance with these standards. No service shall be left under a driveway. New service shall be installed and old service and tapping saddle shall be removed with tap covered with stainless steel full circle repair clamp.
- 1.1.9 Tees, crosses, valves, and other necessary fittings shall be provided at all road intersections to provide for future expansion. All tees and crosses shall be accompanied by equivalent sized valve. Water main shall be extended minimum of 4 ft beyond the radius of the intersection.
- 1.1.10 Magnetic detection tape shall be placed directly over all nonmetal pipe at a maximum depth of 2 ft. from finished grade. Tracing wire shall be in direct contact with the piping and must be accessible for locating purposes.
- 1.1.11 Fire hydrants spacing shall be at intervals specified in Fayette County Code Section 12-90 & 12-91. Minimum valve opening shall be 5 ¼ in. Minimum height of hydrant flange from final grade is between 2 in. 6 in.
- 1.1.12 Fire hydrants are to be located on the right-of-way line and shall have a gate valve installed between the main and the fire hydrant.
- 1.1.13 FCWS requires installation of M&H 129 iHydrants as specified. Generally, one iHydrant for each non-residential development and one per every 50 lots of a residential development.
- 1.1.14 All fire service lines and connections with private fire hydrants, hand hose connections, sprinkler heads, and any other supply including domestic lines shall be required to be metered and have an approved backflow prevention assembly in accordance with paragraph 1.2.21 of these standards.
- 1.1.15 Shutoff valves shall be located along the main line at intervals not greater than every 1200 L.F. Less separation may be required by FCWS.
- 1.1.16 All fittings (valves, tees, crosses, bends, and reducers) shall be restrained in a method approved by FCWS. All fittings shall have a minimum of one full joint of D.I.P. extending out of each side of the fitting.
- 1.1.17 Each valve 2 in. or larger, except fire hydrant valves, shall have a valve marker 4 in. square by 4 ft. long with four #2 reinforcing rods placed directly behind the valve. The marker shall be set to leave 18 in. exposed above grade with a "V" stamped into the concrete. A "V" notch should also be cut into the curb and painted blue.
- 1.1.18 Each underground valve shall include a valve box placed vertically to allow operation of the valve. Valve boxes not located in roadways shall have a pre-cast concrete collar placed level around the top for protection.
- 1.1.19 Service lines shall be provided from the water main to each residential lot in the proposed development. Lines shall normally be 1 in. minimum diameter and furnished with full port curb stops, corporation stops, and meter boxes. Meter boxes shall be placed as directed by FCWS or as directed by GA DOT and installed on a 6 in. gravel

- base. Double services may be accepted if approved by FCWS.
- 1.1.20 Water services for commercial, industrial, or multi-family residential shall be adequate to provide for the specific needs of the installation including adequate fire protection. Backflow prevention devices shall be in accordance with FCWS requirements.
- 1.1.21 All multi-tenant developments shall provide signed documentation in accordance with the state of Georgia Statute 12-5-180.1.
- 1.1.22 The location of service laterals and meters shall be indicated precisely on drawings.
- 1.1.23 All temporary and interim water connections connected to FCWS water sources shall be approved.
- 1.1.24 When roadways and streets are proposed to be constructed over existing water lines, it is required to relocate the water main and install steel casing pipe.
- 1.1.25 The Contractor shall ensure that no water infrastructure or connecting water lines are within proximity of an abandoned landfill site or any other waste disposal site per state of Georgia Rule 391-3-5-.04.

1.2 Materials of Construction

1.2.1 General Material Requirements All materials shall be domestically manufactured and specified herein or approved equal.

Any pipe, solder, or flux used in the installation or repair of water service lines or water mains must be lead free. Pipe and fittings must not contain more than 0.25 percent lead on wetted surface.

- 1.2.2 Pipe
 - 1.2.2.1 <u>Ductile Iron Pipe</u> Pipe shall be Pressure Class 350 with slip joints conforming to ANSI specifications A-21.5, latest designation and must meet ANSI/AWWA Standard C151. Pipe shall have an exterior coating of coal tar varnish and an interior cement mortar lining with bituminous seal coat conforming to ANSI A-21.4, latest designation. The seal coat for the lining shall not impair the potability or impart color, taste, odor, phenols, toxicity, caustic alkalinity, or have deleterious effect to the water. Each pipe shall bear a mark denoting the class to which it belongs.
 - 1.2.2.2 Polyvinyl Chloride Pipe PVC is not allowed
 - 1.2.2.3 <u>Steel Casing Pipe</u> Pipe shall be of steel construction of the size and wall thickness below with lengths called for on the approved plans.

Water Main Size

Casing Size*

Wall Thickness

10"	16"	.250
12"	18"	.312
16"	24"	.375
18"	30"	.375
20"	30"	.375
24"	36"	.500

- *Slip Joint D.I.P. Applications with Field Lok Gaskets or approved equal. Special considerations will be given per Federal Railroad Administration and Georgia Department of Transportation (GDOT) requirements.
 - 1.2.2.4 Copper Tubing All service lines from the main to the meter shall be Type K copper tubing 1 in. and 2 in. and shall conform to AWWA Specification 7S-CR, ASTM Specifications B-88, and Federal Specification WW-T-799.
 - 1.2.2.5 Service Line Encasement Service line encasement installed following curb and gutter construction shall be 2 in. (for 1 in. service line) or 4 in. (for 2 in. service line) polyethylene or approved equal. If encasement is placed prior to curb and gutter construction, class 200 PVC will be allowed.

1.2.3 Joints and Gaskets

- 1.2.3.1 <u>Mechanical Joint Ductile Iron Pipe</u> Mechanical joint ductile iron pipe shall be furnished with mechanical joint wedge action restraint, complete with rings, gaskets, bolts, and joint materials conforming to ANSI A-21.11, latest designation.
- 1.2.3.2 Slip Joint Ductile Iron Pipe Gaskets shall conform to ANSI A-21.11, latest designation. Use lubricants and gaskets of proper size, shape, and composition as recommended by the pipe manufacturer.
- 1.2.3.3 Polyvinyl Chloride Pipe C900 PVC shall be furnished with C900 wedge action restraint, complete with rings, gaskets, bolts, and joint materials conforming to ANSI A-21.11, latest designation. Non-C900 PVC shall be furnished with standard mechanical joint gland, and transition gasket.
- 1.2.3.4 Polyethylene Service Pipe (not permitted or allowed)

1.2.4 Pipe Fittings

1.2.4.1 <u>Fittings</u> Fittings shall be C153 Class 350 ductile iron conforming to ANSI A-21.1 and A-21.10. Fittings shall be epoxy resin lined and conform to ANSI A-21.11. Ductile iron fitting shall be as manufactured by the Ductile Iron

Company of America, or equal. Fittings shall be complete with rings, bolts, gaskets, etc. for joints. C110 fittings may be required for certain applications approved by FCWS.

1.2.5 Valves

All valves shall meet current AWWA Standards. Valves shall be placed a minimum of 1,200 ft. apart and at all intersections of water mains. In areas where customer density is large, valve spacing shall be decreased as directed by FCWS. All valves shall be left opening valves.

- 1.2.5.1 <u>Valves 16 in. and Larger</u> Valves 16 in. and larger shall be Resilient Wedge Type Gate Valve or Butterfly Type or approved equal for underground service with a 2 in. square operating nut. Connections shall be mechanical joint with wedge action retainer glands unless otherwise specified.
- 1.2.5.2 <u>Valves 12 in. and Smaller</u> Valves 12 in. and smaller shall be Resilient Wedge Gate Type or approved equal for underground service with a 2 in. square operating nut. Connections shall be mechanical joint with wedge action retainer glands unless otherwise specified.
- 1.2.5.3 <u>Air Release Valves</u> Air release valves shall be with check valve on vent to prevent return of air into water main. Air release valves shall be installed at designated areas at the direction of FCWS.
- 1.2.5.4 <u>Backflow Preventers</u> Backflow Preventers (BFP) are required in all new construction and shall be in accordance with requirements.
- 1.2.5.5 <u>Crosses, Tees and Tapping Sleeves</u> Crosses and tees shall be C153 Class 350 ductile iron conforming to ANSI A-21.1 and A-21.10 with wedge action retainer gland. Nipple length between fittings and valves shall be 3 times the pipe diameter or minimum of 24 in. (whichever is greater). Tapping sleeves may be required for certain applications approved by FCWS.

1.2.6 Valve Boxes

Valve boxes shall be of the roadway extension type, of proper length and base size with suitable detachable cover, coated inside and out with asphalt paint. Valve extensions are required on all valves at trench depths greater than 6 ft. Boxes shall be telescopic, manufactured of ductile iron, and be 5 ¼ in. inside diameter"". Cover shall be marked "Water" in raised cast letters. All boxes not located in roadway shall have a 24 in. diameter pre-cast concrete collar placed level around the top for protection.

1.2.7 Fire Hydrants Hydrants shall be M&H 5 ¼ in. MVO 129S, mechanical joint end connections, two 2 ½ in. hose nozzles and one 4 ½ in. steamer nozzle, left opening., and silver in color. M&H 5 ¼ in. 129S "iHydrant" may be required at the direction of

FCWS.

1.2.8 Service Saddles Service saddles shall be nylon coated ductile iron with dual stainless steel straps.

1.2.9 Service Pipe Couplings-All shall be Ford or approved equal as follows:

 Size
 Ford

 1 in.
 C44-44

 2 in.
 C44-77

1.2.10 Corporation Stops shall be as follows:

 Size
 Ford

 1 in.
 F1000-4

 2 in.
 FB1000

1.2.11 Meter Stops shall be as follows:

 Size
 Ford

 1 in.
 B43-444W

 2 in.
 BF43-777W

1.2.12 Meter Coupling/Backflow Preventer shall be as follows:

 Size
 Watts
 Ford
 Conbraco

 ¾ in.
 7-U4-2
 BF43
 40-3C5-5A

 1 in.
 HHC 38323
 40-105-01

 1 ½ in.
 HHC 31323
 40-108-01

1 ½ in. and 2 in. couplings should be elliptical flanged.

1.2.13 Service Meters

- 1.2.13.1 <u>Residential Service Meters</u> Residential service meters shall be Badger Eseries 5/8 in. x ³/₄ in., 1 in., 1 ½ in., or 2 in. with digital register, volume measured in gallons, and Orion cellular endpoint. FCWS is responsible to furnish and install meters.
- 1.2.13.2 <u>Non-Residential Meters</u> Non-residential meter installations shall be Badger E-series 5/8 in. x ¾ in., 1 in., 1 ½ in., or 2 in. with digital register, volume measured in gallons, and Orion cellular endpoint. FCWS is responsible to furnish and install non-residential meters 2 in. and smaller.

Larger diameter applications shall be Badger E-series 4 in., 6 in., 8 in., 10 in., or 12 in. with digital register, volume measured in gallons, and Orion cellular endpoint. Large diameter meter procurement and installation shall be the

responsibility of the applicant.

1.2.14 Residential Backflow Preventers

Dual check valves shall be installed by FCWS after all new 5/8 in. x 3 4 in. and 1 in. residential meters as specified in paragraph 1.2.12. Double-Check Assembly shall be installed by FCWS after new 1 1 2 in. and 2 in. residential meters.

1.2.15 Non-Residential Backflow Preventers

These shall be installed on all connections to the System water main. The backflow prevention device shall generally be a Double-Check Assembly type. The actual selection of the device to be installed shall be approved on a case-by-case basis. The device shall be installed in the meter vault, with minimum of 24 in. separation in all directions to allow access and testing, served as applicable for the type device (refer to backflow prevention standards). Dedicated fire mains shall be contained by an approved Double-Check Assembly (minimum requirement). FCWS shall fully meter any dedicated fire main and require appropriate backflow prevention as conditions warrant. Any bypass shall also be required to have an approved backflow preventer installed with minimum of a 24 in. separation in all directions to allow access and testing.

1.2.16 Meter Boxes and Enclosures

- 1.2.16.1 Residential Meter Boxes Meter boxes and lids for 5/8 in. x ¾ in. or 1 in. meters for residential use shall be shall be domestically manufactured, locatable, made of polyethylene plastic/composite with a 2 in. inset endpoint opening, in the lid, having nominal lid opening dimension of 18 in. L x 10 in. W x 12 in. H or approved equal. FCWS may require differing material and Tier rating depending on specific application. See Detail.
- 1.2.16.2 <u>Irrigation Meter Boxes</u> Meter boxes and lids for irrigation use shall be domestically manufactured, locatable, made of polyethylene plastic/composite with a 2 in. inset endpoint opening in the lid. FCWS may require differing material and Tier rating depending on specific application. See Detail.
- 1.2.16.3 Non-residential Meter Enclosures Non-residential meter enclosures shall be domestically manufactured, locatable, made of polyethylene plastic/composite with a 2 in. inset endpoint opening in the lid All enclosures shall meet specifications as outlined by ANSI 77 and AASHTO H-20 for use in the specific application and as approved by FCWS. Covers shall have a minimum coefficient of friction of 0.5. See Detail.

Meter Enclosures may also be located in a vault with a water proof, lockable, $36 \text{ in.} \times 36 \text{ in.}$ minimum aluminum access hatch. Vault shall have a sleeved 1 in. hole bored away from entry steps to allow meter endpoint wiring to pass through and into endpoint enclosure. See Detail.

Endpoint enclosures shall be domestically manufactured, locatable, made of polyethylene plastic/composite with a 2 in. inset opening, in the lid, having nominal lid opening dimension of 18in. L x 10in. W x 12in. H or approved equal. FCWS may require differing material and Tier rating depending on specific application.

- 1.2.17 Manhole Covers, Frames, and Steps Manhole covers, frames, and steps shall be free from scale, lumps, blisters, sand holes, plugs, or other defects. Covers and Frames shall be tough, strong-even grained, Griffin type "R" Nennah, Higgins, or approved equal.
- 1.2.18 Concrete Manholes Concrete manholes shall conform to ASTM-C-478, latest designation.
- 1.2.19 Manhole Joints and Gaskets Manhole joints shall be "O" ring gaskets. Ring shall be sealed with Igas, Sika Seal, or equal. Joints shall also be mortar plastered inside and outside.
- 1.2.20 Valve Markers Valve markers shall be pre-cast reinforced concrete, 4 in. x 4 ft. with four #2 reinforcing bars. Markers shall be stamped "V".
- 1.2.21 Underground Warning Tape Detectable Underground Warning Tape shall be placed 18 to 24 inches above the water main. Tape shall be 5-mil with aluminum backing, acid and alkali resistant polyethylene, 6 inches wide and bearing a the continuous message: "Caution Water Line Buried Below."

2. GENERAL CONSTRUCTION REQUIREMENTS

2.1 General

- 2.1.1 The following shall establish general construction requirements for installation, maintenance, and repair of FCWS infrastructure, as well as clearing and grubbing rights-of-way and easements, and paving and grassing of areas behind curb lines.
- 2.1.2 Material specification submittals are required for approval by FCWS for each project prior to construction.
- 2.1.3 It shall be the responsibility of the Contractor to notify all utility companies prior to any excavation.
- 2.1.4 The Contractor shall notify FCWS 48 hours prior to beginning construction. FCWS shall request a pre-construction conference with the.
- 2.1.5 All construction shall be subject to inspection by authorized representatives of FCWS at any time. No dirt cover shall be placed on any portion of completed water system infrastructure pending inspection and approval by FCWS.
- 2.1.6 It shall be the responsibility of the Contractor to coordinate all construction and ensure the adherence of these standards. Any work not meeting these standards shall be corrected immediately by the Contractor after notification by FCWS.

2.2 Erosion Control and Sedimentation

EXHIBIT "A"

The Contractor shall be responsible for maintaining proper control measures on the construction site and adjacent areas for the duration of the project. Sediment control barriers, temporary sediment traps, sediment basins, grass, mulch, etc. will be required to adequately control erosion and prevent sedimentation. All materials and measures shall be in accordance with procedures of the State Soil and Water Conservation Committee *A Manual for Erosion and Sediment Control in Georgia*.

2.2.1 Clearing and Grubbing

The clearing and disposal of all trees, bushes, shrubbery, and miscellaneous debris as outlined in project plans and specification shall be the sole responsibility of the Contractor subject to the approval of FCWS.

- 2.2.1.1 Clearing Clearing operations shall be performed to prevent damage to existing trees. Safety of employees and others should be considered throughout the operation.
- 2.2.1.2 Grubbing It shall be the responsibility of the Contractor to remove all debris from fill material in areas to be excavated, areas to be striped of topsoil, and areas to receive fill.
- 2.2.1.3 Disposal All cleared and grubbed material shall be disposed of in a manner satisfactory to FCWS. Burning shall not be allowed unless specifically permitted by the County Fire Marshal.
- 2.2.2 Bench Marks and Monuments All established bench marks, property pins, monuments, and other reference points shall be maintained; if destroyed or disturbed, they shall be replaced as directed by FCWS.

2.3 Traffic Control

Operations shall be conducted so that there will be a minimum of interference with or interruption of traffic upon and of the roadway. This applies to both the initial installation, and the continuing maintenance and operation of facilities. Whenever construction is conducted along a highway, utility construction signs shall be provided at approximately 1,500 ft., 1,000 ft., and 500 ft. along the affected roadway prior to construction. In the case of single lane closings, a flagman shall also be required on each side of the construction side to direct traffic. Lane closings shall not be permitted without prior appropriate jurisdictional and FCWS approval. Reflective, 36-inch traffic cones shall also be placed along the closed lane, at a distance, in feet, not to exceed the maximum speed limit, in miles per hour, of the affected roadway. Road closings shall be protected by effective barricades and obstructions shall be lighted during hours of darkness. Flagmen and suitable warning signs shall be required as may be required to properly control and direct traffic. Safety of both motorists and the public shall be always provided. All traffic control must substantially conform to the federal MUTCD.

3. WATER SYSTEM CONSTRUCTION STANDARDS

3.1 Installation Procedures

- 3.1.1 General The following shall establish the general construction requirements for installation, operation, and maintenance of FCWS infrastructure. It shall be understood that these standards reflect the minimum requirements necessary for final acceptance by FCWS. Contractors shall adhere to all applicable OSHA regulations.
- 3.1.2 It shall be the contractor performing construction to notify all utility companies prior to any excavation and utilize 811 for utility locating.
- 3.1.3 The contractor shall schedule a pre-construction conference with FCWS and their sub-contractor at least a minimum of 5 business days prior to beginning construction.
- 3.1.4 FCWS shall be notified 48 hours (two full business days) prior to beginning construction.
- 3.1.5 All construction shall be subject to inspection by authorized representatives of FCWS at any time. No dirt cover shall be placed on any portion of water system infrastructure prior to inspection and approval by FCWS.
- 3.1.6 All construction shall adhere to this Standards and Specifications Manual. Any work not meeting these standards shall be corrected immediately after notification by FCWS.

3.1.7 .Trench Construction

- 3.1.7.1 Excavation All work performed in excavations shall be conducted in such a way as to ensure worker safety. Safe practices shall conform to OSHA regulations for working in confined spaces, especially as they pertain to excavations and the protective systems they require. An excavation shall consist of removing earthwork for the satisfactory placement of water mains and appurtenances. This includes vegetation, brush and debris, soil, rock, pavements, etc. for the intent and purpose of constructing the work required lines and grades, including sheathing, bracing and dewatering excavations, trench bed stabilization, and such other incidentals necessary to comply with plans and specifications. Refer to OSHA Trench Safety regulations.
- 3.1.7.2 <u>Trenching A trench</u> may be open cut from the ground surface where designated on the plans or approved by FCWS. Boring may be required to protect certain surface improvements and to satisfy requirements of GDOT and/or the railroad companies. Minimum width shall be nominal diameter of the pipe plus 12 in. and minimum cover on pipe shall be 48 in. Bottom of trenches shall be hand dressed so that the pipe has even bearing on loose granular soil, minimum of 4 in. in depth and free from rocks and debris throughout its entire length between bell holes. ,. Bell holes of sufficient size for making perfect joints shall be provided. Changes in grade shall be

gradual.

Except as specified for jack/bore procedures under pavements and railroads, all excavation shall be made by open cut, unless otherwise authorized by FCWS. All work within right-of-way of railroads and state highways shall be subject to an approval permit for construction (processed through the Owner), and all rules and regulations of those authorities shall be required. It shall be the responsibility of the Contractor to prepare the applications for the required permits.

It is preferable that all trenching be done by a trencher made specifically for such purposes; however, a backhoe or other equipment will be acceptable.

Where excessive excavation results, the Contractor shall construct special foundations or use special backfill methods. Over-depth excavation will be required to remove material unsuitable to support the pipe.

- 3.1.7.3 <u>Alignment</u> Alignment shall be as indicated on the approved plans. When an obstruction is encountered, make necessary changes in alignment or grade as approved by FCWS. Injury or damage to adjacent structures, water, sanitary sewer, gas line, or other utilities shall be avoided.
- 3.1.7.4 <u>Sheathing and Bracing</u> When trench sides must be kept as nearly vertical as possible, it may be necessary to sheath, brace, or support trench sides.

When trench depth excavation exceeds 5 ft., sheathing and bracing shall be required to protect the pipe crew from injury, irrespective of the visible judgment of soil conditions by the Contractor. In event the sheathing cannot be removed without injury to the pipe of adjoining structures, it shall be left in place or cut, and the upper part then removed. All trenching, sheathing, bracing, side sloping, etc. shall conform to the regulations of OSHA. Side sloping in accordance with OSHA regulations is acceptable where conditions permit. It shall be the responsibility of the Contractor to ensure that all safety measures are met.

3.1.7.5 <u>Stabilization and Bedding</u> Subgrade stabilizer is to be used where required by FCWS. In soft ground, quicksand, or in areas where soil conditions are such that pipe alignment or grade is endangered, the trench shall be excavated below grade and then brought back to grade with stone stabilizer material. Stone stabilizer material shall be ASTM #57 crushed stone. Depth of stone shall be 6 in. minimum or as directed by FCWS.

3.1.7.6 Excavated Material All excavated material shall be placed on one side of the trench in a manner to prevent blockage of surface drainage patterns and traffic. It shall be so placed as to not endanger the work, always allowing free access to the trench and all existing utilities publicly or privately owned, particularly fire hydrants. Spoil placement shall conform to the regulations of OSHA.

Where necessary, fencing or retainers shall be erected to retain the excavated material within narrow limits to prevent obstruction of traffic and/or encroachment upon pavements or other areas restricted by property owners. Included shall be protection of hedges, walls, flower/rock gardens, shade trees, fruit trees, and vegetable gardens. Satisfactory provisions shall be made for travel on sidewalks, crosswalks, streets, railroads, bridges, private ways, railings, barriers, etc. All drains, gutters, culverts, and sewers for surface drainage shall be kept open. If it is evident they must be temporarily closed, then all requirements of the Owner must be met prior to such closing.

Excavated material shall not, in any case, be placed upon the pavement surfaces of public roads or streets owned by the city, county, or state unless prior approval is given by the proper Department having jurisdiction. In periods between dusk and daylight, and during inclement weather when visibility is limited, caution lights and barricades shall be placed at each end along the excavated material. Each building, wall, fence, pile, bridge, railroad, sidewalk, driveway, tree, lawn, garden, or any other improvement encountered is to be properly protected from injury. In event of damage during the work, prompt repairs satisfactory to FCWS and the property owner shall be made by the Contractor.

3.1.7.7 Limit of Open Trench

The length of the trench to be opened or the area of surface to be disturbed and restored at any one time shall be limited to that which the Contractor can complete in one day's work, or less in event of apparent inclement weather, or not to exceed 100 ft.

- It shall be the Contractor's responsibility to provide adequate barricades, warning signs, flagmen, flashing lights, etc. as necessary to safeguard the public. All trenches must be backfilled by the close of each workday.
- 3.1.7.8 <u>Disposition of Water</u> Keep trenches free of water. The Contractor shall furnish all equipment and labor necessary to remove any water found or

accumulated in the trench. Other excavation shall be kept clear of water while pipe is being laid or concrete or masonry is being placed. No pipe shall be laid in water, and water must not be permitted to flow over or rise upon any masonry or pipe until the work has been accepted to prevent flow-in of silty water, thus preventing buildup of foreign matter in the pipe. All water pumped or bailed from the trench or other excavation must be conveyed in an acceptable manner to a suitable point of discharge (i.e. a stream or ditch) where it shall not cause injury to public health, or public or private property, or to work under construction or previously completed to the street surfaces, or to cause interference with the use of streets by the public. Sediment control barriers, temporary sediment traps, sediment basins, grass, mulch, etc. will be required to adequately control erosion and prevent sedimentation following procedures of the State Soil and Water Conservation Committee A Manual for Erosion and Sediment Control in Georgia.

- 3.1.7.9 <u>Excavation Near Roads and Railroads</u> Special care must be exercised in trenching near roads and railroads to protect against collapsing of the roadbed structure. Each situation must be evaluated on account of varying soils. Coordination with GDOT, the local jurisdiction, and/or FRA shall be made prior to excavation.
- 3.1.7.10 <u>Subsurface Obstructions</u> In excavating, backfilling, and laying pipe, care must be taken not to remove, disturb, or injure any water, sewer, gas, electric, telephone, or other conduits or utilities without prior approval of the owner of the utility encountered, including private utilities.

If necessary, to perform the intended work, the Contractor shall sling, shore up, and maintain such utilities in operation and promptly repair any damage done to them. Before final acceptance of the work, all such utilities shall be made "equal to or better" than prior to construction.

It shall be the Contractor's responsibility to contact 811 to locate underground utilities In event of damage to the utilities, the Contractor will promptly notify the utility owner (public or private) and must assume full responsibility.

In event pipe or conduits providing service to adjoining buildings are broken or damaged to some questionable degree of service, the Contractor shall immediately make repairs at their own expense or otherwise be liable for repair costs incurred by others. The utility owner reserves the right to make repairs caused by the Contractor without prior notice. Removal or relocation

- of a utility encountered may be done upon prior approval by the utility owner given directly to the Contractor.
- 3.1.7.11 <u>Rock Excavation</u> Remove all rock to below 6 in. grade of trench and build back trench bottom with loose granular soil, minimum of 4 in. in depth and free from rocks and debris. When necessary, blasting operations shall be conducted in strict accordance with all existing local and state ordinances and regulations. Blasting shall be conducted by persons licensed to use explosives.
- 3.1.7.12 Where blasting is to be conducted along the right-of-way of a GDOT roadway, the Contractor shall provide FCWS all necessary information to submit blasting permit applications to GDOT for approval. Blasting may occur only after FCWS receives the GDOT permit.

3.1.8 Pipe Installation

- 3.1.8.1 Inspection Before Laying Pipe All pipe shall be subject to inspection prior to installation. Only new pipe with smooth surfaces (interior and exterior), free from cracks, flaws, blisters, etc. shall be used.
- 3.1.8.2 Handling Pipe shall not be dropped...
- 3.1.8.3 <u>Laying</u> Pipe shall be swept clean of trash or dirt before lowering into the trench. After the pipe has been cleaned, it shall be lowered into the trench in such a manner that the pipe shall not be damaged. Each joint shall be lined and brought to a uniform grade upon a trench bottom. Holes for couplings or bells shall be prepared with a minimum clearance of 2 in. Pipe shall be laid in straight lines on uniform grades and shall not be deflected either vertically or horizontally in excess recommended by the manufacturer. Before stopping work each day, all open pipe ends shall be closed with a proper size plug. Secure pipe from floating.

3.1.8.4 Joining

- 3.1.8.4.1 Mechanical Joints Clean spigot and bell of foreign material and apply a food grade lubricant solution before slipping gasket and gland over spigot end of pipe. Follow manufacturer guidelines for installation. Tighten bolts with a torque wrench to recommended tightness by the manufacturer.
- 3.1.8.4.2 Slip Joints Jointing shall be made with rubber gaskets and lubricant furnished by the manufacturer in strict accordance with the manufacturer's recommendations. Prepare field cut pipe by filing 1/8 in., 30 degree bevel on pipe end to avoid injuring gasket.
- 3.1.8.4.3 Threaded Pipe Wire-brush threads, clean and apply an approved joint compound. Tighten until joint is snug and watertight.

- 3.1.8.4.4 Polyvinyl Chloride Pipe PVC shall not be allowed without prior approval from FCWS.
- 3.1.8.4.5 Polyethylene Pipe All connections shall be in accordance with manufacturer's recommendations.
- 3.1.8.4.6 Restrained Joints All restrained joints shall be installed in strict accordance with manufacturer's recommendations.
- 3.1.8.5 Connections to Existing Mains Connections to existing mains shall be governed by all applicable provisions of these specifications. The Contractor shall locate, excavate, and cut the existing main, remove the section of old pipe, rework the trench, connect the new pipe with the old, and set necessary appurtenances as shown on the approved plans. All necessary precautions shall be taken to brace valves and mains under pressure to prevent blow outs.

Connections to existing mains shall be made at the locations shown on the construction plans or as directed by FCWS. Connections to existing mains, other than service lines, will require a tee with three valves – nipple length for tie-in with sleeves shall be three times the pipe diameter. Alternate configuration may be allowed with approval from FCWS. Tie-ins requiring existing water mains to be shut down shall be scheduled by FCWS trying to affect a minimal number of customers. Valve operation shall be performed by FCWS; however, the Contractor may operate valves at the specific direction and approval of FCWS.

When an existing main has been cut, the work of making a connection shall proceed, without interruption, until completed.

Where new construction is required over existing piping, a steel, reinforced grade beam at least 4 ft. wide and 2 ft. deep is required.

3.1.9 Trenching and Backfilling The trench shall be dewatered prior to being backfilled with loose native earth that is free of clods, large stones, debris, or other objectionable material. In traffic areas, particularly roads, streets, parking lots, and walkways, the full depth of backfill shall receive thorough tamping in 6 in. lifts to a minimum of 98 percent standard proctor density. FCWS may request that soil compaction test be performed by an outside testing consultant. Particular attention is directed to driveways, walkways, and areas subject to mail delivery where prompt backfilling is required to prevent a public safety hazard.

In all areas of construction, the excavated material shall be cleared from the premises

and the completed work left in a neat and acceptable condition, including broken pavement and other matter not classified as earth.

Trenches and other excavated areas completed by the Contractor shall be kept in a good and safe condition during the maintenance period following acceptance by FCWS.

3.1.9.1 <u>Timing</u>

Trenches shall be backfilled as soon as practical after laying and jointing the pipe. Provisions for traffic as specified under "Excavated Material" must be adhered to.

3.1.9.2 In Non-Traffic Areas

Carefully refill with suitable material in layers not exceeding 6 in. in thickness and thoroughly tamp with mechanical tamps to 1 ft. above the top of the pipe. The remainder of the trench may be backfilled without tamping except for areas around valves and fire hydrants, which require tamping as specified under the installation of those items. The backfill shall be rounded over the trench to provide allowance for future backfill settlement.

3.1.10 Highway and Railroad Crossings Install in strict accordance with railroad or State Highway requirements and all applicable provisions of the plans and specifications. Install casing pipe by jacking, boring, or tunneling in strict accordance with the requirements of GDOT and FHWA or railroad. Diameter of the hole shall not exceed the outside diameter of the pipe. Seal ends of casing in accordance with GDOT or railroad requirements.

3.1.11 Casing

- 3.1.11.1 Ductile Iron Casing Casing pipe for ductile iron shall be as specified and joints shall be welded. Carrier pipe shall be ductile iron with mechanical joints as specified. Welds for steel pipe shall be filled arc-weld type meeting American Welding Society and American Institute of Steel Construction Standards. Welds shall be continuous, watertight, and develop a greater strength than the pipe.
- 3.1.11.2 Fusible PVC Casing... Fusion technician(s) shall be qualified by the pipe supplier to install fusible polyvinylchloride (PVC) pipe of the type(s) and size(s) specified. Qualification shall be current as of the date of fusion installation. Inside and outside of welds shall have all rust, mill scale, flux flumes, oxides, grease, and oil removed by chipping and wire brushing immediately before applying touch-up coating. All weld and scratched areas shall be recoated with coal tar material of same type and thickness as original coating. Outside shall be coated immediately after welding. Carrier pipe will

- be pushed into casing with stainless steel casing spacers to avoid damaging coating in casing.
- 3.1.12 Uncased Bores for Driveways Uncased bores for lines under paved driveways shall be in strict accordance with GDOT Standard Specifications, Shore, brace, and maintain all safety measures to avoid danger or damage.
- 3.1.13 Asphalt Concrete Paving Replacement (Where Open Cut is Allowed)
 Materials and construction methods shall conform to GDOT Standard Specifications,
 latest edition, and typical details of these standards.
 - 3.1.13.1 Removal Existing pavement shall be sawed.
 - 3.1.13.2 <u>Excavation and Backfill Excavation and backfill shall be in accordance</u> with this Section.
 - 3.1.13.3 <u>Base</u> Base shall be 8 in. of "High Early Strength" concrete in accordance with Section 430 of the *Georgia Standard Specifications for Construction of Roads and Bridges*.
 - 3.1.13.4 <u>Pavement Pavement Shall be not mix asphaltic concrete either Type "E"</u> or "F", and shall be in accordance with Section 400 of the *Georgia Standard Specifications for Construction of Roads and Bridges*.
- 3.1.14 Valves and Fittings Valves and fitting shall be installed as shown on the approved plans or directed by FCWS. Valves shall be set plumb and on firm bearing. Each underground valve shall include a valve box placed vertically to allow operation of the valve. All valve boxes shall be plumb at final grade and risers will not be allowed. Backfill around valves boxes shall be tamped in 6 in lifts to ensure proper compaction.
 - Valve boxes not located in roadways shall have a pre-cast concrete collar placed level around the top for protection. When valves are approved for installation in a roadway, the valve boxes shall be installed with single, reinforced concrete valve pad to encompass with # 4 rebar, 8 in. on center each way. All valves and fittings shall be secured with a method of restraint approved by FCWS.
- 3.1.15 Setting Valve Markers Set vertically in the ground with 30 in. to 36in. projecting and within 2 feet of the valve box.
- 3.1.16 Plugging Dead Ends All dead ends of pipes, tees, or crosses shall be plugged or capped. Installation of plugs or caps shall be as specified for similar pipe and fittings. A fire hydrant assembly shall be installed on the end of the pipe as directed by FCWS.
- 3.1.17 Pipe Restraint Requirements All bends, tees, ends of mains, and crosses shall be restrained as indicated on the plans or as directed by FCWS. All restrained joints shall conform to manufacturer's recommendations.

- 3.1.18 Thrust Blocking Requirements Thrust blocking shall be minimum 3000 psi concrete and is required on all bends and tees. Ply sheeting shall be used to cover fittings and bolts. Calcium shall be required additive per the direction of FCWS
- 3.1.19 Fire Hydrants Fire hydrants shall be located and installed as shown on the plans, or as directed by FCWS, and set plumb from 30 in. to 36 in. of hydrant exposed above the ground. Minimum valve opening shall be 5 ¼ in. Minimum height of hydrant flange from final grade is between 2 in. 6 in. Fire hydrants are to be located on the right-of-way line and shall have a gate valve installed between the main and the fire hydrant. Valve and hydrant shall be restrained to the satisfaction of FCWS. The contractor will furnish adjustable anchor couplings as required to maintain these dimensions. Hydrant extension kit will only be allowed if approved by FCWS prior to installation. Fire hydrants serving commercial, industrial, or multi-family residential areas shall be located at intervals not to exceed 400 L.F. along the street right-of-way (Reference Fayette County Code Section 12-90 & 1-91).

Foreign matter shall be removed from the interior of hydrants, stuffing boxes tightened, and the valve operated to assure they are in working order before installation.

Fourteen cubic feet of gravel shall be placed around base of hydrants to ensure drainage. Tie rods or hydrant tees and anchor couplings shall be installed and backfill shall be thoroughly tamped in 6 in. lifts around hydrants to ensure proper compaction.

3.1.20 Services

- 3.1.20.1 <u>Service Connections</u> Corporation stops and curb stops shall be used on all service connections. Connections to main lines shall require a double strap saddle. Use approved tapping machine to make all taps.
- 3.1.20.2 <u>Service Lines</u> Service line conduit and/or piping shall be installed at a minimum depth of 4 ft. Long side services installed in new subdivisions shall be installed by casing service lines in 2 in. conduit. Conduit may be installed under proposed streets either by open cut prior to curb and gutter installation, by mechanical boring from beyond back-of-curb to back-of-curb following curb installation, or by other acceptable means preapproved by FCWS.
- 3.1.20.3 <u>Setting Meters and Meter Boxes</u> Meter boxes shall be located as directed by FCWS, installed plumb, and backfill thoroughly tamped. Meter and Stop will be installed in box as shown in Details. Any meter boxes damaged during construction shall be replaced by Contractor. The location of and meters shall be marked in the field by sawing a "W" in the curbing and

placing a 2 in. PVC pipe vertically and adjacent to an iron pin immediately behind the curb or at the edge of the pavement. The 2 in. PVC pipe should extend 3 ft. above final grade and painted blue as per standardized color. Curb stops shall be full port and placed inside meter boxes at the end of all service lines.

- 3.1.20.4 <u>Cross Connections</u> Cross connection to any other water supply is strictly prohibited.
- 3.1.21 Cleanup and Property Restoration Upon completion of backfilling, all surplus earth, rock, or other materials shall be moved and disposed of offsite in a timely manner. All streets, driveways, monuments, mailboxes, or other private property damaged by the Contractor or Sub-Contractors shall be cleaned up and restored to their original condition as soon as possible.

3.2 Hydrostatic Testing

- 3.2.1 Expelled Air Before applying the specified test pressure, all air shall be expelled from the pipe. If hydrants, blow-offs, or air release valves are not available at the high elevations, the Contractor shall make the necessary taps at points of highest elevation before the test is made and insert plugs after the tests have been completed. Any cracked or defective pipe, fittings, valves, or hydrants discovered in consequence of this pressure test shall be removed and replaced with sound material and the test shall be repeated until satisfactory to FCWS.
- 3.2.2 Testing Required After all piping has been placed, each section shall be tested in the presence of the FCWS Inspector and tests shall be continued until all leaks have been made tight to the satisfaction of the FCWS Inspector. The Contractor shall furnish all water pumps, gauges, bulkheads, and other materials necessary to conduct the test as herein required. Every precaution must be taken to valve off or otherwise protect control equipment, in or attached to the pipe line, to prevent damage or injury thereto. All piping shall be hydrostatically tested at a pressure of at least one and one-half times the rated pressure of the pipe for 15 minutes, then at the rated pressure of the pipe for two hours.
- 3.2.3 Allowable Leakage Test Following the 15 minute pressure test, the pressure loss shall be recorded and the pressure dropped to the rated pressure of the pipe for the additional two hours.
 - At the end of the two-hour period, a leakage test shall be conducted as follows. The pipe being tested shall be refilled, monitoring the amount of water required until the original pressure rating is obtained. The maximum leakage allowed will be 10 gallons per inch diameter, per mile, per day.
- 3.2.4 Water for Testing

Prior to receiving water for hydraulic testing, FCWS shall be notified about the desire for testing and disinfection. A temporary fill line shall be extended from an existing active water main to the water main being filled. This line shall be equipped with a meter and a backflow prevention device as specified herein. FCWS shall provide an inspector to operate all active water valves and witness tests and disinfection procedures. A contractor shall not operate active water valves under any circumstances.

3.3 Disinfection of Water Lines

3.3.1 General

Disinfection of water lines and the disposal of heavily chlorinated water (following disinfection) must be accomplished in accordance with the latest edition of AWWA Standard C651.

- 3.3.1.1 Notification of Testing FCWS shall be notified 48 hours minimum before filling lines for disinfection.
- 3.3.1.2 Residual Testing After wasting the heavily chlorinated water in an approved manner and final flushing, water samples shall be taken from the water main and shall be tested in the FCWS lab. If water samples tested in a third party state approved lab, copies of written lab results must be received by FCWS prior to installation of any water meters.

STANDARDS AND SPECIFICATIONS MANUAL



FAYETTE COUNTY WATER SYSTEM 245 MCDONOUGH ROAD FAYETTEVILLE, GEORGIA 30214

February 2024



DEFINITIONS

"Department" - the individual, official, board, department or agency established and authorized by county, city and/or other political subdivision created by law to administer and enforce the provisions of the Plumbing Code, the Federal and State Safe Drinking Water Acts, and the Ordinances, Rules, Regulations, and Policies of Fayette County, in the state of Georgia.

"Authorized Representative" - any individual employed by the Fayette County Water System given direct authorization, from the Director of the Fayette County Water System to act as a department representative.

"Backflow" - a reverse flow in a water system from the normal or intended direction.

"Backflow Preventer (BFP)" - a device designed to prevent reverse flow in a water system. Specifically, the term should normally be used where backpressure-type backflow is implied.

"Branch Sewer" - a sewer which receives sewage from a relatively small area, and discharges into a main sewer.

"Contaminant" - means any physical, chemical, biological, or radiological substance or matter in water that could cause a public health hazard.

"Customer" - shall mean every person who is responsible for contracting (expressly or implicitly) with the Fayette County Water System in obtaining, having, or using water connections with, or water tap to, the water system of the Fayette County Water System and in obtaining, having, or using water and other related services furnished by the Fayette County Water System for the purpose of water supply through said system.

"Contractor" – any person or entity, including their agent or construction contractor, who wishes to replace or construct new water lines in FCWS service area.

"Drinking water" – water supplied for domestic use or human consumption, meeting the maximum contaminant levels established by the State.

"Easement" – shall mean an acquired legal right for the specific use of land owned by others.

"EPD" – shall mean the Environmental Protection Division of the Department of Natural Resources of the State of Georgia.

"FCWS" – Fayette County Water System.

"FRA" - Federal Railroad Administration

"GDOT" – Georgia Department of Transportation

"Industrial wastes" – shall mean the wastewater from industrial processes as distinct from domestic or sanitary wastes.

"Inspector" – an individual qualified in a vocation and authorized to make inspections, interpret codes, regulations, and procedures.

"Large stone" – Stone that is 2 in. or smaller in diameter.

- "Large Diameter Meter" meters greater than 2" (4", 6", 8", 10", 12")
- "Main" a pipe for delivering wastewater from a pumping station to its destination which may be a treatment plant or a higher point in the sewerage system.
- "Main Sewer" a sewer to which one or more branch sewers are tributary. Also called a Trunk Sewer.
- "May" is permissive.
- "Person" shall mean any individual, firm, company, association, society, corporation, or group.
- "Pollutant" any substance that, if introduced into the potable water system, could be objectionable but could not create a health hazard.
- Pollution" the man-made or man-induced alteration of the chemical, physical, biological, and radiological integrity of water.
- "Potable Water" any water that, according to recognized standards, is safe for human consumption.
- "Privately Owned Public Water System" any system to provide piped water to the public for human consumption. Such term includes any collection, treatment, storage, and distribution facility, designed to serve 15 or more units from any source other than Fayette County, being owned and operated by any entity other than Fayette County.
- "Professional Engineer" a person registered to practice professional engineering in the State of Georgia in accordance with the provisions of the Act governing the practice of professional engineering in Georgia.
- "Public Water System" a water system (including but not limited to supply, treatment, transmission and distribution facilities and appurtenances) operated as a Public Utility that supplies potable water to the service-connection of the Consumer's water system. Herein defined, as the Fayette County Water System potable water supply/system as operated by the Fayette County Water System.
- "Representative" a person authorized to represent the Superintendent of the Fayette County Water System.
- "Sanitary Sewer" a sewer pipe which carries sewage and to which storm, surface, and ground waters are not intentionally admitted.
- "Service-Connection" the point of delivery of water to a premises: the normal location of the meter. It is the end of the water purveyor's jurisdiction and the beginning of the Plumbing Official's and the Consumer's, and defined as follows:
- Dedicated a single service connection that is designated for one use only (i.e. domestic, fire protection, or irrigation).
- Combination a single service connection that is designated for more than one use (i.e. domestic and fire protection).
- "Sewage" is the spent water of a community. (See Wastewater)
- "Sewerage" -shall mean all facilities for collecting, pumping, treating, and disposing of sewage.
- "Sewer" a gravity flow pipe or conduit, normally not flowing full, for carrying storm water, sewage and other waste liquids.
- "Sewer or Service Line" a pipe conveying sewage from a single building to a common sewer or point of immediate disposal.
- "Shall" is mandatory.

- "Spring" a surface water where water naturally issues forth for the first time from rock or soil onto the land or into a body of water.
- "Standard methods" "Standard Methods for the Examination of Water." As published jointly by the American Public Health Association, the American Water Works Association, and the Water Pollution Control Federation or with any other analytical procedure approved by the Commission.
- "Storm drain" shall mean a drain or sewer for conveying water, groundwater, subsurface water, or unpolluted water from any source and excluding sewage and industrial wastes other than unpolluted cooling water. (See Storm Sewer)
- "Storm Sewer" a sewer which carries storm water and surface water, street wash and other wash waters, or drainage, but excludes sewage and industrial wastes.
- "Storm water" any flow occurring during or following any form of natural precipitation and resulting therefrom.
- "Suitable material" clean dirt free of rock and debris.
- "Surface water" includes all rivers, streams, branches, creeks, ponds, tributary streams, and drainage basins, natural lakes, artificial reservoirs or impoundments.
- "System" Fayette County Water System.
- "Warranty" cost and replacement due to workmanship and material defect
- "Wastewater" shall mean the spent water of a community. From the standpoint of source, it may be a combination of the liquid and water carried wastes from residences, commercial storm water that may be present. (See Sewerage)
- "Water Well" any excavation that is cored, bored, drilled, jetted, dug, or otherwise constructed for the purpose of location, testing, or withdrawing groundwater.

1. WATER SYSTEM DESIGN SPECIFICATIONS

1.1 General Design Requirements

- 1.1.1 The following shall establish the general design requirements for publicly owned.
- 1.1.2 Connections to existing mains, other than service lines, will require a tee with three valves nipple length for tie-in with sleeves shall be three times the pipe diameter.
- 1.1.3 All water mains shall be minimum of 8 in. diameter class 350 ductile iron.
- 1.1.4 Dead-end lines shall be minimized by looping of all mains when possible and provided with a hydrant.
- 1.1.5 Minimum horizontal distance between water lines and sanitary sewer lines, storm sewer lines, and sewer manholes shall be 10 ft. radius. Minimum distance for all other underground utilities or structures shall be 24 in. Vertical separation shall be at least 24 in. between the bottom of the water main and the top of the sanitary sewer main. At crossings, the water pipe should be located so both joints are as far from the sanitary sewer line as possible. Casing shall be provided per FCWS direction at perpendicular crossing of sanitary sewer and extending 24 in. outside circumference of sanitary sewer.
- 1.1.6 Unless otherwise approved by FCWS, all creek crossings shall be constructed by encasing a class 350 ductile iron water main in steel casing (reference section 1.2.2.3) with restrained joint pipe and stainless-steel casing spacers and sufficiently blocking each end of the casing to secure its position. The minimum depth from the existing creek bed to the top of the casing pipe shall be 2 ft. Valves should be at both ends of the crossing and easily accessible (not subject to flooding). Taps should be provided on each end of testing and leak determination.
- 1.1.7 All crossings of existing and proposed paved streets shall be by the bore and jack method, unless approved otherwise prior to installation. A county road shall be open cut only after written permission has been received from Fayette County Public Works. All pipe placed under county roads or underneath new roads shall be class 350 ductile joint pipe encased in steel casing with restrained joint pipe and stainless-steel casing spacers as determined by FCWS. All pipe under roads shall have a minimum cover of 4 ft. from finish grade to top of pipe.
- 1.1.8 Crossings of driveways shall be by means of uncased bore or open cut as may be determined by the Water System. Pipe over 10 in. in diameter shall be open cut unless casing is provided with the bore or approved otherwise prior to installation. Where open cut method is allowed, existing concrete and asphalt driveways shall be sawed and the debris removed prior to trenching. When pipe installation is complete, the driveway shall be backfilled, compacted to 98% standard proctor density, and damaged area replaced with material consistent with the existing driveway within five working days. No service taps to be made under driveways. Driveway installation shall be in

- accordance with these standards. No service shall be left under a driveway. New service shall be installed and old service and tapping saddle shall be removed with tap covered with stainless steel full circle repair clamp.
- 1.1.9 Tees, crosses, valves, and other necessary fittings shall be provided at all road intersections to provide for future expansion. All tees and crosses shall be accompanied by equivalent sized valve. Water main shall be extended minimum of 4 ft beyond the radius of the intersection.
- 1.1.10 Magnetic detection tape shall be placed directly over all nonmetal pipe at a maximum depth of 2 ft. from finished grade. Tracing wire shall be in direct contact with the piping and must be accessible for locating purposes.
- 1.1.11 Fire hydrants spacing shall be at intervals specified in Fayette County Code Section 12-90 & 12-91. Minimum valve opening shall be 5 $\frac{1}{4}$ in. Minimum height of hydrant flange from final grade is between 2 in. 6 in.
- 1.1.12 Fire hydrants are to be located on the right-of-way line and shall have a gate valve installed between the main and the fire hydrant.
- 1.1.13 FCWS requires installation of M&H 129 iHydrants as specified. Generally, one iHydrant for each non-residential development and one per every 50 lots of a residential development.
- 1.1.14 All fire service lines and connections with private fire hydrants, hand hose connections, sprinkler heads, and any other supply including domestic lines shall be required to be metered and have an approved backflow prevention assembly in accordance with paragraph 1.2.21 of these standards.
- 1.1.15 Shutoff valves shall be located along the main line at intervals not greater than every 1200 L.F. Less separation may be required by FCWS.
- 1.1.16 All fittings (valves, tees, crosses, bends, and reducers) shall be restrained in a method approved by FCWS. All fittings shall have a minimum of one full joint of D.I.P. extending out of each side of the fitting.
- 1.1.17 Each valve 2 in. or larger, except fire hydrant valves, shall have a valve marker 4 in. square by 4 ft. long with four #2 reinforcing rods placed directly behind the valve. The marker shall be set to leave 18 in. exposed above grade with a "V" stamped into the concrete. A "V" notch should also be cut into the curb and painted blue.
- 1.1.18 Each underground valve shall include a valve box placed vertically to allow operation of the valve. Valve boxes not located in roadways shall have a pre-cast concrete collar placed level around the top for protection.
- 1.1.19 Service lines shall be provided from the water main to each residential lot in the proposed development. Lines shall normally be 1 in. minimum diameter and furnished with full port curb stops, corporation stops, and meter boxes. Meter boxes shall be placed as directed by FCWS or as directed by GA DOT and installed on a 6 in. gravel

- base. Double services may be accepted if approved by FCWS.
- 1.1.20 Water services for commercial, industrial, or multi-family residential shall be adequate to provide for the specific needs of the installation including adequate fire protection. Backflow prevention devices shall be in accordance with FCWS requirements.
- 1.1.21 All multi-tenant developments shall provide signed documentation in accordance with the state of Georgia Statute 12-5-180.1.
- 1.1.22 The location of service laterals and meters shall be indicated precisely on drawings.
- 1.1.23 All temporary and interim water connections connected to FCWS water sources shall be approved.
- 1.1.24 When roadways and streets are proposed to be constructed over existing water lines, it is required to relocate the water main and install steel casing pipe.
- 1.1.25 The Contractor shall ensure that no water infrastructure or connecting water lines are within proximity of an abandoned landfill site or any other waste disposal site per state of Georgia Rule 391-3-5-.04.

1.2 Materials of Construction

1.2.1 General Material Requirements All materials shall be domestically manufactured and specified herein or approved equal.

Any pipe, solder, or flux used in the installation or repair of water service lines or water mains must be lead free. Pipe and fittings must not contain more than 0.25 percent lead on wetted surface.

- 1.2.2 Pipe
 - 1.2.2.1 <u>Ductile Iron Pipe</u> Pipe shall be Pressure Class 350 with slip joints conforming to ANSI specifications A-21.5, latest designation and must meet ANSI/AWWA Standard C151. Pipe shall have an exterior coating of coal tar varnish and an interior cement mortar lining with bituminous seal coat conforming to ANSI A-21.4, latest designation. The seal coat for the lining shall not impair the potability or impart color, taste, odor, phenols, toxicity, caustic alkalinity, or have deleterious effect to the water. Each pipe shall bear a mark denoting the class to which it belongs.
 - 1.2.2.2 Polyvinyl Chloride Pipe PVC is not allowed
 - 1.2.2.3 <u>Steel Casing Pipe</u> Pipe shall be of steel construction of the size and wall thickness below with lengths called for on the approved plans.

Water Main Size Casing Size* Wall Thickness

8" Wall Thickness
250

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J	.250	16"	10"
	.312	18"	12"
	.375	24"	16"
	.375	30"	18"
	.375	30"	20"
	.500	36"	24"

- *Slip Joint D.I.P. Applications with Field Lok Gaskets or approved equal. Special considerations will be given per FRA and GDOT requirements.
 - 1.2.2.4 Copper Tubing All service lines from the main to the meter shall be Type K copper tubing 1 in. and 2 in. and shall conform to AWWA Specification 7S-CR, ASTM Specifications B-88, and Federal Specification WW-T-799.
 - 1.2.2.5 Service Line Encasement Service line encasement installed following curb and gutter construction shall be 2 in. (for 1 in. service line) or 4 in. (for 2 in. service line) polyethylene or approved equal. If encasement is placed prior to curb and gutter construction, class 200 PVC will be allowed.

1.2.3 Joints and Gaskets

- 1.2.3.1 Mechanical Joint Ductile Iron Pipe Mechanical joint ductile iron pipe shall be furnished with mechanical joint wedge action restraint, complete with rings, gaskets, bolts, and joint materials conforming to ANSI A-21.11, latest designation.
- 1.2.3.2 Slip Joint Ductile Iron Pipe Gaskets shall conform to ANSI A-21.11, latest designation. Use lubricants and gaskets of proper size, shape, and composition as recommended by the pipe manufacturer.
- 1.2.3.3 Polyvinyl Chloride Pipe C900 PVC shall be furnished with C900 wedge action restraint, complete with rings, gaskets, bolts, and joint materials conforming to ANSI A-21.11, latest designation. Non-C900 PVC shall be furnished with standard mechanical joint gland, and transition gasket.
- 1.2.3.4 Polyethylene Service Pipe (not permitted or allowed)

1.2.4 Pipe Fittings

1.2.4.1 <u>Fittings</u> Fittings shall be C153 Class 350 ductile iron conforming to ANSI A-21.1 and A-21.10. Fittings shall be epoxy resin lined and conform to ANSI A-21.11. Ductile iron fitting shall be as manufactured by the Ductile Iron Company of America, or equal. Fittings shall be complete with rings, bolts,

gaskets, etc. for joints. C110 fittings may be required for certain applications approved by FCWS.

1.2.5 Valves

All valves shall meet current AWWA Standards. Valves shall be placed a minimum of 1,200 ft. apart and at all intersections of water mains. In areas where customer density is large, valve spacing shall be decreased as directed by FCWS. All valves shall be left opening valves.

- 1.2.5.1 <u>Valves 16 in. and Larger</u> Valves 16 in. and larger shall be Resilient Wedge Type Gate Valve or Butterfly Type or approved equal for underground service with a 2 in. square operating nut. Connections shall be mechanical joint with wedge action retainer glands unless otherwise specified.
- 1.2.5.2 <u>Valves 12 in. and Smaller</u> Valves 12 in. and smaller shall be Resilient Wedge Gate Type or approved equal for underground service with a 2 in. square operating nut. Connections shall be mechanical joint with wedge action retainer glands unless otherwise specified.
- 1.2.5.3 <u>Air Release Valves</u> Air release valves shall be with check valve on vent to prevent return of air into water main. Air release valves shall be installed at designated areas at the direction of FCWS.
- 1.2.5.4 <u>Backflow Preventers</u> Backflow Preventers are required in all new construction and shall be in accordance with requirements.
- 1.2.5.5 <u>Crosses, Tees and Tapping Sleeves</u> Crosses and tees shall be C153 Class 350 ductile iron conforming to ANSI A-21.1 and A-21.10 with wedge action retainer gland. Nipple length between fittings and valves shall be 3 times the pipe diameter or minimum of 24 in. (whichever is greater). Tapping sleeves may be required for certain applications approved by FCWS.

1.2.6 Valve Boxes

Valve boxes shall be of the roadway extension type, of proper length and base size with suitable detachable cover, coated inside and out with asphalt paint. Valve extensions are required on all valves at trench depths greater than 6 ft. Boxes shall be telescopic, manufactured of ductile iron, and be 5 ¼ in. inside diameter"". Cover shall be marked "Water" in raised cast letters. All boxes not located in roadway shall have a 24 in. diameter pre-cast concrete collar placed level around the top for protection.

1.2.7 Fire Hydrants Hydrants shall be M&H 5 $\frac{1}{4}$ in. MVO 129S, mechanical joint end connections , two 2 $\frac{1}{2}$ in. hose nozzles and one 4 $\frac{1}{2}$ in. steamer nozzle, left opening., and silver in color. M&H 5 $\frac{1}{4}$ in. 129S "iHydrant" may be required at the direction of FCWS.

- 1.2.8 Service Saddles Service saddles shall be nylon coated ductile iron with dual stainless steel straps.
- 1.2.9 Service Pipe Couplings-All shall be Ford or approved equal as follows:

 Size
 Ford

 1 in.
 C44-44

 2 in.
 C44-77

1.2.10 Corporation Stops shall be as follows:

 Size
 Ford

 1 in.
 F1000-4

 2 in.
 FB1000

1.2.11 Meter Stops shall be as follows:

 Size
 Ford

 1 in.
 B43-444W

 2 in.
 BF43-777W

1.2.12 Meter Coupling/Backflow Preventer shall be as follows:

<u>Size</u>	<u>Watts</u>	<u>Ford</u>	<u>Conbraco</u>
¾ in.	7-U4-2	BF43	40-3C5-5A
1 in.		HHC 38323	40-105-01
1 ½ in.			

2 in. HHC 31323 40-108-01

1 ½ in. and 2 in. couplings should be elliptical flanged.

1.2.13 Service Meters

- 1.2.13.1 <u>Residential Service Meters</u> Residential service meters shall be Badger Eseries 5/8 in. x ¾ in., 1 in., 1 ½ in., or 2 in. with digital register, volume measured in gallons, and Orion cellular endpoint. FCWS is responsible to furnish and install meters.
- 1.2.13.2 <u>Non-Residential Meters</u> Non-residential meter installations shall be Badger E-series 5/8 in. x ¾ in., 1 in., 1 ½ in., or 2 in. with digital register, volume measured in gallons, and Orion cellular endpoint. FCWS is responsible to furnish and install non-residential meters 2 in. and smaller.

Larger diameter applications shall be Badger E-series 4 in., 6 in., 8 in., 10 in., or 12 in. with digital register, volume measured in gallons, and Orion cellular endpoint. Large diameter meter procurement and installation shall be the responsibility of the applicant.

1.2.14 Residential Backflow Preventers

Dual check valves shall be installed by FCWS after all new 5/8 in. x $\frac{3}{4}$ in. and 1 in. residential meters as specified in paragraph 1.2.12. Double-Check Assembly shall be installed by FCWS after new 1 $\frac{1}{2}$ in. and 2 in. residential meters.

1.2.15 Non-Residential Backflow Preventers

These shall be installed on all connections to the System water main. The backflow prevention device shall generally be a Double-Check Assembly type. The actual selection of the device to be installed shall be approved on a case-by-case basis. The device shall be installed in the meter vault, with minimum of 24 in. separation in all directions to allow access and testing, served as applicable for the type device (refer to backflow prevention standards). Dedicated fire mains shall be contained by an approved Double-Check Assembly (minimum requirement). FCWS shall fully meter any dedicated fire main and require appropriate backflow prevention as conditions warrant. Any bypass shall also be required to have an approved backflow preventer installed with minimum of a 24 in. separation in all directions to allow access and testing.

1.2.16 Meter Boxes and Enclosures

- 1.2.16.1 Residential Meter Boxes Meter boxes and lids for 5/8 in. x ¾ in. or 1 in. meters for residential use shall be shall be domestically manufactured, locatable, made of polyethylene plastic/composite with a 2 in. inset endpoint opening, in the lid, having nominal lid opening dimension of 18 in. L x 10 in. W x 12 in. H or approved equal. FCWS may require differing material and Tier rating depending on specific application. See Detail.
- 1.2.16.2 <u>Irrigation Meter Boxes</u> Meter boxes and lids for irrigation use shall be domestically manufactured, locatable, made of polyethylene plastic/composite with a 2 in. inset endpoint opening in the lid. FCWS may require differing material and Tier rating depending on specific application. See Detail.
- 1.2.16.3 Non-residential Meter Enclosures Non-residential meter enclosures shall be domestically manufactured, locatable, made of polyethylene plastic/composite with a 2 in. inset endpoint opening in the lid All enclosures shall meet specifications as outlined by ANSI 77 and AASHTO H-20 for use in the specific application and as approved by FCWS. Covers shall have a minimum coefficient of friction of 0.5. See Detail.

Meter Enclosures may also be located in a vault with a water proof, lockable, 36 in. x 36 in. minimum aluminum access hatch. Vault shall have a sleeved 1 in. hole bored away from entry steps to allow meter endpoint wiring to pass through and into endpoint enclosure. See Detail.

Endpoint enclosures shall be domestically manufactured, locatable, made of

polyethylene plastic/composite with a 2 in. inset opening, in the lid, having nominal lid opening dimension of 18in. L x 10in. W x 12in. H or approved equal. FCWS may require differing material and Tier rating depending on specific application.

- 1.2.17 Manhole Covers, Frames, and Steps Manhole covers, frames, and steps shall be free from scale, lumps, blisters, sand holes, plugs, or other defects. Covers and Frames shall be tough, strong-even grained, Griffin type "R" Nennah, Higgins, or approved equal.
- 1.2.18 Concrete Manholes Concrete manholes shall conform to ASTM-C-478, latest designation.
- 1.2.19 Manhole Joints and Gaskets Manhole joints shall be "O" ring gaskets. Ring shall be sealed with Igas, Sika Seal, or equal. Joints shall also be mortar plastered inside and outside.
- 1.2.20 Valve Markers Valve markers shall be pre-cast reinforced concrete, 4 in. x 4 ft. with four #2 reinforcing bars. Markers shall be stamped "V".
- 1.2.21 Underground Warning Tape Detectable Underground Warning Tape shall be placed 18 to 24 inches above the water main. Tape shall be 5-mil with aluminum backing, acid and alkali resistant polyethylene, 6 inches wide and bearing a the continuous message: "Caution Water Line Buried Below."

2. GENERAL CONSTRUCTION REQUIREMENTS

2.1 General

- 2.1.1 The following shall establish general construction requirements for installation, maintenance, and repair of FCWS infrastructure, as well as clearing and grubbing rights-of-way and easements, and paving and grassing of areas behind curb lines.
- 2.1.2 Material specification submittals are required for approval by FCWS for each project prior to construction.
- 2.1.3 It shall be the responsibility of the Contractor to notify all utility companies prior to any excavation.
- 2.1.4 The Contractor shall notify FCWS 48 hours prior to beginning construction. FCWS shall request a pre-construction conference with the.
- 2.1.5 All construction shall be subject to inspection by authorized representatives of FCWS at any time. No dirt cover shall be placed on any portion of completed water system infrastructure pending inspection and approval by FCWS.
- 2.1.6 It shall be the responsibility of the Contractor to coordinate all construction and ensure the adherence of these standards. Any work not meeting these standards shall be corrected immediately by the Contractor after notification by FCWS.

2.2 Erosion Control and Sedimentation

The Contractor shall be responsible for maintaining proper control measures on the

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construction site and adjacent areas for the duration of the project. Sediment control barriers, temporary sediment traps, sediment basins, grass, mulch, etc. will be required to adequately control erosion and prevent sedimentation. All materials and measures shall be in accordance with procedures of the State Soil and Water Conservation Committee *A Manual for Erosion and Sediment Control in Georgia*.

2.2.1 Clearing and Grubbing

The clearing and disposal of all trees, bushes, shrubbery, and miscellaneous debris as outlined in project plans and specification shall be the sole responsibility of the Contractor subject to the approval of FCWS.

- 2.2.1.1 Clearing Clearing operations shall be performed to prevent damage to existing trees. Safety of employees and others should be considered throughout the operation.
- 2.2.1.2 Grubbing It shall be the responsibility of the Contractor to remove all debris from fill material in areas to be excavated, areas to be striped of topsoil, and areas to receive fill.
- 2.2.1.3 Disposal All cleared and grubbed material shall be disposed of in a manner satisfactory to FCWS. Burning shall not be allowed unless specifically permitted by the County Fire Marshal.
- 2.2.2 Bench Marks and Monuments All established bench marks, property pins, monuments, and other reference points shall be maintained; if destroyed or disturbed, they shall be replaced as directed by FCWS.

2.3 Traffic Control

Operations shall be conducted so that there will be a minimum of interference with or interruption of traffic upon and of the roadway. This applies to both the initial installation, and the continuing maintenance and operation of facilities. Whenever construction is conducted along a highway, utility construction signs shall be provided at approximately 1,500 ft., 1,000 ft., and 500 ft. along the affected roadway prior to construction. In the case of single lane closings, a flagman shall also be required on each side of the construction side to direct traffic. Lane closings shall not be permitted without prior appropriate jurisdictional and FCWS approval. Reflective, 36-inch traffic cones shall also be placed along the closed lane, at a distance, in feet, not to exceed the maximum speed limit, in miles per hour, of the affected roadway. Road closings shall be protected by effective barricades and obstructions shall be lighted during hours of darkness. Flagmen and suitable warning signs shall be required as may be required to properly control and direct traffic. Safety of both motorists and the public shall be always provided. All traffic control must substantially conform to the federal MUTCD.

3. WATER SYSTEM CONSTRUCTION STANDARDS

3.1 Installation Procedures

- 3.1.1 General The following shall establish the general construction requirements for installation, operation, and maintenance of FCWS infrastructure. It shall be understood that these standards reflect the minimum requirements necessary for final acceptance by FCWS. Contractors shall adhere to all applicable OSHA regulations.
- 3.1.2 It shall be the contractor performing construction to notify all utility companies prior to any excavation and utilize 811 for utility locating.
- 3.1.3 The contractor shall schedule a pre-construction conference with FCWS and their sub-contractor at least a minimum of 5 business days prior to beginning construction.
- 3.1.4 FCWS shall be notified 48 hours (two full business days) prior to beginning construction.
- 3.1.5 All construction shall be subject to inspection by authorized representatives of FCWS at any time. No dirt cover shall be placed on any portion of water system infrastructure prior to inspection and approval by FCWS.
- 3.1.6 All construction shall adhere to this Standards and Specifications Manual. Any work not meeting these standards shall be corrected immediately after notification by FCWS.

3.1.7 .Trench Construction

- 3.1.7.1 Excavation All work performed in excavations shall be conducted in such a way as to ensure worker safety. Safe practices shall conform to OSHA regulations for working in confined spaces, especially as they pertain to excavations and the protective systems they require. An excavation shall consist of removing earthwork for the satisfactory placement of water mains and appurtenances. This includes vegetation, brush and debris, soil, rock, pavements, etc. for the intent and purpose of constructing the work required lines and grades, including sheathing, bracing and dewatering excavations, trench bed stabilization, and such other incidentals necessary to comply with plans and specifications. Refer to OSHA Trench Safety regulations.
- 3.1.7.2 Trenching A trench may be open cut from the ground surface where designated on the plans or approved by FCWS. Boring may be required to protect certain surface improvements and to satisfy requirements of GDOT and/or the railroad companies. Minimum width shall be nominal diameter of the pipe plus 12 in. and minimum cover on pipe shall be 48 in. Bottom of trenches shall be hand dressed so that the pipe has even bearing on loose granular soil, minimum of 4 in. in depth and free from rocks and debris throughout its entire length between bell holes. ,. Bell holes of sufficient size for making perfect joints shall be provided. Changes in grade shall be gradual.

Except as specified for jack/bore procedures under pavements and railroads, all excavation shall be made by open cut, unless otherwise authorized by FCWS. All work within right-of-way of railroads and state highways shall be subject to an approval permit for construction (processed through the Owner), and all rules and regulations of those authorities shall be required. It shall be the responsibility of the Contractor to prepare the applications for the required permits.

It is preferable that all trenching be done by a trencher made specifically for such purposes; however, a backhoe or other equipment will be acceptable.

Where excessive excavation results, the Contractor shall construct special foundations or use special backfill methods. Over-depth excavation will be required to remove material unsuitable to support the pipe.

- 3.1.7.3 <u>Alignment</u> Alignment shall be as indicated on the approved plans. When an obstruction is encountered, make necessary changes in alignment or grade as approved by FCWS. Injury or damage to adjacent structures, water, sanitary sewer, gas line, or other utilities shall be avoided.
- 3.1.7.4 <u>Sheathing and Bracing</u> When trench sides must be kept as nearly vertical as possible, it may be necessary to sheath, brace, or support trench sides.

When trench depth excavation exceeds 5 ft., sheathing and bracing shall be required to protect the pipe crew from injury, irrespective of the visible judgment of soil conditions by the Contractor. In event the sheathing cannot be removed without injury to the pipe of adjoining structures, it shall be left in place or cut, and the upper part then removed. All trenching, sheathing, bracing, side sloping, etc. shall conform to the regulations of OSHA. Side sloping in accordance with OSHA regulations is acceptable where conditions permit. It shall be the responsibility of the Contractor to ensure that all safety measures are met.

- 3.1.7.5 <u>Stabilization and Bedding</u> Subgrade stabilizer is to be used where required by FCWS. In soft ground, quicksand, or in areas where soil conditions are such that pipe alignment or grade is endangered, the trench shall be excavated below grade and then brought back to grade with stone stabilizer material. Stone stabilizer material shall be ASTM #57 crushed stone. Depth of stone shall be 6 in. minimum or as directed by FCWS.
- 3.1.7.6 Excavated Material All excavated material shall be placed on one side of the

trench in a manner to prevent blockage of surface drainage patterns and traffic. It shall be so placed as to not endanger the work, always allowing free access to the trench and all existing utilities publicly or privately owned, particularly fire hydrants. Spoil placement shall conform to the regulations of OSHA.

Where necessary, fencing or retainers shall be erected to retain the excavated material within narrow limits to prevent obstruction of traffic and/or encroachment upon pavements or other areas restricted by property owners. Included shall be protection of hedges, walls, flower/rock gardens, shade trees, fruit trees, and vegetable gardens. Satisfactory provisions shall be made for travel on sidewalks, crosswalks, streets, railroads, bridges, private ways, railings, barriers, etc. All drains, gutters, culverts, and sewers for surface drainage shall be kept open. If it is evident they must be temporarily closed, then all requirements of the Owner must be met prior to such closing.

Excavated material shall not, in any case, be placed upon the pavement surfaces of public roads or streets owned by the city, county, or state unless prior approval is given by the proper Department having jurisdiction. In periods between dusk and daylight, and during inclement weather when visibility is limited, caution lights and barricades shall be placed at each end along the excavated material. Each building, wall, fence, pile, bridge, railroad, sidewalk, driveway, tree, lawn, garden, or any other improvement encountered is to be properly protected from injury. In event of damage during the work, prompt repairs satisfactory to FCWS and the property owner shall be made by the Contractor.

3.1.7.7 Limit of Open Trench

The length of the trench to be opened or the area of surface to be disturbed and restored at any one time shall be limited to that which the Contractor can complete in one day's work, or less in event of apparent inclement weather, or not to exceed 100 ft.

It shall be the Contractor's responsibility to provide adequate barricades, warning signs, flagmen, flashing lights, etc. as necessary to safeguard the public. All trenches must be backfilled by the close of each workday.

3.1.7.8 <u>Disposition of Water</u> Keep trenches free of water. The Contractor shall furnish all equipment and labor necessary to remove any water found or accumulated in the trench. Other excavation shall be kept clear of water while

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pipe is being laid or concrete or masonry is being placed. No pipe shall be laid in water, and water must not be permitted to flow over or rise upon any masonry or pipe until the work has been accepted to prevent flow-in of silty water, thus preventing buildup of foreign matter in the pipe. All water pumped or bailed from the trench or other excavation must be conveyed in an acceptable manner to a suitable point of discharge (i.e. a stream or ditch) where it shall not cause injury to public health, or public or private property, or to work under construction or previously completed to the street surfaces, or to cause interference with the use of streets by the public. Sediment control barriers, temporary sediment traps, sediment basins, grass, mulch, etc. will be required to adequately control erosion and prevent sedimentation following procedures of the State Soil and Water Conservation Committee A Manual for Erosion and Sediment Control in Georgia.

- 3.1.7.9 <u>Excavation Near Roads and Railroads</u> Special care must be exercised in trenching near roads and railroads to protect against collapsing of the roadbed structure. Each situation must be evaluated on account of varying soils. Coordination with GDOT, the local jurisdiction, and/or FRA shall be made prior to excavation.
- 3.1.7.10 <u>Subsurface Obstructions</u> In excavating, backfilling, and laying pipe, care must be taken not to remove, disturb, or injure any water, sewer, gas, electric, telephone, or other conduits or utilities without prior approval of the owner of the utility encountered, including private utilities.

If necessary, to perform the intended work, the Contractor shall sling, shore up, and maintain such utilities in operation and promptly repair any damage done to them. Before final acceptance of the work, all such utilities shall be made "equal to or better" than prior to construction.

It shall be the Contractor's responsibility to contact 811 to locate underground utilities In event of damage to the utilities, the Contractor will promptly notify the utility owner (public or private) and must assume full responsibility.

In event pipe or conduits providing service to adjoining buildings are broken or damaged to some questionable degree of service, the Contractor shall immediately make repairs at their own expense or otherwise be liable for repair costs incurred by others. The utility owner reserves the right to make repairs caused by the Contractor without prior notice. Removal or relocation of a utility encountered may be done upon prior approval by the utility owner

given directly to the Contractor.

- 3.1.7.11 <u>Rock Excavation</u> Remove all rock to below 6 in. grade of trench and build back trench bottom with loose granular soil, minimum of 4 in. in depth and free from rocks and debris. When necessary, blasting operations shall be conducted in strict accordance with all existing local and state ordinances and regulations. Blasting shall be conducted by persons licensed to use explosives.
- 3.1.7.12 Where blasting is to be conducted along the right-of-way of a GDOT roadway, the Contractor shall provide FCWS all necessary information to submit blasting permit applications to GDOT for approval. Blasting may occur only after FCWS receives the GDOT permit.

3.1.8 Pipe Installation

- 3.1.8.1 Inspection Before Laying Pipe All pipe shall be subject to inspection prior to installation. Only new pipe with smooth surfaces (interior and exterior), free from cracks, flaws, blisters, etc. shall be used.
- 3.1.8.2 <u>Handling</u> Pipe shall not be dropped..
- 3.1.8.3 <u>Laying Pipe</u> shall be swept clean of trash or dirt before lowering into the trench. After the pipe has been cleaned, it shall be lowered into the trench in such a manner that the pipe shall not be damaged. Each joint shall be lined and brought to a uniform grade upon a trench bottom. Holes for couplings or bells shall be prepared with a minimum clearance of 2 in. Pipe shall be laid in straight lines on uniform grades and shall not be deflected either vertically or horizontally in excess recommended by the manufacturer. Before stopping work each day, all open pipe ends shall be closed with a proper size plug. Secure pipe from floating.

3.1.8.4 <u>Joining</u>

- 3.1.8.4.1 Mechanical Joints Clean spigot and bell of foreign material and apply a food grade lubricant solution before slipping gasket and gland over spigot end of pipe. Follow manufacturer guidelines for installation. Tighten bolts with a torque wrench to recommended tightness by the manufacturer.
- 3.1.8.4.2 Slip Joints Jointing shall be made with rubber gaskets and lubricant furnished by the manufacturer in strict accordance with the manufacturer's recommendations. Prepare field cut pipe by filing 1/8 in., 30 degree bevel on pipe end to avoid injuring gasket.
- 3.1.8.4.3 Threaded Pipe Wire-brush threads, clean and apply an approved joint compound. Tighten until joint is snug and watertight.
- 3.1.8.4.4 Polyvinyl Chloride Pipe PVC shall not be allowed without prior

approval from FCWS.

- 3.1.8.4.5 Polyethylene Pipe All connections shall be in accordance with manufacturer's recommendations.
- 3.1.8.4.6 Restrained Joints All restrained joints shall be installed in strict accordance with manufacturer's recommendations.
- 3.1.8.5 Connections to Existing Mains Connections to existing mains shall be governed by all applicable provisions of these specifications. The Contractor shall locate, excavate, and cut the existing main, remove the section of old pipe, rework the trench, connect the new pipe with the old, and set necessary appurtenances as shown on the approved plans. All necessary precautions shall be taken to brace valves and mains under pressure to prevent blow outs.

Connections to existing mains shall be made at the locations shown on the construction plans or as directed by FCWS. Connections to existing mains, other than service lines, will require a tee with three valves – nipple length for tie-in with sleeves shall be three times the pipe diameter. Alternate configuration may be allowed with approval from FCWS. Tie-ins requiring existing water mains to be shut down shall be scheduled by FCWS trying to affect a minimal number of customers. Valve operation shall be performed by FCWS; however, the Contractor may operate valves at the specific direction and approval of FCWS.

When an existing main has been cut, the work of making a connection shall proceed, without interruption, until completed.

Where new construction is required over existing piping, a steel, reinforced grade beam at least 4 ft. wide and 2 ft. deep is required.

3.1.9 Trenching and Backfilling The trench shall be dewatered prior to being backfilled with loose native earth that is free of clods, large stones, debris, or other objectionable material. In traffic areas, particularly roads, streets, parking lots, and walkways, the full depth of backfill shall receive thorough tamping in 6 in. lifts to a minimum of 98 percent standard proctor density. FCWS may request that soil compaction test be performed by an outside testing consultant. Particular attention is directed to driveways, walkways, and areas subject to mail delivery where prompt backfilling is required to prevent a public safety hazard.

In all areas of construction, the excavated material shall be cleared from the premises and the completed work left in a neat and acceptable condition, including broken

pavement and other matter not classified as earth.

Trenches and other excavated areas completed by the Contractor shall be kept in a good and safe condition during the maintenance period following acceptance by FCWS.

3.1.9.1 Timing

Trenches shall be backfilled as soon as practical after laying and jointing the pipe. Provisions for traffic as specified under "Excavated Material" must be adhered to.

3.1.9.2 In Non-Traffic Areas

Carefully refill with suitable material in layers not exceeding 6 in. in thickness and thoroughly tamp with mechanical tamps to 1 ft. above the top of the pipe. The remainder of the trench may be backfilled without tamping except for areas around valves and fire hydrants, which require tamping as specified under the installation of those items. The backfill shall be rounded over the trench to provide allowance for future backfill settlement.

3.1.10 Highway and Railroad Crossings Install in strict accordance with railroad or State Highway requirements and all applicable provisions of the plans and specifications. Install casing pipe by jacking, boring, or tunneling in strict accordance with the requirements of GDOT and FHWA or railroad. Diameter of the hole shall not exceed the outside diameter of the pipe. Seal ends of casing in accordance with GDOT or railroad requirements.

3.1.11 Casing

- 3.1.11.1 Ductile Iron Casing Casing pipe for ductile iron shall be as specified and joints shall be welded. Carrier pipe shall be ductile iron with mechanical joints as specified. Welds for steel pipe shall be filled arc-weld type meeting American Welding Society and American Institute of Steel Construction Standards. Welds shall be continuous, watertight, and develop a greater strength than the pipe.
- 3.1.11.2 Fusible PVC Casing... Fusion technician(s) shall be qualified by the pipe supplier to install fusible polyvinylchloride (PVC) pipe of the type(s) and size(s) specified. Qualification shall be current as of the date of fusion installation. Inside and outside of welds shall have all rust, mill scale, flux flumes, oxides, grease, and oil removed by chipping and wire brushing immediately before applying touch-up coating. All weld and scratched areas shall be recoated with coal tar material of same type and thickness as original coating. Outside shall be coated immediately after welding. Carrier pipe will be pushed into casing with stainless steel casing spacers to avoid damaging

coating in casing.

- 3.1.12 Uncased Bores for Driveways Uncased bores for lines under paved driveways shall be in strict accordance with GDOT Standard Specifications, Shore, brace, and maintain all safety measures to avoid danger or damage.
- 3.1.13 Asphalt Concrete Paving Replacement (Where Open Cut is Allowed)
 Materials and construction methods shall conform to GDOT Standard Specifications,
 latest edition, and typical details of these standards.
 - 3.1.13.1 <u>Removal</u> Existing pavement shall be sawed.
 - 3.1.13.2 <u>Excavation and Backfill</u> Excavation and backfill shall be in accordance with this Section.
 - 3.1.13.3 <u>Base</u> Base shall be 8 in. of "High Early Strength" concrete in accordance with Section 430 of the *Georgia Standard Specifications for Construction of Roads and Bridges*.
 - 3.1.13.4 <u>Pavement Pavement shall be hot mix asphaltic concrete either Type "E"</u> or "F", and shall be in accordance with Section 400 of the *Georgia Standard Specifications for Construction of Roads and Bridges*.
- 3.1.14 Valves and Fittings Valves and fitting shall be installed as shown on the approved plans or directed by FCWS. Valves shall be set plumb and on firm bearing. Each underground valve shall include a valve box placed vertically to allow operation of the valve. All valve boxes shall be plumb at final grade and risers will not be allowed. Backfill around valves boxes shall be tamped in 6 in lifts to ensure proper compaction.
 - Valve boxes not located in roadways shall have a pre-cast concrete collar placed level around the top for protection. When valves are approved for installation in a roadway, the valve boxes shall be installed with single, reinforced concrete valve pad to encompass with # 4 rebar, 8 in. on center each way. All valves and fittings shall be secured with a method of restraint approved by FCWS.
- 3.1.15 Setting Valve Markers Set vertically in the ground with 30 in. to 36in. projecting and within 2 feet of the valve box.
- 3.1.16 Plugging Dead Ends All dead ends of pipes, tees, or crosses shall be plugged or capped. Installation of plugs or caps shall be as specified for similar pipe and fittings. A fire hydrant assembly shall be installed on the end of the pipe as directed by FCWS.
- 3.1.17 Pipe Restraint Requirements All bends, tees, ends of mains, and crosses shall be restrained as indicated on the plans or as directed by FCWS. All restrained joints shall conform to manufacturer's recommendations.
- 3.1.18 Thrust Blocking Requirements Thrust blocking shall be minimum 3000 psi concrete

- and is required on all bends and tees. Ply sheeting shall be used to cover fittings and bolts. Calcium shall be required additive per the direction of FCWS
- 3.1.19 Fire Hydrants Fire hydrants shall be located and installed as shown on the plans, or as directed by FCWS, and set plumb from 30 in. to 36 in. of hydrant exposed above the ground. Minimum valve opening shall be 5 ¼ in. Minimum height of hydrant flange from final grade is between 2 in. 6 in. Fire hydrants are to be located on the right-of-way line and shall have a gate valve installed between the main and the fire hydrant. Valve and hydrant shall be restrained to the satisfaction of FCWS. The contractor will furnish adjustable anchor couplings as required to maintain these dimensions. Hydrant extension kit will only be allowed if approved by FCWS prior to installation. Fire hydrants serving commercial, industrial, or multi-family residential areas shall be located at intervals not to exceed 400 L.F. along the street right-of-way (Reference Fayette County Code Section 12-90 & 1-91).

Foreign matter shall be removed from the interior of hydrants, stuffing boxes tightened, and the valve operated to assure they are in working order before installation.

Fourteen cubic feet of gravel shall be placed around base of hydrants to ensure drainage. Tie rods or hydrant tees and anchor couplings shall be installed and backfill shall be thoroughly tamped in 6 in. lifts around hydrants to ensure proper compaction.

3.1.20 Services

- 3.1.20.1 <u>Service Connections</u> Corporation stops and curb stops shall be used on all service connections. Connections to main lines shall require a double strap saddle. Use approved tapping machine to make all taps.
- 3.1.20.2 <u>Service Lines</u> Service line conduit and/or piping shall be installed at a minimum depth of 4 ft. Long side services installed in new subdivisions shall be installed by casing service lines in 2 in. conduit. Conduit may be installed under proposed streets either by open cut prior to curb and gutter installation, by mechanical boring from beyond back-of-curb to back-of-curb following curb installation, or by other acceptable means preapproved by FCWS.
- 3.1.20.3 <u>Setting Meters and Meter Boxes</u> Meter boxes shall be located as directed by FCWS, installed plumb, and backfill thoroughly tamped. Meter and Stop will be installed in box as shown in Details. Any meter boxes damaged during construction shall be replaced by Contractor. The location of and meters shall be marked in the field by sawing a "W" in the curbing and placing a 2 in. PVC pipe vertically and adjacent to an iron pin immediately

behind the curb or at the edge of the pavement. The 2 in. PVC pipe should extend 3 ft. above final grade and painted blue as per standardized color. Curb stops shall be full port and placed inside meter boxes at the end of all service lines.

- 3.1.20.4 <u>Cross Connections</u> Cross connection to any other water supply is strictly prohibited.
- 3.1.21 Cleanup and Property Restoration Upon completion of backfilling, all surplus earth, rock, or other materials shall be moved and disposed of offsite in a timely manner. All streets, driveways, monuments, mailboxes, or other private property damaged by the Contractor or Sub-Contractors shall be cleaned up and restored to their original condition as soon as possible.

3.2 Hydrostatic Testing

- 3.2.1 Expelled Air Before applying the specified test pressure, all air shall be expelled from the pipe. If hydrants, blow-offs, or air release valves are not available at the high elevations, the Contractor shall make the necessary taps at points of highest elevation before the test is made and insert plugs after the tests have been completed. Any cracked or defective pipe, fittings, valves, or hydrants discovered in consequence of this pressure test shall be removed and replaced with sound material and the test shall be repeated until satisfactory to FCWS.
- 3.2.2 Testing Required After all piping has been placed, each section shall be tested in the presence of the FCWS Inspector and tests shall be continued until all leaks have been made tight to the satisfaction of the FCWS Inspector. The Contractor shall furnish all water pumps, gauges, bulkheads, and other materials necessary to conduct the test as herein required. Every precaution must be taken to valve off or otherwise protect control equipment, in or attached to the pipe line, to prevent damage or injury thereto. All piping shall be hydrostatically tested at a pressure of at least one and one-half times the rated pressure of the pipe for 15 minutes, then at the rated pressure of the pipe for two hours.
- 3.2.3 Allowable Leakage Test Following the 15 minute pressure test, the pressure loss shall be recorded and the pressure dropped to the rated pressure of the pipe for the additional two hours.

At the end of the two-hour period, a leakage test shall be conducted as follows. The pipe being tested shall be refilled, monitoring the amount of water required until the original pressure rating is obtained. The maximum leakage allowed will be 10 gallons per inch diameter, per mile, per day.

3.2.4 Water for Testing

Prior to receiving water for hydraulic testing, FCWS shall be notified about the desire

for testing and disinfection. A temporary fill line shall be extended from an existing active water main to the water main being filled. This line shall be equipped with a meter and a backflow prevention device as specified herein. FCWS shall provide an inspector to operate all active water valves and witness tests and disinfection procedures. A contractor shall not operate active water valves under any circumstances.

3.3 Disinfection of Water Lines

3.3.1 General

Disinfection of water lines and the disposal of heavily chlorinated water (following disinfection) must be accomplished in accordance with the latest edition of AWWA Standard C651.

- 3.3.1.1 Notification of Testing FCWS shall be notified 48 hours minimum before filling lines for disinfection.
- 3.3.1.2 Residual Testing After wasting the heavily chlorinated water in an approved manner and final flushing, water samples shall be taken from the water main and shall be tested in the FCWS lab. If water samples tested in a third party state approved lab, copies of written lab results must be received by FCWS prior to installation of any water meters.

COUNTY AGENDA REQUEST

Department:	Public Works	Presenter(s):	Phil Mallon					
Meeting Date:	Thursday, December 11, 2025	Type of Request:	New Business	#12				
Wording for the Agenda:	,		<u>I</u>					
	, ,	nt with Georgia Power for constructio	n of a park, path, an	d roadway				
Background/History/Details	S:							
The proposed improveme GA Power. Fayette Coun	nts, as defined in the Agreement ar ty would own and be responsible fo	nd backup presentation, would be de or future maintenance and operation tirely on land owned by Fayette Cou	of the facilities upon	•				
	ng from the Board of Commissioner eautification Project Agreement with	s? n Georgia Power for construction of a	a park, path, and roa	adway landscaping				
If this item requires funding	a. please describe:							
No funding is required for	the design, permitting, or construct	ion of the park, path, and roadway la right-of-way and park maintenance e		•				
Has this request been con	sidered within the past two years?	No If so, whe	n?					
Is Audio-Visual Equipment	t Required for this Request?*	Yes Backup P	rovided with Reques	st? Yes				
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	Not Applicable	Reviewed	d by Legal	Yes				
Approved by Purchasing	Not Applicable	County C	lerk's Approval	Yes				
Administrator's Approval	~							
Staff Notes:								

STATE OF GEORGIA COUNTY OF FAYETTE

FAYETTE BEAUTIFICATION PROJECT AGREEMENT

THIS AGREEMENT ("Agreement"), made as of this _____ day of December 2025, by and between FAYETTE COUNTY, GEORGIA, a political subdivision of the State of Georgia (hereinafter "County"), and GEORGIA POWER COMPANY, a Georgia corporation (hereinafter "Georgia Power").

WITNESSETH:

WHEREAS, Georgia Power is in the process of constructing electrical transmission projects in Fayette County, Georgia as part of the Ashley Park-Charles transmission line and the Ashley Park-Creola transmission line (the "Transmission Projects"); and

WHEREAS, as part of the Transmission Projects, Georgia Power is committed to working with Fayette County on the beautification projects more particularly described herein and depicted on Exhibit "A" attached hereto (the "Beautification Projects"); and

WHEREAS, County is the sole record owner in fee simple of each of the real property locations in Fayette County where the Beautification Projects will be located; and

WHEREAS, Georgia Power and County have agreed upon a design and scope of work for each of the Beautification Projects;

NOW THEREFORE, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by County and Georgia Power, and in consideration of the mutual covenants contained herein, County and Georgia Power hereby agree as follows:

1.

BEAUTIFICATION PROJECTS: Georgia Power and County have agreed upon the scope of work ("Scope of Work") for each of the Beautification Projects, which include sites for landscaping/beautifying roadway islands, and one (1) site for constructing a pocket park, all as set forth in Exhibit A attached hereto and hereby incorporated herein. The Parties agree that Georgia Power has the right to hire contractors to complete the work detailed in each Scope of Work and said work will commence on or before December 31, 2025.

2.

TERM; TERMINATION: The period of performance shall commence on the last date of signature by all parties hereto and shall continue in force until the completion of the Beautification Projects described in Exhibit A. Upon completion of the Beautification Projects, ownership of all portions of the Beautification Projects including but not limited to any the real property and/or any fixtures and/or improvements to said real property shall become wholly vested in the County which will assume maintenance and repair responsibilities and all right of entry or permission to

work on said real property held by Georgia Power shall terminate. Notwithstanding any term to the contrary herein, County and Georgia Power agree that neither the limitations contained in this Agreement nor the expiration or termination of this Agreement will have any effect on any of Georgia Power's rights under any existing easements affecting the Property.

3.

FUNDING: County understands and acknowledges that Georgia Power is completing the agreed upon scope of work for the Beautification Projects within a finite budget of Two Million and 00/100 Dollars (\$2,000,000.00) (the "Estimated Project Cost") and with its contractor(s) as part of its Transmission Projects. Georgia Power is entitled to keep any difference between the actual cost of the Beautification Projects and the Estimated Project Cost, in the event the actual cost of the Beautification Projects is less than the Estimated Project Cost. The Parties agree that Georgia Power is under no obligation to pay any of the Estimated Project Cost directly to the County except in the event that employees or contractors employed by the County complete the work specified under any given Scope of Work, and Georgia Power agrees to pay the County for the work as set forth therein.

4.

OWNERSHIP: Following the completion of each of the Beautification Projects, Georgia Power shall cause a formal inspection of the Project to be made and provide a written report to the County notifying the County that the Beautification Project is ready for inspection. The County's engineer shall then review the Beautification Project. Should the entire beautification Project appear to be complete and in conformance with the County standards, the County's engineer will issue a certificate that the Beautification Project has been completed and is ready for acceptance by the County. The County's engineer's certificate of completion will be presented for consideration of the County Board of Commissioners at the first regular commission meeting after actual certification of the Beautification Project completion. If the Work does not entirely meet requirements of the standards at the time of inspection, the County's engineer will advise the County of items which require completion or correction. After completing or correcting deficiencies noted by the County's engineer together with any additional deficiencies which appear, the County shall repeat the inspection and completion process until the entire Beautification Project at the time of inspection shall appear to be in conformance with County standards. In the event that any work is damaged or discovered to be deficient after an initial inspection but prior to final acceptance, such work shall have been completed or corrected at the time of final acceptance, but this requirement shall not extend to repair of work damaged by the County. Following acceptance by the County, Georgia Power shall have no further responsibility for construction or maintenance of the Beautification Projects. County agrees to assume all ownership, maintenance and repair responsibility, and liability unrelated to construction under the terms of this Agreement for each of the Beautification Projects following the date of Georgia Power's completion of each Beautification Project.

5.

TRANSACTION DOCUMENTS: This Agreement and the Exhibits hereto are intended to confirm the agreement of the parties to proceed with the arrangements as identified herein. County and Georgia Power agree to negotiate in good faith as to any issue that may arise in the performance of this Agreement and/or the Scopes of Work. Any other documents deemed

necessary and required by the parties in order to finalize all terms of these transactions shall be incorporated herein following written acceptance by both Georgia Power and County. This Agreement constitutes the entire agreement between the parties with respect to the subject matter contained herein; all prior agreements, representations, statement, negotiations, and undertakings are suspended hereby. Neither party has relied on any representation, promise, nor inducement not contained herein.

6.

PERMITS: Georgia Power shall be responsible for obtaining all required permits including preparation and submission of all necessary and appropriate permit applications and related documents. Thereafter, County will work in good faith with Georgia Power to address questions, provide timely reviews and otherwise assist Georgia Power in obtaining required permits, permissions, and governmental approvals necessary to complete the Beautification Projects.

7

DESIGN AND CONSTRUCTION SPECIFICATION: Georgia Power shall comply with all local, state and federal regulations and requirements. Georgia Power shall perform all work hereunder in accordance with the design and specifications of Fayette County in a prompt and professional manner in accordance with the standards of the profession.

8.

INSPECTION SCHEDULE: Georgia Power shall hold all sites upon which a Beautification Project is underway open for inspection by County staff at all times.

9

PERFORMANCE AND PAYMENT BOND: Georgia Power, or its contractor, as the case may be, shall furnish a surety bond or multiple surety bonds for performance and payment of this Agreement as Exhibit "B" to this Agreement which is hereby incorporated herein. Said surety bonds shall equal the actual cost of the Beautification Projects.

The premium for the bonds described above shall be paid by Georgia Power or its contractor, as the case may be. A certificate from the surety showing the bond premiums is paid in full shall accompany the bonds.

The surety on the bond shall be a duly authorized corporate surety company approved to do business in the State of Georgia.

10.

INDEMNIFICATION: Georgia Power agrees to indemnify, hold harmless and defend the County and its officers and employees from and against any and all liabilities, suits, actions, legal proceedings, claims, demands, damages, costs and expenses (including reasonable attorney's fees actually incurred) ("Claims") arising out of any act or omission of Georgia Power, its agents, subcontractors or employees in the performance of Georgia Power's obligations in this Agreement, except to the extent caused by or resulting from the willful or intentional misconduct or negligence of County, its agents or employees. This indemnification shall automatically terminate (a) on the

one (1) year anniversary of the acceptance of the Beautification Projects by the County as to Claims resulting from the initial design or construction of the Beautification Projects, and (b) on the tenth (10th) anniversary of the anniversary of the acceptance of the Beautification Projects by the County as to Claims arising from latent defects in the Beautification Projects.

11.

NOTICES: Any notices which may be permitted or required hereunder shall be in writing and shall be accomplished by either: (i) hand delivery, in which event such notice shall be effective upon receipt; (ii) prepaid overnight courier, in which event such notice shall be effective the next business day; (iii) email with appropriate attachments; or (iv) prepaid certified U.S. Mail, in which event such notice shall be effective after three (3) business days of deposit, at the parties' addresses listed below:

If to Fayette County: Fayette County Commissioners

140 Stonewall Ave W. #100 Fayetteville, Georgia 30214

Attention: Tel: Email:

If to Georgia Power:

Georgia Power Company
241 Ralph McGill Boulevard
BIN ____
Atlanta, Georgia 30308
Attention: ____
Tel: ____
Email:

With a copy to:

Georgia Power Company 241 Ralph McGill Boulevard BIN 10180, Legal Department Atlanta, Georgia 30308 Attention: Michael Arwood

Tel: 470-345-3363

Email: mparwood@southernco.com

or to such other address as either party hereto shall from time to time designate to the other party by notice in writing as herein provided. Rejection or other refusal to accept or inability to deliver because of changed address of which no notice was given shall be deemed to be receipt of such notice. 12.

DISPUTE RESOLUTION: This Agreement shall be governed in all respects by the laws of the State of Georgia. Any disputes that arise under this Agreement shall be subject to the jurisdiction of the courts of Fayette County, Georgia or the Northern District of Georgia, as applicable.

13.

AMENDMENTS: This Agreement may be amended only in writing signed by an authorized representative of both parties.

14.

GOVERNING LAW: This Agreement will in all respects be governed by and construed in accordance with the State of Georgia.

15.

SEVERABILITY: In the event any part of provision of this Agreement is held invalid, the remainder of this MOU shall be affected thereby and shall continue in full force and effect.

[Signatures on following page]

IN WITNESS WHEREOF, the parties have hereunto set their hands.

in the presence of:	GEORGIA POWER COMPANY, a Georgia corporation		
Witness	By:		
Notary public	Title:		
(NOTARY SEAL)			
ATTEST: FAYETTE COUNTY, GEOR	RGIA, a political subdivision of the State of Georgia		
	By:		
Tameca Smith, County Clerk	Name: <u>Lee Hearn</u>		
	Title: Chairman		
(COUNTY SEAL)			

Exhibit A

SCOPE OF WORK BEAUTIFICATION PROJECTS

EXHIBIT B PAYMENT AND PERFORMANCE BOND

[Performance and payment bond to be provided following execution of the Agreement and prior to the commencement of the work on the Beautification Projects. The parties acknowledge that work shall not commence prior to the submission of the bond(s).]

AGREEMENT Exhibit A Beautification Projects Scope of Work

The scope of work to be performed by GA Power and its contractors under this Agreement includes the development, preparation, performance and/or construction of the following items.

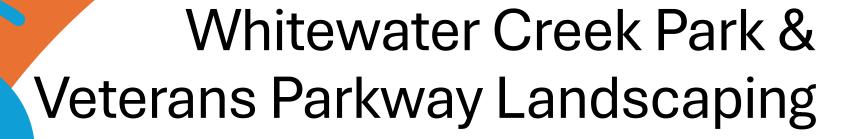
Beautification Project 1 - Whitewater Creek Park

- 1. Project management for design and construction administration.
- 2. Topographic survey work for the design, layout, and construction of the project. Survey work to include wetland delineation, establishment of vertical datum and floodplain elevations, location of pertinent features, etc.
- 3. Geotechnical evaluations.
- 4. Field identification of stream banks and wetlands.
- 5. Civil Construction Documents, including existing conditions, site layout, grading, stormwater, construction details, etc.
- 6. Soil Erosion and Sediment Pollution Control Plan (ESCP).
- 7. Landscape/Hardscape Construction Documents for the path and trailhead.
- 8. Stormwater Management Report.
- 9. Engineering analysis for a FEMA No-Rise/No-Impact Certification.
- 10. Land Disturbance Permitting (LDP).
- 11. Erosion control Best Management Practices (BMPs) installation, maintenance, and removal.
- 12. Traffic control, as needed, along Veterans Parkway and Eastin Road. All traffic controls shall comply with the Manual on Uniform Traffic Control Devices (MUTCD).
- 13. Waste material generated during construction of the project shall be properly disposed of off-site. Green waste (e.g., trees, vegetation) and inert material may be disposed of at the County's yard waste area and inert landfill, both located at 211 First Manassas Mile Road, Fayetteville, GA 30214, at no charge.
- 14. All proposed work shall be reviewed and approved by Fayette County prior to implementation or construction. All work shall meet or exceed applicable County Development Regulations and GDOT Standards and Specifications.
- 15. Curb cut off Veterans Parkway with turn lane(s), as warranted.
- 16. Entrance drive and gravel parking lot with a minimum of 20 spaces.
- 17. Hard-surface "linear park" path segment. The path shall be up to 1,020 feet long with access points at the gravel parking lot and at a proposed trail head off Eastin Road. The path shall be 12-ft wide and elevated, as needed, for ADA and environmental compliance.

- 18. Soft-surface walking/bike trail(s). The trail segment(s) shall generally follow existing grades and have minimal clearing. Primary access to the trails shall be by the gravel parking lot.
- 19. Park signs (examples include entrance, direction, rules & restrictions, recognition, and/or education, etc.).
- 20. Rest/observation area(s) with benches or similar sitting structures.
- 21. Bike amenities (i.e., bike rack, bike fix-it station, etc.).

Beautification Project 2 – Veterans Parkway Roundabout and Medians

- 22. Project management for design and construction administration.
- 23. Erosion control Best Management Practices (BMPs) installation, maintenance, and removal.
- 24. Traffic control, as needed, along Veterans Parkway and Lees Mill Road. All traffic controls shall comply with the Manual on Uniform Traffic Control Devices (MUTCD).
- 25. Waste material generated during construction of the project shall be properly disposed of off-site. Green waste (e.g., trees, vegetation) and inert material may be disposed of at the County's yard waste area and inert landfill, both located at 211 First Manassas Mile Road, Fayetteville, GA 30214, at no charge.
- 26. All proposed work shall be reviewed and approved by Fayette County prior to implementation or construction. All work shall meet or exceed applicable County Development Regulations and GDOT Standards and Specifications.
- 27. Landscape improvements to the four medians along Veterans Parkway. Two are located north and south of the Lees Mill roundabout and two are located north and south of Eastin Road. Work to include partial or total removal of existing ground cover and replacement with a combination of sod, pine straw, and/or decorative grasses. Shrubs and trees may be utilized if they satisfy road safety and maintenance concerns.
- 28. Landscape improvements to the existing roundabout at Veterans Parkway and Lees Mill Road. Work to include removal of existing ground cover and plants, grading, and relandscaping with decorative grasses, three (3) to five (5) trees, and pine straw.



Project Delivery Opportunity

Presented By: Fayette County Public Works/EMD

11 December 2025

2019 Countywide Comprehensive Transportation Plan

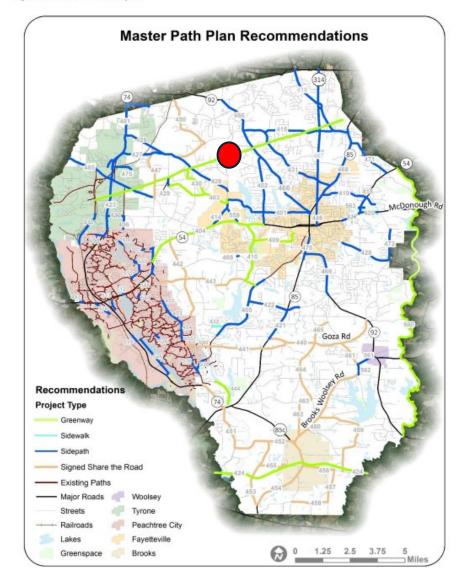
Path projects and planning efforts are underway with the Transportation Committee and Fayette Forward.

New path priorities will be established with public engagement as part of the 2026 CTP update.



Page 117 of 285

Figure 10: Master Path Plan Projects



Opportunity Summary

- GA Power to provide a pocket park with path segment, soft surface trails, passive amenities, and landscaping improvements along Veterans Parkway.
- Delivery Mechanism Agreement between Fayette County and Georgia Power.
- Proposed work is entirely on County property.
- County to own and maintain the infrastructure and improvements upon completion.
- The project cost is not to exceed \$2.0 million. All costs (e.g., design, permitting, construction, etc.) are to be paid by GA Power.

Project Features

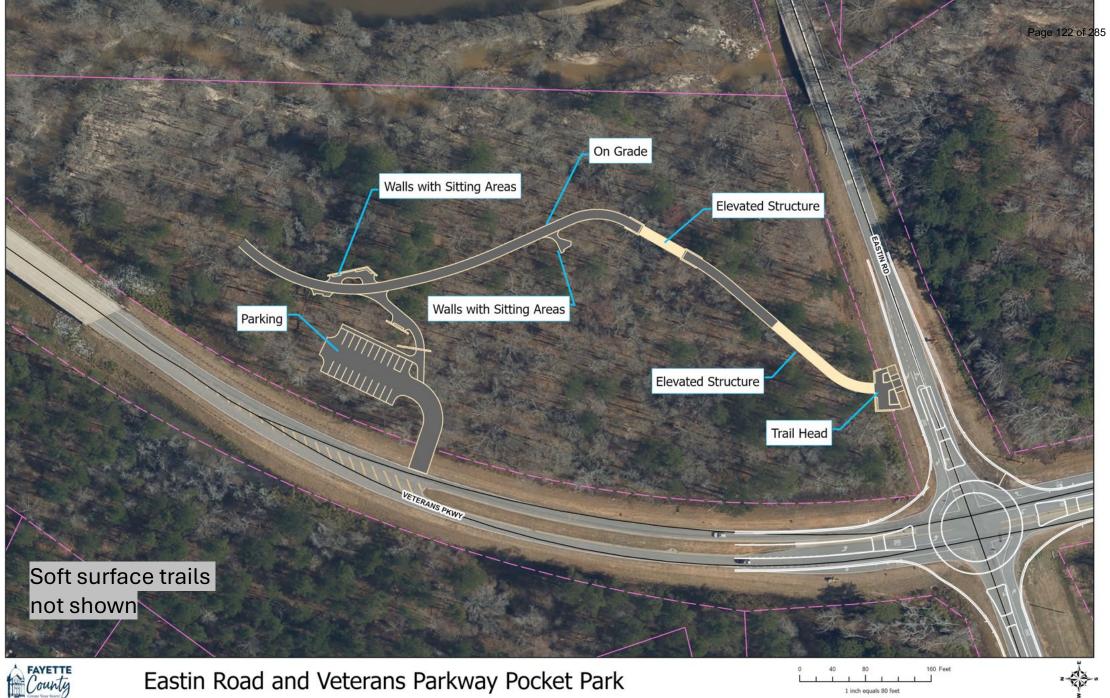
- Path construction with opportunity for expansion
 - ~1,020 feet long
 - 12-ft wide
 - concrete (pour-in-place and/or precast product)
 - portions of path to be elevated
- Trailhead along Eastin Road with connection to future roundabout
- Vehicle entrance off Veterans Parkway with parking
- ADA accessible path
- A model Linear Park segment

Project Features Continued

- Overlooks of greenspace and Whitewater Creek
- Benches, artwork, education stations
- Walking/Bike Trails may include:
 - Trailhead with benches, bike stands, bike fix-it stations
 - Bicycle skills area
- Lees Mill Roundabout Landscaping Enhancements
- Veterans Parkway Median Plantings

Permitting Issues

- County approval of design
- Land Disturbance Permit / Soil Erosion and Sedimentation Control
- Watershed Protection
- Wetlands
- Stormwater Management
- County inspection and approval of improvements prior to acceptance







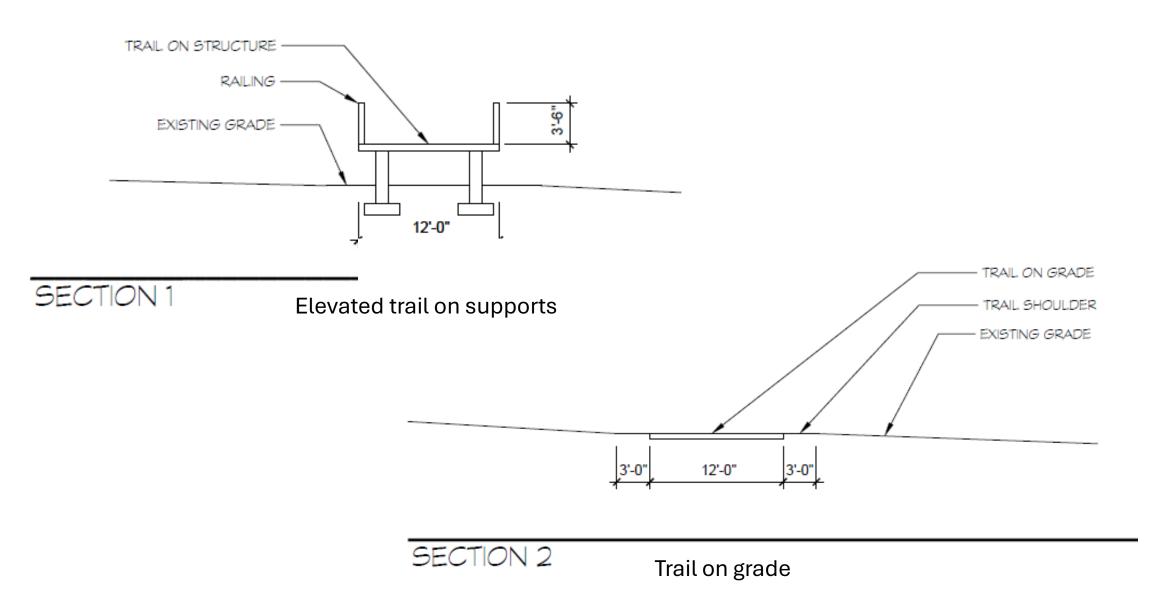
Example of elevated structure with concrete deck





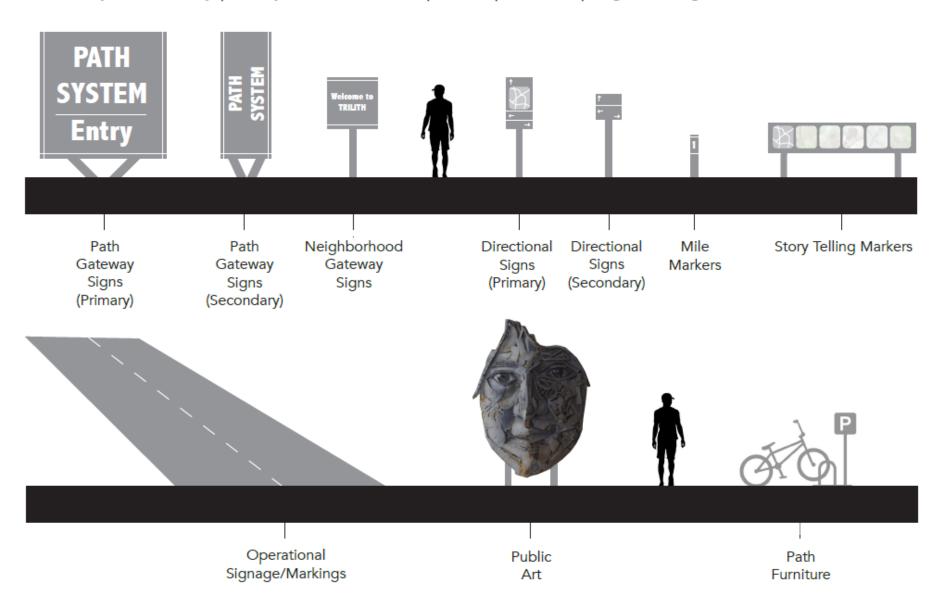


Examples of PermaTrak System projects in Georgia



PATH DESIGN PROGRAMMING ELEMENTS

The Fayette County path system will develop a unique set of programming elements



Example of design features of a linear park system.



PATH DESIGN PROGRAMMING ELEMENTS

DIRECTIONAL SIGNS (SECONDARY)

Secondary Directional Signs communicate a condensed form of navigational and directional information and typically do not contain maps. These signs are provided more frequently.



Directional Sign



Directional Sign



Directional Sign



Directional Sign



Directional Sign



Directional Sign



Directional Sign

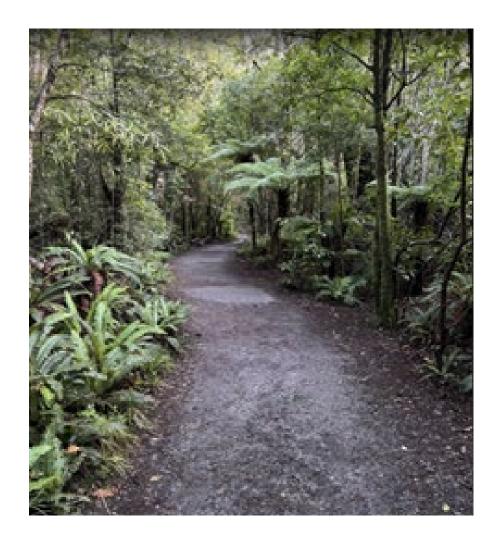




















Benefits of a Greenway Path System

- Economic Benefits supports local businesses, increases property values, employee attraction & retention
- Social Benefits equitable access, cohesion, access to greenspace
- *Public Health* exercise, stress reduction, safety being away from roads
- *Traffic Benefits* in some areas, paths offer real and viable alternatives to the automobile



Replace Landscaping in Center Island of the Lees Mill & Veterans Parkway
Roundabout. Scope to include removal and replacement of vegetation. Utilize low-maintenance plants and complement existing vegetation along the Parkway.

Beautification and Planting of Veterans Parkway's Medians.

Scope to include new ground cover and plantings within the medians.



Looking north along Veterans with back to the Lees Mill roundabout



Looking north along Veterans, approaching the Eastin all-way stop

Steps to Project Delivery

- Commissioners general support for project
- 2. GA Power design and permitting
- 3. County Staff review & approve design
- 4. Legal prepare Agreement
- 5. Commissioners execute Agreement on December 11
- 6. GA Power construction

COUNTY AGENDA REQUEST

Danadaant	Diamina 0 Zanina	Drocenter/o):	Dobbio Dall Direc	100	
Department:	Planning & Zoning	Presenter(s):	Debbie Bell, Director		
Meeting Date:	Thursday, December 11, 2025	Type of Request:	New Business	#13	
Wording for the Agenda:					
048; 0704 010; 0704 046;	•	Fayetteville regarding a request to an 104 040; 0704 041 - located at 1336 honting on State Route 54 West.	•		
Background/History/Details	S:				
rezone this property to PCI, Office-Institutional, and Fayetteville are analogous differences. Although there are no Environmental Health supsystem serving the medic On October 16, 2025, parcels. Fayetteville Plant	O - Professional Office, under the Cithe County's Future Land Use Plans to the County's Office Future Land specific points of objection from Corports the request because connectial office development. These details Fayetteville City Council voted unarning & Zoning Commission will hold	for annexation of the above-reference ity of Fayetteville Zoning Ordinance. designation is Office. The proposed Use designation and O-I, Office-Instruction to public sanitary sewer will allevies are included in the accompanying Shimously to approve the Step One and a public hearing on December 16, 2	The current Fayette I land use and zonir titutional zoning discrete concerns about loate issues with the Staff Report.	County zoning is Ong under the City of trict, with only minor loss of revenue. Current septic r this group of	
See staff notes below.	January 6, 2026.				
What action are you seeki	ng from the Board of Commissioner	s?			
048; 0704 010; 0704 046;	•	Fayetteville regarding a request to an 104 040; 0704 041 - located at 1336 hanting on State Route 54 West.	•		
If this item requires funding	g, please describe:				
Not applicable.					
Has this request been considered within the past two years? No If so, when?					
Is Audio-Visual Equipment Required for this Request?* No Backup Provided with Request? Yes					
		Clerk's Office no later than 48 hou udio-visual material is submitted a			
Approved by Finance	Not Applicable	Reviewed	by Legal	Yes	
Approved by Purchasing	Not Applicable	County Cl	erk's Approval	Yes	
Administrator's Approval	•				
Staff Notes:					
	staff's opinion that this annexation r	tential concerns related to annexation request does not warrant an objection			

To: Fayette County Board of Commissioners

From: Debbie Bell, Director of Planning and Zoning

Date: November 17, 2025

Re: Fayetteville Annexation Request for Parcels #0704 039; 0704 048; 0704 010; 0704 046;

0704 043; 0704 042; 0704 047; 0704 040; 0704 041 - located at 1336 Hwy 54 W,

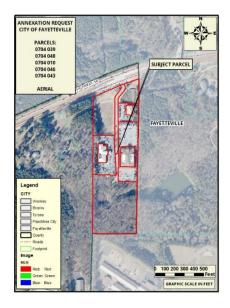
Fayetteville, GA.

INTRODUCTION

Fayetteville has received a **Step Two Annexation Application** for the above-referenced properties. The annexation application indicates that the total property is 16.661 acres. On October 16, 2025, Fayetteville City Council voted unanimously to approve the Step One annexation request for this group of parcels.

- Fayetteville Planning and Zoning Commission will hold a public hearing on December 16, 2025.
- Fayetteville City Council will hold a public hearing to consider the Step Two request on January 8, 2026.

The property is currently zoned O-I, Office-Institutional, and the Fayette County Future Land Use Plan designates the area as Office. The applicant has indicated that a zoning district of PO (City of Fayetteville: Professional Office) will be requested. The site is already developed as a medical office park. The proposed annexation would not create an island. The subject property has access to State Route 54 W. Some parcel numbers were omitted from the Step One application, but the full list of parcels included in the Step Two application correctly identifies all the parcels that comprise the Resurgens Medical Office Park. The driveway is included in the survey and legal description of Common Element that is Parcel # 0704 041.



Subject Parcels

Location	Parcel ID	Acreage	Current Zoning	County Land Use Designation	Proposed City Zoning & Land Use
	0704 039	1 16 611	16.611 O-l; Office- Institutional	Office	Office; PO – Professional Office
	0704 048				
	0704 010				
	0704 046				
SR 54 W	0704 043				
	0704 042				
0704	0704 047				
	0704 040				
	0704 041				

Adjacent Parcels

Direction	Acreage	Zoning	Use	Comprehensive Plan
North (across SR 54)	100+	City of Fayetteville	Hospital; Undeveloped	City of Fayetteville
East	30+	City of Fayetteville	Undeveloped	City of Fayetteville
South	50+	City of Fayetteville	Board of Education	City of Fayetteville
West	35+	A-R – Ag-Res	Single Family; Agricultural	Office

SUMMARY & RECOMMENDATIONS:

Staff has no objections to the annexation request for this group of properties. It is staff's opinion that this annexation request does not warrant an objection under OCGA 36-36-113. Objection to annexation; grounds and procedures.

Planning and Zoning: The subject property is currently zoned O-I (Office-Institutional) and is proposed for PO (Professional Office) zoning in Fayetteville. The subject property is currently designated Office on the Fayette County Future Land Use Plan map, so the proposed/continued use as professional offices is consistent with the County's Comprehensive Plan.

Fire/EMS: The annexation would result in a loss of revenue to Fire Department.

Sheriff's Office: No comments.

Water System: No issues.

Environmental Health: EH supports the annexation; connection to public sewer will resolve wastewater treatment issues related to septic systems.

Public Works/Engineering Comments: Staff recommends creating interparcel access with any future development to the west.

Environmental Management Department - Stormwater/Water Quality:

Should this annexation be approved, Fayette County respectfully requests that the City of Fayetteville apply the Metropolitan North Georgia Water Planning District's Model Stream Buffer Protection Ordinance, if it has not already done so.

ZONING HISTORY

These parcels were subjects of Petition 1151-05 and were rezoned from A-R to O-I, Conditional on September 22, 2005. The conditions pertained to access to and right-of-way for State Route 54.

PROPOSED ZONING

The proposed zoning under the City of Fayetteville's Unified Development Code is PO: Professional Office, described as follows:

Sec. 204.8. PO - Professional Office.

The Professional Office District is established to protect existing businesses and encourage the development, redevelopment and expansion of support services. The district is intended to provide places of employment in which business, professional, educational and institutional and similar compatible uses can be located in close proximity to residential land uses. The district serves as an appropriate transitional zone between residential and more intense non-residential uses.

PROCEDURAL INFORMATION

The county governing authority may by majority vote to object to the annexation because of a material increase in burden upon the county. The material increase in burden upon the county must be directly related to any one or more of the following:

- (1) The proposed change in zoning or land use;
- (2) Proposed increase in density; and
- (3) Infrastructure demands related to the proposed change in zoning or land use.

The objection shall document the nature of the objection specifically providing evidence of any financial impact forming the basis of the objection. Delivery of services may not be a basis for a valid objection but may be used in support of a valid objection if directly related to one or more of the subjects enumerated in (1), (2), and (3) above.

In order for an objection to be valid, the proposed change in zoning or land use must:

- (1) Result in:
 - (A) A substantial change in the intensity of the allowable use of the property or a change to a significantly different allowable use; or
 - (B) A use which significantly increases the net cost of infrastructure or significantly diminishes the value or useful life of a capital outlay project, as such term is defined in Code Section 48-8-110, which is furnished by the county to the area to be annexed; and
- (2) Differ substantially from the existing uses suggested for the property by the county's comprehensive land use or permitted for the property pursuant to the county's zoning ordinance or its land use ordinances.

<u>CONCLUSION: It is Staff's opinion that the proposed annexation does not warrant on objection under OCGA 36-36-113.</u> Objection to annexation; grounds and procedures.

DEPARTMENT COMMENTS

Planning and Zoning: The subject property is currently zoned O-I (Office-Institutional) and is proposed for PO (Professional Office) zoning in Fayetteville. The subject property is currently designated Office on the Fayette County Future Land Use Plan map, so the proposed/continued use as professional offices is consistent with the County's Comprehensive Plan.

Fire/EMS: The issue from the Fire & Emergency Services perspective is the loss of tax revenue to the County fire services from an annexation of these properties into the City of Fayetteville. The EMS Tax District includes everything within the City of Fayetteville, so the annexation would be of minimal impact to our EMS revenue. However, development of the property does have the potential to create additional demand for EMS services due to increased population and traffic in an already congested, high traffic area.

Sheriff's Office: No comments.

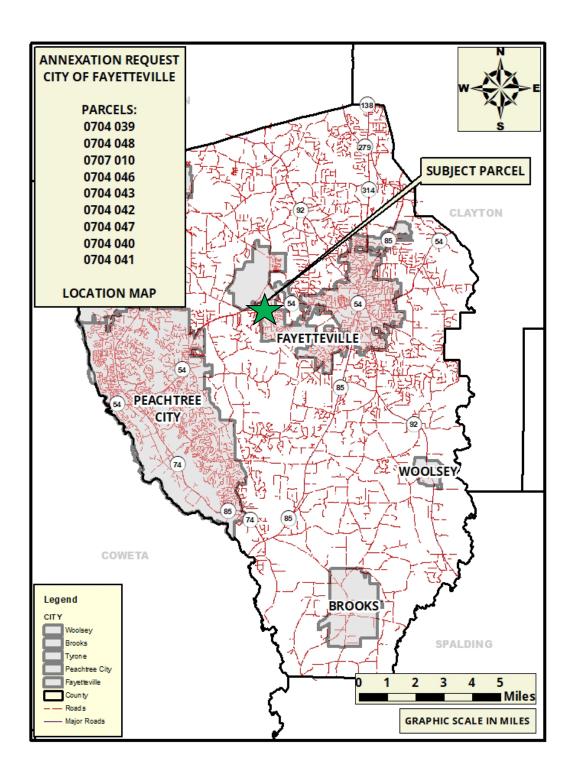
Water System: No issues.

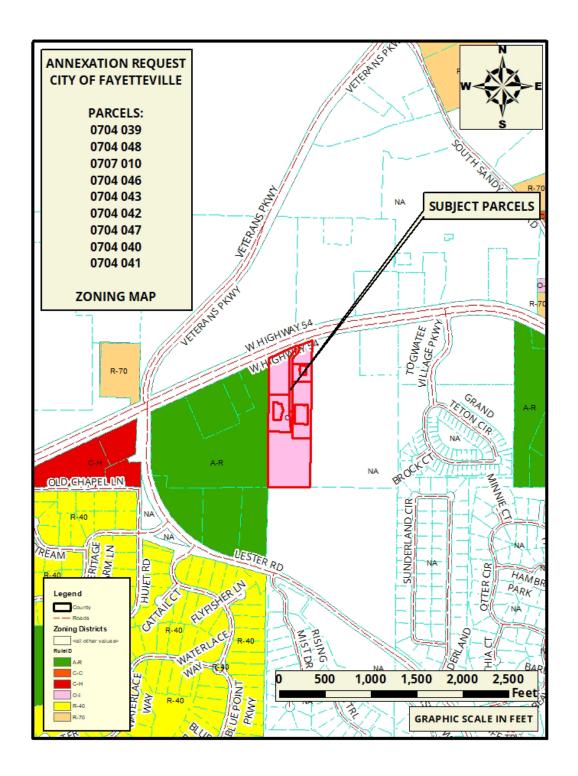
Environmental Health: If this annexation will allow this entire property to connect to public sewer, then this department 100% supports the annexation. These medical facilities are using water that exceeds the septic capacity. There are currently two systems in failure and finding replacement area has been challenging due to the overall site restraints (large amounts of parking, body of water, topography). There are available soils and area for replacement septic systems in the far back of the property, but it would take a lot to get the correct tanks, force main and equipment in the needed areas to install. It would be much more beneficial and less restricting for the businesses located at this property if connection to city sewer is available and used.

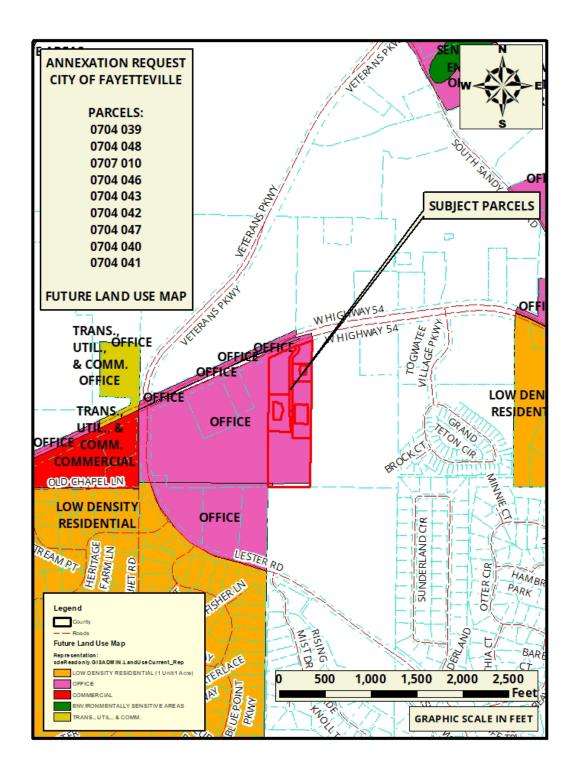
Public Works/Engineering Comments: Staff recommends creating interparcel access with the future development to the west.

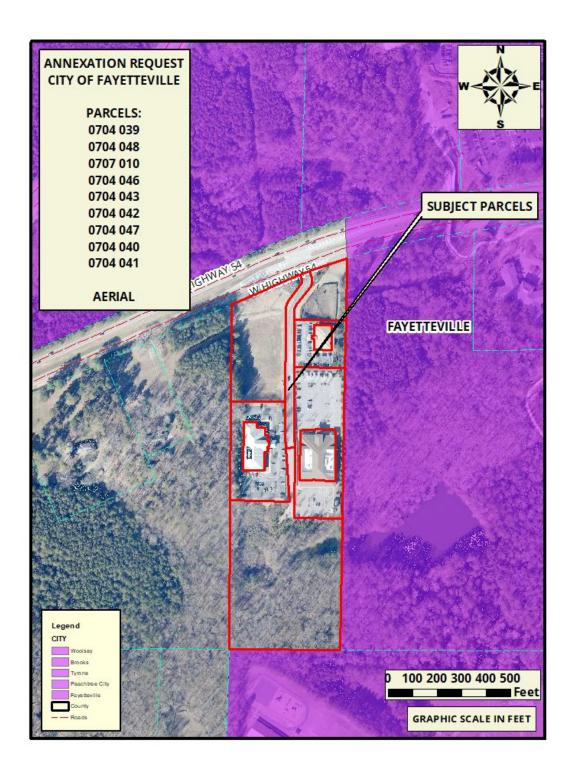
Environmental Management Department - Stormwater/Water Quality:

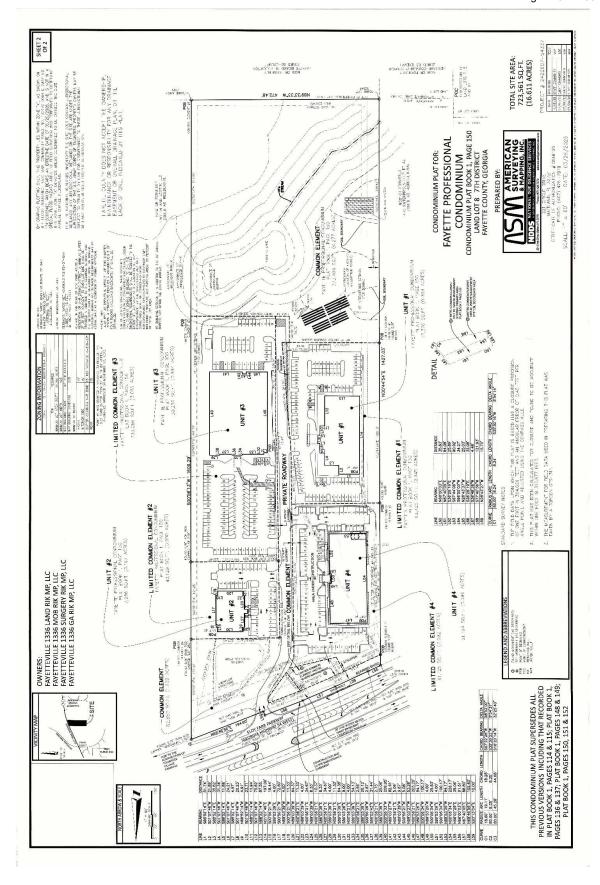
Should this annexation be approved, Fayette County respectfully requests that the City of Fayetteville apply the Metropolitan North Georgia Water Planning District's Model Stream Buffer Protection Ordinance, if it has not already done so. Fayette County's watershed protection standards are directly based on this model ordinance.











STATE LAW

TITLE 36. LOCAL GOVERNMENT PROVISIONS APPLICABLE TO MUNICIPAL CORPORATIONS ONLY CHAPTER 36. ANNEXATION OF TERRITORY ARTICLE 7. PROCEDURE FOR RESOLVING ANNEXATION DISPUTES

36-36-113. Objection to annexation; grounds and procedures

- (a) The county governing authority may by majority vote to object to the annexation because of a material increase in burden upon the county directly related to any one or more of the following:
 - (1) The proposed change in zoning or land use;
 - (2) Proposed increase in density; and
 - (3) Infrastructure demands related to the proposed change in zoning or land use.
- (b) Delivery of services may not be a basis for a valid objection but may be used in support of a valid objection if directly related to one or more of the subjects enumerated in paragraphs (1), (2), and (3) of subsection (a) of this Code section.
- (c) The objection provided for in subsection (a) of this Code section shall document the nature of the objection specifically providing evidence of any financial impact forming the basis of the objection and shall be delivered to the municipal governing authority by certified mail or statutory overnight delivery to be received not later than the end of the thirtieth calendar day following receipt of the notice provided for in Code Section 36-36-111.
- (d) In order for an objection pursuant to this Code section to be valid, the proposed change in zoning or land use must:
 - (1) Result in:
 - (A) A substantial change in the intensity of the allowable use of the property or a change to a significantly different allowable use; or
 - (B) A use which significantly increases the net cost of infrastructure or significantly diminishes the value or useful life of a capital outlay project, as such term is defined in Code Section 48-8-110, which is furnished by the county to the area to be annexed; and
 - (2) Differ substantially from the existing uses suggested for the property by the county's comprehensive land use or permitted for the property pursuant to the county's zoning ordinance or its land use ordinances.

36-36-114. Arbitration panel; composition and membership

- (a) Not later than the fifteenth calendar day following the date the municipal corporation received the first objection provided for in Code Section 36-36-113, an arbitration panel shall be appointed as provided in this Code section.
- (b) The arbitration panel shall be composed of five members to be selected as provided in this subsection. The Department of Community Affairs shall develop three pools of arbitrators, one pool which consists of persons who are currently or within the previous six years have been municipal elected officials, one pool which consists of persons who are currently or within the previous six years have been county elected officials, and one pool which consists of persons with a master's degree or higher in public administration or planning and who are currently employed by an institution of higher learning in this state, other than the Carl Vinson Institute of Government. The pool shall be sufficiently large to ensure as nearly as practicable that no person shall be required to serve on more than two panels in any one calendar year and serve on no more than one panel in any given county in any one calendar year. The department is authorized to coordinate with the Georgia Municipal Association, the Association County Commissioners of Georgia, the Council of Local Governments, and similar organizations in developing and maintaining such pools.
- (c) Upon receiving notice of a disputed annexation, the department shall choose at random four names from the pool of municipal officials, four names from the pool of county officials, and three names from the pool of academics; provided, however, that none of such selections shall include a person who is a resident of the county which has interposed the objection or any municipal corporation located wholly or partially in such county. The municipal corporation shall be permitted to strike or excuse two of the names chosen from the municipal officials pool; the county shall be permitted to strike or excuse two of the names chosen from the municipal officials pool; and the county and municipal corporation shall each be permitted to strike or excuse one of the names chosen from the academic pool.
- (d) Prior to being eligible to serve on any of the three pools, persons interested in serving on such panels shall receive joint training in alternative dispute resolution together with zoning and land use training, which may be designed and overseen by the Carl Vinson Institute of Government in conjunction with the Association County Commissioners of Georgia and the Georgia Municipal Association, provided such training is available.
- (e) At the time any person is selected to serve on a panel for any particular annexation dispute, he or she shall sign the following oath: "I do solemnly swear or affirm that I will faithfully perform my duties as an arbitrator in a fair and impartial manner without favor or affection to any party, and that I have not and will not have any ex parte communication regarding the facts and circumstances of the matters to be determined, other than communications with my fellow arbitrators, and will only consider, in making my determination, those matters which may lawfully come before me."

36-36-115. Meetings of arbitration panel; duties; findings and recommendations; compensation

(a) (1) The arbitration panel appointed pursuant to Code Section 36-36-114 shall meet as soon after appointment as practicable and shall receive evidence and argument from the municipal corporation, the county, and the applicant or property owner and shall by majority vote render a decision which shall be binding on all parties to the dispute as provided for in this article not later than the sixtieth day following such appointment. The meetings of the panel in which

evidence is submitted or arguments of the parties are made shall be open to the public pursuant to Chapter 14 of Title 50. The panel shall first determine the validity of the grounds for objection as specified in the objection. If an objection involves the financial impact on the county as a result of a change in zoning or land use or the provision of maintenance of infrastructure, the panel shall quantify such impact in terms of cost. As to any objection which the panel has determined to be valid, the panel, in its findings, may establish reasonable zoning, land use, or density conditions applicable to the annexation and propose any reasonable mitigating measures as to an objection pertaining to infrastructure demands.

- (2) In arriving at its determination, the panel shall consider:
 - (A) The existing comprehensive land use plans of both the county and city;
 - (B) The existing land use patterns in the area of the subject property;
 - (C) The existing zoning patterns in the area of the subject property;
 - (D) Each jurisdiction's provision of infrastructure to the area of the subject property;
 - (E) Whether the county has approved similar changes in intensity or allowable uses on similar developments in other unincorporated areas of the county;
 - (F) Whether the county has approved similar developments in other unincorporated areas of the county which have a similar impact on infrastructure as complained of by the county in its objection; and
 - (G) Whether the infrastructure or capital outlay project which is claimed adversely impacted by the county in its objection was funded by a county-wide tax.
- (3) The county shall provide supporting evidence that its objection is consistent with its land use plan and the pattern of existing land uses and zonings in the area of the subject property.
- (4) The county shall bear at least 75 percent of the cost of the arbitration. The panel shall apportion the remaining 25 percent of the cost of the arbitration equitably between the city and the county as the facts of the appeal warrant; provided, however, that if the panel determines that any party has advanced a position that is substantially frivolous, the costs shall be borne by the party that has advanced such position.
- (5) The reasonable costs of participation in the arbitration process of the property owner or owners whose property is at issue shall be borne by the county and the city in the same proportion as costs are apportioned under paragraph (4) of this subsection.
- (6) The panel shall deliver its findings and recommendations to the parties by certified mail or statutory overnight delivery.
- (b) If the decision of the panel contains zoning, land use, or density conditions, the findings and recommendations of the panel shall be recorded in the deed records of the county with a caption describing the name of the current owner of the property, recording reference of the

current owner's acquisition deed and a general description of the property, and plainly showing the expiration date of any restrictions or conditions.

- (c) The arbitration panel shall be dissolved on the tenth day after it renders its findings and recommendations but may be reconvened as provided in Code Section 36-36-116.
- (d) The members of the arbitration panel shall receive the same per diem, expenses, and allowances for their service on the committee as is authorized by law for members of interim legislative study committees.
- (e) If the panel so agrees, any one or more additional annexation disputes which may arise between the parties prior to the panel's initial meeting may be consolidated for the purpose of judicial economy if there are similar issues of location or similar objections raised to such other annexations or the property to be annexed in such other annexations is within 2,500 feet of the subject property.

36-36-116. Appeal

The municipal or county governing authority or an applicant for annexation may appeal the decision of the arbitration panel by filing an action in the superior court of the county within ten calendar days from receipt of the panel's findings and recommendations. The sole grounds for appeal shall be to correct errors of fact or of law, the bias or misconduct of an arbitrator, or the panel's abuse of discretion. The superior court shall schedule an expedited appeal and shall render a decision within 20 days from the date of filing. If the court finds that an error of fact or law has been made, that an arbitrator was biased or engaged in misconduct, or that the panel has abused its discretion, the court shall issue such orders governing the proposed annexation as the circumstances may require, including remand to the panel. Any unappealed order shall be binding upon the parties. The appeal shall be assigned to a judge who is not a judge in the circuit in which the county is located.

36-36-117. Annexation after conclusion of procedures; remedies for violations of conditions

If the annexation is completed after final resolution of any objection, whether by agreement of the parties, act of the panel, or court order as a result of an appeal, the municipal corporation shall not change the zoning, land use, or density of the annexed property for a period of one year unless such change is made in the service delivery agreement or comprehensive plan and adopted by the affected city and county and all required parties. Following the conclusion of the dispute resolution process outlined in this article, the municipal corporation and an applicant for annexation may either accept the recommendations of the arbitration panel and proceed with the remaining annexation process or abandon the annexation proceeding. A violation of the conditions set forth in this Code section may be enforced thereafter at law or in equity until such conditions have expired as provided in this Code section.

36-36-118. Abandonment of proposed annexation; remedies for violations of conditions

If at any time during the proceedings the municipal corporation or applicant abandons the proposed annexation, the county shall not change the zoning, land use, or density affecting the property for a period of one year unless such change is made in the service delivery

agreement or comprehensive plan and adopted by the affected city and county and all required parties. A violation of the conditions set forth in this Code section may be enforced thereafter at law or in equity until such period has expired. After final resolution of any objection, whether by agreement of the parties, act of the panel, or any appeal from the panel's decision, the terms of such decision shall remain valid for the one-year period and such annexation may proceed at any time during the one year without any further action or without any further right of objection by the county.

MAYOR

Edward J. Johnson, Jr.

CITY MANAGER

Ray Gibson

CITY CLERK

Chelsea Siemen



COUNCIL

Mayor Pro Tem Scott Stacy Darryl Langford T. Joe Clark Rich Hoffman Niyah Glover

DATE: 10/16/2025 6:00 PM

CITY COUNCIL AGENDA

LOCATION:
City Hall
Council Chamber

Present: Mayor Edward Johonson and Council Members Rich Hoffman, Niyah Glover, Joe Clark, Scott Stacy, and Darryl Langford. City Attorney Patrick Jaugstetter was present. Staff members present were City Manager Ray Gibson and City Clerk Chelsea Siemen.

Call to Order

Opening Prayer

The Pledge of Allegiance to the Flag

Approval of Agenda - Motion – Stacy, Second – Glover, approved unan.

- 1. Approval of the Minutes for September 18, 2025, City Council Regular Meeting Motion Clark, Second Langford. Stacy abstained. Motion approved 4-0-1.
- 2. Approval of the Minutes for September 25, 2025, City Council Work Session Motion Langford, Second Glover, approved unan.

RECOGNITIONS AND PRESENTATIONS

- 3. Fayetteville 101 Citizens' Government Academy Inaugural Class of 2025: *Presented by Utility Billing Manager Brenda Williams and Asst. Director of Finance and Administration Carleetha Character*
- 4. Telling Our Story Video Series "Planning for Smart Growth": **Presented by Director of Economic Development Lori Funderwhite**

PUBLIC HEARINGS

5. Second Hearing for Resolution No. 25-R-63 – 2025 Millage Rate: **Presented by Director of Finance** and Administrative Services Mike Bush – Posted for Second Hearing

6. Consider Ordinance No. 25-O-29 – Amendment to the Purchasing Ordinance to include changes for Bonding requirements at the State Level: *Presented by Director of Finance and Administrative Services Mike Bush* - Motion – Hoffman, Second – Langford, approved unan.

NEW BUSINESS

- 7. Consider Resolution No. 25-R-53 CMAR Bid Award for the Police, Court and Public Works Buildings: *Presented by CPS* Motion Stacy, Second Clark, approved unan.
- 8. Step One Annexation Request from Remedy Medical Properties, Inc. for +/- 18-acres located at 1336 Highway 54: *Presented by Planner Katherine Prickett* Motion Hoffman, Second Glover, approved unan.
- Step One Annexation Request from HWY 54 & Veterans Pwky LLC/Blake Goodman for 2.4 acres located at 1352 Highway 54, ARC Enterprises LLLP for +/- 30 acres located at 1374 Highway 54, and ROCLAD Enterprises LLC for +/- 5 acres located on Lester Road: *Presented by Planner Katherine Prickett* Motion Clark, Second Glover, approved unan.

<u>CONSENT AGENDA</u> - Motion – Hoffman, Second – Clark, approved unan.

10. 25-R-62 - Design-Build Contract Amendment for Fire Station 93

REPORTS AND COMMENTS

City Manager & Staff Reports

City Council and Committee Reports

Mayors Comments & Public Comments

EXECUTIVE SESSION [IF NEEDED] — Not Needed

11. Executive Session to discuss matters of Real Estate, Litigation, and/or Personnel

ANNOUNCEMENTS



FAYETTEVILLE CITY HALL

210 Stonewall Avenue West Fayetteville, Georgia 30214 770-461-6029 Telephone 770-460-4238 Facsimile www.Fayetteville-GA.gov

November 13, 2025

Via Certified Mail 9589 0710 5270 1405 6889 82

Attn: Deborah Bell Fayette County Planning & Zoning 140 Stonewall Avenue West, Suite 202 Fayetteville, GA 30214

Dear Ms. Bell:

The City of Fayetteville has recently received an application for the annexation/rezoning of nine parcels (16.611 acres total) currently zoned O-I (Office Institutional) in Fayette County. The applicant's submittal was verified for accuracy and officially accepted by City staff on November 11, 2025. The applicant is seeking PO (Professional Office) zoning for these properties. The properties are located at 1336 Highway 54. (Parcel ID Numbers 0704 039, 0704 048, 0704 010, 0704 046, 0704 043, 0704 042, 0704 047, 0704 040, & 0704 041. See attached location map.)

I have enclosed a copy of the completed annexation/rezoning application, a legal description of the property, a location map, and a completed Staff Annexation Review Form.

The Planning and Zoning Commission will hold a public hearing on Tuesday, December 16, 2025, to make a recommendation on this application. The Mayor and City Council will hold their public hearing to consider the application on Thursday, January 8, 2026.

Please direct any comments or questions concerning this application to Julie Brown, Interim Director of Planning & Zoning.

Sincerely.

Ray Gibson City Manager

Ce: Mayor, City Council

Director of Community and Economic Development

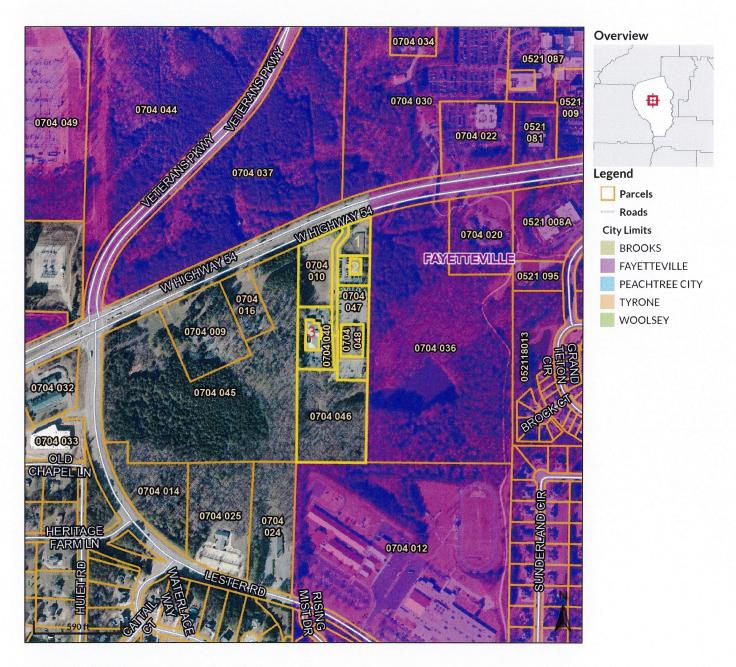
Director of Public Services

STAFF ANNEXATION REVIEW FORM

1.	Describe the location of the area to be annexed or attach a clear map indicating the location.
	Parcel Numbers 0704 039, 0704 048, 0704 010, 0704 046, 0704 043, 0704 042, 0704 047, 0704 040, & 0704 041
2.	How many landowners/parcels will be included?
	Four landowners, nine parcels
3.	How does the City propose to designate this area on its future land use map and/or zoning map if the annexation occurs?
	FLUM designation: Business Park (BP) Zoning designation: Professional Office (PO)
4.	Refer to sections of the city development ordinances that identify permitted uses for this proposed land use classification.
	UDO Section 204.15: PO (Professional Office)
5.	Describe the development plans for the area proposed to be annexed (if the property owner(s) in the area initiated specific development proposals).
	Seven of the parcels are developed as a medical office park. The remaining two parcels (0704 041 & 0704 046) are undeveloped. Although plans for future development were mentioned in their application, no plans were submitted.
Form o	completed by: Nicole Gilbert, Planner
Signati	ure: 11/11/25



Fayette County, GA



Date created: 11/10/2025 Last Data Uploaded: 11/10/2025 5:34:57 AM



- 1. Parcel 0704 041
- 2. Parcels 0704 043 (building) & 0704 042 (parking) 3. Parcel 0704 039 (building)

ARTICLE 4. COMMERCIAL AND BUSINESS DISTRICTS.

DIVISION 1. GENERAL PROVISIONS.

Sec. 204.1. Purpose.

This article outlines the Commercial and Business Zoning Districts and contains basic information pertaining to land use regulation and spatial requirements for buildings and lots.

Sec. 204.2. - 5. Reserved.

DIVISION 2. COMMERCIAL AND BUSINESS ZONING DISTRICTS.

Sec. 204.6. NC - Neighborhood Commercial.

The Neighborhood Commercial District is established to create a strong emphasis on development and redevelopment of commercial, retail and residential land uses at a higher intensity than historically created in the Downtown Mixed Use District. This district is intended to provide and protect areas for community shopping and service facilities convenient to residential neighborhoods, to delineate the boundary of the neighborhood commercial and retail districts, and to promote infill development that creates vibrant, pedestrian-friendly streetscapes through a variety of commercial uses.

Sec. 204.7. C-4 – High Intensity Commercial.

The High Intensity Commercial District is established to provide employment opportunities and commercial and retail services for residents and regional travelers. These commercial nodes will accommodate the high volume of regional traffic along the city's major corridors and shall abut a minimum of two, four-lane state highways. The four-lane section of the highway shall be no less than five miles in length.

The district is intended for retail businesses with a gross floor area greater the 75,000 square feet. Individual retail tenants or developments that include these retail tenants must comply with a higher level of development regulations.

Sec. 204.8. PO – Professional Office.

The Professional Office District is established to protect existing businesses and encourage the development, redevelopment and expansion of support services. The district is intended to provide places of employment in which business, professional, educational and institutional and similar compatible uses can be located in close proximity to residential land uses. The district serves as an appropriate transitional zone between residential and more intense non-residential uses.

Sec. 204.9. BP – Business Park.

The Business Park District is established to foster the development of employment-based uses such as corporate offices, light manufacturing and other uses that contribute to the creation of a regional employment center. Because of the presence of a high number of employees, these developments should be designed in a manner that accommodates pedestrian, bicycle and other modes of alternate transportation.

This district is intended to provide for the establishment of planned, mixed-use developments along major thoroughfares. Access onto these thoroughfares should be kept to a minimum in order to protect the vitality of the roadway; to establish a positive first impression for persons entering the city; and to maintain a quality appearance which will stabilize or increase property values.

Sec. 204.10. - 14. Reserved.

DIVISION 3. SCHEDULE OF USES.

Sec. 204.15. Commercial and business districts.

Land and buildings in the Commercial and Business Districts shall only be used in accordance with the following table:

0		
	그리고 마음 사용 사용 주속하고 있는데 그런 그는 사용소를 만든다고 말중국을 하는데 그 이번 하는데 그를 하는데 그를 하는데 그를 하는데 그는데 그를 하는데 그를 하는데 그렇다는 그 사람이다.	
Principal use (P).	Authorized by-right, subject to all other applicable provisions of this ordinance.	
i i i icipai asc (i).	Additionized by Fight, Subject to all other applicable provisions of this oralliance.	

Accessory use (P+) Authorized subject to supplemental use regulations as identified in the referenced section.

Conditional use (C). Authorized pursuant to supplemental regulations identified in the referenced section and in accordance with the provisions of Sec. 207.26.

Not Permitted. A blank cell indicates the specified use is not permitted.

Schedule of land use: Commercial and B	THE PROPERTY OF				
Use	NC	C - 4	PO	BP	See Section
Accommodations, hospitality and entertain	ment				
Banquet or meeting hall	P	Р			
Commercial indoor recreation facility		Р			
Hotel	C	С	С	С	203.29.
Microbrewery	Р	Р			
Restaurant	Р	Р	Р	Р	
Restaurants with a drive-thru	P+	P+			207.10.
Tap house/brewpub/wine bar	Р	Р			
Theater	Р	Р			
Civic and institutional					
Community oriented cultural facility	Р	Р	Р	Р	
Government facility	Р	Р	Р	Р	
Park	Р	Р	Р	Р	

Use	NC	C - 4	PO	BP	See Section
Place of public worship and general places of assembly	С	С	С	С	Sec. 207.34.
School, college or university	Р	Р	Р	Р	
School (K-12), private	С	С	С	С	Sec. 207.35.
School (K-12), public	Р	Р	Р	Р	
School, specialized training	Р	Р	Р	Р	
Group living					
Adult day center	С		С		Sec. 207.40.
Assisted living/memory care facility	С		С		Sec. 207.41.
Community living arrangement	С		С		Sec. 207.42.
Narcotic treatment center	С		С		Sec. 207.43.
Skilled nursing facility	С		С		Sec. 207.45.
Offices and services					
Animal services, no outside kennels	Р	Р	Р	Р	
Child care facility	Р	Р	Р	Р	Sec. 207.9.
Contractor facility		Р	Р	Р	
Data centers and technology-related facilities				Р	
Orive-thru facilities for automated teller machines, banks and oharmacies	P+	P+	P+	P+	207.11.
Electronic equipment facilities and assembly plants				Р	
Fitness club	Р	Р	Р	Р	
- uneral home and accessory crematory		Р	Р	Р	
Hospital			Р	Р	
ife science-related facilities			Р	Р	
ocksmiths and gunsmiths, no firing range			Р	Р	
Medical and dental offices, clinics and laboratories		Р	Р	Р	
Medical supplies and sales		Р	Р	Р	
Mini-warehouse/self-storage, with common entry/entries		С			207.66.
Non-emergency medical transport services	Р		Р	Р	
Offices, professional	Р	Р	Р	Р	
Offices and services with a drive-thru		P+	P+	P+	207.11.
Optometry and vision care facilities	Р	Р	Р	Р	
Outdoor storage				С	207.65.
Personal services	Р	Р	Р	Р	
Research and testing facilities and laboratories	Р		Р	Р	
Vehicle repair		С			207.67.
/ehicle wash		Р			

Use	NC	€-4	PO	BP	See Section
Outdoor storage		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		С	207.65.
Personal services	Р	Р	Р	Р	
Research and testing facilities and laboratories	Р		Р	Р	
Vehicle repair		С			207.67.
Vehicle wash		Р			
Retail					
Building supply and sales		Р			
Convenience stores, gasoline and diesel fuel sales		C			207.56.
Dry cleaning facilities	Р	Р			
Flea market		C			207.58.
General retail (single tenant < 16,000 SF)	Р	Р			
General retail (single tenant > 16,001 SF)		Р			
Outdoor display	P+	P+			207.12.
Nurseries and greenhouses	Р	Р			
Pharmacies	Р	Р	Р	Р	
Radio and television studios or other broadcast media with no visible antenna	Р				
Vapor cigarette sales	Р				
Industrial and infrastructure					
Essential public services and utilities	Р	Р	Р	Р	
Wholesaling/warehousing with office space, no outdoor storage				Р	
Wireless communications facility	С	С	C	C	207.70.
Small wireless facility in the public right-of-way	С	С	C	C	207.71.

Sec. 204.16. Specific uses not permitted within the NC District.

The following uses shall not be permitted within the NC District:

- 1. Animal daycare facilities with outdoor boarding or kennels.
- 2. Automobile rental.
- 3. Automobile dealerships.
- 4. Automobile service or repair.
- 5. Bail bonds establishments.
- 6. Blood/plasma facilities.
- 7. Bowling alleys.
- 8. Dry cleaning plants and/or commercial laundry facilities without a storefront.
- 9. Indoor skating rinks.
- 10. Junkyards and/or salvage operations.
- 11. Pawn shops.
- 12. Self-storage facilities.
- 13. Sexually-oriented businesses.
- 14. Small box discount stores.
- 15. Small loan businesses.
- 16. Teen club.
- 17. Tire sales and/or repair.



STEP TWO ANNEXATION APPLICATION

210 Stonewall Avenue West Fayetteville, GA 30214 770-719-4177 WWW.FAYETTEVILLE-GA.GOV

Fee: \$20000 of 285
Date Filed <u>//</u> / <u>7</u> / <u>25</u>
Date Accepted <u>II / </u>
Notification Sent / /
Office Use Only

Overview: The Annexation Review Process is a two-step process to evaluate annexation requests into the City of Fayetteville. Once the City Council has voted on an applicant's Step One application, a Step Two application can be submitted. The recommendation that the annexation request continue to Step Two does not imply that the City Council will approve the annexation application. The Step Two application must be submitted within one (1) year of City Council's vote on the Step One request. Step Two requires the submittal of detailed information as identified in the established rezoning process and the State Annexation Law.

Per State Law, once the application has been submitted to the City, nothing can be altered. The annexation property area and the requested zoning category may not be changed during the review process. In addition, if the annexation is approved, the development intensity may not be increased for one year after the approval date. For example, if a density of 2 units per acre is requested and approved in the Annexation application, the property cannot be rezoned or developed at a density greater than 2 units per acre within one year of approval. It may, however, be developed at a lesser density.

Instructions: All items identified below must be provided before a Step Two application is deemed complete. If the answer to any question is "No," a written explanation must be provided to explain the negative response. Once staff has deemed the application is complete and complies with the State Annexation Law, the annexation request and rezoning shall be heard together in two public hearings. The first required public hearing is with the Planning Commission, where they will make a recommendation to the City Council. The second public hearing is before the City Council, who will vote to approve/deny the request.

SUBMITTAL REQUIREMENTS:

		YES	NO
1	A completed and signed Step Two application.		
2	Application fee paid $u/u/z = 0$	· ·	
3	Legal Description: One (1) electronic version (.doc) of the full legal description of the subject tract(s) being considered for annexation	G	
4	Boundary Survey: One electronic (.pdf) copy of a survey prepared by a licensed and registered land surveyor that shall identity the extent of the property being considered for annexation. Must be scale no greater than 1"=50' and include:	y	
(a)	Parcel Tax ID number and owner name for each annexation parcel		
(b)	Existing lot lines, easements, rights-of-way, including the area in acres or square feet, and abutting land uses or zoning district categories		
(c)	A clear delineation of the existing and proposed city limits boundary		
(d)	Seal of the surveyor who prepared the survey		
(e)	All natural, geological, and/or cultural resources that are on or within 200 feet of the property.		
		YES	NO



STEP TWO ANNEXATION APPLICATION

210 Stonewall Avenue West Fayetteville, GA 30214 770-719-4177 WWW.FAYETTEVILLE-GA.GOV

5	Property Deeds: One (1) copy each of the property deed(s) for tract(s) of land.	Ø	
6	Documentation of Annexation Methodology: state which annexation method is being used, and provide supporting documentation that complies with the State Annexation Law requirements.		
7	Utility Verification: One (1) copy of each letter from the utility service providers indicating that their services can support the development of the proposed zoning intensity.	ø	
8	Conceptual Site Plan: one (1) electronic version (.pdf) of the master plan showing land uses/zoning within the overall development, buffers, open space, setbacks, and density.		₽ (
9	Written Narrative: a description of how the proposal relates to the comprehensive plan and the adopted goals and policies. (See attached Written Narrative Reference page.) It should also include the following information:	Ø	
(a)	General description of the proposed development and how it relates to the City's Comprehensive Plan and annexation policy		
(b)	How the development will minimize and mitigate impacts on the natural environment.		
(c)	Provide proposed density and the projected population/ employment figures at build-out.		
(d)	How the development will tie into the City's street network.		
(e)	An analysis of how the proposed annexation will affect the City's tax base, public education system, police and fire protection services, emergency medical services and utilities.		
10	Campaign Disclosure: signed disclosure statements from the Applicant.	Ø	
11	Supporting Documentation: Please provide any further information you wish to be considered in the Annexation and rezoning application.	•	
12	DRI : See DRI website at https://cdn.atlantaregional.org/wp-content/uploads/2017/03/lu-dri-alternative-requirements-arc.pdf (page 8) to determine if this rezoning request warrants a DRI study. (For further assistance contact ARC at 470-378-1645.		ď
13	**Note: City Engineer may require a traffic study.		

By signing the application, the Applicant is certifying that the information is current and correct to the best of their knowledge, and that they are granted permission by the property owners to submit this annexation application. Signee grants City Staff and representatives access to the properties in order to gather information to review the application. I understand that all materials and fees submitted as a part of the application will become public property and will not be returned once the application is accepted.

Applicant Signature:

Date: 6 Nov 2 & 2 5

By: Gregg Graines Authorized Signatory for Fayetteville 1336 Land RIK MP, LLC, Fayetteville 1336 MOB RIK MP, LLC, Fayetteville 1336 Surgery RIK MP, LLC, and Fayetteville 1336 GA RIK MP, LLC,

** (If you are acting as project representative, property owner's authorization must be submitted.)

Annexation Application Revised 4/30/2024 www.fayetteville-ga.gov



STEP TWO ANNEXATION APPLICATION

APPLICATION
210 Stonewall Avenue West
Fayetteville, GA 30214
770-719-4177
WWW.FAYETTEVILLE-GA.GOV

	Ţ.	☑ 100% Methodology		☐ 60% Meth	vpoloho		
ANNEXATION	Applic signed currer	ration requires signatures or diletters of approval of all nt property owners.	b a • R v ir	equired signatures or sign y property owners of at nnexation acreage. Lequires signed petition be oters in the annexation and be ar of the Step Two apples.	gned letters least 60% by 60% of rarea. Signa e dated wi lication sub	of the to registere stures m thin one omittal.	otal ed ust
	Parcel ID#:	Address:		Signature:	Indicate si		Date:
		see attached list of parcels	and c	wners' signatures	Owner	Voter	
Ŋ		ooo attaonoa not of particle	una c	Willow olginatares	∡ Owner	Voter	
CEI							
AR					Owner	Voter	
Z					Owner	Voter	
110					Owner	Voter	
X					Owner	Voter	
ANNEXATION PARCELS							
A					Owner	Voter	
		may attach a separate list of parcels , from Step One may be used if dated The list of properties cannot be a	within o	ne (1) year of the Step 7	Two applica		mittal.
E E	Name Greg	gg Graines, Authorized Signatory for Owners		Name Laurel David, Partner,	The Galloway I	Law Group,	LLC
APPLICANT OR PROJECT EPRESENTATIVE	Address 80	00 W Madison St. Ste 400, Chicago IL 60607	ATTORNEY	Address 4062 Peachtree Rd	I., Suite A330, A	atlanta GA 3	03019
ICA (O)	Phone # 3	312-872-4108	POL	Phone # 404-965-366	9		
PR			AT				
AP	Email ggrain	es@remedymed.com; cc: charrison@remedymed.com		Email laurel@glawgp.	com		
		Existing		Pro	posed		
S	Water	yes					
UTILITIES	Sewer			yes			
II	Fire/ EMS	yes					
.b	Police	yes					
	Electricity	yes					
	Zoning Ca	ategory Request:					
- E	Brief Des						
SED		n and rezoning of existing medic		e park to Professiona	al Office w	vith a F	uture
PROPOSED	Land Use	map designation of Business Pa	IFK				
VEL							
DE							
100							

OWNER AUTHORIZATION APPLICATION FOR ANNEXATION AND REZONING

The Applicant, Fayetteville 1336 Land RIK MP, LLC, Fayetteville 1336 MOB RIK MP, LLC, Fayetteville 1336 Surgery RIK MP, LLC, and Fayetteville 1336 GA RIK MP, LLC, each a Delaware limited liability company, collectively, request Annexation and Rezoning to Professional Office for approximately 18 acres of land located at 1336 GA-54 Highway (the "Property"). The Property is comprised of the following nine (9) parcels:

Parcel ID Number	Address	Owner Entity
0704-039	1336 Highway 54	FAYETTEVILLE 1336 MOB RIK MP LLC
0704-048	1336 Highway 54	FAYETTEVILLE 1336 SURGERY RIK MP LLC
0704-010	0 Highway 54	FAYETTEVILLE 1336 GA RIK MP LLC
0704-046	0 Highway 54	FAYETTEVILLE 1336 LAND RIK MP LLC
0704-043	1336 Highway 54	FAYETTEVILLE 1336 LAND RIK MP LLC per deed dated April 15, 2025 (was GEORGIA UROLOGY REAL ESTATE LLC)
0704-042	0 Highway 54	FAYETTEVILLE 1336 LAND RIK MP LLC per amended and assigned Declaration of Condominium
0704-047	0 Highway 54	FAYETTEVILLE 1336 LAND RIK MP LLC per amended and assigned Declaration of Condominium
0704-040	0 Highway 54	FAYETTEVILLE 1336 LAND RIK MP LLC per amended and assigned Declaration of Condominium
0704-041	0 Highway 54	FAYETTEVILLE 1336 LAND RIK MP LLC per amended and assigned Declaration of Condominium

Each Owner entity below hereby authorizes this annexation request.

FAYETTEVILLE 1336 LAND RIK MP, LLC, FAYETTEVILLE 1336 MOB RIK MP, LLC, FAYETTEVILLE 1336 SURGERY RIK MP, LLC, and FAYETTEVILLE 1336 GA RIK MP, LLC, each a Delaware limited liability company

By:

Name: Gregg Graines

Title: Authorized Signatory

UNIT#1

ALL OF THE AIRSPCAE BEING DIRECTLY ABOVE THE FINISHED GRADE OF THAT TRACT OR PARCEL BEING IN THE 7TH DISTRICT, FAYETTE COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT THE LAND LOT INTERSECTION OF LAND LOTS 7 AND 8 NORTH 89 DEGREES 33 MINUTES 33 SECONDS WEST, A DISTANCE OF 1,421.29 FEET TO A POINT; THENCE LEAVING SAID LAND LOT LINE NORTH 00 DEGREES 44 MINUTES 54 SECONDS EAST, A DISTANCE OF 1399.51 FEET TO A 5/8-INCH REBAR SET; THENCE SOUTH 05 DEGREES 44 MINUTES 03 SECONDS EAST, A DISTANCE OF 457.21 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 52 MINUTES 14 SECONDS EAST, A DISTANCE 51.71 FEET TO A POINT; THENCE SOUTH 01 DEGREES 07 MINUTES 46 SECONDS WEST, A DISTANCE OF 21.89 FEET TO A POINT; THENCE SOUTH 88 DEGREES 52 MINUTES 14 SECONDS EAST, A DISTANCE OF 35.82 FEET TO A POINT; THENCE SOUTH 01 DEGREES 07 MINUTES 46 SECONDS WEST, A DISTANCE OF 31.34 FEET TO A POINT; THENCE SOUTH 88 DEGREES 52 MINUTES 14 SECONDS EAST, A DISTANCE OF 11.88 FEET TO A POINT: THENCE SOUTH 01 DEGREES 07 MINUTES 46 SECONDS WEST, A DISTANCE OF 24.21 FEET TO A POINT: THENCE SOUTH 88 DEGREES 52 MINUTES 14 SECONDS EAST, A DISTANCE OF 4.97 FEET TO A POINT; THENCE SOUTH 01 DEGREES 07 MINUTES 46 SECONDS WEST, A DISTANCE OF 20.23 FEET TO A POINT; THENCE NORTH 88 DEGREES 52 MINUTES 14 SECONDS WEST, A DISTANCE OF 4.91 FEET TO A POINT; THENCE SOUTH 01 DEGREES 07 MINUTES 46 SECONDS WEST, A DISTANCE OF 23.21 FEET TO A POINT; THENCE NORTH 88 DEGREES 52 MINUTES 14 SECONDS WEST, A DISTANCE OF 75.62 FEET TO A POINT; THENCE NORTH 88 DEGREES 52 MINUTES 14 SECONDS WEST, A DISTANCE OF 87.55 FEET TO A POINT; THENCE NORTH 01 DEGREES 07 MINUTES 46 SECONDS EAST, A DISTANCE OF 197.00 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 0.399 ACRES, OR 17,376 SQUARE FEET, MORE OR LESS.

LIMITED COMMON ELEMENT #1

ALL THAT TRACT OR PARCEL OF LAND LAYING AND BEING IN LAND LOT 8 OF THE 7TH DISTRICT, FAYETTE COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT THE LAND LOT INTERSECTION OF LAND LOTS 7, 8, AND 97; THENCE ALONG THE LAND LOT LINE DIVIDING LAND LOTS 7 AND 8 NORTH 89 DEGREES 33 MINUTES 33 SECONDS WEST, A DISTANCE OF 1,421.29 FEET TO A POINT; THENCE LEAVING SAID LAND LOT LINE NORTH 00 DEGREES 44 MINUTES 54 SECONDS EAST, A DISTANCE OF 614.45 FEET TO A 5/8-INCH REBAR SET, SAID REBAR BEING THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 44 MINUTES 54 SECONDS EAST, A DISTANCE OF 403.18 FEET TO A 5/8-INCH REBAR SET; THENCE SOUTH 89 DEGREES 52 MINUTES 36 SECONDS EAST, A DISTANCE OF 222.19 FEET TO A 5/8-INCH REBAR SET; THENCE SOUTH 00 DEGREES 07 MINUTES 24 SECONDS WEST, A DISTANCE OF 140.29 FEET TO A POINT; THENCE SOUTH 03 DEGREES 53 MINUTES 44 SECONDS EAST, A DISTANCE OF 267.83 FEET TO A POINT; THENCE NORTH 88 DEGREES 52 MINUTES 15 SECONDS WEST, A DISTANCE OF 245.40 FEET TO AN AFOREMENTIONED 5/8-INCH REBAR SET, SAID REBAR BEING THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAIN 2.145 ACRES, OR 93,420 SQUARE FEET, MORE OR LESS.

LESS AND EXCEPT THE AIRSPACE COMPRISING UNIT #1 FOOTPRINT.

UNIT #2

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 8 OF THE 7TH DISTRICT, FAYETTE COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT THE LAND LOT INTERSECTION OF LAND LOTS 7, 8, AND 97; THENCE ALONG THE LAND LOT LINE DIVIDING LAND LOTS 7 AND 8 NORTH 89 DEGREES 33 MINUTES 33 SECONDS WEST, A DISTANCE OF 948.81 FEET TO A ½-INCH REBAR FOUND; THENCE LEAVING SAID LAND LOT LINE NORTH 00 DEGREES 56 MINUTES 13 SECONDS EAST; A DISTANCE OF 1,609.29 FEET TO A POINT ON THE DEDICATED RIGHT-OF-WAY LINE FOR GEORGIA HIGHWAY 54 (RIGHT-OF-WAY VARIES); THENCE LEAVING SAID RIGHT-OF-WAY LINE SOUTH 14 DEGREES 34 MINUTES 29 SECONDS WEST, A DISTANCE OF 279.09 FEET TO A FOUNDATION CORNER, SAID CORNER BEING THE POINT PF BEGINNING; THENCE ALONG SAID FOUNDATION LINE SOUTH 00 DEGREES 56 MINUTES 21 SECONDS WEST, A DISTANCE OF 18.44 FEET TO A POINT; THENCE; ALONG SAID FOUNDATION LINE SOUTH 89 DEGREES 03 MINUTES 39

SECONDS EAST, A DISTANCE OF 4.00 FEET TO A POINT; THENCE ALONG SAID FOUNDATION LINE SOUTH 00 DEGREES 56 MINUTES 21 SECONDS WEST. A DISTANCE OF 72.60 FEET TO A POINT; THENCE ALONG SAID FOUNDATION LINE NORTH 89 DEGREES 03 MINUTES 39 SECONDS WEST, A DISTANCE OF 4.00 FEET TO A POINT: THENCE ALONG SAID FOUNDATION LINE SOUTH 00 DEGREES 56 MINUTES 21 SECONDS WEST, A DISTANCE OF 11.33 FEET TO A POINT; THENCE ALONG SAID FOUNDATION LINE NORTH 89 DEGREES 03 MINUTES 39 SECONDS WEST, A DISTANCE OF 64.37 FEET TO A POINT; THENCE ALONG SAID FOUNDATION LINE NORTH 00 DEGREES 56 MINUTES 21 SECONDS EAST, A DISTANCE OF 11.33 FEET TO A POINT; THENCE ALONG SAID FOUNDATION LINE NORTH 89 DEGREES 03 MINUTES 39 SECONDS WEST. A DISTANCE OF 4.00 FEET TO A POINT; THENCE ALONG SAID FOUNDATION LINE NORTH 00 DEGREES56 MINUTES 21 SECONDS EAST, A DISTANCE OF 34.67 FEET TO A POINT; THENCE ALONG SAID FOUNDATION LINE NORTH 89 DEGREES 03 MINUTES 39 SECONDS WEST, A DISTANCE OF 8.33 FEET TO A POINT: THENCE ALONG SAID FOUNDATION LINE NORTH 00 DEGREES 56 MINUTES 21 SECONDS EAST, A DISTANCE OF 10.37 FEET TO A POINT; THENCE ALONG SAID FOUNDATION LINE NORTH 00 DEGREES 56 MINUTES 21 SECONDS EAST, A DISTANCE OF 34.67 FEET TO A POINT; THENCE ALONG SAID FOUNDATION LINE SOUTH 89 DEGREES 03 MINUTES 39 SECONDS EAST, A DISTANCE OF 4.00 FEET TO A POINT; THENCE ALONG SAID FOUNDATION LINE NORTH 00 DEGREES 56 MINUTES 21 SECONDS EAST, A DISTANCE OF 64.37 FEET TO A CORNER OF FOUNDATION, SAID CORNER BEING THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 0.167 ACRES, OR 7,286 SQUARE FEET, MORE OR LESS.

LIMITED COMMON ELEMENT #2

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 8 OF THE 7TH DISTRICT, FAYETTE COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO THE POINT OF BEGINNING, COMMENCE AT THE LAND LOT INTERSECTION OF LAND LOTS 7, 8 AND 97; THENCE ALONG THE LAND LOT LINE DIVIDING LAND LOTS 7 AND 8 NORTH 89 DEGREES 33 MINUTES 33 SECONDS WEST, A DISTANCE OF 948.81 FEET TO A POINT; THENCE LEAVING SAID LAND LOT LINE NORTH 00 DEGREES 56 MINUTES 13 SECONDS EAST, A DISTANCE OF 1,162.64 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 52 MINUTES 36 SECONDS WEST, A DISTANCE OF 220.69 FEET TO A POINT; THENCE

NORTH 00 DEGREES 07 MINUTES 24 SECONDS EAST, A DISTANCE OF 194.21 FEET TO A POINT; THENCE SOUTH 89 DEGREES 52 MINUTES 36 SECONDS EAST. A DISTANCE OF 223.45 FEET TO A POINT; THENCE SOUTH 00 DEGREES 56 MINUTES 13 SECONDS WEST, A DISTANCE OF 194.23 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 0.990 ACRES, OR 43,129 SQUARE FEET, MORE OR LESS.

LESS AND EXCEPT THE AIRSPACE COMPRISING UNIT #2 FOOTPRINT.

LIMITED COMMON ELEMENT #2 – WASTE MANAGEMENT PRIMARY AREA (A)

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 8 OF THE 7TH DISTRICT, FAYETTE COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT THE LAND LOT INTERSECTION OF LAND LOTS 7, 8, AND 97; THENCE ALONG THE LAND LOT LINE DIVIDING LAND LOTS 7 AND 8 NORTH 89 DEGREES 33 MINUTES 33 SECONDS WEST, A DISTANCE OF 1421.29 FEET TO A POINT; THENCE LEAVING SAID LAND LOT LINE NORTH 00 DEGREES 44 MINUTES 54 SECONDS EAST FOR A DISTANCE OF 1399.51 FEET TO A 5/8-INCH REBAR SET; THENCE NORTH 66 DEGREES 02 MINUTES 29 SECONDS EAST, A DISTANCE OF 46.57 FEET TO A POINT; THENCE NORTH 66 DEGREES 00 MINUTES 03 SECONDS EAST, A DISTANCE OF 55.33 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING; THENCE NORTH 66 DEGREES 00 MINUTES 03 SECONDS EAST FOR A DISTANCE OF 35.83 FEET TO A POINT; THENCE NORTH 67 DEGREES 40 MINUTES 05 SECONDS EAST FOR A DISTANCE OF 84.08 FEET TO A POINT; THENCE SOUTH 36 DEGREES 26 MINUTES 19 SECONDS EAST FOR A DISTANCE OF 25.89 FEET TO A POINT; THENCE SOUTH 67 DEGREES 44 MINUTES 08 SECONDS WEST, A DISTANCE OF 90.02 FEET TO A POINT; THENCE SOUTH 66 DEGREES 00 MINUTES 03 SECONDS WEST, A DISTANCE OF 34.27 FEET TO A POINT; THENCE SOUTH 66 DEGREES 43 MINUTES 27 SECONDS WEST, A DISTANCE OF 25.03 FEET TO AN AFOREMENTIONED POINT, SAID POINT BEING THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 0.070 ACRES, OR 3,057 SQUARE FEET, MORE OR LESS.

LIMITED COMMON ELEMENT #2 WASTE MANAGEMENT SECONDARY AREA (B)

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 8 OF THE 7TH DISTRICT, FAYETTE COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT THE LAND LOT INTERSECTION OF LAND LOTS 7, 8, AND 97: THENCE ALONG THE LAND LOT LINE DIVIDING LAND LOTS 7 AND 8 NORTH 89 DEGREES 33 MINUTES 33 SECONDS WEST, A DISTANCE OF 1421.29 FEET TO A POINT; THENCE LEAVING SAID LAND LOT LINE NORTH 00 DEGREES 44 MINUTES 54 SECONDS EAST FOR A DISTANCE OF 1399.51 FEET TO A 5/8 REBAR SET; THENCE NORTH 66 DEGREES 02 MINUTES 29 SECONDS EAST, A DISTANCE OF 46.57 FEET TO A POINT; THENCE NORTH 66 DEGREES 00 MINUTES 03 SECONDS EAST, A DISTANCE OF 55.33 FEET TO A POINT; THENCE SOUTH 26 DEGREES 43 MINUTES 27 SECONDS EAST, TO A DISTANCE OF 25.03 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING; THENCE NORTH 66 DEGREES 00 MINUTES 03 SECONDS EAST FOR A DISTANCE OF 34.27 FEET TO A POINT; THENCE SOUTH 67 DEGREES 44 MINUTES 08 SECONDS WEST FOR A DISTANCE OF 90.02 FEET TO A POINT; THENCE SOUTH 36 DEGREES 26 MINUTES 19 SECONDS EAST. A DISTANCE OF 32.08 FEET TO A POINT: THENCE SOUTH 36 DEGREES 48 MINUTES 26 SECONDS WEST, A DISTANCE OF 4.48 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 80.00 FEET AND AN ARC LENGTH OF 8.25 FEET. BEING SUBTENDED BY A CHORD BEARING SOUTH 35 DEGREES 30 MINUTES 16 SECONDS WEST, A DISTANCE OF 8.24 FEET TO A POINT; THENCE SOUTH 77 DEGREES 40 MINUTES 56 SECONDS WEST, A DISTANCE OF 121.93 FEET TO A POINT; THENCE NORTH 26 DEGREES 43 MINUTES 27 SECONDS WEST FOR A DISTANCE OF 15.75 FEET TO AN AFOREMENTIONED POINT. SAID POINT BEING THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 0.081 ACRES, OR 3,518 SQUARE FEET, MORE OR LESS.

UNIT#3

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 8 OF THE 7TH DISTRICT, FAYETTE COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT THE LAND LOT INTERSECTION OF LAND LOTS 7, 8, AND 97; THENCE ALONG THE LAND LOT LINE DIVIDING LAND LOTS 7 AND 8 NORTH 89 DEGREES 33 MINUTES 33 SECONDS WEST, A DISTANCE OF 948.81 FEET TO A ½-INCH REBAR FOUND; THENCE LEAVING SAID LAND LOT LINE NORTH 02 DEGREES 59 MINUTES 31 SECONDS WEST, A DISTANCE OF 685.71 FEET TO A FOUNDATION CORNER, SAID CORNER BEING THE POINT OF BEGINNING; THENCE ALONG SAID FOUNDATION LINE NORTH 89 DEGREES 03 MINUTES 27 SECONDS WEST, A DISTANCE OF 82.61 FEET TO A POINT; THENCE NORTH 00 DEGREES 56 MINUTES 21 SECONDS EAST, A DISTANCE OF 5.09 FEET TO A POINT; THENCE NORTH 89 DEGREES 03 MINUTES 39 SECONDS WEST, A DISTANCE OF 9.87 FEET TO A POINT; THENCE SOUTH 00 DEGREES 56 MINUTES 21 SECONDS WEST, A DISTANCE OF 5.08 FEET TO A POINT; THENCE NORTH 89 DEGREES 03 MINUTES 27 SECONDS WEST, A DISTANCE OF 53.26 FEET TO A POINT; THENCE NORTH 00 DEGREES 56 MINUTES 21 SECONDS EAST, A DISTANCE OF 203.20 FEET TO A POINT; THENCE SOUTH 89 DEGREES 03 MINUTES 26 SECONDS EAST, A DISTANCE OF 9.00 FEET TO A POINT; THENCE NORTH 00 DEGREES 56 MINUTES 21 SECONDS EAST, A DISTANCE OF 4.00 FEET TO A POINT; THENCE SOUTH 89 DEGREES 03 MINUTES 39 SECONDS EAST, A DISTANCE OF 54.13 FEET TO A POINT; THENCE NORTH 00 DEGREES 56 MINUTES 21 SECONDS EAST, A DISTANCE OF 2.66 FEET TO A POINT; THENCE SOUTH 89 DEGREES 03 MINUTES 39 SECONDS EAST, A DISTANCE OF 26.12 FEET TO A POINT; THENCE SOUTH 00 DEGREES 56 MINUTES 26 SECONDS WEST, A DISTANCE OF 2.67 FEET TO A POINT; THENCE SOUTH 89 DEGREES 03 MINUTES 43 SECONDS EAST, A DISTANCE OF 31.44 FEET TO A POINT; THENCE NORTH 00 DEGREES 56 MINUTES 21 SECONDS EAST, A DISTANCE OF 2.75 FEET TO A POINT; THENCE SOUTH 89 DEGREES 03 MINUTES 39 SECONDS EAST, A DISTANCE OF 25.06 FEET TO A POINT: THENCE SOUTH 00 DEGREES 56 MINUTES 33 SECONDS WEST, A DISTANCE OF 209.95 FEET TO A POINT ON AN AFOREMENTIONED FOUNDATION CORNER, SAID CORNER BEING THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 0.694 ACRES, OR 30,250 SQUARE FEET, MORE OR LESS.

LIMITED COMMON ELEMENT #3

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 8 OF THE 7TH DISTRICT, FAYETTE COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT THE LAND LOT INTERSECTION OF LAND LOTS 7, 8, AND 97; THENCE ALONG THE LAND LOT LINE DIVIDING LAND LOTS 7 AND 8 NORTH 89 DEGREES 33 MINUTES 33 SECONDS WEST, A DISTANCE OF 948.81 FEET TO A POINT; THENCE LEAVING SAID LAND LOT LINE NORTH 00 DEGREES 56 MINUTES 13 SECONDS EAST, A DISTANCE OF 543.85 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 03 MINUTES 39 SECONDS WEST, A DISTANCE OF 217.67 FEET TO A POINT; THENCE NORTH 00 DEGREES 56 MINUTES 13 SECONDS EAST, A DISTANCE OF 286.97 FEET TO A POINT; THENCE NORTH 03 DEGREES 53 MINUTES 44 SECONDS WEST, A DISTANCE OF 47.47 FEET TO A POINT; THENCE NORTH 00 DEGREES 07 MINUTES 24 SECONDS EAST, A DISTANCE OF 281.39 FEET TO A POINT; THENCE SOUTH 89 DEGREES 52 MINUTES 36 SECONDS EAST, A DISTANCE OF 220.69 FEET TO A POINT; THENCE SOUTH 00 DEGREES 56 MINUTES 13 SECONDS WEST, A DISTANCE OF

SAID TRACT OR PARCEL OF LAND CONTAINS 3.055 ACRES, OR 133,056 SQUARE FEET, MORE OR LESS.

LESS AND EXCEPT THE AIRSPACE COMPRISING UNIT #3 FOOTPRINT.

UNIT #4

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 8 OF THE 7TH DISTRICT, FAYETTEVILLE COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT THE LAND LOT INTERSECTION OF LAND LOTS 7, 8, AND 97; THENCE ALONG THE LAND LOT LINE DIVIDING LAND LOTS 7 AND 8 NORTH 89

DEGREES 33 MINUTES 33 SECONDS WEST, A DISTANCE OF 1,421.29 FEET TO A POINT; THENCE LEAVING SAID LAND LOT LINE NORTH 00 DEGREES 44 MINUTES 54 SECONDS EAST, A DISTANCE OF 1399.51 FEET TO A 5/8 INCH REBAR SET, SAID REBAR; THENCE SOUTH 21 DEGREES 27 MINUTES 16 SECONDS EAST FOR A DISTANCE OF 85.60 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 53 MINUTES 26 SECONDS EAST FOR A DISTANCE OF 97.17 FEET; THENCE SOUTH 00 DEGREES 06 MINUTES 34 SECONDS WEST FOR A DISTANCE OF 100.17 FEET; THENCE NORTH 89 DEGREES 53 MINUTES 26 SECONDS WEST FOR A DISTANCE OF 4.00 FEET; THENCE SOUTH 00 DEGREES 06 MINUTES 34 SECONDS WEST FOR A DISTANCE OF 25.83 FEET; THENCE SOUTH 89 DEGREES 53 MINUTES 26 SECONDS EAST FOR A DISTANCE OF 4.00 FEET; THENCE SOUTH 00 DEGREES 06 MINUTES 34 SECONDS WEST FOR A DISTANCE OF 100.14 FEET; THENCE NORTH 89 DEGREES 53 MINUTES 26 SECONDS WEST FOR A DISTANCE OF 94.17 FEET; THENCE NORTH 89 DEGREES 53 MINUTES 26 SECONDS WEST FOR A DISTANCE OF 94.17 FEET; THENCE NORTH 00 DEGREES 06 MINUTES 34 SECONDS EAST FOR A DISTANCE OF 94.17 FEET; THENCE NORTH 00 DEGREES 06 MINUTES 34 SECONDS EAST FOR A DISTANCE OF 226.17 FEET TO THE POINT OF BEGINNING.

LIMITED COMMON ELEMENT # 4

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 8 OF THE 7TH DISTRICT, FAYETTEVILLE COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: TO

FIND THE POINT OF BEGINNING, COMMENCE AT THE LAND LOT INTERSECTION OF LAND LOTS 7, 8,

AND 97; THENCE ALONG THE LAND LOT LINE DIVIDING LAND LOTS 7 AND 8 NORTH 89 DEGREES 33

MINUTES 33 SECONDS WEST, A DISTANCE OF 1,421.29 FEET TO A POINT; THENCE LEAVING SAID LAND LOT LINE NORTH 00 DEGREES 44 MINUTES 54 SECONDS EAST, A DISTANCE OF 1017.63 FEET TO

A 5/8 INCH REBAR SET, SAID REBAR BEING THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES

44 MINUTES 54 SECONDS EAST, A DISTANCE OF 381.88 FEET TO A 5/8-INCH REBAR SET. THENCE NORTH 66 DEGREES 02 MINUTES 29 SECONDS EAST FOR A DISTANCE OF 46.57 FEET TO A POINT; THENCE NORTH 66 DEGREES 00 MINUTES 03 SECONDS EAST FOR A DISTANCE OF 91.16 FEET TO A

POINT; THENCE NORTH 67 DEGREES 40 MINUTES 05 SECONDS EAST FOR A DISTANCE OF 87.97 FEET

TO A POINT; THENCE NORTH 69 DEGREES 46 MINUTES 56 SECONDS EAST FOR A DISTANCE OF 81.42

FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS 18.60 FEET AND AN

ARC LENGTH OF 19.11 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING SOUTH 06 DEGREES

36 MINUTES 39 SECONDS WEST FOR A DISTANCE OF 18.28 FEET TO A POINT; THENCE SOUTH 36 DEGREES 48 MINUTES 26 SECONDS WEST FOR A DISTANCE OF 77.04 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 80.00 FEET AND AN ARC LENGTH OF 53.53 FEET,

SAID ARC BEING SUBTENDED BY A CHORD BEARING SOUTH 19 DEGREES 17 MINUTES 27 SECONDS

WEST FOR A DISTANCE OF 52.53 FEET TO A POINT; THENCE SOUTH 00 DEGREES 07 MINUTES 24 SECONDS WEST FOR A DISTANCE OF 370.46 TO A 5/8-INCH REBAR SET; THENCE NORTH 89 DEGREES

52 MINUTES 36 SECONDS WEST FOR A DISTANCE OF 222.19 FEET TO AN AFOREMENTIONED 5/8-INCH

REBAR SET, SAID REBAR BEING THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 2.243 ACRES, OR 97,700 SQUARE FEET, MORE OR LESS.

LESS AND EXCEPT THE AIRSPACE COMPRISING UNIT #4 FOOTPRINT.

LESS AND EXCEPT LIMITED COMMON ELEMENT FOR UNIT # 2 - WASTE SYSTEMN MANAGEMENT SYSTEM PRIMARY AND SECONDARY AREAS:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 8 OF THE 7TH DISTRICT, FAYETTEVILLE COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT THE LAND LOT INTERSECTION OF LAND LOTS 7,

8, AND 97; THENCE ALONG THE LAND LOT LINE DIVIDING LAND LOTS 7 AND 8 NORTH 89 DEGREES 33

MINUTES 33 SECONDS WEST, A DISTANCE OF 1421.29 FEET TO A POINT; THENCE LEAVING SAID LAND LOT LINE NORTH 00 DEGREES 44 MINUTES 54 SECONDS EAST FOR A DISTANCE OF 1399.51 FEET TO A 5/8 INCH REBAR SET; THENCE NORTH 66 DEGREES 02 MINUTES 29 SECONDS EAST, A DISTANCE OF 46.57 FEET TO A POINT; THENCE NORTH 66 DEGREES 00 MINUTES 03 SECONDS EAST, A

DISTANCE OF 55.33 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING; THENCE NORTH

66 DEGREES 00 MINUTES 03 SECONDS EAST FOR A DISTANCE OF 35.83 FEET TO A POINT; THENCE

NORTH 67 DEGREES 40 MINUTES 05 SECONDS EAST FOR A DISTANCE OF 84.08 FEET TO A POINT;
THENCE SOUTH 36 DEGREES 26 MINUTES 19 SECONDS EAST FOR A DISTANCE OF 57.97 FEET TO A

POINT; THENCE SOUTH 36 DEGREES 48 MINUTES 26 SECONDS WEST, A DISTANCE OF 4.48 FEET TO A

POINT; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 80.00 FEET AND AN ARC LENGTH

OF 8.25 FEET, BEING SUBTENDED BY A CHORD BEARING SOUTH 35 DEGREES 30 MINUTES 16 SECONDS WEST, A DISTANCE OF 8.24 FEET TO A POINT; THENCE SOUTH 77 DEGREES 40 MINUTES 56

SECONDS WEST, A DISTANCE OF 121.93 FEET TO A POINT; THENCE NORTH 26 DEGREES 43 MINUTES

27 SECONDS WEST, A DISTANCE OF 40.78 FEET TO AN AFOREMENTIONED POINT, SAID POINT BEING

THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 0.151 ACRES, OR 6,575 SQUARE FEET, MORE OR LESS,

Doc ID: 011347240007 Type: WD Recorded: 09/20/2021 at 09:05:00 AM Fee Amt: \$445.90 Page 1 of 7 Transfer Tax: \$420.90 Fayette, Ga. Clerk Superior Court Sheila Studdard Clerk of Court

BK 5368 PG 554-560

Tax Parcel No. 0704-010 & 0704-046

UPON RECORDING RETURN TO:

Fayetteville 1336 Land RIK MP, LLC c/o Remedy Medical Properties, Inc., 800 W Madison Street, Suite 400 Chicago, IL 60607 Attention: Gregg Graines

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF FAYETTE

THIS INDENTURE, made as of August 13, 2021, between FAYETTEVILLE 1336 LAND MEDICAL PROPERTIES, LLC, a Delaware limited liability company (herein called "Grantor"), and FAYETTEVILLE 1336 LAND RIK MP, LLC, a Delaware limited liability company (herein called "Grantee").

WITNESSETH: That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed and by these presents does grant, bargain, sell, alien, convey and confirm unto Grantee all that tract or parcel of land described on Exhibit A, attached hereto and made a part hereof.

TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in any wise appertaining, to the only proper use, benefit and behoof of Grantee, forever, IN FEE SIMPLE.

This Deed and the warranty of title contained herein are made expressly subject to the items set forth on Exhibit B attached hereto and made a part hereof.

> First American Title Insurance Commercial Services

Grantor will warrant and forever defend the right and title to the above described property unto Grantee against the lawful claims of all persons owning, holding or claiming by, through or under Grantor, but not otherwise.

(The words "Grantor" and "Grantee" include all genders, plural and singular, and their respective heirs, successors and assigns where the context requires or permits.)

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

Signed, sealed and delivered in the presence of:

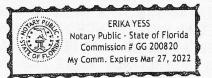
Unofficial Witness

Notary Public

(NOTARY SEAL)

My Commission Expires:

May 27, 2022



GRANTOR:

FAYETTEVILLE 1336 LAND MEDICAL PROPERTIES, LLC, a Delaware limited liability company

Name: Russell M. Reiter

Title: Authorized Signatory

EXHIBIT A

REAL PROPERTY

Tax Parcel No.: 0704-010 & 0704-046

Address: 1336 Highway 54, Fayetteville, GA 30214

CONVERTIBLE SPACE #1 FAYETTE PROFESSIONAL CONDOMINIUM

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 8 OF THE 7TH DISTRICT, FAYETTE COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: TO FIND THE POINT OF BEGINNING, COMMENCE AT THE LAND LOT INTERSECTION OF LAND LOTS 7, 8, AND 97; THENCE ALONG THE LAND LOT LINE DIVIDING LAND LOTS 7 AND 8 NORTH 89 DEGREES 33 MINUTES 33 SECONDS WEST, A DISTANCE OF 1,421.29 FEET TO A POINT; THENCE LEAVING SAID LAND LOT LINE NORTH 00 DEGREES 44 MINUTES 54 SECONDS EAST, A DISTANCE OF 1017.63 FEET TO A 5/8 INCH REBAR SET, SAID REBAR BEING THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 44 MINUTES 54 SECONDS EAST, A DISTANCE OF 381.88 FEET TO A 5/8-INCH REBAR SET. THENCE NORTH 66 DEGREES 02 MINUTES 29 SECONDS EAST FOR A DISTANCE OF 46.57 FEET TO A POINT; THENCE NORTH 66 DEGREES 00 MINUTES 03 SECONDS EAST FOR A DISTANCE OF 91.16 FEET TO A POINT; THENCE NORTH 67 DEGREES 40 MINUTES 05 SECONDS EAST FOR A DISTANCE OF 87.97 FEET TO A POINT; THENCE NORTH 69 DEGREES 46 MINUTES 56 SECONDS EAST FOR A DISTANCE OF 81.42 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS 18.60 FEET AND AN ARC LENGTH OF 19.11 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING SOUTH 06 DEGREES 36 MINUTES 39 SECONDS WEST FOR A DISTANCE OF 18.28 FEET TO A POINT; THENCE SOUTH 36 DEGREES 48 MINUTES 26 SECONDS WEST FOR A DISTANCE OF 77.04 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 80.00 FEET AND AN ARC LENGTH OF 53.53 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING SOUTH 19 DEGREES 17 MINUTES 27 SECONDS WEST FOR A DISTANCE OF 52.53 FEET TO A POINT; THENCE SOUTH 00 DEGREES 07 MINUTES 24 SECONDS WEST FOR A DISTANCE OF 370.46 TO A 5/8-INCH REBAR SET; THENCE NORTH 89 DEGREES 52 MINUTES 36 SECONDS WEST FOR A DISTANCE OF 222.19 FEET TO AN AFOREMENTIONED 5/8-INCH REBAR SET, SAID REBAR BEING THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 2.243 ACRES, OR 97,700 SQUARE FEET, MORE OR LESS, AND IS FURTHER DESCRIBED IN THAT CERTAIN AMENDED AND RESTATED DECLARATION OF CONDOMINIUM FOR FAYETTE PROFESSIONAL CONDOMINIUM BY HIGHWAY 54 DEVELOPMENT, LLC, A GEORGIA LIMITED LIABILITY COMPANY, DATED JANUARY 27, 2007, FILED FOR RECORD JANUARY 29, 2007, AND RECORDED IN DEED BOOK 3171, PAGE 1, AFORESAID RECORDS, AS AMENDED BY FIRST AMENDMENT TO AMENDED AND RESTATED DECLARATION

OF CONDOMINIUM FOR FAYETTE PROFESSIONAL CONDOMINIUM, FILED ON MAY 8, 2012 AND RECORDED IN DEED BOOK 3890, PAGE 605, AFORESAID RECORDS, AND AS FURTHER AMENDED BY SECOND AMENDMENT TO AMENDED AND RESTATED DECLARATION OF CONDOMINIUM FOR FAYETTE PROFESSIONAL CONDOMINIUM RECORDED IN DEED BOOK 4504, PAGE 274, AFORESAID RECORDS (THE "DECLARATION") AND DEPICTED ON THAT CERTAIN AMENDED PLAT RECORDED IN PLAT BOOK 1, PAGES 150-152, CLERK'S OFFICE, FAYETTE COUNTY SUPERIOR COURT (THE "CONDOMINIUM PLAT").

LESS AND EXCEPT:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 8 OF THE 7TH DISTRICT, FAYETTE COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT THE LAND LOT INTERSECTION OF LAND LOTS 7, 8, AND 97; THENCE ALONG THE LAND LOT LINE DIVIDING LAND LOTS 7 AND 8 NORTH 89 DEGREES 33 MINUTES 33 SECONDS WEST, A DISTANCE OF 1421.29 FEET TO A POINT; THENCE LEAVING SAID LAND LOT LINE NORTH 00 DEGREES 44 MINUTES 54 SECONDS EAST FOR A DISTANCE OF 1399.51 FEET TO A 5/8 INCH REBAR SET; THENCE NORTH 66 DEGREES 02 MINUTES 29 SECONDS EAST, A DISTANCE OF 46.57 FEET TO A POINT; THENCE NORTH 66 DEGREES 00 MINUTES 03 SECONDS EAST, A DISTANCE OF 55.33 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING; THENCE NORTH 66 DEGREES 00 MINUTES 03 SECONDS EAST FOR A DISTANCE OF 35.83 FEET TO A POINT; THENCE NORTH 67 DEGREES 40 MINUTES 05 SECONDS EAST FOR A DISTANCE OF 84.08 FEET TO A POINT; THENCE SOUTH 36 DEGREES 26 MINUTES 19 SECONDS EAST FOR A DISTANCE OF 57.97 FEET TO A POINT; THENCE SOUTH 36 DEGREES 48 MINUTES 26 SECONDS WEST, A DISTANCE OF 4.48 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 80.00 FEET AND AN ARC LENGTH OF 8.25 FEET, BEING SUBTENDED BY A CHORD BEARING SOUTH 35 DEGREES 30 MINUTES 16 SECONDS WEST, A DISTANCE OF 8.24 FEET TO A POINT; THENCE SOUTH 77 DEGREES 40 MINUTES 56 SECONDS WEST, A DISTANCE OF 121.93 FEET TO A POINT; THENCE NORTH 26 DEGREES 43 MINUTES 27 SECONDS WEST, A DISTANCE OF 40.78 FEET TO AN AFOREMENTIONED POINT, SAID POINT BEING THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 0.151 ACRES, OR 6,575 SQUARE FEET, MORE OR LESS, AND IS FURTHER DESCRIBED IN THE DECLARATION AND DEPICTED ON THE CONDOMINIUM PLAT.

TOGETHER WITH THE APPURTENANT PERCENTAGE OF UNDIVIDED INTEREST IN THE COMMON ELEMENTS AND LIMITED COMMON ELEMENTS APPURTENANT TO CONVERTIBLE SPACE #1, AS SET FORTH IN THE DECLARATION AND CONDOMINIUM PLAT, AS THE SAME MAY BE AMENDED FROM TIME TO TIME, SUBJECT TO THE PROVISIONS SET FORTH THEREIN.

CONVERTIBLE SPACE #2 FAYETTE PROFESSIONAL CONDOMINIUM

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 8 OF THE 7TH DISTRICT, FAYETTE COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: TO FIND THE POINT OF BEGINNING, COMMENCE AT THE LAND LOT INTERSECTION OF LAND LOTS 7, 8, AND 97; THENCE ALONG THE LAND LOT LINE DIVIDING LAND LOTS 7 AND 8 NORTH 89 DEGREES 33 MINUTES 33 SECONDS WEST FOR A DISTANCE OF 948.81 FEET TO A 1/2-INCH REBAR FOUND, SAID REBAR BEING THE POINT OF BEGINNING. THENCE ALONG SAID LAND LOT LINE NORTH 89 DEGREES 33 MINUTES 33 SECONDS WEST FOR A DISTANCE OF 472.48 FEET TO A POINT; THENCE LEAVING SAID LAND LOT LINE NORTH 00 DEGREES 44 MINUTES 54 SECONDS EAST FOR A DISTANCE OF 614.45 FEET TO A 5/8-INCH REBAR SET; THENCE SOUTH 88 DEGREES 52 MINUTES 15 SECONDS EAST FOR A DISTANCE OF 226.81 FEET TO A 5/8-INCH REBAR SET; THENCE SOUTH 00 DEGREES 56 MINUTES 13 SECONDS WEST FOR A DISTANCE OF 65.72 FEET TO A POINT; THENCE SOUTH 89 DEGREES 03 MINUTES 39 SECONDS EAST FOR A DISTANCE OF 247.67 FEET TO A POINT; THENCE SOUTH 00 DEGREES 56 MINUTES 13 SECONDS WEST FOR A DISTANCE OF 543.86 FEET TO THE AFOREMENTIONED 1/2-INCH REBAR FOUND ON THE LAND LOT LINE DIVIDING LAND LOTS 7 & 8, SAID REBAR BEING THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 6.277 ACRES, OR 273,404 SQUARE FEET, MORE OR LESS AND IS FURTHER DESCRIBED IN THE DECLARATION AND DEPICTED ON THE CONDOMINIUM PLAT.

TOGETHER WITH THE APPURTENANT PERCENTAGE OF UNDIVIDED INTEREST IN THE COMMON ELEMENTS AND LIMITED COMMON ELEMENTS APPURTENANT TO CONVERTIBLE SPACE #2, AS SET FORTH IN THE DECLARATION AND CONDOMINIUM PLAT, AS THE SAME MAY BE AMENDED FROM TIME TO TIME, SUBJECT TO THE PROVISIONS SET FORTH THEREIN.

TOGETHER WITH NON-EXCLUSIVE EASEMENTS OF PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS OVER THOSE PORTIONS OF THE COMMON ELEMENTS THAT ARE STREETS AND PARKING AREAS AS SET FORTH IN THE DECLARATION AND DEPICTED ON THE CONDOMINIUM PLAT, AS THE SAME MAY BE AMENDED FROM TIME TO TIME, SUBJECT TO THE PROVISIONS SET FORTH THEREIN.

EXHIBIT B

PERMITTED TITLE EXCEPTIONS

- 1. Taxes and assessments for the year 2021 and all subsequent years, which are not yet due and payable.
- 2. Rights of upper and lower riparian owners in and to the waters of the stream that traverses the Land, free from increase, decrease or pollution.
- 3. Rights of tenants, as tenants only, with no options to purchase or rights of first refusal, under unrecorded leases as of the date hereof.
- 4. Rights of way, utility lines, and construction/slope easements as shown on that certain plat recorded in Plat Book 35, Page 141, Fayette County, Georgia records.
- 5. Buffers, setback lines, utility lines, and rights of way as shown on that certain plat recorded in Condominium Plat Book 1, Page 150, aforesaid records.
- 6. Easements as conveyed in Right-of-Way Deed from J. W. Adams to Highway Board of Georgia, and their successor, dated December 12, 1936, filed for record January 14, 1937 and recorded in Deed Book Z, Page 79, aforesaid records.
- 7. Easements as conveyed in Right-of-Way Deed from Ernest M. Adams and Marilyn Mayfield Adams to Department of Transportation, dated May 1, 1989, filed for record May 1, 1989 and recorded in Deed Book 551, Page 190, aforesaid records.
- 8. Conveyance of access rights as contained in that certain Right of Way Deed from Ernest Milton Adams and Marilyn Mayfield Adams to Department of Transportation, dated August 3, 1989, filed for record August 4, 1989, and recorded in Deed Book 564, Page 58, aforesaid records.
- 9. Terms and provisions of that certain Amended and Restated Declaration of Condominium for Fayette Professional Condominium, by Highway 54 Development, LLC, a Georgia limited liability company, dated January 26, 2007, filed for record January 29, 2007, and recorded in Deed Book 3171, Page 1, aforesaid records; as amended by that certain First Amendment to the Amended and Restated Declaration of Condominium for Fayette Professional Condominium, dated April 26, 2012, filed for record May 8, 2012, and recorded in Deed Book 3890, Page 605, aforesaid records; and as amended by that certain Second Amendment to the Amended and Restated Declaration of Condominium for Fayette Professional Condominium, dated August 30, 2016, filed for record August 31, 2016, and recorded in Deed Book 4504, Page 274, aforesaid records; and as affected by Assignment of Declarant's Rights dated February 16, 2018, filed for record March 1, 2018 and recorded in Deed Book 4713, Page 601, aforesaid records.
- 10. Matters that would be disclosed by an accurate and complete land survey of the Property.



Doc ID: 011347260005 Type: WD Recorded: 09/20/2021 at 09:05:00 AM Fee Amt: \$3,982.70 Page 1 of 5 Transfer Tax: \$3,957.70 Fayette, Ga. Clerk Superior Court Sheila Studdard Clerk of Court

BK 5368 PG 565-569

Tax Map Identification No. 0704-010; 0704-046; 0704-039; 0704-048

UPON RECORDING RETURN TO:

Fayetteville 1336 Surgery Medical Properties, LLC c/o Remedy Medical Properties, Inc., 800 W Madison Street, Suite 400 Chicago, IL 60607 Attention: Gregg Graines

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF FAYETTE

THIS INDENTURE, made as of August 13, 2021, between FAYETTEVILLE 1336 SURGERY MEDICAL PROPERTIES, LLC, a Delaware limited liability company (herein called "Grantor"), and FAYETTEVILLE 1336 SURGERY RIK MP, LLC, a Delaware limited liability company (herein called "Grantee").

WITNESSETH: That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed and by these presents does grant, bargain, sell, alien, convey and confirm unto Grantee all that tract or parcel of land described on Exhibit A, attached hereto and made a part hereof.

TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in any wise appertaining, to the only proper use, benefit and behoof of Grantee, forever, IN FEE SIMPLE.

First American Title Insurance National Commercial Services NCS-9990016436 CO This Deed and the warranty of title contained herein are made expressly subject to the items set forth on Exhibit B attached hereto and made a part hereof.

Grantor will warrant and forever defend the right and title to the above described property unto Grantee against the lawful claims of all persons owning, holding or claiming by, through or under Grantor, but not otherwise.

(The words "Grantor" and "Grantee" include all genders, plural and singular, and their respective heirs, successors and assigns where the context requires or permits.)

[SIGNATURE PAGES TO FOLLOW]

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

Signed, sealed and delivered in the presence of:

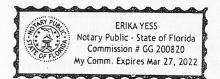
Unofficial Witness

Notary Public

(NOTARY SEAL)

My Commission Expires:

May 27, 2022



GRANTOR:

FAYETTEVILLE 1336 SURGERY MEDICAL PROPERTIES, LLC, a Delaware limited liability company

By: Name: Russell M. Reiter

Title: Authorized Signatory

EXHIBIT A

REAL PROPERTY

Tax Map Identification No. 0704-010; 0704-046; 0704-039; 0704-048 Address: 1336 Highway 54, Building 400, Fayetteville, GA 30214

UNIT #3

THAT CERTAIN AIRSPACE BEING IN LAND LOT 8 OF THE 7TH DISTRICT, OF FAYETTE COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

UNIT #3 OF FAYETTE PROFESSIONAL CONDOMINIUM AS MORE PARTICULARLY DESCRIBED ON THE AMENDED PLAT RECORDED IN PLAT BOOK 1, PAGE 150-152, CLERK'S OFFICE, FAYETTE COUNTY SUPERIOR COURT (THE "CONDOMINIUM PLAT"), AND DESCRIBED IN THAT CERTAIN AMENDED AND RESTATED DECLARATION OF CONDOMINIUM FOR FAYETTE PROFESSIONAL CONDOMINIUM, FILED ON JANUARY 29, 2007 AND RECORDED IN DEED BOOK 3171, PAGE 1, AFORESAID RECORDS, AS AMENDED BY FIRST AMENDMENT TO AMENDED AND RESTATED DECLARATION OF CONDOMINIUM FOR FAYETTE PROFESSIONAL CONDOMINIUM, FILED ON MAY 8, 2012 AND RECORDED IN DEED BOOK 3890, PAGE 605, AFORESAID RECORDS, AND AS FURTHER AMENDED BY SECOND AMENDMENT TO AMENDED AND RESTATED DECLARATION OF CONDOMINIUM FOR FAYETTE PROFESSIONAL CONDOMINIUM RECORDED IN DEED BOOK 4504, PAGE 274, AFORESAID RECORDS (THE "DECLARATION"), WHICH CONDOMINIUM PLAT AND DECLARATION ARE INCORPORATED HEREIN FOR A MORE PARTICULAR DESCRIPTION OF THE PROPERTY HEREIN DESCRIBED.

TOGETHER WITH THE APPURTENANT PERCENTAGE OF UNDIVIDED INTEREST IN THE COMMON ELEMENTS AND LIMITED COMMON ELEMENTS APPURTENANT TO UNIT #3, AS SET FORTH IN THE DECLARATION AND CONDOMINIUM PLAT, AS THE SAME MAY BE AMENDED FROM TIME TO TIME, SUBJECT TO THE PROVISIONS SET FORTH THEREIN.

TOGETHER WITH NON-EXCLUSIVE EASEMENTS OF PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS OVER THOSE PORTIONS OF THE COMMON ELEMENTS THAT ARE STREETS AND PARKING AREAS AS SET FORTH IN THE DECLARATION AND DEPICTED ON THE CONDOMINIUM PLAT, AS THE SAME MAY BE AMENDED FROM TIME TO TIME, SUBJECT TO THE PROVISIONS SET FORTH THEREIN.

EXHIBIT B

PERMITTED TITLE EXCEPTIONS

- 1. Taxes and assessments for the year 2021 and all subsequent years, which are not yet due and payable.
- 2. Rights of upper and lower riparian owners in and to the waters of the stream that traverses the Land, free from increase, decrease or pollution.
- 3. Rights of tenants, as tenants only, with no options to purchase or rights of first refusal, under unrecorded leases as of the date hereof.
- 4. Rights of way, utility lines, and construction/slope easements as shown on that certain plat recorded in Plat Book 35, Page 141, Fayette County, Georgia records.
- 5. Buffers, setback lines, utility lines, and rights of way as shown on that certain plat recorded in Condominium Plat Book 1, Page 150, aforesaid records.
- 6. Easements as conveyed in Right-of-Way Deed from J. W. Adams to Highway Board of Georgia, and their successor, dated December 12, 1936, filed for record January 14, 1937 and recorded in Deed Book Z, Page 79, aforesaid records.
- 7. Easements as conveyed in Right-of-Way Deed from Ernest M. Adams and Marilyn Mayfield Adams to Department of Transportation, dated May 1, 1989, filed for record May 1, 1989 and recorded in Deed Book 551, Page 190, aforesaid records.
- 8. Conveyance of access rights as contained in that certain Right of Way Deed from Ernest Milton Adams and Marilyn Mayfield Adams to Department of Transportation, dated August 3, 1989, filed for record August 4, 1989, and recorded in Deed Book 564, Page 58, aforesaid records.
- 9. Terms and provisions of that certain Amended and Restated Declaration of Condominium for Fayette Professional Condominium, by Highway 54 Development, LLC, a Georgia limited liability company, dated January 26, 2007, filed for record January 29, 2007, and recorded in Deed Book 3171, Page 1, aforesaid records; as amended by that certain First Amendment to the Amended and Restated Declaration of Condominium for Fayette Professional Condominium, dated April 26, 2012, filed for record May 8, 2012, and recorded in Deed Book 3890, Page 605, aforesaid records; and as amended by that certain Second Amendment to the Amended and Restated Declaration of Condominium for Fayette Professional Condominium, dated August 30, 2016, filed for record August 31, 2016, and recorded in Deed Book 4504, Page 274, aforesaid records; and as affected by Assignment of Declarant's Rights dated February 16, 2018, filed for record March 1, 2018 and recorded in Deed Book 4713, Page 601, aforesaid records.
- 10. Matters that would be disclosed by an accurate and complete land survey of the Property.



Doc ID: 011347300005 Type: WD Recorded: 09/20/2021 at 09:05:00 AM Fee Amt: \$3,315.30 Page 1 of 5 Transfer Tax: \$3,290.30 Fayette, Ga. Clerk Superior Court Sheila Studdard Clerk of Court

BK 5368 PG 609-613

Tax Map Identification No. 0704-039

UPON RECORDING RETURN TO:

Fayetteville 1336 MOB Medical Properties, LLC c/o Remedy Medical Properties, Inc., 800 W Madison Street, Suite 400 Chicago, IL 60607 Attention: Gregg Graines

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF FAYETTE

THIS INDENTURE, made as of August 13, 2021, between FAYETTEVILLE 1336 MOB MEDICAL PROPERTIES, LLC, a Delaware limited liability company (herein called "Grantor"), and FAYETTEVILLE 1336 MOB RIK MP, LLC, a Delaware limited liability company (herein called "Grantee").

WITNESSETH: That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed and by these presents does grant, bargain, sell, alien, convey and confirm unto Grantee all that tract or parcel of land described on Exhibit A, attached hereto and made a part hereof.

TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in any wise appertaining, to the only proper use, benefit and behoof of Grantee, forever, IN FEE SIMPLE.

First American Title Insurance
National Commercial Services
NCS-49900164360

This Deed and the warranty of title contained herein are made expressly subject to the items set forth on **Exhibit B** attached hereto and made a part hereof.

Grantor will warrant and forever defend the right and title to the above described property unto Grantee against the lawful claims of all persons owning, holding or claiming by, through or under Grantor, but not otherwise.

(The words "Grantor" and "Grantee" include all genders, plural and singular, and their respective heirs, successors and assigns where the context requires or permits.)

[SIGNATURE PAGES TO FOLLOW]

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

Signed, sealed and delivered in the presence of:

Unofficial Witness

Ryanne Bentley

Notary Public

(NOTARY SEAL)

My Commission Expires:

May 27, 2022

ERIKA YESS

Notary Public - State of Florida
Commission # GG 200820
My Comm. Expires Mar 27, 2022

GRANTOR:

FAYETTEVILLE 1336 MOB MEDICAL PROPERTIES, LLC, a Delaware limited liability company

By: RA

Name: Russell M. Reiter Title: Authorized Signatory

EXHIBIT A

REAL PROPERTY

Tax Map Identification No. 0704-039

Address: 1336 Highway 54, Building 500, Fayetteville, GA 30214

UNIT #1

THAT CERTAIN AIRSPACE BEING IN LAND LOT 8 OF THE 7TH DISTRICT, OF FAYETTE COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

UNIT #1 OF FAYETTE PROFESSIONAL CONDOMINIUM AS MORE PARTICULARLY DESCRIBED ON THE AMENDED PLAT RECORDED IN PLAT BOOK 1, PAGE 150-152, CLERK'S OFFICE, FAYETTE COUNTY SUPERIOR COURT (THE "CONDOMINIUM PLAT"), AND DESCRIBED IN THAT CERTAIN AMENDED AND RESTATED DECLARATION OF CONDOMINIUM FOR FAYETTE PROFESSIONAL CONDOMINIUM, FILED ON JANUARY 29, 2007 AND RECORDED IN DEED BOOK 3171, PAGE 1, AFORESAID RECORDS, AS AMENDED BY FIRST AMENDMENT TO AMENDED AND RESTATED DECLARATION OF CONDOMINIUM FOR FAYETTE PROFESSIONAL CONDOMINIUM, FILED ON MAY 8, 2012 AND RECORDED IN DEED BOOK 3890, PAGE 605, AFORESAID RECORDS, AND AS FURTHER AMENDED BY SECOND AMENDMENT TO AMENDED AND RESTATED DECLARATION OF CONDOMINIUM FOR FAYETTE PROFESSIONAL CONDOMINIUM RECORDED IN DEED BOOK 4504 PAGE 274, AFORESAID RECORDS (THE "DECLARATION"); WHICH CONDOMINIUM PLAT AND DECLARATION ARE INCORPORATED HEREIN FOR A MORE PARTICULAR DESCRIPTION OF THE PROPERTY HEREIN DESCRIBED.

TOGETHER WITH THE APPURTENANT PERCENTAGE OF UNDIVIDED INTEREST IN THE COMMON ELEMENTS AND LIMITED COMMON ELEMENTS APPURTENANT TO UNIT #1, AS SET FORTH IN THE DECLARATION AND CONDOMINIUM PLAT, AS THE SAME MAY BE AMENDED FROM TIME TO TIME, SUBJECT TO THE PROVISIONS SET FORTH THEREIN.

TOGETHER WITH NON-EXCLUSIVE EASEMENTS OF PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS OVER THOSE PORTIONS OF THE COMMON ELEMENTS THAT ARE STREETS AND PARKING AREAS AS SET FORTH IN THE DECLARATION AND DEPICTED ON THE CONDOMINIUM PLAT, AS THE SAME MAY BE AMENDED FROM TIME TO TIME, SUBJECT TO THE PROVISIONS SET FORTH THEREIN.

EXHIBIT B

PERMITTED TITLE EXCEPTIONS

- 1. Taxes and assessments for the year 2021 and all subsequent years, which are not yet due and payable.
- 2. Rights of upper and lower riparian owners in and to the waters of the stream that traverses the Land, free from increase, decrease or pollution.
- 3. Rights of tenants, as tenants only, with no options to purchase or rights of first refusal, under unrecorded leases as of the date hereof.
- 4. Rights of way, utility lines, and construction/slope easements as shown on that certain plat recorded in Plat Book 35, Page 141, Fayette County, Georgia records.
- 5. Buffers, setback lines, utility lines, and rights of way as shown on that certain plat recorded in Condominium Plat Book 1, Page 150, aforesaid records.
- 6. Easements as conveyed in Right-of-Way Deed from J. W. Adams to Highway Board of Georgia, and their successor, dated December 12, 1936, filed for record January 14, 1937 and recorded in Deed Book Z, Page 79, aforesaid records.
- 7. Easements as conveyed in Right-of-Way Deed from Ernest M. Adams and Marilyn Mayfield Adams to Department of Transportation, dated May 1, 1989, filed for record May 1, 1989 and recorded in Deed Book 551, Page 190, aforesaid records.
- 8. Conveyance of access rights as contained in that certain Right of Way Deed from Ernest Milton Adams and Marilyn Mayfield Adams to Department of Transportation, dated August 3, 1989, filed for record August 4, 1989, and recorded in Deed Book 564, Page 58, aforesaid records.
- 9. Terms and provisions of that certain Amended and Restated Declaration of Condominium for Fayette Professional Condominium, by Highway 54 Development, LLC, a Georgia limited liability company, dated January 26, 2007, filed for record January 29, 2007, and recorded in Deed Book 3171, Page 1, aforesaid records; as amended by that certain First Amendment to the Amended and Restated Declaration of Condominium for Fayette Professional Condominium, dated April 26, 2012, filed for record May 8, 2012, and recorded in Deed Book 3890, Page 605, aforesaid records; and as amended by that certain Second Amendment to the Amended and Restated Declaration of Condominium for Fayette Professional Condominium, dated August 30, 2016, filed for record August 31, 2016, and recorded in Deed Book 4504, Page 274, aforesaid records; and as affected by Assignment of Declarant's Rights dated February 16, 2018, filed for record March 1, 2018 and recorded in Deed Book 4713, Page 601, aforesaid records.
- 10. Matters that would be disclosed by an accurate and complete land survey of the Property.

rype: ESTD Page 192 of 285 Recorded: 8/9/2024 9:01:00 AM Type: ESTD Fee Amt: \$322.50 Page 1 of 5 Transfer Tax: \$297.50

Fayette, Ga. Clerk Superior Court Sheila Studdard Clerk of Court

Participant ID(s): 9562359654, 7067927936

BK 5749 PG 214 - 218

UPON RECORDING RETURN TO:

c/o Remedy Medical Properties, Inc. 800 West Madison Street Suite 400 Chicago, Illinois 60607 Attention: Gregg Graines

Tax Parcel No: 0704 010

LIMITED WARRANTY DEED

STATE OF ILLINOIS

COUNTY OF COOK

THIS INDENTURE, made as of July 30, 2024 between FAYETTEVILLE 1336 LAND RIK MP, LLC, a Delaware limited liability company (herein called "Grantor"), having an address of c/o Remedy Medical Properties, Inc. 800 West Madison Street Suite 400 Chicago, Illinois 60607 and FAYETTEVILLE 1336 GA RIK MP, LLC, a Delaware limited liability company, having an address of c/o Remedy Medical Properties, Inc. 800 West Madison Street Suite 400 Chicago, Illinois 60607 (herein called "Grantee").

WITNESSETH: That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed and by these presents does grant, bargain, sell, alien, convey and confirm unto Grantee all that tract or parcel of land described on Exhibit A, attached hereto and made a part hereof (the "Land"), together with all buildings, improvements and fixtures located thereon (together with the Land, the "Property") and all rights, privileges and appurtenances appertaining to the Property including, without limitation, all of Seller's right, title and interest in and to all rights-of-way, open, proposed or closed streets, alleys, easements, strips or gores of land adjacent to the Land, and all development rights and air and subsurface rights appertaining to the Property.

TO HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in any wise appertaining, to the only proper use, benefit and behoof of Grantee, forever, IN FEE SIMPLE, subject only to the items set forth on **Exhibit B** attached hereto and made a part hereof.

This Deed and the warranty of title contained herein are made expressly subject to the items set forth on Exhibit B attached hereto and made a part hereof.

ACTIVE 700403782v1

First American Title Insurance National Commercial Services NCS-1190339 -CO

(SEAL)

Grantor will warrant and forever defend the right and title to the Property unto Grantee against the lawful claims of all persons owning, holding or claiming by, through or under Grantor, but not otherwise.

(The words "Grantor" and "Grantee" include all genders, plural and singular, and their respective heirs, successors and assigns where the context requires or permits.)

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

FAYETTEVILLE 1336 LAND RIK MP, LLC,

a Delaware limited liability company

Name: Peter J. Westmeyer Title: Authorized Signatory

Signed, sealed and delivered in the presence

of:

Unofficial Witness

Notary Public

(NOTARY SEAL)

My Commission Expires:

Mela

Official Seal MICHELLE ELIZABETH ROBERTSON Notary Public, State of Illinois Commission No. 981496 My Commission Expires November 16, 2027

[Signature Page to Limited Warranty Deed – GA Urology]

EXHIBIT A

REAL PROPERTY

CONVERTIBLE SPACE #1
FAYETTE PROFESSIONAL CONDOMINIUM

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT B OF THE 7TH DISTRICT, FAYETTE COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: TO FIND THE POINT OF BEGINNING, COMMENCE AT THE LAND LOT INTERSECTION OF LAND LOTS 7, 8, AND 97; THENCE ALONG THE LAND LOT LINE DIVIDING LAND LOTS 7 AND 8 NORTH 89 DEGREES 33 MINUTES 33 SECONDS WEST, A DISTANCE OF 1,421.29 FEET TO A POINT; THENCE LEAVING SAID LAND LOT LINE NORTH 00 DEGREES 44 MINUTES 54 SECONDS EAST, A DISTANCE OF 1017.63 FEET TO A 5/8 INCH REBAR SET, SAID REBAR BEING THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 44 MINUTIES 54 SECONDS EAST, A DISTANCE OF 381.88 FEET TO A 5/8-INCH REBAR SET. THENCE NORTH 66 DEGREES 02 MINUTES 29 SECONDS EAST FOR A DISTANCE OF 46.57 FEET TO A POINT; THENCE NORTH 66 DEGREES 00 MINUTES 03 SECONDS EAST FOR A DISTANCE OF 91.16 FEET TO A POINT; THENCE NORTH 67 DEGREES 40 MINUTES 05 SECONDS EAST FOR A DISTANCE OF 87.97 FEET TO A POINT; THENCE NORTH 69 DEGREES 46 MINUTES 56 SECONDS EAST FOR A DISTANCE OF 81.42 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS 18.50 FEET AND AN ARC LENGTH OF 19.11 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING SOUTH 06 DEGREES 36 MINUTES 39 SECONDS WEST FOR A DISTANCE OF 18.28 FEET TO A POINT; THENCE SOUTH 36 DEGREES 48 MINUTES 26 SECONDS WEST FOR A DISTANCE OF 77.04 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 80.00 FEET AND AN ARC LENGTH OF 53.53 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING SOUTH 19 DEGREES 17 MINUTES 27 SECONDS WEST FOR A DISTANCE OF 52.53 FEET TO A POINT; THENCE SOUTH 00 DEGREES 07 MINUTES 24 SECONDS WEST FOR A DISTANCE OF 370.46 TO A 5/8-INCH REBAR SET; THENCE NORTH 89 DEGREES 52 MINUTIES 36 SECONDS WEST FOR A DISTANCE OF 222.19 FEET TO AN AFOREMENTIONED 5/8-INCH REBAR SET, SAID REBAR BEING THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 2.243 ACRES, OR 97,700 SQUARE FEET, MORE OR LESS, AND IS FURTHER DESCRIBED IN THAT CERTAIN AMENDED AND RESTATED DECLARATION OF CONDOMINIUM FOR FAYETTE PROFESSIONAL CONDOMINIUM BY HIGHWAY 54 DEVELOPMENT, LLC, A GEORGIA LIMITED LIABILITY COMPANY, DATED JANUARY 27, 2007, FILED FOR RECORD JANUARY 29, 2007, AND RECORDED IN DEED BOOK 3171, PAGE 1, AFORESAID RECORDS, AS AMENDED BY FIRST AMENDMENT TO AMENDED AND RESTATED DECLARATION OF CONDOMINIUM FOR FAYETTE PROFESSIONAL CONDOMINIUM, FILED ON MAY 8, 2012 AND RECORDED IN DEED BOOK 3890. PAGE 605, AFORESAID RECORDS, AND AS FURTHER AMENDED BY SECOND AMENDMENT TO AMENDED AND RESTATED DECLARATION OF CONDOMINIUM FOR FAYETTE PROFESSIONAL CONDOMINIUM RECORDED IN DEED BOOK 4504, PAGE 274, AFORESAID RECORDS (THE "DECLARATION") AND DEPICTED ON THAT CERTAIN AMENDED PLAT RECORDED IN PLAT BOOK 1, PAGES 150-152, CLERK'S OFFICE, FAYETTE COUNTY SUPERIOR COURT (THE "CONDOMINIUM PLAT").

LESS AND EXCEPT:

ACTIVE 700403782v1

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 8 OF THE 7TH DISTRICT, FAYETTE COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT THE LAND LOT INTERSECTION OF LAND LOTS 7, 8, AND 97; THENCE ALONG THE LAND LOT LINE DIVIDING LAND LOTS 7 AND 8 NORTH 89 DEGREES 33 MINUTES 33 SECONDS WEST, A DISTANCE OF 1421.29 FEET TO A POINT; THENCE LEAVING SAID LAND LOT LINE NORTH 00 DEGREES 44 MINUTES 54 SECONDS EAST FOR A DISTANCE OF 1399.51 FEET TO A 5/8 INCH REBAR SET; THENCE NORTH 66 DEGREES 02 MINUTES 29 SECONDS EAST, A DISTANCE OF 46.57 FEET TO A POINT; THENCE NORTH 66 DEGREES 00 MINUTES 03 SECONDS EAST, A DISTANCE OF 55.33 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING; THENCE NORTH 66 DEGREES 00 MINUTES 03 SECONDS EAST FOR A DISTANCE OF 35.83 FEET TO A POINT; THENCE NORTH 67 DEGREES 40 MINUTES 05 SECONDS EAST FOR A DISTANCE OF 84.08 FEET TO A POINT; THENCE SOUTH 36 DEGREES 26 MINUTES 19 SECONDS EAST FOR A DISTANCE OF 57.97 FEET TO A POINT; THENCE SOUTH 36 DEGREES 48 MINUTES 26 SECONDS WEST, A DISTANCE OF 4.48 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 80.00 FEET AND AN ARC LENGTH OF 8.25 FEET, BEING SUBTENDED BY A CHORD BEARING SOUTH 35 DEGREES 30 MINUTES 16 SECONDS WEST, A DISTANCE OF 8.24 FEET TO A POINT; THENCE SOUTH 77 DEGREES 40 MINUTES 56 SECONDS WEST, A DISTANCE OF 121.93 FEET TO A POINT; THENCE NORTH 26 DEGREES 43 MINUTES 27 SECONDS WEST, A DISTANCE OF 40.78 FEET TO AN AFOREMENTIONED POINT, SAID POINT BEING THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 0.151 ACRES, OR 6,575 SQUARE FEET, MORE OR LESS, AND IS FURTHER DESCRIBED IN THE DECLARATION AND DEPICTED ON THE CONDOMINIUM PLAT.

TOGETHER WITH THE APPURTENANT PERCENTAGE OF UNDIVIDED INTEREST IN THE COMMON ELEMENTS AND LIMITED COMMON ELEMENTS APPURTENANT TO CONVERTIBLE SPACE #1, AS SET FORTH IN THE DECLARATION AND CONDOMINIUM PLAT, AS THE SAME MAY BE AMENDED FROM TIME TO TIME, SUBJECT TO THE PROVISIONS SET FORTH THEREIN.

ACTIVE 700403782v1

EXHIBIT B

PERMITTED TITLE EXCEPTIONS

All those items set forth in Schedule B, Part II of that certain Commitment to issue an Owner's Policy of Title Insurance issued by First American Title Insurance Company National Commercial Services to Fayetteville 1336 GA RIK MP, LLC, a Delaware limited liability company, Commitment No. 3020-1190339, as marked and endorsed at Closing.

ACTIVE 700403782v1

Book: 5749 Page: 214 Page 5 of 6

Type: WD Page 197 of 285 Recorded: 4/21/2025 3:53:00 PM Fee Amt: \$2,075.00 Page 1 of 4 Transfer Tax: \$2,050.00 Fayette, Ga. Clerk Superior Court Sheila Studdard Clerk of Court

BK 5822 PG 594 - 597

AFTER RECORDING, RETURN TO:

Sejla Mustafic Bryan Cave Leighton Paisner LLP 211 N. Broadway, Suite 3600 St. Louis, MO 63102

Fayette County, Georgia Tax Map Parcel No. 0704 043

LIMITED WARRANTY DEED

THIS LIMITED WARRANTY DEED, dated and effective as of April 15, 2025, between GEORGIA UROLOGY REAL ESTATE-FAYETTE, LLC, a Georgia limited liability company (hereinafter referred to as "Grantor") and FAYETTEVILLE 1336 LAND RIK MP, LLC, a Delaware limited liability company (hereinafter referred to as "Grantee"), the words "Grantor" and "Grantee" to include the heirs, executors, legal representatives, successors and assigns of said parties where the context requires or permits;

WITNESSETH that in consideration of Ten Dollars (\$10.00) in hand paid and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell, alien, convey, transfer and confirm unto Grantee and its successors and assigns all that tract or parcel of land situated in Fayette County, Georgia, described in Exhibit A attached hereto and incorporated herein, together with all buildings, fixtures, parking areas, landscaping and other improvements located thereon, and together with all rights, members and appurtenances in any manner appertaining or belonging to said property (collectively, the "Property").

TO HAVE AND TO HOLD said Property, together with all and singular, the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of Grantee, in fee simple absolute forever. Grantor hereby covenants with Grantee, its successors and assigns that Grantor shall warrant and forever defend the right, title and interest to said Property unto Grantee against all persons claiming by, through or under Grantor, but not further or otherwise, except for those matters set forth in Exhibit B attached hereto and incorporated herein.

[signature follows]

First American Title Insurance National Commercial Services NCS-1242325-CO $\label{lem:instrument} \textbf{IN WITNESS WHEREOF, Grantor has executed this instrument under seal, as of the date first above written.}$

Signed sealed and delivered

in the presence of:

lithocc

Notary Public

My Commission Expires:

[AFFIX NOTARIAL SEAL & STAMP]

GRANTOR:

GEORGIA UROLOGY REAL ESTATE-FAYETTE, LLC,

a Georgia limited liability company

Name: Dan Fellner

Title: Authorized Representative

NOTARY PUBLIC
COBB COUNTY, GEORGIA
My Commission Expires 06/20/2028

Naimah Williams

[Signature Page to Limited Warranty Deed]

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

PARCEL 1:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 8 OF THE 7TH DISTRICT, FAYETTE COUNTY, GEORGIA, AND BEING UNIT #2 OF FAYETTE PROFESSIONAL CONDOMINIUM AS MORE PARTICULARLY DESCRIBED ON THE AMENDED PLAT RECORDED IN CONDOMINIUM PLAT BOOK 1, PAGE 150, CLERKS' OFFICE, FAYETTE COUNTY SUPERIOR COURT (THE "CONDOMINIUM PLAT"), AND DESCRIBED IN THAT CERTAIN AMENDED AND RESTATED DECLARATION OF CONDOMINIUM FOR FAYETTE PROFESSIONAL CONDOMINIUM DATED JANUARY 26, 2007, FILED FOR RECORD ON JANUARY 29, 2007, AND RECORDED IN DEED BOOK 3171, PAGE 1, AFORESAID RECORDS, AS AMENDED BY FIRST AMENDMENT TO THE AMENDED AND RESTATED DECLARATION OF CONDOMINIUM FOR FAYETTE PROFESSIONAL CONDOMINIUM, DATED APRIL 26, 2012, FILED FOR RECORD MAY 8, 2012, AND RECORDED IN DEED BOOK 3890, PAGE 605, AFORESAID RECORDS, AS AMENDED BY SECOND AMENDMENT TO THE AMENDED AND RESTATED DECLARATION OF CONDOMINIUM FOR FAYETTE PROFESSIONAL CONDOMINIUM, DATED AUGUST 30, 2016, FILED FOR RECORD AUGUST 31, 2016, AND RECORDED IN DEED BOOK 4504, PAGE 274, AFORESAID RECORDS, AS AFFECTED BY ASSIGNMENT AND ASSUMPTION OF DECLARANTS RIGHTS BY AND BETWEEN BY HIGHWAY 54 DEVELOPMENT, LLC, A GEORGIA LIMITED LIABILITY COMPANY AND FAYETTEVILLE 1336 LAND MEDICAL PROPERTIES, LLC, A DELAWARE LIMITED LIABILITY COMPANY, DATED FEBRUARY 16, 2018, FILED FOR RECORD MARCH 1, 2018, AND RECORDED IN DEED BOOK 4713, PAGE 601, AFORESAID RECORDS (COLLECTIVELY, THE "DECLARATION"), WHICH CONDOMINIUM PLAT AND DECLARATION ARE INCORPORATED HEREIN FOR A MORE PARTICULAR DESCRIPTION OF THE PROPERTY HEREIN DESCRIBED.

TOGETHER WITH SUCH UNIT'S APPURTENANT PERCENTAGE OF UNDIVIDED INTERESTS IN THE COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN THE DECLARATION AND CONDOMINIUM PLAT, AS THE SAME MAY BE AMENDED FROM TIME TO TIME, SUBJECT TO THE PROVISIONS SET FORTH THEREIN.

PARCEL 2:

TOGETHER WITH NON-EXCLUSIVE EASEMENTS FOR (1) PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS OVER THOSE PORTIONS OF THE COMMON ELEMENTS THAT ARE STREETS AND PARKING AREAS, (2) UTILITY DISTRIBUTION SYSTEMS WITHIN THE COMMON AREAS, AND (3) ENCROACHMENTS INTO THE COMMON AREAS, IN EACH CASE AS SET FORTH IN THE DECLARATION AND/OR DEPICTED ON THE CONDOMINIUM PLAT, AS THE SAME MAY BE AMENDED FROM TIME TO TIME, SUBJECT TO THE PROVISIONS SET FORTH THEREIN.

[Exhibit A]

EXHIBIT B

EXCEPTIONS

- 1. Real estate taxes for 2025 and subsequent years, a lien not yet due and payable.
- 2. Rights of tenants under unrecorded leases in effect as of the date hereof, with no rights or options to purchase the Property.
- 3. Matters shown on plat recorded in Condominium Plat Book 1, Page 150, Fayette County, Georgia official records.
- 4. Amended and Restated Declaration of Condominium for Fayette Professional Condominium by Highway 54 Development, LLC, a Georgia limited liability company, dated January 26, 2007, filed for record January 29, 2007, and recorded in Deed Book 3171, Page 1, aforesaid records; as affected by certain First Amendment to the Amended and Restated Declaration of Condominium for Fayette Professional Condominium, dated April 26, 2012, filed for record May 8, 2012, and recorded in Deed Book 3890, Page 605, aforesaid records; as affected by Second Amendment to the Amended and Restated Declaration of Condominium for Fayette Professional Condominium, dated August 30, 2016, filed for record August 31, 2016, and recorded in Deed Book 4504, Page 274, aforesaid records; as affected by Assignment and Assumption Of Declarants Rights by and between by Highway 54 Development, LLC, a Georgia limited liability company and Fayetteville 1336 Land Medical Properties, LLC, a Delaware limited liability company, dated February 16, 2018, filed for record March 1, 2018, and recorded in Deed Book 4713, Page 601, aforesaid records.
- 5. Inspection and Maintenance Agreement For Stormwater Management Control between Highway 54 Development, LLC and Fayette County Board of Commissioners, dated October 15, 2012, filed for record November 19, 2012, and recorded in Deed Book 3973, Page 182, aforesaid records.
- 6. Matters as would be disclosed by a current and accurate survey and inspection of the Property.

PETITION REQUESTING ANNEXATION 100 PERCENT METHOD OF ANNEXATION

Applicant: Fayetteville 1336 Land RIK MP, LLC, Fayetteville 1336 MOB RIK MP, LLC, Fayetteville 1336 GA RIK MP, LLC, each a Delaware limited liability company

November 7, 2025

To the Mayor and Council of the City of Fayetteville, Georgia,

- Fayetteville 1336 MOB RIK MP LLC, Fayetteville 1336 Surgery RIK MP LLC, Fayetteville 1336 GA RIK MP LLC, and Fayetteville 1336 Land RIK MP LLC, each a Delaware limited liability company, are owners (collectively, the "Owners") of an existing medical office park consisting of approximately 18 acres of land located at 1336 GA-54 Highway (the "Property") in Fayette County, Georgia.
- 2. The attached deeds and amended and assigned Declaration of Condominium provide proof that the Owners own the Property and are hereby consenting to the annexation request via the 100% method.
- 3. Owners (collectively, the "Applicant") respectfully request that the Mayor and City Council of the City of Fayetteville annex the Property to and become part of the corporate limits of the City of Fayetteville, which is a municipal corporation having a population of 200 or more persons as defined in § 36-36-30.
- 4. The Property to be annexed is unincorporated and contiguous to the existing corporate limits of the City of Fayetteville (as defined and described in O.C.G.A. § 36-36-20) and the legal descriptions and plat of the Property are attached to this Application.
- 5. The annexation of the Property will not create an unincorporated island as described in O.C.G.A. § 36-36-04(a).
- 6. The Applicant has also provided a "Step Two Annexation Application" with this petition, including a request that the Property be zoned to the Professional Office classification and designated Business Park in The Future Land Use Map of the City of Fayetteville's Comprehensive Plan.

MAYOR Edward J. Johnson, Jr. CITY MANAGER Ray Gibson CITY CLERK

Chelsea Siemen



COUNCIL

Scott Stacy, Mayor Pro Tem Darryl Langford Joe Clark Richard Hoffman Niyah Glover

10-29-2025

Re: Sewer availability

The properties located in Land Lot 8 in the 7th District of Fayette County, located at addresses 1336 Highway 54 West, Fayetteville GA listed as buildings 100, 200, 400 and 500 as shown in the Fayette County Tax database, will be furnished with enough capacity sewer service to provide for the needs required as requested for the proposed development if approved by the city for annexation into the incorporated limits of Fayetteville. The owner or developer will be responsible for any additions or changes that will be made to the City's sanitary sewer systems and any necessary easement acquititions required.

The owner/developer is responsible for providing all engineering details to accomplish this tie-in to the City's sanitary sewer system. All work done shall comply with the City's Developmental Standards.

If you have any questions feel free to call me at (770) 460-4664.

Thank you,

Chris Hindman

Chris Hindman

Director of Public Services

NARRATIVE FOR FORM TWO APPLICATION FOR ANNEXATION AND REZONING

Fayetteville 1336 MOB RIK MP LLC, Fayetteville 1336 Surgery RIK MP LLC, Fayetteville 1336 GA RIK MP LLC, and Fayetteville 1336 Land RIK MP LLC, each a Delaware limited liability company (collectively, "Applicant(s)" and/or "Owner(s)"), request annexation and zoning to Professional Office for approximately 18 acres of land located at 1336 GA-54 Highway (the "Property"). The Applicants present this Annexation request via the 100% method. The Property is currently zoned O-I in Fayette County and has been developed with four medical office buildings.

The Applicants propose a zoning to Professional Office, which is compatible with its current Fayette County Office-Institutional (O-I) zoning designation. As discussed below, it also requests a Comprehensive Land Use designation of Business Park, which is compatible with current uses and the Future Land Use Map designations of adjacent properties.

Written Narrative criteria

The Applicant responds to the evaluation criteria contained in the Written Narrative instructions in the Step Two Annexation form as follows:

a. General description of the proposed development and how it relates to the City's Comprehensive Plan and annexation policy

The Property is improved with an existing medical office complex with outparcels for future development. Approving the Applicants' request would fulfill several goals and policies as stated in the Comprehensive Plan (2022 Update)(pages 61-70), such as:

- 1. By improving the property tax base by adding a successful medical office center that will help to diversify and strengthen the fiscal health of the city and support a "healthy, diverse mix of businesses;"
- 2. By improving the City's aesthetics with a development built to high architectural and site design standards; and
- 3. By ensuring development is complementary with appropriate density transitions and buffering that will preserve and protect the desired character and value of well-established neighborhoods and natural resources from encroachment by incompatible uses.

b. How the development will minimize and mitigate impacts on the natural environment.

The Property is developed with an existing medical office complex that currently does not have access to a sewer system. The annexation of the Property would provide the opportunity for a sewer connection thereby mitigating any potential impact on the natural environment.

c. Provide proposed density and the projected population/employment figures at build-out.

The Property is improved with existing medical office buildings and outparcels for future development. The Applicant requests the ability to increase density on the site to develop the outparcels on the Property in accordance with all applicable provisions of the City's Unified Development Ordinance. As these development plans have not yet been developed, the employment figures at build-out can't be calculated at this time.

d. How the development will tie into the City's street network

The Property has one access onto Highway 54. The drives within the Property are privately owned in common under a condominium ownership regime.

e. An analysis of how the proposed annexation will affect the City's tax base, public education system, police and fire protection services, emergency medical services and utilities

Annexation of the Property will increase the City's tax base by including land, buildings, and personal property that are currently in unincorporated Fayette County. Police, fire protection, and emergency medical services and utilities are already provided to the existing buildings. The Applicant desires to connect to the City sewer system which should have the needed capacity. The uses do not generate students so the public education system will not be affected.

Zoning Ordinance evaluation criteria

The Applicant responds to the evaluation criteria in Section 104.13.E.1 of the City of Fayetteville Zoning Ordinance as follows:

1) Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;

The proposed development contains thriving businesses that complement existing nearby uses, are beneficial to the economy of the surrounding area and provide employment opportunities. The Future Land Use Map designates properties to the east and northwest as Business Park, which includes office and medical office as a recommended primary use. The Comprehensive Plan states that "this classification is for land dedicated to offices, research and development, healthcare and education." Development on the Property is master planned for easy internal circulation and exceeds the minimum acreage of five acres as recommended by the Comprehensive Plan (see page 120).

2) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;

The Applicant is requesting to be zoned Professional Office which is compatible with properties zoned to the PO district to the east and north. The proposed zoning is appropriate in relation to the uses and usability of adjacent and nearby properties in the area. The Applicant's proposal will not adversely affect the existing use or usability of adjacent or nearby property.

3) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned;

While the Property has a reasonable economic use as currently zoned, it is adversely affected by the lack of sewer. The annexation will provide the opportunity for the Applicant to connect to the City sewer infrastructure and remove this adverse effect.

4) Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools;

As noted above, the Property has one existing access onto Highway 54 and is already developed with medical office uses that have not had an adverse effect on traffic patterns. The construction and occupancy of any future development will increase traffic flow to the site, but GA-54 and the internal drives have ample capacity to absorb this marginal increase. Approval of the Applicants' request will not have impacts on current traffic flow or patterns that will require mitigation.

The drives within the Property are privately maintained and owned in common under a condominium ownership regime. Utilities are already provided to the existing buildings with the exception of sewer which should have the needed capacity to accommodate the Property. The public education system will not be affected.

5) Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan; and

As noted above, the Applicant's request is in conformity with the policy and intent of the City's Comprehensive Plan and its Future Land Use Map designation of Business Park.

The Applicants' proposal is also compatible with the Comprehensive Plan's Future Land Use Medical Center Activity Center across the street from the Property. This designation includes medical offices and other medical-related uses as primary uses. One of the key implementation strategies for this Activity Center is to "Maintain existing hospital as an economic anchor for the

community and support the future growth of healthcare and healthcare related businesses" (see page 108). The Annexation of the Property will support these goals and policies.

6) Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal

The medical office complex on the Property has existed for many years. The proposed zoning of Professional Office is compatible with its current Fayette County designation of O-I and will not cause burdensome use of existing streets, transportation facilities, utilities, or schools.

Because this application request is consistent with the foregoing standards, the Applicants respectfully ask that the Mayor and City Council of the City of Fayetteville grant this Applicant's Annexation and Zoning as requested.

Sincerely,

THE GALLOWAY LAW GROUP, LLC

Laurel A. David

William Woodson Galloway [via electronic signature]

4062 Peachtree Road, NE, Suite A330 Atlanta, Georgia 30319



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS & GIFTS

The undersigned below, making application for rezoning action, has complied with the City of Fayetteville Code Section 3.05, and with the Official Code of Georgia Section 36-67A-1, et. seq. *Conflict of Interest in Zoning Actions*, and has submitted or attached the required information on this form as provided.

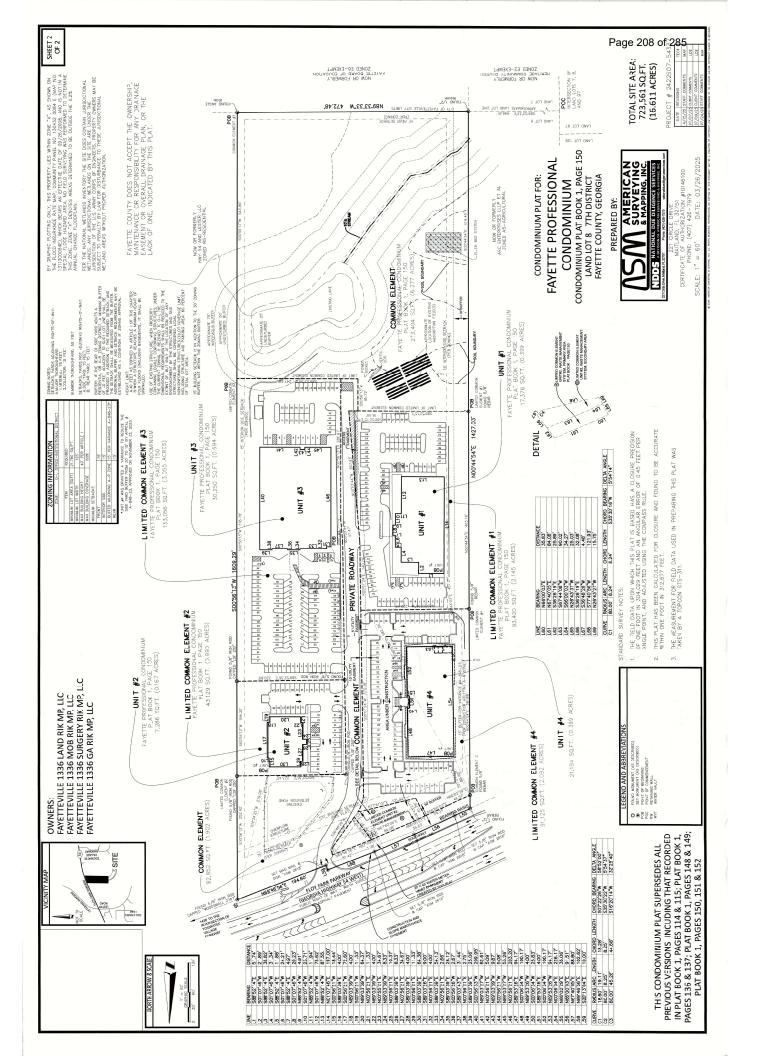
All individuals, business entities ¹ , or other organization interest, or other interests ³ in property subject of this if necessary): See attached list of property owners	
Have you as applicant or anyone associated with this (2) years immediately preceding this application, mad or more to a member of the City of Fayetteville Planni Mayor and City Council? Please circle your response:	e campaign contributions aggregating \$250
YES	NO
	onal sheets if necessary). on Description and Date of lar Amount Contribution
I do hereby certify the information provided herein is my knowledge. Signature of Applicant	both complete and accurate to the best of Gregg Graines, Authorized Signatory for Fayetteville 1336 Land RIK MP, LLC, Fayetteville 1336 MOB RIK MP, LLC, Fayetteville 1336 Surgery RIK MP, LLC, and Fayetteville 1336 GA RIK MP, LLC, each a Delaware limited liability company Type/Print Name and Title
Signature of Applicant's Representative Signature of Notary Public	Laurel David, Partner, The Galloway Law Group, LLC Type/Print Name and Title OFFICIAL SEAL CHEMALCOLM HARRISON COOPER Notary Public, State of Illinois Commission No. 922395 My Commission Expires December 18, 2028

Annexation Application Revised 4/30/2024 www.fayetteville-ga.gov

¹ Business entity may be a corporation, partnership, limited partnership, firm, enterprise, franchise, association, trade organization, or trust.

² Other organization means non-profit organization, labor union, lobbyist, or other industry or casual representative, church, foundation, committee, club, charitable organization, or educational organization.

³ Property interest means the direct ownership of real property and includes any percentage of ownership. Financial interest means direct ownership of 10% or more of the total assets or capital stock of a business entity.





Page 209 of 285 Planning and Zoning

140 Stonewall Avenue West, Ste 202 Fayetteville, Georgia 30214 Phone: 770-305-5421

www.fayettecountyga.gov

To: Fayette County Board of Commissioners

From: Debbie Bell, Director of Planning & Zoning

Date: December 1, 2025

Re: Fayetteville Annexation Request for Parcels #0704 009; 0704 014; 0704 016; 0704 045

- located at 1352-1374 Hwy 54 W. and Lester Road, Fayetteville, GA.

INTRODUCTION

Fayetteville has received a Step Two Annexation Application for the above-referenced properties. The annexation application indicates that the total property is approximately 37 acres. On October 16, 2025, Fayetteville City Council unanimously approved the Step One request. On November 24, 2025, Fayette County received an official notice of a Step Two Annexation Request from the City of Fayetteville regarding a request to annex 4 parcels comprising approximately 37 acres. The subject property has access to State Route 54 W and Lester Road.

This annexation will create an island of Parcels #0704 039; 0704 048; 0704 010; 0704 046; 0704 043; 0704 042; 0704 047; 0704 040; 0704 041 - located at 1336 Hwy 54 W, Fayetteville, GA.

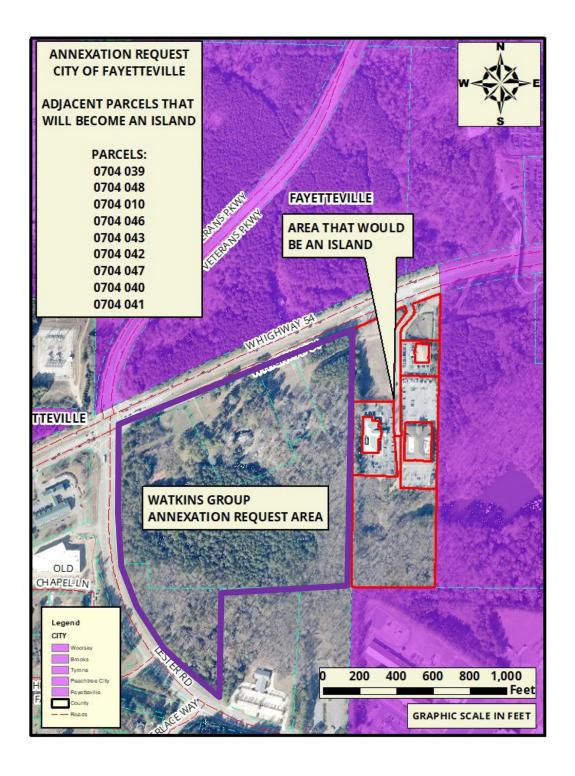
- Fayetteville Planning and Zoning Commission will hold a public hearing to consider the Step Two request on December 16, 2025.
- Fayetteville City Council will hold a public hearing to consider the Step Two request on January 8, 2026.

The property is currently zoned A-R, Agricultural-Residential, and the Fayette County Future Land Use Plan designates the area as Office. The applicant has indicated that a city zoning district of PCD (City of Fayetteville: Planned Community Development) will be requested The conceptual site plan indicates an annexation and rezoning from A-R to PCD with development of 315 residential units and 150,000 SF of commercial and office use on =/- 37 acres.

At 8.42 units per acre overall residential density, this proposal represents a 742% increase in density over that which would be allowed if developed under the County's Low-Density Residential category, which is the predominant residential land use in the area.

<u>RECOMMENDATION</u>: It is Staff's opinion that the proposed annexation, with the proposed zoning and development, warrants an OBJECTION due to a significant change in zoning and land use; the substantial increase in density from approximately 37 homes to 315 homes, which represents a 742% increase; and due to the concomitant increase in infrastructure demands upon the County's transportation system and emergency services, pursuant to O.C.G.A. 36-36-113.





Subject Parcels

Location	Parcel ID	Acreage	Current Zoning	County Land Use Designation	Proposed City Zoning & Land Use
SR 54 W & Lester Road	0704 009 0704 014 0704 016 0704 045	4.999 4.757 2.355 25.299	A-R – Agricultural- Residential	Office	PCD: Planned Community Development

Adjacent Parcels

Direction	Acreage	Zoning	Use	Comprehensive Plan
North (across SR 54)	100+	City of Fayetteville	Hospital; Undeveloped	City of Fayetteville
East	18+	O-I	Medical Office Park	Office
South	12+/-100+	A-R; R-40	Church; Single Family	Office
West	12; 48	C-H; R-40	Commercial; Single Family	Commercial; Low Density Residential – 1 unit per 1 acre

SUMMARY & RECOMMENDATIONS:

Planning & Zoning recommends objection to this request based on the proposed increase in density and proposed change in land use from Office to high-density residential and major commercial development instead of Office zoning and uses.

It is Staff's opinion that the proposed annexation and development warrants an objection due to a significant change in zoning and land use; the substantial increase in density from approximately 37 homes to 315 homes; and due to the concomitant increase in infrastructure demands upon the County's transportation system, pursuant to O.C.G.A. 36-36-113.

Planning & Zoning: The proposed zoning of PCD (Planned Community Development) represents a substantial change in the intensity of the allowable use of the property under Fayette County's Comprehensive Plan and Future Land Use Map. At 8.42 units per acre, the proposed density is 742% greater than the residential zoning in the surrounding areas, which has a density of 1 unit per acre. The proposed non-residential component appears to be primarily commercial in nature, with a very minimal office component. This proposal is not consistent with the County's Future Land Use Plan that allows Office uses with a limited commercial component.

Fire Services: Fire Services would incur a loss of revenue if this were annexed. Although the County Fire will no longer generate construction revenue, fire impact fees, or fire tax for these parcels, there will still be operational impacts. Fayette County Fire & Emergency Services will continue to be responsible for the response to all EMS calls for service in this higher density residential and commercial area. We will continue to collect the EMS tax regardless of annexation into the City of

Fayetteville or not.

Fayette County Water System: Water System cannot guarantee water availability until we have peak and daily demand data.

The proposed annexation of approximately 315 residential units, a 55,000 sq. ft. grocery store, and 23,000 sq. ft. of additional retail/commercial space by the City of Fayetteville for planned and future growth remains in the Fayette County Water System service area. FCWS will sustain the same financial impact whether the annexation occurs or not. Final approval for water service is subject to a comprehensive engineering review to evaluate system capacity, operational impacts, and compliance with FCWS standards.

We estimate that demand of this development will be approximately 200,000 gpd. This is w/o the planned 8 outparcels developed. This results in \$232,560/year of revenue at a rate of \$3.23/1,000 gallons. The current 5-year FCWS capacity improvements and operational maintenance activities total approximately \$7,464,743 or \$1,492,949/year. This number does not consider drought resiliency or firefighting capabilities.

Fayette County Board of Education: The proposed development could generate approximately 150 students grades k through 12. We have plenty of capacity at this time at Cleveland Elementary, Bennett's Mill Middle, and Fayette County High School. However, if the local cost per student (excluding state QBE funds) is approx. \$5,000 - \$7,000/year, this development adds \$450,000 - \$630,000 in annual recurring costs to the school system. This increase is not likely to be fully offset by residential property taxes on the proposed residential units.

Fayette County Public Works/Engineering: The conceptual site plan indicates an annexation and rezoning from A-R to PCD with development of 315 residential units and 150,000 sf of commercial/office/institutional use. Staff understands a Traffic Impact Study for the project is underway, but no information on generated trips, trip distribution, level-of-service impacts, etc., has been shared with Fayette County to-date.

Without a defined site plan and corresponding Traffic Impact Study it is difficult to quantify traffic impacts to County infrastructure. Reasonable estimates of trip distributions can be made and doing so identifies four county intersections that would likely experience negative impacts to their ability to efficiently and safely move traffic. The planning-level cumulative cost estimate to mitigate the impacts at these intersections is \$7, 500,000.

It is a large project relative to typical developments in the unincorporated county, and it may impact traffic operations along several County roads and intersections, including but not limited to Tyrone Road, Veterans Parkway, Sandy Creek Road, Lester Road, Ebenezer Church Road, Ebenezer Road, Davis Road, and Redwine Road. GDOT expressed similar concerns.

Fayette County Environmental Management: Whitewater Creek is described as the watershed area

where the water intakes for both Fayette County and the City of Fayetteville are located. This water-supply watershed does not include a reservoir. Portions of parcels 0704041, 0704042, 0704046, and 0704048 border a segment of Whitewater Creek that has been identified by the Georgia EPD as impaired. Post-development runoff from these parcels will flow into a perennial stream onsite, which then feeds into Whitewater Creek.

PROCEDURAL INFORMATION:

Criteria for Consideration of an Annexation Proposal and Assessment of Factors:

Excerpt from OCGA § 36-36-113.

Section 36-36-113 - Objection to annexation; grounds and procedures

- (a) The county governing authority may by majority vote to object to the annexation because of a material increase in burden upon the county. The material increase in burden upon the county must be directly related to any one or more of the following:
- (1) The proposed change in zoning or land use;
 - The project proposes zoning and land uses that are not in concert with Fayette County's Future Land Use Map, Comprehensive Plan, current zoning of the parcels, current uses of other properties in the area, nor with the character of the area, which is low-density residential and office in nature. The County's Comprehensive Plan is prepared and adopted to provide the County and its residents with assurances that development patterns in the County adhere to Fayette County's goals for its future, thus protecting their health, safety and welfare. Developments that do not adhere to the County's Comprehensive Plan are detrimental to the County and its residents.
- (2) Proposed increase in density; and
 - The project proposes a density of 8.42 units per acre (315 residential units on 37.41 acres), which is a 742% increase in density over that which would be allowed if developed under the County's Low-Density Residential category, which is the predominant residential land use in the surrounding area.
- (3) Infrastructure demands related to the proposed change in zoning or land use.
 - The project will result in increased traffic volume. The proposed land use as PCD (Planned Community Development), for high-density residential and high volume commercial, is not consistent with the surrounding residential uses nor with the County's Comprehensive Plan and Future Land Use Map.
 - Public Works/Engineering notes that the development will generate a substantial increase in traffic relative to the existing average daily traffic on State Route 54 and Lester Road, and requires additional details to be addressed in the traffic study. Staff is concerned that the proposed design does not maintain sufficient traffic flow on Lester Road.

<u>CONCLUSION</u>: It is Staff's opinion that the proposed annexation warrants an OBJECTION due to a significant change in zoning and land use; the substantial increase in density from approximately 37 homes to 315 homes; and due to the concomitant increase in infrastructure demands upon the County's transportation system and emergency services systems, and the financial impact to the county, pursuant to O.C.G.A. 36-36-113.

ZONING HISTORY

These parcels are zone A-R, Agricultural-Residential, and have no history of rezoning.

PROPOSED ZONING

The proposed zoning under the City of Fayetteville's Unified Development Code is PCD: Planned Community Development, described as follows:

Sec. 206.7. - Planned Community District (PCD).

The zoning designation of "planned community district" (PCD) allows for the creation of an individual site-specific zoning district, distinct in scope and purpose, which is attached to a particular parcel of land. Said PCD zoning runs with the land and may not be transferred to another parcel. The PCD allows an applicant to designate a mixture and arrangement of land uses, not normally available under traditional Euclidian zoning. Application for the designation of PCD shall be in the form of a conceptual master plan, along with a narrative and all supporting documentation. Once approved by city council, the PCD master plan becomes the guiding document for the development of the PCD and shall not be altered without approval from city council.

Summary of PCD Development Criteria:

- This district allows a mixed-use development with single-family residential, apartments, office-institutional, and some limited commercial uses.
- The approval of a PCD is based on the specific site plan for that application, and the density is established with the approval of the individual PCD district.
- Minimum lot size, single-family residential, detached: 5,500 SF
- Minimum lot size, single-family residential, attached: 5,500 SF
- Minimum lot size, non-residential uses: 6,000 SF
- Open Space Required: 15% of the gross area in open space shall be provided for PCD developments less than 50 acres in overall size.
- Density may be increased by increasing the Open Space.

The conceptual site plan indicates an annexation and rezoning from A-R to PCD with development of 315 residential units and 150,000 sf of commercial/office/institutional use on =/- 37 acres. At 8.42 units per acre overall residential density, this proposal represents a 742% increase in density over that which would be allowed if developed under the County's Low-Density Residential category, which is the predominant residential land use in the area.

DEPARTMENT COMMENTS

Planning and Zoning: The subject property is currently zoned A-R (Agricultural-Residential) The subject property is currently designated Office on the Fayette County Future Land Use Plan map.

The Office-Institutional zoning district allows many standard office and some light commercial/retail uses, and because it is also part of the State Route 54 West Special Development District, allows additional expanded business uses.

The adjacent residential properties are in a Low-Density Residential area, 1 unit per 1 acre. All other residential areas along the SR 54 W corridor are either Low Density Residential (1 unit per 1 acre) or Rural Residential-3 (1 unit per 3 acres).

The proposed zoning under the City of Fayetteville's code is PCD (Planned Community Development), which, at a 5,500 Square Foot lot size, is a much higher density than the residential zoning in the surrounding areas, or any of the other residential areas along SR 54 W. The dense residential component of the mixed-use development is not consistent with the County's Future Land Use Plan that allows Office uses with a limited commercial component.

<u>Fayette County Comprehensive Plan, excerpt:</u>

Office

The Office land use category designates office development which can be located as standalone structures or in office parks or centers. Major Office land use designations are located in eight areas of the unincorporated county:

<u>Old Sandy Creek Road and SR 54 in the vicinity of the hospital:</u> Office uses north of the hospital along Old Sandy Creek Road terminate at the unnamed stream just north of the hospital entrance and along the southern side of SR 54 the Office area is located east of Lester Road.

Fire/EMS: The issue from the Fire & Emergency Services perspective is the loss of tax revenue to the County fire services from an annexation of these properties into the City of Fayetteville. The EMS Tax District includes everything within the City of Fayetteville, so the annexation would be of minimal impact to our EMS revenue. However, development of the property does have the potential to create additional demand for EMS services due to increased population and traffic in an already congested, high traffic area.

Sheriff's Office: No comments.

Water System: The proposed annexation of approximately 315 residential units, a 55,000 sq. ft. grocery store, and 23,000 sq. ft. of additional retail/commercial space by the City of Fayetteville for planned and future growth remains in the Fayette County Water System service area. FCWS will sustain the same financial impact whether the annexation occurs or not. Final approval for water service is subject to a comprehensive engineering review to evaluate system capacity, operational impacts, and compliance with FCWS standards.

We estimate that demand of this development will be approximately 200,000 gpd. This is w/o the planned 8 outparcels developed. This results in \$232,560/year of revenue at a rate of \$3.23/1,000 gallons.

The current 5-year FCWS capacity improvements and operational maintenance activities total approximately \$7,464,743 or \$1,492,949/year. This number does not consider drought resiliency or firefighting capabilities.

Environmental Health: Currently, these properties would have to be served by an onsite sewage management system. This will limit the use of the intended buildings and possibly reduce the number of buildings that could be constructed. The soil conditions on the property would also be another limiting factor to the overall site plan and property use.

Public Works/Engineering Comments: The property is on the corner of SR 54 and Lester Road. SR 54 is a Major Collector owned and maintained by GDOT. Per GDOT's *Traffic Analysis and Data Application* website, the Average Annual Daily Traffic on SR 54 is 34,700 vehicles per day (vpd) west of Lester Road and 32,200 vpd east of Piedmont-Fayette Hospital. Lester Road is a Minor Arterial and is owned and maintained by Fayette County. There are no traffic counts for Lester Road.

The conceptual site plan indicates an annexation and rezoning from A-R to PCD with development of 315 residential units and 150,000 sf of commercial/office/institutional use. Staff understands a Traffic Impact Study for the project is underway, but no information on generated trips, trip distribution, level-of-service impacts, etc., has been shared with Fayette County to-date.

If developed as a city project, curb cuts/driveways along SR 54 will be permitted by GDOT and those along Lester Road will be permitted by Fayette County. Internal roads, drives, parking areas, etc. will be reviewed and approved by Fayetteville.

It is a large project relative to typical developments in the unincorporated county, and it may impact traffic operations along several County roads and intersections, including but not limited to Tyrone Road, Veterans Parkway, Sandy Creek Road, Lester Road, Ebenezer Church Road, Ebenezer Road, Davis Road, and Redwine Road.

During a review of preliminary layouts, Public Works staff and GDOT expressed similar concerns about proposed driveway locations and spacing and noted site design will have to be in accordance with applicable state and county requirements governing driveways.

If annexed into Fayetteville, staff asks for the following items to be considered as possible conditions of rezoning process:

- 1. Completion of a Traffic Impact Study (TIS) with review and approval requirements by GDOT, Fayette County, and Fayetteville.
- The set-aside of funding, by the developer, for the future design and construction of transportation measures to mitigate impacts caused by the development on State, County, and City Roads. The amount of funding and project locations shall be determined, and jointly

- agreed to by State, County, and City, based on the findings and recommendations in the TIS.
- 3. Construction and dedication of paths to the City (i.e., outside existing R/W) along Lester Road and SR 54.

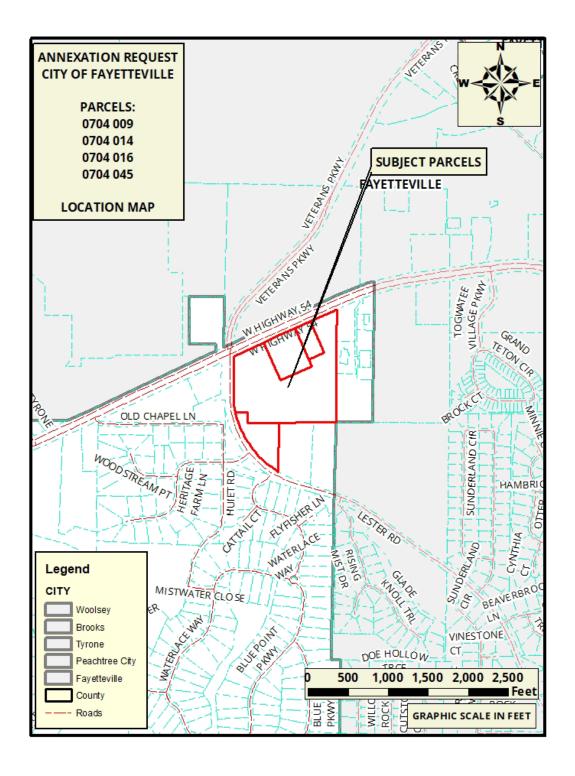
Environmental Management Department - Stormwater/Water Quality:

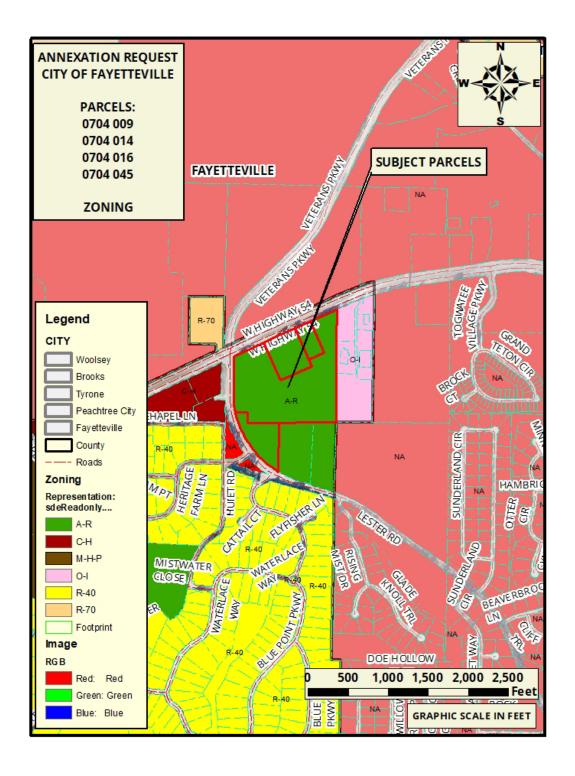
The sites in question are located within Fayette County's Whitewater Watershed, a designated small water-supply watershed as defined in Article VII – Watershed Protection of the Fayette County Code of Ordinances. Whitewater Creek is described as the watershed area where the water intakes for both Fayette County and the City of Fayetteville are located. This water-supply watershed does not include a reservoir. Portions of parcels 0704041, 0704042, 0704046, and 0704048 border a segment of Whitewater Creek that has been identified by the Georgia EPD as impaired. Post-development runoff from these parcels will flow into a perennial stream onsite, which then feeds into Whitewater Creek.

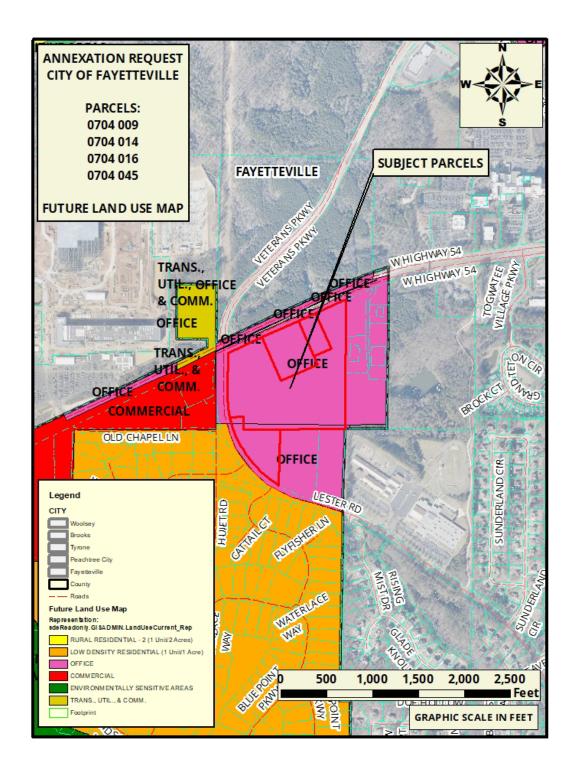
To comply with state regulations, strict stream buffers have been implemented and consistently upheld by the Fayette County Board of Commissioners throughout the watershed. Per Fayette County regulations, any future rezoning request for the site would require:

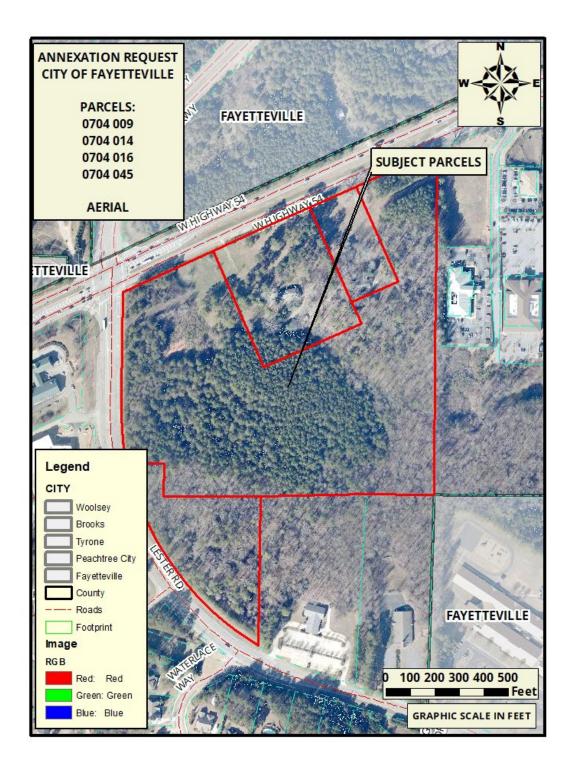
- A 100-foot undisturbed Watershed Protection Buffer, and
- A 50-foot Watershed Protection Setback, where impervious surfaces are prohibited, with limited allowable intrusions.
- The existing pond on the site would also be subject to a 50-foot Watershed Protection Buffer and a 25-foot Watershed Protection Setback.

Should this annexation be approved, Fayette County respectfully requests that the City of Fayetteville apply the Metropolitan North Georgia Water Planning District's Model Stream Buffer Protection Ordinance, if it has not already done so. Fayette County's watershed protection standards are directly based on this model ordinance.











CONCEPT PLAN

STATE LAW

TITLE 36. LOCAL GOVERNMENT
PROVISIONS APPLICABLE TO MUNICIPAL CORPORATIONS ONLY
CHAPTER 36. ANNEXATION OF TERRITORY
ARTICLE 7. PROCEDURE FOR RESOLVING ANNEXATION DISPUTES

Section 36-36-110.1 - Definitions

Universal Citation: GA Code § 36-36-110.1 (2024)

As used in this article, the term:

- (1) "Cost" or "costs" means expenses incurred by a county, municipality, and property owner or owners whose property is at issue, including, but not limited to, per diems, venue rental, teleconference charges, the use of court reporters or hearing officers, and arbitrators' fees and expenses.
- (2) "Department" means the Department of Community Affairs.
- **(3)** "Impacted school system" means a county or independent school system operating or providing services to the territory to be annexed or which would operate or provide services in a territory to be annexed.
- **(4)** "Notice" or "notify" means a letter that includes a description of the property to be annexed, a description of the proposed zoning classification and land use of the area to be annexed, and pursuant to Code Section 36-36-4, information on the time and place of the public hearing on zoning of the property to be annexed.
- **(5)** "Verifiable delivery" means hand delivery, electronic mail, certified mail, or statutory overnight delivery, provided that the means of delivery allows for verification of the delivery of such notice.

Section 36-36-111 - Notice of annexation

Universal Citation: GA Code § 36-36-111 (2024)

Within 30 days of a municipal corporation's acceptance of a petition of annexation, the municipal corporation shall notify the governing authority of the county and any impacted school system in which the territory to be annexed is located by verifiable delivery. Such notice shall include a copy of the annexation petition which shall include the proposed zoning and land use for such area. The municipal corporation shall take no final action on such annexation except as otherwise provided in this article.

Section 36-36-112 - Prohibition on a change in zoning or land use

Universal Citation: GA Code § 36-36-112 (2024)

If no objection is received as provided in Code Section 36-36-113, the annexation may proceed as otherwise provided by law; provided, however, that as a condition of the annexation, the municipal corporation shall not change the zoning or land use plan relating to the annexed property to a more intense density than that stated in the notice provided for in Code Section 36-36-111 for one year after the effective date of the annexation unless such change is made in the service delivery agreement or comprehensive plan and is adopted by the affected city and county and all required parties.

Section 36-36-113 - Objection to annexation; grounds and procedures

Universal Citation: GA Code § 36-36-113 (2024)

- (a) The county governing authority may by majority vote, as defined by applicable general or local law, object to the annexation because of a material increase in burden upon the county directly related to any one or more of the following:
 - (1) The proposed change in zoning or land use;
 - (2) Proposed increase in density; and
 - (3) Infrastructure demands related to the proposed change in zoning or land use.
- **(b)** Delivery of services may not be a basis for a valid objection but may be used in support of a valid objection if directly related to one or more of the subjects enumerated in paragraphs (1), (2), and (3) of subsection (a) of this Code section.
- **(c)** The objection provided for in subsection (a) of this Code section shall document the nature of the objection specifically providing evidence of any financial impact forming the basis of the objection and shall be delivered to the municipal governing authority and the department by verifiable delivery to be received not later than the end of the forty-fifth calendar day following receipt of the notice provided for in Code Section 36-36-111.
- **(d)** In order for an objection pursuant to this Code section to be valid, the proposed annexation must:
 - (1) Result in:
 - **(A)** A substantial change in the intensity of the allowable use of the property or a change to a significantly different allowable use; or
 - **(B)** A use which significantly increases the net cost of infrastructure or significantly diminishes the value or useful life of a capital outlay project, as such term is defined in Code Section 48-8-110, which is furnished by the county to the area to be annexed; and
 - **(2)** Authorize or result in a land use that differs substantially from the existing uses suggested for the property by the county's comprehensive land use plan or permitted for the property pursuant to the county's zoning ordinance or its land use ordinances.

Section 36-36-114 - Arbitration panel; composition and membership; assistance in formulating record; regulation

Universal Citation: GA Code § 36-36-114 (2024)

- **(a)** Not later than the fifteenth calendar day following the date the department received the first objection provided for in Code Section 36-36-113, an arbitration panel shall be appointed as provided in this Code section.
- **(b)** The arbitration panel shall be composed of five members to be selected as provided in this subsection. The department shall develop three pools of arbitrators, one pool which consists of persons who are currently or within the previous six years have been municipal elected officials, one pool which consists of persons who are currently or within the previous six years have been county elected officials, and one pool which consists of persons with a master's degree or higher in public administration or planning and who are currently employed by an institution of higher learning in this state, other than the Carl Vinson Institute of Government of the University of Georgia. The pool shall be sufficiently large to ensure as nearly as practicable that no person shall

be required to serve on more than four panels in any one calendar year and serve on no more than one panel in any given county in any one calendar year. The department is authorized to coordinate with the Georgia Municipal Association, the Association County Commissioners of Georgia, the Council of Local Governments, and similar organizations in developing and maintaining such pools.

- **(c)** Upon receiving notice of a disputed annexation, the department shall choose at random four names from the pool of municipal officials, four names from the pool of county officials, and three names from the pool of academics; provided, however, that none of such selections shall include a person who is a resident of the county which has interposed the objection or any municipal corporation located wholly or partially in such county, and further provided that none of such selections shall include a person who has already served on four other arbitration panels in the then-current calendar year. The municipal corporation shall be permitted to strike or excuse two of the names chosen from the county officials pool; the county shall be permitted to strike or excuse two of the names chosen from the municipal officials pool; and the county and municipal corporation shall each be permitted to strike or excuse one of the names chosen from the academic pool.
- (d) Prior to being eligible to serve on any of the three pools, persons interested in serving on such panels shall receive joint training in alternative dispute resolution together with zoning and land use training, which may be designed and overseen by the Carl Vinson Institute of Government of the University of Georgia in conjunction with the Association County Commissioners of Georgia and the Georgia Municipal Association, provided such training is available. Provided that the General Assembly appropriates sufficient funds in an applicable fiscal year, the Carl Vinson Institute of Government of the University of Georgia shall provide at least one training program per year to train new potential panel members.
- **(e)** At the time any person is selected to serve on a panel for any particular annexation dispute, he or she shall sign the following oath: "I do solemnly swear or affirm that I will faithfully perform my duties as an arbitrator in a fair and impartial manner without favor or affection to any party, and that I have not and will not have any ex parte communication regarding the facts and circumstances of the matters to be determined, other than communications with my fellow arbitrators, and will only consider, in making my determination, those matters which may lawfully come before me."
- **(f)** The department shall develop and maintain a list of court reporters and hearing officers that may be employed by the department at the request of an arbitration panel to assist the panel in formulating the record before the panel. An arbitration panel may by majority vote of its members elect to employ court reporters and hearing officers from such list. Any costs or charges related to the employment of court reporters and hearing officers pursuant to this subsection shall be evenly divided between the city and the county.
- **(g)** The department shall promulgate rules and regulations to provide for uniform procedures and operations of arbitration panels established pursuant to this article. Notwithstanding any provision of Chapter 13 of Title 50, the "Georgia Administrative Procedure Act," to the contrary, such proposed rules and regulations shall be submitted to the chairperson of the House Governmental Affairs Committee and the Senate Committee on State and Local Government Operations.

Section 36-36-115 - Meetings of arbitration panel; duties; findings and recommendations; compensation

Universal Citation: GA Code § 36-36-115 (2024)

(a)

(1)

- (A) The arbitration panel appointed pursuant to Code Section 36-36-114 shall meet as soon after appointment as practicable and shall receive evidence and argument from the municipal corporation, the county, and the applicant or property owner and shall by majority vote render a decision which shall be binding on all parties to the dispute as provided for in this article not later than 60 days following such appointment, provided that the chairperson of the arbitration panel shall be authorized to extend such deadline one time for a period of up to ten business days. Notwithstanding anything in this subparagraph to the contrary, the municipal corporation and county may by mutual agreement, postpone the arbitration procession for a period of up to 180 days to negotiate a potential settlement, and such postponement shall stay the 60 day deadline provided herein.
- **(B)** Meetings of the panel may occur in person, virtually, or via teleconference. The meetings of the panel in which evidence is submitted or arguments of the parties are made, whether such meeting is in person, virtual, or via teleconference, shall be open to the public pursuant to Chapter 14 of Title 50.
- **(C)** The panel shall first determine the validity of the grounds for objection as specified in the objection. If an objection involves the financial impact on the county as a result of a change in zoning or land use or the provision of maintenance of infrastructure, the panel shall quantify such impact in terms of cost. As to any objection which the panel has determined to be valid, the panel, in its findings, may establish reasonable zoning, land use, or density conditions applicable to the annexation and propose any reasonable mitigating measures as to an objection pertaining to infrastructure demands.
- (2) In arriving at its determination, the panel shall consider:
 - (A) The existing comprehensive land use plans of both the county and city;
 - **(B)** The existing land use patterns in the area of the subject property;
 - **(C)** The existing zoning patterns in the area of the subject property;
 - **(D)** Each jurisdiction's provision of infrastructure to the area of the subject property and to the areas in the vicinity of the subject property;
 - **(E)** Whether the county has approved similar changes in intensity or allowable uses on similar developments in other unincorporated areas of the county;
 - **(F)** Whether the county has approved similar developments in other unincorporated areas of the county which have a similar impact on infrastructure as complained of by the county in its objection; and
 - **(G)** Whether the infrastructure or capital outlay project which is claimed adversely impacted by the county in its objection was funded by a county-wide tax.
- **(3)** The county shall provide supporting evidence that its objection is consistent with its land use plan and the pattern of existing land uses and zonings in the area of the subject property, which may include, but not be limited to, adopted planning documents and capital or infrastructure plans.
- **(4)** The cost of the arbitration shall be equally divided between the city and the county; provided, however, that if the panel determines that any party has advanced a position that is not valid, the costs shall be borne by the party or parties that have advanced such

position.

- **(5)** The reasonable costs of participation in the arbitration process of the property owner or owners whose property is at issue shall be borne by the county and the city in the same proportion as costs are apportioned under paragraph (4) of this subsection.
- **(6)** The panel shall deliver its findings and recommendations to the parties and the department by verifiable delivery. The department shall maintain a data base and record of arbitration panel results and at least annually publish a report on such decisions and make such report freely available on the department's website.
- **(b)** If the decision of the panel contains zoning, land use, or density conditions, the findings and recommendations of the panel shall be recorded in the deed records of the county with a caption describing the name of the current owner of the property, recording reference of the current owner's acquisition deed and a general description of the property, and plainly showing the expiration date of any restrictions or conditions.
- **(c)** The arbitration panel shall be dissolved on the tenth day after it renders its findings and recommendations but may be reconvened as provided in Code Section 36-36-116.
- **(d)** Notwithstanding the provisions of subsection (b) of Code Section 45-7-21, the members of the arbitration panel shall receive the same per diem, expenses, and allowances for their service on the panel as authorized by law for members of the General Assembly.
- **(e)** If the panel so agrees, any one or more additional annexation disputes which may arise between the parties prior to the panel's initial meeting may be consolidated for the purpose of judicial economy if there are similar issues of location or similar objections raised to such other annexations or the property to be annexed in such other annexations is within 2,500 feet of the subject property.

Section 36-36-116 - Appeal

Universal Citation: GA Code § 36-36-116 (2024)

The municipal or county governing authority or an applicant for annexation may appeal the decision of the arbitration panel by filing an action in the superior court of the county within ten calendar days from receipt of the panel's findings and recommendations. The sole grounds for appeal shall be to correct errors of fact or of law, the bias or misconduct of an arbitrator, or the panel's abuse of discretion. The superior court shall schedule an expedited appeal and shall render a decision within 20 days from the date of filing. If the court finds that an error of fact or law has been made, that an arbitrator was biased or engaged in misconduct, or that the panel has abused its discretion, the court shall issue such orders governing the proposed annexation as the circumstances may require, including remand to the panel. Any unappealed order shall be binding upon the parties. The appeal shall be assigned to a judge who is not a judge in the circuit in which the county is located.

Section 36-36-117 - Annexation after conclusion of procedures; remedies for violations of conditions

Universal Citation: GA Code § 36-36-117 (2024)

If the annexation is completed after final resolution of any objection, whether by agreement of the parties, act of the panel, or court order as a result of an appeal, the municipal corporation shall not change the zoning, land use, or density of the annexed property for a period of two years unless such change is made in the service delivery agreement or comprehensive plan and adopted by the affected city and county and all required parties. Following the conclusion of the dispute resolution process

outlined in this article, the municipal corporation and an applicant for annexation may either accept the recommendations of the arbitration panel and proceed with the remaining annexation process or abandon the annexation proceeding. A violation of the conditions set forth in this Code section may be enforced thereafter at law or in equity until such conditions have expired as provided in this Code section.

Section 36-36-118 - Abandonment of proposed annexation; remedies for violations of conditions

Universal Citation: GA Code § 36-36-118 (2024)

If at any time during the proceedings the municipal corporation or applicant abandons the proposed annexation, the county shall not change the zoning, land use, or density affecting the property for a period of one year unless such change is made in the service delivery agreement or comprehensive plan and adopted by the affected city and county and all required parties. A violation of the conditions set forth in this Code section may be enforced thereafter at law or in equity until such period has expired. After final resolution of any objection, whether by agreement of the parties, act of the panel, or any appeal from the panel's decision, the terms of such decision shall remain valid for the two-year period and such annexation may proceed at any time during the two years without any further action or without any further right of objection by the county.

Section 36-36-119 - Good faith negotiations; written agreement governing terms of annexation Universal Citation: GA Code § 36-36-119 (2024)

The county, the municipal governing authorities, and the property owner or owners shall negotiate in good faith throughout the annexation proceedings provided by this article and may at any time enter into a written agreement governing the annexation. Such agreement may provide for changing the zoning, land use, or density of the annexed property during a period of less than two years. If such agreement is reached after the arbitration panel has been appointed and before its dissolution, such agreement shall be adopted by the panel as its findings and recommendations. If such agreement is reached after an appeal is filed in the superior court and before the court issues an order, such agreement shall be made a part of the court's order. Any agreement reached as provided in this Code section shall be recorded as provided in Code Section 36-36-115. Copies of such agreement shall also be provided by the parties to the department in the same manner as the findings and recommendations of an arbitration panel.

COUNTY AGENDA REQUEST

Department:	Planning & Zoning	Presenter(s):	Debbie Bell	
Meeting Date:	Thursday, December 11, 2025	Type of Request:	New Business	#14
•	Thateay, Boomson 11, 2020	Type of Hoquesti	Trom Buomicoo	H 1-1
0704 014; 0704 016; 0704		Fayetteville regarding a request to an 4 W, and at Lester Road, Fayetteville Route 54 West and Lester Road.	•	
Background/History/Details	s:			
rezone property to PCD, I Agricultural-Residential; C is significantly more intensered an island of unincomplanning & Zoning recomplanning and development of the development of th	Planned Community Development, of County's Future Land Use Plan designs than the County's Future Land Use Plan designs than the County's Future Land Use proporated property. I mends objection to the request base agor commercial development insteadent warrants an objection due to a surgicial land to 315 homes; and due ursuant to O.C.G.A. 36-36-113. I wetteville City Council voted unanimous Step Two request on Dec. 16, 20 mag from the Board of Commissioner are proposed annexation and development in density from approximately 3	oment warrants an objection due to a 37 homes to 315 homes, which is a 7 unty's transportation system, pursua	The current county use & zoning unde ial density. The annuage in land use from aff's opinion that the use; the substantial structure demands ustructure demands use the Step Two requisignificant change in derivation and the significant change in derivation and the step Two requisignificant change in derivation and the step Two requisignificant change in derivation and the step Two requisignificant change in derivation and the step Two requires in derivations and the step Two requires in th	zoning is A-R, r City of Fayetteville exation would m Office to high- e proposed al increase in upon the County's etteville Planning & est on Jan. 8, 2026. n zoning and land nsity; and due to the
If this items were live a friendline	n vlassa dassvika:			
If this item requires funding N/A	g, please describe:			
Has this request been con	nsidered within the past two years?	No If so, whe	n?	
That the request been sen	ioladida witiini tilo padi two youro:	ii oo, wiio		
Is Audio-Visual Equipmen	t Required for this Request?*	No Backup P	rovided with Reques	st? Yes
	-	Clerk's Office no later than 48 hou udio-visual material is submitted a	•	•
Approved by Finance	Not Applicable	Reviewed	by Legal	No
Approved by Purchasing	Not Applicable	County Cl	erk's Approval	No
Administrator's Approval	~			
Staff Notes:				



Page 232 of 285 Planning and Zoning

140 Stonewall Avenue West, Ste 202 Fayetteville, Georgia 30214 Phone: 770-305-5421

www.fayettecountyga.gov

To: Department of Community Affairs, Office of Planning

From: Debbie Bell, Director of Planning & Zoning

Date: December 1, 2025

Re: Financial Impact Summary: Fayetteville Annexation Request for Parcels #0704 009;

0704 014; 0704 016; 0704 045 - located at 1352-1374 Hwy 54 W., and Lester Road,

Fayetteville, GA.

FINANCIAL IMPACT ASSESSMENT - ANNEXATION BACKGROUND

On November 24, 2025, Fayette County received an official notice of a Step Two Annexation Request from the City of Fayetteville regarding a request to annex 4 parcels comprising approximately 37 acres. The subject property has access to State Route 54 W and Lester Road.

This annexation will create an island of Parcels #0704 039; 0704 048; 0704 010; 0704 046; 0704 043; 0704 042; 0704 047; 0704 040; 0704 041 - located at 1336 Hwy 54 W, Fayetteville, GA.

The conceptual site plan and applicant's narrative indicate an annexation and rezoning from A-R to PCD with development of 315 residential units and 150,000 sq. ft. of commercial and office uses on =/- 37 acres.

At 8.42 units per acre overall residential density, this proposal represents a 742% increase in density over that which would be allowed if developed under the County's Low-Density Residential category, which is the predominant residential land use in the area.

<u>RECOMMENDATION</u>: It is Staff's opinion that the proposed annexation, with the proposed zoning and development, warrants an OBJECTION due to a significant change in zoning and land use; the substantial increase in density from approximately 37 homes to 315 homes, which represents a 742% increase; and due to the concomitant increase in infrastructure and service demands upon the County's transportation system and emergency services systems, and the financial impact to the county, pursuant to O.C.G.A. 36-36-113.

SUMMARY OF FINANCIAL IMPACTS

- **Board of Education:** If the local cost per student (excluding state QBE funds) is approx. \$5,000 \$7,000/year, this development adds \$450,000 \$630,000 in annual recurring costs to the school system. This increase is not likely to be fully offset by residential property taxes on the proposed residential units.
- **Fire Services:** Total Estimated Revenue Loss ~\$358,700.19
- Building Safety: Total Estimated Revenue Loss (Residential + Commercial): \$355,760
- **Public Works:** Reasonable estimates of trip distributions can be made and doing so identifies four county intersections that would likely experience negative impacts to their ability to efficiently and safely move traffic. The planning-level cumulative cost estimate to mitigate the impacts at these intersections is \$7,500,000.
- **Water System:** The proposed annexation of approximately 315 residential units, a 55,000 sq. ft. grocery store, and 23,000 sq. ft. of additional retail/commercial space by the City of Fayetteville for planned and future growth remains in the Fayette County Water System service area. FCWS will sustain the same financial impact whether the annexation occurs or not. Final approval for water service is subject to a comprehensive engineering review to evaluate system capacity, operational impacts, and compliance with FCWS standards.

We estimate that demand of this development will be approximately 200,000 gpd. This is w/o the planned 8 outparcels developed. This results in \$232,560/year of revenue at a rate of \$3.23/1,000 gallons. The current 5-year FCWS capacity improvements and operational maintenance activities total approximately \$7,464,743 or \$1,492,949/year. This number does not consider drought resiliency or firefighting capabilities.

FINANCIAL IMPACT ASSESSMENT – OVERVIEW

Refutation of "Minimal Impact" on Schools

The developer states: "We anticipate minimal impact to the school system". This is a standard narrative that often proves financially disastrous for the tax base.

• **Objection:** The County (representing the shared tax base) must object to the lack of a verified Student Generation Rate (SGR) study.

Analysis:

- SGR Calculation: 289 apartments + 16 townhomes = 305 units. Even a conservative
 SGR of 0.3 students per unit results in ~91 new students.
- Financial Impact: If the local cost per student (excluding state QBE funds) is approx.
 \$5,000 \$7,000/year, this development adds \$450,000 \$630,000 in annual recurring costs to the school system.
- Tax Offset: Does the County portion of the property tax on these apartments cover that \$450k+ gap? Likely not. The commercial anchor (grocery) helps, but in all likelihood is not enough to subsidize 300 households of education costs.

Lost Opportunity Cost (Zoning Mismatch)

The current zoning is A-R (Agricultural-Residential). The developer argues the "shift... to commercial... will substantially increase the local tax base".

- **Objection:** This is a false dichotomy. The choice isn't between "Agriculture" and "Apartments." The County's Future Land Use Plan designates this area as "Office," which allows for Office and Institutional uses under the O-I Zoning District. Additionally, the O-I, Office-Institutional zoning district provides for a State Route 54 West Special Development District, which permits expanded business uses, including some commercial type uses and a mixed residential/office component. The mixed-use component allows a mix of office development and the SR 54 frontage and residential development under one of the County's existing residential zoning districts, which would allow 1 unit per acre density.
- **Financial Reality:** The County maintains that a Commercial-Only or Office-Institutional rezoning (consistent with the nearby Resurgens Office Park mentioned in the narrative) would provide the tax base increase without the high-cost residential burden.
- **Commercial/Office:** High Revenue / Low Service Demand (No school kids, low crime/court impact).
- **Proposed Mixed Use:** Moderate Revenue / High Service Demand. The proposal that accompanies this rezoning application anticipates 315 residential units, which represents a 742% increase in density over that which would be allowed if developed under the County's Low-Density Residential category, which is the predominant residential land use in the area.

Conclusion

By allowing annexation for residential density, the County loses the future potential of that land becoming a "pure profit" commercial tax center.

FINANCIAL IMPACT ASSESSMENT - FIRE SERVICES

The proposed annexation of approximately 315 residential units, a 55,000 sq. ft. grocery store, and 23,000 sq. ft. of additional retail/commercial space including fire impact fees for planned and future growth will result in a direct loss of permitting, plan review, inspection, and fire impact fee revenue to Fayette County Fire. Based on the current fee schedule (\$0.15 per sq. ft. for residential-commercial construction, plus required plan review fees), the reduction in revenue is substantial once you include fire impact fees lost by the annexation.

Estimated Lost Revenue to Fayette County Fire

Residential Construction

- 315 homes (avg. 2,200 sq. ft. assumed)
 - o Proposed 7 multifamily buildings and 1 clubhouse
 - o (2) 8-unit Townhome Residentials
- Permit revenue loss: approx. \$3,000
- Residential plan review fees (per permit): \$75,000
- Total Residential Revenue Loss: ~\$78,000

Commercial Construction

- (1) 55,000 sq. ft. grocery store
- (1) 23,000 sq. ft. retail/commercial
- Permit revenue loss: approx. \$1,200
- Commercial plan review fees: \$11,700 per new project
- Total Commercial Revenue Loss: ~\$12,900

Fire Impact Fee Loss

- 24 units of commercial retail/general merchandise stores: ~\$78,620.64
- 315 Dwelling Units: ~**\$189,179.55**
- Total Fire Impact Fee Revenue Loss: ~267,800.19

Total Estimated Revenue Loss, including future buildout (Residential + Commercial): ~358,700.19

County Cost Obligations

Although the County Fire will no longer generate construction revenue, fire impact fees, or fire tax for these parcels, there will still be operational impacts. Fayette County Fire & Emergency Services will continue to be responsible for the response to all EMS calls for service in this higher density residential and commercial area. We will continue to collect the EMS tax regardless of annexation into the City of Fayetteville or not.

FINANCIAL IMPACT ASSESSMENT - DEPARTMENT OF BUILDING SAFETY

The proposed annexation of approximately 315 residential units, a 55,000 sq. ft. grocery store, and 23,000 sq. ft. of additional retail/commercial space will result in a direct loss of permitting, plan review, and inspection revenue to Fayette County. Based on the current fee schedule (\$0.42 per sq. ft. for residential and commercial construction, plus required plan review fees), the reduction in revenue is substantial. In addition to the financial loss, the shift of activity from the County to the City will require extensive coordination to transition applicants, builders, and design professionals to the City's review and inspection procedures. This will temporarily increase administrative workload and create confusion due to changes in jurisdiction, routing, and regulatory oversight.

Estimated Lost Revenue to Fayette County

Residential Construction

- 315 homes (avg. 2,200 sq. ft. assumed)
- Permit revenue loss: approx. \$291,000
- Residential plan review fees (per permit): \$31,500
- Total Residential Revenue Loss: ~\$322,500

Commercial Construction

- 55,000 sq. ft. grocery store
- 23,000 sq. ft. retail/commercial
- Permit revenue loss: approx. **\$32,760**
- Commercial plan review fees: \$500 per new project
- Total Commercial Revenue Loss: ~\$33,260

Total Estimated Revenue Loss (Residential + Commercial): ~\$355.760

County Cost Obligations

Although the County will no longer generate construction revenue for these parcels, there will still be operational impacts during the transition. To maintain current service levels and support redirection of all affected applicants to the City, the following cost items remain:

- One inspector vehicle required for department operations
 - Estimated acquisition and upfit: \$45,000-\$55,000
- Continued administrative support to manage jurisdictional transfers, applicant guidance, and case routing during the annexation period
- Ongoing coordination with Planning, Zoning, GIS, Tax, and the City to ensure proper jurisdiction assignment, compliance routing, and system updates

Fayette County will bear these costs without the offsetting permitting and plan review revenue that would have been generated had the development remained under County jurisdiction.

FINANCIAL IMPACT ASSESSMENT - PUBLIC WORKS

Public Works Comments on the Step Two Annexation Request (12/1/25)

The proposed annexation of approximately 37 acres and subsequent development of approximately 315 residential units, a 55,000 sq. ft. grocery store, and 23,000 sq. ft. of additional retail/commercial space will generate several thousand new trips per day, as compared to build-out in the county under Fayette County's low-density residential category.

Trip Distribution Assumptions

A Traffic Impact Study for the development has not been provided so staff made the following assumptions with respect to trip distribution:

Approximately 60% of the trips will be east or west along SR 54. The additional of turn lanes and changes to intersections along SR 54 may be required to mitigate impacts of the development. Those improvements would be managed by GDOT. The greatest impact, in terms of new trips, on a County Road off SR 54 is estimated to be Tyrone Road, which has a GDOT 2024 AADT estimate of 12,200 vpd north of Flat Creek Trail.

Approximately 15% off the trips will be along Veterans Parkway (north of SR 54). From there the trips will be distributed within Trilith Studios, the residential and commercial areas within Trilith/Fayetteville, Sandy Creek Road, or further north along Veterans Parkway. No mitigation to County infrastructure (beyond projects already underway) is anticipated along these areas.

Approximately 25% of the trips will be to or from the south along Lester Road and subsequently distributed along Davis, Ebenezer Church, Ebenezer, and Redwine Roads. The traffic impacts are unlikely to warrant roadway capacity issues but would create and/or exacerbate operational and safety issues at multiple intersections, including:

- Lester Road and Davis Road:
- Lester Road and Ebenezer Church Road:
- Ebenezer Church Road and Redwine Road.

There are no existing traffic count data along Lester Road, but GDOT has two stations along Ebenezer Church Road. West of Lester Road the 2024 AADT estimate for Ebenezer Church Road is 2,990 vpd. East of Lester Road the 2024 AADT estimate is 5,650 vpd. The trips from the project could increase volume on these roads, and through the intersections, by more than 10%.

Required Mitigation

Tyrone Road @ Flat Creek Trail – The project impacts along Tryone Road could necessitate auxiliary turn lanes to the Flat Creek Trail traffic signal installed in late 2023. The planning-level cost estimate for design, R/W, and construction of the additional turn lanes is \$2,250,000.

Lester Road @ Davis Road - The project impacts along Lester Road could necessitate auxiliary turn lanes

at the Davis Road intersection (currently side-street stop control). The planning-level cost estimate for design, R/W, and construction of the additional turn lanes is \$500,000.

Lester Road @ Ebenezer Church Road - The additional traffic to this intersection would likely warrant safety and/or operational improvements (currently side-street stop control). The planning-level cost estimate for design, R/W, and construction of an intersection improvement (assumed roundabout) is \$2,250,000.

Ebenezer Church Road @ Redwine Road – Redwine Road would receive many of the project trips to or from the south. As such, the existing side-street stop-controlled intersection would require an upgrade to either a roundabout or traffic signal. The planning-level cost estimate for design, R/W, and construction of an intersection improvement is \$2,500,000. This location is a 2023 SPLOST project that has not started.

Conclusion

Without a defined site plan and corresponding Traffic Impact Study it is difficult to quantify traffic impacts to County infrastructure. Reasonable estimates of trip distributions can be made and doing so identifies four county intersections that would likely experience negative impacts to their ability to efficiently and safely move traffic.

County Cost Obligations

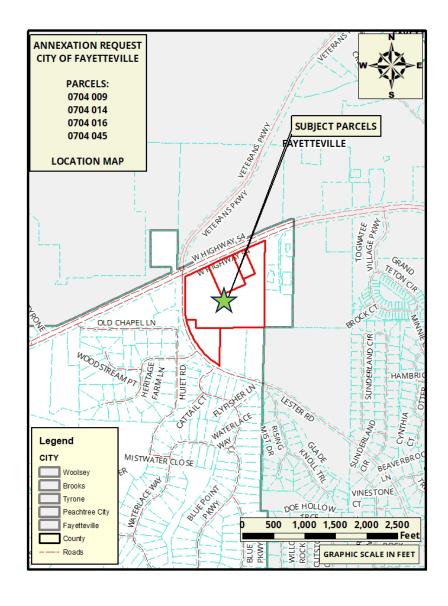
The planning-level cumulative cost estimate to mitigate the impacts at these intersections is \$7,500,000.

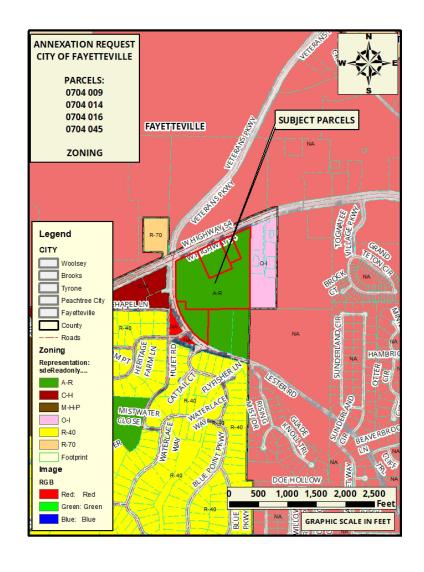
WATER SYSTEM

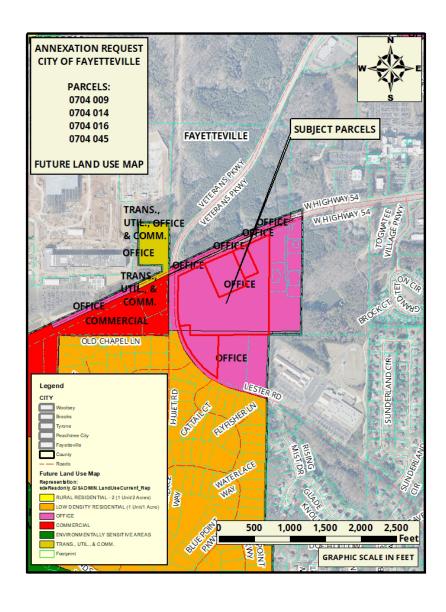
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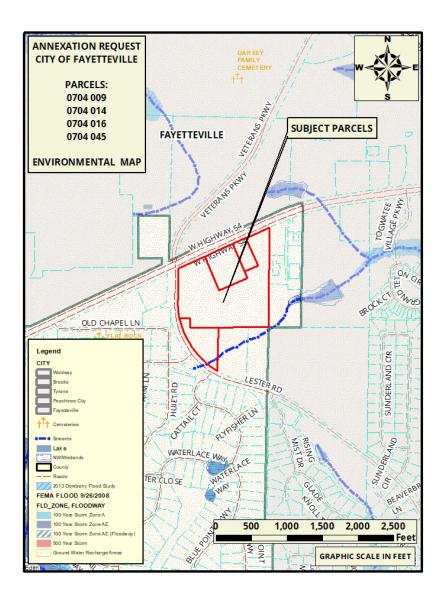
We estimate that demand of this development will be approximately 200,000 gpd. This is w/o the planned 8 outparcels developed. This results in \$232,560/year of revenue at a rate of \$3.23/1,000 gallons.

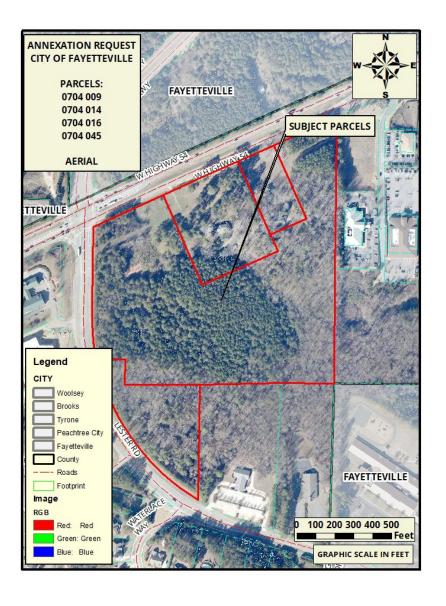
The current 5-year FCWS capacity improvements and operational maintenance activities total approximately \$7,464,743 or \$1,492,949/year. This number does not consider drought resiliency or firefighting capabilities.

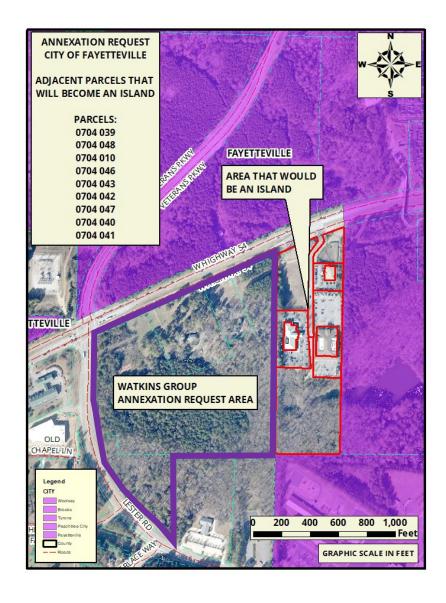


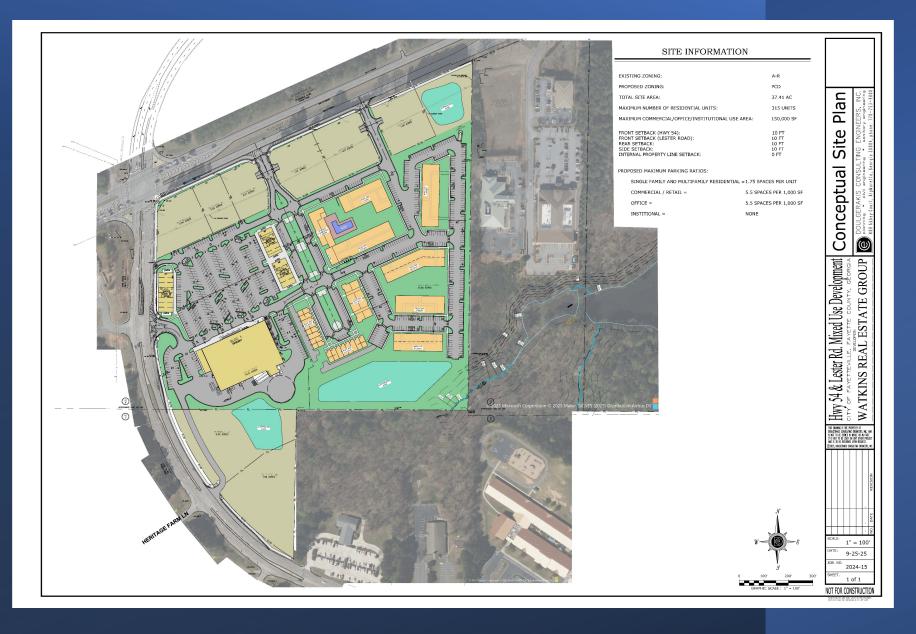












COUNTY AGENDA REQUEST

		7		
Department:	Planning & Zoning	Presenter(s):	Debbie Bell, Direc	tor
Meeting Date:	Thursday, December 11, 2025	Type of Request:	Type of Request: New Business #15	
Wording for the Agenda:				
Consideration of an Anne		f Woolsey regarding a request to ann he 4th District, and fronting on State	•	rcel, Parcel No.
Background/History/Details	S:			
property to RA - Resident Agricultural Residential, & use and zoning under the differences. Therefore, the	ial-Agricultural, under the Town of Nather County's Future Land Use Pla Town of Brooks is RA (Residential Proposed zoning and land use is	of the above-referenced property. The Noolsey Zoning Ordinance. The current designation is Rural Residential-3 (Agricultural), which is analogous to the Ideas intensive than that which is allowed to the Town of Woolsey; this annexage.	ent Fayette County: 1 unit per 3 acres). the County's A-R zo ved under the County	zoning is A-R, The proposed land ning, with only minor ty's Future Land Use
some items noted in their	assessments. These are included in			
The Town of Woolsey is s	scheduled to hold public hearings to	consider the request on January 12,	, 2026, and on Febr	uary 9, 2026.
See staff notes below.				
What action are you seeking	ng from the Board of Commissioner	rs?		
1		f Woolsey regarding a request to ann he 4th District, and fronting on State	•	rcei, Parcei No.
If this item requires funding	g, please describe:			
Not applicable.				
Has this request been con	sidered within the past two years?	No If so, whe	n?	
Is Audio-Visual Equipment Required for this Request?* No Backup Provided with Request? Yes				
	-	r Clerk's Office no later than 48 ho audio-visual material is submitted a	•	•
Approved by Finance	Not Applicable	Reviewed	by Legal	Yes
Approved by Purchasing	Not Applicable	County Cl	lerk's Approval	Yes
Administrator's Approval	_			
Staff Notes:				
		tential concerns related to annexation	of the property. The	here are no
objections from staff and	staff does not recommend objecting	g to this annexation request.		

To: Board of Commissioners;

Steve Rapson, County Manager

From: Debbie Bell

Date: November 24, 2025

Re: Town of Woolsey Annexation Request for Parcel #0442 005 – Jackson property at 1885

Hwy 92 S

INTRODUCTION

The Town of Woolsey has received a request for annexation of Parcel No. Parcel No. 0442 005. The annexation application indicates that the total area to be annexed is 20.34 acres. The property is currently zoned A-R, Agricultural-Residential, and the Fayette County Future Land Use Plan designates the area as Rural Residential-3 (1 Unit/3 Acres). The proposed zoning under the Town of Woolsey is RA, Residential Agricultural(1 Unit/5 Acres). The Town of Woolsey will hold Public Hearings of the annexation request on January 12, 2026, at 7:00 PM, and on February 9, 2026, at 7:00 PM.

The proposed annexation would not create an island. The annexation application does not include a concept plan, but the property is already developed as a single-family residence and farm. Most of the parcel is already annexed into the Town of Woolsey; this annexation would incorporate the westernmost part of the same parcel.

Subject Parcel(s)

Location	Parcel ID	Acreage	Current Zoning	County Land Use Designation	Proposed City Zoning & Land Use
Hwy 92 S	0442 005	20.34 acres (total parcel is 79.30 acres and most is already within the corporate limits of Woolsey)	A-R	Rural Residential-3 (1 unit / 3 acres)	RA - Res-Ag – 1 unit / 5 acres

Adjacent Parcels

Direction	Acreage	Zoning	Use	Comprehensive Plan
North	100+	A-R	Single-family Residential/Ag	Rural Residential-3 (1 unit per 3 acres)
South	100+	A-R & R-70	Single-family residential	Rural Residential-3 (1 unit per 3 acres)
East	80	Woolsey – RA	Single-family Residential/Ag	Woolsey
West	100	A-R	Single-family residential	Rural Residential-3 (1 unit per 3 acres)

SUMMARY & RECOMMENDATIONS:

<u>CONCLUSION: It is Staff's opinion that the proposed annexation does not warrant on objection under OCGA 36-36-113. Objection to annexation; grounds and procedures.</u>

The Future Land Use Map designates this area as Rural Residential-3, 1 unit per 3 acres; the proposed zoning under Town of Woolsey's regulations is for, R-A, which has a density of 1 units per 5 acres, so it is a less intense zoning under Woolsey.

Staff has no objections related to the request.

ZONING HISTORY

The property has not been the subject of a previous rezoning request or annexation application. The eastern part of the parcel was annexed between 2003 and 2009.

PROPOSED ZONING

The proposed zoning under the Town of Woolsey's Zoning Ordinance is RA: Residential Agricultural District, described as follows:

CHAPTER 5 R-A RESIDENTIAL AGRICULTURAL DISTRICT (217,800 square feet, 5-acre minimum lot size)

Sec. 501.0. PURPOSE. The purpose of the R-A Residential Agricultural District is as follows:

- A. To provide for quiet, livable, very low-density single family areas.
- B. To provide for agricultural uses that will preserve the semi-rural lifestyle characterizing the town.
- C. To prohibit development densities and uses that would substantially alter the historic development pattern.
- *D.* To preserve the rural residential and equestrian character of the town.
- E. To implement the goals and policies of the Comprehensive Plan as adopted in the Plan and reflected on the Future Development Map which identifies "Rural Residential" as the land use complement to the R-A Residential Agricultural District.

PROCEDURAL INFORMATION

Article 7 - PROCEDURE FOR RESOLVING DISPUTES BETWEEN GOVERNING AUTHORITIES RELATIVE TO ANNEXATION (§§ 36-36-110 — 36-36-119)

Section 36-36-113 - Objection to annexation; grounds and procedures

Universal Citation: GA Code § 36-36-113 (2024)

- (a) The county governing authority may by majority vote, as defined by applicable general or local law, object to the annexation because of a material increase in burden upon the county directly related to any one or more of the following:
 - (1) The proposed change in zoning or land use;
 - (2) Proposed increase in density; and
 - (3) Infrastructure demands related to the proposed change in zoning or land use.
- (b) Delivery of services may not be a basis for a valid objection but may be used in support of a

- valid objection if directly related to one or more of the subjects enumerated in paragraphs (1), (2), and (3) of subsection (a) of this Code section.
- **(c)** The objection provided for in subsection (a) of this Code section shall document the nature of the objection specifically providing evidence of any financial impact forming the basis of the objection and shall be delivered to the municipal governing authority and the department by verifiable delivery to be received not later than the end of the forty-fifth calendar day following receipt of the notice provided for in Code Section 36-36-111.
- **(d)** In order for an objection pursuant to this Code section to be valid, the proposed annexation must:
 - (1) Result in:
 - **(A)** A substantial change in the intensity of the allowable use of the property or a change to a significantly different allowable use; or
 - **(B)** A use which significantly increases the net cost of infrastructure or significantly diminishes the value or useful life of a capital outlay project, as such term is defined in Code Section 48-8-110, which is furnished by the county to the area to be annexed; and
 - **(2)** Authorize or result in a land use that differs substantially from the existing uses suggested for the property by the county's comprehensive land use plan or permitted for the property pursuant to the county's zoning ordinance or its land use ordinances.

CONCLUSION: It is Staff's opinion that the proposed annexation does not warrant on objection under OCGA 36-36-113. Objection to annexation; grounds and procedures.

DEPARTMENTAL COMMENTS

Planning and Zoning:

The proposed zoning and land use categories under the Town of Woolsey are consistent with or exceed the parameters of the County's zoning and land use plans and staff has no objection.

DEPARTMENTAL COMMENTS

Fire/EMS: No objections.

Building Safety: No objections.

Water System: No objections.

Environmental Health: No objections.

Public Works/Engineering Comments:

Public Works / EMD does not anticipate any negative impact to traffic or environmentally sensitive areas since there will be no net increase in densities if developed within the Town of Woolsey. The current Town of Woolsey regulations require Fayette County Development Regulations be utilized for all proposed development. Additionally, under the current IGA Fayette County Public Works and Environmental Management Department staff will review any future development plans for the Town of Woolsey.

Access to the parcel is via State Route 92 southbound and GDOT will issue permits for all access to the parcel (s) if developed.

Traffic count in 2024 per GDOT:

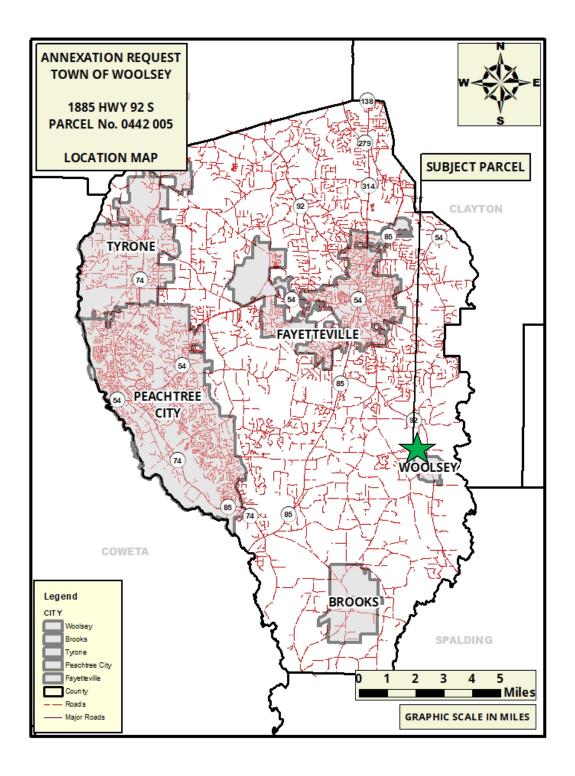
1.3 miles north of the site at McBride Road and SR 92 - ADT of 11,000 2.5 miles south of the site at Chantilly Lane and SR 92 - ADT of 9,360

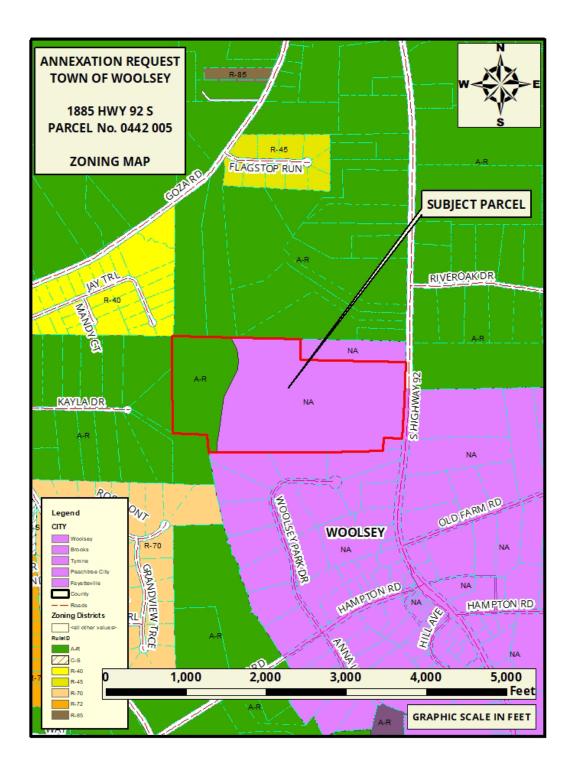
Environmental Management: No objections.

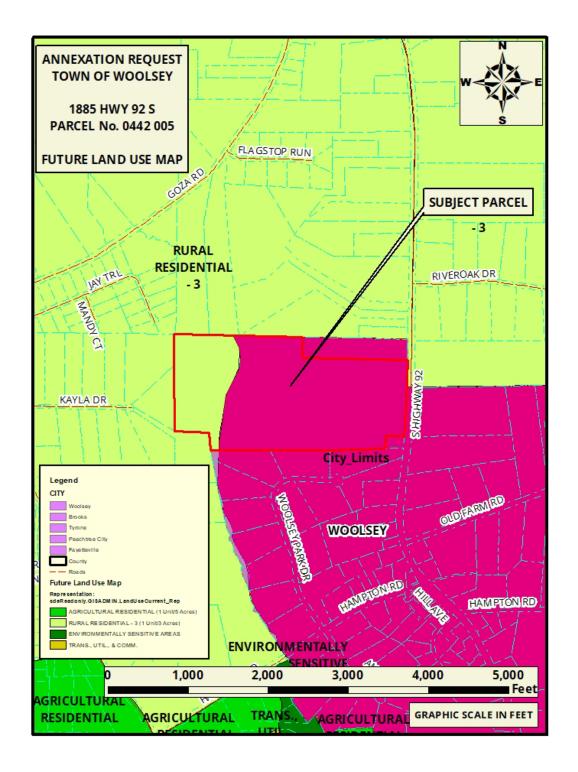
Emergency Management: No objections.

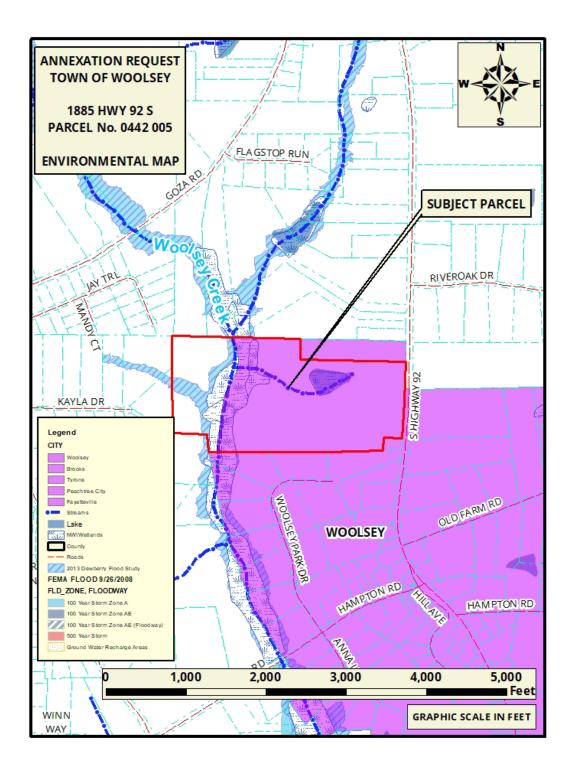
Board of Education: No objections.

Planning & Zoning: No objections.









STATE LAW

TITLE 36. LOCAL GOVERNMENT
PROVISIONS APPLICABLE TO MUNICIPAL CORPORATIONS ONLY
CHAPTER 36. ANNEXATION OF TERRITORY
ARTICLE 7. PROCEDURE FOR RESOLVING ANNEXATION DISPUTES

Section 36-36-110.1 - Definitions

Universal Citation: GA Code § 36-36-110.1 (2024)

As used in this article, the term:

- (1) "Cost" or "costs" means expenses incurred by a county, municipality, and property owner or owners whose property is at issue, including, but not limited to, per diems, venue rental, teleconference charges, the use of court reporters or hearing officers, and arbitrators' fees and expenses.
- (2) "Department" means the Department of Community Affairs.
- **(3)** "Impacted school system" means a county or independent school system operating or providing services to the territory to be annexed or which would operate or provide services in a territory to be annexed.
- **(4)** "Notice" or "notify" means a letter that includes a description of the property to be annexed, a description of the proposed zoning classification and land use of the area to be annexed, and pursuant to Code Section 36-36-4, information on the time and place of the public hearing on zoning of the property to be annexed.
- **(5)** "Verifiable delivery" means hand delivery, electronic mail, certified mail, or statutory overnight delivery, provided that the means of delivery allows for verification of the delivery of such notice.

Section 36-36-111 - Notice of annexation

Universal Citation: GA Code § 36-36-111 (2024)

Within 30 days of a municipal corporation's acceptance of a petition of annexation, the municipal corporation shall notify the governing authority of the county and any impacted school system in which the territory to be annexed is located by verifiable delivery. Such notice shall include a copy of the annexation petition which shall include the proposed zoning and land use for such area. The municipal corporation shall take no final action on such annexation except as otherwise provided in this article.

Section 36-36-112 - Prohibition on a change in zoning or land use

Universal Citation: GA Code § 36-36-112 (2024)

If no objection is received as provided in Code Section 36-36-113, the annexation may proceed as otherwise provided by law; provided, however, that as a condition of the annexation, the municipal corporation shall not change the zoning or land use plan relating to the annexed property to a more intense density than that stated in the notice provided for in Code Section 36-36-111 for one year after the effective date of the annexation unless such change is made in the service delivery agreement or comprehensive plan and is adopted by the affected city and county and all required parties.

Section 36-36-113 - Objection to annexation; grounds and procedures

Universal Citation: GA Code § 36-36-113 (2024)

- (a) The county governing authority may by majority vote, as defined by applicable general or local law, object to the annexation because of a material increase in burden upon the county directly related to any one or more of the following:
 - (1) The proposed change in zoning or land use;
 - (2) Proposed increase in density; and
 - (3) Infrastructure demands related to the proposed change in zoning or land use.
- **(b)** Delivery of services may not be a basis for a valid objection but may be used in support of a valid objection if directly related to one or more of the subjects enumerated in paragraphs (1), (2), and (3) of subsection (a) of this Code section.
- **(c)** The objection provided for in subsection (a) of this Code section shall document the nature of the objection specifically providing evidence of any financial impact forming the basis of the objection and shall be delivered to the municipal governing authority and the department by verifiable delivery to be received not later than the end of the forty-fifth calendar day following receipt of the notice provided for in Code Section 36-36-111.
- **(d)** In order for an objection pursuant to this Code section to be valid, the proposed annexation must:
 - (1) Result in:
 - **(A)** A substantial change in the intensity of the allowable use of the property or a change to a significantly different allowable use; or
 - **(B)** A use which significantly increases the net cost of infrastructure or significantly diminishes the value or useful life of a capital outlay project, as such term is defined in Code Section 48-8-110, which is furnished by the county to the area to be annexed; and
 - **(2)** Authorize or result in a land use that differs substantially from the existing uses suggested for the property by the county's comprehensive land use plan or permitted for the property pursuant to the county's zoning ordinance or its land use ordinances.

Section 36-36-114 - Arbitration panel; composition and membership; assistance in formulating record; regulation

Universal Citation: GA Code § 36-36-114 (2024)

- (a) Not later than the fifteenth calendar day following the date the department received the first objection provided for in Code Section 36-36-113, an arbitration panel shall be appointed as provided in this Code section.
- **(b)** The arbitration panel shall be composed of five members to be selected as provided in this subsection. The department shall develop three pools of arbitrators, one pool which consists of persons who are currently or within the previous six years have been municipal elected officials, one pool which consists of persons who are currently or within the previous six years have been county elected officials, and one pool which consists of persons with a master's degree or higher in public administration or planning and who are currently employed by an institution of higher learning in this state, other than the Carl Vinson Institute of Government of the University of Georgia. The pool shall be sufficiently large to ensure as nearly as practicable that no person shall be required to serve on more than four panels in any one calendar year and serve on no more than one panel in any given county in any one calendar year. The department is authorized to coordinate with the Georgia Municipal Association, the Association County Commissioners of Georgia, the Council of Local Governments, and similar organizations in developing and maintaining such pools.

- (c) Upon receiving notice of a disputed annexation, the department shall choose at random four names from the pool of municipal officials, four names from the pool of county officials, and three names from the pool of academics; provided, however, that none of such selections shall include a person who is a resident of the county which has interposed the objection or any municipal corporation located wholly or partially in such county, and further provided that none of such selections shall include a person who has already served on four other arbitration panels in the then-current calendar year. The municipal corporation shall be permitted to strike or excuse two of the names chosen from the county officials pool; the county shall be permitted to strike or excuse two of the names chosen from the municipal officials pool; and the county and municipal corporation shall each be permitted to strike or excuse one of the names chosen from the academic pool.
- (d) Prior to being eligible to serve on any of the three pools, persons interested in serving on such panels shall receive joint training in alternative dispute resolution together with zoning and land use training, which may be designed and overseen by the Carl Vinson Institute of Government of the University of Georgia in conjunction with the Association County Commissioners of Georgia and the Georgia Municipal Association, provided such training is available. Provided that the General Assembly appropriates sufficient funds in an applicable fiscal year, the Carl Vinson Institute of Government of the University of Georgia shall provide at least one training program per year to train new potential panel members.
- **(e)** At the time any person is selected to serve on a panel for any particular annexation dispute, he or she shall sign the following oath: "I do solemnly swear or affirm that I will faithfully perform my duties as an arbitrator in a fair and impartial manner without favor or affection to any party, and that I have not and will not have any ex parte communication regarding the facts and circumstances of the matters to be determined, other than communications with my fellow arbitrators, and will only consider, in making my determination, those matters which may lawfully come before me."
- (f) The department shall develop and maintain a list of court reporters and hearing officers that may be employed by the department at the request of an arbitration panel to assist the panel in formulating the record before the panel. An arbitration panel may by majority vote of its members elect to employ court reporters and hearing officers from such list. Any costs or charges related to the employment of court reporters and hearing officers pursuant to this subsection shall be evenly divided between the city and the county.
- **(g)** The department shall promulgate rules and regulations to provide for uniform procedures and operations of arbitration panels established pursuant to this article. Notwithstanding any provision of Chapter 13 of Title 50, the "Georgia Administrative Procedure Act," to the contrary, such proposed rules and regulations shall be submitted to the chairperson of the House Governmental Affairs Committee and the Senate Committee on State and Local Government Operations.

Section 36-36-115 - Meetings of arbitration panel; duties; findings and recommendations; compensation

Universal Citation: GA Code § 36-36-115 (2024)

(a)

(1)

(A) The arbitration panel appointed pursuant to Code Section 36-36-114 shall meet as soon after appointment as practicable and shall receive evidence and argument from the municipal corporation, the county, and the applicant or property owner and shall by majority vote render a decision which shall be binding

on all parties to the dispute as provided for in this article not later than 60 days following such appointment, provided that the chairperson of the arbitration panel shall be authorized to extend such deadline one time for a period of up to ten business days. Notwithstanding anything in this subparagraph to the contrary, the municipal corporation and county may by mutual agreement, postpone the arbitration procession for a period of up to 180 days to negotiate a potential settlement, and such postponement shall stay the 60 day deadline provided herein.

- **(B)** Meetings of the panel may occur in person, virtually, or via teleconference. The meetings of the panel in which evidence is submitted or arguments of the parties are made, whether such meeting is in person, virtual, or via teleconference, shall be open to the public pursuant to Chapter 14 of Title 50.
- **(C)** The panel shall first determine the validity of the grounds for objection as specified in the objection. If an objection involves the financial impact on the county as a result of a change in zoning or land use or the provision of maintenance of infrastructure, the panel shall quantify such impact in terms of cost. As to any objection which the panel has determined to be valid, the panel, in its findings, may establish reasonable zoning, land use, or density conditions applicable to the annexation and propose any reasonable mitigating measures as to an objection pertaining to infrastructure demands.
- (2) In arriving at its determination, the panel shall consider:
 - (A) The existing comprehensive land use plans of both the county and city;
 - **(B)** The existing land use patterns in the area of the subject property;
 - (C) The existing zoning patterns in the area of the subject property;
 - **(D)** Each jurisdiction's provision of infrastructure to the area of the subject property and to the areas in the vicinity of the subject property;
 - **(E)** Whether the county has approved similar changes in intensity or allowable uses on similar developments in other unincorporated areas of the county;
 - **(F)** Whether the county has approved similar developments in other unincorporated areas of the county which have a similar impact on infrastructure as complained of by the county in its objection; and
 - **(G)** Whether the infrastructure or capital outlay project which is claimed adversely impacted by the county in its objection was funded by a county-wide tax.
- **(3)** The county shall provide supporting evidence that its objection is consistent with its land use plan and the pattern of existing land uses and zonings in the area of the subject property, which may include, but not be limited to, adopted planning documents and capital or infrastructure plans.
- **(4)** The cost of the arbitration shall be equally divided between the city and the county; provided, however, that if the panel determines that any party has advanced a position that is not valid, the costs shall be borne by the party or parties that have advanced such position.
- **(5)** The reasonable costs of participation in the arbitration process of the property owner or owners whose property is at issue shall be borne by the county and the city in the same proportion as costs are apportioned under paragraph (4) of this subsection.
- **(6)** The panel shall deliver its findings and recommendations to the parties and the department by verifiable delivery. The department shall maintain a data base and record of arbitration panel results and at least annually publish a report on such decisions and make such report freely available on the department's website.
- (b) If the decision of the panel contains zoning, land use, or density conditions, the findings and

recommendations of the panel shall be recorded in the deed records of the county with a caption describing the name of the current owner of the property, recording reference of the current owner's acquisition deed and a general description of the property, and plainly showing the expiration date of any restrictions or conditions.

- **(c)** The arbitration panel shall be dissolved on the tenth day after it renders its findings and recommendations but may be reconvened as provided in Code Section 36-36-116.
- **(d)** Notwithstanding the provisions of subsection (b) of Code Section 45-7-21, the members of the arbitration panel shall receive the same per diem, expenses, and allowances for their service on the panel as authorized by law for members of the General Assembly.
- **(e)** If the panel so agrees, any one or more additional annexation disputes which may arise between the parties prior to the panel's initial meeting may be consolidated for the purpose of judicial economy if there are similar issues of location or similar objections raised to such other annexations or the property to be annexed in such other annexations is within 2,500 feet of the subject property.

Section 36-36-116 - Appeal

Universal Citation: GA Code § 36-36-116 (2024)

The municipal or county governing authority or an applicant for annexation may appeal the decision of the arbitration panel by filing an action in the superior court of the county within ten calendar days from receipt of the panel's findings and recommendations. The sole grounds for appeal shall be to correct errors of fact or of law, the bias or misconduct of an arbitrator, or the panel's abuse of discretion. The superior court shall schedule an expedited appeal and shall render a decision within 20 days from the date of filing. If the court finds that an error of fact or law has been made, that an arbitrator was biased or engaged in misconduct, or that the panel has abused its discretion, the court shall issue such orders governing the proposed annexation as the circumstances may require, including remand to the panel. Any unappealed order shall be binding upon the parties. The appeal shall be assigned to a judge who is not a judge in the circuit in which the county is located.

Section 36-36-117 - Annexation after conclusion of procedures; remedies for violations of conditions

Universal Citation: GA Code § 36-36-117 (2024)

If the annexation is completed after final resolution of any objection, whether by agreement of the parties, act of the panel, or court order as a result of an appeal, the municipal corporation shall not change the zoning, land use, or density of the annexed property for a period of two years unless such change is made in the service delivery agreement or comprehensive plan and adopted by the affected city and county and all required parties. Following the conclusion of the dispute resolution process outlined in this article, the municipal corporation and an applicant for annexation may either accept the recommendations of the arbitration panel and proceed with the remaining annexation process or abandon the annexation proceeding. A violation of the conditions set forth in this Code section may be enforced thereafter at law or in equity until such conditions have expired as provided in this Code section.

Section 36-36-118 - Abandonment of proposed annexation; remedies for violations of conditions

Universal Citation: GA Code § 36-36-118 (2024)

If at any time during the proceedings the municipal corporation or applicant abandons the proposed

annexation, the county shall not change the zoning, land use, or density affecting the property for a period of one year unless such change is made in the service delivery agreement or comprehensive plan and adopted by the affected city and county and all required parties. A violation of the conditions set forth in this Code section may be enforced thereafter at law or in equity until such period has expired. After final resolution of any objection, whether by agreement of the parties, act of the panel, or any appeal from the panel's decision, the terms of such decision shall remain valid for the two-year period and such annexation may proceed at any time during the two years without any further action or without any further right of objection by the county.

Section 36-36-119 - Good faith negotiations; written agreement governing terms of annexation Universal Citation: GA Code § 36-36-119 (2024)

The county, the municipal governing authorities, and the property owner or owners shall negotiate in good faith throughout the annexation proceedings provided by this article and may at any time enter into a written agreement governing the annexation. Such agreement may provide for changing the zoning, land use, or density of the annexed property during a period of less than two years. If such agreement is reached after the arbitration panel has been appointed and before its dissolution, such agreement shall be adopted by the panel as its findings and recommendations. If such agreement is reached after an appeal is filed in the superior court and before the court issues an order, such agreement shall be made a part of the court's order. Any agreement reached as provided in this Code section shall be recorded as provided in Code Section 36-36-115. Copies of such agreement shall also be provided by the parties to the department in the same manner as the findings and recommendations of an arbitration panel.

TOWN OF WOOLSEY ANNEXATION/REZONING APPLICATION

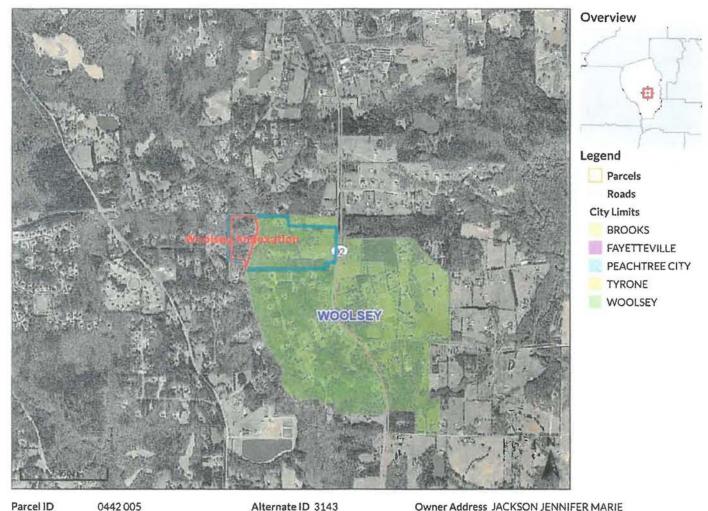
PAD 14 ee: \$250 156

File Number:	(to be filled in by Staff)
Project Name:	Annexing the property across Woolsey Creek at 1885 Hwy 92 South
Project Address:_	1885 Hwy 92 South, Fayetteville GA 30215
Applicant Name:_	Jennifer Jackson
Applicant Address	: 1889 Hwy 92 S, Fayetteville GA 30215
Applicant Phone N	lumber: 704-685-1162
Jennifer Jackson	Affirms that he is/she is/ they are the owners/ specifically of the subject property legally described as follows: 1885 Hwy 92 S, 215
Give exact information	ation to locate the property for which you propose a change:
Tax District Numb	er: _County Uninc (District 01)
Tax Map Number.	
Parcel Number(s):	_0442 005
Alt ID: 3143	1 perty: 79.3 Acres - 20-34 ACRES TO BE ANNEXED /
Size of subject pro	perty: 79.3 Acres - 20-34 ACRES TO DE A

20.34 Acres
Current Fayette County zoning: A 2 Proposed zoning: A A
Proposed zoning: RA
Applicant respectfully petitions the Town of Woolsey Mayor and Town Council to rezone this property from its present zoning classification(s) and tender herewith the sum of \$250 to cover all expenses of public hearing. Applicant petitions the above named to change its zoning classification from AR to RA
Date Paid: 10/17/25
All annexation and rezoning must go to Town Council for two readings for approval or denial
The Mayor and Town Council will hold two public hearings at Town Hall located at 113 Hill Ave. Fayetteville, Georgia 30215 to consider the rezoning application.
The Town Council Meeting for the first public hearing will be held at 7 p.m. on $\phantom{aaaaaaaaaaaaaaaaaaaaaaaaaaaaaaaaaaa$
The Town Council Meeting for the second public hearing will be held at 7 p.m. on $2-9\cdot 26$
Signature of the Applicant: January Jackson
Notary Public: Notary Public: Notary Public: Notary Public: Notary Public-GEORGIA COWETA COUNTY My Comm. Expires March 12, 2029
Staff Signature Date: 11 11 2625



Fayette County, GA



Parcel ID Sec/Twp/Rng 0442 005

Property Address 1885 HIGHWAY 92 District County Uninc HWY 92

Brief Tax Description

Class Agricultural Acreage

79.3

Owner Address JACKSON JENNIFER MARIE 1889 HWY 92 S FAYETTEVILLE, GA 30215

(Note: Not to be used on legal documents)

Date created: 10/17/2025

Last Data Uploaded: 10/17/2025 5:31:59 AM



COUNTY AGENDA REQUEST

Department:	Assessors' Office	Presenter(s):	Lee Ann Bartlett, I	Director			
Meeting Date:	Thursday, December 11, 2025	Type of Request:	New Business	#16			
Wording for the Agenda:							
Consideration of Board of Assessors' recommendation to deny a disposition of tax refund as requested by Melinda Harris for tax year(s) 2023 and 2024.							
Background/History/Detail	S:						
When a taxpayer believes tax bills, they have the rig	s that an error has occurred, with res ht to request a refund under O.G.G.	spect to taxes paid to Fayette County A. 48-5-380. This request is given to ed to the Board of Commissioners' fo	the Assessors' Off	ice for review of			
received. The request wa Ms. Harris purchased the price of \$365,000 was ma	as based upon erroneous property d home on June 27, 2023 and did not	22-014. On September 18, 2025, a reata. Property records showed finisher own it on the valuation date of Januhan the adjusted value of the propert.	ed basement area ary 1, 2023. Addit	that was unfinished. tionally, the sale			
Legal has reviewed the de	ocumentation and approves recomm	nended denial by the Board of Asses	sors.				
What action are you seeki	ng from the Board of Commissioners	s?					
Approval of Board of Asse and 2024.	essors' recommendation to deny a d	isposition of tax refund as requested	by Melinda Harris	for tax year(s) 2023			
If this item requires funding	g, please describe:						
Not applicable.							
Has this request been con	sidered within the past two years?	No If so, where	1?				
Is Audio-Visual Equipmen	t Required for this Request?*	No Backup Pr	ovided with Reque	st? Yes			
		Clerk's Office no later than 48 hou udio-visual material is submitted a					
Approved by Finance	Not Applicable	Reviewed	by Legal	No			
Approved by Purchasing	Not Applicable	County Cl	erk's Approval	Yes			
Administrator's Approval	•						
Staff Notes:							





MEMORANDUM

TO: Fayette County Board of Commissioners FROM: Fayette County Board of Assessors

DATE: November 7, 2025

Re: Tax Refund Request – Harris

Ms. Melinda Harris requested a partial refund of taxes for tax years 2023 and 2024 based on erroneous property data.

Ms. Harris visited the Building Safety Office and advised that she wanted to finish her basement. She was told that records indicate that a portion of her basement was already finished. Building Safety visited the property and confirmed that no part of the basement was currently finished; however, photographs show that at some point there was some finished area. Assessors' Office staff corrected the property data and recalculated values.

Ms. Harris purchased the property located at 205 Clearbrook Way (parcel id 05-2502-014) on June 27, 2023. Because she did not own the property on January 1, 2023, she is not eligible for refund for 2023. Additionally, the sale price of \$365,000 was matched for 2024. This amount is lower than the 2024 property value after adjustment for the basement area (\$431,070), and therefore, there is no refund due for 2024.

The request and all supporting data was sent to legal for opinion on the denial. Legal has approved the denial.

TOTAL REFUND RECOMMENDED: \$0 2024

> \$0 2023

COUNTY AGENDA REQUEST

Department:	Public Works	Presenter(s):	Phil Mallon, Direc	ctor
Meeting Date:	Thursday, December 11, 2025	Type of Request:	New Business	#17
Wording for the Agenda:				
	26031-P, 2026 Comprehensive Tran I to reallocate \$24,226 from SPLOS	sportation Plan (CTP) update to Gre T 17TAK to 25TAD.	esham Smith for a I	ump sum amount of
, Background/History/Details	S:			
RFP #26031-P was issue	d to update Fayette County's 2019 (Comprehensive Transportation Plan	(CTP). The update	e will refine the
	ject and policy recommendations. T	agement, assessment of existing co he CTP update will focus on growth		
This planning document is	s partially funded with a grant from A	ARC. All work must be completed by	June 30, 2027.	
17TAK is SPLOST money	ofor unassigned Transportation Stud	dies.		
25TAD is SPLOST money	y for the Comprehensive Transporta	tion Plan update.		
	ng from the Board of Commissioners		osham Smith for a	lump sum amount of
Approval to award RFP #2		nsportation Plan (CTP) update to Gr	esham Smith for a	lump sum amount of
Approval to award RFP #3 \$264,225.43 and approva	26031-P, 2026 Comprehensive Trar I to reallocate \$24,226 from SPLOS	nsportation Plan (CTP) update to Gr	esham Smith for a	lump sum amount of
Approval to award RFP #3 \$264,225.43 and approval this item requires funding	26031-P, 2026 Comprehensive Trar I to reallocate \$24,226 from SPLOS g, please describe:	nsportation Plan (CTP) update to Gr		lump sum amount of
Approval to award RFP #3 \$264,225.43 and approval this item requires funding This project is funded with	26031-P, 2026 Comprehensive Trar I to reallocate \$24,226 from SPLOS g, please describe:	nsportation Plan (CTP) update to Gr T 17TAK to 25TAD.	LOST 25TAD.	lump sum amount of
Approval to award RFP #2 \$264,225.43 and approval If this item requires funding This project is funded with Has this request been con	26031-P, 2026 Comprehensive Trar I to reallocate \$24,226 from SPLOS g, please describe: n a \$192,000 federal grant from ARC	T 17TAK to 25TAD. C and \$72,226 local dollars from SPI	LOST 25TAD.	
Approval to award RFP #25264,225.43 and approval to this item requires funding This project is funded with the Has this request been constant. All audio-visual material	26031-P, 2026 Comprehensive Trar I to reallocate \$24,226 from SPLOS g, please describe: n a \$192,000 federal grant from ARC sidered within the past two years? t Required for this Request?* must be submitted to the County	nsportation Plan (CTP) update to Grant T 17TAK to 25TAD. C and \$72,226 local dollars from SPI	LOST 25TAD. en? Provided with Reque	est? Yes
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Approval to award RFP #2 \$264,225.43 and approval If this item requires funding This project is funded with Has this request been con Is Audio-Visual Equipment All audio-visual material our department's response Approved by Finance	26031-P, 2026 Comprehensive Trar I to reallocate \$24,226 from SPLOS g, please describe: In a \$192,000 federal grant from ARC sidered within the past two years? It Required for this Request?* I wast be submitted to the County is ibility to ensure all third-party and the county are in the county as in the county are in the county as in the county are	nsportation Plan (CTP) update to Grant T 17TAK to 25TAD. C and \$72,226 local dollars from SPI No If so, when the second Backup P Clerk's Office no later than 48 houdio-visual material is submitted and the second backup P	LOST 25TAD. Provided with Requestives prior to the mat least 48 hours in	est? Yes
Approval to award RFP #25264,225.43 and approval to this item requires funding This project is funded with the Has this request been constant. All audio-visual material	26031-P, 2026 Comprehensive Trar I to reallocate \$24,226 from SPLOS g, please describe: a \$192,000 federal grant from ARC sidered within the past two years? t Required for this Request?* must be submitted to the County as ibility to ensure all third-party as Yes	nsportation Plan (CTP) update to Grant T 17TAK to 25TAD. C and \$72,226 local dollars from SPI No If so, when the second Backup P Clerk's Office no later than 48 houdio-visual material is submitted and the second backup P	LOST 25TAD. Provided with Requester to the mat least 48 hours in the desired by Legal	est? Yes eeting. It is also in advance.



Purchasing Department

140 Stonewall Avenue West, Ste 204 Fayetteville, GA 30214 Phone: 770-305-5420 www.fayettecountyga.gov

To:

Steve Rapson

Through:

Ted L. Burgess

From:

Sherry White

Date:

December 11, 2025

Subject:

Contract #26031-P 2026 CTP Update

Fayette County is undertaking an update to its 2019 Comprehensive Transportation Plan (CTP) to ensure the County's long-range transportation goals, mobility needs, and project priorities remain current and aligned with community growth. The updated CTP will guide future transportation investments and continue to serve as the County's primary tool for communicating local priorities within regional planning processes. Although the Atlanta Regional Commission (ARC) provides regional transportation planning and analysis, Fayette County's CTP reflects the Board of Commissioners' specific project priorities and the initiatives the County is prepared to support and pursue.

To this end, the Purchasing Department issued Request for Proposal #26031-P. Notice of the opportunity was distributed to 796 firms registered under the appropriate commodity codes and made available through the Georgia Procurement Registry and the Georgia Local Government Access Marketplace. Emails were sent to 43 small businesses and engineering firms that previously participated in other solicitations.

Four firms submitted proposals in response to the RFP. All proposals were evaluated by a team of county staff members using criteria that included qualifications, project team and individual experience, understanding and approach to the scope of work, and resource availability. Due to the close score of the top two firms, interviews were conducted. Purchasing reviewed and summarized proposal and interview scoring (Attachment 1).

After negotiations with the firm with the highest overall score, Gresham Smith, the attached price was agreed upon (Attachment 2). Gresham Smith is recommended for award. This firm has not previously contracted with Fayette County; however, reference checks produced positive feedback regarding the firm's performance and ability to deliver similar transportation projects.

Staff is requesting approval to award the contract to Gresham Smith and to transfer \$24,226.00 from Project 17TAK (SPLOST Transportation Studies) to Project 25TAD (SPLOST Comprehensive Transportation Plan Update) to fully fund the project.

Specifics of the proposed contract are as follows:

Contract Name

#26031-P 2026 CTP Update

Contractor

Gresham Smith

Contract Amount

\$264,225.43

Budget

Fund

326 **2017 SPLST GRANT**

322 **17SPLOST**

Organization Code

40220 Road

40220 Road

Object Code

541210 Other Imprv

541210 Other Imprv

Project

25TAD CTP Trans.

25TAD CTP Trans.

Available Balance

\$192,000.00

\$72,226.00 *after budget transfer

RFP 26031-P 2026 CTP Update EVALUATION SUMMARY

	TOTAL SCORE	CROY	GRESHAM	PEREZ	POND
Project Understanding and Proposed Approach (35)	35	24.8	33.2	21.2	27
	15	9,4	Parameter I and the Control of the C		
Company Background and Experience (15)	15		13.2	9	13.2
Project Team (15)	5	9.8	14.4	7	12
Schedule (5)		2.8	4.8	2.6	3.8
Technical Approach Score	70	46,8	65.6	39.8	56
Price Schedule		\$239,900.00	\$312,484.78	\$299,950.00	\$221,000.00
Price Score	30	27.6	21.2	22.1	30.0
Interview Score	20	-	19.5	-	15.0
Total Score	120		106.3		101.0
Paola Kimbell Project Understanding and Proposed Approach (35)	35	30	35	20	25
Company Background and Experience (15)	15	12	15	10	12
Project Team (15)	15	12	15	10	12
Schedule (5)	5	2	5	3	3
	otal 70	56	70	43	52
Project Understanding and Proposed Approach (35)		PROPERTY OF THE PROPERTY OF TH	30	25	29
	35	29			
	15	11	12	10	13
Company Background and Experience (15) Project Team (15)	15 15	11 11			
Company Background and Experience (15) Project Team (15)	-		12	10	13
Company Background and Experience (15) Project Team (15) Schedule (5)	15	11	12 12	10 11	13 12
Company Background and Experience (15) Project Team (15) Schedule (5) To	15 5	11 3	12 12 4	10 11 3	13 12 5
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Fayette CTP 2026 Update RFP 26031-P-2026

Gresham Smith Scope and Fee Revision November 17, 2025

	Original Fee	Best and Final Offer
1 - Project Mangement	\$44,214.00	\$35,090.63
2 - Engagement	\$99,397.00	\$72,014.11
3 - Discovery, Data Collection, and Baseline Conditions	\$55,053.00	\$37,995.06
4 - Traffic Modeling	\$64,126.00	\$57,714.27
5 - Recommendations	\$49,695.00	\$61,411.36
	\$312,485.00	\$264,225.43



Purchasing Department

140 Stonewall Avenue West, Ste 204 Fayetteville, GA 30214 Phone: 770-305-5420 www.fayettecountyga.gov

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Steve Rapson

Through:

Ted L. Burgess

From:

Colette Cobb

Date:

November 12, 2025

Subject:

Contract 2378-S: Water System Engineer of Record

Task Order 26-03: HWY 74 Tank

Arcadis U. S., Inc. was awarded Contract 2378-S on February 15, 2024, to serve as the Water System Engineer of Record. The contract award established hourly rates which each task order amount will be based on. The contract was renewed for an additional year.

This Task Order will provide professional engineering services for the elevated water storage tank and associated infrastructure to be constructed on the Fayette County Fire Station #3 parcel (parcel 0726017).

\$66,291.00 will be transferred from 20WSA to 50541010-521211 at mid-year for this task order.

Specifics of the proposed task order are as follows:

Contract Name

2378-S: Water System Engineer of Record

Contractor

Arcadis U.S., Inc.

Task Order 26-01

HWY 74 Tank

Not to Exceed Amount

\$192,030.00

Budget:

Org Code

50541010

Water System

Object

521211

Engineering Services

Available

\$197,794.19

Pending Mid-year Budget Transfer

Approved by:	Stude	Date:	11/14/25	
30.50				

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Purchasing Department

140 Stonewall Avenue West, Ste 204 Fayetteville, GA 30214 Phone: 770-305-5420 www.fayettecountyga.gov

To:

Steve Rapson

Through:

Ted L. Burges:

From:

Date:

September 22, 2025

Subject:

Contract #26034-\$ Reclamite Asphalt Rejuvenator

Throughout the years, the Road Department has continued to research ways to extend the lifecycle of the county roads. A few products have been developed to extend the life of a road. Reclamite is used to stabilize and strengthen paved roads with a maltene based asphalt rejuvenating agent. When properly applied, this treatment can significantly extend the life of the road, making them more resilient to heavy traffic and harsh weather conditions. The following roads will be treated:

Asphalt

- 1. S Sandy Creek Road
- 2. Flat Creek Trail
- 3. Milam Road

Micro Surfaced

- 1. Stone Creek Court
- 2. Stone Ridge Way West (Downybrook to Cross Creek)

The Road Department recommends using Pavement Technology, Inc. A contractor evaluation is available for Pavement Technology (Attachment 1)

Specifics of the proposed contract are as follows:

Contract Name

#26034-S Reclamite Asphalt Rejuvenator

Contractor

Pavement Technology, Inc.

Not to Exceed Amt

\$79,480.00

Budget:

Fund Organization Code 100

General Fund

Object Code

40220 521316 Road Dept

Technical Services

Project

n/a

Available Budget

\$120,000.00 As of 9/19/2025

Approved by:

Placed on Administrator's Report?

Placed on Agenda Dated:

Pavement Technology, Inc.

24144 Detroit Rd. Westlake, Ohio 44145

Phone: 800-333-6309 440-892-1895

Fax: 440-892-0953

August 8, 2025

Mr. Bradley Klinger Assistant Director Fayette County 115 McDonough Road Fayetteville, GA 30215

Dear Mr. Klinger:

We are pleased to offer our proposal to apply Reclamite® asphalt rejuvenator to the streets listed below.

Street	From	То	Square Yards	Amount
Asphalt				
S Sandy Creek Rd			7,700	\$9,625.00
Flat Creek Tr			32,780	\$40,975.00
Milam Rd			15,860	\$19,825.00
Micro Surface				
Stone Creek Ct			2,659	\$3,323.75
Stone Ridge Way (west)	Downybrook Ln	Cross Creek Tr	4,585	\$5,731.25

Total 63,584 \$79,480.00

Our unit price of \$1.25 per square yard is inclusive of traffic control, notification of residents and all labor and material necessary to complete the work. The updated Standard Specifications for Asphalt Surface Preservation with a Maltene Based Asphalt Rejuvenating Agent is being provided.

Actual field measurements will determine final quantities.

Thank you for your continued interest in pavement preservation with Reclamite®.

Sincerely,

Ken Holton

Ken Holton kholton@pavetechinc.com

SPECIFICATIONS FOR <u>APPLICATION OF ASPHALT REJUVENATING</u> <u>AGENTAT VARIOUS STREET LOCATIONS</u>

PART I GENERAL

1.0 Scope of Work:

The Contractor shall furnish all labor, material, and equipment necessary to perform all operations for the application of an asphalt-rejuvenating agent to asphaltic concrete surfaces for a total of 63,584 SY in Fayette County. The rejuvenation of surface courses shall be by spray application of a cationic rejuvenating agent composed of petroleum oils and resins emulsified with water. AH work shall be in accordance with the specifications, the applicable drawings, and subject to the terms and specifications conditions of this contract. Project must be completed by June 30th, 2026.

1.1 Qualifications:

The asphalt-rejuvenating agent shall be applied by an experienced applicator of such material. The bidder shall have a minimum of three years' experience in applying the product proposed for use. Bidder must submit with their bid a list of five projects on which they applied said rejuvenator. Bidder shall indicate the project dates, number of square yards treated in each and the name and phone number of the person in charge of each project.

A project superintendent knowledgeable and experienced in application of the asphalt rejuvenating agent must be in control of each day's work. The bidder shall submit a written experience outline of the project superintendent.

1.2 Submittals with Bid:

The bidder must submit with their bid the manufacturer's certification that the material proposed for use is in compliance with the specification requirements. The bidder must submit with their bid previous use documentation and test data conclusively demonstrating that; the rejuvenating agent has been used successfully for a period of five years by government agencies such as Cities, Counties, etc; and that the asphalt rejuvenating agent has been proven to perform, as heretofore required, through field testing by government agencies as to the required change the in asphalt binder viscosity and penetration number.

Testing data shall be submitted indicating such product performance on a sufficient number of projects, each being tested for a minimum period of three years to insure reasonable longevity of the treatment, as well as product consistency.

1.3 Warranty:

The Contractor shall provide workmanship and labor warranty for a period of at least 12 month from the date of application.

The material warranty shall be as offered by the manufacturer.

PART II PRODUCT

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2.1 <u>Material Specifications</u>:

The asphalt-rejuvenating agent shall be an emulsion composed of a petroleum resin oil base uniformly emulsified with water. Each bidder must submit with their bid a certified statement from the asphalt rejuvenator manufacturer showing that the asphalt rejuvenating emulsion conforms to the required physical and chemical requirements.

	Test Method ASTM	AASHTO min.	Requ min.	irements max
Tests on Emulsion:				
Viscosity @ 25°C, SFS	D-244	T-59	15	40
Residue, % W	D-244 mod.	T-59 mod	60	65
Miscibility Test	D-244 mod.	T-59 mod	No co	oagulation
Sieve Test, %W	D-244 mod.	T-59 mod	-	0.1
Particle Charge Test	D-244	T-59	Positi	ve
Percent Light	D-244 mod.	T-59 mod		
Transmittance	GB	GB	-	30
Tests on Residue from Disti	llation:			
Flash Point COC O dog	D-92	T-48	106	
Flash Point, COC O deg Viscosity @ 60°C, cSt	D-92 D-445	1-40	196	200
Asphaltenes, %w	D-2006-70	-	100	200
Maltene Dist. Ratio	D-2006-70 D-2006-70	-	0.2	1.00
PC/S Ratio	D-2006-70 D-2006-70	-	0.3	0.6
Saturated Hydrocarbons	D-2006-70 D-2006-70		0.5	20
Saturated Hydrocarbons	D-2000-70		21	28

NOTES:

- 1) For Residue, ASTM D--244 Modified Evaporation Test for percent of residue is made by heating 50 gram sample to 149 C (300 F) until foaming ceases, then cool immediately and calculate results.
- 2) For Miscibility Test, the test procedure is identical with ASTM D-244-60 except that .02 Normal Calcium Chloride solutions shall be used in place of distilled water.
- 3) For Sieve Test, the test procedure is identical with ASTM 0-244 except that distilled water shall be used in place of two percent sodium oleate solution.

2.2 Material Performance:

The rejuvenating agent shall have a record of at least five years of satisfactory service as asphalt rejuvenating agent and in-depth sealer. Satisfactory service shall be based on the capability of the material to decrease the viscosity and increase the penetration value of the asphalt binder as follows. The viscosity shall be reduced by a minimum of 45 percent and the penetration value shall be increased by a minimum of 25 percent. Test data shall be performed on extracted asphalt cement from a pavement to a depth of three eighths of an inch (3/8"). In addition, the pavement shall be indepth sealed to the intrusion of air and water.

2.3 <u>Acceptable Material</u>:

RECLAMITE®, manufactured by Golden Bear Oil Specialties, is a product of known quality and accepted performance. Contractor *may* use another product that has been proven to be functionally equivalent. The onus of this proof is on the Contractor; the County's decision in this regard is final.

2.4 Product Standards and Alternates:

The product "Reclamite"® for the asphalt rejuvenating agent as manufactured by Golden Bear Oil Specialties is the standard for these specifications and the prices quoted on the Bid Sheet Base Bid shall be for this standard. Should a bidder wish to submit a bid for alternates to the Standard, said prices shall be entered on the BID SHEET as the "Alternate Bid" for each item. In the event that the bidder submits no bid for the Standard, only the "Alternate Bids" should be completed.

Bidders may offer an ALTERNATE for the Standard specified in the Specifications provided the bidder adheres to the following and submits required information with their bid.

- (a) List the proposed alternate on the Bid Sheet form giving the product name and price.
- (b) Furnish complete specifications and descriptive literature for the alternate as well as a one gallon sample of the material proposed for use. Such descriptive and detailed information shall be complete and at least equal in detail to the County's requirements for the standard item for which the alternate is offered.
- (c) Submit a current Material Safety Data Sheet for the alternate materials. The alternate will be given consideration by the County. The Contractor may furnish only those alternate items included in his proposal and approved by the County prior to award of a contract.
- (d) If no ALTERNATE is indicated on the BID SHEET, the Contractor shall furnish the STANDARD (brand) specified in the attached specifications.
- (e) Should the ALTERNATE offered be found unacceptable by the County based on the data submitted with the bid and no bid is entered on the BID SHEET for the Standard, then said bid will be considered non-responsive.

2.5 Applicating Equipment:

- A. The distributor for spreading the emulsion shall be self-propelled, and shall have pneumatic tires. The distributor shall be designed and equipped to distribute the asphalt rejuvenating agent uniformly on variable widths of surface at readily determined and controlled rates from 0.05 to 0.5 gallons per square yard of surface, and with an allowable variation from any specified rate not to exceed 5 percent of the specified rate.
- B. Distributor equipment shall include full circulation spray bars; pump tachometer, volume measuring device and a hand hose attachment suitable for application of the emulsion manually to cover areas inaccessible to the distributor. The distributor shall be equipped to circulate and agitate the emulsion within the tank.
- C. A check of distributor equipment as well as application rate accuracy and uniformity of distribution shall be made when directed by the Engineer.
- D. The truck used for sanding shall be equipped with a spreader that allows the sand to be uniformly distributed onto the pavement. The spreader shall be able to apply 1/2 pound to 3 pounds of sand per square yard in a single pass. The spreader shall be adjustable so as not to broadcast sand onto driveways or tree lawns.
- E. The sand to be used shall be free flowing, without any leaves, dirt, stones, etc. Any wet sand shall be rejected from the job site.

PART III EXECUTION

3.1 Application Temperature and Weather Limitations:

The temperature of the asphalt rejuvenating emulsion, at the time of application shall be as recommended by the manufacturer. The asphalt-rejuvenating agent shall be applied only when the existing surface to be treated is thoroughly dry and when it is not threatening to rain. The asphalt rejuvenating agent shall not be applied when the ambient temperature is below 40°F.

3.2 Handling of Asphalt Rejuvenating Agent

Contents in tank cars or storage tanks shall be circulated at least forty-five minutes before withdrawing any material for application. When loading the distributor, the asphalt rejuvenating agent concentrate shall be loaded first and then the required amount of water shall be added. The water shall be added into the distributor with enough force to cause agitation and thorough mixing of the two materials. To prevent foaming, the discharge end of the water hose or pipe shall be kept below the surface of the material in the distributor, which shall be used as a spreader. The distributor truck will be cleaned of all of its asphalt materials, and washed out to the extent that no discoloration of the emulsion may be perceptible. Cleanliness of the spreading equipment shall be subject to the approval and satisfaction of the Engineer.

3.3 Resident Notification:

The contractor shall distribute by hand, a typed notice to all residences and businesses on the street to be treated. The notice will be delivered no less than 24 hours prior to the treatment of the road. The notice will have a local phone number that residents may call to ask questions. The notice shall be of the door hanger type, which secures to the door handle of each dwelling. Unsecured notices will not be allowed. The contractor shall also place the notice on the windshield of any parked cars on the street. Hand distribution of this notice will be considered incidental to the contract.

3.4 Application of Rejuvenating Agent:

- A. The asphalt-rejuvenating agent shall be applied by a distributor truck at the temperature recommended by the manufacturer and at the pressure required for the proper distribution. The emulsion shall be so applied that uniform distribution is obtained at all points of the areas to be treated. Distribution shall be commenced with a running start to insure full rate of spread over the entire area to be treated. Areas inadvertently missed shall receive additional treatment as may be required by hand sprayer application.
- B. Application of asphalt rejuvenating agent shall be on one-half width of the pavement at a time. When the second half of the surface is treated, the distributor nozzle nearest the center of the road shall overlap the previous application by at least one-half the width of the nozzle spray. In any event the centerline construction joint of the pavement shall be treated in both application passes of the distributor truck.
- C. Before spreading, the asphalt-rejuvenating agent shall be blended with water at the rate of two (2) parts rejuvenating agent to one (1) part water, by volume or as specified by the manufacturer. The combined mixture of asphalt rejuvenating agent and water shall be spread at the rate of 0.05 to 0.10 gallons per square yard, or as approved by the Engineer following field-testing.
- D. Where more than one application is to be made, succeeding applications shall be made as soon as penetration of the preceding application has been completed and approval is granted for additional applications by the Engineer.
- E. Grades or super elevations of surfaces that may cause excessive runoff, in the opinion of the Engineer, shall have the required amounts applied in two or more applications as directed.
- F. After the street has been treated, the area within one foot of the curb line on both sides of the road shall receive an additional treatment of the asphalt rejuvenating emulsion. Said treatment shall be uniformly applied by a method acceptable to the Engineer.
- G. After the rejuvenating emulsion has penetrated, a coating of dry sand shall be applied to the surface in sufficient amount to protect the traveling public as required by the Engineer.

H. The Contractor shall furnish a quality inspection report showing the source, manufacturer, and the date shipped, for each load of asphalt rejuvenating agent. When

3.5 Street Sweeping

- A. The Contractor shall be responsible for sweeping and cleaning of the streets prior to, and after treatment. Prior to treatment, the street will be cleaned of all standing water, dirt, leaves, foreign materials, etc. This work shall be accomplished by hand brooming, power blowing or other approved methods. If in the opinion of the Engineer the hand cleaning is not sufficient than a self-propelled street sweeper shall be used.
- B. All sand used during the treatment must be removed no later than 48 hours after treatment of the street. This shall be accomplished by a combination of hand and mechanical sweeping. All turnouts, cul-de-sacs, etc. must be cleaned of any material to the satisfaction of the Engineer. Street sweeping will be included in the price bid per square yard for asphalt rejuvenating agent.
- C. If, after sand is swept and in the opinion of the Engineer a hazardous condition exists on the roadway, the contractor must apply additional sand and sweep same no later than 24 hours following reapplication. No additional compensation will be allowed for re applications and removal of sand.

3.6 Traffic Control:

- A. The Contractor shall schedule their operations and carry out the work in a manner to cause the least disturbance and/or interference with the normal flow of traffic over the areas to be treated. Treated portions of the pavement surfaces shall be kept closed and free from traffic until penetration, in the opinion of the Engineer, has become complete and the area is suitable for traffic.
- B. When, in the opinion of the Engineer, traffic must be maintained at all times on a particular street, then the Contractor shall apply asphalt-rejuvenating agent to one lane at a time. Traffic shall be maintained in the untreated lane until the traffic may be switched to the completed lane.
- C. The Contractor shall be responsible for all traffic control and signing required to permit safe travel. The contractor shall notify the police and fire departments as to the streets that are to be treated each day.
- D. If, in the opinion of the Engineer, proper signing is not being used, the Contractor shall stop all operations until safe signing and barricading is achieved.

3.7 Method of Measurement:

Asphalt rejuvenating agent will be measured by the square yard as provided for in the Contract Documents.

3.8 Basis for Payment:

The accepted quantities, measured as provided for above, will be paid for at the contract unit price for asphalt rejuvenating agent. Asphalt rejuvenating agent shall be paid for PER SQUARE YARD, which shall be full compensation for furnishing all materials, mobilization, equipment, labor and incidentals to complete the work as specified and required. All invoices must be received by Fayette County for payment by June 30th, 2026.

3.9 ROAD LIST:

- 1.) South Sandy Creek Road –7,700 SY Resurfaced with Asphalt Spring 2025
- 2.) Flat Creek Trail 32,780 SY Resurfaced with Asphalt Spring 2025
- 3.) Milam Road 15,860 SY Resurfaced with Asphalt Spring 2025
- 4.) Stone Creek Court 2,659 SY Micro Surfaced in Spring of 2024
- 5.) Stone Ridge Way (Downybrook Lane to Cross Creek Trail, Rockwood Lane Portion)– 4,585 SY Micro Surfaced in Spring of 2024

	UNIT	ESTIMATED QUANTITY	UNIT COST	TOTAL COST
Rejuvenator – Asphalt	SY	56,340	\$1.25	\$70,425.00
Rejuvenator – Micro Surfacing	SY	7,244	\$1.25	\$9,055.00



270 PARK AVENUE EAST
P. O. BOX 1706
MANSFIELD, OH 44901
ddemulsionsinc@outlook.com
Phone: 419-522-9440 fax: 419-522-8606

August 7, 2025

Mr. Bradley Klinger Assistant Director Fayette County 115 McDonough Road Fayetteville, GA 30215

This is to inform you that Pavement Technology Inc. is our only licensed RECLAMITE* Application Contractor in the state of Florida, Georgia, Maryland, Michigan, North Carolina, Ohio, Pennsylvania, South Carolina, Tennessee, Virginia, and West Virginia. They have served the Florida area since 1972.

D & D Emulsions, Inc. is a licensed manufacturer of RECLAMITE® for the Golden Bear Oil Company, now **Tricor Refining, LLC** serving the Eastern United States.

Charles Dawson
Vice President



1134 Manor St. • Oildale, CA 93308 / P.O. Box 5877 • Bakersfield, CA 93388 Phone 661.337.9979 – Email: brettt@tricorrefining.com

August 7, 2025

Mr. Bradley Klinger Assistant Director Fayette County 115 McDonough Road Fayetteville, GA 30215

This letter will confirm that Pavement Technology, Inc. with business address location at 24144 Detroit Road, Westlake, Ohio 44145 is the approved sole source applicator and supplier of Reclamite® asphalt rejuvenator in the State of Georgia. D&D Emulsions, Inc., Mansfield, Ohio is the approved and authorized manufacturer of Reclamite® by Tricor Refining, LLC servicing your market area. Through D&D Emulsions, Inc. Tricor Refining, LLC supplies finished emulsion for application by Pavement Technology, Inc. There is not another source for Reclamite® to be supplied into Georgia.

Tricor Refining, LLC maintains an authorized manufacturing network in North America and through this we supply our approved product applicators. The reason for this is to control the emulsion quality and correct product application in each region. Pavement Technology, Inc. maintains and operates several crews which only apply Reclamite® asphalt rejuvenator.

Please let me know if you need further information or have other questions.

Respectfully,

Brett Towns

Tricor Refining, LLC Specialty Products Sales

Brett Towns

Manager

Cell: 530-491-8251 brettt@tricorrefining.com



Purchasing Department

140 Stonewall Avenue West, Ste 204 Fayetteville, GA 30214 Phone: 770-305-5420 www.fayettecountyga.gov

To:

Steve Rapson

Through:

Ted L. Burgess

From:

Date:

November 10, 2025

Subject:

Contract 26044-A FY26 Roadside Tree Pruning

The Purchasing Department issued Request for Quote #26044-A FY26 Roadside Tree Pruning to secure a contractor to prune trees along Antioch, Westbridge, Lees Mill, McElroy, Spear Roads and Sourwood Trail. Notice of the opportunity was emailed to 38 companies. Another 320 were contacted through the web-based Georgia Procurement Registry, who had registered under commodity code 51583 (Tree Trimming and Pruning Equipment: Portable, Power Operated, Not Saws), 96888 (Tree and Shrub Removal Services), 98887 (Tree Trimming and Pruning Services, Utility Lines, Energized), and 98888 (Tree Trimming and Pruning Services). The offer was also advertised through Georgia Local Government Access Marketplace.

Six companies submitted quotes (Attachment 1).

The Road Department recommends Jones & Sons Tree Service. This company has not contracted with the county in the past, so a Contractor Performance Evaluation is not available. A positive response from their references were received.

Specifics of the proposed contract are as follows:

Contract Name

#26044-A FY26 Roadside Tree Pruning

Contractor

The Arborists Group, LLC

Not-to-exceed amount

\$78,000.00

Budget:

	Road Dept M&O	ROAD SPLOST
	The state of the s	NOAD 3FE031
Fund	100	327
Org Code	40220	40220
Object	521316 TECH SRV	541210 OTHER IMP
Project	n/a	17TAC ROAD MAINTENANCE
Contract Amt.	\$65,000.00	\$13,000.00
Available	\$673,074.63	\$920,163.15 as of 11/10/2025

Approved by:	tank	Date: ///12/25	
Place on County Administ	rotor's Bonorta Vac Na		

Place on County Administrator's Report? Yes No

On Agenda Dated:

RFQ #26044-A: FY26 Roadside Tree Pruning TALLY SHEET October 22, 2025

		STORM SWEEP LLC	JOJO SOLUTIONS LLC	ROBLE TREE CARE	SOURTHERN DISASTER RECOVERY, LLC	FRIX FORESTRY	THE ARBORISTS GROUP, LLC
Road Name	Miles	Price	Price	Price	Price	Price	Price
Antioch Road - SR 92 to Brooks Woolsey Road	3.96	\$182,160.00	\$71,370.00	\$38,200.00	\$28,515.00	\$26,928.00	\$24,000.00
Westbridge Road - SR 92 to the County Limits	2.66	\$122,360.00	\$60,390.00	\$27,200.00	\$19,150.00	\$18,088.00	\$17,000.00
Lees Mill Road	3	\$138,000.00	\$65,880.00	\$27,200.00	\$21,600.00	\$20,400.00	\$19,000.00
Sourwood Trail	0.65	\$29,900.00	\$16,470.00	\$5,950.00	\$5,000.00	\$4,420.00	\$5,500.00
McElroy Road	0.91	\$41,860.00	\$32,940.00	\$9,000.00	\$6,500.00	\$6,188.00	\$6,500.00
Spear Road	0.73	\$33,000.00	\$32,940.00	\$6,950.00	\$5,300.00	\$4,964.00	\$6,000.00
PROJECT LUMP SUM	P SUM	\$547,280.00	\$279,990.00	\$114,500.00	\$86,065.00	\$80,988.00	\$78,000.00

Blue numbers indicates a calculation correction.