

BOARD OF COUNTY COMMISSIONERS

Randy Ognio, Chairman
Charles W. Oddo, Vice Chairman
Edward Gibbons
Eric K. Maxwell
Charles D. Rousseau



FAYETTE COUNTY, GEORGIA

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

140 Stonewall Avenue West
Public Meeting Room
Fayetteville, GA 30214

AGENDA

June 27, 2019

6:30 p.m.

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

Call to Order

Invocation and Pledge of Allegiance by Vice Chairman Charles Oddo

Acceptance of Agenda

PROCLAMATION/RECOGNITION:

1. Recognition of Fayette State Court Interns. (page 4)
2. Recognition of awardees for the Fayette County Public Arts Committee 2019 Chalk Art Competition. (pages 5-23)

PUBLIC HEARING:

3. Second of two Public Hearings on Fayette County's proposed annual budget for Fiscal Year 2020 which begins on July 1, 2019 and ends June 30, 2020 and approval of staff's recommendation to adopt the proposed Fiscal Year 2020 Annual Budget. (pages 24-43)
4. Consideration of Ordinance 2019-04, Amendments to Chapter 110. Zoning Ordinance, including Section 110-142. - O-I, Office-Institutional and Section 110-173. - Transportation Corridor Overlay Zone regarding the SR 54 West Corridor. (pages 44-77)
5. Consideration of Resolution 2019-08, Amendments to Comprehensive Plan including the Land Use Element and Future Land Use Map regarding the SR 54 West Corridor. (pages 78-107)
6. Consideration of Petition No. 1285-19, Ognio Holdings, LLC, Owner, request to rezone 18.78 acres from A-R to M-1; property located in Land Lot 232 of the 5th District, and fronts on SR 279 and Old Road. (pages 108-125)

CONSENT AGENDA:

7. Approval of staff's recommendation to declare eleven vehicles as unserviceable and sell the assets online utilizing contracted auction services and for all proceeds to be returned to the vehicle replacement fund. (pages 126-127)
8. Approval to authorize staff to acquire all fee simple right-of-way for the proposed sight distance improvements along Antioch Road at Winn Way. (pages 128-129)

9. Approval to authorize staff to acquire all fee simple right-of-way, easements and appraisals for the proposed roundabout to be constructed at the intersection of Countyline Road, Inman Road, S. Jeff Davis Road and Northbridge Road (2004 SPLOST Project R-8A); conditioned on the approval of the intergovernmental agreement with Clayton County. (pages 130-132)
10. Approval of staff's recommendation to award Bid #1667-B for water treatment chemicals to the low bidders Brenntag Mid-South, Inc., Chemtrade Chemicals and Chemrite Chemicals for a total not-to-exceed amount of \$184,745.00. (pages 133-138)
11. Approval of staff's recommendation to award Bid #1697-S for Cal-Flo Lime Slurry Solution water treatment chemical to Burnette Lime Company, Inc. for a total not-to-exceed amount of \$160,549.20. (page 139)
12. Approval of the June 13, 2019 Board of Commissioners Meeting Minutes. (pages 140-148)

OLD BUSINESS:

NEW BUSINESS:

13. Consideration of a draft Intergovernmental Agreement with Peachtree City for the maintenance of Federal-Aid Path Project PI 012624-Segments A, E1 and E2 and SPLOST Project 17TAI-Segments G1 and G2 or H1, H2 and H3. (pages 149-156)
14. Consideration of Contract #1663-S: Motorola Service & Maintenance Agreement in the amount of \$513,181.83. (pages 157-160)
15. Consider changes to the County's defined benefit plan effective July 1, 2019, that will increase the multiplier to 2.0%, calculate final wages based on sixty months of employment, increase participants mandatory contribution from 2.5% to 5.0% of their compensation and normalize vesting to five years. (pages 161-165)
16. Consideration of changing the County's defined contribution plan effective July 1, 2019, to increase the employer contribution from 3.8% to 5.0% of base salary for employees who began participating in the plan on or after January 1, 2014. (page 166)
17. Consideration of Keith Logan's request to connect to the City of Fayetteville's sewer system. (pages 167-172)
18. Consideration of staff's request to apply for a Georgia Emergency Management Agency grant in the amount of \$2,260,418 for the 2017 SPLOST; Stormwater; Category I Project: Longview Dam to bring it into compliance with the Georgia Safe Dams Act of 1978. (pages 173-174)
19. Consideration of staff's recommendation to award annual bid #1644-B to Faultless Business Center as primary vendor with Rock-It Sand & Gravel, Inc. as secondary vendor for dump truck hauling services for fiscal year 2020 for a not-to-exceed amount of \$346,800. (pages 175-181)
20. Consideration of the County Attorney's recommendation to approve a disposition of tax refund, as requested by Travis Harvey, for tax year 2018 in the amount of \$807.76. (pages 182-183)

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.

ADMINISTRATOR'S REPORTS:

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

ATTORNEY'S REPORTS:

COMMISSIONERS' REPORTS:

EXECUTIVE SESSION:

ADJOURNMENT:

COUNTY AGENDA REQUEST

Page 4 of 183

Department:

Presenter(s):

Meeting Date:

Type of Request:

Wording for the Agenda:

Recognition of Fayette State Court Interns.

Background/History/Details:

Fayette County State Court would like to thank the hard work of the interns who participated in the 2019 internship program. Two high school students helped on a daily basis during the 2018-2019 school year, by completing administrative duties for State Court and DUI/ Drug Court. Two undergraduate students assisted with the daily operations of the State Court, as well as coordinated community outreach projects. Six law students (two funded through the ACCG grant) helped the court's large caseload by performing legal research and writing for outstanding motions.

Honorable Judge Jason B. Thompson and the Board will recognize the interns. They are as follows:

High school student: Katie Austensen and Michael Agyeman

Undergraduate student: Caitlyn Switzer and Jason Floyd

Law School student: Jovanne Stewart, Tia Thornton, Maria Jose Subiria-Tortorillo, Maria Rondell, Jacob Adam and Gabriel Knisely

What action are you seeking from the Board of Commissioners?

Recognition of the Fayette State Court Interns.

If this item requires funding, please describe:

Has this request been considered within the past two years?

If so, when?

Is Audio-Visual Equipment Required for this Request?*

Backup Provided with Request?

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

Approved by Finance

Reviewed by Legal

Approved by Purchasing

County Clerk's Approval

Administrator's Approval

Staff Notes:

COUNTY AGENDA REQUEST

Page 5 of 183

Department: Parks and Recreation

Presenter(s): Cameron LaFoy, Chair

Meeting Date: Thursday, June 27, 2019

Type of Request: Proclamation/Recognition #2

Wording for the Agenda:

Recognition of awardees for the Fayette County Public Arts Committee 2019 Chalk Art Competition.

Background/History/Details:

The Fayette County Public Arts Committee (FCPAC) held a Friday Night Live Chalk Event in conjunction with Main Street Fayetteville on June 14, 2019. Emerging artists were invited to compete in a chalk art competition during the event located on Jack Demettering Way next to the Historic Courthouse. Competing artists were assigned 4'x4' spaces to create their unique work of art. Chalk was provided to each of the artists; however, artists were encouraged to bring their own materials to add variety. For example, an artist who brought charcoal had the ability to have dark black colors or an artist who brought pastels had colors which were brighter and more vivid.

The artist who competed had their unique works of art judged by Kathleen Brewer, Sara Van Etten and Zach Herndon. All artwork was creative in their designs which made the selections difficult.

1st Place - Brittany Williams

2nd Place - Donna Fields

3rd Place - Olivia Haas, Anna Haas, Daniella Haas

What action are you seeking from the Board of Commissioners?

Recognition of awardees for the Fayette County Public Arts Committee 2019 Chalkart Competition.

If this item requires funding, please describe:

Awards are First Place - \$100; Second Place - \$75 and Third Place - \$25

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

**** 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 Clerk's Approval Yes

Administrator's Approval

Staff Notes:



Sponsored by
Fayette County Public Arts Committee
in partnership with
Main Street Fayetteville

Cameron LaFoy, Fayette County Public Arts Committee Chair

Anita Godbee, Fayette County Liaison

Heather Cap, Event Coordinator

Cathryn Bozone, Graphics Designer

Slideshow by Lilah Cap

**Fayette County
Chalk Festival**

FEATURED ARTISTS

JESSIE QUEEN

ZACH HERNDON

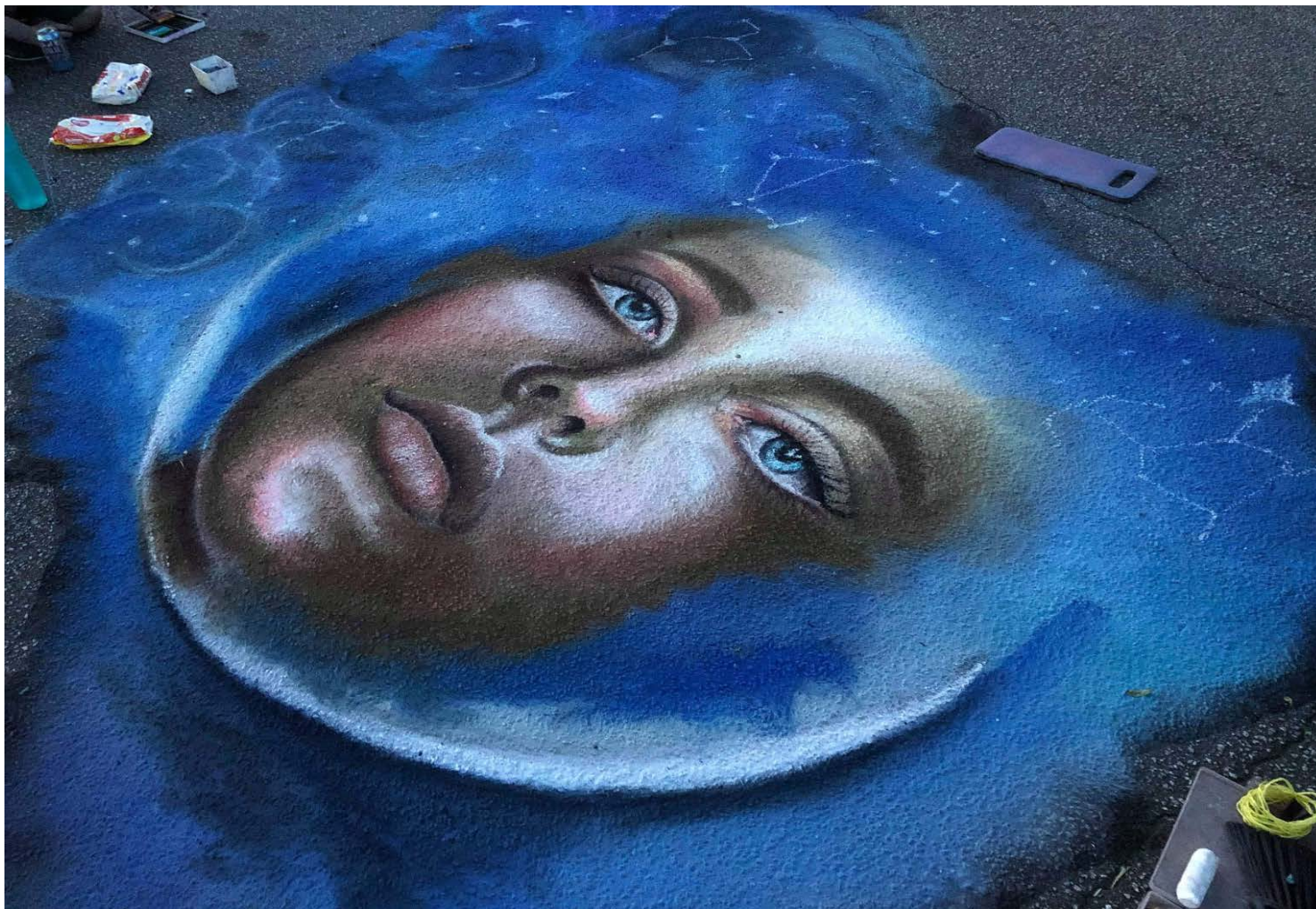
FAWN DEROSIA

LATA MARY FIELDS



FAYETTE COUNTY
PUBLIC ARTS COMMITTEE





Jessi Queen



Zach Herndon



Fawne DeRosia

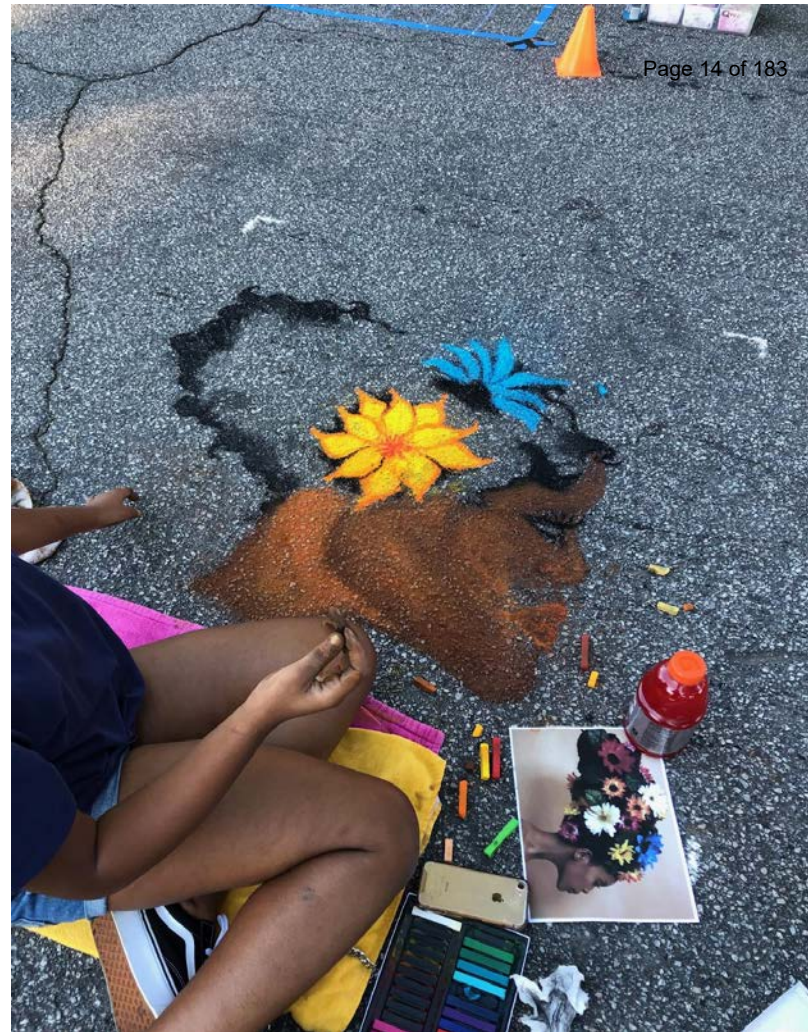


Lata Mary Fields



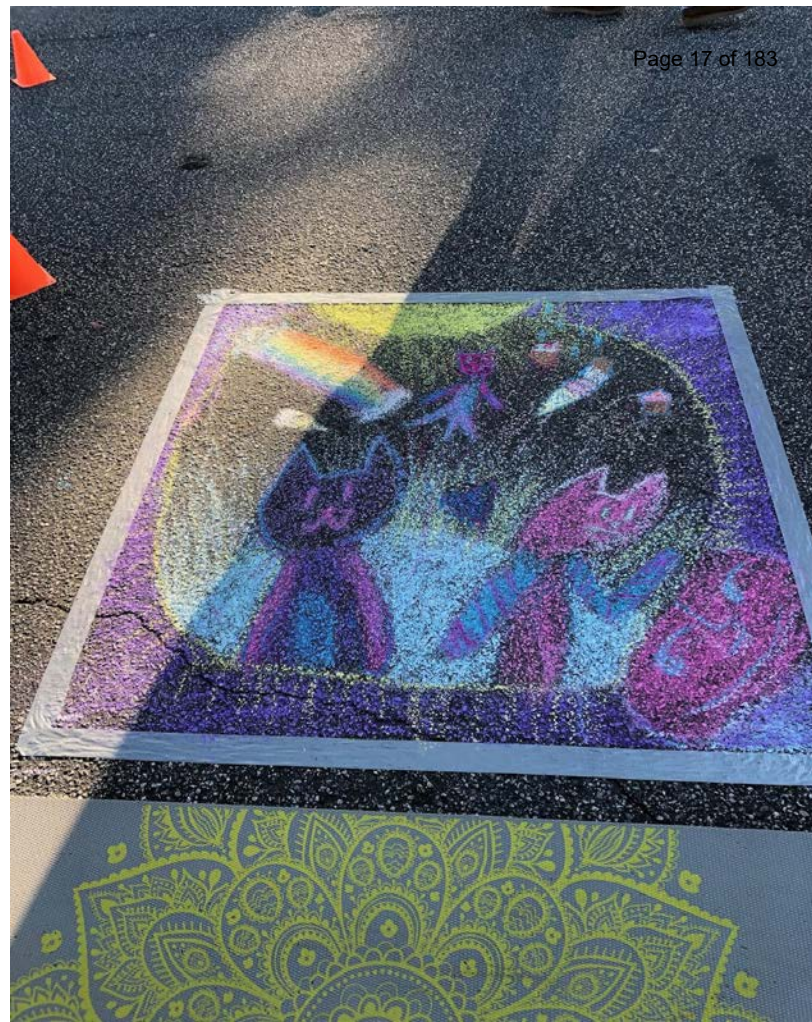
Community Chalk Art







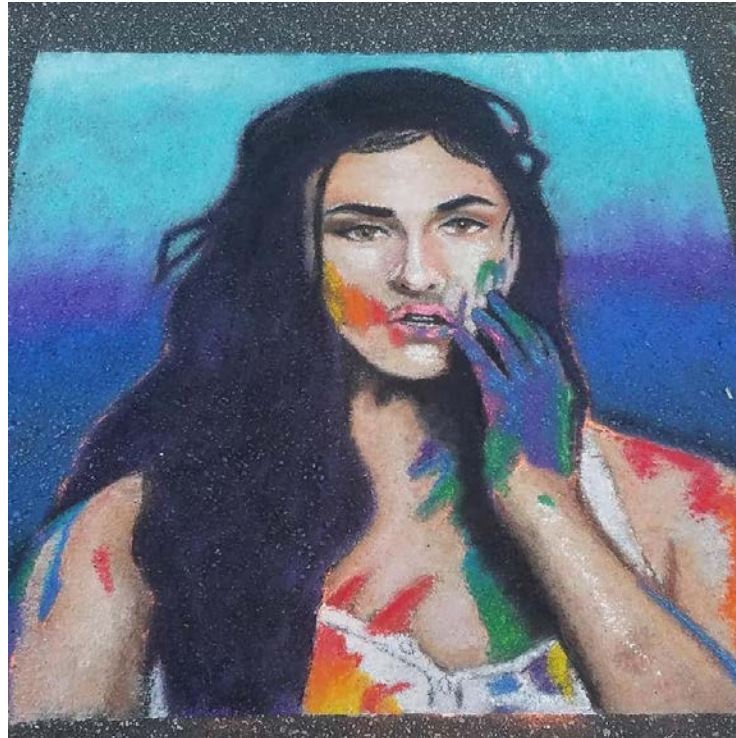




Competition Winners



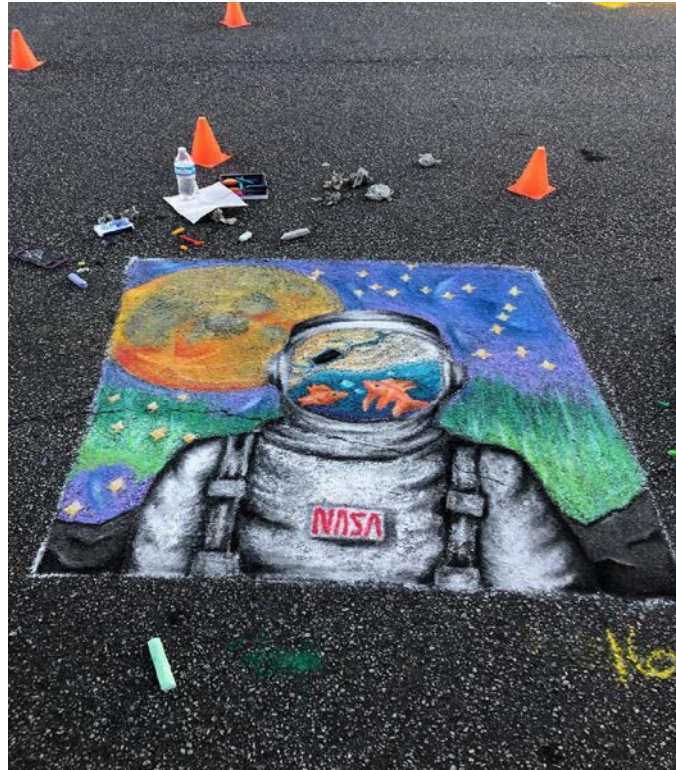
1st Place Winner Brittany Williams



2nd Place Winner Donna Fields



3rd Place Winner Olivia, Daniella & Anna Haas





Thank You to Our Judges
Zach Herndon
Sara Van Etten
Kathaleen Brewer

Special Thanks To
Joyce Waits
Anita Godbee
Cameron LaFoy
Dan Guyton
Kate LaFoy

Main Street Fayetteville
Georgia Chalk Artists Guild

Fayette County Board of Commissioners

All of the amazing artists for coming out and chalking with us.

COUNTY AGENDA REQUEST

Page 24 of 183

Department:

Presenter(s):

Meeting Date:

Type of Request:

Wording for the Agenda:

Second of two Public Hearings on Fayette County's proposed annual budget for Fiscal Year 2020 which begins on July 1, 2019 and ends June 30, 2020 and approval of staff's recommendation to adopt the proposed Fiscal Year 2020 Annual Budget.

Background/History/Details:

This will be the second (final) of two public hearings on the proposed budget for FY 2020 as presented. Details of the budget are available for public review in the Board of Commissioners' Office and the Fayette County Public Library. Input from the public is welcome.

At this second public hearing, the Board is requested to vote on the proposed Fiscal Year 2020 budget at the conclusion of the public hearing.

What action are you seeking from the Board of Commissioners?

Second of two Public Hearings on Fayette County's proposed annual budget for Fiscal Year 2020 which begins on July 1, 2019 and ends June 30, 2020 and approval of staff's recommendation to adopt the proposed Fiscal Year 2020 Annual Budget.

If this item requires funding, please describe:

Not applicable.

Has this request been considered within the past two years?

If so, when?

Is Audio-Visual Equipment Required for this Request?*

Backup Provided with Request?

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

Approved by Finance

Reviewed by Legal

Approved by Purchasing

County Clerk's Approval

Administrator's Approval

Staff Notes:

FAYETTE COUNTY, GEORGIA

FY2020 Budget Presentation

FIRST PUBLIC HEARING
JUNE 13, 2019

General Fund Balance Financial Projection – FY2019

Fund Balance	FY2018	EST FY2019
Non-Spendable:		
Inventories	\$137,535	\$150,000
Stormwater Advance	\$3,663,956	\$3,413,956
Committed To:		
Stabilization Fund	\$12,849,272	\$13,542,712
Restricted (Capital and DA):	\$332,647	\$264,258
Assigned To:		
Encumbrances	\$62,921	\$75,000
Emergencies	\$2,000,000	\$2,000,000
CIP	\$6,358,858	\$6,060,754
Unassigned:	<u>\$4,014,314</u>	<u>\$3,095,938</u>
Total Fund Balance:	\$29,419,503	\$28,602,618

Based upon April forecasted

FY2020 Budget Summary

Page 27 of 183

As of May 30, 2019

FY 2020 BUDGET		<u>Revenue</u>	<u>Transfers</u> <u>In</u>	<u>Total Revenue</u> <u>And Other</u> <u>Sources</u>	<u>Expenditures</u>	<u>Transfers</u> <u>Out</u>	<u>Total Exp.</u> <u>And Other</u> <u>Uses</u>	<u>Impact to</u> <u>Fund Balance</u>
OPERATING BUDGET								
100	General Fund	55,222,286	90,000	55,312,286	54,070,850	825,000	54,895,850	416,436
205	Law Library	60,000	-	60,000	60,000	-	60,000	-
214	Accountability State Court	696,215	-	696,215	577,551	-	577,551	118,664
215	911 Communications	4,325,150	-	4,325,150	3,696,220	-	3,696,220	628,930
216	Jail Surcharge	384,000	-	384,000	384,000	-	384,000	-
217	Juvenile Supervision	9,000	-	9,000	24,919	-	24,919	(15,919)
218	Victims Assistance	154,174	-	154,174	154,174	-	154,174	-
219	Drug Abuse and Treatment	830,902	-	830,902	671,194	-	671,194	159,708
270	Fire Services	12,709,000	-	12,709,000	10,417,328	500,000	10,917,328	1,791,672
271	Street Lights	405,000	-	405,000	336,216	90,000	426,216	(21,216)
272	EMS	3,601,200	-	3,601,200	3,258,872	250,000	3,508,872	92,328
291	Animal Control Spay Neuter	17,000	-	17,000	17,000	-	17,000	-
	Special Revenue Funds	23,191,641	-	23,191,641	19,597,474	840,000	20,437,474	2,754,167
	Governmental Funds	78,413,927	90,000	78,503,927	73,668,324	1,665,000	75,333,324	3,170,603
505	Water System	19,003,700	-	19,003,700	17,173,700	1,830,000	19,003,700	-
540	Solid Waste	73,000	100,000	173,000	249,018	-	249,018	(76,018)
	Enterprise Funds	19,076,700	100,000	19,176,700	17,422,718	1,830,000	19,252,718	(76,018)
TOTAL OPERATING BUDGET		97,490,627	190,000	97,680,627	91,091,042	3,495,000	94,586,042	3,094,585
CAPITAL/CIP BUDGET								
37_	Capital/CIP Funds (372/375)	-	3,589,976	3,589,976	3,589,976	-	3,589,976	-
	General Fund Balance	-	-	-	-	3,129,798	3,129,798	(3,129,798)
	911 Communications Fund Balance	-	-	-	-	-	-	-
	Fire Services Fund Balance	-	-	-	-	432,178	432,178	(432,178)
	EMS Fund Balance	-	-	-	-	28,000	28,000	(28,000)
	Governmental	-	3,589,976	3,589,976	3,589,976	3,589,976	7,179,952	(3,589,976)
507	Water System CIP	-	1,830,000	1,830,000	1,830,000	-	1,830,000	-
	Enterprise	-	1,830,000	1,830,000	1,830,000	-	1,830,000	-
610	Vehicles/Equipment	-	1,475,000	1,475,000	1,464,220	-	1,464,220	10,780
TOTAL CAPITAL BUDGET		-	6,894,976	6,894,976	6,884,196	3,589,976	10,474,172	(3,579,196)
TOTAL BUDGET		97,490,627	7,084,976	104,575,603	97,975,238	7,084,976	105,060,214	(484,611)

Fayette County, Georgia

FY2020 Proposed Budget Revisions

Accountability Court Grant Revision

- **DUI Court Considerations:**

- Recommended changes due to reduction in grant \$ awarded:
 - Grant revenue reduction (\$249,628) (Requested \$324,936 - Awarded \$75,308)
 - Expense reduction is a net (\$67,763); (Grant (\$249,628) + DATE \$181,861)
 - Program is based upon 35 participants and DATE funds are being utilized primarily for Treatment, Testing, Surveillance
 - Effect DUI Fund Balance (\$67,845)

- **Veteran's Treatment Court Considerations:**

- Recommended changes due to reduction in grant \$ awarded:
 - Grant revenue reduction (\$48,715) (Requested \$105,039 - Awarded \$56,324)
 - Expense reduction is a net (\$59,595); (Grant (\$56,427) + DATE (\$3,168))
 - Program is reduced from 10 to 5 participants
 - VTC Fees reduction (\$12,360) based upon reduction of number of participants from 10 to 5
 - Effect VTC Fund Balance \$3,168

- FY2020 budget impact to existing fund balance is (\$64,677) of the \$305,462 fund balance
- Maintaining DUI & VTC programs could be funded 3 ½ years utilizing fund balance

Accountability Court Grant Revision

DESCRIPTION	FY2020 Proposed Budget	FY2020 Grant Budget Changes	DATE Fund Impact	FY2020 Adjusted Budget
DUI SUBSTANCE ABUSE FEES	86,520			86,520
DUI GRANT REVENUE	324,936	(249,628)	-	75,308
50% ADDED SURCHARGE DUI	155,000	-	-	155,000
DUI Court Revenue	566,456	(249,628)	-	316,828
DUI Court Personnel Cost	98,967	(18,270)	(14,838)	65,859
DUI Treatment, Testing, Supplies & Surveillance	340,740	(234,526)	204,252	310,466
DUI Other M&O	12,733	3,168	(7,553)	8,348
DUI Court Expense	452,440	(249,628)	181,861	384,673
Effect on Fund Balance	114,016			(67,845)
VTC SUBSTANCE ABUSE FEES	24,720	-	(12,360)	12,360
VTC GRANT REVENUE	105,039	(48,715)	-	56,324
VTC Court Revenue	129,759	(48,715)	(12,360)	68,684
VTC Personnel Cost	19,668	-	-	19,668
VTC Treatment, Testing, Supplies & Surveillance	98,519	(53,586)	(6,009)	38,924
VTC Other M&O	6,924	(2,841)	2,841	6,924
VTC Court Expense	125,111	(56,427)	(3,168)	65,516
Effect on Fund Balance	4,648			3,168
Effect on Fund Balance TOTAL	118,664			(64,677)

Drug Court Grant Revision

- **Drug Court Considerations:**
- Recommended changes due to reduction in grant \$ awarded:
 - Proposed revenue reduction (\$271,628) (Requested \$630,902 - Awarded \$359,274)
 - Expense reduction is a net (\$4,340); (Grant (\$271,628) + DATE \$267,288)
 - Program is based upon 80 participants and DATE funds are being utilized primarily for Treatment, Testing, Surveillance
- FY2020 budget impact to existing fund balance is (\$107,580) of the \$798,873 fund balance
- Maintaining Drug Court program could be funded 6 years utilizing fund balance

DESCRIPTION	FY2020 Proposed Budget	FY2020 Grant Budget Changes	DATE Fund Impact	FY2020 Adjusted Budget
PARTICIPANT FEES	95,000			95,000
DATE FUND SURCHARGE	105,000			105,000
GRANT REVENUE	630,902	(271,628)	-	359,274
Revenue	830,902	(271,628)	-	559,274
EXPENSES				
Total Personnel Cost	205,988	(19,790)	19,790	205,988
Treatment, Testing, Supplies & Surveillance	452,935	(245,575)	245,575	452,935
Other M&O	12,271	(6,263)	1,923	7,931
Total Expenditures	671,194	(271,628)	267,288	666,854
Effect on Fund Balance	159,708			(107,580)

Expenses Added to Budget

- **State Mandated 2% COLA Increase for State Employees Effective 7-1-2019**
- Salary Impacts for:
 - Superior Court Judges
 - State Court Judge
 - State Court Solicitor
 - Magistrate Judges
 - County Commissioners
- **2% COLA impact of \$9,791**
- **Additional equipment for 2 Sheriff vehicles \$10k**

FY2020 Budget Summary

Page 33 of 183

As of June 13, 2019

FY 2020 BUDGET		<u>Revenue</u>	<u>Transfers</u> <u>In</u>	<u>Total Revenue</u> <u>And Other</u> <u>Sources</u>	<u>Expenditures</u>	<u>Transfers</u> <u>Out</u>	<u>Total Exp.</u> <u>And Other</u> <u>Uses</u>	<u>Impact to</u> <u>Fund Balance</u>
OPERATING BUDGET								
100	General Fund	55,222,286	90,000	55,312,286	54,080,641	825,000	54,905,641	406,645
205	Law Library	60,000	-	60,000	60,000	-	60,000	-
214	Accountability State Court	385,512	-	385,512	450,189	-	450,189	(64,677)
215	911 Communications	4,325,150	-	4,325,150	3,696,220	-	3,696,220	628,930
216	Jail Surcharge	384,000	-	384,000	384,000	-	384,000	-
217	Juvenile Supervision	9,000	-	9,000	24,919	-	24,919	(15,919)
218	Victims Assistance	154,174	-	154,174	154,174	-	154,174	-
219	Drug Abuse and Treatment	559,274	-	559,274	666,854	-	666,854	(107,580)
270	Fire Services	12,709,000	-	12,709,000	10,417,328	500,000	10,917,328	1,791,672
271	Street Lights	405,000	-	405,000	336,216	90,000	426,216	(21,216)
272	EMS	3,601,200	-	3,601,200	3,258,872	250,000	3,508,872	92,328
291	Animal Control Spay Neuter	17,000	-	17,000	17,000	-	17,000	-
	Special Revenue Funds	22,609,310	-	22,609,310	19,465,772	840,000	20,305,772	2,303,538
	Governmental Funds	77,831,596	90,000	77,921,596	73,546,413	1,665,000	75,211,413	2,710,183
505	Water System	19,003,700	-	19,003,700	17,173,700	1,830,000	19,003,700	-
540	Solid Waste	73,000	100,000	173,000	249,018	-	249,018	(76,018)
	Enterprise Funds	19,076,700	100,000	19,176,700	17,422,718	1,830,000	19,252,718	(76,018)
TOTAL OPERATING BUDGET		96,908,296	190,000	97,098,296	90,969,131	3,495,000	94,464,131	2,634,165
CAPITAL/CIP BUDGET								
37_	Capital/CIP Funds (372/375)	-	3,589,976	3,589,976	3,589,976	-	3,589,976	-
	General Fund Balance	-	-	-	-	3,129,798	3,129,798	(3,129,798)
	911 Communications Fund Balance	-	-	-	-	-	-	-
	Fire Services Fund Balance	-	-	-	-	432,178	432,178	(432,178)
	EMS Fund Balance	-	-	-	-	28,000	28,000	(28,000)
	Governmental	-	3,589,976	3,589,976	3,589,976	3,589,976	7,179,952	(3,589,976)
507	Water System CIP	-	1,830,000	1,830,000	1,830,000	-	1,830,000	-
	Enterprise	-	1,830,000	1,830,000	1,830,000	-	1,830,000	-
610	Vehicles/Equipment	-	1,475,000	1,475,000	1,474,220	-	1,474,220	780
TOTAL CAPITAL BUDGET		-	6,894,976	6,894,976	6,894,196	3,589,976	10,484,172	(3,589,196)
TOTAL BUDGET		96,908,296	7,084,976	103,993,272	97,863,327	7,084,976	104,948,303	(955,031)

Fayette County, Georgia

Budget Discussions

Commission Discussions – Not Included in Budget

- Salary / Supplement
 - Superior Court Judges' Supplement \$7,000 (Max \$50,000)
 - Griffin Judicial Circuit Court Allocation
 - State Court Judge
 - State Court Solicitor
 - Constitutional Officers (Clerk Superior Court, Sheriff, Tax Commissioner, Probate Judge)
- **Total impact of \$47,899 (Slide #12 Detail)**

Commission Discussions – Not Included in Budget

Increase in Judge's Supplement from \$43K to \$50K

Effect on Griffin Judicial Circuit Cost

\$50k Supplement

Superior Court Judges supplement increase to	\$ 50,000
Superior Court Judges current supplement	43,000
	<u>7,000</u>

Increase to salaries - 4 judges, 1 judge 1/2 year	31,500
FICA/Medicare	2,410

Total Increase to Griffin Judicial Circuit \$ **33,910**

<u>Elected/Appointed Official</u>	<u>Increase</u>	<u>Percent</u>
Fayette County State Court Judge	\$ 6,300	4.07%
Fayette County State Court Solicitor	4,725	4.07%
Fayette County Clerk of Superior Court	5,072	4.07%
Fayette County Tax Commissioner	3,903	4.07%
Fayette County Sheriff	4,496	4.07%
Fayette County Probate Court Judge	4,050	4.07%

General Fund Increase - Salaries + FICA/Medicare \$ 30,730

General Fund Increase to Allocation of GJC Cost - (50.6% * \$33,910) 17,169

General Fund Increase - Total \$ **47,899**

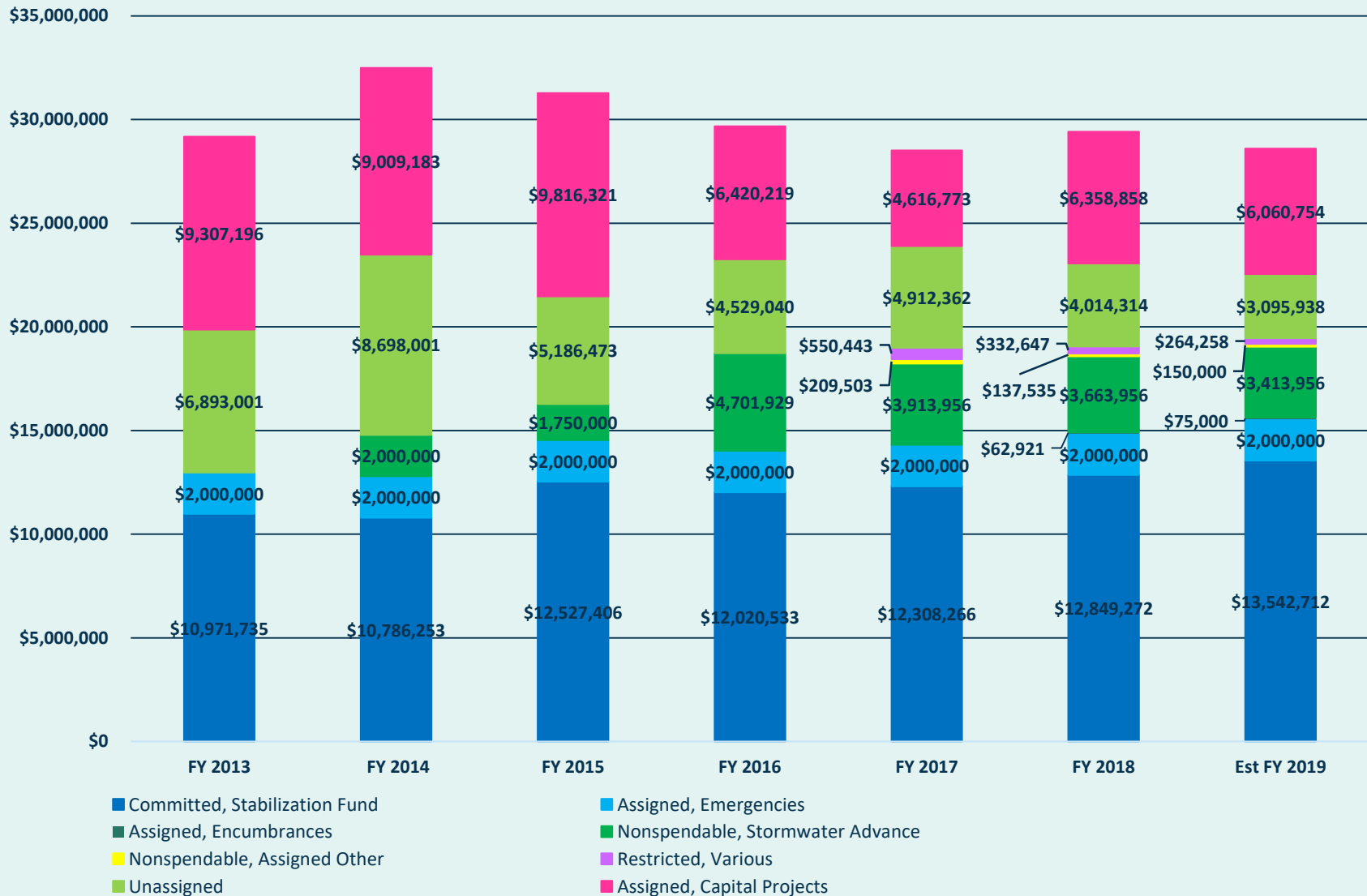
Commission Discussions – Not Included in Budget

- District Attorney Supplement **\$4,400**
- Juvenile Court Judges' Supplement **\$8,982** (GJC)
 - Two Juvenile Court Judges
- Magistrate Court Judges **\$3,637**
 - Chief Magistrate & Three Magistrates Part-time

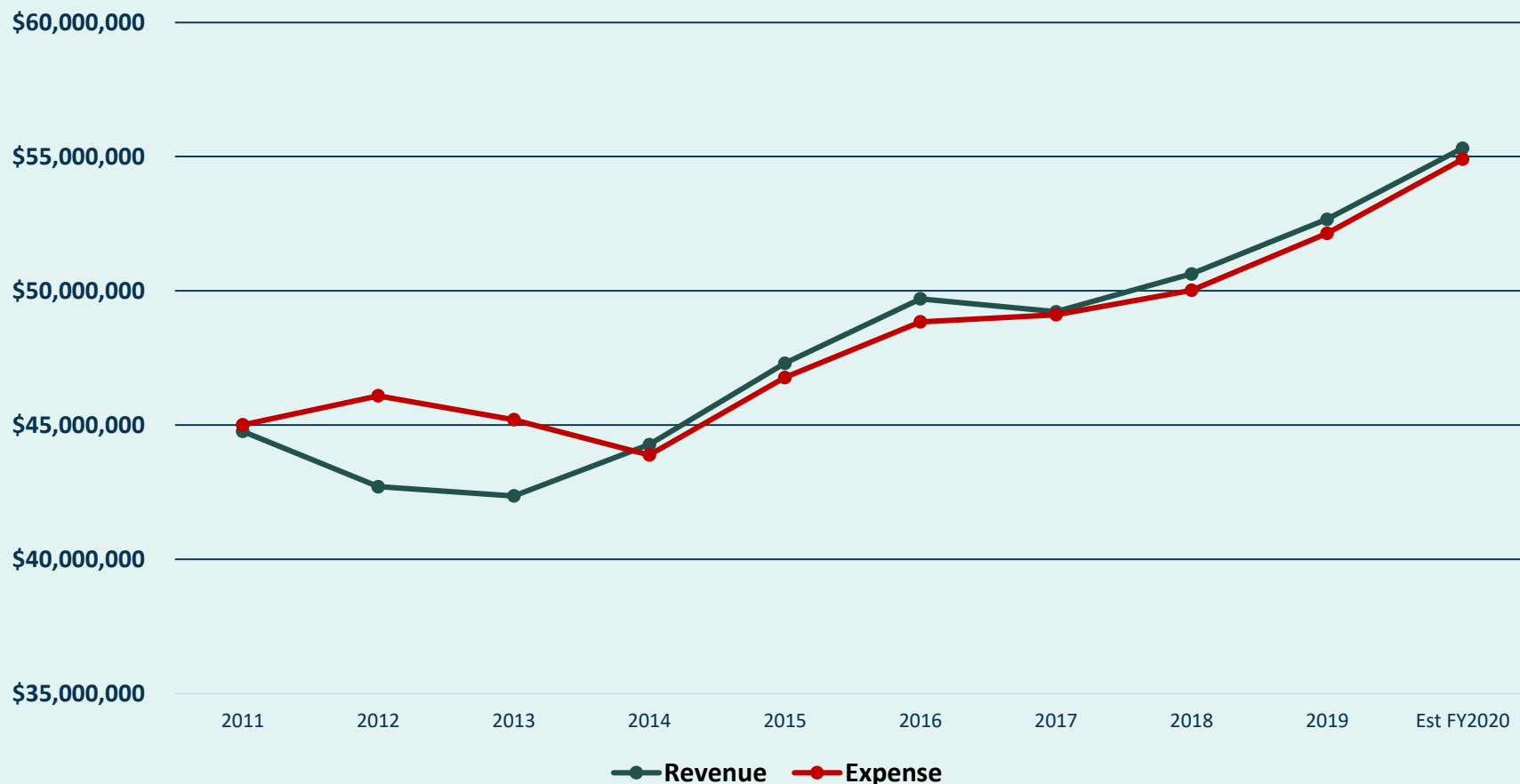
Total Supplement Increase Impact for 17.5 affected positions is \$64,918

General Fund

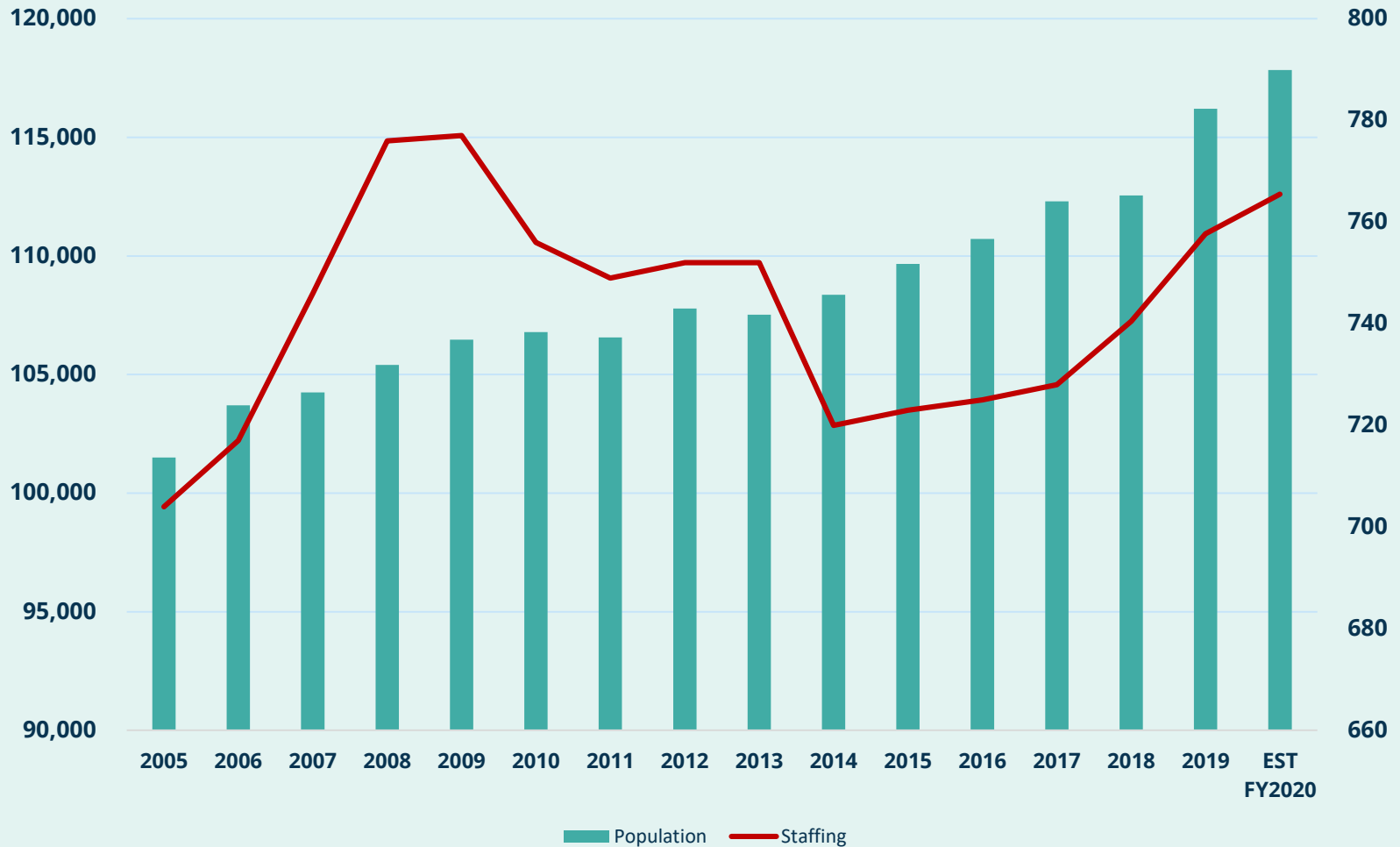
Fund Balance Trends – Last 6 FY



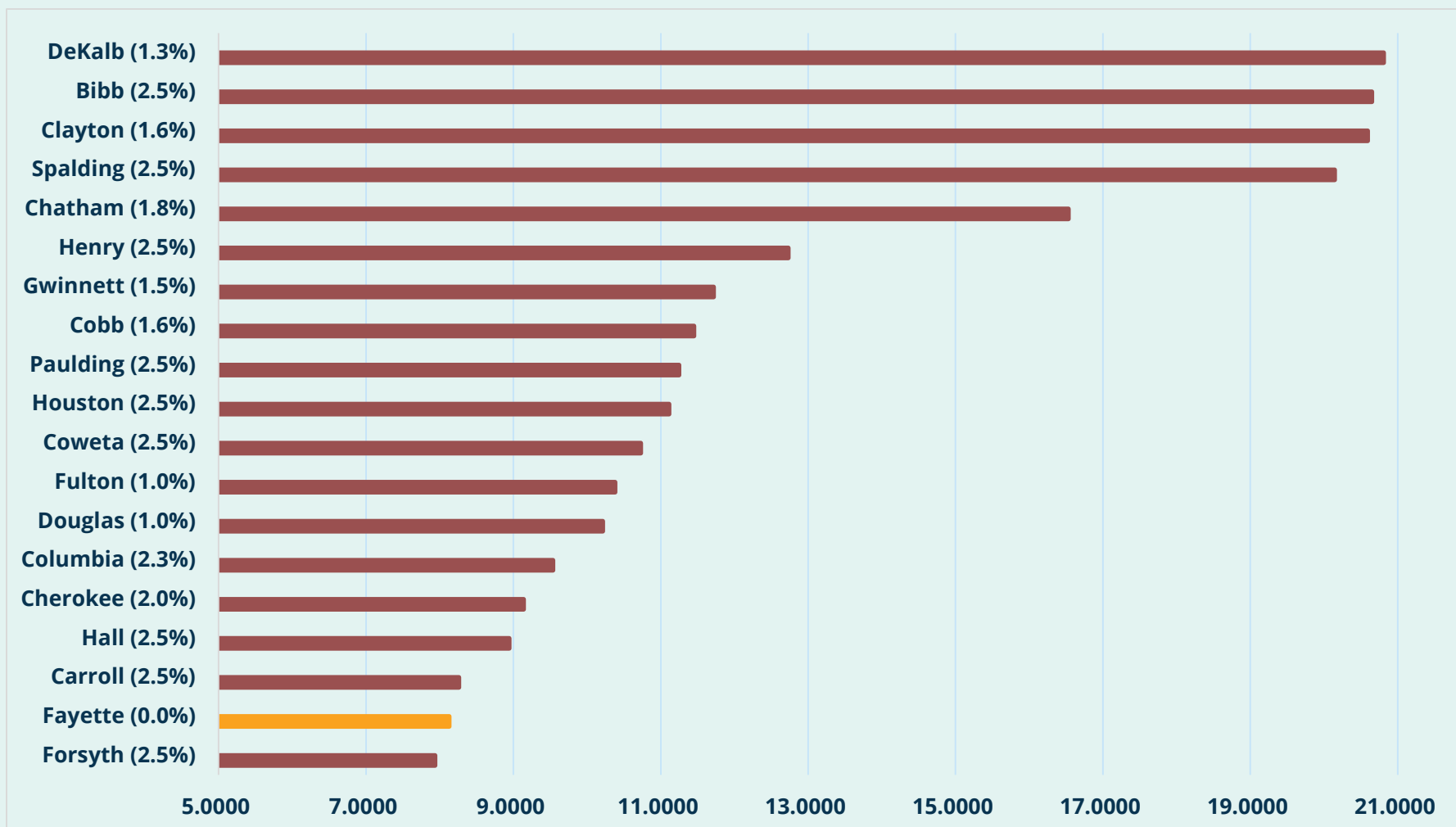
General Fund Original Adopted Budget



Population and Staffing



Millage Rates for Local Counties



FY2020 Budget Highlights

Significant operational budget considerations:

- Minimum Property Tax increase while maintaining existing Millage Rate.
- Provides significant salary and retention enhancement for our Public Safety positions.
- General Fund impact from maintenance & operations is positive.
- Proposed Budget increases General Fund Balance \$406,645 Includes funding Rolling 5 Year Capital Improvement Program of \$6,060,754
- Changes in Personnel levels protect the existing outstanding service delivery to our Citizens.
- Budget continues to maintain the commitment to balance current year revenues with current year expenses.
- Incorporates Defined Benefit Plan funding over required levels.
- Maintains Employee Benefits – Medical/Dental/Vision & Retirement
- County-Wide departmental cooperation continues to yield positive results.

Future Public Hearings

- Second Public Hearing – Budget Adoption
 - Thursday, June 27, 2019 at 6:30 p.m.

COUNTY AGENDA REQUEST

Page 44 of 183

Department:

Presenter(s):

Meeting Date:

Type of Request:

Wording for the Agenda:

Consideration of Ordinance 2019-04, Amendments to Chapter 110. Zoning Ordinance, including Section 110-142 . - O-I, Office-Institutional and Section 110-173. - Transportation Corridor Overlay Zone regarding the SR 54 West Corridor.

Background/History/Details:

In February of 2019, Staff and Planning Commission started a discussion with an individual regarding an internal access climate controlled storage facility on SR 54 West. From this discussion Staff and Planning Commission completed a corridor study of SR 54 West and as a result is recommending amendments to the Zoning Ordinance and the Land Use Element and Future Land Use Map of the Comprehensive Plan. These amendments to the Zoning Ordinance include a Special Development District specifically for SR 54 West in the O-I zoning district and correlated amendments to the existing SR 54 West Overlay Zone. This Special Development District creates the following expanded uses in O-I on parcels with a minimum of five acres: Businesses that supply services, equipment and/or resources to the film industry, Call center, Cellular phone/communication device sales and/or service, Computer technology service, sales and/or repair, Medical equipment sales, rental and/or repair, Restaurant (no drive-through or drive-in), Television/radio broadcasting studio, movie/music/media productions or telecommunications, Server farm/data center and Internal access self-storage facility . In addition, within an Internal access self-storage facility, a minimum of 20 percent of the footprint is required for office, business and building contractor uses. In addition, regulations for Mixed Residential/Office develop allowing Office-Institutional zoning along the frontage of SR 54 with the remainder of the property being developed as residential with a requirement that the concept plan depict how the entire property be will be developed indicating the division between office and residential zoning districts, the SR 54 entrance and internal connecting road network.

What action are you seeking from the Board of Commissioners?

Approval of Ordinance 2019-04, Amendments to Chapter 110. Zoning Ordinance, including Section 110-142 . - O-I, Office-Institutional and Section 110-173. - Transportation Corridor Overlay Zone regarding the SR 54 West Corridor.

If this item requires funding, please describe:

Has this request been considered within the past two years?

If so, when?

Is Audio-Visual Equipment Required for this Request?*

Backup Provided with Request?

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

Approved by Finance

Reviewed by Legal

Approved by Purchasing

County Clerk's Approval

Administrator's Approval

Staff Notes:

PROPOSED ZONING ORDINANCE AMENDMENTS

The following shall be added to the O-I zoning district in its entirety:

(h) State Route 54 West Special Development District

(1) The following will apply to the area identified in the Comprehensive Plan as the SR 54 West Overlay District as specified in the Land Use Element and indicated on the future land use plan map. The purpose of this special development district is to expand uses in O-I on parcels of five (5) acres or greater.

(2) On parcels zoned O-I with a minimum of five (5) acres the following expanded business uses are allowed:

- a Businesses that supply services, equipment and/or resources to the film industry
- b Call center
- c Cellular phone/communication device sales and/or service
- d Computer technology service, sales and/or repair
- e Medical equipment sales, rental and/or repair.
- f Restaurant, (no drive-through or drive-in)
- g Television/radio broadcasting studio, movie/music/media productions or telecommunications
- h Server farm/data center
- i Internal access self-storage facility

(i) No direct exterior access to individual storage units shall be allowed, all individual storage unit access shall be internal - the maximum size of an individual storage unit shall be 600 square feet

(ii) Vehicle loading/unloading bays shall only be located on the side or rear, and not facing SR 54. Vehicle loading/unloading bays on the side of the self-storage facility shall require a canopy. Vehicle loading/unloading bays also be internal to the structure or between two (2) structures and a shed roof meeting the overlay pitch requirements may also be used in these instances.

(iii) Office, business and building contractor space with inside storage shall constitute a minimum of 20 percent of the total building footprint area proposed for the site excluding the footprint of a vehicle, boat, and/or trailer storage structure. This building contractor use shall only be allowed in conjunction with an internal access self-storage facility.

(iv) No outside storage of materials or equipment shall be allowed.

- (v) A vehicle, boat, and/or trailer storage structure shall be fully enclosed. This use shall only be allowed in conjunction with an internal access self-storage facility.
- (3) If the side and/or rear yards abut a residential or A-R zoning district, the setbacks shall be increased five feet for every one foot of total building height over 40 feet.
- (4) Mixed residential/office use. Based the Mixed Residential/Office Use Recommendations in the Land Use Element of the Fayette County Comprehensive Plan, where large tracts are proposed with a mix of residential and office development along SR 54, it is required at the time of rezoning for O-I and residential zoning that the concept plan depict how the entire property will be developed indicating the division between office and residential zoning districts with associated legal descriptions required for rezoning, the SR 54 entrance, and internal connecting road network.

Proposed amendments to:

Sec. 110-173. - Transportation corridor overlay zone.

For the purposes of this section, a development shall be defined as the land where the construction of improvements to support nonresidential uses is proposed, including: a petition to rezone the land, the subdivision of property through a preliminary, final, and/or minor subdivision plat, and/or the submittal of a site plan.

- (1) *SR 54 West Overlay Zone.* All property and/or development which have road frontage and/or access on SR 54 West with nonresidential use or zoning shall be subject to the following regulations, in addition to the zoning district requirements, and other development regulations which apply. The intent of the overlay is to set standards specifically to Hwy 54 from Fayetteville to Peachtree City.
- a. The purpose of the SR 54 West Overlay Zone is to achieve the following:
 1. To promote and maintain orderly development and an efficient traffic flow in highway corridors;
 2. To maintain a non-urban separation between Fayetteville and Peachtree City along SR 54 West; and
 3. To protect the aesthetics for existing and future residential areas in this highway corridor.
 - b. Access to each nonresidential property and/or development shall be from SR 54 West or an adjacent street designated as an arterial or collector on the county thoroughfare plan. All access points shall be required to comply with chapter 104.
 - c. Dimensional requirements.
 1. All parking areas shall be located at least 50 feet from any state route right-of-way.
 2. Front yard setbacks on SR 54 West for all structures, including gasoline canopies, shall be 100 feet.
 3. Berms for nonresidential zoning districts: Berms when required as a condition of zoning, shall be a minimum of four feet in height, and shall be placed to the inside of the applicable buffer.
 4. If the side yard abuts a nonresidential zoning district, all impervious surfaces, other than approved access, shall be located a minimum of ten feet from the side property line.

- d. Architectural standards. Structures shall maintain a residential character. Applicants for rezoning shall submit elevation drawings of proposed structures. These elevations should be detailed enough to convey the design intent of the project and should communicate the overall size, shape and mass of the structure, as well as details and architectural features of note such as roof structure, building materiality, windows and doors, entry canopies/awnings, etc. Elevation drawings will be to a common architectural scale and must contain the following information: overall building height to roof eave, and top of roof, overall building width, per elevation, height of each floor plate, locations and design of windows and doors and exterior materials.

Subsequent to rezoning approval, elevation drawings denoting compliance with the following requirements shall be submitted as part of the site plan:

1. A pitched peaked (gable or hip) roof with a minimum pitch of 4.5 inches in one foot, including gasoline canopies and accessory structures and shall be of a type and construction complimentary to the facade. A pitched mansard roof facade with a minimum pitch of 4.5 inches in one foot, and a minimum height of eight feet around the entire perimeter of the structure can be used if the structure is two stories or more or the use of a pitched peaked roof would cause the structure to not meet the applicable height limit requirements. The mansard roof facade shall be of a residential character with the appearance of shingles, slate or terra cotta;
2. Gasoline canopy. Gasoline canopies shall also comply with the following requirements:
 - (i) Gasoline canopies, in conjunction with a convenience store, may reduce the pitch to a minimum of three inches to 12 inches to permit the height of the peak of the roof to be equal to or no more than five feet above the peak of the roof of the convenience store.
 - (ii) The vertical clearance under the gasoline canopy shall not exceed a maximum of 18 feet in height.
 - (iii) The support columns for the gasoline canopies shall match the facade of the convenience store.
 - (iv) The gasoline canopy roof shall match the architectural character, materials, and color of the convenience store.
3. All buildings shall be constructed in a residential character of fiber-cement siding (i.e., Hardiplank), wood siding, wood textured vinyl siding, brick/brick veneer, rock, stone, cast-stone, or stucco (including synthetic stucco);
4. Framed doors and windows of a residential character. To maintain a residential character, large display windows shall give the appearance of smaller individual panes and framing consistent with the standard residential grid pattern for doors and windows. This does not apply to stained glass windows for a church or other place of worship. Large display or storefront windows shall have a minimum two foot high

THE FAYETTE COUNTY PLANNING COMMISSION met on February 21, 2019 at 7:00 P.M. in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Fayetteville, Georgia.

Discussion of the State Route 54 West Corridor

John Culbreth then called for the discussion of the State Route 54 West Corridor

Pete Frisina introduced Josh Strickland and Gene Thornton who came to speak to the staff about their property located on State Route 54 West. He stated the property was zoned O-I approximately 20 years ago. At that time, a Preliminary Plat was produced with four (4) lots at the end of a cul-de-sac street. All of the infrastructure has been installed. The final plat was approved but never recorded. The land has not been subdivided.

Josh Strickland and Gene Thornton came to the staff and expressed that the O-I zoning had some limitations in terms of use and they have had some issues with marketing the property. They are interested in knowing if the County will consider expanding the uses along the State Route 54 Corridor.

Pete Frisina stated that he placed this item on the agenda as a corridor discussion because whatever action the Planning Commission pursues it will affect the entire Corridor.

Peter Frisina stated that he would allow John Strickland and Gene Thornton to make a presentation, followed an open discussion.

Two questions were asked prior to the open discussion.

Al Gilbert asked whether a self-storage facility is allowed in an O-I zoning district.

Pete Frisina responded that is **not** allowed.

Jim Graw asked the presenters to identify the location of the Longboat Subdivision.

Pete Frisina clarified that the new phase of subdivision lies directly adjacent to the south of the subject parcel.

John Strickland and Gene Strickland opened the discussion by stating that prior to meeting with Pete Frisina and his staff with their concept, they explored a host of uses for their five and a half (5.52) acre parcel, including office uses, a Top Golf -type concept and a World Gym –type concept. Since the property was purchased by an ownership group in 2006, several attempts have been made to market and place the property in a productive use. The property group has studied the property to try to determine the highest and best use. The group looked all aspects including the existing infrastructure, the proximity to other sites such as Piedmont Fayette Medical Center and Pinewood Studios, the general State Highway Overlay District, the current and future demand for office space. Currently, there is a high vacancy rate in the local market for office space, along with a large surplus of available office space not being utilized. Also taken into consideration is the needed current

septic and sewer systems demand. Traffic impact was also taken into consideration.

In conclusion, the ownership group felt that their best option is a modern indoor storage facility that did not exist 15 years ago. They conceptualize a three (3) story building with an office type exterior with interior storage. They emphasized the point that the storage facility industry has made major changes over last 15 years in the aesthetics and designs of the buildings. The less attractive single story heavy concrete and corrugated metal designs are being phased out with a better looking buildings.

They felt their concept would work since it is in-line with the intent of the overlay. The exterior aesthetics would be pleasing within the view-shed of the corridor, the density will be kept in alignment of the plan, while allowing the owners to build a use that is in demand for the area.

Because of the office-type facade, it would meet the zoning regulations as it relates to aesthetics, it would have a very minimal traffic impact as compared to the current allowable uses such as academic and intuitional uses or manufacturing facility. No additional curb cuts to the corridor are foreseen. There would be minimal impact to the septic system. They also noted the use will add additional revenue to the tax base instead of a collection site for illegal trash and discarded junk.

The property owners have experienced some frustration trying to find a productive use within the intent and restrictions of the overlay district. They noted that since this type of storage facility did not exist 15 to 20 years ago, this types of modern indoor storage facility was not foreseen when the overlay district was created and therefore storage uses were only allowed in the M-1 & C-H districts. Currently, it not allowed in the O-I district.

It is their belief that this type of modern indoor storage facility should be considered as “executive storage” versus “traditional storage”, which they described as higher class of storage facility. The land usage impact can be minimized because the building can be setback or a single structure can be constructed with an ancillary structure(s) can be located behind the primary structure. It is their desire to incorporate some type of mixed-use concept with some office in the front of the primary structure or place an office building on an adjacent parcel to later construct and office building when the market allows.

John Strickland and Gene Strickland presented their market analysis of the self-storage facilities and the growing demand in the 3-mile and 5 mile radius areas. In conclusion, the concept plan proposes 60,000 to 80,000 square foot of interior climate controlled storage space within an office building facade.

Jim Graw questioned the number of stories proposed for the building.

Josh Strickland responded that the storage is proposed at three (3) stories. The zoning currently allows four (4) stories maximum in height.

The conceptual site plans shows:

- 1) A three (3)-story primary structure setback off State Highway 54 on a 30,000 to 40,000

square foot footprint which is approximately 90,000 to 120,000 gross square feet total. Some of this space is proposed as business office and demand-based office,

- 2) An office lot located on the front corner (for future office development)
- 3) An additional covered and enclosed one (1) story 10,000 to 15,000 square feet building proposed for the area located behind the main building for a luxury “white-glove” RV / Motor Home storage facility with electrical service and cleaning services.

Josh Strickland presented a slide show of potential office-building type facades. The presenters stated that only the concept plan has been worked out, but not the final details.

Al Gilbert asked if there would be any truck rental. The response was No.

Al Gilbert commented to Peter Frisina that he would feel more comfortable coming up with a way to allow this type of use instead of changing the zoning. He suggested that maybe “interior storage” could be allowed. He stated that other similar applicants in the past were turned down who wanted a different zoning in that area. He feels that the group should proceed in that direction.

Jim Graw asked if storage facilities were currently allowed in O-I. Pete Frisina responded that storage facilities are not allowed in O-I.

Josh Strickland stated they are only allowed in M-1 and C-H. The ordinance only references mini-storage type facilities.

Peter Frisina questioned the locations of other interior storage facilities in Fayette County.

Josh Strickland stated that the only one of similar design is a nearby U-Haul facility, which is a 2-story converted facility.

Brian Haren expressed his concern that if interior storage is allowed, it will set a precedence that interior storage will be allowed anywhere in O-I district. He noted that although Josh Strickland have some nice architectural renderings that look great, there are some interior storage facilities (U-Haul) that are stacked and wrapped in a glass case. He empathized that simply allowing interior storage is not enough, there should be some architectural controls.

Jim Graw stated that he is not opposed to office facilities, but has issue with a three (3) story building. He said the facility backs up to the newest phase of the Longboat Subdivision. He stated he would be upset if he lived a house and was able to see a three 3-story building from the back of the house.

Pete Frisina stated there a lot of trees between the houses and the rear of the proposed storage facility, and the zoning currently allows a 40 foot height (4 stories) maximum.

Josh Strickland noted that to address those issues, the proposed primary building pushed toward

the front of the site and there is a one (1) story building behind the first building, in addition with screening and a landscaping berm along with a rear yard setback of 100 feet.

Brian Haren mentioned that the Planning Commission members should consider the issues of consistency in their decisions in how the County builds out. He noted that architectural controls should be put in place to ensure quality-looking development.

Pete Frisina noted that there are many properties along the Highway 54 corridor which are sitting undeveloped even with the infrastructure in place. He said one development even has its own community septic system and the properties are still being ignored. He questioned the need to review the entire Highway 54 West Corridor in general and determine whether the intent of the overlay is still viable and possibly expand the permitted uses for the entire Corridor. In his opinion, Pete Frisina stated that the permitted uses can be specified just within the Corridor only, and not the entire County.

Pete Frisina also noted that this interior storage concept is a low impact use. There is a low septic need for a storage facility. He liked the concept of interior storage only. He is unsure about the architecture style and whether it meets the character of the Corridor. He emphasized that the County should look at the entire Corridor and think of other general business type uses that would be appropriate for the Corridor as an alternative to straight O-I.

Brian Haren questioned whether the Corridor has architectural overlay.

Al Gilbert stated that the standard stated the building should maintain a residential look (character). Pete Frisina also responded that the standards contains some controls for roof and the parapet. He emphasized the need to re-evaluate the entire overlay district.

Al Gilbert noted that this was the County's first zoning overlay zone.

John Culbreth questioned the timeline to look at the properties in the Corridor.

Pete Frisina responded that it take some for time but no definite timeline.

Brain Haren noted he suspects that covered RV's, boats storage is very high-demand in the County.

Jim Graw questioned the locations of the elevators, and where the RV will be stored. Josh Strickland noted that the elevators will be inside the building. He also clarified that the RVs will be stored inside the building on the rear of the property with no outside parking of RVs.

Pete Frisina concluded the open discussion and described the possible next steps.

Jim Graw questioned whether additional stipulations could be added to restrict the number of stories and the size of the facility. Pete Frisina responded yes, if the Commission wanted to place those restrictions.

Brain Haren noted the height is currently limited to 40 feet.

Jim Graw expressed his concern of anything structure four (4) stories in height that backs up against residential properties.

Peter Frisina clarified the definition of form-based zoning.

Peter Frisina stated that he is interested in looking at the Corridor, in general, with architectural controls. He suggested a special development district with used that would be appropriate for the Corridor, such as intermediate uses, but not retail or industrial.

For the next meeting, Peter Frisina suggested that maybe he would provide an inventory of the vacant O-I zoned properties along the Highway 54 West Corridor to determine where potential areas for re-zoning with in-demand uses.

THE FAYETTE COUNTY PLANNING COMMISSION met on March 21, 2019 at 7:00 P.M. in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Fayetteville, Georgia.

Discussion of the State Route 54 West Corridor

Pete Frisina opened the discussion of the State Route 54 West Corridor with a recap of the last meeting with a proposal and presentation for a climate-controlled interior storage facility. He re-emphasized the advantages of the proposed development. He also noted that is a low-intensity in terms of traffic, and extremely low-intensity in terms septic demand. He stated the proposed development is a three (3) story storage facility with an interior elevator and O-I zoning already allows a 40-foot height maximum. He added the developers also proposed that vehicle loading and unloading will be inside the building and an RV vehicle storage facility is proposed in the rear of the property. He said since their presentation, the developers submitted a detailed breakdown of the types of uses for the proposed facility which consist of internal storage units vary in size from 25 sf to 600 sf, contractor / incubator (rental office spaces) sizes range from 400 sf to 1000 sf, RV Storage Building on the rear of the property at 150 x 120 or 18,000 sf for large RV, boats, etc. and a tenant mix of expanded mixed office uses, including but not limited to, engineering and building contractors, video and audio contractors, event planning, medical equipment/package wholesalers, etc.

Pete Frisina explained that he studied the properties along the Corridor and found 24 parcels zoned Office- Intuitional (O-I) which comprise about 100 acres total. He added that 14 parcels consisting about 60 acres are developed/ partially-developed and 10 parcels totaling 40 acres are undeveloped. He stated there are four (4) undeveloped tracts which are five (5) acres or greater (shown on handouts given to Commission) and the proposed indoor storage facility lies on a 5.52 acre parcel. The other large undeveloped O-I tracts are 5.31 acres, 8 acres, and 9.97 acres. He suggested that if a special development district was created that the new expanded O-I uses should only be permitted on lots which are five (5) acres or greater.

Pete Frisina then presented (via TV screen), an example of an indoor storage facility located at the intersection of Mt. Vernon Highway and Peachtree-Dunwoody Road in Sandy Springs. He noted the architectural features such as the faux windows and a mansard-type roof has a certain characteristics that would fit appropriately within the Corridor and this particular indoor storage building has the look of a courthouse or city hall, since it has a clock tower.

Chairman Culbreth asked about the building height.

Pete Frisina responded that the building (on-screen) is three (3) stories in height.

Pete Frisina emphasized that the building (on the screen) has the roof, windows, door and façade characteristics which are appropriate for the Corridor.

Danny England stated that the developers had submitted some architectural examples earlier.

Pete Frisina said those examples were more modern with flat roofs and had brick, glass and steel facades and did not have the residential characteristics that are called for on SR 54.

Brian Haren stated that the longer he looks at the building, it looks more like a hotel.

Jim Graw asked where the building is located.

Pete Frisina responded in Sandy Springs at the intersection of Mt. Vernon Highway and Peachtree-Dunwoody Road.

Pete Frisina stated that the concept of form-based codes is what it looks like on the outside and what is inside can be two different things. He stated again that that the current standards would result in a building such as the example shown on the screen. He explained that it has the mansard roof pitch, the doors and windows meet the residential character and the façades that would meet the standards.

Brian Haren questioned if the group would have to revise the architectural standards for Corridor.

Pete Frisina said this facility would be in compliance with our current architectural controls.

Pete Frisina concluded that the interior storage facility use is a good land use that should be integrated into the Corridor, only allowed along Highway 54 West and should be regulated as part of a special zoning district under O-I and should be relegated to the larger parcels already zoned O-I. He said possible expanded uses for the O-I that should be considered are television, radio, and broadcasting, multimedia, and telecommunications studios, businesses which support the film production facilities, computer/technology service, supply and/or repair, server farm/data center, call center, and cellular phone/communication device sales and/or service.

Bill Beckwith questioned the number of acres utilized from a previous development proposal for a similar studio in northern Fayette County.

Pete Frisina noted that the property was 24 acres. The owner proposed to have a moderate- sized film production studio.

Danny England noted there is a small demand for the smaller warehouse-type buildings since some vendors are doing very specialized work such as audio-only work, digital projections only, or special effects only. He noted that these smaller-scale building should fit appropriately on the smaller parcels.

Pete Frisina then questioned the demand for a recording studio in general.

Danny England replied that voice-over work is performed in the area as small operations.

Al Gilbert expressed his concerns about the future annexation plans of Fayetteville and Peachtree City along the Corridor.

Pete Frisina then discussed the available undeveloped tracts along the Corridor and the possible uses and outcomes of each cluster. He discussed an area on the north side of SR 54 east of Flat Creek Trail where three (3) tracts totaling 20 acres are located and it is likely that the County will see a request for rezoning on these parcels at some point. He said at the corner of SR 54 and Ebenezer Road is six (6) acres that would be appropriate for O-I zoning. He added that just to the east fronting on SR 54 is a 90 acre tract and a 18 acre tract and behind these tracts not fronting on SR 54 is a 86 acre tract. He said the staff has had some inquiry concerning the 90 acre tract and it is currently land used for three (3) acre density. He stated that he has doubts that a subdivision fronting a major highway will be developed with three (3) acre lots. He pointed out an area on the south side of SR 54 and east side of Lester Road totaling 36 acres. He stated that parcels in the area of SR 54, Old Norton Road and South Sandy Creek Road are somewhat surrounded by Fayetteville and likely will be annexed.

Pete Frisina noted that he included in the package, the general business, business technology office park and small business PUD zoning categories. He asked the Commission for their feedback on these uses.

Brain Haren questioned whether these zoning districts would allow retail.

Pete Frisina responded that the General Business allows some light retail use.

Brian Haren asked if O-I allows retail.

Pete Frisina stated it did not allow retail. He said that the business technology office park zoning, which is only indicated for North SR 74, allows some retail to serve the development when certain thresholds such as acreage, building square footage, etc. are met. He added it also allows warehousing and light manufacturing. He stated that the other zoning district to consider is the PUD, Small Planned Business Center where uses from Office, Commercial and Light Industrial zoning districts can be proposed and the County make a decision which uses gets approved for the PUD.

Al Gilbert said medical supplies would be a good use for the corridor and a number of the companies ship to your home.

Brian Haren said that is an appropriate use for the corridor.

Pete Frisina said the large 90 acre tracts on SR 54 are not going to be rezoned for a nonresidential use. He suggested considering a higher than three acre density on these parcels when the main access is on SR 54.

Pete Frisina stated he would start the work of creating a special development district in O-I starting with the internal storage facility and reviewing for expanded uses, amending the land use element verbiage. He asked the Planning Commission to give the General Business district, the Limited Technology Park district and the Small Planned Business Center PUD district their thoughts for the next meeting. He added that we need to consider higher residential density for a subdivision when the main entrance is on SR 54.

Jim Graw asked Pete Frisina to give to a recap and clarify the overall goals.

Pete Frisina responded that the plan is to look at undeveloped O-I property along the Highway 54 West Corridor. He noted that there are four (4) large tracts of five (5) acres of greater, the goal is to create a special re-development district with expanded O-I uses. He said also under consideration are the General Business district, the Limited Technology Park district and the Small Planned Business Center PUD district. He added that a higher than three (3) acre density has been discussed been for a subdivision when the main entrance is on SR 54.

Al Gilbert said he didn't think a subdivision with three (3) acre lots would be appealing on the highway.

Jim Graw said if a 90 acre parcel yields 40 two (2) acre lots that's a lot of traffic to dump on SR 54 and they wouldn't be able to turn left because of the median.

Danny England said a subdivision also needs to be an access on Ebenezer Road.

Jim Graw stated that he liked the concept of interior storage but if we approve that on SR 54 would that give somebody an argument for a mini-storage facility.

Pete Frisina said the contractor uses should only be allowed in conjunction with a storage facility.

Danny England asked whether such a facility as interior storage, warrants a development threshold that should be created to control the percentage of O-I usage versus storage use.

Pete Frisina agreed that maybe there should a minimum percentage of office space threshold.

Jim Graw asked about the medical supply use suggested by the developer.

Pete Frisina said that is what Al Gilbert just talked about where medical supplies and equipment are either shipped or delivered to a home.

Jim Graw asked Pete Frisina what is the height limitation abutting residential.

Pete Frisina replied that he believed that height limit is 40 feet, with a buffer of 30 feet.

Jim Graw then asked if special district height limitation can be placed on buildings that abut residential properties.

Pete Frisina stated that a 40 height limitation will not allow a 4- story building.

Al Gilbert noted that the mechanical infrastructure has to be placed in the ceiling typically limits the height of each story.

Jim Graw asked if the other members would consider a 100 foot buffer restriction.

Danny England stated that a transitional height plane should be considered because the 100 foot buffer will leave almost no property to develop.

Pete Frisina that a height to setback ratio can be reviewed and considered.

THE FAYETTE COUNTY PLANNING COMMISSION met on April 4, 2019 at 7:00 P.M. in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Fayetteville, Georgia.

Discussion of the State Route 54 West Corridor

Pete Frisina re-opened the discussion by giving each member of the Planning Commission a draft document titled the State Route West Overlay District Study which was discussed in past meetings.

He noted that the first page outlined the lots along the Corridor zoned O-I, the number developed versus undeveloped, the concept of expanded uses on O-I zoned parcels in a special development district with a minimum lot size of five (5) acres, the concept of interior self-storage facility and its attributes such as internal access. He also mentioned that some expanded uses were discussed in the past meetings in addition to the development possibilities for the larger parcels.

Pete Frisina noted (Page 2) that the verbiage of the State Route 54 West overlay district was taken directly from the Comprehensive Plan, with his proposed changes written in red. He then reviewed each paragraph in detail with the proposed changes.

Pete Frisina stated that the corridor overlay was created in the middle of the 1990s. He noted that the majority of the areas between Sandy Creek Road and Tyrone Road has now been annexed into the City of Fayetteville and the existing commercial area of Summerville South is now located within the City of Peachtree City. Peter Frisina stated that he added a few more subdivisions to the list of existing residential subdivisions.

Peter Frisina noted an additional paragraph he added which states that since the adoption of the Highway 54 West, approximately 100 acres have been zoned O-I and of this 100 acres, approximately 60 have been developed, and 40 are still undeveloped.

Under the section which covers future development, Goal #2: Maintain a non-urban separation between Fayetteville and Peachtree City was read by Pete Frisina. Due to the changes of annexations, the distance from the city boundaries has been reduced to slightly less than two (2) miles from approximately a six (6) mile separation. Therefore, Pete Frisina replaced the word “separation” to “character”.

Pete Frisina noted the changes to Page 3 which covers recommendations for non-residential. Pete Frisina recommended to maintain an allowance to consider O-I, but due to a change in vision, recommended the creation of a special development district within the O-I zoning district, only for the Highway 54 West Corridor.

Under the residential recommendations section, Pete Frisina suggested that that the land-use boundary could be expanded southward to the nearby Land Lot line and everything north of that boundary could be an area which should allow a development less than three (3) acres.

Al Gilbert commented that it may be difficult to get people interested living in a residential development along a state highway.

Pete Frisina responded that the Longboat Subdivision did not have any issues during development.

Brian Haren responded that if the homes are placed far enough off the highway, they should sell.

Al Gilbert agreed, however, he noted there should a buffer from the highway.

Pete Frisina responded there are large tracts in the area, however not many options for a 90-acre parcel. He recommended changing the land use to a two (2) acre per unit land use, then allowing a conservation subdivision option so that the development can be pushed back from the highway. He noted that the people bought into the Longboat Subdivision although it was close to the State Highway. He also noted the lack of a conservation option for a three (3) acre, it is only given for two (2) acres or five (5) acres. The Conservation Subdivision (C-S) zoning is geared toward two (2) acre development and the Estate (EST) zoning is geared for five (5) acre development. A yield plan will be completed and reviewed to make sure is correct and representative.

Brian Haren stated the area that can be seen from Highway 54 will fill-up first since it can be seen.

Peter Frisina said he does not foresee Willow Road as being improved.

Brain Haren noted the developer will have to pay the improvement cost.

Brian Haren suggested that a developer could come forth and ask for O-I along the frontage of the highway and a residential use in the rear.

Peter Frisina stated that this suggestion could be added to the plan. He noted that the plan is now written more open with some flexibility to allow some options for developers as opposed to existing tracts from the past. The original plan was not geared to create new parcels quickly.

Brian Haren asked if there were other mechanisms in the Zoning Ordinance to would allow such a request (flexible) for a developer.

Pete stated that (flexibility) could be included in the recommendation for the Corridor.

Al Gilbert noted when the Corridor was created the residents were encouraged to the leave the existing houses in place, even when the land use changed from residential to office.

Peter Frisina explained that the overlay was not created to put new parcel on O-I, then he gave a quick history of the gradual rezoning along the corridor.

Brain Haren stated the two (2) acres land use is a good idea.

Pete Frisina stated that he would draft some verbiage with the frontage zoning being O-I and then figure out options behind the O-I and then allow the higher density of a two (2) acre land use behind it.

Brain Haren questioned what if developer came-in and desired to develop a large O-I tract such as an office park, would there be a limit on the O-I before it become residential.

Peter Frisina responded that he does not foresee a developer wanting to develop at a large scale since there is no sewer available.

Chairman Culbreth stated that the lack of sewer is a real handicap.

Peter Frisina said he would draft some language that would blend the O-I land use in the front with the residential uses in the back, take a look of the densities and what should be allowed. He also questioned that if you put residential behind non-residential should the densities higher than two (2) acres be considered.

Brain Haren responded, maybe, since it would be the same as having a conservation subdivision where you ultimately end up with one (1) acre anyway, however a development can be placed in the O-I in the conservation area, where it would be it more attractive.

Pete Frisina said he would look at a density of two (2) acres, first.

Brain Haren stated he would like the density to stay at two (2) acres. He also noted the higher densities of the development now under construction and proposed in the City of Fayetteville.

Pete Frisina then proposed the expanded condition that included internal storage facilities. He asked the members of the Planning Commission whether the loading in these facilities should be located on the rear. The consensus was that the proposed interior storage facilities should have internal unloading either on the side or the rear.

Pete Frisina then reviewed the proposed internal storage details. He stated that developers could not

make this meeting but are expected at the next meeting.

The Planning Commission members then discussed in detail the percentage vs the storage parameters of the building.

Pete Frisina recommended the parameters that 20 to 30 percent of the first floor shall consist of office space. These parameters will be discussed with developers at the next meeting for feedback.

Brian Haren asked about the parking space constraints.

Pete Frisina noted that there are parking ratio in the Development Regulations.

Chanelle Blaine read the parking ratios from the Development Regulations, she said that for the self - serve, self-storage bays (outdoor) requires one (1) parking space for every 75 storage bays plus one (1) parking space for every employee plus two (2) parking spaces for each customer. She then read the parking ratios for office and professional business as one (1) space per every 300 square feet of gross floor area.

Pete Frisina stated that these parking ratios will have to be studied and some modifications will be recommended.

Brain Haren expressed that the office space should not be used exclusively for storage.

Al Gilbert expressed the same concern.

Pete Frisina recommended that no outside storage of material or equipment. He also recommend that vehicle storage must be fully enclosed inside the facility. He then added the definitions and the definitions of height and setback. A handout was presented by Pete Frisina to show how to measure the average height of the structure with the assumption of a mansard roof. The mansard would be required to be 8 feet in height.

Brain Haren asked how does the Planning Commission / County control what is stored.

Peter Frisina responded that what is stored is not controlled under zoning.

Chairman Culbreth said that the developer should be able to control what is stored.

Pete Frisina responded that he would check with the Fire Marshall to find out what are regulations for storage units.

Brian Haren asked how is it controlled under O-I.

Pete Frisina responded that O-I zoning still does not control what is stored. He noted that under the Commercial and Industrial zoning districts, the Fire Marshall conducts an inspection of what is stored. He further explained that hazard materials maybe stored, if stored correctly. However, he said the does not believe that the Fire Marshall inspects self-storage facilities but the developers may have internal

control of what they do not want stored in the facility.

Al Gilbert stated that their insurance policy will have conditions and restrictions.

Brian Haren asked whether the sprinkler and fire suppression systems are covered by regulations.

Pete responded that those items are covered under the Fire Code.

Peter Frisina noted he has not yet discussed the fire suppression requirements of the upper floors with the Fire Marshall.

Peter Frisina asked about the construction of the facility.

Danny England responded that it will be built with a steel frame with concrete floors. The HVAC units will mostly likely placed on the roof.

Brian Haren asked if the developers of the interior storage facility are still interested.

Pete Frisina responded, yes, they should attend the next meeting.

THE FAYETTE COUNTY PLANNING COMMISSION met on April 18, 2019 at 7:00 P.M. in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Fayetteville, Georgia.

Discussion of the State Route 54 West Corridor

Pete Frisina re-opened the discussion by introducing Josh Thornton, one of two partners who initially presented the interior storage concept to Pete Frisina. Pete Frisina noted that he was unable to attend the last meeting due to a college visit with his son.

Pete Frisina re-opened the discussion by giving each member of the Planning Commission a draft document titled the State Route West Overlay District Study which was discussed in past meetings. He outlined the key changes he made to the draft document and then reviewed each paragraph in detail with the proposed changes. He noted that on the first page, he deleted the actual locations of each subdivision since it would give too much detail for the purpose of this study. He also noted (Page 2) that in the last meeting, there was some discussion of allowing a 2-acre land use density along the Corridor, provided the entrance is from Highway 54 West.

The Planning Commission also discussed the possible future mixed residential /office development, whereby if a large tract of land was available, the front portion could be developed as a mixed-use development.

Pete Frisina stated that he studied the depth of the O-I district overlay along Highway 74 North. And he discovered that is was approximately 800 feet. However, he proposed a 600 foot depth in the O-I overlay district along the Highway 54 West. Therefore, the O-I land uses will be allowed within this

zone and the residential land uses can be placed behind it. He noted at the time of rezoning, a document will be presented, depicting the areas of the O-I and residential areas along with the entrance fronting Highway 54 West and the internal connecting road network going from O-I to the residential uses.

Jim Graw asked should the text in the overlay regulations state the maximum depth.

Pete Frisina responded not in the land-use plan, the land plans only states an approximate number, but the actual distance has to be determined on case-by-case basis, if a large development proposal comes forth.

Al Gilbert stated that a proposed service road for a development could 700 feet.

Pete Frisina then noted the changes to section the internal access storage facility on (page 3). He said he had an opportunity to speak with the fire marshal about this concept and questioned what fire codes will come into play given the scenario that a portion of the bottom floor will be offices and the remainder of the building will be pure storage. The fire marshal stated that until he is able to review a plan for the building and what building materials are being used, he cannot determine if the building will require a sprinkler system.

Vice-Chairman England said that typically this type of building is sprinkled, and includes a fire suppression system housed on each floor that will release a spray-foam material when activated with the water to help to contain a fire. He also stated these systems are common from a liability point of view. He also said that are clauses in each lease that prohibit certain types of hazardous materials.

Pete Frisina responded that the question of who controls what materials are stored was asked in the last meeting. He said the fire marshal stated he does not control what material are stored in a storage unit. He then stated that some controls falls on the operators, but they cannot monitor every item, 24 hours per day. He concluded that the fire marshal did express some concerns with fumes for an enclosed internal vehicle loading area.

Pete Frisina asked Josh Thornton if he had an experience with dealing with this type of building.

Josh Thornton responded that if you look at the newer facilities around Atlanta, the common option places the contractor bays in a single-story building located out in the front with a nice architectural façade that faces the major traffic arteries. He noted that the access points, the manual doors, as well as any garage doors, face the inside of the property, for only the contractor bays. He further explained that the contractor bay are in a separate building or either located on the back side of the building. He also noted that a similar building, the Life Storage facility, is located on Highway 74 South toward Senoia, near the soccer complex in Peachtree City. That facility has contractor bays with a façade that faces the highway, and then along the rear are double garage doors that face each other with a driveway in between. He stated that this design is the best structurally from an engineering standpoint and architecturally because using the “tiering” concept, the building residential looking single-story or one-and-half-story façade closest to the highway; all of the parking and the front of the storage portion (most) can be screened from view; the contractor access can be limited to just that building, and the remainder of facility will be just the individual type storage units.

Pete Frisina stated he thought that the internal unloading and loading was only for the people using the storage units.

Josh Thornton responded typically, there is a canopy on the side of building with sliding glass doors. There is typically a driveway under the canopy for use during inclement weather along with a couple of parking bays included. The grocery-store type sliding glass doors can be popped off for extremely large carts. He concluded by stating that other options can be viewed by creating some “tiering” and stacking”, but the covered canopies will be the easiest option from a fenestration standpoint.

Pete Frisina asked Josh Thornton if he had had any sketches of the building completed yet.

Josh Thornton responded no, his group was waiting on clarity in moving forward, he also stated that artists are very expensive.

Pete Frisina responded that he sent him a copy of the architectural standards that meet the current code, which are to become the new architectural standards.

Pete Frisina stated the vehicle unloading and loading section still needs more work. He was uncertain about making the requirement that the load and unloading must be internal.

Vice-Chairman England stated a good example is an auto service center at a major dealership, because that space has a dedicated ventilation system because this section of the building will be fire-rated separately. He noted that the ventilation system can handle the fumes if the doors are closed with the vehicle running.

Brian Haren replied that he agrees that it can be done, however he foresees challenges when you build above the unloading area with a multi-story space structurally and from a fire safety standpoint.

Vice-Chairman England replied that structurally you can construct a building with a hole in the middle of the first floor, so that would not be an issue. There would be a separation required between the vehicle alley and the business/office suites, there would be additional conversation needed with the fire marshal regarding the fire ratings.

Pete Frisina stated that he did not want to make the internal loading area mandatory, but if the access is on the sides perhaps the loading area can be internal or under a canopy, and if it is located on the rear, it can be an outdoor loading dock.

Danny England then described the three (3) types of loading areas.

Brian Haren stated that the rear access issues should be worked-out to provide access for the tenant service contractor (section 2, page 2) bays. He clarified that the tenants will not desire to move their equipment through the front door of their office space.

Al Gilbert asked if the facility will contain an elevator.

Jim Graw asked if it would be similar to a Storage Xtra.

Peter Frisina responded that it would contain an elevator and it is similar to the facility.

Pete Frisina entered into a discussion about what percentage of the first floor area should be office. He initially suggested 25%.

Josh Thornton felt that 25% would make it more challenging to obtain financing. He felt that 15 to 20% ranges should be kept open for discussion. He felt that this was fairly feasible if the management office is in this figure. He said each office is proposed about 2,000 to 3,000 square feet, with some conference room, incubator space and hot desks.

Pete Frisina then clarified that he envisioned that the office space would be connected to its own storage facility, which would count toward the office space, because it is part of the business. He also said he does not want to limit the contractor bays to 600 square feet.

Josh Thornton also stated that he was looking into the possibility of having some type of wall that would allow flexible space based on the tenant needs.

Vice-Chairman England noted that it has to meet fire marshal approval.

Pete Frisina also noted it must meet building codes.

Pete Frisina concluded that the office space should be a minimum of 20 percent which should include the tenant's office showroom plus the tenant's storage area.

Jim Graw asked if the maximum height of the facility is 40 feet.

Pete Frisina then presented a graphic showing a mansard-type roof which is required to be eight (8) feet tall, along with the maximum average height points.

Jim Graw again expressed his concerns that the proposed buildings which is a 3-story, 40 foot building abuts a residential area near someone's backyard, with no additional setback,

Pete Frisina clarified that O-I zoning currently allows a 40 feet height. He said if the building is 40 feet there is no additional setback, if it over 40 feet, the setback is 5 feet for every foot over 40 feet. The four (4) feet pushes the building 20 feet further which is added to a buffer of 30 feet which is added to a setback of 15 feet. He states that he expects that each floor will be about 11 feet times 3 floors for a total of 33 feet.

Brian Haren responded to Jim Graw that 40 feet is already allowed in O-I everywhere so you really make an exception or make it more restrictive just for this building.

Josh Thornton expect that the final height will be about 36 to 38 feet.

Brian Haren noted that the additional landscape buffer can also help with the buffer from the residential area.

Pete Frisina asked should the elevations be provided with the re-zoning application.

Brain Haren said yes.

Josh Thornton stated the challenge for any developer at the rezoning phase of the process is that any plans submitted are conceptual in nature. An architect and a civil engineer has not yet been engaged at that stage in the process.

Pete Frisina stated that the renderings do not have to be extremely detailed.

Pete Frisina concluded that no changes needed to the existing overlay district (page 3). He said his next steps will include meeting Josh Thornton to look at finalizing the vehicle loading section, include flexible construction options, include a 20% office minimum, and add verbiage for the inclusion of simple elevation drawings for future developments on the Highway 54 West corridor.

Jim Graw pointed out that the exemptions regulations (Page 5, item 6) expired in January 2105.

Pete Frisina replied that the expiration dates means that each of the overlay districts need to be updated. Although it has expired, all of the overlay district have to be revised at the same time.

Al Gilbert asked about the fencing restrictions between the proposed facility and the adjacent neighborhood. He stated that he is not in favor of a very tall chain-link fence.

Pete Frisina stated a 30-foot buffer is required and the buffers should be vegetated. He then asked Josh Thornton what type of fencing is proposed for the property.

Josh Thornton replied that he expects some type of aluminum wrought –iron or faux wrought iron which will be a decorative security fencing. He noted there will be portions that will be un-fenced until the civil designs are completed to determine what areas will be accessible. He noted that the access will either be pin-activated or card activated.

Pete Frisina concluded the discussion by stating that he would finish up the couple of items he spoke of previously.

THE FAYETTE COUNTY PLANNING COMMISSION met on May 2, 2019 at 7:00 P.M. in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Fayetteville, Georgia.

Discussion of the Highway 54 Overlay District.

Pete Frisina opened the discussion by reviewing the latest changes in the draft document since the last meeting. He noted the changes (Page 3) which stated that the vehicle loading / unloading bays shall be located on the side or the rear of the storage facility and not facing State Highway 54 and he also noted the change that the vehicle loading / unloading area located on the side of a self-storage facility shall be required a have a drive-thru canopy or a porte cochere. He further explained these changes

are due to concerns related to having a vehicle exhaust inside a building. A canopy would not be required on the rear of the building.

Peter Frisina introduced Brett Vincent (378 Ebenezer Church Road, Fayetteville), a visitor, who stated that he was building a self-storage building on Crabapple Road. Senoia Road (former BBQ Junction restaurant).

Pete Frisina then referenced Page 4, under Section D, rezoning application will now require some elevations drawings of proposed structures with a re-zoning application. The drawings shall be detailed enough to convey the design intent of the project, such as: communicate the size, overall mass shape and structure as well as details and architectural features, such as the roof structure, building material, windows and doors, entry/canopy/awnings, etc. Elevations will drawn to a common architectural scale and include overall building height to roof eve, height to top-of roof, overall building width, height of each floor plate, location of exterior doors /windows and building materials. Pete Frisina concluded by noting that he added that a site plan will be required after zoning approval along with a more detailed set of elevation drawings.

Arnold Martin asked if the guidelines which are proposed for this overlay area will be used for other overlay areas in the future.

Pete Frisina responded that the Highway 54 corridor is specific for the area from the city limits of Peachtree City to the city limits of Fayetteville. He also noted that this was the first overlay district created in the 1990's. He explained that this effort started when a landowner in the Corridor came with a self-storage concept, therefore he conducted an inventory of the Corridor which showed several large undeveloped tracts zoned O-I. He stated that this effort is looking to accommodate such a use but not allow it on an undersized lot that cannot support or be overwhelmed by such a use. He concluded that by creating a special district, inside the overlay, any lot which is five (5) acres of greater and zoned O-I will be eligible for the expanded land uses.

Pete Frisina then reviewed the discussed the proposed expanded uses which are not currently allowed in O-I. These expanded uses have an office-institutional character and they fit in well with the office uses, because the windows and doors are not real but give the appearance of an office or public building.

Arnold Martin noted the first time he noticed a storage building with an office façade in Buckhead Community of Atlanta near Buford Highway and Lenox Road, which he described as having a beautiful exterior.

He then asked if there is any written limit on the density or the number of the storage buildings in a certain area.

Pete Frisina said there is not a written limit, however market forces will drive what is available. He then stated that the developers who are proposing this storage facility have done market studies that indicate there are enough rooftop in the area to support such a nicer facility with climate-control units, but unique to this facility are the special contractor office with an attached store space.

Arnold Martin questioned the regulations of storing hazardous materials the storage units.

Danny England stated that the building code will cover some of the regulations via the Fire Marshal, however, in reality, there is only a lease agreement that the operator will not store hazardous materials, such as lead batteries, gunpowder, ammunition, etc, in the storage units.

Pete Frisina noted the County does not have the facilities to inspect every unit.

Arnold Martin said that he was thinking in the broader sense of the many chemicals uses in the film industry uses and to create an allowance for some materials.

Pete Frisina responded that some things should not be placed in the zoning ordinance, such as no hazard materials, which is not defined, however the Fire Marshal has a specific list.

Danny England said one solution is to design on the side of caution, essentially building a bunker with sprinkler system.

Brett Vincent, a visitor, commented that his understanding is that one of the buildings will contain indoor RV storage, he noted that RV's contains gasoline, diesel fuel, charcoal, lighter fuel, and electrical batteries and other combustibles which should be taken into consideration when planning the storage facility.

Pete Frisina replied that is reason why the RV storage will housed in a separate building and the number of RV's to be stored is unknown. The RV storage is actually a concierge service where the RV will be maintained on site and delivered to the customer.

Pete Frisina said he met with the Fire Marshal who stated that he will inspect any businesses but maybe unable to inspect each storage unit rented by an individual.

Arnold Martin expressed his concern that the density and the number of self -storage units may result in too many units in a small area. He cited as an example the number of car washes along a stretch of State Highway 85 North from Downtown Fayetteville to the Fayetteville Pavilion inside the city limits of Fayetteville because a limit of the number of a certain type of business was not put in place.

Pete Frisina noted that he did not think he has the expertise to create a threshold.

Danny England noted that it took 30 years to create a 3-mile development corridor near the Fayetteville Pavilion.

Arnold Martin noted a future live-work development proposed for the corner of Highway 54 and Highway 85 in the City of Fayetteville.

Pete Frisina noted that the key feature of the proposed indoor self-storage is its low impact use and it does not require much septic infrastructure, especially since the County does not a have a sewer system.

Al Gilbert replied to Arnold Martin that years ago the property that he questioned was unincorporated at that time, he noted that the Planning Commission created some great concepts to encourage large-scale developments, such as office parks in several corridors, however their plans did not encourage developers. Developers were not interested in that type of development at that time, and he explained that they had to forgo their plans and the restrictions may have encouraged the properties to be annexed into Fayetteville. He concluded that annexations will hurt the quality of the development in the area.

Arnold Martin noted that are four large car washes in a ¼ mile of each other. He felt that why is important to have groups such as the Planning Commission who view development for more than profits.

Pete Frisina noted that shopping centers have a similar development cycle, the new shopping center is popular until a few years later when the newer shopping center is completed. He noted that if the older shopping center is not redesigned a lower quality tenant will result.

Al Gilbert noted that Lenox Square has survived over the years, but the other members noted the number of constant expensive upgrades that mall has undergone along the amount money that flows through that mall.

Pete Frisina questioned what should done regarding the new concept submitted by the developers as relates to ratios between office and storage. Originally, the concept was that of the floor plan twenty percent of was to be businesses.

Danny England stated that two buildings are proposed so that there is vehicle access is to the rear, because it is functional. Architecturally, looking from the highway, the design is not as good as having one (1) building because there are two facades.

Al Gilbert stated that the cost of construction will be higher to build two (2) buildings.

The members discussed in great detail the functional layout of the proposed buildings.

Arnold Martin asked if similar to an indoor storage building that the City of Fayetteville just recently approved (newspaper article).

Peter Frisina responded that is was very similar to the project noted in the newspaper article, and this design is a very popular concept.

Danny England noted that the indoor storage facility in the article does not mention any office uses.

Peter Frisina noted that the developers of this particular project have been attempting to develop this tract for more than ten (10) years. He said that originally it was designed as subdivision with a cul-de-sac street with four (4) lots. He explained that the original plat was approved but it was never recorded and there were no interested buyers. The owners are hoping to use the indoor storage facility a solution to utilize their property.

Pete Frisina stated that he will work on the verbiage to maintain a certain percentage of office.

Danny England said that the concept is no longer main building with a storage behind it anymore, this is now a storage building with a separate garage.

Arnold Martin asked would the verbiage state the percentage of the total floor area vs, the total of each building.

Peter Frisina stated that he will recraft the language to capture the intent of the district.

Danny England replied that it now reads as twenty percent of the first floor square footage.

Al Gilbert asked what happens if the developer builds the first build, but never build the second building in the future.

Peter Frisina stated that if they came and built one building, the building will have to meet the twenty percent of office space requirement.

Danny England noted that the City of Atlanta requires that each project in certain overlay districts has to meet the commercial use percentage requirement, this is done to prevent the problems that may occur if the additional phases do not get built.

Pete Frisina said the verbiage will have to address two scenarios with separate calculations, one if only constructing one building and a second for constructing multiple buildings. He then asked the group if there were no businesses there, should there be an additional concept.

Danny England replied that the building should look the same, just the number cars in the parking lot will change, therefore the design of the primary building become more important because it should screen the large box behind it.

Arnold Martin noted a nearby gymnastic /dance school which has a deep setback from the highway, he questioned what the setback requirement for this development.

Peter Frisina responded that the developers decided was the best place to build.

Danny England suggested that if a gate was strategically designed and placed, then it could be considered as one (1) building, he also suggested that the gate could be a desired security for an office tenant to prevent theft. A better design could create a better relationship between the two uses.

Pete Frisina said he would work on the possible scenarios for discussion in two weeks.

THE FAYETTE COUNTY PLANNING COMMISSION met on May 16, 2019 at 7:00 P.M. in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Fayetteville, Georgia.

3. Discussion of the State Route 54 West Corridor

Pete Frisina opened the discussion by re-introducing Josh Thornton.

Pete Frisina asked the members of the Planning Commission did they review the information packets that were sent out earlier in the day with information provided by Josh Thornton. He explained that Josh Thornton is working with a developer group that has built indoor storage facilities. He presented photo (shown on large screens) examples of indoor storage facilities which have been completed. Pete Frisina asked Josh Thornton about the location of these projects.

Josh Thornton replied that he didn't have the exact location at that time, but he explained that these projects have been completed in various locations including Indiana, Florida, Alabama, Louisville, KY and Raleigh, NC through a division that specializes in storage products exclusively. He stated they are building this storage facility in Orlando right now, and based on today's mid-construction photos it has a tunnel drive.

Pete Frisina asked if the tunnel drive goes completely through the entire building.

Josh Thornton replied that is correct, but for this particular project (on-screen), those are individual units. There are no contractor bays or incubator business spaces, but the photos of the other projects show the layout of contractor bays of those projects.

Pete Frisina stated that obviously this can be done, then he asked when the doors are opened, if it is open air on both sides.

Josh Thornton responded when the doors are open it is open, and when the doors are closed it is closed. He said you drive through the facility in one-way traffic via gated access with a building out in front. He also stated that architecturally, these are going to vary from what we talked about but you can get an idea about the canopy.

Pete Frisina asked if this is the side canopy design.

Josh Thornton replied yes, but he envisioned the canopy being more dressed up because of the architectural styling to meet our design goals.

Pete Frisina said you can't tell where the loading bays are located.

Josh Thornton said the loading area is located behind the gate behind the high bollards. He noted that each of the building models has a different feel.

Al Gilbert noted a recent news story where a thief entered a typical mini-storage facility in the northern section of the Atlanta metropolitan area and damaged 40 units using bolt-cutters.

Josh Thornton noted that one the big issue with the typical mini-storage facility is when someone will rent a unit and they will cut straight through the sides with plasma cutter or a grinder and go from unit to unit, and the theft is unknown for months. He also stated that he has friends across the country who are owners who have experienced this problem and tenants store lots of sports memorabilia and other valuables for months and there is no way to track the theft. He noted that is why you seeing the industry going in this direction because it is a lot easier to secure the units. There is a now a wire mesh across

the top that is very difficult to cut and security cameras now monitor the top of units, because it is a widespread problem.

Pete Frisina then stated that he only worked on changes to Page 3 (proposed amendments) which are related to the drawing that was reviewed last meeting. He said based on the way the ordinance reads now, only two kinds of roof structures (shown on screen) are allowed in the overlay: mansard (certain height) and pitch-peak, which is a hip or a gable. He noted that they are looking at a roof that could be considered a shed-roof based on the design proposed by Josh Thornton, which will cover the front building and the large primary building, but with an open area that can be driven through and the loading docks located on either side.

Brian Haren asked if the shed should be attached to the back building.

Pete Frisina replied that he likes that look and it gives people a covering to load and unload, out of the weather.

Danny England stated that the roof could be moved up like a hip-roof and treat a section like a trellis / secondary roof and then match the mansard.

Pete Frisina stated that his issue would be that this building would need a pitch-peak or hip-roof gable.

Danny England responded that could be constructed.

Pete Frisina then asked would the building have a flat connection between the roofs.

Danny England stated that from the outside you could fake some type of gable and behind put whatever you desire.

Arnold Martin asked that based on the previous pictures will the (tunnel) be large doors or will it remain open.

Josh Thornton replied that will absolutely be gated, and at least a portion of (the tunnel) will be covered. There is a 60 percent maximum impervious surface coverage limitation on the site. He said that he wants to keep their architectural options open so if the incubator/contractor bays are placed out into a front building, for sensible or aesthetic reasons, there are some options versus incorporating it all into the primary building. He noted that he and Pete Frisina have been dialoging on how to define design guidelines but at the same time not create impractical design regulations.

Pete Frisina explained that he needed to add extra language to the Ordinance to give him options in the future to avoid confusion.

Danny England noted that the building should have residential character façade and he offered some suggestions to achieve this tone.

Arnold Martin asked in general what the maximum height is of these type of buildings.

Pete Frisina responded that in O-I, the highest building that you may have is 40 feet. He stated that the proposed design is drawn at 36 feet and the proposed mansard has to be eight (8) feet tall, which puts the height at 44 feet, but you measure from the middle of the mansard, this would, by definition, meet the 40 foot maximum height requirement.

Al Gilbert noted that 12 feet is the typical commercial ceiling.

Arnold Martin stated that he wanted to ensure that they are not approving a multi-story storage building.

Pete Frisina responded that O-I has a 40 foot maximum, but most everything else has a 35 foot maximum, but M-1 and M-2 have a 50 foot maximum. He expressed that he desired to adequately address the roof criteria so that in the future the criteria does not have to be re-addressed.

Brian Haren stated that he is comfortable with it.

Danny England stated that if you have two buildings, it makes it a bit trickier because all of the examples that we looked at was one large single building.

Josh Thornton stated that the direction that they are leaning towards is a single building, however the impervious surface coverage is where the real issue comes into play especially when it comes to the high-end RV, mobile home, bus storage, is limited on 5.4 acres.

Pete Frisina noted that acquiring the adjacent properties should be considered to assist with the impervious surface coverage.

Pete Frisina concluded that whether one or two buildings is constructed that the total footprint of the proposed site is 20 percent. We do not include in that calculation the vehicle storage bays.

Josh Thornton clarified that 20 percent is the total of the two buildings. If he were to pull out the contractor bays / incubator bays that would be 20 percent of the total primary building plus that building.

Pete Frisina asked the members if there were any other issues or questions about the proposed amendments.

Al Gilbert informed Josh Thornton that the City of Fayetteville just approved an interior storage facility on Highway 54 and Gingercake Road.

Pete Frisina stated that he is ready to push for approval of the amendment so that the building can be built.

Josh Thornton asked Pete Frisina when the public hearings will be held.

Pete Frisina responded that it will be in June. It will go before the Planning Commission on June 6th and before the Board of Commissioners on June 27th.

The Board of Commissioners may either approve or table the amendments for adjustments with their feedback.

Pete Frisina stated that he is moving ahead, and he requested that if any has issues or questions, they should be emailed to the entire group so that everyone is aware of any ongoing discussions. He stated that changes can be made at the meeting on June 6th, if needed.

Josh Thornton asked how is parking viewed, will it be viewed as industrial or spaces per square foot.

Pete Frisina and Chanelle Blaine stated there are no parking ratios for indoor storage, however the office portion is one (1) space per 300 square feet.

Danny England stated that you must have 2 spaces for the office and 2 spaces for guests. The one (1) space per 300 square feet will all apply to the 20 percent portion.

Pete Frisina said that he would look into it and research what are the ratios in other jurisdictions.

Danny England said the regulations tend to result in over-parking.

Arnold Martin asked how much of the facility will be dedicated for storage of RV, boats and etc,

John Thornton replied about 20,000 to 25,000 square feet, if the service is offered. It would be in the rear building that is totally enclosed, with a white glove type service, have a power receptacle to keep their units charged, washed, and cleaned upon drop-off by the client.

Pete Frisina stated that he will advertise the amendments and move ahead.

THE FAYETTE COUNTY PLANNING COMMISSION met on June 6, 2019 at 7:00 P.M. in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Fayetteville, Georgia.

4. Consideration of amendments to Chapter 110. Zoning Ordinance, Regarding Sec. 110-142. – O-I, Office-Institutional District. and Sec. 110-173. - Transportation Corridor Overlay Zone.

Pete Frisina said staff and the Planning Commission had met with a property owner on SR 54 to discuss a self-storage facility that will be climate controlled all with internal access. He added that staff studied the entire corridor in terms of the SR 54 Overlay District and Zone to see what the results have been. He stated staff is recommending amendments to the zoning ordinance which include a Special Development District specifically for the SR 54 corridor with expanded uses in O-I on lots with a minimum of five (5) acres. He those expanded businesses included businesses that supply services, equipment and/or resources to the film industry, call centers, cellular phone/communication device sales and/or service, computer technology service, sales and/or repair, medical equipment sales, rental and/or repair, restaurants (no drive-through or drive-in), television/radio broadcasting studio, movie/music/media productions or telecommunications, server farm/data center, and an

internal access self-storage facility. He added the self-storage facility with requirements such as the storage units are limited to 600 square feet, loading bays will be to the side rear or internal to the building with canopies over loading bays on the side to help camouflage them and allowances for a shed roof for loading areas. He stated that there is a requirement that 20 percent of the total build footprint be provided for businesses and that contractor bays would be allowed for contractors to have an office or showroom with associated storage space for products and materials and these contractor bays would only be allowed in one of these storage facilities. He said in conjunction with the self-storage facility a fully enclosed vehicle storage would be allowed. He stated with any structure over 40 feet in height the setbacks would be increased five feet for every one foot of total building height over 40 feet. He added with the way the county measures build height and with the requirement of a eight (8) foot mansard roof on the corridor the building could be a maximum of 44 feet in height. He said the amendments also include provisions for a quasi-mixed use scenario with the frontage of a parcel being zoned O-I and rear being zoned residential and developed as such. He added that it requires that a concept be submitted with the rezoning that shows how the entire property will be developed indicating the division between office and residential zoning districts with associated legal descriptions required for rezoning, the SR 54 entrance, and internal connecting road network. He added that this mixed use would allow an increase in the residential density to two (2) acres in the three (3) acre area. He said there is also a requirement of for building elevations to be submitted with a rezoning.

Chairman Culbreth asked if there was anyone that would like to speak to the amendments. Hearing none he brought it back to the board.

Arnold Martin asked if we are allowing housing behind the office area do we have regulations for lighting intensity.

Pete Frisina said our codes do not contain any quantifiable regulations such the number foot-candles but generally state that the light cannot shine into adjacent residential properties and in the past when there has been a problem we get the property owner to adjust the light so it does shine into the adjacent residential property.

Brian Haren asked if there had been substantive changes since the last time the Planning Commission had seen the amendments.

Pete Frisina said the only changes that were made were to correct some of the grammar and form and no substantive changes were made.

Brian Haren made a motion to approve amendments to Chapter 110. Zoning Ordinance regarding Section 110-142. O-I, Office-Institutional District and Section 110-173 - Transportation Corridor Overlay Zone. Danny England seconded the motion. The motion passed 4-0. Al Gilbert was absent.

5. Consideration of amendments to the Land Use Element and Future Land Use Plan Map of the Fayette County Comprehensive Plan for the SR 54 West area.

Pete Frisina said the following amendments to the Comprehensive Plan are in conjunction with the previous amendments to the zoning ordinance for the SR 54 West Corridor. He said the SR 54 section of the Land Use Element was updated and what staff found was a number of properties that were rezoned to O-I were still undeveloped on these amendments are attempt to spur some development on these properties with increased uses. He added amendments to the Future Land Use Plan map include notes and labels to reflect the new SR 54 Special Development District.

Chairman Culbreth asked if there was anyone that would like to speak to the amendments. Hearing none he brought it back to the board.

Arnold Martin made a motion to approve amendments to the Land Use Element and the Land Use Map of the Fayette County Comprehensive Plan. Brian Haren seconded the motion. The motion passed 4-0. Al Gilbert was absent.



Mount Vernon Hwy

1105 Mount Vernon Hwy Sandy Springs 30328 (@Peachtree-Dunwoody Road)



Image capture: May 2017 © 2019 Google

Sandy Springs, Georgia



Street View - May 2017



Paces Ferry Rd SE

2515 Cumberland Parkway, Vinnings



Image capture: Mar 2017 © 2019 Google



Paces Ferry Rd SE

2515 Cumberland Parkway, Vinings



Image capture: Mar 2017 © 2019 Google

COUNTY AGENDA REQUEST

Page 78 of 183

Department:

Presenter(s):

Meeting Date:

Type of Request:

Wording for the Agenda:

Consideration of Resolution 2019-08, Amendments to Comprehensive Plan including the Land Use Element and Future Land Use Map regarding the SR 54 West Corridor.

Background/History/Details:

In February of 2019, Staff and Planning Commission started a discussion with an individual regarding an internal access climate controlled storage facility on SR 54 West. From this discussion Staff and Planning Commission completed a corridor study of SR 54 West and as a result is recommending amendments to the Zoning Ordinance and the Land Use Element and Future Land Use Map of the Comprehensive Plan. These amendments to the Comprehensive Plan are in correlation with amendments to the O-I zoning district and existing SR 54 West Overlay Zone to expand uses in O-I on parcels with a minimum of five acres. In addition, guidelines for Mixed Residential/Office develop allowing Office-Institutional zoning along the frontage of SR 54 with the remainder of the property being developed as residential with a requirement that the concept plan depict how the entire property be will be developed indicating the division between office and residential zoning districts, the SR 54 entrance and internal connecting road network.

Arnold Martin, III made a motion to approve amendments to the Land Use Element and the Land Use Map of the Fayette County Comprehensive Plan. Brian Haren seconded the motion. The motion passed 4-0. Al Gilbert was absent.

What action are you seeking from the Board of Commissioners?

Approval of of Resolution 2019-08, Amendments to Comprehensive Plan including the Land Use Element and Future Land Use Map regarding the SR 54 West Corridor.

If this item requires funding, please describe:

Has this request been considered within the past two years?

If so, when?

Is Audio-Visual Equipment Required for this Request?*

Backup Provided with Request?

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

Approved by Finance

Reviewed by Legal

Approved by Purchasing

County Clerk's Approval

Administrator's Approval

Staff Notes:

PROPOSED COMP PLAN AMENDMENTS

LAND USE ELEMENT

SR 54 West Overlay District: With the widening of SR 54 West, the Board of Commissioners adopted the SR 54 West Overlay District ~~in the middle 1990's. The SR 54 West Overlay District encompasses those areas in the unincorporated county along SR 54 that are west of Fayetteville and east of Peachtree City.~~ This District identifies the county's goals and recommendations for the corridor and sets out the desired development pattern. SR 54 connects the communities of Fayetteville and Peachtree City, and serves as the only major east-west thoroughfare through the county. ~~The following section defines the District.~~

Existing Development: Existing residential development is scattered along the SR 54 West Corridor. Residential tracts range in size from large agricultural tracts of as much as 200 acres down to minimum one (1) acre subdivisions. Some large tracts are still used for agricultural purposes and may or may not contain a single-family residence. These tracts vary in size from approximately five (5) to 200 acres. The majority of the larger tracts are located between Sandy Creek and Tyrone Roads ~~which have now been annexed into Fayetteville.~~ Single-family residential development consists of smaller lots, varying in size from one (1) to five (5) acres, fronting on SR 54 West or within subdivisions which access SR 54 West. Existing nonresidential development consists of two commercial areas, one at Tyrone Road and one at Sumner Road (south) ~~which has now been annexed into Peachtree City.~~

~~Seven single-family residential subdivisions (Deep Forest, Lakeview Estates, Crystal Lake Estates, Fayette Villa, Longboat, Newton Estates, and The Landings) are developed in this area along the corridor. These subdivisions are zoned for one (1) acre minimum lots. Fayette Villa and The Landings are located between Flat Creek Trail west to Sumner Road (north) on the north side of SR 54 West. Longboat is located on the south side of SR 54 in the area on Sumner road. Newton Estates is located west of Huiet Drive on the south side of SR 54 West.~~

~~Since the adoption of the SR 54 West Overlay District, approximately 100 acres has been zoned O-I (Office Institutional.) Of this 100 acres approximately 60 acres has been developed and 40 acres is undeveloped.~~

Future Development: SR 54 West is first and foremost a transportation corridor. The efficient flow of traffic must be maintained. High intensity nonresidential uses should be targeted to the major intersection with Tyrone Road and SR 54 West. As one moves away from this ~~commercial~~ node, the intensity of nonresidential development should decrease. The goals of the SR 54 West Overlay District are: (1) to maintain the efficient traffic flow of SR 54 West as the County's only major east-west thoroughfare; (2) to maintain a non-urban ~~separation~~ character between Fayetteville and Peachtree City; and (3) to protect existing and future residential areas in the SR 54 West Corridor.

If lots which front on SR 54 West are allowed to change from a residential use to a nonresidential use, care must be taken to protect existing or future residential property. This can be

accomplished by requiring enhanced landscaping, buffers and berms to protect these residential areas ~~as conditions of rezoning.~~

Nonresidential Recommendations: The ~~nonresidential~~ intent of the SR 54 West Overlay District is to ~~offer existing tracts of five +/- acres the option to convert to allow~~ office and low intensity business uses. Outside of the commercial designation at Tyrone Road ~~and the commercial and office institutional designation at Sumner Road (south), these parcels would be~~ consideration for the Office-Institutional Zoning District may be given. It is recommended that a Special Development District be created for SR 54 West to allow and regulate expanded uses in the Office-Institutional zoning district only on SR 54 West. Conditions should be placed on property at the time of rezoning to address unique situations.

Residential Recommendations: Residential land use along the SR 54 West includes Low Density Residential (1 Unit/1Acre), Rural Residential 2 (1 Unit/ 2 Acres) and Rural Residential 3 (1 Unit/ 3 Acres.) Within the Rural Residential 3 (1 Unit/ 3 Acre) area consideration may be given for two acre density when property fronting on SR 54 is developed with the main access on SR 54.

Mixed Residential/Office Use Recommendations: Where large tracts exist along SR 54 consideration may be given for Office-Institutional zoning along the frontage of SR 54 to a depth of approximately 600 feet with the remainder of the property being developed as residential. It is anticipated that the entrance of these residential areas will be through the office development along the frontage of SR 54. At the time of rezoning it is required that the concept plan depict how the entire property be will be developed indicating the division between office and residential zoning districts, the SR 54 entrance and internal connecting road network.

FUTURE LAND USE PLAN MAP NOTES AND LABEL

Notes:

SR 54 West Overlay District ~~and~~ Overlay Zone, ~~and~~ Special Development District

Overlay District (see Fayette County Comprehensive Plan, Land Use Element)

Overlay Zone (see Fayette County Zoning Ordinance, Article V~~H~~)

~~SR 54 West Special Development District (see Fayette County Zoning Ordinance, Article IV)~~

Label:

SR 54 West

Overlay District,

~~and~~ Overlay Zone ~~and~~

Special Development District

THE FAYETTE COUNTY PLANNING COMMISSION met on February 21, 2019 at 7:00 P.M. in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Fayetteville, Georgia.

Discussion of the State Route 54 West Corridor

John Culbreth then called for the discussion of the State Route 54 West Corridor

Pete Frisina introduced Josh Strickland and Gene Thornton who came to speak to the staff about their property located on State Route 54 West. He stated the property was zoned O-I approximately 20 years ago. At that time, a Preliminary Plat was produced with four (4) lots at the end of a cul-de-sac street. All of the infrastructure has been installed. The final plat was approved but never recorded. The land has not been subdivided.

Josh Strickland and Gene Thornton came to the staff and expressed that the O-I zoning had some limitations in terms of use and they have had some issues with marketing the property. They are interested in knowing if the County will consider expanding the uses along the State Route 54 Corridor.

Pete Frisina stated that he placed this item on the agenda as a corridor discussion because whatever action the Planning Commission pursues it will affect the entire Corridor.

Peter Frisina stated that he would allow John Strickland and Gene Thornton to make a presentation, followed an open discussion.

Two questions were asked prior to the open discussion.

Al Gilbert asked whether a self-storage facility is allowed in an O-I zoning district.

Pete Frisina responded that is **not** allowed.

Jim Graw asked the presenters to identify the location of the Longboat Subdivision.

Pete Frisina clarified that the new phase of subdivision lies directly adjacent to the south of the subject parcel.

John Strickland and Gene Strickland opened the discussion by stating that prior to meeting with Pete Frisina and his staff with their concept, they explored a host of uses for their five and a half (5.52) acre parcel, including office uses, a Top Golf -type concept and a World Gym –type concept. Since the property was purchased by an ownership group in 2006, several attempts have been made to market and place the property in a productive use. The property group has studied the property to try to determine the highest and best use. The group looked all aspects including the existing infrastructure, the proximity to other sites such as Piedmont Fayette Medical Center and Pinewood Studios, the general State Highway Overlay District, the current and future demand for office space. Currently, there is a high vacancy rate in the local market for office space, along with a large surplus of available office space not being utilized. Also taken into consideration is the needed current

septic and sewer systems demand. Traffic impact was also taken into consideration.

In conclusion, the ownership group felt that their best option is a modern indoor storage facility that did not exist 15 years ago. They conceptualize a three (3) story building with an office type exterior with interior storage. They emphasized the point that the storage facility industry has made major changes over last 15 years in the aesthetics and designs of the buildings. The less attractive single story heavy concrete and corrugated metal designs are being phased out with a better looking buildings.

They felt their concept would work since it is in-line with the intent of the overlay. The exterior aesthetics would be pleasing within the view-shed of the corridor, the density will be kept in alignment of the plan, while allowing the owners to build a use that is in demand for the area.

Because of the office-type facade, it would meet the zoning regulations as it relates to aesthetics, it would have a very minimal traffic impact as compared to the current allowable uses such as academic and intuitional uses or manufacturing facility. No additional curb cuts to the corridor are foreseen. There would be minimal impact to the septic system. They also noted the use will add additional revenue to the tax base instead of a collection site for illegal trash and discarded junk.

The property owners have experienced some frustration trying to find a productive use within the intent and restrictions of the overlay district. They noted that since this type of storage facility did not exist 15 to 20 years ago, this types of modern indoor storage facility was not foreseen when the overlay district was created and therefore storage uses were only allowed in the M-1 & C-H districts. Currently, it not allowed in the O-I district.

It is their belief that this type of modern indoor storage facility should be considered as “executive storage” versus “traditional storage”, which they described as higher class of storage facility. The land usage impact can be minimized because the building can be setback or a single structure can be constructed with an ancillary structure(s) can be located behind the primary structure. It is their desire to incorporate some type of mixed-use concept with some office in the front of the primary structure or place an office building on an adjacent parcel to later construct and office building when the market allows.

John Strickland and Gene Strickland presented their market analysis of the self-storage facilities and the growing demand in the 3-mile and 5 mile radius areas. In conclusion, the concept plan proposes 60,000 to 80,000 square foot of interior climate controlled storage space within an office building facade.

Jim Graw questioned the number of stories proposed for the building.

Josh Strickland responded that the storage is proposed at three (3) stories. The zoning currently allows four (4) stories maximum in height.

The conceptual site plans shows:

- 1) A three (3)-story primary structure setback off State Highway 54 on a 30,000 to 40,000

square foot footprint which is approximately 90,000 to 120,000 gross square feet total. Some of this space is proposed as business office and demand-based office,

- 2) An office lot located on the front corner (for future office development)
- 3) An additional covered and enclosed one (1) story 10,000 to 15,000 square feet building proposed for the area located behind the main building for a luxury “white-glove” RV / Motor Home storage facility with electrical service and cleaning services.

Josh Strickland presented a slide show of potential office-building type facades. The presenters stated that only the concept plan has been worked out, but not the final details.

Al Gilbert asked if there would be any truck rental. The response was No.

Al Gilbert commented to Peter Frisina that he would feel more comfortable coming up with a way to allow this type of use instead of changing the zoning. He suggested that maybe “interior storage” could be allowed. He stated that other similar applicants in the past were turned down who wanted a different zoning in that area. He feels that the group should proceed in that direction.

Jim Graw asked if storage facilities were currently allowed in O-I. Pete Frisina responded that storage facilities are not allowed in O-I.

Josh Strickland stated they are only allowed in M-1 and C-H. The ordinance only references mini-storage type facilities.

Peter Frisina questioned the locations of other interior storage facilities in Fayette County.

Josh Strickland stated that the only one of similar design is a nearby U-Haul facility, which is a 2-story converted facility.

Brian Haren expressed his concern that if interior storage is allowed, it will set a precedence that interior storage will be allowed anywhere in O-I district. He noted that although Josh Strickland have some nice architectural renderings that look great, there are some interior storage facilities (U-Haul) that are stacked and wrapped in a glass case. He empathized that simply allowing interior storage is not enough, there should be some architectural controls.

Jim Graw stated that he is not opposed to office facilities, but has issue with a three (3) story building. He said the facility backs up to the newest phase of the Longboat Subdivision. He stated he would be upset if he lived a house and was able to see a three 3-story building from the back of the house.

Pete Frisina stated there a lot of trees between the houses and the rear of the proposed storage facility, and the zoning currently allows a 40 foot height (4 stories) maximum.

Josh Strickland noted that to address those issues, the proposed primary building pushed toward

the front of the site and there is a one (1) story building behind the first building, in addition with screening and a landscaping berm along with a rear yard setback of 100 feet.

Brian Haren mentioned that the Planning Commission members should consider the issues of consistency in their decisions in how the County builds out. He noted that architectural controls should be put in place to ensure quality-looking development.

Pete Frisina noted that there are many properties along the Highway 54 corridor which are sitting undeveloped even with the infrastructure in place. He said one development even has its own community septic system and the properties are still being ignored. He questioned the need to review the entire Highway 54 West Corridor in general and determine whether the intent of the overlay is still viable and possibly expand the permitted uses for the entire Corridor. In his opinion, Pete Frisina stated that the permitted uses can be specified just within the Corridor only, and not the entire County.

Pete Frisina also noted that this interior storage concept is a low impact use. There is a low septic need for a storage facility. He liked the concept of interior storage only. He is unsure about the architecture style and whether it meets the character of the Corridor. He emphasized that the County should look at the entire Corridor and think of other general business type uses that would be appropriate for the Corridor as an alternative to straight O-I.

Brian Haren questioned whether the Corridor has architectural overlay.

Al Gilbert stated that the standard stated the building should maintain a residential look (character). Pete Frisina also responded that the standards contains some controls for roof and the parapet. He emphasized the need to re-evaluate the entire overlay district.

Al Gilbert noted that this was the County's first zoning overlay zone.

John Culbreth questioned the timeline to look at the properties in the Corridor.

Pete Frisina responded that it take some for time but no definite timeline.

Brain Haren noted he suspects that covered RV's, boats storage is very high-demand in the County.

Jim Graw questioned the locations of the elevators, and where the RV will be stored. Josh Strickland noted that the elevators will be inside the building. He also clarified that the RVs will be stored inside the building on the rear of the property with no outside parking of RVs.

Pete Frisina concluded the open discussion and described the possible next steps.

Jim Graw questioned whether additional stipulations could be added to restrict the number of stories and the size of the facility. Pete Frisina responded yes, if the Commission wanted to place those restrictions.

Brain Haren noted the height is currently limited to 40 feet.

Jim Graw expressed his concern of anything structure four (4) stories in height that backs up against residential properties.

Peter Frisina clarified the definition of form-based zoning.

Peter Frisina stated that he is interested in looking at the Corridor, in general, with architectural controls. He suggested a special development district with used that would be appropriate for the Corridor, such as intermediate uses, but not retail or industrial.

For the next meeting, Peter Frisina suggested that maybe he would provide an inventory of the vacant O-I zoned properties along the Highway 54 West Corridor to determine where potential areas for re-zoning with in-demand uses.

THE FAYETTE COUNTY PLANNING COMMISSION met on March 21, 2019 at 7:00 P.M. in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Fayetteville, Georgia.

Discussion of the State Route 54 West Corridor

Pete Frisina opened the discussion of the State Route 54 West Corridor with a recap of the last meeting with a proposal and presentation for a climate-controlled interior storage facility. He re-emphasized the advantages of the proposed development. He also noted that is a low-intensity in terms of traffic, and extremely low-intensity in terms septic demand. He stated the proposed development is a three (3) story storage facility with an interior elevator and O-I zoning already allows a 40-foot height maximum. He added the developers also proposed that vehicle loading and unloading will be inside the building and an RV vehicle storage facility is proposed in the rear of the property. He said since their presentation, the developers submitted a detailed breakdown of the types of uses for the proposed facility which consist of internal storage units vary in size from 25 sf to 600 sf, contractor / incubator (rental office spaces) sizes range from 400 sf to 1000 sf, RV Storage Building on the rear of the property at 150 x 120 or 18,000 sf for large RV, boats, etc. and a tenant mix of expanded mixed office uses, including but not limited to, engineering and building contractors, video and audio contractors, event planning, medical equipment/package wholesalers, etc.

Pete Frisina explained that he studied the properties along the Corridor and found 24 parcels zoned Office- Intuitional (O-I) which comprise about 100 acres total. He added that 14 parcels consisting about 60 acres are developed/ partially-developed and 10 parcels totaling 40 acres are undeveloped. He stated there are four (4) undeveloped tracts which are five (5) acres or greater (shown on handouts given to Commission) and the proposed indoor storage facility lies on a 5.52 acre parcel. The other large undeveloped O-I tracts are 5.31 acres, 8 acres, and 9.97 acres. He suggested that if a special development district was created that the new expanded O-I uses should only be permitted on lots which are five (5) acres or greater.

Pete Frisina then presented (via TV screen), an example of an indoor storage facility located at the intersection of Mt. Vernon Highway and Peachtree-Dunwoody Road in Sandy Springs. He noted the architectural features such as the faux windows and a mansard-type roof has a certain characteristics that would fit appropriately within the Corridor and this particular indoor storage building has the look of a courthouse or city hall, since it has a clock tower.

Chairman Culbreth asked about the building height.

Pete Frisina responded that the building (on-screen) is three (3) stories in height.

Pete Frisina emphasized that the building (on the screen) has the roof, windows, door and façade characteristics which are appropriate for the Corridor.

Danny England stated that the developers had submitted some architectural examples earlier.

Pete Frisina said those examples were more modern with flat roofs and had brick, glass and steel facades and did not have the residential characteristics that are called for on SR 54.

Brian Haren stated that the longer he looks at the building, it looks more like a hotel.

Jim Graw asked where the building is located.

Pete Frisina responded in Sandy Springs at the intersection of Mt. Vernon Highway and Peachtree-Dunwoody Road.

Pete Frisina stated that the concept of form-based codes is what it looks like on the outside and what is inside can be two different things. He stated again that that the current standards would result in a building such as the example shown on the screen. He explained that it has the mansard roof pitch, the doors and windows meet the residential character and the façades that would meet the standards.

Brian Haren questioned if the group would have to revise the architectural standards for Corridor.

Pete Frisina said this facility would be in compliance with our current architectural controls.

Pete Frisina concluded that the interior storage facility use is a good land use that should be integrated into the Corridor, only allowed along Highway 54 West and should be regulated as part of a special zoning district under O-I and should be relegated to the larger parcels already zoned O-I. He said possible expanded uses for the O-I that should be considered are television, radio, and broadcasting, multimedia, and telecommunications studios, businesses which support the film production facilities, computer/technology service, supply and/or repair, server farm/data center, call center, and cellular phone/communication device sales and/or service.

Bill Beckwith questioned the number of acres utilized from a previous development proposal for a similar studio in northern Fayette County.

Pete Frisina noted that the property was 24 acres. The owner proposed to have a moderate- sized film production studio.

Danny England noted there is a small demand for the smaller warehouse-type buildings since some vendors are doing very specialized work such as audio-only work, digital projections only, or special effects only. He noted that these smaller-scale building should fit appropriately on the smaller parcels.

Pete Frisina then questioned the demand for a recording studio in general.

Danny England replied that voice-over work is performed in the area as small operations.

Al Gilbert expressed his concerns about the future annexation plans of Fayetteville and Peachtree City along the Corridor.

Pete Frisina then discussed the available undeveloped tracts along the Corridor and the possible uses and outcomes of each cluster. He discussed an area on the north side of SR 54 east of Flat Creek Trail where three (3) tracts totaling 20 acres are located and it is likely that the County will see a request for rezoning on these parcels at some point. He said at the corner of SR 54 and Ebenezer Road is six (6) acres that would be appropriate for O-I zoning. He added that just to the east fronting on SR 54 is a 90 acre tract and a 18 acre tract and behind these tracts not fronting on SR 54 is a 86 acre tract. He said the staff has had some inquiry concerning the 90 acre tract and it is currently land used for three (3) acre density. He stated that he has doubts that a subdivision fronting a major highway will be developed with three (3) acre lots. He pointed out an area on the south side of SR 54 and east side of Lester Road totaling 36 acres. He stated that parcels in the area of SR 54, Old Norton Road and South Sandy Creek Road are somewhat surrounded by Fayetteville and likely will be annexed.

Pete Frisina noted that he included in the package, the general business, business technology office park and small business PUD zoning categories. He asked the Commission for their feedback on these uses.

Brain Haren questioned whether these zoning districts would allow retail.

Pete Frisina responded that the General Business allows some light retail use.

Brian Haren asked if O-I allows retail.

Pete Frisina stated it did not allow retail. He said that the business technology office park zoning, which is only indicated for North SR 74, allows some retail to serve the development when certain thresholds such as acreage, building square footage, etc. are met. He added it also allows warehousing and light manufacturing. He stated that the other zoning district to consider is the PUD, Small Planned Business Center where uses from Office, Commercial and Light Industrial zoning districts can be proposed and the County make a decision which uses gets approved for the PUD.

Al Gilbert said medical supplies would be a good use for the corridor and a number of the companies ship to your home.

Brian Haren said that is an appropriate use for the corridor.

Pete Frisina said the large 90 acre tracts on SR 54 are not going to be rezoned for a nonresidential use. He suggested considering a higher than three acre density on these parcels when the main access is on SR 54.

Pete Frisina stated he would start the work of creating a special development district in O-I starting with the internal storage facility and reviewing for expanded uses, amending the land use element verbiage. He asked the Planning Commission to give the General Business district, the Limited Technology Park district and the Small Planned Business Center PUD district their thoughts for the next meeting. He added that we need to consider higher residential density for a subdivision when the main entrance is on SR 54.

Jim Graw asked Pete Frisina to give to a recap and clarify the overall goals.

Pete Frisina responded that the plan is to look at undeveloped O-I property along the Highway 54 West Corridor. He noted that there are four (4) large tracts of five (5) acres of greater, the goal is to create a special re-development district with expanded O-I uses. He said also under consideration are the General Business district, the Limited Technology Park district and the Small Planned Business Center PUD district. He added that a higher than three (3) acre density has been discussed been for a subdivision when the main entrance is on SR 54.

Al Gilbert said he didn't think a subdivision with three (3) acre lots would be appealing on the highway.

Jim Graw said if a 90 acre parcel yields 40 two (2) acre lots that's a lot of traffic to dump on SR 54 and they wouldn't be able to turn left because of the median.

Danny England said a subdivision also needs to be an access on Ebenezer Road.

Jim Graw stated that he liked the concept of interior storage but if we approve that on SR 54 would that give somebody an argument for a mini-storage facility.

Pete Frisina said the contractor uses should only be allowed in conjunction with a storage facility.

Danny England asked whether such a facility as interior storage, warrants a development threshold that should be created to control the percentage of O-I usage versus storage use.

Pete Frisina agreed that maybe there should a minimum percentage of office space threshold.

Jim Graw asked about the medical supply use suggested by the developer.

Pete Frisina said that is what Al Gilbert just talked about where medical supplies and equipment are either shipped or delivered to a home.

Jim Graw asked Pete Frisina what is the height limitation abutting residential.

Pete Frisina replied that he believed that height limit is 40 feet, with a buffer of 30 feet.

Jim Graw then asked if special district height limitation can be placed on buildings that abut residential properties.

Pete Frisina stated that a 40 height limitation will not allow a 4- story building.

Al Gilbert noted that the mechanical infrastructure has to be placed in the ceiling typically limits the height of each story.

Jim Graw asked if the other members would consider a 100 foot buffer restriction.

Danny England stated that a transitional height plane should be considered because the 100 foot buffer will leave almost no property to develop.

Pete Frisina that a height to setback ratio can be reviewed and considered.

THE FAYETTE COUNTY PLANNING COMMISSION met on April 4, 2019 at 7:00 P.M. in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Fayetteville, Georgia.

Discussion of the State Route 54 West Corridor

Pete Frisina re-opened the discussion by giving each member of the Planning Commission a draft document titled the State Route West Overlay District Study which was discussed in past meetings.

He noted that the first page outlined the lots along the Corridor zoned O-I, the number developed versus undeveloped, the concept of expanded uses on O-I zoned parcels in a special development district with a minimum lot size of five (5) acres, the concept of interior self-storage facility and its attributes such as internal access. He also mentioned that some expanded uses were discussed in the past meetings in addition to the development possibilities for the larger parcels.

Pete Frisina noted (Page 2) that the verbiage of the State Route 54 West overlay district was taken directly from the Comprehensive Plan, with his proposed changes written in red. He then reviewed each paragraph in detail with the proposed changes.

Pete Frisina stated that the corridor overlay was created in the middle of the 1990s. He noted that the majority of the areas between Sandy Creek Road and Tyrone Road has now been annexed into the City of Fayetteville and the existing commercial area of Summerville South is now located within the City of Peachtree City. Peter Frisina stated that he added a few more subdivisions to the list of existing residential subdivisions.

Peter Frisina noted an additional paragraph he added which states that since the adoption of the Highway 54 West, approximately 100 acres have been zoned O-I and of this 100 acres, approximately 60 have been developed, and 40 are still undeveloped.

Under the section which covers future development, Goal #2: Maintain a non-urban separation between Fayetteville and Peachtree City was read by Pete Frisina. Due to the changes of annexations, the distance from the city boundaries has been reduced to slightly less than two (2) miles from approximately a six (6) mile separation. Therefore, Pete Frisina replaced the word “separation” to “character”.

Pete Frisina noted the changes to Page 3 which covers recommendations for non-residential. Pete Frisina recommended to maintain an allowance to consider O-I, but due to a change in vision, recommended the creation of a special development district within the O-I zoning district, only for the Highway 54 West Corridor.

Under the residential recommendations section, Pete Frisina suggested that that the land-use boundary could be expanded southward to the nearby Land Lot line and everything north of that boundary could be an area which should allow a development less than three (3) acres.

Al Gilbert commented that it may be difficult to get people interested living in a residential development along a state highway.

Pete Frisina responded that the Longboat Subdivision did not have any issues during development.

Brian Haren responded that if the homes are placed far enough off the highway, they should sell.

Al Gilbert agreed, however, he noted there should a buffer from the highway.

Pete Frisina responded there are large tracts in the area, however not many options for a 90-acre parcel. He recommended changing the land use to a two (2) acre per unit land use, then allowing a conservation subdivision option so that the development can be pushed back from the highway. He noted that the people bought into the Longboat Subdivision although it was close to the State Highway. He also noted the lack of a conservation option for a three (3) acre, it is only given for two (2) acres or five (5) acres. The Conservation Subdivision (C-S) zoning is geared toward two (2) acre development and the Estate (EST) zoning is geared for five (5) acre development. A yield plan will be completed and reviewed to make sure is correct and representative.

Brian Haren stated the area that can be seen from Highway 54 will fill-up first since it can be seen.

Peter Frisina said he does not foresee Willow Road as being improved.

Brain Haren noted the developer will have to pay the improvement cost.

Brian Haren suggested that a developer could come forth and ask for O-I along the frontage of the highway and a residential use in the rear.

Peter Frisina stated that this suggestion could be added to the plan. He noted that the plan is now written more open with some flexibly to allow some options for developers as opposed to existing tracts from the past. The original plan was not geared to create new parcels quickly.

Brian Haren asked if there were other mechanisms in the Zoning Ordinance to would allow such a request (flexible) for a developer.

Pete stated that (flexibility) could be included in the recommendation for the Corridor.

Al Gilbert noted when the Corridor was created the residents were encouraged to the leave the existing houses in place, even when the land use changed from residential to office.

Peter Frisina explained that the overlay was not created to put new parcel on O-I, then he gave a quick history of the gradual rezoning along the corridor.

Brain Haren stated the two (2) acres land use is a good idea.

Pete Frisina stated that he would draft some verbiage with the frontage zoning being O-I and then figure out options behind the O-I and then allow the higher density of a two (2) acre land use behind it.

Brain Haren questioned what if developer came-in and desired to develop a large O-I tract such as an office park, would there be a limit on the O-I before it become residential.

Peter Frisina responded that he does not foresee a developer wanting to develop at a large scale since there is no sewer available.

Chairman Culbreth stated that the lack of sewer is a real handicap.

Peter Frisina said he would draft some language that would blend the O-I land use in the front with the residential uses in the back, take a look of the densities and what should be allowed. He also questioned that if you put residential behind non-residential should the densities higher than two (2) acres be considered.

Brain Haren responded, maybe, since it would be the same as having a conservation subdivision where you ultimately end up with one (1) acre anyway, however a development can be placed in the O-I in the conservation area, where it would be it more attractive.

Pete Frisina said he would look at a density of two (2) acres, first.

Brain Haren stated he would like the density to stay at two (2) acres. He also noted the higher densities of the development now under construction and proposed in the City of Fayetteville.

Pete Frisina then proposed the expanded condition that included internal storage facilities. He asked the members of the Planning Commission whether the loading in these facilities should be located on the rear. The consensus was that the proposed interior storage facilities should have internal unloading either on the side or the rear.

Pete Frisina then reviewed the proposed internal storage details. He stated that developers could not

make this meeting but are expected at the next meeting.

The Planning Commission members then discussed in detail the percentage vs the storage parameters of the building.

Pete Frisina recommended the parameters that 20 to 30 percent of the first floor shall consist of office space. These parameters will be discussed with developers at the next meeting for feedback.

Brian Haren asked about the parking space constraints.

Pete Frisina noted that there are parking ratio in the Development Regulations.

Chanelle Blaine read the parking ratios from the Development Regulations, she said that for the self - serve, self-storage bays (outdoor) requires one (1) parking space for every 75 storage bays plus one (1) parking space for every employee plus two (2) parking spaces for each customer. She then read the parking ratios for office and professional business as one (1) space per every 300 square feet of gross floor area.

Pete Frisina stated that these parking ratios will have to be studied and some modifications will be recommended.

Brain Haren expressed that the office space should not be used exclusively for storage.

Al Gilbert expressed the same concern.

Pete Frisina recommended that no outside storage of material or equipment. He also recommend that vehicle storage must be fully enclosed inside the facility. He then added the definitions and the definitions of height and setback. A handout was presented by Pete Frisina to show how to measure the average height of the structure with the assumption of a mansard roof. The mansard would be required to be 8 feet in height.

Brain Haren asked how does the Planning Commission / County control what is stored.

Peter Frisina responded that what is stored is not controlled under zoning.

Chairman Culbreth said that the developer should be able to control what is stored.

Pete Frisina responded that he would check with the Fire Marshall to find out what are regulations for storage units.

Brian Haren asked how is it controlled under O-I.

Pete Frisina responded that O-I zoning still does not control what is stored. He noted that under the Commercial and Industrial zoning districts, the Fire Marshall conducts an inspection of what is stored. He further explained that hazard materials maybe stored, if stored correctly. However, he said the does not believe that the Fire Marshall inspects self-storage facilities but the developers may have internal

control of what they do not want stored in the facility.

Al Gilbert stated that their insurance policy will have conditions and restrictions.

Brian Haren asked whether the sprinkler and fire suppression systems are covered by regulations.

Pete responded that those items are covered under the Fire Code.

Peter Frisina noted he has not yet discussed the fire suppression requirements of the upper floors with the Fire Marshall.

Peter Frisina asked about the construction of the facility.

Danny England responded that it will be built with a steel frame with concrete floors. The HVAC units will mostly likely placed on the roof.

Brian Haren asked if the developers of the interior storage facility are still interested.

Pete Frisina responded, yes, they should attend the next meeting.

THE FAYETTE COUNTY PLANNING COMMISSION met on April 18, 2019 at 7:00 P.M. in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Fayetteville, Georgia.

Discussion of the State Route 54 West Corridor

Pete Frisina re-opened the discussion by introducing Josh Thornton, one of two partners who initially presented the interior storage concept to Pete Frisina. Pete Frisina noted that he was unable to attend the last meeting due to a college visit with his son.

Pete Frisina re-opened the discussion by giving each member of the Planning Commission a draft document titled the State Route West Overlay District Study which was discussed in past meetings. He outlined the key changes he made to the draft document and then reviewed each paragraph in detail with the proposed changes. He noted that on the first page, he deleted the actual locations of each subdivision since it would give too much detail for the purpose of this study. He also noted (Page 2) that in the last meeting, there was some discussion of allowing a 2-acre land use density along the Corridor, provided the entrance is from Highway 54 West.

The Planning Commission also discussed the possible future mixed residential /office development, whereby if a large tract of land was available, the front portion could be developed as a mixed-use development.

Pete Frisina stated that he studied the depth of the O-I district overlay along Highway 74 North. And he discovered that is was approximately 800 feet. However, he proposed a 600 foot depth in the O-I overlay district along the Highway 54 West. Therefore, the O-I land uses will be allowed within this

zone and the residential land uses can be placed behind it. He noted at the time of rezoning, a document will be presented, depicting the areas of the O-I and residential areas along with the entrance fronting Highway 54 West and the internal connecting road network going from O-I to the residential uses.

Jim Graw asked should the text in the overlay regulations state the maximum depth.

Pete Frisina responded not in the land-use plan, the land plans only states an approximate number, but the actual distance has to be determined on case-by-case basis, if a large development proposal comes forth.

Al Gilbert stated that a proposed service road for a development could 700 feet.

Pete Frisina then noted the changes to section the internal access storage facility on (page 3). He said he had an opportunity to speak with the fire marshal about this concept and questioned what fire codes will come into play given the scenario that a portion of the bottom floor will be offices and the remainder of the building will be pure storage. The fire marshal stated that until he is able to review a plan for the building and what building materials are being used, he cannot determine if the building will require a sprinkler system.

Vice-Chairman England said that typically this type of building is sprinkled, and includes a fire suppression system housed on each floor that will release a spray-foam material when activated with the water to help to contain a fire. He also stated these systems are common from a liability point of view. He also said that are clauses in each lease that prohibit certain types of hazardous materials.

Pete Frisina responded that the question of who controls what materials are stored was asked in the last meeting. He said the fire marshal stated he does not control what material are stored in a storage unit. He then stated that some controls falls on the operators, but they cannot monitor every item, 24 hours per day. He concluded that the fire marshal did express some concerns with fumes for an enclosed internal vehicle loading area.

Pete Frisina asked Josh Thornton if he had an experience with dealing with this type of building.

Josh Thornton responded that if you look at the newer facilities around Atlanta, the common option places the contractor bays in a single-story building located out in the front with a nice architectural façade that faces the major traffic arteries. He noted that the access points, the manual doors, as well as any garage doors, face the inside of the property, for only the contractor bays. He further explained that the contractor bay are in a separate building or either located on the back side of the building. He also noted that a similar building, the Life Storage facility, is located on Highway 74 South toward Senoia, near the soccer complex in Peachtree City. That facility has contractor bays with a façade that faces the highway, and then along the rear are double garage doors that face each other with a driveway in between. He stated that this design is the best structurally from an engineering standpoint and architecturally because using the “tiering” concept, the building residential looking single-story or one-and-half-story façade closest to the highway; all of the parking and the front of the storage portion (most) can be screened from view; the contractor access can be limited to just that building, and the remainder of facility will be just the individual type storage units.

Pete Frisina stated he thought that the internal unloading and loading was only for the people using the storage units.

Josh Thornton responded typically, there is a canopy on the side of building with sliding glass doors. There is typically a driveway under the canopy for use during inclement weather along with a couple of parking bays included. The grocery-store type sliding glass doors can be popped off for extremely large carts. He concluded by stating that other options can be viewed by creating some “tiering” and stacking”, but the covered canopies will be the easiest option from a fenestration standpoint.

Pete Frisina asked Josh Thornton if he had had any sketches of the building completed yet.

Josh Thornton responded no, his group was waiting on clarity in moving forward, he also stated that artists are very expensive.

Pete Frisina responded that he sent him a copy of the architectural standards that meet the current code, which are to become the new architectural standards.

Pete Frisina stated the vehicle unloading and loading section still needs more work. He was uncertain about making the requirement that the load and unloading must be internal.

Vice-Chairman England stated a good example is an auto service center at a major dealership, because that space has a dedicated ventilation system because this section of the building will be fire-rated separately. He noted that the ventilation system can handle the fumes if the doors are closed with the vehicle running.

Brian Haren replied that he agrees that it can be done, however he foresees challenges when you build above the unloading area with a multi-story space structurally and from a fire safety standpoint.

Vice-Chairman England replied that structurally you can construct a building with a hole in the middle of the first floor, so that would not be an issue. There would be a separation required between the vehicle alley and the business/office suites, there would be additional conversation needed with the fire marshal regarding the fire ratings.

Pete Frisina stated that he did not want to make the internal loading area mandatory, but if the access is on the sides perhaps the loading area can be internal or under a canopy, and if it is located on the rear, it can be an outdoor loading dock.

Danny England then described the three (3) types of loading areas.

Brian Haren stated that the rear access issues should be worked-out to provide access for the tenant service contractor (section 2, page 2) bays. He clarified that the tenants will not desire to move their equipment through the front door of their office space.

Al Gilbert asked if the facility will contain an elevator.

Jim Graw asked if it would be similar to a Storage Xtra.

Peter Frisina responded that it would contain an elevator and it is similar to the facility.

Pete Frisina entered into a discussion about what percentage of the first floor area should be office. He initially suggested 25%.

Josh Thornton felt that 25% would make it more challenging to obtain financing. He felt that 15 to 20% ranges should be kept open for discussion. He felt that this was fairly feasible if the management office is in this figure. He said each office is proposed about 2,000 to 3,000 square feet, with some conference room, incubator space and hot desks.

Pete Frisina then clarified that he envisioned that the office space would be connected to its own storage facility, which would count toward the office space, because it is part of the business. He also said he does not want to limit the contractor bays to 600 square feet.

Josh Thornton also stated that he was looking into the possibility of having some type of wall that would allow flexible space based on the tenant needs.

Vice-Chairman England noted that it has to meet fire marshal approval.

Pete Frisina also noted it must meet building codes.

Pete Frisina concluded that the office space should be a minimum of 20 percent which should include the tenant's office showroom plus the tenant's storage area.

Jim Graw asked if the maximum height of the facility is 40 feet.

Pete Frisina then presented a graphic showing a mansard-type roof which is required to be eight (8) feet tall, along with the maximum average height points.

Jim Graw again expressed his concerns that the proposed buildings which is a 3-story, 40 foot building abuts a residential area near someone's backyard, with no additional setback,

Pete Frisina clarified that O-I zoning currently allows a 40 feet height. He said if the building is 40 feet there is no additional setback, if it over 40 feet, the setback is 5 feet for every foot over 40 feet. The four (4) feet pushes the building 20 feet further which is added to a buffer of 30 feet which is added to a setback of 15 feet. He states that he expects that each floor will be about 11 feet times 3 floors for a total of 33 feet.

Brian Haren responded to Jim Graw that 40 feet is already allowed in O-I everywhere so you really make an exception or make it more restrictive just for this building.

Josh Thornton expect that the final height will be about 36 to 38 feet.

Brian Haren noted that the additional landscape buffer can also help with the buffer from the residential area.

Pete Frisina asked should the elevations be provided with the re-zoning application.

Brain Haren said yes.

Josh Thornton stated the challenge for any developer at the rezoning phase of the process is that any plans submitted are conceptual in nature. An architect and a civil engineer has not yet been engaged at that stage in the process.

Pete Frisina stated that the renderings do not have to be extremely detailed.

Pete Frisina concluded that no changes needed to the existing overlay district (page 3). He said his next steps will include meeting Josh Thornton to look at finalizing the vehicle loading section, include flexible construction options, include a 20% office minimum, and add verbiage for the inclusion of simple elevation drawings for future developments on the Highway 54 West corridor.

Jim Graw pointed out that the exemptions regulations (Page 5, item 6) expired in January 2105.

Pete Frisina replied that the expiration dates means that each of the overlay districts need to be updated. Although it has expired, all of the overlay district have to be revised at the same time.

Al Gilbert asked about the fencing restrictions between the proposed facility and the adjacent neighborhood. He stated that he is not in favor of a very tall chain-link fence.

Pete Frisina stated a 30-foot buffer is required and the buffers should be vegetated. He then asked Josh Thornton what type of fencing is proposed for the property.

Josh Thornton replied that he expects some type of aluminum wrought –iron or faux wrought iron which will be a decorative security fencing. He noted there will be portions that will be un-fenced until the civil designs are completed to determine what areas will be accessible. He noted that the access will either be pin-activated or card activated.

Pete Frisina concluded the discussion by stating that he would finish up the couple of items he spoke of previously.

THE FAYETTE COUNTY PLANNING COMMISSION met on May 2, 2019 at 7:00 P.M. in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Fayetteville, Georgia.

Discussion of the Highway 54 Overlay District.

Pete Frisina opened the discussion by reviewing the latest changes in the draft document since the last meeting. He noted the changes (Page 3) which stated that the vehicle loading / unloading bays shall be located on the side or the rear of the storage facility and not facing State Highway 54 and he also noted the change that the vehicle loading / unloading area located on the side of a self-storage facility shall be required a have a drive-thru canopy or a porte cochere. He further explained these changes

are due to concerns related to having a vehicle exhaust inside a building. A canopy would not be required on the rear of the building.

Peter Frisina introduced Brett Vincent (378 Ebenezer Church Road, Fayetteville), a visitor, who stated that he was building a self-storage building on Crabapple Road. Senoia Road (former BBQ Junction restaurant).

Pete Frisina then referenced Page 4, under Section D, rezoning application will now require some elevations drawings of proposed structures with a re-zoning application. The drawings shall be detailed enough to convey the design intent of the project, such as: communicate the size, overall mass shape and structure as well as details and architectural features, such as the roof structure, building material, windows and doors, entry/canopy/awnings, etc. Elevations will drawn to a common architectural scale and include overall building height to roof eve, height to top-of roof, overall building width, height of each floor plate, location of exterior doors /windows and building materials. Pete Frisina concluded by noting that he added that a site plan will be required after zoning approval along with a more detailed set of elevation drawings.

Arnold Martin asked if the guidelines which are proposed for this overlay area will be used for other overlay areas in the future.

Pete Frisina responded that the Highway 54 corridor is specific for the area from the city limits of Peachtree City to the city limits of Fayetteville. He also noted that this was the first overlay district created in the 1990's. He explained that this effort started when a landowner in the Corridor came with a self-storage concept, therefore he conducted an inventory of the Corridor which showed several large undeveloped tracts zoned O-I. He stated that this effort is looking to accommodate such a use but not allow it on an undersized lot that cannot support or be overwhelmed by such a use. He concluded that by creating a special district, inside the overlay, any lot which is five (5) acres or greater and zoned O-I will be eligible for the expanded land uses.

Pete Frisina then reviewed the discussed the proposed expanded uses which are not currently allowed in O-I. These expanded uses have an office-institutional character and they fit in well with the office uses, because the windows and doors are not real but give the appearance of an office or public building.

Arnold Martin noted the first time he noticed a storage building with an office façade in Buckhead Community of Atlanta near Buford Highway and Lenox Road, which he described as having a beautiful exterior.

He then asked if there is any written limit on the density or the number of the storage buildings in a certain area.

Pete Frisina said there is not a written limit, however market forces will drive what is available. He then stated that the developers who are proposing this storage facility have done market studies that indicate there are enough rooftop in the area to support such a nicer facility with climate-control units, but unique to this facility are the special contractor office with an attached store space.

Arnold Martin questioned the regulations of storing hazardous materials the storage units.

Danny England stated that the building code will cover some of the regulations via the Fire Marshal, however, in reality, there is only a lease agreement that the operator will not store hazardous materials, such as lead batteries, gunpowder, ammunition, etc, in the storage units.

Pete Frisina noted the County does not have the facilities to inspect every unit.

Arnold Martin said that he was thinking in the broader sense of the many chemicals uses in the film industry uses and to create an allowance for some materials.

Pete Frisina responded that some things should not be placed in the zoning ordinance, such as no hazard materials, which is not defined, however the Fire Marshal has a specific list.

Danny England said one solution is to design on the side of caution, essentially building a bunker with sprinkler system.

Brett Vincent, a visitor, commented that his understanding is that one of the buildings will contain indoor RV storage, he noted that RV's contains gasoline, diesel fuel, charcoal, lighter fuel, and electrical batteries and other combustibles which should be taken into consideration when planning the storage facility.

Pete Frisina replied that is reason why the RV storage will housed in a separate building and the number of RV's to be stored is unknown. The RV storage is actually a concierge service where the RV will be maintained on site and delivered to the customer.

Pete Frisina said he met with the Fire Marshal who stated that he will inspect any businesses but maybe unable to inspect each storage unit rented by an individual.

Arnold Martin expressed his concern that the density and the number of self -storage units may result in too many units in a small area. He cited as an example the number of car washes along a stretch of State Highway 85 North from Downtown Fayetteville to the Fayetteville Pavilion inside the city limits of Fayetteville because a limit of the number of a certain type of business was not put in place.

Pete Frisina noted that he did not think he has the expertise to create a threshold.

Danny England noted that it took 30 years to create a 3-mile development corridor near the Fayetteville Pavilion.

Arnold Martin noted a future live-work development proposed for the corner of Highway 54 and Highway 85 in the City of Fayetteville.

Pete Frisina noted that the key feature of the proposed indoor self-storage is its low impact use and it does not require much septic infrastructure, especially since the County does not a have a sewer system.

Al Gilbert replied to Arnold Martin that years ago the property that he questioned was unincorporated at that time, he noted that the Planning Commission created some great concepts to encourage large-scale developments, such as office parks in several corridors, however their plans did not encourage developers. Developers were not interested in that type of development at that time, and he explained that they had to forgo their plans and the restrictions may have encouraged the properties to be annexed into Fayetteville. He concluded that annexations will hurt the quality of the development in the area.

Arnold Martin noted that are four large car washes in a ¼ mile of each other. He felt that why is important to have groups such as the Planning Commission who view development for more than profits.

Pete Frisina noted that shopping centers have a similar development cycle, the new shopping center is popular until a few years later when the newer shopping center is completed. He noted that if the older shopping center is not redesigned a lower quality tenant will result.

Al Gilbert noted that Lenox Square has survived over the years, but the other members noted the number of constant expensive upgrades that mall has undergone along the amount money that flows through that mall.

Pete Frisina questioned what should done regarding the new concept submitted by the developers as relates to ratios between office and storage. Originally, the concept was that of the floor plan twenty percent of was to be businesses.

Danny England stated that two buildings are proposed so that there is vehicle access is to the rear, because it is functional. Architecturally, looking from the highway, the design is not as good as having one (1) building because there are two facades.

Al Gilbert stated that the cost of construction will be higher to build two (2) buildings.

The members discussed in great detail the functional layout of the proposed buildings.

Arnold Martin asked if similar to an indoor storage building that the City of Fayetteville just recently approved (newspaper article).

Peter Frisina responded that is was very similar to the project noted in the newspaper article, and this design is a very popular concept.

Danny England noted that the indoor storage facility in the article does not mention any office uses.

Peter Frisina noted that the developers of this particular project have been attempting to develop this tract for more than ten (10) years. He said that originally it was designed as subdivision with a cul-de-sac street with four (4) lots. He explained that the original plat was approved but it was never recorded and there were no interested buyers. The owners are hoping to use the indoor storage facility a solution to utilize their property.

Pete Frisina stated that he will work on the verbiage to maintain a certain percentage of office.

Danny England said that the concept is no longer main building with a storage behind it anymore, this is now a storage building with a separate garage.

Arnold Martin asked would the verbiage state the percentage of the total floor area vs, the total of each building.

Peter Frisina stated that he will recraft the language to capture the intent of the district.

Danny England replied that it now reads as twenty percent of the first floor square footage.

Al Gilbert asked what happens if the developer builds the first build, but never build the second building in the future.

Peter Frisina stated that if they came and built one building, the building will have to meet the twenty percent of office space requirement.

Danny England noted that the City of Atlanta requires that each project in certain overlay districts has to meet the commercial use percentage requirement, this is done to prevent the problems that may occur if the additional phases do not get built.

Pete Frisina said the verbiage will have to address two scenarios with separate calculations, one if only constructing one building and a second for constructing multiple buildings. He then asked the group if there were no businesses there, should there be an additional concept.

Danny England replied that the building should look the same, just the number cars in the parking lot will change, therefore the design of the primary building become more important because it should screen the large box behind it.

Arnold Martin noted a nearby gymnastic /dance school which has a deep setback from the highway, he questioned what the setback requirement for this development.

Peter Frisina responded that the developers decided was the best place to build.

Danny England suggested that if a gate was strategically designed and placed, then it could be considered as one (1) building, he also suggested that the gate could be a desired security for an office tenant to prevent theft. A better design could create a better relationship between the two uses.

Pete Frisina said he would work on the possible scenarios for discussion in two weeks.

THE FAYETTE COUNTY PLANNING COMMISSION met on May 16, 2019 at 7:00 P.M. in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Fayetteville, Georgia.

3. Discussion of the State Route 54 West Corridor

Pete Frisina opened the discussion by re-introducing Josh Thornton.

Pete Frisina asked the members of the Planning Commission did they review the information packets that were sent out earlier in the day with information provided by Josh Thornton. He explained that Josh Thornton is working with a developer group that has built indoor storage facilities. He presented photo (shown on large screens) examples of indoor storage facilities which have been completed. Pete Frisina asked Josh Thornton about the location of these projects.

Josh Thornton replied that he didn't have the exact location at that time, but he explained that these projects have been completed in various locations including Indiana, Florida, Alabama, Louisville, KY and Raleigh, NC through a division that specializes in storage products exclusively. He stated they are building this storage facility in Orlando right now, and based on today's mid-construction photos it has a tunnel drive.

Pete Frisina asked if the tunnel drive goes completely through the entire building.

Josh Thornton replied that is correct, but for this particular project (on-screen), those are individual units. There are no contractor bays or incubator business spaces, but the photos of the other projects show the layout of contractor bays of those projects.

Pete Frisina stated that obviously this can be done, then he asked when the doors are opened, if it is open air on both sides.

Josh Thornton responded when the doors are open it is open, and when the doors are closed it is closed. He said you drive through the facility in one-way traffic via gated access with a building out in front. He also stated that architecturally, these are going to vary from what we talked about but you can get an idea about the canopy.

Pete Frisina asked if this is the side canopy design.

Josh Thornton replied yes, but he envisioned the canopy being more dressed up because of the architectural styling to meet our design goals.

Pete Frisina said you can't tell where the loading bays are located.

Josh Thornton said the loading area is located behind the gate behind the high bollards. He noted that each of the building models has a different feel.

Al Gilbert noted a recent news story where a thief entered a typical mini-storage facility in the northern section of the Atlanta metropolitan area and damaged 40 units using bolt-cutters.

Josh Thornton noted that one the big issue with the typical mini-storage facility is when someone will rent a unit and they will cut straight through the sides with plasma cutter or a grinder and go from unit to unit, and the theft is unknown for months. He also stated that he has friends across the country who are owners who have experienced this problem and tenants store lots of sports memorabilia and other valuables for months and there is no way to track the theft. He noted that is why you seeing the industry going in this direction because it is a lot easier to secure the units. There is a now a wire mesh across

the top that is very difficult to cut and security cameras now monitor the top of units, because it is a widespread problem.

Pete Frisina then stated that he only worked on changes to Page 3 (proposed amendments) which are related to the drawing that was reviewed last meeting. He said based on the way the ordinance reads now, only two kinds of roof structures (shown on screen) are allowed in the overlay: mansard (certain height) and pitch-peak, which is a hip or a gable. He noted that they are looking at a roof that could be considered a shed-roof based on the design proposed by Josh Thornton, which will cover the front building and the large primary building, but with an open area that can be driven through and the loading docks located on either side.

Brian Haren asked if the shed should be attached to the back building.

Pete Frisina replied that he likes that look and it gives people a covering to load and unload, out of the weather.

Danny England stated that the roof could be moved up like a hip-roof and treat a section like a trellis / secondary roof and then match the mansard.

Pete Frisina stated that his issue would be that this building would need a pitch-peak or hip-roof gable.

Danny England responded that could be constructed.

Pete Frisina then asked would the building have a flat connection between the roofs.

Danny England stated that from the outside you could fake some type of gable and behind put whatever you desire.

Arnold Martin asked that based on the previous pictures will the (tunnel) be large doors or will it remain open.

Josh Thornton replied that will absolutely be gated, and at least a portion of (the tunnel) will be covered. There is a 60 percent maximum impervious surface coverage limitation on the site. He said that he wants to keep their architectural options open so if the incubator/contractor bays are placed out into a front building, for sensible or aesthetic reasons, there are some options versus incorporating it all into the primary building. He noted that he and Pete Frisina have been dialoging on how to define design guidelines but at the same time not create impractical design regulations.

Pete Frisina explained that he needed to add extra language to the Ordinance to give him options in the future to avoid confusion.

Danny England noted that the building should have residential character façade and he offered some suggestions to achieve this tone.

Arnold Martin asked in general what the maximum height is of these type of buildings.

Pete Frisina responded that in O-I, the highest building that you may have is 40 feet. He stated that the proposed design is drawn at 36 feet and the proposed mansard has to be eight (8) feet tall, which puts the height at 44 feet, but you measure from the middle of the mansard, this would, by definition, meet the 40 foot maximum height requirement.

Al Gilbert noted that 12 feet is the typical commercial ceiling.

Arnold Martin stated that he wanted to ensure that they are not approving a multi-story storage building.

Pete Frisina responded that O-I has a 40 foot maximum, but most everything else has a 35 foot maximum, but M-1 and M-2 have a 50 foot maximum. He expressed that he desired to adequately address the roof criteria so that in the future the criteria does not have to be re-addressed.

Brian Haren stated that he is comfortable with it.

Danny England stated that if you have two buildings, it makes it a bit trickier because all of the examples that we looked at was one large single building.

Josh Thornton stated that the direction that they are leaning towards is a single building, however the impervious surface coverage is where the real issue comes into play especially when it comes to the high-end RV, mobile home, bus storage, is limited on 5.4 acres.

Pete Frisina noted that acquiring the adjacent properties should be considered to assist with the impervious surface coverage.

Pete Frisina concluded that whether one or two buildings is constructed that the total footprint of the proposed site is 20 percent. We do not include in that calculation the vehicle storage bays.

Josh Thornton clarified that 20 percent is the total of the two buildings. If he were to pull out the contractor bays / incubator bays that would be 20 percent of the total primary building plus that building.

Pete Frisina asked the members if there were any other issues or questions about the proposed amendments.

Al Gilbert informed Josh Thornton that the City of Fayetteville just approved an interior storage facility on Highway 54 and Gingercake Road.

Pete Frisina stated that he is ready to push for approval of the amendment so that the building can be built.

Josh Thornton asked Pete Frisina when the public hearings will be held.

Pete Frisina responded that it will be in June. It will go before the Planning Commission on June 6th and before the Board of Commissioners on June 27th.

The Board of Commissioners may either approve or table the amendments for adjustments with their feedback.

Pete Frisina stated that he is moving ahead, and he requested that if any has issues or questions, they should be emailed to the entire group so that everyone is aware of any ongoing discussions. He stated that changes can be made at the meeting on June 6th, if needed.

Josh Thornton asked how is parking viewed, will it be viewed as industrial or spaces per square foot.

Pete Frisina and Chanelle Blaine stated there are no parking ratios for indoor storage, however the office portion is one (1) space per 300 square feet.

Danny England stated that you must have 2 spaces for the office and 2 spaces for guests. The one (1) space per 300 square feet will all apply to the 20 percent portion.

Pete Frisina said that he would look into it and research what are the ratios in other jurisdictions.

Danny England said the regulations tend to result in over-parking.

Arnold Martin asked how much of the facility will be dedicated for storage of RV, boats and etc,

John Thornton replied about 20,000 to 25,000 square feet, if the service is offered. It would be in the rear building that is totally enclosed, with a white glove type service, have a power receptacle to keep their units charged, washed, and cleaned upon drop-off by the client.

Pete Frisina stated that he will advertise the amendments and move ahead.

THE FAYETTE COUNTY PLANNING COMMISSION met on June 6, 2019 at 7:00 P.M. in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Fayetteville, Georgia.

4. Consideration of amendments to Chapter 110. Zoning Ordinance, Regarding Sec. 110-142. – O-I, Office-Institutional District. and Sec. 110-173. - Transportation Corridor Overlay Zone.

Pete Frisina said staff and the Planning Commission had met with a property owner on SR 54 to discuss a self-storage facility that will be climate controlled all with internal access. He added that staff studied the entire corridor in terms of the SR 54 Overlay District and Zone to see what the results have been. He stated staff is recommending amendments to the zoning ordinance which include a Special Development District specifically for the SR 54 corridor with expanded uses in O-I on lots with a minimum of five (5) acres. He those expanded businesses included businesses that supply services, equipment and/or resources to the film industry, call centers, cellular phone/communication device sales and/or service, computer technology service, sales and/or repair, medical equipment sales, rental and/or repair, restaurants (no drive-through or drive-in), television/radio broadcasting studio, movie/music/media productions or telecommunications, server farm/data center, and an

internal access self-storage facility. He added the self-storage facility with requirements such as the storage units are limited to 600 square feet, loading bays will be to the side rear or internal to the building with canopies over loading bays on the side to help camouflage them and allowances for a shed roof for loading areas. He stated that there is a requirement that 20 percent of the total build footprint be provided for businesses and that contractor bays would be allowed for contractors to have an office or showroom with associated storage space for products and materials and these contractor bays would only be allowed in one of these storage facilities. He said in conjunction with the self-storage facility a fully enclosed vehicle storage would be allowed. He stated with any structure over 40 feet in height the setbacks would be increased five feet for every one foot of total building height over 40 feet. He added with the way the county measures build height and with the requirement of a eight (8) foot mansard roof on the corridor the building could be a maximum of 44 feet in height. He said the amendments also include provisions for a quasi-mixed use scenario with the frontage of a parcel being zoned O-I and rear being zoned residential and developed as such. He added that it requires that a concept be submitted with the rezoning that shows how the entire property will be developed indicating the division between office and residential zoning districts with associated legal descriptions required for rezoning, the SR 54 entrance, and internal connecting road network. He added that this mixed use would allow an increase in the residential density to two (2) acres in the three (3) acre area. He said there is also a requirement of for building elevations to be submitted with a rezoning.

Chairman Culbreth asked if there was anyone that would like to speak to the amendments. Hearing none he brought it back to the board.

Arnold Martin asked if we are allowing housing behind the office area do we have regulations for lighting intensity.

Pete Frisina said our codes do not contain any quantifiable regulations such the number foot-candles but generally state that the light cannot shine into adjacent residential properties and in the past when there has been a problem we get the property owner to adjust the light so it does shine into the adjacent residential property.

Brian Haren asked if there had been substantive changes since the last time the Planning Commission had seen the amendments.

Pete Frisina said the only changes that were made were to correct some of the grammar and form and no substantive changes were made.

Brian Haren made a motion to approve amendments to Chapter 110. Zoning Ordinance regarding Section 110-142. O-I, Office-Institutional District and Section 110-173 - Transportation Corridor Overlay Zone. Danny England seconded the motion. The motion passed 4-0. Al Gilbert was absent.

5. Consideration of amendments to the Land Use Element and Future Land Use Plan Map of the Fayette County Comprehensive Plan for the SR 54 West area.

Pete Frisina said the following amendments to the Comprehensive Plan are in conjunction with the previous amendments to the zoning ordinance for the SR 54 West Corridor. He said the SR 54 section of the Land Use Element was updated and what staff found was a number of properties that were rezoned to O-I were still undeveloped on these amendments are attempt to spur some development on these properties with increased uses. He added amendments to the Future Land Use Plan map include notes and labels to reflect the new SR 54 Special Development District.

Chairman Culbreth asked if there was anyone that would like to speak to the amendments. Hearing none he brought it back to the board.

Arnold Martin made a motion to approve amendments to the Land Use Element and the Land Use Map of the Fayette County Comprehensive Plan. Brian Haren seconded the motion. The motion passed 4-0. Al Gilbert was absent.

COUNTY AGENDA REQUEST

Department:

Presenter(s):

Meeting Date:

Type of Request:

Wording for the Agenda:

Consideration of Petition No. 1285-19, Ognio Holdings, LLC, Owner, request to rezone 18.78 acres from A-R to M-1; property located in Land Lot 232 of the 5th District, and fronts on SR 279 and Old Road.

Background/History/Details:

Staff recommends approval.

John Culbreth made a motion to approve Petition 1285-19 to rezone 18.78 acres from A-R to M-1. Brian Haren seconded the motion. The motion passed 4-0. Al Gilbert was absent.

What action are you seeking from the Board of Commissioners?

Approval of Petition No. 1285-19, Ognio Holdings, LLC, Owner, request to rezone 18.78 acres from A-R to M-1.

If this item requires funding, please describe:

Has this request been considered within the past two years?

If so, when?

Is Audio-Visual Equipment Required for this Request?*

Backup Provided with Request?

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

Approved by Finance

Reviewed by Legal

Approved by Purchasing

County Clerk's Approval

Administrator's Approval

Staff Notes:

**STATE OF GEORGIA
COUNTY OF FAYETTE**

RESOLUTION

NO. 1285-19

WHEREAS, Ognio Holdings LLC, Owner, having come before the Fayette County Planning Commission on June 6, 2019, requesting an amendment to the Fayette County Zoning Map pursuant to "The Zoning Ordinance of Fayette County, Georgia, 2010"; and

WHEREAS, said request being as follows: Request to rezone 18.78 from A-R to M-1, in the area of State Route 279 and Old Road, Land Lot 232 of the 5th District, for the purpose of Industrial use; and

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

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

This decision is based on the following reasons:

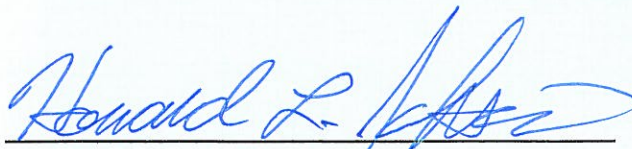
In compliance with the Fayette County Comprehensive Plan.
Compatible with the surrounding area.

**PLANNING COMMISSION
OF
FAYETTE COUNTY**

ATTEST:



JOHN H. CULBRETH, SR, CHAIRMAN



**HOWARD L. JOHNSON
PLANNING COMMISSION SECRETARY**

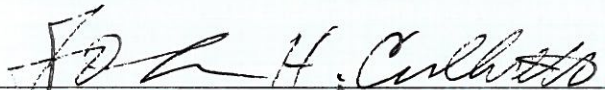
PLANNING COMMISSION RECOMMENDATION**DATE:** June 6, 2019**TO:** Fayette County Commissioners

The Fayette County Planning Commission recommends that Petition No. 1285-19, the application of Ognio Holdings LLC to rezone 18.78 from A-R to M-1, be:

X Approved ⁴⁻⁰ _____ Withdrawn _____ Denied

_____ Tabled until _____

This is forwarded to you for final action.


JOHN H. CULBRETH, SR, CHAIRMAN


DANNY ENGLAND, VICE-CHAIRMAN

ABSENT
AL GILBERT


BRIAN HAREN


ARNOLD L. MARTIN, III

Remarks:

THE FAYETTE COUNTY PLANNING COMMISSION met on June 6, 2019 at 7:00 P.M. in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Fayetteville, Georgia.

3. Consideration of Petition No. 1285-19, Ognio Holdings, LLC, Owner, request to rezone 18.78 acres from A-R to M-1. This property is located in Land Lot 232 of the 5th District, and fronts on SR 279 and Old Road.

Roger Ognio said they would like to rezone the property to M-1 where they could build some commercial buildings.

Chairman Culbreth asked if there was anyone that would like to speak to the petition. Hearing none he brought it back to the board.

Arnold Martin asked how long you have owned the property.

Roger Ognio said about three years.

Arnold Martin asked what will have to be done to the property for the M-1 use.

Roger Ognio said they would need to improve the driveway and the lot would be cleared and padded out.

Arnold Martin asked if he was aware of anything buried on the property.

Roger Ognio said they had demolished the building recently and they had not found anything buried on the property.

Brian Haren asked if this property would be incorporated into Kenwood Business Park.

Roger Ognio said it would not be incorporated into Kenwood Business Park as it is a separate lot and they plan to move their business there.

John Culbreth made a motion to approve Petition 1285-19 to rezone 18.78 acres from A-R to M-1. Brian Haren seconded the motion. The motion passed 4-0. Al Gilbert was absent.

PETITION NO: 1285-19

REQUESTED ACTION: A-R to M-1

PROPOSED USE: Industrial

EXISTING USE: Vacant

LOCATION: State Route 279 & Old Road

DISTRICT/LAND LOT(S): 5th District, Land Lot(s) 232

OWNER: Ognio Holdings, LLC

PLANNING COMMISSION PUBLIC HEARING: June 6, 2019

BOARD OF COMMISSIONERS PUBLIC HEARING: June 27, 2019

APPLICANT'S INTENT

Applicant proposes to rezone A-R land to M-1 for industrial use on 18.78 acres.

STAFF RECOMMENDATION

APPROVAL

1.

1285-19

INVESTIGATION

A. PROPERTY SITE

The subject property is an 18.78 tract fronting on State Route 279 and Old Road in Land Lot 232 of the 5th District. State Route 279 is classified as a Major Arterial road and Old Road is classified as a local road on the Fayette County Thoroughfare Plan. The subject property is currently zoned A-R.

History: The subject property once contained a golf driving range. The subject property contains a recorded access easement along the western property line.

B. SURROUNDING ZONING AND USES

The general situation is an 18.78 tract that is zoned A-R. In the vicinity of the subject property is land which is zoned R-20, M-1, and C-H. See the following table and also the attached Zoning Location Map.

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

Direction	Acreage	Zoning	Use	Comprehensive Plan
North (across Old Road)	13.31	R-20	Single-family Residential	Light Industrial
North (across SR 279)	.44	R-20	Undeveloped	Low Density Residential (1 Unit/1 Acre)
South (Kenwood Business Park)	1.87	M-1	Business	Light Industrial
	2.68	M-1	Business	Light Industrial
East	1.47	M-1	Business	Light Industrial
	1.06	M-1	Business	Light Industrial
	1.52	M-1	Business	Light Industrial
	1.05	M-1	Business	Light Industrial
	1.10	M-1	Business	Light Industrial
	2.21	M-1	Business	Light Industrial
West	2.00	C-H	Funeral Home	Low Density Residential (1 Unit/1 Acre)
	1.50	R-20	Single-family Residential	Low Density Residential (1 Unit/1 Acre)
	3.08	R-20	Single-family Residential	Low Density Residential (1 Unit/1 Acre)
	5.50	R-20	Single-family Residential	Low Density Residential (1 Unit/1 Acre)

C. COMPREHENSIVE PLAN

The subject property lies within an area designated for Light Industrial and Low Density Residential (1 Unit/1 Acre) (see attached Land Use Plan map). The majority of the subject property is within the Light Industrial land use designation. Given that the Land Use Plan is not drawn based on existing property lines, this request conforms to the Fayette County Comprehensive Plan.

D. ZONING/REGULATORY REVIEW

The applicant seeks to rezone A-R from to M-1 for the purpose of developing Industrial uses.

State Route Overlay

Due to the frontage on SR 279, development of the property is subject to the requirements of the General State Route Overlay Zone (Sec. 110-173.), as applicable. The Overlay Zone requirements are in addition to the zoning district requirements and any Conditional Use requirements, and in cases where there is a conflict between requirements, the most restrictive regulation applies. The General State Route Overlay contains the following architectural standards:

Architectural standards. Structures shall maintain a residential character. Elevation drawings denoting compliance with the following shall be submitted as part of the site plan.

1. A pitched peaked (gable or hip) roof with a minimum pitch of 4.5 inches in one foot including gasoline canopies and accessory structures and shall be of a type and construction complimentary to the facade. A pitched mansard roof facade with a minimum pitch of 4.5 inches in one foot and a minimum height of eight feet around the entire perimeter of the structure can be used if the structure is two stories or more or the use of a pitched peaked roof would cause the structure to not meet the applicable height limit requirements. The mansard roof facade shall be of a residential character with the appearance of shingles, slate or terra cotta.
2. Gasoline canopy. Gasoline canopies shall also comply with the following requirements:
 - (i) Gasoline canopies, in conjunction with a convenience store, may reduce the pitch to a minimum of three inches to 12 inches to permit the height of the peak of the roof to be equal to or no more than five feet above the peak of the roof of the convenience store.
 - (ii) The vertical clearance under the gasoline canopy shall not exceed a maximum of 18 feet in height.
 - (iii) The support columns for the gasoline canopies shall match the facade of the convenience store.
 - (iv) The gasoline canopy roof shall match the architectural character, materials, and color of the convenience store.

3. All buildings shall be constructed in a residential character of fiber-cement siding (i.e., Hardiplank), wood siding, wood textured vinyl siding, brick/brick veneer, rock, stone, cast-stone, or stucco (including synthetic stucco) on those portions of the building facing front and side yards and/or any property zoned agricultural-residential or residential.
4. Framed doors and windows of a residential character. To maintain a residential character, large display windows shall give the appearance of smaller individual panes and framing consistent with the standard residential grid pattern for doors and windows. This does not apply to stained glass windows for a church or place of worship. Large display or storefront windows shall have a minimum two-foot-high knee wall consisting of fiber-cement siding (i.e., Hardiplank), wood siding, wood textured vinyl siding, brick/brick veneer, rock, stone, cast-stone, or stucco (including synthetic stucco).
5. The design of accessory/out lot buildings shall reflect and coordinate with the general architectural style inherent in the primary structure on the property.

Site Plan

Should this petition be approved, the owner/developer must submit a Site Plan as required by Section 8-26., c. of the Development Regulations. Access must comply with the provisions of Section 8-53. of the Development Regulations and the Georgia D.O.T., as appropriate.

E. CONCEPT PLAN

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

F. DEPARTMENTAL COMMENTS

Water System

No Conflict

Public Works/Engineering

1. New Trips & Distribution – Heavy equipment and truck traffic is often associated with M-1 zoning. Engineering does not have estimates on the number of trips associated with the proposed land use. Truck traffic is common on Old Road and SR 279 due to the Kenwood Business Park entrance onto Old Road, located to the east of the subject property.
2. The existing parking lot driveway on Old Road does not meet County standards. A new entrance will be required if any significant redevelopment or new development is proposed for the property. GDOT controls the access on SR 279.

3. Engineering has not checked sight distance for the proposed new driveway shown on the plat.
4. Fayette County is currently completing a feasibility study on the potential realignment of SR 279 and Corinth Road at SR 85. The project, if advanced, could have impacts to Old Road and this parcel. The extent of the impacts, if any, are not know at this time.

Environmental Management

- 1) State H₂O's present on southwestern portion of lot, 25' state buffer.
- 2) Floodplain management applies – any building subject to MFFE.
- 3) Storm H₂O protection applicable if development >5,000 sq. ft.
- 4) Wetland determination if submitting site plan.

Environmental Health Department

No comment

Fire

The bureau of fire prevention will neither approve nor deny requests that fall outside the scope of Fire Prevention Code Requirements.

Georgia Department of Transportation

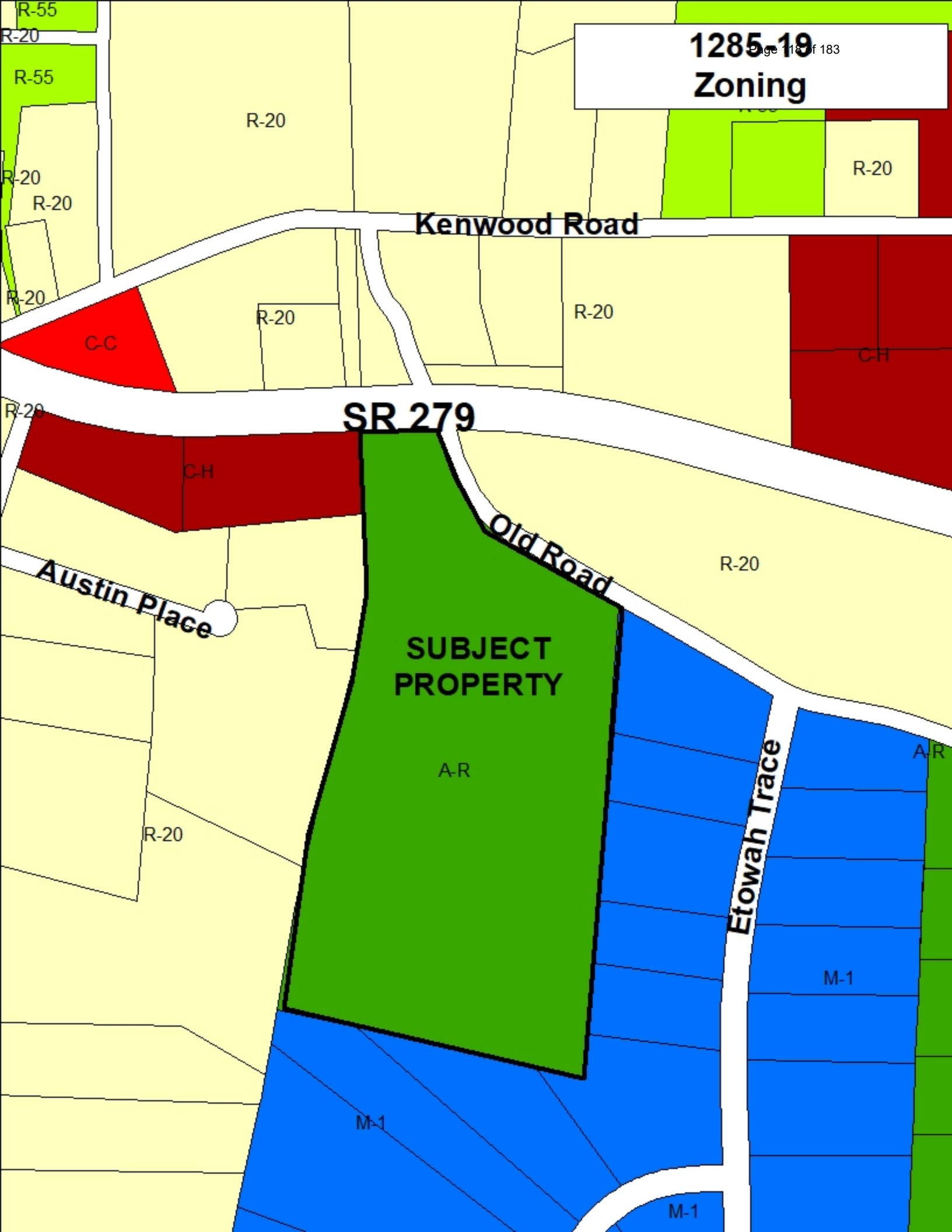
Let the property owner know that an access off of SR 279 will not be granted because an additional access would not meet the required driveway spacing of 350' west of Old Road, therefore GDOT requests that the applicant obtain access off of Old Road.

STAFF ANALYSIS

This request is based on the petitioner's intent to rezone said property from A-R to M-1 for the purpose of developing Industrial. Per Section 110-300 of the Fayette County Zoning Ordinance, Staff makes the following evaluations:

1. The subject property lies within an area designated for Light Industrial and Low Density Residential (1 Unit/1 Acre) (see attached Land Use Plan map). The majority of the subject property is within the Light Industrial land use designation. Given that the Land Use Plan is not drawn based on existing property lines, this request conforms to the Fayette County Comprehensive Plan.
2. The proposed rezoning will not adversely affect the existing use or usability of adjacent or nearby property.
3. The proposed rezoning will not result in a burdensome use of roads, utilities, or schools.
4. Existing conditions and the area's continuing development as a light industrial area support this petition.

Based on the foregoing Investigation and Staff Analysis, Staff recommends **APPROVAL**.



Land Use Plan

RECREATION

Kenwood Road

LOW DENSITY
RESIDENTIAL

SR 279

Old Road

Austin Place

SUBJECT
PROPERTYLIGHT
INDUSTRIAL

Etowah Trace



Kenwood Road

SR 279

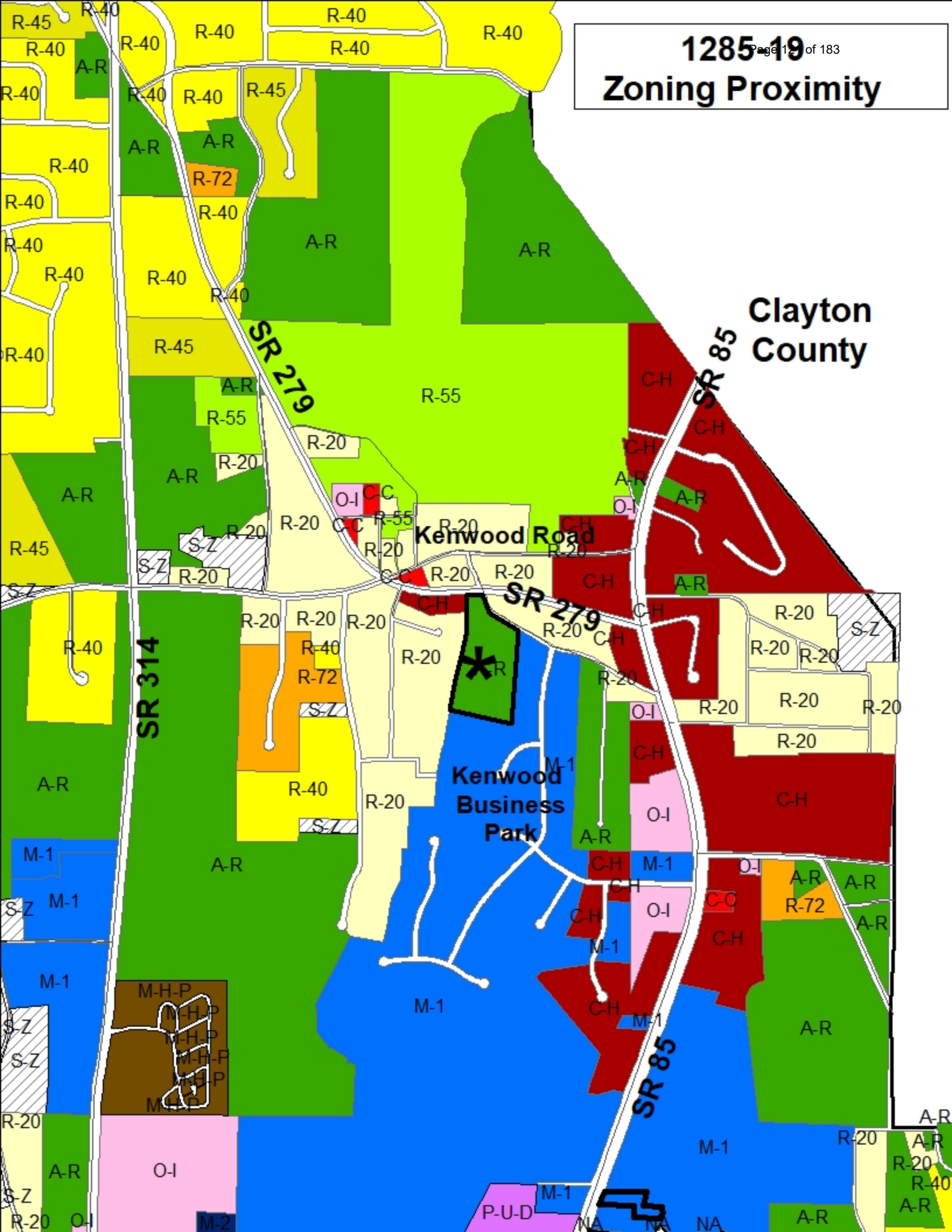
Old Road

Austin Place

SUBJECT
PROPERTY

Etowah Trace

Zoning Proximity



Page 122 of 183

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

PROPERTY OWNERS: Ognio Holdings LLC

MAILING ADDRESS: 325 Etowah Trace, Fayetteville, Ga.

PHONE: 770-996-8993 E-MAIL: Randy@agconstructioncompany.com

AGENT FOR OWNERS: N/A

MAILING ADDRESS: _____

PHONE: _____ E-MAIL: _____

PROPERTY LOCATION: LAND LOT 232 LAND DISTRICT 5 PARCEL 0551 150
LAND LOT _____ LAND DISTRICT _____ PARCEL _____

TOTAL NUMBER OF ACRES REQUESTED TO BE REZONED: 19.26 18.78 ACRES

EXISTING ZONING DISTRICT: AR PROPOSED ZONING DISTRICT: M1

ZONING OF SURROUNDING PROPERTIES: R20 & M1 & CH

PRESENT USE OF SUBJECT PROPERTY: Not Used

PROPOSED USE OF SUBJECT PROPERTY: Commercial Buildings

LAND USE PLAN DESIGNATION: LIGHT INDUSTRIAL

NAME AND TYPE OF ACCESS ROAD: Highway 279 & Old Road

LOCATION OF NEAREST WATER LINE: _____

(THIS AREA TO BE COMPLETED BY STAFF): PETITION NUMBER: 1285-19

☐ Application Insufficient due to lack of: _____

by Staff: _____ Date: _____

☒ Application and all required supporting documentation is Sufficient and Complete

by Staff: C. Ognio Date: 5/1/2019

DATE OF PLANNING COMMISSION HEARING: June 6, 2019

DATE OF COUNTY COMMISSIONERS HEARING: June 27, 2019

Received from Randy Ognio a check in the amount of \$ 390.00 for
application filing fee, and \$ 350.00 for deposit on frame for public hearing sign(s). 40.00

Date Paid: 5/1/2019 Receipt Number: 6758627-sign

675 8624-application

NAME: Qnio Holdings, LLC PETITION NUMBER: Page 123 of 183 1265-19

ADDRESS: _____

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

_____ affirms that he is the owner or the specifically authorized agent of the property described below. Said property is located in a(n) 5th Zoning District. He/She respectfully petitions the County to rezone the property from its present classification and tenders herewith the sum of \$_____ to cover all expenses of public hearing. He/She petitions the above named to change its classification to M1.

This property includes: (check one of the following)

☐ See attached legal description on recorded deed for subject property or

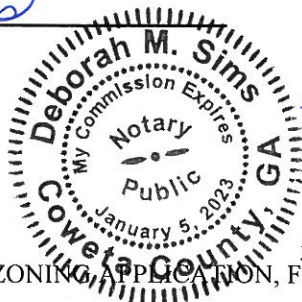
☐ Legal description for subject property is as follows:

PUBLIC HEARING to be held by the Planning Commission of Fayette County on the 6th day of June, 20 19 at 7:00 P.M.

PUBLIC HEARING to be held by the Board of Commissioners of Fayette County on the 27th day of June, 20 19 at 6:30 P.M.

SWORN TO AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____, 20____,

Deborah M. Sims
NOTARY PUBLIC



[Signature]
APPLICANT'S SIGNATURE

PROPERTY OWNER CONSENT AND AGENT AUTHORIZATION FORM

(Applications require authorization by ALL property owners of subject property). 124 of 183

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

Ognio Holdings, LLC

Please Print Names

Property Tax Identification Number(s) of Subject Property: 0551 150

(I am) (we are) the sole owner(s) of the above-referenced property requested to be rezoned. Subject property is located in Land Lot(s) 232 of the 5 District, and (if applicable to more than one land district) Land Lot(s) of the District, and said property consists of a total of 19.26 acres (legal description corresponding to most recent recorded plat for the subject property is attached herewith).

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

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

Signature of Property Owner 1

325 Etowah Trace, Fayetteville, Ga. 30214
Address

Signature of Property Owner 2

325 Etowah Trace, Fayetteville, Ga. 30214
Address

Signature of Property Owner 3

Address

Signature of Authorized Agent

Address

Signature of Notary Public

Date

Signature of Notary Public

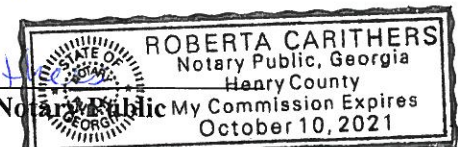
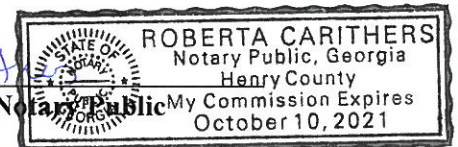
Date

Signature of Notary Public

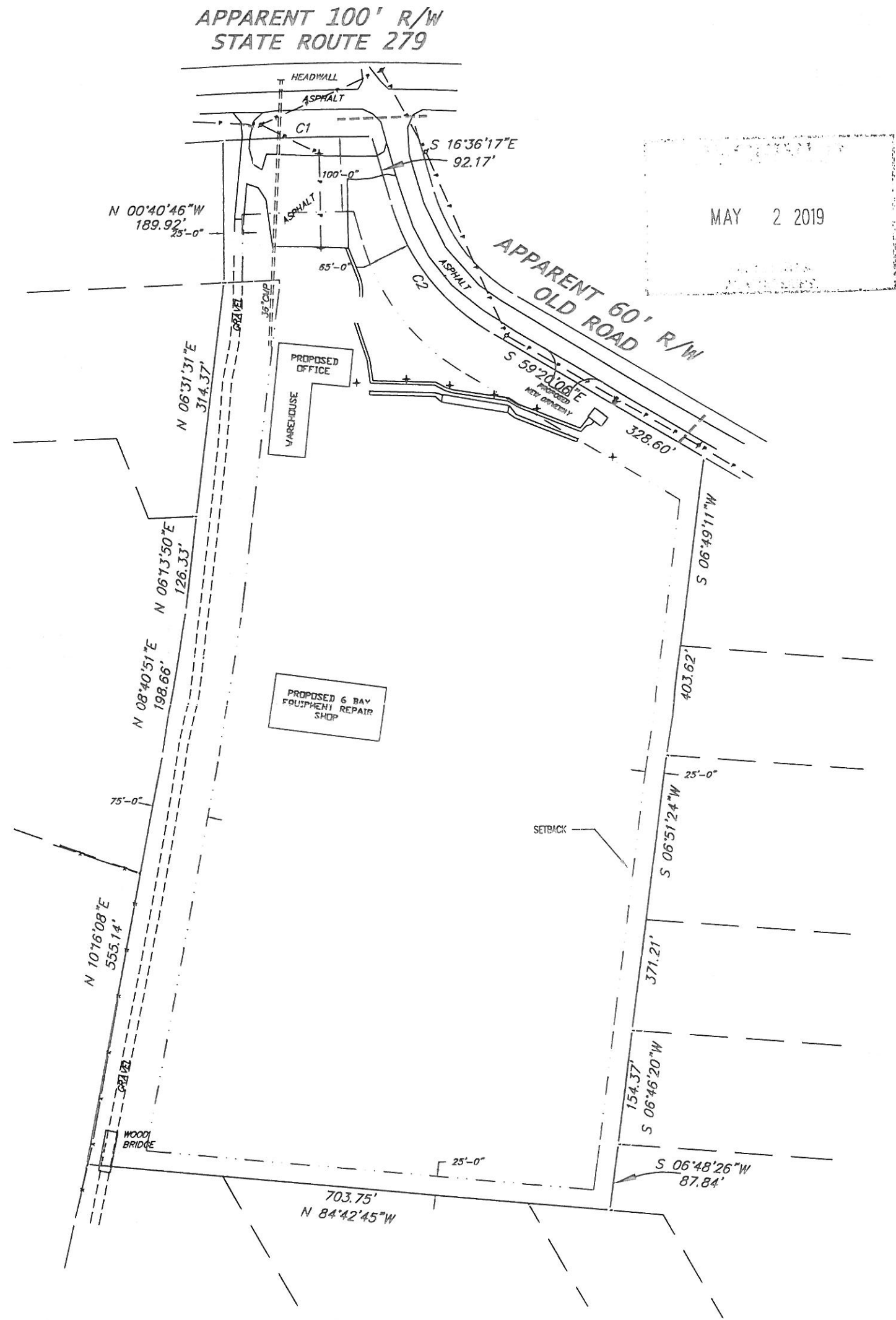
Date

Signature of Notary Public

Date



Curve	Radius	Length	Chord	Chord Bear.
C1	3564.19'	199.92'	199.89'	N 88°24'19" E
C2	304.91'	227.40'	222.16'	S 37°58'11" E



COUNTY AGENDA REQUEST

Page 126 of 183

Department:

Presenter(s):

Meeting Date:

Type of Request:

Wording for the Agenda:

Approval of staff's recommendation to declare eleven vehicles as unserviceable and sell the assets online utilizing contracted auction services and for all proceeds to be returned to the vehicle replacement fund.

Background/History/Details:

Eleven vehicles on the attached list have been replaced and are no longer serviceable to the County. Staff recommends that these vehicles be declared surplus and sold through an on-line auction with all proceeds being returned to the vehicle replacement fund. The County has an existing contract (#1575-A) with Auctions International for auction services and it is recommended the vehicles be sold on-line utilizing this vendor.

List of vehicles provided as backup.

What action are you seeking from the Board of Commissioners?

Approve staff's recommendation to declare eleven vehicles as unserviceable and to sell the listed vehicles through an on-line auction with all proceeds being returned to the vehicle replacement fund.

If this item requires funding, please describe:

No funding required for this request

Has this request been considered within the past two years?

If so, when?

Is Audio-Visual Equipment Required for this Request?*

Backup Provided with Request?

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

Approved by Finance

Reviewed by Legal

Approved by Purchasing

County Clerk's Approval

Administrator's Approval

Staff Notes:

Unit	Department	Mfg Year	Vehicle Make	Vehicle Model	Unit Serial Number	Current Miles
141547	Sheriff CID	2006	Pontiac	Grand Prix	2G2WC55CX61141547	118,774
150726	Sheriff CID	2012	Dodge	Charger	2C3CDXAT5CH150726	132,356
179922	Sheriff Jail	2001	Ford	Crown Victoria	2FAFP71W31X179922	114,573
21791	Buildings & Grounds	2001	Ford	F-150 XL - Bi-Fuel	2FTPF17Z11CA92818	100,414
25307	Road Department	2007	Ford	F-150 XL 4X4	1FTRF14W37KB47762	219,418
285886	Sheriff Field Ops	2008	Dodge	Charger	2B3KA43H08H285886	146,040
557523	Sheriff Field Ops	2011	Dodge	Charger	2B3CL1CT9BH557523	116,041
573837	Sheriff CID	2012	Chevy	Caprice	6G1MK5T29BL573837	135,402
600828	Sheriff Field Ops	2011	Dodge	Charger	2B3CL1CT6BH600828	112,895
95429	Recreation	1999	Ford	Explorer	1FMZU32X7XUC08513	138,938
B00730	Sheriff CID	2008	Ford	Explorer	1FMEU63E38UB00730	107,468

COUNTY AGENDA REQUEST

Page 128 of 183

Department:

Presenter(s):

Meeting Date:

Type of Request:

Wording for the Agenda:

Approval to authorize staff to acquire all fee simple right-of-way for the proposed sight distance improvements along Antioch Road at Winn Way.

Background/History/Details:

This safety improvement project was approved by the Board of Commissioners on April 23, 2019. We now have a plat and right-of-way drawing. This agenda item helps provide the appropriate basis from which the land acquisition activities can be concluded.

A copy of the Plat / Right-of-Way plan is provided as back-up to this request.

What action are you seeking from the Board of Commissioners?

Approval to authorize staff to acquire all fee simple right-of-way for Intersection Safety Improvement at Antioch Road and Winn Way (2017 SPLOST 19TAI).

If this item requires funding, please describe:

Funding is available from the 2017 SPLOST (17TAI).

Has this request been considered within the past two years?

If so, when?

Is Audio-Visual Equipment Required for this Request?*

Backup Provided with Request?

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

Approved by Finance

Reviewed by Legal

Approved by Purchasing

County Clerk's Approval

Administrator's Approval

Staff Notes:

Finance - Available budget as of June 19, 2019 is \$22,700 for project 19TAI.

COUNTY AGENDA REQUEST

Page 130 of 183

Department:

Presenter(s):

Meeting Date:

Type of Request:

Wording for the Agenda:

Approval to authorize staff to acquire all fee simple right-of-way, easements and appraisals for the proposed roundabout to be constructed at the intersection of Countyline Road, Inman Road, S. Jeff Davis Road and Northbridge Road (2004 SPLOST Project R-8A); conditioned on the approval of the intergovernmental agreement with Clayton County.

Background/History/Details:

The proposed intersection of Countyline Road, Inman road, S. Jeff Davis Road & Northbridge Road is a part of the planned East Fayetteville Bypass project identified in the approved 2004 SPLOST resolution. Mallett Consulting is providing professional services to complete final design and construction plans for this intersection. Right-of-way plans are now complete and staff is ready to negotiate and acquire the necessary right-of-way and easements.

County staff is developing an IGA with Clayton County in parallel with ROW negotiation. Conditioned on approval of IGA with Clayton County.

What action are you seeking from the Board of Commissioners?

Approval to authorize staff to acquire all fee simple right-of-way, easements and appraisals for the proposed roundabout to be constructed at the intersection of Countyline Road, Inman Road, S. Jeff Davis Road and Northbridge Road (2004 SPLOST Project R-8A); conditioned on the approval of the intergovernmental agreement with Clayton County.

If this item requires funding, please describe:

Funding is available from the 2004 SPLOST project R-8A.

Has this request been considered within the past two years?

If so, when?

Is Audio-Visual Equipment Required for this Request?*

Backup Provided with Request?

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

Approved by Finance

Reviewed by Legal

Approved by Purchasing

County Clerk's Approval

Administrator's Approval

Staff Notes:

Finance - as of June 19, 2019 the available budget in project R-8A is \$1,942,718.70.

VICINITY MAP



NOTES

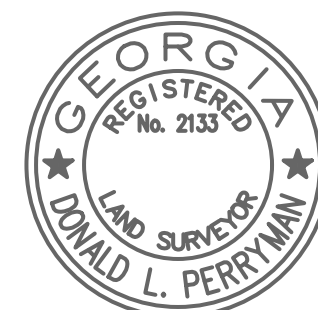
1. NOTICE OF INTENT IS REQUIRED FOR THIS PROJECT.
2. THE DATA, TOGETHER WITH ALL OTHER INFORMATION SHOWN ON THESE PLANS, OR IN ANYWAY INDICATED THEREBY, WHETHER BY DRAWINGS OR NOTES, OR IN ANY OTHER MANNER, ARE BASED UPON FIELD INVESTIGATIONS AND ARE BELIEVED TO BE INDICATIVE OF ACTUAL CONDITIONS. HOWEVER, THE SAME ARE SHOWN AS INFORMATION ONLY, ARE NOT GUARANTEED, AND DO NOT BIND THE DEPARTMENT OF PUBLIC WORKS IN ANY WAY. THE ATTENTION OF BIDDER IS SPECIFICALLY DIRECTED TO SUBSECTIONS 102.04, 102.05 AND 104.03 OF THE GEO SPECIFICATIONS.
3. ALL REFERENCES IN THIS DOCUMENT (WHICH INCLUDES ALL PAPERS, WRITINGS, DOCUMENTS, DRAWINGS, PHOTOGRAPHS USED OR TO BE USED IN CONNECTION WITH THIS DOCUMENT) TO "STATE HIGHWAY DEPARTMENT OF GEORGIA", "STATE HIGHWAY DEPARTMENT", "GEORGIA STATE HIGHWAY DEPARTMENT", "HIGHWAY DEPARTMENT OF GEORGIA", "DEPARTMENT", WHEN THE CONTEXT THEREOF SHALL BE DEEMED TO MEAN THE GEORGIA DEPARTMENT OF TRANSPORTATION.
4. HORIZONTAL DATUM IS BASED UPON NAD 83. VERTICAL DATUM IS BASED UPON NAVD 88.
- COORDINATES LISTED ARE GRID, BASED ON GEORGIA STATE PLANE, WEST ZONE.
- HORIZONTAL DATUM, NAD 83
- VERTICAL DATUM, NAVD 88
- THIS PROJECT IS IN ENGLISH UNITS.

GRID NORTH (GA WEST ZONE)

[illegible]

PLANS PREPARED UNDER THE SUPERVISION OF:

	David W. Joeger P.E. #17687	Donald Perryman R.L.S. #2133
Mallett Consulting, Inc.		 SUNVEYS, Inc.
115-B BRADFORD SQUARE	FAYETTEVILLE, GEORGIA 30215	All Types of Surveys Plus Construction Management
PHONE: 770-219-3513	3501 S. Smith Rd., Smyrna, Georgia 30080	PHONE: 770-444-9736 FAX: 770-444-9738
FAX: 770-219-3577		



**SR SURVEYS
PLUS, Inc.**

3565 SOUTH COBB DRIVE
SMYRNA, GEORGIA 30080
PHONE: (770) 444-9736
FAX: (770) 444-9739

'Cobb County Surveyor

ALL TYPES OF SURVEYS PLUS ENGINEERING AND CONSTRUCTION MANAGEMENT

01	10-18-18	CALL CHANGES FOR PARCEL 12	JBD		LAND LOT -75 & 76	DESIGN	MCI	SCALE	NTS
02	2-13-19	ADDED DEED REFERENCES FOR	JBD		DISTRICT - 5	DRAWN	RD, JB, JD	DATE	6/1/18
		TRACTS 2&3			SECTION -				
					CITY - FAYETTEVILLE	CHECK		FILE NO.	
					COUNTY - FAYETTE & CLAYTON		DWJ		SPI 4447F
REV. No.	DATE	DESCRIPTION	BY	APP'D	STATE - GEORGIA	APPROVED	DWJ	SHEET NO.	1 of 2



Mallett Consulting, Inc.
 101 DEVANT ST., SUITE 804 FAYETTEVILLE, GEORGIA 30214
 PHONE: 770-719-3333
 FAX: 770-719-3377

JEFF DAVIS ROUNDABOUT
FOR
FAYETTE COUNTY PUBLIC WORKS

RIGHT-OF-WAY PLANS

LAND LOT-75 & 76	DESIGN	SCALE
DISTRICT - 5	<i>MCI</i>	<i>NTS</i>
SECTION -	DRAWN	DATE
	<i>RD, JB, JD</i>	<i>6/1/18</i>
CITY - FAYETTEVILLE	CHECK	FILE NO.
COUNTY - FAYETTE & CLAYTON	<i>DWJ</i>	<i>SPI 4447F</i>
STATE - GEORGIA	APPROVED	SHEET NO.
	<i>DWJ</i>	<i>1 of 2</i>

PARCEL NO. 3
REQUIRED RIGHT-OF-WAY

4315 NORTH = 1246018.4726 EAST = 2224500.8958 STATION = 10+34.42 L50.79
S 85° 58' 32" W, 99.35'

4316 NORTH = 1246011.5003 EAST = 2224401.7963 STATION = 9+97.48 L143.01
N 50° 33' 36" E, 170.18'

4314 NORTH = 1246119.6087 EAST = 2224533.2218 STATION = 11+40.60 L50.94
S 17° 43' 30" W, 106.18'

4315 NORTH = 1246018.4726 EAST = 2224500.8958 STATION = 10+34.42 L50.79

PARCEL NO. 6
REQUIRED RIGHT-OF-WAY

4308 NORTH = 1246050.6831 EAST = 2224605.5724 STATION = 10+97.10 R39.02
N 17° 49' 36" E, 71.05'

4312 NORTH = 1246118.3241 EAST = 2224627.3242 STATION = 11+68.04 R39.06
S 47° 42' 29" E, 42.64'

4311 NORTH = 1246089.6292 EAST = 2224658.8684 STATION = 11+50.48 R77.86
S 00° 24' 02" W, 32.87'

4309 NORTH = 1246056.7611 EAST = 2224658.6386 STATION = 11+19.12 R87.69
S 83° 27' 57" W, 53.41'

4308 NORTH = 1246050.6831 EAST = 2224605.5724 STATION = 10+97.10 R39.02

PARCEL NO. 7
REQUIRED RIGHT-OF-WAY

4309 NORTH = 1246056.7611 EAST = 2224658.6386 STATION = 11+19.12 R87.69
N 00° 24' 02" E, 32.87'

4311 NORTH = 1246089.6292 EAST = 2224658.8684 STATION = 11+50.48 R77.86
S 47° 42' 29" E, 46.05'

4310 NORTH = 1246058.6423 EAST = 2224692.9322 STATION = 11+31.310 R119.76
LENGTH = 34.35' RADIUS = 453.85' CHORD = 34.35' - S 86° 51' 37" W

4309 NORTH = 1246056.7611 EAST = 2224658.6386 STATION = 11+19.12 R87.69

PARCEL NO. 11
REQUIRED RIGHT-OF-WAY

4304 NORTH = 1245977.3941 EAST = 2224671.4490 STATION = 10+47.47 R124.15
LENGTH = 51.64' RADIUS = 327.60' CHORD = 51.59' - N 87° 16' 26" E

4303 NORTH = 1245979.8477 EAST = 2224722.9776 STATION = 10+65.56 R172.46
S 35° 20' 45" W, 89.63'

4307 NORTH = 1245906.7424 EAST = 2224671.1285 STATION = 9+80.10 R145.46
N 00° 15' 36" E, 70.65'

4304 NORTH = 1245977.3941 EAST = 2224671.4490 STATION = 10+47.47 R124.15

PARCEL NO. 12
REQUIRED RIGHT-OF-WAY

4306 NORTH = 1245965.5510 EAST = 2224577.2855 STATION = 10+07.40 R38.12
N 80° 49' 00" E, 49.41'

4305 NORTH = 1245973.4367 EAST = 2224626.0622 STATION = 10+29.82 R82.15
N 85° 01' 01" E, 45.56'

4304 NORTH = 1245977.3941 EAST = 2224671.4490 STATION = 10+47.47 R124.15
S 00° 15' 36" W, 70.65'

4307 NORTH = 1245906.7424 EAST = 2224671.1285 STATION = 9+80.10 R145.46
S 35° 20' 45" W, 22.87'

4302 NORTH = 1245888.0878 EAST = 2224657.8979 STATION = 9+58.30 R138.56
S 53° 30' 55" W, 170.48'

4301 NORTH = 1245786.7179 EAST = 2224520.8277 STATION = 8+19.87 R39.06
N 17° 31' 15" E, 187.53'

4306 NORTH = 1245965.5510 EAST = 2224577.2855 STATION = 10+07.40 R38.12

PARCEL NO. 14
REQUIRED RIGHT-OF-WAY

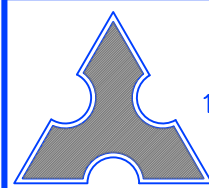
4317 NORTH = 1245924.1885 EAST = 2224481.2211 STATION = 9+38.64 L40.69
S 17° 50' 37" W, 78.74'

4319 NORTH = 1245849.2330 EAST = 2224457.0939 STATION = 8+59.90 L40.74
N 42° 59' 14" W, 95.42'

4318 NORTH = 1245919.0350 EAST = 2224392.0326 STATION = 9+06.46 L124.03
N 86° 41' 37" E, 89.34'

4317 NORTH = 1245924.1885 EAST = 2224481.2211 STATION = 9+38.64 L40.69

PARCEL CONTAINS 3281 SQUARE FEET



Mallett Consulting, Inc.
101 DEVANT ST., SUITE 804 FAYETTEVILLE, GEORGIA 30214
PHONE: 770-719-3333
FAX: 770-719-3377

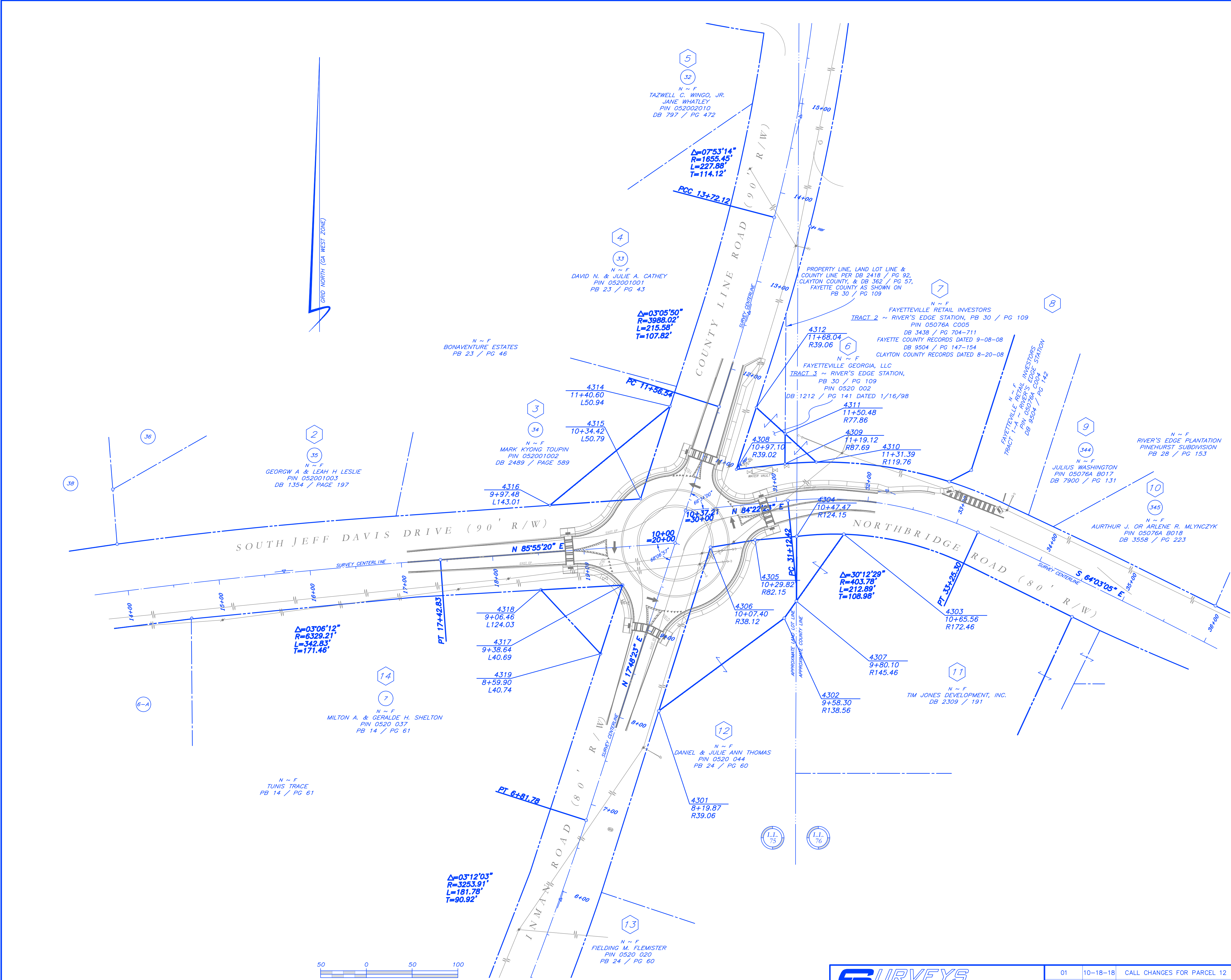
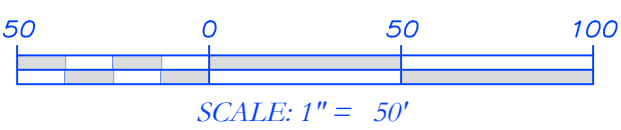
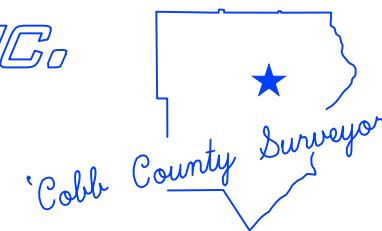
JEFF DAVIS ROUNDABOUT
FOR
FAYETTE COUNTY PUBLIC WORKS

RIGHT-OF-WAY PLANS

01	10-18-18	CALL CHANGES FOR PARCEL 12	JBD		LAND LOT-75 & 76	DESIGN	MCI	SCALE	1" = 50'
02	2-13-19	ADDED DEED REFERENCES FOR	JBD		DISTRICT - 5	DRAWN	RD, JB, JD	DATE	6/1/18
		TRACTS 2&3			SECTION -	CHECK	DWJ	FILE NO.	SPI 4447F
					CITY - FAYETTEVILLE	APPROVED	DWJ	SHEET NO.	2 of 2
					COUNTY - FAYETTE & CLAYTON				
					STATE - GEORGIA				
REV. No.	DATE	DESCRIPTION	BY	APP'D					

SURVEYS PLUS, INC.

3565 SOUTH COBB DRIVE
SMYRNA, GEORGIA 30080
PHONE: (770) 444-9736
FAX: (770) 444-9739
ALL TYPES OF SURVEYS PLUS ENGINEERING AND CONSTRUCTION MANAGEMENT



COUNTY AGENDA REQUEST

Page 133 of 183

Department:

Presenter(s):

Meeting Date:

Type of Request:

Wording for the Agenda:

Approval of staff's recommendation to award invitation to Bid #1667-B for water treatment chemicals to the low bidders Brenntag Mid-South, Inc., Chemtrade Chemicals, and Chemrite Chemicals for a total not-to-exceed amount of \$184,745.00.

Background/History/Details:

The chemical bid is an annual bid for chemicals used in the treatment of water.

The three low bidders recommended for Bid #1667-B are:

- 1) Brenntag Mid-South, Inc., \$24,495.00
- 2) Chemtrade Chemicals, \$158,600.00
- 3) Chemrite Chemicals, Inc, \$1,650.00

What action are you seeking from the Board of Commissioners?

Approval of staff's recommendation to award invitation to Bid #1667-B for water treatment chemicals to the low bidders Brenntag Mid-South, Inc., Chemtrade Chemicals, and Chemrite Chemicals for a total not-to-exceed amount of \$184,745.00.

If this item requires funding, please describe:

Funding is included in the 2020 annual budget for \$350,000 in 50543031-531182 and \$268,000 in 50543041-531182.

Has this request been considered within the past two years?

If so, when?

Is Audio-Visual Equipment Required for this Request?*

Backup Provided with Request?

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

Approved by Finance

Reviewed by Legal

Approved by Purchasing

County Clerk's Approval

Administrator's Approval

Staff Notes:



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: Natasha M. Duggan
 Date: June 27, 2019
 Subject: Invitation to Bid #1667-B: Water System Treatment Chemicals

The Water System enters into annual price contracts for various chemicals that are used in the water treatment process. To obtain contracts for Fiscal Year 2020, the Purchasing Department issued Invitation to Bid #1667-B. Notices of the opportunity to bid were emailed to 35 vendors. Another 131 were contacted through the web-based Georgia Procurement Registry who registered under #88544 (Corrosion, Scale, and Sludge Control Chemicals: Alum, Amines, Morpholine, etc., Sodium Sulfite, etc.), 88566 (Fluoride and Other Drinking Water Additives), 88570 (Hardness Control Chemicals: Chelating Agents, Phosphonates, Polyphosphates, Polymer Flocculants, etc.), 88578 (pH Control Chemicals: Caustic Soda, Lime, Muriatic Acid, Quicklime, Soda Ash, etc.), 88594 (Water Treating Chemicals (Not Otherwise Classified)). In addition, invitations were extended via the Fayette News, the county website and Georgia Local Government Access Marketplace (www.glga.org).

Nine (9) Companies submitted bids for five (5) chemicals (Attachment 1).

The Water System recommends awarding to the low bidder for four of the five chemicals. Contractor Performance Evaluations are attached (Attachment 2)

The Water System does not recommend award of the Cal-Flo Lime Slurry. One portion of the plant improvements done by AllSouth Constructors, as general contractor for Contract #913 (Chemical System & Actuator Improvements), was to install a new bulk lime slurry storage and feed system at each of the two water treatment plants. Burnett Lime Company, Inc. supplied the systems. The Burnett systems, which were installed in December 2015, included a one-year warranty, which may be voided if a slurry other than their own Cal-Flo brand is used. Burnett Lime Company extended the warrant regarding the mechanicals of the Cal-Flo system until June 30, 2022. This warranty is only in effect with pragmatic handling of the feed system and the use of Cal-Flo slurry in the Cal-Flo system.

Specifics of the proposed contract are as follows:

Contract Name	#1667-B: Water System Treatment Chemicals		
Contractor	Three vendors, as shown on the attachment		
Type of Contract	Annual, Fix Unit Price		
Not-to-exceed Amount	\$184,745.00 Cumulative Total		
Budget:			
		<u>Not-to-Exceed</u>	<u>Requested</u>
		<u>Contract Amt.</u>	<u>FY20 Budget</u>
Org Code	50543031 (Crosstown)	\$99,372.50	\$350,000.00
	50543041 (S. Fayette)	\$85,372.50	\$268,000.00
Object	531182 Chemicals		

Tally Sheet
ITB #1667-B: Water System Chemicals

Chemical	Unit Size	Estimated Annual Quantity	Burnett Lime Co.		C&S Chemical		Chemtrade		Lhoist North America		Brenntag		Affinity Chemical LLC		Polytec Inc.		Chemrite, Inc.		Geo Specialty Chemicals	
			Unit Price	Extended Price	Unit Price	Extended Price	Unit Price	Extended Price	Unit Price	Extended Price	Unit Price	Extended Price	Unit Price	Extended Price	Unit Price	Extended Price	Unit Price	Extended Price	Unit Price	Extended Price
Sodium Silicofluoride AWWA #B702-06	per 50 lb. bag, powder	700 bags	\$_____ per bag	No Bid	\$_____ per bag	No Bid	\$_____ per bag	No Bid	\$_____ per bag	No Bid	\$34.50 per bag	\$ 24,150.00	\$_____ per bag	No Bid	\$_____ per bag	No Bid	\$36.75 per bag	\$ 25,725.00	\$_____ per bag	No Bid
Cal-Flo Lime Slurry*																				
Sodium Hypochlorite	per 15 gal. drum	10	\$_____ per 15 gal drum	No Bid	\$_____ per 15 gal drum	No Bid	\$_____ per 15 gal drum	No Bid	\$_____ per 15 gal drum	No Bid	\$34.50 per 15 gal drum	\$ 345.00	\$_____ per 15 gal drum	No Bid	\$_____ per 15 gal drum	No Bid	\$_____ per 15 gal drum	No Bid	\$_____ per 15 gal drum	No Bid
Liquid Alum AWWA #B403-03	per dry ton	650 dry tons	\$_____ per dry ton	No Bid	\$295.00 per dry ton	\$ 191,750.00	\$244.00 per dry ton	\$ 158,600.00	\$_____ per dry ton	No Bid	\$_____ per dry ton	No Bid	\$273.00 per dry ton	\$ 177,450.00	\$_____ per dry ton	No Bid	\$_____ per dry ton	No Bid	\$392.50 per dry ton	\$ 255,125.00
HTH Chlorine ANSI/AWWA B300-18	50 lb./pail	20 Pails	\$_____ per pound	No Bid	\$_____ per pound	No Bid	\$_____ per pound	No Bid	\$_____ per pound	No Bid	\$87.50 per 50 lb pail	\$ 1,750.00	\$_____ per pound	No Bid	\$_____ per pound	No Bid	\$82.50 per 50 lb. pail	\$ 1,650.00	\$_____ per pound	No Bid
Exceptions			None		None		None		None		Only comes in 100 lb pails. Price in in 50 lb unit		None		None		None		None	

* Cal-Flo lime slurry has been removed from the competitive bid process. A contract has been recommended for Burnett Lime Company, which as provided an extended warranty for the bulk slurry storage and feed system. The warranty states that "warranty is only in effect with pragmatic handling of the feed system and the use of the Cal-Flo slurry in the Cal-Flo system."

FAYETTE COUNTY, GEORGIA CONTRACTOR PERFORMANCE EVALUATION

Page 1

1. Use this form to record contractor performance for any contract of \$50,000 or above.
2. The person who serves as project manager or account manager is the designated party to complete the evaluation.
3. This form is to be completed and forwarded to the Purchasing Department not later than 30 days after completion or expiration of a contract. Past performance is considered on future contracts.

VENDOR INFORMATION	COMPLETE ALL APPLICABLE INFORMATION
Company Name: Chemtrade Chemical Corp.	Contract Number 1517-B
Mailing Address: 90 East Halsey Road	Contract Description or Title: Water Treatment Chemicals
City, St, Zip Code: Parsippany, NJ. 07054	Contract Term (Dates) From: 7/1/2018 To: 6/30/2019
Phone Number: 1-844-204-9673	Task Order Number:
Cell Number:	Other Reference:
E-Mail Address:	

DEFINITIONS

OUTSTANDING – Vendor considerably exceeded minimum contractual requirements or performance expectations of the products/services; The vendor demonstrated the highest level of quality workmanship/professionalism in execution of contract.

EXCELLENT (Exc) - Vendor exceeded minimum contractual requirements or performance expectations of the products/services.

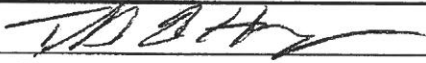
SATISFACTORY (Sat) - Vendor met minimum contractual requirements or performance expectations of the products/services.

UNSATISFACTORY (UnSat) - Vendor did not meet the minimum contractual requirements or performance expectations of the products and/or services; Performed below minimum requirements

EVALUATIONS (Place "X" in appropriate box for each criterion.)

Criteria (includes change orders / amendments)	Out-standing	Exc	Sat	Un-Sat	Not Apply
1. Work or other deliverables performed on schedule		X			
2. Condition of delivered products		X			
3. Quality of work			X		
4. Adherence to specifications or scope of work		X			
5. Timely, appropriate, & satisfactory problem or complaint resolution		X			
6. Timeliness and accuracy of invoicing		X			
7. Working relationship / interfacing with county staff and citizens		X			
8. Service Call (On-Call) response time		X			
9. Adherence to contract budget and schedule		X			
10. Other (specify):					
11. Overall evaluation of contractor performance		X			

EVALUATED BY

Signature: 	Date of Evaluation: 6/14/2019
Print Name: Thomas Henninger	Department/Division: Water System
Title: Water Plant Manager	Telephone No: 770-320-6081

FAYETTE COUNTY, GEORGIA CONTRACTOR PERFORMANCE EVALUATION

Page 1

1. Use this form to record contractor performance for any contract of \$50,000 or above.
2. The person who serves as project manager or account manager is the designated party to complete the evaluation.
3. This form is to be completed and forwarded to the Purchasing Department not later than 30 days after completion or expiration of a contract. Past performance is considered on future contracts.

VENDOR INFORMATION	COMPLETE ALL APPLICABLE INFORMATION
Company Name: Brenntag Mid-South, Inc.	Contract Number 1332-A
Mailing Address: 3796 Reliable Parkway	Contract Description or Title: Water Treatment Chemicals
City, St, Zip Code: Chicago, IL. 60686-3007	Contract Term (Dates) From: 7/1/2018 To: 6/30/2019
Phone Number: 770-377-9518	Task Order Number:
Cell Number:	Other Reference:
E-Mail Address:	

DEFINITIONS

OUTSTANDING – Vendor considerably exceeded minimum contractual requirements or performance expectations of the products/services; The vendor demonstrated the highest level of quality workmanship/professionalism in execution of contract.

EXCELLENT (Exc) - Vendor exceeded minimum contractual requirements or performance expectations of the products/services.

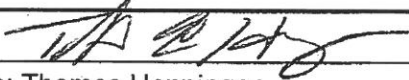
SATISFACTORY (Sat) - Vendor met minimum contractual requirements or performance expectations of the products/services.

UNSATISFACTORY (UnSat) - Vendor did not meet the minimum contractual requirements or performance expectations of the products and/or services; Performed below minimum requirements

EVALUATIONS (Place "X" in appropriate box for each criterion.)

Criteria (includes change orders / amendments)	Out-standing	Exc	Sat	Un-Sat	Not Apply
1. Work or other deliverables performed on schedule		X			
2. Condition of delivered products		X			
3. Quality of work		X			
4. Adherence to specifications or scope of work		X			
5. Timely, appropriate, & satisfactory problem or complaint resolution		X			
6. Timeliness and accuracy of invoicing		X			
7. Working relationship / interfacing with county staff and citizens		X			
8. Service Call (On-Call) response time		X			
9. Adherence to contract budget and schedule		X			
10. Other (specify):					
11. Overall evaluation of contractor performance		X			

EVALUATED BY

Signature: 	Date of Evaluation: 6/14/2019
Print Name: Thomas Henninger	Department/Division: Water System
Title: Water Plant Manager	Telephone No: 770-320-6081

FAYETTE COUNTY, GEORGIA CONTRACTOR PERFORMANCE EVALUATION

Page 1

1. Use this form to record contractor performance for any contract of \$50,000 or above.
2. The person who serves as project manager or account manager is the designated party to complete the evaluation.
3. This form is to be completed and forwarded to the Purchasing Department not later than 30 days after completion or expiration of a contract. Past performance is considered on future contracts.

VENDOR INFORMATION	COMPLETE ALL APPLICABLE INFORMATION
Company Name: Chemrite, INC.	Contract Number 1332-A
Mailing Address: 5202 Bellewood Court	Contract Description or Title: Water Treatment Chemicals
City, St, Zip Code: Buford, Ga. 30518	Contract Term (Dates) From: 7/1/2018 To: 6/30/2019
Phone Number: 770-271-5576	Task Order Number:
Cell Number:	Other Reference:
E-Mail Address:	

DEFINITIONS

OUTSTANDING – Vendor considerably exceeded minimum contractual requirements or performance expectations of the products/services; The vendor demonstrated the highest level of quality workmanship/professionalism in execution of contract.

EXCELLENT (Exc) - Vendor exceeded minimum contractual requirements or performance expectations of the products/services.


SATISFACTORY (Sat) - Vendor met minimum contractual requirements or performance expectations of the products/services.

UNSATISFACTORY (UnSat) - Vendor did not meet the minimum contractual requirements or performance expectations of the products and/or services; Performed below minimum requirements

EVALUATIONS (Place "X" in appropriate box for each criterion.)

Criteria (includes change orders / amendments)	Out-standing	Exc	Sat	Un-Sat	Not Apply
1. Work or other deliverables performed on schedule		X			
2. Condition of delivered products			X		
3. Quality of work		X			
4. Adherence to specifications or scope of work		X			
5. Timely, appropriate, & satisfactory problem or complaint resolution		X			
6. Timeliness and accuracy of invoicing		X			
7. Working relationship / interfacing with county staff and citizens		X			
8. Service Call (On-Call) response time		X			
9. Adherence to contract budget and schedule		X			
10. Other (specify):					
11. Overall evaluation of contractor performance		X			

EVALUATED BY

Signature: 	Date of Evaluation: 6/18/2019
Print Name: Thomas Henninger	Department/Division: Water System
Title: Water Plant Manager	Telephone No: 770-320-6081

COUNTY AGENDA REQUEST

Page 139 of 183

Department:

Presenter(s):

Meeting Date:

Type of Request:

Wording for the Agenda:

Approval of staff's recommendation to award Bid #1697-S for Cal-Flo Lime Slurry Solution water treatment chemical to Burnette Lime Company, Inc. for a total not-to-exceed amount of \$160,549.20.

Background/History/Details:

A new liquid lime system was installed in December 2015. The Cal-Flow Lime Slurry is a patented bulk slurry storage and feed system manufactured by Burnette Lime Company.

What action are you seeking from the Board of Commissioners?

Approval of staff's recommendation to award Bid #1697-S for Cal-Flo Lime Slurry Solution water treatment chemical to Burnette Lime Company, Inc. for a total not-to-exceed amount of \$160,549.20.

If this item requires funding, please describe:

Funding is included in the 2020 annual budget for \$350,000 in 50543031-531182 and \$268,000 in 50543041-531182.

Has this request been considered within the past two years?

If so, when?

Is Audio-Visual Equipment Required for this Request?*

Backup Provided with Request?

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

Approved by Finance

Reviewed by Legal

Approved by Purchasing

County Clerk's Approval

Administrator's Approval

Staff Notes:

BOARD OF COUNTY COMMISSIONERS

Randy Ognio, Chairman
Charles W. Oddo, Vice Chairman
Edward Gibbons
Eric K. Maxwell
Charles D. Rousseau

**FAYETTE COUNTY, GEORGIA**

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

140 Stonewall Avenue West
Public Meeting Room
Fayetteville, GA 30214

MINUTES

June 13, 2019

6:30 p.m.

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

Call to Order

Chairman Randy Ognio called the June 13, 2019 Board of Commissioners meeting to order at 6:31 p.m. A quorum of the Board was present. Commissioner Eric Maxwell was absent from the meeting.

Invocation and Pledge of Allegiance by Chairman Ognio

Chairman Ognio offered the Invocation and led the Board and audience in the Pledge of Allegiance.

Acceptance of Agenda

Vice-Chairman Charles Oddo moved to accept the agenda and to move item #4 from the consent agenda, to the beginning of the meeting. Commissioner Charles Rousseau seconded. The motion passed 4-0. Commissioner Maxwell was absent.

PROCLAMATION/RECOGNITION:**PUBLIC HEARING:**

1. **First of two Public Hearings on Fayette County's proposed annual budget for Fiscal Year 2020 which begins on July 1, 2019 and ends June 30, 2020.**

Mary Parrott, Fayette County Chief Financial Officer provided the Board with a PowerPoint presentation which was an overview of the proposed annual budget for Fiscal Year 2020.

Mrs. Parrott stated that the estimated Financial Projection for FY2020 was \$28,602,618 fund balance which was presented at the Special Called Meeting on May 30, 2019. She added that of that amount, almost \$3.1M was unreserved which would be available for the Board to direct staff to use at its discretion.

Mrs. Parrott pointed out in review of the FY2020 Budget Summary from the Special Called Meeting on May 30, 2019, that the \$416,000 in the General Fund was the fund used to maintain daily operations throughout the County. She also highlighted Special Revenue Funds, stating that these are called Special Revenue because those are dedicated funds for a specific purpose, project and development.

Accountability Court Grant Revisions

Mrs. Parrott stated that as in past years, this year the County applied for various grants via the State to assist with funding the court system. She added that the Criminal Justice Coordinating Council had responded to the grant

applications being awarded to Fayette County. Mrs. Parrot stated that the County requested \$324,936 for DUI Court but was awarded \$75,308 which was a 77% reduction. Mrs. Parrott stated that of the monies the County did receive, the DUI Court would "true-up" the account through the DATE fund to maintain the program at 35 participants. She added that although the grant award was less than anticipated and that this would cause a negative effect to the Fund Balance in the amount of \$67,845, there still was enough funding within that Special Revenue Fund to maintain the program.

Mrs. Parrott stated that the Veterans Treatment Court was being established, and that a grant was applied for in reference to that Court. The County requested \$105,039 for Veteran's Treatment Court but was awarded \$56,324 which was a 48% reduction. Mrs. Parrott stated that as a result of Veteran's Treatment Court being a new court the recommendation was to decrease the number of participants from 10 to 5 and utilize the funding received from the State grant to proceed with the program. Mrs. Parrott stated that the revenue reduction represents the Veterans Treatment Court fees reduction as a result of the recommendation to reduce the number of participant. The effect to the Fund Balance would be an increase of \$3,168.

Mrs. Parrott stated that the overall impact of the existing fund balance was a negative \$64,677, however there was a strong fund balance of \$305,462.

Commissioner Rousseau asked what fund was the \$305,462.

Mrs. Parrott stated the Special Revenue fund for Accountability Court and these funds can only be used for that purpose.

Commissioner Rousseau followed up asking what the total amount was for the DATE fund.

Mrs. Parrott stated that there were actually two DATE funds comprised of the Drug and DUI courts' funds. She added that the DATE funds were the 10% fee added to an individual's fine received through State and Superior Courts. She added that there was enough funding for 3 ½ years to maintain the DUI Court and the Veterans Treatment Court.

Mr. Rapson stated that this was a worse-case scenario and that the Courts would continue to request grant funding to sure the fund up over the course of the upcoming year. Mr. Rapson stated that he was confident that additional funding would be available for the Courts to take advantage of.

Mrs. Parrott stated that the grants applied for had two part-time case manager positions that would facilitate having a part-time manager in the DUI Court and to have one in the Veterans Treatment Court but the grant only funded the Veterans Treatment Court position but not the other position.

Drug Court Grant Revisions

Mrs. Parrott stated that the County requested \$630,902 for Drug Court via State grants but was awarded \$359,274, which was a 43% reduction. She added that Drug Court currently has 80 participants and their existing fund balance was \$798,873. Mrs. Parrott stated that the recommendation would be to fund this program utilizing the fund balance and to maintain the program at 80 participants. She added that this program could be maintained for six years utilizing the fund balance.

State Mandated COLA

The state mandated a 2% COLA (cost of living adjustment) increase for state employees effective July 1, 2019. The salary impacted included the Superior Court Judges, State Court Judge, State Court Solicitor, Magistrate Judges, and County Commissioners. The 2% COLA impact totaled, \$9,791 which had been included in the budget. She added that \$10,000 had been added for equipment needed for two Sheriff vehicles and this would be an adjustment to the vehicle replacement fund.

Mrs. Parrott noted the differences in the Budget Summary presented at the Special Called Meeting on May 30, 2019 specially the General Fund, Drug Abuse and Treatment Fund, and Vehicle/Equipment Fund balances had been adjusted based on grant award revisions and the 2% state mandated COLA increase.

Mrs. Parrott stated that there were various items that would require direction from the Board on how to proceed and that had not been included in the Budget.

Supplements Discussions

Mrs. Parrott stated that the following had not been funded in the budget and would require Board direction if desired to be included. The Superior Court Judges supplement of \$7,000 would be an increase from \$43,000 to \$50,000. This increase would also have a trickledown effect on the salaries of the Griffin Judicial Circuit Court Judge, State Court Judge, the State Court Solicitor and to Constitutional Officers which included Clerk Superior Court, Sheriff, Tax Commissioner, and the Probate Judge. The total impact would be \$47,899.

She continued that there had been requests from the District Attorney for a supplement (\$4,400), Juvenile Court Judges' Supplement (\$8,982), and Magistrate Court Judges (\$3,637). The total supplement increase impact for 17.5 affected positions would be \$64,918.

FY2020 Budget Highlights

Mrs. Parrott stated that the Budget was built on maintaining the current Millage Rate which would be a minimum property tax increase only for resident who had an increase in their assessments. She added that the budget provided significant salary and retention enhancement for Public Safety positions. The General Fund Balance had a positive impact at \$406,645, along with funding a 5-year Capital Improvement Program of over \$6M. She reminded the Board that the budget incorporated Defined Benefit Plan funding over required levels, as well as incorporated changes in Personnel levels to protect the existing outstanding service delivery to the citizens. The budget continued to maintain the commitment to balance current year revenues with current year expenses..

Upcoming public hearings for the budget:

Mrs. Parrott reminded the Board of the Second Public Hearing – Budget Adoption- Thursday, June 27, 2019 at 6:30 p.m.

Mr. Rapson stated that Peachtree City had increased their Public Safety Staff across the board by \$2,500. He also stated that the Retirement Committee had ratified the budget recommendation to increase the Defined Benefit (DB) retirement multiplier from 1.50 to 2.00.

Vice-Chairman Oddo extended his appreciation to staff for their hard work.

Commissioner Rousseau asked for clarification regarding the supplement and what direction was needed from the Board.

Mrs. Parrott stated that staff needed direction from the Board on whether to include the supplement in the budget. The supplement was currently not included.

Commissioner Rousseau motioned to have staff draft the final budget that included the supplements. Commissioner Gibbons seconded.

Mr. Rapson stated that a draft proposal could be comprised to package the supplement on an individual basis.

Commissioner Rousseau amended his motion to have staff draft the final budget that include the supplement packaged separately. Commissioner Gibbons amended his second.

Commissioner Rousseau asked to see the supplement comparison of what was approved two years ago verses the proposal for the FY2020 Budget.

Vice-Chairman Oddo stated that the Board would have the opportunity to vote on the supplements at the Second Public Hearing in two weeks without making any changes to the proposed budget. He stated that he did not see the need to include the supplement figures into the proposed budget.

Chairman Ognio stated that he agreed with Vice-Chairman Oddo and did not feel the need to include the supplement figures into the proposed budget. He added that the judges had already been given a raise via the state mandated COLA as of July 1, 2019. Chairman Ognio stated that the Board had increased the supplement in previous years but he did not see the need for the increase this year and added that the Board had focused on the County's Public Safety personnel and provided significant salary and retention enhancement to those positions.

Commissioner Gibbons stated that he was not expecting the 2% COLA increase and that it was not something he wanted or asked for. He added however, that he felt the County's Constitutional Officers deserved a raise seeing that the Board of Commissioners was receiving one. Commissioner Gibbons stated that he felt it would be hypocritical to take the 2% increase but have the four other Constitutional Officers not receive anything. He added that he also felt that the County not paying its fair share of the 22% District Attorney supplement was wrong.

Vice-Chairman Oddo stated that the supplement could be discussed and voted upon at the Second Public Hearing in two weeks without making any changes to the proposed budget.

Commissioner Gibbons stated that he agreed with Commissioner Rousseau's approach to look at the total budget impact and from there "line item veto" items the Board would vote not to include.

Commissioner Rousseau amended his motion to have staff draft the final budget that include the supplement packaged separately. Commissioner Gibbons amended the second. The motion failed 2-2, with Vice-Chairman Oddo and Chairman Ognio voting in opposition. Commissioner Maxwell was absent.

CONSENT AGENDA:

Vice-Chairman Oddo moved to accept the Consent Agenda with the exception of item #8. Commissioner Rousseau seconded. The motion passed 4-0. Commissioner Maxwell was absent.

- 2. Approval of a request from the Fayette County DUI Court to accept a supplemental subgrant award for 2019 from the Criminal Justice Coordinating Council (CJCC) of \$984.**
- 3. Approval of an Intergovernmental Agreement for AEMT Training for Fayette County Fire & Emergency Service to train the City of Fayetteville Fire Department's personnel to the required specified level of certification.**
- 4. Approval to accept the donation of \$17,700 for the purchase of thermal image cameras from the Fayette Fire Foundation.**

Fire Chief David Scarbrough stated that he requested this item be moved to the beginning of the meeting to ensure he had the opportunity to express his appreciation and gratitude to Ms. Vicki Turner with Fayette Fire Foundation for their generous donation of \$17,700. Chief Scarbrough stated that the funds would go towards the purchase of thermal image cameras.

5. **Approval of the renewal of the contract with Midwest Employers Casualty Company as outlined under Option 2 of the two year rate options, for a period of one year from July 1, 2019 to July 1, 2021.**
6. **Approval to authorization for staff to acquire all fee simple right-of-way, easements and appraisals for the proposed roundabout at the intersection of New Hope and Brogdon Roads (2017 SPLOST 17TAM).**
7. **Approval of the May 23, 2019 Board of Commissioners Meeting Minutes.**
8. **Approval of the May 30, 2019 Board of Commissioners Special Called Meeting Minutes.**

Chairman Ognio stated that a correction was made changing "Mrs." Rapson to "Mr." Rapson on page 8 of the May 30, 2019 Board of Commissioners Special Called Meeting Minutes.

Chairman Ognio moved to approve the May 30, 2019 Board of Commissioners Special Called Meeting Minutes with the noted change. Commissioner Gibbons seconded. The motion passed 4-0. Commissioner Maxwell was absent.

Sheriff Babb extended his appreciation to the Board for their guidance and support of the County's Public Safety personnel. He added that although the budget was not approved and a decision had not been finalized he could see the direction the Board was headed.

OLD BUSINESS:

NEW BUSINESS:

9. **Consideration of amendments to Chapter 4 – Alcoholic Beverages regarding event facilities.**

Community Development Director Pete Frisina stated that he and Chief Harold Myers request was for amendment to the Alcoholic Beverages regulations. Mr. Frisina state that the County was seeing the development of event facilities where special events take place. The purpose of these amendments was to specify that a Banquet hall/event facility, as defined in the alcohol regulations in a non-residential zoning district, may apply for an annual retail consumption license and all other event facilities may operate as a Permitted Location and each event would require an individual Special Use Permit to serve alcoholic beverages. Mr. Frisina stated that the substantive change could be found in Sec. 4-117. - Banquet hall/event facility of the County Ordinances. He added that, staff was also recommending some "housekeeping" amendments to the alcohol regulation code.

Vice- Chairman Oddo motioned to approve amendments to Chapter 4 – Alcoholic Beverages regarding event facilities. Commissioner Gibbons seconded. The motion passed 4-0. Commissioner Maxwell was absent.

PUBLIC COMMENT:

Tom Waller: Mr. Waller expressed frustration and concern regarding the culvert replacement on Graves Road.

ADMINISTRATOR'S REPORTS:

In response to Mr. Waller, Mr. Rapson stated that the culverts were ready to be installed and the project was waiting for utilities to be updated.

- A. Contract #1221-P: Water System Engineer of Record Task Order FC-19-16: Private Water System Analysis**
- B. Contract #1504-P: Public works Engineer of Record: Task Order 12-315 Dogwood Trail Culvert Replacement – Construction Assistance Support Services**

Mr. Rapson informed the Board that on June 18th at 5:00 p.m., there would be an Elected Official Appreciation Dinner at Falcon Field. He added that on June 19th at 3:30 p.m., the Chamber of Commerce was hosting a Town Attraction & Retention Taskforce meeting, and on June 21st at 8:00 a.m., the Chamber of Commerce would present a Governmental Affairs/Legislative update and if available, the Board was invited to attend. Mr. Rapson stated that the Fayette County 911 Center received the Technology Leadership, which was a huge accomplishment and he wanted to extend congratulation to 911 Director Katye Vogt and staff, along with the Information Technology Director Phil Frieder.

ATTORNEY'S REPORTS:

Notice of Executive Session: County Attorney Dennis Davenport stated that there were two items of threatening litigation, two items of pending litigation, two items of real estate acquisition and the review of the Executive Session minutes for May 23, 2019.

COMMISSIONERS' REPORTS:

Commissioner Gibbons motioned to give non-essential County employees, Friday, July 5, 2019, the day off following the Fourth of July holiday. Commissioner Rousseau seconded. The motion failed 2-2, with Vice-Chairman Oddo and Chairman Ognio voting in opposition. Commissioner Maxwell was absent.

Commissioner Rousseau stated for clarification, regarding the document related to possible evaluation of acquisition of private water systems handed to the Board by the County Administrator, that Newton Plantation was not listed because an evaluation had previously been performed. Mr. Rapson stated that was correct. Commissioner Rousseau encouraged staff working on the North Fayette Elementary project to be mindful of the quickly approaching school year.

Vice-Chairman Oddo stated that he wasn't prepared to vote on extending the Fourth of July holiday. He added that he liked to know all the information on a decision before voting on it. Vice-Chairman stated that Becky Smith with Fayette Factor was retiring and he wanted to extend his appreciation and congratulation to her for her years of hard work and dedication. He also reminded citizens that June 14th was Flag Day. An important day when the United States adopted the Flag.

Chairman Ognio stated that Friday, June 14, 2019 there would be a free Fayetteville Mainstreet event at the Old Court house from 6:00-10:00pm.

EXECUTIVE SESSION:

Two items of threatening litigation, two items of pending litigation, two items of real estate acquisition and the review of the Executive Session minutes for May 23, 2019. Vice-Chairman Oddo moved to go into Executive Session. Commissioner Gibbons seconded. The motion passed 4-0. Commissioner Maxwell was absent.

The Board recessed into Executive Session at 7:35 p.m. and returned to Official Session at 8:33 p.m.

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

Approval of the May 23, 2019 Executive Session Minutes: Chairman Ognio moved to approve the May 23, 2019 Executive Session Minutes. Vice-Chairman Oddo seconded the motion. The motion passed 4-0. Commissioner Maxwell was absent.

ADJOURNMENT:

Vice-Chairman Oddo moved to adjourn the June 13, 2019 Board of Commissioners meeting. Commissioner Gibbons seconded the motion. The motion passed 4-0. Commissioner Maxwell was absent.

The June 13, 2019 Board of Commissioners meeting adjourned at 8:33 p.m.

Marlena M. Edwards, Deputy County Clerk

Randy C. Ognio, Chairman

The foregoing minutes were duly approved at an official meeting of the Board of Commissioners of Fayette County, Georgia, held on the 27th day of June 2019. Documents are available upon request at the County Clerk's Office.

Marlena M. Edwards, Deputy County Clerk



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 *B3*

From: Natasha M. Duggan *ND*

Date: June 27, 2019

Subject: Contract #1697-S: Cal-Flo Lime Slurry

In December 2015 Fayette County Water System installed a new liquid lime system at both water treatment plants. The Cal-Flo Lime Slurry System is a patented bulk slurry storage and feed system manufactured by Burnett Lime Company. The recommendation for a sole source award to Burnett Lime Company, Inc. is due to Burnett extending the system warranty to June 30, 2022. This warranty states that "warranty is only in effect with pragmatic handling of the feed system and the use of CAL-FLO slurry in the CAL-FLO system."

A Contractor Performance Evaluations is attached (Attachment 1)

Specifics of the proposed contract are as follows:

Contract Name	#1697-S: Cal-Flo Lime Slurry	
Contractor	Burnett Lime Company, Inc.	
Type of Contract	Price Per Unit	
Not-to-exceed amount	\$160,549.20 (\$0.056/liquid pound)	
Budget:		
Org Code	50543031 (Crosstown)	50543041 (S. Fayette)
Object (Chemicals)	5311182	5311182
Not-to-Exceed Amount	\$101,146.00	\$59,403.20
Requested in FY20 Budget	\$350,000.00	\$268,000.00

FAYETTE COUNTY, GEORGIA CONTRACTOR PERFORMANCE EVALUATION

Page 1

1. Use this form to record contractor performance for any contract of \$50,000 or above.
2. The person who serves as project manager or account manager is the designated party to complete the evaluation.
3. This form is to be completed and forwarded to the Purchasing Department not later than 30 days after completion or expiration of a contract. Past performance is considered on future contracts.

VENDOR INFORMATION	COMPLETE ALL APPLICABLE INFORMATION
Company Name: Burnett Lime Company, Inc.	Contract Number 1163-N
Mailing Address: 7095 Hwy 11	Contract Description or Title: Water Treatment Chemicals
City, St, Zip Code: Campobello, SC. 29322	Contract Term (Dates) From: 7/1/2018 To: 6/30/2019
Phone Number: 864-592-1658	Task Order Number:
Cell Number:	Other Reference:
E-Mail Address:	

DEFINITIONS

OUTSTANDING – Vendor considerably exceeded minimum contractual requirements or performance expectations of the products/services; The vendor demonstrated the highest level of quality workmanship/professionalism in execution of contract.

EXCELLENT (Exc) - Vendor exceeded minimum contractual requirements or performance expectations of the products/services.


SATISFACTORY (Sat) - Vendor met minimum contractual requirements or performance expectations of the products/services.

UNSATISFACTORY (UnSat) - Vendor did not meet the minimum contractual requirements or performance expectations of the products and/or services; Performed below minimum requirements

EVALUATIONS (Place "X" in appropriate box for each criterion.)

Criteria (includes change orders / amendments)	Out-standing	Exc	Sat	Un-Sat	Not Apply
1. Work or other deliverables performed on schedule		X			
2. Condition of delivered products		X			
3. Quality of work		X			
4. Adherence to specifications or scope of work		X			
5. Timely, appropriate, & satisfactory problem or complaint resolution		X			
6. Timeliness and accuracy of invoicing		X			
7. Working relationship / interfacing with county staff and citizens		X			
8. Service Call (On-Call) response time		X			
9. Adherence to contract budget and schedule		X			
10. Other (specify):					
11. Overall evaluation of contractor performance		X			

EVALUATED BY

Signature: 	Date of Evaluation: 6/14/2019
Print Name: Thomas Henninger	Department/Division: Water System
Title: Water Plant Manager	Telephone No: 770-320-6081

COUNTY AGENDA REQUEST

Page 149 of 183

Department:

Presenter(s):

Meeting Date:

Type of Request:

Wording for the Agenda:

Consideration of a draft Intergovernmental Agreement with Peachtree City for the maintenance of Federal-Aid Path Project PI012624-Segments A, E1 and E2 and SPLOST Project 17TAI-Segments G1 and G2 or H1, H2 and H3.

Background/History/Details:

The intent of this agreement is to establish funding and maintenance agreements for existing and proposed path projects along the border of Fayette County and Peachtree City.

What action are you seeking from the Board of Commissioners?

Approval of draft Intergovernmental Agreement with Peachtree City for the maintenance of Federal-Aid Path Project PI012624-Segments A, E1 and E2 and SPLOST Project 17TAI-Segments G1 and G2 or H1, H2 and H3.

If this item requires funding, please describe:

Not Applicable.

Has this request been considered within the past two years?

If so, when?

Is Audio-Visual Equipment Required for this Request?*

Backup Provided with Request?

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

Approved by Finance

Reviewed by Legal

Approved by Purchasing

County Clerk's Approval

Administrator's Approval

Staff Notes:

COUNTY OF FAYETTE

STATE OF GEORGIA

**INTERGOVERNMENTAL AGREEMENT FOR CONSTRUCTION
AND MAINTENANCE OF MULTI-USE PATH PROJECTS**

THIS AGREEMENT entered this _____ day of _____, 2019, by and between Peachtree City, Georgia (the “CITY”), a municipal corporation of the State of Georgia, acting by and through its Mayor and Council, and Fayette County, Georgia (the “COUNTY”), a political subdivision of the State of Georgia, acting by and through its Board of Commissioners, for the purpose of the CITY and the COUNTY to set out those terms and conditions which will guide them in their ongoing construction and maintenance responsibilities for multi-use paths located in the CITY and the COUNTY (the Construction and Maintenance IGA).

W I T N E S S E T H:

WHEREAS, the Mayor and Council is the duly organized governing authority for the CITY possessing all requisite authority to enter into the Construction and Maintenance IGA; and

WHEREAS, the Board of Commissioners is the duly organized governing authority for the COUNTY possessing all requisite authority to enter into the Construction and Maintenance IGA; and

WHEREAS, the Georgia Constitution, Article IX, Section 2, Paragraph 3, except as otherwise provided by law, prohibits cities and counties from exercising governmental authority within each other’s boundaries except by Intergovernmental Agreement; and

WHEREAS, the CITY has been developed around a network of multi-use paths that are used by pedestrians, bicyclists and operators of golf carts; and

WHEREAS, these multi-use paths are used by residents of the CITY and the unincorporated COUNTY as an alternative to the automobile, as well as for exercise and recreation; and

WHEREAS, the communities around the Starr's Mill School Complex have been developed with a focus on access to and from the schools and there is a history of cooperation between the COUNTY, the Board of Education and developers to expand and enhance the multi-use path network; and

WHEREAS, a growing county population increases the desire and need for a multi-use path network that provides safe and appropriate infrastructure, and increases the challenges for local governments to design, construct and maintain said infrastructure; and

WHEREAS, funding opportunities, with the development community, State and Federal grant programs, non-profit groups, etc., are more successfully obtained with cooperation among local governments and agencies; and

WHEREAS, the CITY and the COUNTY desire to enter into the Construction and Maintenance IGA for the purpose of ensuring that appropriate multi-use paths in the CITY and the COUNTY are constructed and adequately maintained over time.

NOW, THEREFORE, for and in consideration of the above premises and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the CITY and the COUNTY, the CITY and COUNTY hereby agree as follows:

1.

The COUNTY assumes ownership and maintenance responsibilities of all multi-use path infrastructure located within the COUNTY right-of-way, including Segment F as depicted on the attached map labeled as Exhibit "A," with said Exhibit "A" being incorporated into this

Construction and Maintenance IGA by this reference hereto. This path segment was constructed, and it has been maintained by the CITY in accordance with the July 23, 1998 IGA between the CITY and the COUNTY. It is the intent of the parties for this Construction and Maintenance IGA to supersede that certain agreement between Fayette County and Peachtree City dated July 23, 1998 concerning that section of multi-use path east of Redwine Road immediately north of the Starr's Mill School Complex.

2.

As of January 2019, there are two multi-use path projects currently in design:

- Federal-Aid Path Project PI 012624 – Segments A, E1 and E2; and
- SPLOST Project 17TAI – Segments G1 (path) and G2 (tunnel).

The estimated cost for these projects, including design, permitting, land acquisition and construction, is approximately \$3,000,000.00. The COUNTY shall pay for all design, permitting, land acquisition, project management and construction costs for SPLOST Project 17TAI-Segments G1 and G2. The plans and specifications for all work proposed within the City limits shall be provided to the City, or their designated consulting engineers, for review and approval prior to the start of construction. The CITY shall provide limited use (between 8' and 14' of width depending on obstructions, trees, etc.) of existing City Greenspace (when alternate locations are not available), as well as use of existing easements and right-of-way to facilitate project construction of section G1 and G2. Upon completion of the project, maintenance and repair costs for SPLOST Project 17TAI-Segment G1 (path) will be the responsibility of the CITY. Upon completion of the project, future maintenance and repair costs for SPLOST Project 17TAI - Segment G2 (tunnel) located at the City/County Border shall be split 50/50 between the CITY and the COUNTY until such time as the property containing SPLOST Project 17TAI – Segment G2 (tunnel) is annexed by the City. The City shall assume all maintenance and repair

costs for SPLOST Project 17TAI – Segment G2 (tunnel) from the effective date of the annexation forward. While the maintenance and repair work are the responsibility of both the City and the County, all maintenance and repair work will be scoped in writing, with a not-to-exceed cost estimate and agreed to by the CITY Manager and the COUNTY Administrator prior to commencing. Minor maintenance or repair work (such as cleaning graffiti or repairing damaged guard rail) that is entirely within one jurisdiction shall be the sole responsibility of that local government unless agreed to otherwise by the CITY and the COUNTY. For the Federal-Aid path project (PI 01264), all costs beyond those covered by Federal Aid shall be paid by the COUNTY. The CITY shall provide limited use (between 8’ and 14’ of width depending on obstructions, trees, etc.) of existing City Greenspace, as well as use of existing easements, and right-of-way to facilitate project construction and future use, where applicable. Maintenance and repair costs for Federal Aid Path Project PI 01264 Segments A and E2 shall be the responsibility of the COUNTY. To the extent that the City’s design standards require the project to encroach more than 14’ into the City Greenspace the City shall elect one of the following:

- a. The City shall provide a written exception to the County recognizing and allowing the necessary encroachment due to the City’s design standards; or
- b. The City shall revise its design standards in such a manner that no encroachment into the City’s Greenspace of more than 14’ will be necessary.

If the City elects to provide the written exceptions, said written exceptions will be provided to the County within five (5) business days of the County’s request therefor. If the City elects to revise its design standards the County will be required to change the plans and receive additional approval from the Georgia Department of Transportation. Maintenance and repair costs for Federal Aid Path Project PI 01264 Segment E1 shall be the responsibility of the CITY. Upon completion of either or both projects, future ownership and maintenance of the

infrastructure shall be governed by the conditions established within this Construction and Maintenance IGA.

3.

The term of this Construction and Maintenance IGA shall be for twelve (12) months, from _____, 2019 and concluding on _____, 2020. This Construction and Maintenance IGA shall automatically renew for a twelve (12) term so long as the CITY nor the COUNTY take action to terminate this Construction and Maintenance IGA. Additional renewal terms of twelve (12) months each shall automatically begin so long as neither party terminates this Construction and Maintenance IGA. Should either the CITY or the COUNTY desire to terminate this Construction and Maintenance IGA the terminating party must provide 90-days written notice to the other party prior to the end of the then-current term.

4.

This Construction and Maintenance IGA may be modified at any time by mutual written consent of both parties.

5.

All required notices shall be given first class mail, except that any notice of termination shall be mailed via U.S. Mail, return receipt requested. Notices shall be addressed to the parties at the following addresses:

If to the CITY: Mr. Jonathan Rorie, City Manager
 151 Willowbend Road
 Peachtree City, Georgia 30269

If to the COUNTY: Mr. Steve Rapson, County Administrator
 104 Stonewall Avenue West, Suite 100
 Fayetteville, Georgia 30214

6.

This Construction and Maintenance IGA is a full and complete statement of the

agreement between the CITY and the COUNTY as to the subject matter hereof and has been authorized by proper action of the respective parties.

7.

Should any provision of this Construction and Maintenance IGA or application thereof to any person or circumstance be held invalid or unenforceable, the remainder of this Construction and Maintenance IGA or the application of such provision to any person or circumstance, other than those to which it is held invalid or unenforceable, shall not be affected thereby, and each provision of this Construction and Maintenance IGA shall be valid and enforceable to the full extent permitted by law.

8.

This Construction and Maintenance IGA shall be governed by and construed in accordance with the laws of the State of Georgia.

[THIS SPACE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the CITY and the COUNTY have caused this Construction and Maintenance IGA to be executed in their respective corporate names and their respective corporate seals to be hereunto affixed and attested by their duly authorized officers, all as of the date first above written.

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

(SEAL)

By: _____
RANDY C. OGNIO, Chairman

ATTEST:

Tameca P. White, County Clerk

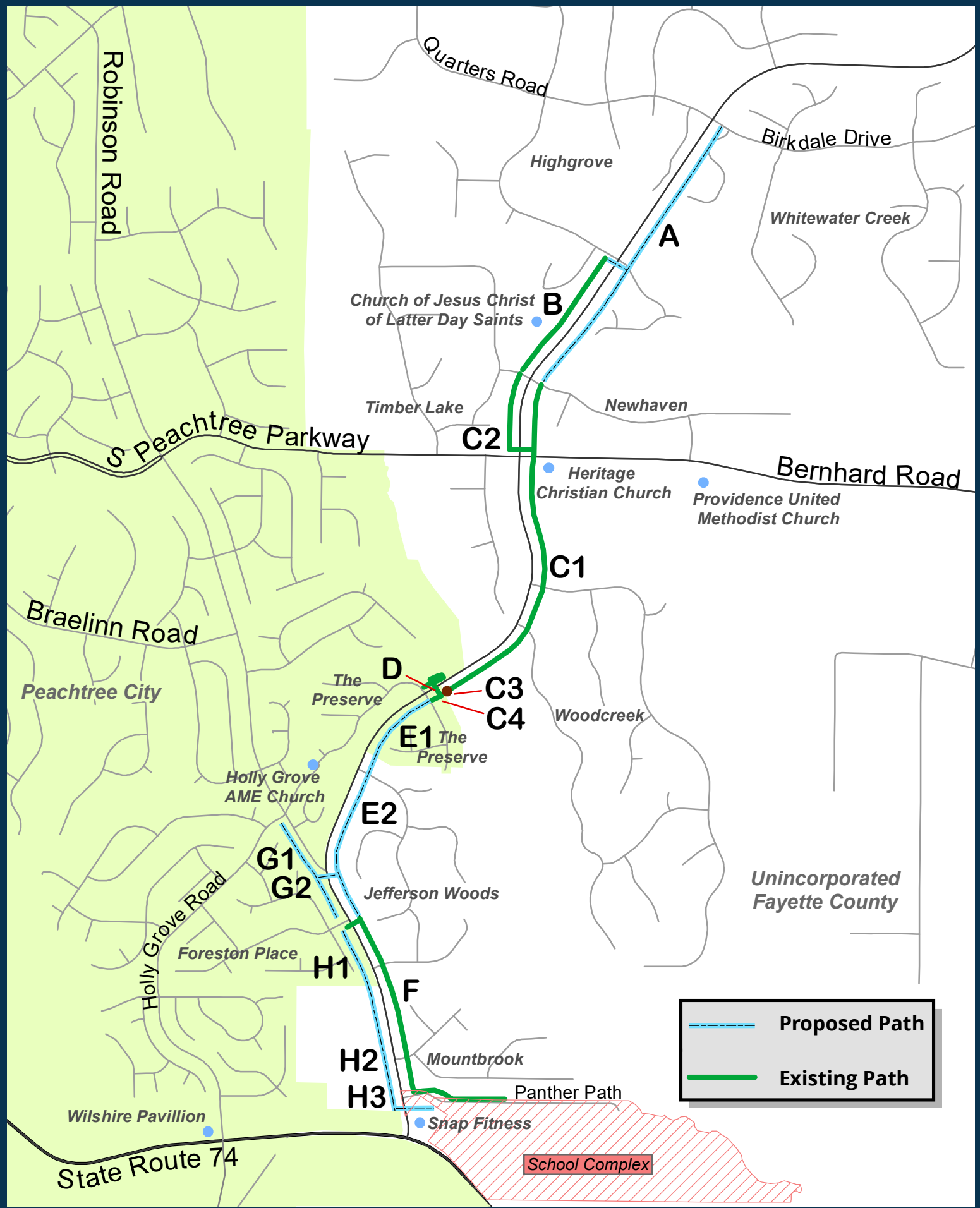
**MAYOR AND COUNCIL FOR THE
CITY OF PEACHTREE CITY, GEORGIA**

(SEAL)

By: _____
VANESSA FLEISCH, Mayor

ATTEST:

Betsy Tyler, City Clerk



COUNTY AGENDA REQUEST

Page 157 of 183

Department: 911 Communications

Presenter(s): Katye Vogt/Ted Burgess

Meeting Date: Thursday, June 27, 2019

Type of Request: New Business #14

Wording for the Agenda:

Consideration of Contract #1663-S: Motorola Service & Maintenance Agreement in the amount of \$513,181.83.

Background/History/Details:

Fayette County entered into a maintenance and support agreement in 2004 with Motorola Corporation for various technology systems within the 911 Communications Department. The agreements include support for the radio system, uninterrupted power source, talk-around channel, weather warning siren system, and 911 phone system. Because of the nature of emergency communications, and the need for compatibility and continuity, the county has not routinely solicited bids from other vendors for the support services.

As current technology initiatives are implemented (e.g. new mobile radio system and Carbyne callhandling system), some Motorola services will be scaled back or eliminated. Dispatch service, onsite infrastructure response, preventive maintenance & technical support for the current radio system(SmartZone) and the 911 phone system (VESTA) were initially supported on the same Motorola servers and other hardware. Around two years ago, Motorola separated the two systems onto two separate sets of hardware; however, at that time they did not adjust the billing to properly reflect accounting classifications. For Fiscal Year 2020, Motorola has transferred \$62,052.22 from SmartZone radio system support to VESTA 911 phone system support to properly allocate costs (Attachment #1). They reduced SmartZone charges by another \$43,494.39 to reflect transition to the new radio system being implemented by E.F. Johnson Corporation.

What action are you seeking from the Board of Commissioners?

Approval of Contract #1663-S: Motorola Service & Maintenance Agreement in the amount of \$513,181.83.

If this item requires funding, please describe:

Adequate funding requested in FY2020 budget.

Has this request been considered within the past two years?

If so, when?

Is Audio-Visual Equipment Required for this Request?*

Backup Provided with Request?

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

Approved by Finance

Reviewed by Legal

Approved by Purchasing

County Clerk's Approval

Administrator's Approval

Staff Notes:

Finance - 2020 Budget Request for Motorola - \$568,080

21530800-522231 \$117,350

21530800-522232 \$450,730



Purchasing Department
 140 Stonewall Avenue West, Ste 204
 Fayetteville, GA 30214
 Phone: 770-305-5420
www.fayettecountyga.gov

To: Steve Rapson

From: Ted L. Burgess

Date: June 27, 2019

Subject: Contract #1663-S: Motorola Service & Maintenance Agreement

The county entered into a maintenance and support agreement in 2004 with Motorola Corporation for various technology systems within the 911 Communications Department. The agreements include support for the radio system, uninterrupted power source, talk-around channel, weather warning siren system, and 911 phone system. Because of the nature of emergency communications, and the need for compatibility and continuity, the county has not routinely solicited bids from other vendors for the support services.

As current technology initiatives are implemented (e.g. new mobile radio system and Carbyne call-handling system), some Motorola services will be scaled back or eliminated. Dispatch service, onsite infrastructure response, preventive maintenance & technical support for the current radio system (SmartZone) and the 911 phone system (VESTA) were initially supported on the same Motorola servers and other hardware. Around two years ago, Motorola separated the two systems onto two separate sets of hardware; however, at that time they did not adjust the billing to properly reflect accounting classifications. For Fiscal Year 2020, Motorola has transferred \$62,052.22 from SmartZone radio system support to VESTA 911 phone system support to properly allocate costs (Attachment #1). They reduced SmartZone charges by another \$43,494.39 to reflect transition to the new radio system being implemented by E.F. Johnson Corporation.

After the upcoming fiscal year, it is anticipated that the VESTA charges will be eliminated, as the new Carbyne system will be in place.

911 Communications recommends continuing the contractual relationship with Motorola Corporation for Fiscal Year 2020. A Contractor Performance Evaluation is attached (Attachment #2). Specifics of the proposed contract are as follows:

Contract Name	1663-S: Motorola Maintenance Agreement	
Vendor	Motorola Solutions	
Contract Amount	\$513,181.83	
Requested FY 2020 Budget:		
Project Code	N/A	
Organization Code	21530800 911 System	
Object Codes	522231 Office Equip. Services	\$117,350.00
	522232 Operating Eq. Services	<u>450,730.00</u>
	Total FY 2020 Budget Request	<u>\$568,080.00</u>

Attachments

**Fayette County 911 Communications
Contract #1663-S: Motorola Service & Maintenance Agreement**

<u>Maintenance Component</u>	<u>FY 2016</u>	<u>FY 2017</u>	<u>FY 2018</u>	<u>FY 2019</u>	<u>FY 2020</u>	<u>Change FY 19-FY20</u> <u>Amount</u> <u>%</u>	
SmartZone 4.1. System							
Infrastructure Maint:	\$460,869.85	\$463,174.87	\$474,438.01	\$474,438.01	\$368,891.40 (B)	(105,546.61)	-22.2%
<i>Radio system</i>							
UPS Maintenance:	24,384.71	25,603.94	26,395.81	26,395.81	27,212.16	816.35	3.1%
<i>Uninterrupted power source</i>							
ITAC Maintenance:	9,094.94	9,549.68	9,845.03	9,845.03	10,149.48	304.45	3.1%
<i>Talk around channel</i>							
MOSCAD / Sirens Maintenance:	14,868.61	15,612.04	16,094.88	16,094.88	16,592.64	497.76	3.1%
<i>Weather warning siren system</i>							
VESTA (formerly Airbus):	<u>12,903.32</u> (A)	<u>53,634.70</u>	<u>55,293.50</u>	<u>55,293.50</u>	<u>117,345.72</u> (B)	<u>62,052.22</u>	<u>112.2%</u>
<i>911 phone system</i>							
Sub-Total	522,121.43	567,575.23	582,067.23	582,067.23	540,191.40	(41,875.83)	-7.2%
Customer Loyalty Discount	N/A	N/A	(12,668.53)	(12,668.53)	N/A	12,668.53	100.0%
Prepayment Discount	(26,106.07)	(28,378.76)	(27,736.34)	(29,203.42)	(27,009.57)	2,193.85	7.5%
Total Maintenance Charges	<u>\$496,015.36</u>	<u>\$539,196.47</u>	<u>\$541,662.36</u>	<u>\$540,195.28</u>	<u>\$513,181.83</u>	<u>(27,013.45)</u>	<u>-5.0%</u>

(A) A new, upgraded phone system was installed on February 27, 2015, which included warranties. The price of maintenance was lower during the warranty period.

Originally, Motorola operated SmartZone (radio system) and VESTA (phone system) on the same hardware. Approximately 2 years ago, the two systems were placed on separate hardware. The FY 2020 billing includes assignment of charges to the appropriate hardware, reflecting the fact that they are no longer configured in a cohabitated environment.

FAYETTE COUNTY, GEORGIA CONTRACTOR PERFORMANCE EVALUATION

Page 1

1. Use this form to record contractor performance for any contract of \$50,000 or above.
2. The person who serves as project manager or account manager is the designated party to complete the evaluation.
3. This form is to be completed and forwarded to the Purchasing Department not later than 30 days after completion or expiration of a contract. Past performance is considered on future contracts.

VENDOR INFORMATION	COMPLETE ALL APPLICABLE INFORMATION
Company Name: <u>Motorola</u>	Contract Number: <u>1485-S</u>
Mailing Address: <u>1307 East Algonquin Rd</u>	Contract Description or Title: <u>Radio, UPS, ITAC, Moscan, Airbus Maint.</u>
City, St, Zip Code: <u>Schaumburg IL 60196</u>	Contract Term (Dates) From: <u>7/1/18</u> To: <u>6/30/19</u>
Phone Number: <u>800-247-2346</u>	Task Order Number:
Cell Number:	Other Reference:
E-Mail Address:	

DEFINITIONS

OUTSTANDING – Vendor considerably exceeded minimum contractual requirements or performance expectations of the products/services; The vendor demonstrated the highest level of quality workmanship/professionalism in execution of contract.

EXCELLENT (Exc) - Vendor exceeded minimum contractual requirements or performance expectations of the products/services.

SATISFACTORY (Sat) - Vendor met minimum contractual requirements or performance expectations of the products/services.

UNSATISFACTORY (UnSat) - Vendor did not meet the minimum contractual requirements or performance expectations of the products and/or services; Performed below minimum requirements

EVALUATIONS (Place "X" in appropriate box for each criterion.)

Criteria (includes change orders / amendments)	Out-standing	Exc	Sat	Un-Sat	Not Apply
1. Work or other deliverables performed on schedule			X		
2. Condition of delivered products			X		
3. Quality of work			X		
4. Adherence to specifications or scope of work			X		
5. Timely, appropriate, & satisfactory problem or complaint resolution			X		
6. Timeliness and accuracy of invoicing			X		
7. Working relationship / interfacing with county staff and citizens		X			
8. Service Call (On-Call) response time			X		
9. Adherence to contract budget and schedule			X		
10. Other (specify):					
11. Overall evaluation of contractor performance			X		

EVALUATED BY

Signature: <u>Katye Vogt</u>	Date of Evaluation: <u>3/25/19</u>
Print Name: <u>Katye Vogt</u>	Department/Division: <u>911 Communications</u>
Title: <u>Director</u>	Telephone No: <u>770-461-4357</u>

COUNTY AGENDA REQUEST

Page 161 of 183

Department:

Presenter(s):

Meeting Date:

Type of Request:

Wording for the Agenda:

Consider changes to the County's defined benefit plan effective July 1, 2019, that will increase the multiplier to 2.0%, calculate final wages based on sixty months of employment, increase participants mandatory contribution from 2.5% to 5.0% of their compensation and normalize vesting to five years.

Background/History/Details:

Fayette County began providing the current defined benefit plan in 2009 that is administered through GEBCorp which is a part of ACCG's retirement services. Employees who elect to participate in the defined benefit plan are required to contribute 2.5% of their compensation each pay period and based on when they entered the plan have either a 1.25 or 1.5 multiplier, their final wages are calculated on either their last 60 or 84 months of employment and their vesting period is either five years or ten years.

In an effort to enhance recruitment and retention of employees, the following changes have been recommended by staff and were approved by the Retirement Committee at their June 5, 2019 meeting:

- increase the multiplier for all participating employees to 2.0;
- calculate final wages based on the last sixty (60) months of employment;
- increase the participating employees mandatory pre-tax contribution from 2.5% to 5.0% of compensation per pay period;
- normalize vesting from ten (10) to five (5) years.

The resolution to adopt the proposed changes is attached for your review.

What action are you seeking from the Board of Commissioners?

Approval of changes to the County's defined benefit plan effective July 1, 2019, that will increase the multiplier to 2.0% for all plan participants, provide that final wages will be calculated on the last five years of employment, increase participants' mandatory contribution from 2.5% to 5.0% of their compensation and normalize vesting to five years.

If this item requires funding, please describe:

Funds have been allocated in the FY 20 Budget for this purpose.

Has this request been considered within the past two years?

If so, when?

Is Audio-Visual Equipment Required for this Request?*

Backup Provided with Request?

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

Approved by Finance

Reviewed by Legal

Approved by Purchasing

County Clerk's Approval

Administrator's Approval

Staff Notes:

ASSOCIATION COUNTY COMMISSIONERS OF GEORGIA DEFINED BENEFIT PLAN FOR FAYETTE COUNTY EMPLOYEES

ADOPTION AGREEMENT AMENDMENT #1

THIS AMENDMENT is made and entered into by Fayette County, Georgia (the “Employer”) by and through the Fayette County Board of Commissioners.

W I T N E S S E T H

WHEREAS, the Employer previously adopted the Association County Commissioners of Georgia Defined Benefit Plan for Fayette County Employees (the “Plan”) through an Adoption Agreement that was most recently amended and restated effective as of January 1, 2015;

WHEREAS, Section 16.02(b) of the Plan allows the Employer to amend the elective provisions of the Adoption Agreement at any time;

WHEREAS, the Employer desires to amend Adoption Agreement Sections 1.07 (Average Monthly Compensation), 4.06 (Employer Pick-Up Contributions), 5.03 (Amount of Normal or Late Retirement Pension) and 8.05 (Vesting Schedule), to improve benefits for individuals who are or become Participants on and after July 1, 2019 (but not in any event to individuals who are Inactive Participants as of July 1, 2019); and

WHEREAS, per Section 11.02 of the Plan, the enhancements described below generally shall apply, in the case of individuals who are not Participants on July 1, 2019, but are rehired and again become Participants after such date and while these provisions are in effect, as to the entire period of Credited Service that is taken into account in calculating their retirement benefit on and after July 1, 2019, but not to any period of service that is disregarded upon rehire.

NOW, THEREFORE, be it resolved as follows:

1.

Adoption Agreement Section 1.07, Average Monthly Compensation, is hereby restated as follows, effective as to individuals who are or become Participants on and after July 1, 2019:

1.07 AVERAGE MONTHLY COMPENSATION.

- [X]** Number of consecutive months to use in the calculation: **sixty (60)**
- [X]** Maximum number of most recent consecutive months to consider for the calculation: **one hundred twenty (120)** (not less than number above)

Amendment Effective Date:
Applicable Employees:

July 1, 2019
All Classes (Class
4 previously used
60/120)

2.

Adoption Agreement Section 4.06, Employer Pick-Up Contributions (Pre-Tax), is hereby restated to read as follows, effective as of the first pay period that begins on or after July 1, 2019:

4.06 EMPLOYER PICK-UP CONTRIBUTIONS (PRE-TAX).

Contribution Requirement

- [--] Not Required
- [X] Required in an amount equal to **five percent (5.0%)** of Compensation

Contribution Remittance

- [X] On a payroll basis
- [--] On a monthly basis

3.

Adoption Agreement Section 5.03, Amount of Normal or Late Retirement Pension, is hereby restated as follows, effective as to individuals who are or become Participants on and after July 1, 2019:

5.03 AMOUNT OF NORMAL OR LATE RETIREMENT PENSION.

A Participant's Normal or Late Retirement Pension shall be calculated using the following Pension Benefit Formula(s):

- [X] Single tiered Formula
- Two percent (2.0%)** of a Participant's annualized Average Monthly Compensation multiplied by years of Credited Service
- [--] Multi tiered Formula
- _____ percent (____%) of a Participant's annualized Average Monthly Compensation up to and including _____ multiplied by years of Credited Service, plus
- _____ percent (____%) of a Participant's annualized Average Monthly Compensation above _____ multiplied by years of Credited Service
- [--] Fixed Dollar Amount
- A fixed dollar amount of \$_____ multiplied by years of Credited Service.
- [--] Percentage of annualized Average Monthly Compensation
- _____ percent (____%) of annualized Average Monthly Compensation multiplied by the ratio of years of Credited Service to the total of: (1) the years of Credited Service plus (2) the years remaining until the Participant's Normal Retirement Date. The multiplier shall not be less than zero (0) nor greater than one (1).

All formulas specified in this Section shall be added together to determine the Normal or Late Pension benefit.

Amendment Effective Date:
Applicable Employees:

July 1, 2019
All Classes

4.

Adoption Agreement Section 8.04, Vesting Schedule, is hereby restated as follows, effective as to individuals who are or become Participants on and after July 1, 2019:

8.04 VESTING SCHEDULE.

The Employer elects the following vesting schedule:

[--]	Immediately upon Plan Entry Date	100% Vested in Accrued Benefits
[X]	Full Years of Vesting Service with the Employer	Percent Vested in Accrued Benefit
	Less than Five (5) years	0%
	Five (5) years or more	100%
[--]	Full Years of Vesting Service with the Employer	Percent Vested in Accrued Benefit
	_____ years	_____ %
	_____ years	_____ %
	_____ years	_____ %
	_____ years	_____ %
	_____ years	_____ %
	_____ years	_____ %

Amendment Effective Date:
Applicable Employees:

July 1, 2019
All Classes (previously
applicable only to Class 4
Employees)

5.

IN WITNESS WHEREOF, the Employer has caused its duly authorized officer to execute this Amendment on the date noted below.

FAYETTE COUNTY, GEORGIA

By: _____

Title: _____

Date: _____

**RESOLUTION OF FAYETTE COUNTY
BOARD OF COMMISSIONERS**

WHEREAS, Fayette County (the “Employer”) maintains the Association County Commissioners of Georgia Defined Benefit Plan for Fayette County Employees (the “Plan”) for the benefit of its eligible employees;

WHEREAS, the Employer adopted the Plan through the Adoption Agreement most recently effective as of January 1, 2015;

WHEREAS, the Employer desires to amend the Adoption Agreement as of July 1, 2019, to increase the multiplier for all classes of employees to 2.0%; to provide that wages for purposes of Average Monthly Compensation will be based on the final sixty (60) months of employment; to increase the Participant's pre-tax contribution from 2.5% to 5.0% of Compensation; and to normalize vesting from ten (10) to five (5) years; and

WHEREAS, each of the changes above shall apply to individuals who are active Participants in the Plan on or after July 1, 2019, and not to individuals who are former Participants (defined as "Inactive Participants" in the Plan) as of such date.

NOW, THEREFORE, THE EMPLOYER HEREBY RESOLVES AS FOLLOWS:

RESOLVED, that the Fayette County Board of Commissioners (the “Commissioners”) hereby adopts Adoption Agreement Amendment One in the form presented hereto.

RESOLVED FURTHER, that the Director of Human Resources or his designee is authorized by the County to implement the changes made by the Amendment and to take all further actions necessary to carry out the intent and purposes of the foregoing resolution.

IT IS HEREBY FURTHER ORDERED that a true copy of this resolution be recorded in the County’s records as of this date.

SO RESOLVED, this ____ day of _____, 2019

FAYETTE COUNTY, GEORGIA BOARD OF COMMISSIONERS

By: _____
Chair, Fayette County Board of Commissioners

Attest:

By: _____
County Clerk

COUNTY AGENDA REQUEST

Page 166 of 183

Department:

Presenter(s):

Meeting Date:

Type of Request:

Wording for the Agenda:

Consideration of changing the County's defined contribution plan effective July 1, 2019, to increase the employer contribution from 3.8% to 5.0% of base salary for employees who began participating in the plan on or after January 1, 2014.

Background/History/Details:

Fayette County began providing the current defined contribution plan in 2009 that is administered through Mass Mutual. The County did not make a contribution to employee's accounts until January 1, 2014, when new employees were required to make an irrevocable selection between going into either the defined benefit or defined contribution plan. At that time the County began making a contribution equal to 3.8% of the employee's base pay.

In an effort to enhance recruitment and retention of employees, and in light of the proposed changes to the defined benefit plan, the following change to the defined contribution plan has been recommended by staff and was approved by the Retirement Committee at their June 5, 2019 meeting:

-increase the employer contribution from 3.8% to 5.0% of base salary for employees who began participating in the plan on or after January 1, 2014.

The plan provisions allow the County to change the employer contribution at will. No plan amendment is required.

What action are you seeking from the Board of Commissioners?

Approval to change the County's defined contribution plan effective July 1, 2019, to increase the employer contribution from 3.8% to 5.0% of base salary for employees who began participating in the plan on or after January 1, 2014.

If this item requires funding, please describe:

Funds have been allocated in the FY20 Budget for this purpose.

Has this request been considered within the past two years?

If so, when?

Is Audio-Visual Equipment Required for this Request?*

Backup Provided with Request?

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

Approved by Finance

Reviewed by Legal

Approved by Purchasing

County Clerk's Approval

Administrator's Approval

Staff Notes:

COUNTY AGENDA REQUEST

Page 167 of 183

Department:

Presenter(s):

Meeting Date:

Type of Request:

Wording for the Agenda:

Consideration of Keith Logan's request to connect to the City of Fayetteville's sewer system.

Background/History/Details:

Property is 625 Hood Avenue, Fayetteville, GA 30214

The septic tank at my property is failing. An estimate is provided as supporting document. The cost to replace the septic tank would be \$4,500.

I spoke with the City of Fayetteville and was told I would need to come before the Board of Commissioners to request connection to the city's sewer system. I was told that if approved, I would have to pay the fees and hire a professional plumber to complete the work. I am prepared to do that.

My neighbors to the right and left of my property are in unincorporated Fayette County and are on the city's sewer system.

What action are you seeking from the Board of Commissioners?

Approval of Keith Logan's request to connect to the City of Fayetteville's sewer system.

If this item requires funding, please describe:

Has this request been considered within the past two years?

If so, when?

Is Audio-Visual Equipment Required for this Request?*

Backup Provided with Request?

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

Approved by Finance

Reviewed by Legal

Approved by Purchasing

County Clerk's Approval

Administrator's Approval

Staff Notes:

625 Hood Ave.



Mary Lynn Lane

SUBJECT
PROPERTY

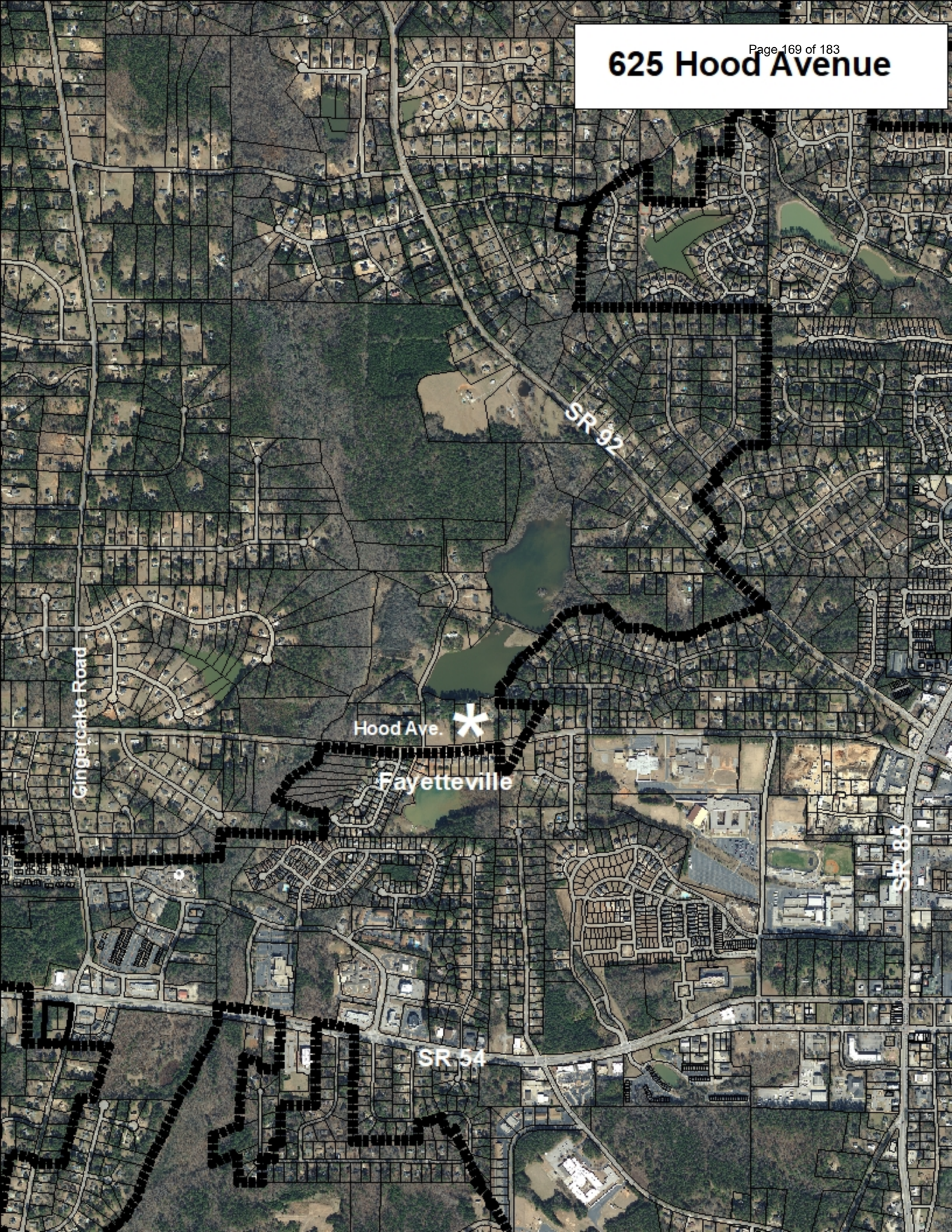
Fayetteville

Hood Avenue

Fayetteville

Landing Drive

625 Hood Avenue



From: [Chris Hindman](#)
To: [REDACTED]
Cc: [Tameca P. White](#); [Marc Mathews](#); [Carmen Blount](#)
Subject: 625 Hood Avenue Sewer Request
Date: Tuesday, June 18, 2019 3:23:56 PM

***External Email* Be cautious of sender, content, and links**

The City of Fayetteville City Council would have to approve any request to tie onto the sanitary sewer system since there is no binding agreement that we have that allows 625 Hood Avenue to tie onto the sewer. Other properties with similar request has easement agreements with the City that granted them the ability to tie onto the sanitary sewer system instead of receiving monetary compensation.

Thanks

Chris Hindman

*Director of Public Services
City of Fayetteville*

*328 First Manassas Mile
Fayetteville, Georgia 30214
Phone: 770-460-4664
Fax: 770-460-4255
Email: chindman@fayetteville-ga.gov
Web: www.fayetteville-ga.gov*





175 551-5185

JOB #	DATE	MAP	TRUCK NO	TECH
CUSTOMER NAME	Keith Logan			HOME PHONE
ADDRESS	625 Hood Ave			WORK PHONE
CITY	STATE	ZIP		
Payment Type	CASH	CHARGE	CHECK	CHARGE AUTH #
				EXP DATE

To Be Paid As Follows:

½ down to start a project.

Final 1/2 to be paid at final inspection.

Precision will not be responsible for damage to any conflicting utilities such as but not limited to, waterlines, sprinkler, gas, cable, electric, phone, etc.

Georgia code prohibits utility lines over the septic system (particularly waterlines). The owner will be responsible for the relocating of any utilities.

Precision will not be responsible for any Concrete / asphalt repairs.

In the event rock is discovered there will be extra charges added to the final bill.

Precision will not be responsible for the damage to any objects in the path of the system such as but not limited to, trees, shrubs, grass, building materials or any other object in the path of the system.

Customer must be reachable during the installation or additional charges will be applied.

Precision will not be responsible for any landscaping or fences.

We do not plant grass or lay sod. Your site will be left in a construction type setting.

Any relocation of trench after work begins due to adverse soil conditions encountered, or any changes by the county environmental health

changes by the county environmental health department for final approval will be charged at an hourly rate of \$75.00 per hour. All work is guaranteed to be installed to manufacturer's specifications and in compliance with state and local codes and regulations of the year the work is performed. No guarantee or warrantee is suggested or implied for any failure due to adverse soil conditions, improper grading or saturation of system by any means.

THE ABOVE DESCRIBED WORK HAS BEEN COMPLETED TO MY SATISFACTION:

Customer Signature _____

Precision Signature.

QTY	DESCRIPTION	ESTIMATE	ACTUAL
-----	-------------	----------	--------

Install 200' E2 Flw	\$4500
---------------------	--------

I AM THE OWNER OF THE PROPERTY OR HIS DULY
AUTHORIZED AGENT. I HAVE USED NO CHEMICAL
IN THE DRAIN SYSTEM WITHIN THE LAST 48 HOURS.
EXCEPT _____ THE
ESTIMATE PRICE DOES NOT INCLUDE SALES OR
OTHER TAX, IF ANY, OR COVER UNFORESEEN
PARTS OR LABOR, WHICH MAY BE NEEDED AFTER
THE WORK BEGINS. WRITTEN CUSTOMER
AUTHORIZATION WILL BE OBTAINED BEFORE
BEGINNING ANY ADDITIONAL EXTENDED
WORK.

I AUTHORIZE THE PERFORMANCE OF THE WORK,
SUBJECT TO ALL THE TERMS AND CONDITIONS SET
FORTH ON THE FACE AND REVERSE SIDE HEREOF,
PLUS ANY TAXES UPON COMPLETION. THIS
INVOICE IS DUE AND PAYABLE ON RECEIPT.

ORIGINAL

ESTIMATE \$

1x

SIGNATURE

COUNTY AGENDA REQUEST

Page 173 of 183

Department:

Presenter(s):

Meeting Date:

Type of Request:

Wording for the Agenda:

Consideration of staff's request to apply for a Georgia Emergency Management Agency grant in the amount of \$2,260,418 for the 2017 SPLOST; Stormwater; Category I Project: Longview Dam to bring it into compliance with the Georgia Safe Dams Act of 1978.

Background/History/Details:

Grant funding is available statewide through a Hazard Mitigation Grant Program (HMGP) to assist counties with implementing the County's Hazard Mitigation Plan.

Longview Dam is a Safe Dams Program Category I structure located within County right-of-way of Longview Road. The project consists of performing the necessary evaluation, design, permitting, and construction to bring the structure into compliance with the Georgia Safe Dams Act of 1978.

In August 2018, the BOC approved staff's recommendation for Fayette County to pursue a dam upgrade option which would bring the structure into compliance with the Georgia Safe Dams Program Category 1 standards.

There is a 25% funding match of \$565,104.50 from the County for the grant, if approved, by the Georgia Emergency Management Agency.

What action are you seeking from the Board of Commissioners?

Approval to apply for a Georgia Emergency Management Agency grant in the amount of \$2,260,418 for the 2017 SPLOST; Stormwater; Category I Project: Longview Dam to bring it into compliance with the Georgia Safe Dams Act of 1978.

If this item requires funding, please describe:

Available funding in 2017 SPLOST; Stormwater Category I; Longview Dam, 5509F, is \$198,525.17. Additional funding of \$366,579.33 may be transferred from 2017 SPLOST; Stormwater Category IV; Stormwater Infrastructure Improvements.

Has this request been considered within the past two years?

If so, when?

Is Audio-Visual Equipment Required for this Request?*

Backup Provided with Request?

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

Approved by Finance

Reviewed by Legal

Approved by Purchasing

County Clerk's Approval

Administrator's Approval

Staff Notes:

Finance - As of June 19, 2019, the available budget in project 5509F is \$198,525.17 and \$500,000 in Stormwater Category IV, Stormwater Infrastructure Improvements.



Longview Dam

Status: Design

Last Updated: May 21, 2019

Anticipated Start of Construction: TBD

Page 174 of 183

[CLICK HERE FOR PROJECT UPDATES](#)

Longview Dam is a Safe Dams Program Category I structure located within County right-of-way of Longview Road. The project consists of performing the necessary evaluation, design, permitting, and construction to bring the structure into compliance with the Georgia Safe Dams Act of 1978. *Budget changes reflect action by the Board of Commissioners.

LATEST UPDATE:

This structure is classified as a Category I dam by the Georgia Safe Dams Program. The project is in design for rehabilitation of the structure to meet current requirements. The new dam will have a bridge over a concrete labyrinth weir spillway. Design for the project is being coordinated with the upstream Kozisek Dam. (Last Updated: 5/20/19)



Existing Conditions

COUNTY AGENDA REQUEST

Page 175 of 183

Department:

Presenter(s):

Meeting Date:

Type of Request:

Wording for the Agenda:

Consideration of staff's recommendation to award annual bid #1644-B to Faultless Business Center as primary vendor with Rock-It Sand & Gravel, Inc. as secondary vendor for dump truck hauling services for fiscal year 2020 for a not-to-exceed amount of \$346,800.

Background/History/Details:

The intent of this annual contract is to identify a vendor to provide on-call dump truck hauling services. These services are intended to be used only when additional services over and above the capabilities of the Road Department are needed. Typically the materials hauled would be asphalt, gravel or soil on various projects undertaken by the Department.

Faultless has only 8 total trucks and sometimes only 5 are available with a 12 hour notice. Concrete Supply has 8 trucks. Department averages 6 to 9 lease trucks on a normal paving day with some projects requiring 10+ lease trucks.

If approved, this contract will expire on June 30, 2020.

A not-to-exceed amount of \$260,100 for Faultless Business Center and \$86,700 for Rock-It Sand & Gravel, Inc.

What action are you seeking from the Board of Commissioners?

Approval to award annual bid #1644-B to Faultless Business Center as primary vendor with Rock-It Sand & Gravel, Inc. as secondary vendor for dump truck hauling services for fiscal year 2020 for a not-to-exceed amount of \$346,800.

If this item requires funding, please describe:

Funds are budgeted annually in the Road Department's O&M budget in account 10040220-522111, 10040220-522111LMIG9 & 10040220-522111LMIG0 or in various CIP or SPLOST project accounts.

Has this request been considered within the past two years?

If so, when?

Is Audio-Visual Equipment Required for this Request?*

Backup Provided with Request?

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

Approved by Finance

Reviewed by Legal

Approved by Purchasing

County Clerk's Approval

Administrator's Approval

Staff Notes:

Finance - current approved budget available or requested in FY2020 budget: \$77,808 in 10040220-522111; \$83,448 in 10040220-522111-LMIG9; \$79,009 in 10040220-522111-LMIG0; \$50,000 in 2004/2017 SPLOST transportation; and \$57,000 in 37540220 Project 204AC Country Lake Estates. Total \$347,265

**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 *LB*

From: Trina C. Barwicks *TCB*

Date: June 4, 2019

Subject: ITB #1644-B: Hauling Services – Award Approval

The Road Department has requested in the FY 2020 budget for dump truck hauling services. The hauling services is to be used when additional services over and beyond the capability of the Road Department.

Toward this end, the Purchasing Department issued Invitation to Bid #1644-B: Hauling Services. Notices of the opportunity to bid were emailed to eighteen Contractors that responded to other solicitations for hauling services or solicitations of similar services. The ITB was also advertised in the Fayette Newspaper, Fayette County local Channel 23, the Georgia Procurement Registry, and the Local Government Access Marketplace websites.

The hourly price the vendor charges each month is based on the Diesel Fuel Price Index for that month, as published by the Georgia Department of Transportation. Index trends are included (Attachment 1). As can be seen, recent experience has been that the price index tended to range between \$2.00 and \$4.00. For this reason, bids in this price range were weighted more heavily than prices on the extremes of the Index. While weights were used for determining the most favorable bid to the county, the actual hourly prices will be used to pay for hauling services.

The Purchasing Department received two bids, tally sheet included (Attachment 2). Three companies that submitted for previous hauling solicitations, provided a brief explanation for not responding to this invitation to bid. One company did not feel he could be competitive. Another explained current workload and didn't want to cause a conflict not being able to fulfill the contract. The third company missed the deadline but requested us to send him an invitation to bid in the future.

Hauling needs at times may exceed the capability of any one company. The Road Department recommends awards to both responders. Faultless Business Center, Inc., as the primary supplier and Rock-It Sand & Gravel, Inc. as the secondary supplier.

A Contractor's Performance Evaluation for each Contractor is included (Attachment 3).

Specifics of the proposed contract are as follows:

Contract Name	1644-B: Hauling Services
Primary Contractor	Faultless Business Center, Inc.
Not-to-exceed amount	\$260,100.00
Secondary Contractor	Rock-It Sand & Gravel, Inc
Not-to-exceed amount	\$86,700.00
Total Contract NTE:	\$346,800.00

FY 2020 Requested Budget – 522111(Hauling Services):

10040220 - Maintenance & Operating	\$ 77,808.00
10040220 - LMIG9	\$ 83,448.00
10040220 - LMIG0	\$ 79,009.00
SPLOST	\$ 50,000.00
204AC	<u>\$ 57,000.00</u>
Total Amount	<u>\$347,265.00</u>

Fuel Price Index (Georgia Average Price)

#1644-B "ATTACHMENT 1"

The Fuel Adjustment Index (Georgia Average Prices) is posted in accordance with Special Provision 109 - Measurement and Payment. Average prices can be found at <http://www.fuelgaugereport.com>

Filter

Year

Month

[Go!](#) [Reset](#) [Close](#)

Year	Month	Regular	Diesel
2019	May	\$2.731 /Gal	\$3.037 /Gal
2019	April	\$2.613 /Gal	\$3.018 /Gal
2019	March	\$2.296 /Gal	\$2.979 /Gal
2019	February	\$2.150 /Gal	\$2.945 /Gal
2019	January	\$2.076 /Gal	\$2.984 /Gal
2018	December	\$2.264 /Gal	\$2.880 /Gal
2018	November	\$2.670 /Gal	\$3.205 /Gal
2018	October	\$2.724 /Gal	\$3.126 /Gal
2018	September	\$2.693 /Gal	\$3.077 /Gal
2018	August	\$2.729 /Gal	\$3.078 /Gal
2018	July	\$2.714 /Gal	\$3.083 /Gal
2018	June	\$2.814 /Gal	\$3.124 /Gal
2018	May	\$2.729 /Gal	\$2.980 /Gal

<http://www.dot.ga.gov/PS/Materials/AsphaltFuelIndex>

6/4/2019

AAA Gas Prices

Page 1 of 1

GEORGIA AVERAGE GAS PRICES ⁱ

	Regular	Mid-Grade	Premium	Diesel
Current Avg.	\$2.567	\$2.879	\$3.171	\$3.003
Yesterday Avg.	\$2.574	\$2.879	\$3.169	\$3.002
Week Ago Avg.	\$2.606	\$2.905	\$3.200	\$3.003
Month Ago Avg.	\$2.722	\$3.030	\$3.328	\$3.038
Year Ago Avg.	\$2.813	\$3.108	\$3.393	\$3.126

<https://gasprices.aaa.com/?state=GA>

6/4/2019

BID #1644-B: HAULING SERVICES - TALLY SHEET

PRICE RANGE	WT.	FAULTLESS BUSINESS CENTER INC.		ROCK-IT SAND & GRAVEL, INC.	
		HOURLY	WT. HOURLY	HOURLY	WT. HOURLY
\$0.50 to \$0.99	0.50	\$79.40	\$39.70	\$90.00	\$45.00
\$1.00 to \$1.49	0.50	\$79.40	\$39.70	\$90.00	\$45.00
\$1.50 to \$1.99	0.75	\$79.40	\$59.55	\$90.00	\$67.50
\$2.00 to \$2.49	1.00	\$79.40	\$79.40	\$90.00	\$90.00
\$2.50 to \$2.99	1.00	\$79.40	\$79.40	\$90.00	\$90.00
\$3.00 to \$3.49	1.00	\$79.40	\$79.40	\$90.00	\$90.00
\$3.50 to \$3.99	1.00	\$79.40	\$79.40	\$90.00	\$90.00
\$4.00 to \$4.49	0.75	\$80.40	\$60.30	\$90.00	\$67.50
\$4.50 to \$4.99	0.75	\$80.40	\$60.30	\$95.00	\$71.25
\$5.00 to \$5.49	0.50	\$80.40	\$40.20	\$95.00	\$47.50
\$5.50 to \$5.99	0.50	\$80.40	\$40.20	\$95.00	\$47.50
TOTAL WT PRICE:		\$657.55		\$751.25	

FAYETTE COUNTY, GEORGIA CONTRACTOR PERFORMANCE EVALUATION					Page 1
1. Use this form to record contractor performance for any contract of \$50,000 or above. 2. The person who serves as project manager or account manager is the designated party to complete the evaluation. 3. This form is to be completed and forwarded to the Purchasing Department not later than 30 days after completion or expiration of a contract. Past performance is considered on future contracts.					
VENDOR INFORMATION			COMPLETE ALL APPLICABLE INFORMATION		
Company Name: Faultless Business Center Inc.			Contract Number: #1300-B		
Mailing Address: 425 New Morn Drive.			Contract Description or Title: Hauling		
City, St, Zip Code: McDonough, GA 30253			Contract Term (Dates) From: July 2018 To: June 2019		
Phone Number: 404-886-2113			Task Order Number:		
Cell Number:			Other Reference:		
E-Mail Address: faultlessbcinc@Gmail.com					
DEFINITIONS					
OUTSTANDING - Vendor considerably exceeded minimum contractual requirements or performance expectations of the products/services; The vendor demonstrated the highest level of quality workmanship/professionalism in execution of contract.					
EXCELLENT (Exc) - Vendor exceeded minimum contractual requirements or performance expectations of the products/services.					
SATISFACTORY (Sat) - Vendor met minimum contractual requirements or performance expectations of the products/services.					
UNSATISFACTORY (UnSat) - Vendor did not meet the minimum contractual requirements or performance expectations of the products and/or services; Performed below minimum requirements					
EVALUATIONS (Place "X" in appropriate box for each criterion.)					
Criteria (includes change orders / amendments)	Out- standing	Exc	Sat	Un- Sat	Not Apply
1. Work or other deliverables performed on schedule					
2. Condition of delivered products			X		
3. Quality of work			X		
4. Adherence to specifications or scope of work			X		
5. Timely, appropriate, & satisfactory problem or complaint resolution			X		
6. Timeliness and accuracy of invoicing			X		
7. Working relationship / interfacing with county staff and citizens		X			
8. Service Call (On-Call) response time		X			
9. Adherence to contract budget and schedule			X		
10. Other (specify):					
11. Overall evaluation of contractor performance			X		
EVALUATED BY					
Signature: <i>Brady Klinger</i>	Date of Evaluation: 5/6/18				
Print Name: BRADLEY KLINGER	Department/Division: ROAD				
Title: ASST. DIRECTOR	Telephone No: 6039				

#1644-B "ATTACHMENT 3"

FAYETTE COUNTY, GEORGIA CONTRACTOR PERFORMANCE EVALUATION		Page 1			
1. Use this form to record contractor performance for any contract of \$50,000 or above. 2. The person who serves as project manager or account manager is the designated party to complete the evaluation. 3. This form is to be completed and forwarded to the Purchasing Department not later than 30 days after completion or expiration of a contract. Past performance is considered on future contracts.					
VENDOR INFORMATION		COMPLETE ALL APPLICABLE INFORMATION			
Company Name: Rock-it Sand & Gravel Inc.	Contract Number: #1300-B				
Mailing Address: 101 Blanton Road	Contract Description or Title: Hauling				
City, St, Zip Code: Griffin, GA 30224	Contract Term (Dates) From: July 2017 To: June 2018				
Phone Number: 770-229-1160	Task Order Number:				
Cell Number: 678-614-3902	Other Reference:				
E-Mail Address: Rockithauling@aol.com					
DEFINITIONS					
OUTSTANDING - Vendor considerably exceeded minimum contractual requirements or performance expectations of the products/services; The vendor demonstrated the highest level of quality workmanship/professionalism in execution of contract.					
EXCELLENT (Exc) - Vendor exceeded minimum contractual requirements or performance expectations of the products/services.					
SATISFACTORY (Sat) - Vendor met minimum contractual requirements or performance expectations of the products/services.					
UNSATISFACTORY (UnSat) - Vendor did not meet the minimum contractual requirements or performance expectations of the products and/or services; Performed below minimum requirements					
EVALUATIONS (Place "X" in appropriate box for each criterion.)					
Criteria (includes change orders / amendments)	Out- standing	Exc	Sat	Un- Sat	Not Apply
1. Work or other deliverables performed on schedule			X		
2. Condition of delivered products			X		
3. Quality of work			X		
4. Adherence to specifications or scope of work			X		
5. Timely, appropriate, & satisfactory problem or complaint resolution			X		
6. Timeliness and accuracy of invoicing			X		
7. Working relationship / interfacing with county staff and citizens			X		
8. Service Call (On-Call) response time			X		
9. Adherence to contract budget and schedule			X		
10. Other (specify):					
11. Overall evaluation of contractor performance			X		
EVALUATED BY					
Signature: <i>Bradley Klinger</i>	Date of Evaluation: 5/6/19				
Print Name: BRADLEY KLINGER	Department/Division: ROAD				
Title: ASST. DIRECTOR	Telephone No: 6089				

COUNTY AGENDA REQUEST

Page 182 of 183

Department: Legal

Presenter(s): County Attorney Dennis Davenport

Meeting Date: Thursday, June 27, 2019

Type of Request: New Business #20

Wording for the Agenda:

Consideration of the County Attorney's recommendation to approve a disposition of tax refund, as requested by Travis Harvey, for tax year 2018 in the amount of \$807.76.

Background/History/Details:

When a taxpayer feels that an error has occurred with respect to taxes paid to Fayette County on Real Estate and Personal Property tax bills, they have the right to request a Refund under O.C.G.A. 48-5-380. This request is given to the Tax Assessors' Office in order to be reviewed in detail by the County Attorney. Appropriate recommendation(s) are then forwarded to the Board of Commissioner's for their final approval of said requests.

A memo from the County Attorney is provided as backup with an explanation to approve tax year 2018 in the amount of \$807.76.

What action are you seeking from the Board of Commissioners?

Approval of a disposition of tax refund, as requested by Travis Harvey, for tax year 2018 in the amount of \$807.76.

If this item requires funding, please describe:

The funding required will be for those refund requests where the overpayment of taxes (voluntarily or involuntarily) was a direct result of property that had previously been erroneously assessed and taxes have already been collected from the taxpayer(s).

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

*** 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 Clerk's Approval Yes

Administrator's Approval

Staff Notes:

LAW OFFICES

McNALLY, FOX, GRANT & DAVENPORT

A PROFESSIONAL CORPORATION

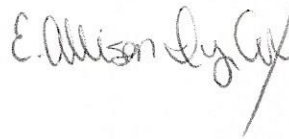
100 HABERSHAM DRIVE

FAYETTEVILLE, GEORGIA 30214-1381

WILLIAM R. McNALLY
 PATRICK J. FOX
 PHILIP P. GRANT
 DENNIS A. DAVENPORT
 PATRICK A. STOUGH
 MEREDITH F. McCLURE
 E. ALLISON IVEY COX

TELEPHONE: (770) 461-2223

FACSIMILE: (770) 719-4832
 (770) 461-5863

MEMORANDUM**To:** Fayette County Board of Commissioners**From:** McNally, Fox, Grant & Davenport, P.C.**Date:** June 12, 2019**Re:** Tax Refund Request – Travis R. Harvey


A request for a refund of local property taxes by Mr. Travis R. Harvey, Jr. has been received by the Fayette County Board of Commissioners. The request was submitted following Mr. Travis' review of his 2018 property tax bill. He claims that his homestead exemption was erroneously removed for tax year 2018.

Jacquelyn and Travis R. Harvey, Jr. acquired a residence at 869 Brooks Woolsey Road in October of 2006. At that time, they applied for and received a homestead exemption on the property. The exemption was applied through tax year 2017. In 2017, The Harveys divorced. On July 14, 2017 a quit claim deed transferring the property out of the Harveys joint ownership and into Mr. Harvey as sole owner, was recorded. This filing triggered a "change in ownership" notification to the Fayette County Tax Assessors office. Every change in property ownership triggers such notification and the removal of any homestead exemptions applied to the reported property. The new owner must make application for this exemption. This homestead exemption was removed for tax year 2018.

Three elements must be present to qualify for homestead exemption in Fayette County. First, the applicant must be a resident of Fayette County. Second, the applicant must reside in the home that is claimed under the exemption. Third, the applicant must own the property for which homestead exemption is applied. Mr. Harvey has maintained all three elements at 869 Brooks Woolsey Road since October 2006. The June 2017 dissolution of marriage between Mr. and Mrs. Harvey and the subsequent transfer of ownership from the married couple into the sole ownership of Mr. Harvey did not affect Mr. Harvey's ownership interest. The notification system between the Superior Court and the tax assessors triggered an automatic removal of homestead exemption. However, the system failed to discern the retention of ownership by Mr. Harvey. He has consistently held an ownership interest since he made the original homestead application in 2006. The removal of the homestead exemption was an error.

The refund provisions operate to return taxes that have been assessed and collected either in error or illegally. The removal of this homestead was an error caused by the assessors reporting system. Mr. Harvey retained an ownership interest at all times. The removal of the homestead exemption resulted in an increase in assessment and collection of taxes. A refund of this increase is recommended.

The only tax year impacted by the error is 2018. The error has been corrected for the 2019 assessment. The recommended action to amend this error is set forth below.

TAX YEAR	AMOUNT	RECOMMENDED ACTION
2018	\$807.76	Approval of refund request

Total recommended refund = \$807.76