

CITY COUNCIL SPECIAL CALL/ WORK SESSION

Ted Terry – Mayor

YT Bell

Awet Eyasu

Andrea Cervone

Ahmed Hassan

Jamie Carroll

Mario Williams

Keith Barker – City Manager

AGENDA

Tuesday, November 27, 2018 7:00PM

A. CALL TO ORDER –SPECIAL CALL MEETING

B. ROLL CALL

C. OLD BUSINESS

None

D. NEW BUSINESS

D1) 2019 Budget Adoption

1) 2019 Budget Presentation – Keith Barker

2) Public Hearing – To take public comment on the 2019 Proposed Operating & Enterprise Fund Budget

D2) Approve Construction Agreement with Leach Landscaping, Inc. for construction of the Friendship Forest Redevelopment Project

ADJOURN SPECIAL CALL MEETING

E. WORK SESSION - RESIDENT COMMENT POLICY

Any member of the public may address questions or comments to the Council referencing only agenda items after the Mayor and council have had the opportunity to discuss the agenda item. Each Attendee will be allowed 3 minutes for comments at the discretion of the Presiding Officer. Attendees will be asked to conclude their comments in a reasonable time period if they exceed the 3 minute limit.

F. PRESENTATION/ ADMINISTRATIVE BUSINESS

G. OLD BUSINESS

G1) Second Read (12-4-18 Meeting) Amend City Charter Article III, Sec 302(b) To provide for an Acting City Manager when the City Manager is absent/unavailable on a short term basis; and provide for an interim City Manager when the City Manager is absent or unavailable for more than ten days

H. NEW BUSINESS

H1) PUBLIC HEARING: Variance requests from (Silver Oaks Apartments) Netz Fund Silver Oaks, LLC/TWG, Development, and LLC c/o J. Alexander Brock to vary from Section 614 of the Zoning Ordinance to eliminate the Street Frontage Requirement (proposed Tract II) and to vary from Section 622 of the Zoning Ordinance- Permitted encroachments upon required setbacks. If granted, these variances will allow the applicant to divide the existing lot, known at 1281 Brockett Road, Clarkston, GA 30021 into two lots.

H2) PUBLIC HEARING: A variance request from the Vietnamese Faith Baptist Church, Incorporated submitted by Craig Taylor (Agent) of parcel 18-142-01-086 located at 4692 East Ponce de Leon Avenue, consisting of 14.3941 acres to vary from Section 1102-Design Standards and Section 1107 Minimum off-street parking requirements to reduce the required parking requirements of 2.0 spaces per unit to 1.5 spaces per unit and to reduce the parking space from 20 feet deep to 18 feet deep.

CITY COUNCIL SPECIAL CALL/ WORK SESSION

H3) Approve 2019 Local Maintenance Improvement Grant (LMIG) application submittal to the Georgia Department of Transportation
H4) Discussion on Microbreweries Ordinance

I. **EXECUTIVE SESSION** To Discuss a Personnel Matter

J. **ADJOURNMENT**

CITY OF CLARKSTON

CLARKSTON CITY COUNCIL WORK SESSION/SPECIAL CALL

ITEM NO: D1

HEARING TYPE:
Public Hearing

BUSINESS AGENDA / MINUTES

ACTION TYPE:
Ordinance

MEETING DATE: November 27, 2018

SUBJECT: Adoption of the Proposed 2019 Budget by Ordinance

DEPARTMENT: Administration

PUBLIC HEARING: YES NO

ATTACHMENT: YES NO
Pages: 27

INFORMATION CONTACT: Keith Barker
PHONE NUMBER: 404-296-6489 ext 425

PURPOSE: To Adopt the Proposed 2019 Budget by Ordinance.

NEED/ IMPACT: The City of Clarkston, Georgia is required by the City Code of Ordinances to adopt each year an Operating Budget for all financial funds and appropriations that shall not be made in excess of estimated revenues expect in the case of an emergency. The City Manager is responsible for preparing and submitting the Annual Operating Budget and Capital Budget to the City Council for their consideration.

The proposed 2019 Fiscal Year Budget was compiled based upon the input and assistance from each department. The proposed budget, as presented, is balanced, and revenues equal expenditures, in accordance with Georgia State Law.

The total proposed FY 2019 Expenditure Budget for all funds is \$ 15,039,207. The total proposed FY 2019 Revenue Budget for all funds is \$ 15,039,207. The proposed FY 2019 General Fund operating budget of \$6,378,468 represents increase of \$474,063as compared to FY 2018. In addition to the General Fund operating budget, a Capital Projects budget, a Matching Grants Fund budget and a Community Development Projects budget have been included in this budget document. Segregation of these expenditure types will allow for a more transparent budgeting process. Details regarding expenditures in all four categories are included in this budget transmittal letter.

RECOMMENDATIONS: Staff recommends adoption of the proposed 2019 Fiscal Year Budget by Ordinance.

2019 Proposed Operating & Enterprise Fund Budget



CITY OF
CLARKSTON

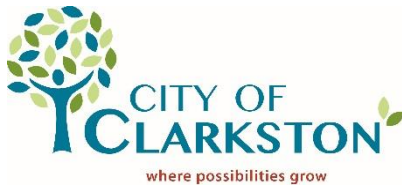


2019

Submitted 11-06-2018

City Manager

Keith Barker



MEMORANDUM

To: Mayor Ted Terry
Councilwoman Yterenickia Bell
Councilman James Carroll
Councilwoman Andrea Cervone
Councilman Awet Eyasu
Councilman Ahmed Hassan
Councilman Mario Williams

From: Keith Barker ICMA-CM, City Manager

Date: November 6, 2018

Re: Proposed 2019 Fiscal Year Budget

Please find attached the proposed FY 2019 All Funds Budget for the City of Clarkston. This budget was compiled based upon the input and assistance from each department and the Finance Director. The proposed budget, as presented, is balanced, i.e., revenues equal expenditures, in accordance with Georgia State Law.

BUDGET OVERVIEW

The total proposed FY 2019 Expenditure Budget for all funds is \$15,039,207. The total proposed FY 2019 Revenue Budget for all funds is \$15,039,207. Both the Expenditure and Revenue estimates represent a 16% increase compared to FY 2018 amount of \$12,958,105.

The proposed FY 2019 General Fund Operating Budget of \$6,378,468 represents a \$474,063 **increase** as compared to the FY 2018 amount of \$5,904,405. In addition to the General Fund operating budget, a Capital Projects budget, a Matching Grants Fund budget and a Community Development Projects budget have been included in this budget document. Segregation of these expenditure types will allow for a more transparent budgeting process. Details regarding expenditures in all four categories are included in this budget transmittal letter.

Administration

Total expenditures in the Administration Department have increased from \$1,112,435 in FY 2018 to \$1,265,106, an increase of \$152,671 proposed for FY 2019. This increase is due to vacation and sick time payouts upon retirement in January 2019 of the current City Manager as well as increases in salary, health insurance and retirement contributions FY 2019. The Administration Department budget figure represents 20% of the total General Fund Budget.

Group Health Insurance premium costs for the City overall have not increased significantly for 2019. The budget for 2018 was \$399,500 and overall slightly decreased by 4% to \$385,960 for FY 2019. Group

Health Insurance premium costs remain reasonable as this amount represents only 6% of total General Fund Operating expenditures.

The City of Clarkston Defined Benefit Retirement Plan formula has historically been below what comparable municipalities provide their employees. Marginal plan enhancements were made beginning in FY 2014 however these enhancements were effective only as far back as the 2014 service year and therefore did not extend back to an employee's initial date of hire. In order to aid in the recruitment and retention of a qualified workforce especially public safety employees, and to provide a fair and equitable retirement to long serving employees, additional enhancements to the Retirement Plan were approved by the City Council in FY 2017. The total cost for Retirement Contributions in FY 2019 is estimated to be \$437,812 as compared to \$407,153 in FY 2018. Total Retirement Contributions for FY 2019 represent 6.9% of total General Fund Operating expenditures.

Police

For FY 2019, the Clarkston Police Department authorized and funded staffing level is recommended at twenty (20) full time personnel. After the 2015 annexation, staffing levels were increased to a total of 26 positions. In FY 2016 and FY 2017, the budget was reduced by unfunding two positions, likewise, in FY 2018, three positions were unfunded. Based on current recruiting results and police department budget needs including replace radio equipment in FY 2019 budgeted at \$138,000, I am recommending three additional unfunded Patrol Officer positions, for a total of six unfunded positions in FY 2019. If during the 2019 fiscal year, all funded and vacant police officer positions are filled and if there are qualified candidates available and there exists a demonstrated need to fill those positions, the administration will request a budget amendment requesting an appropriation of funds to fill those previously unfunded positions during the year.

Full-time personnel are organized as follows; a Police Chief responsible for management of the department, an Assistant Chief who commands the operational uniform and criminal investigations divisions, a Training and Certification Officer who serves as the department's accreditation and state certification manager and will also serve as the department's training officer to insure all personnel meet P.O.S.T certification requirements and a Captain that is currently assigned to a DEA Task force, three (3) detectives and thirteen (13) patrol officers, four (4) of whom are Sergeants serving as shift supervisors.

The recruitment of qualified and desirable candidates to fill our Patrol Officer positions has been a challenge for the past several years. There has been a reduction in the number of qualified individuals choosing law enforcement as a profession. Consequently competition to attract and employ qualified candidates has increased. Additionally, we continue to lose experienced officers once they have obtained two to three years of training to other agencies.

Despite efforts taken in 2017 to remain competitive such as; increasing the starting salary and providing signing bonuses for new officers, the police department continues to maintain an average of four to five vacant police officer positions at any given point in time over the past several years. Additionally to address our competitive disadvantage in recruiting police officers, we have included in the FY 2019 budget the purchase of additional police vehicles through a five year lease purchase plan to be able to provide all police officers with take home vehicles.

The City of Clarkston is surrounded by agencies that currently have take-home vehicle programs. This has created a situation where our Police Officer applicant pool is small compared with the neighboring

agencies with take-home vehicle programs. This is often one of the first topics asked by Police applicants who frequently stop looking at us as an option upon learning we have no such program.

Below are examples of officer and agency benefits:

Proven agency benefits of such programs include:

- Recruiting tool – Take-Home vehicles are a positive recruiting mechanism in a competitive market.
- Rapid response to emergency call outs/recalls, since the officer does not have to go to the station to get a vehicle prior to responding.
- Better accountability – Vehicles are not hot-seated and driven by several officers.
- Sense of ownership and personal responsibility for vehicle.
- The longevity of the vehicle is extended. Agencies generally replace their vehicles every two-to-three years. Take-home programs generally extend the life of their vehicle for an additional two-to-three years due to enhanced vehicle upkeep by officers.
- Improved maintenance – vehicles with one assigned operator tend to have preventative maintenance performed at appropriate times.
- Maintains the professional appearance of the department- officers take ownership and treat vehicle as their own keeping it clean.

Proven Officer Benefits of such programs include:

- Officer's positive attitude towards identification with the job.
- Allows officer to keep their equipment in one place and not have to move it from cruiser to cruiser.
- Time efficiency- time would not be wasted picking up a cruiser from the station before shift.

This FY 2019 budget allocates \$8,665 from the Federal Seizure fund for the second of five annual payments for the lease purchase of Tasers purchased in FY 2018 and issued to all patrol officers. The department currently has a Taser use policy and also will benefit from having a certified Taser instructor within the department.

The FY 2019 proposed operating budget for the Police Department is recommended at \$2,017,811, a decrease of \$96,691 as compared to the FY 2018 budget amount of \$2,114,502. Additionally in the FY 2019 Capital budget we have allocated \$138,000 to purchase new police radio equipment. We have also allocated \$160,309 in the Debt Service budget to cover the annual lease purchase principal and interest payments for the police take-home vehicles. These lease payments will be recurring for the next five years. These Public Safety expenditures for FY 2019 of \$2,316,120 represent 36.3% of the overall general fund expenditures budget.

Municipal Court

In FY 2018, there were five (5) full time positions authorized in the Municipal Court Office; one (1) Records Manager/Clerk of Court, one (1) Deputy Court Clerk and three (3) Court Clerks. Over the past few years, revenues from court fines and citations has been reducing each year. I am recommending elimination of one of the Court Clerk positions. After the resignation of one clerk in February 2018, we left the position vacant and reevaluated the staffing needs of the department and it has functioned well revenues from court fines and citations has been reducing each year. I am recommending elimination of one of the Court Clerk positions. After the resignation of one clerk in February 2018, we left the position vacant and reevaluated the staffing needs of the department and it has functioned well without this position.

Overall personnel costs for FY 2019 will remain the same as FY 2018 as the elimination of this position will be offset with the anticipated increase in payroll expenditures in FY 2019 due to vacation and sick time accrual payouts with the anticipated retirement of the Chief Court Clerk. Expenditures in Municipal Court department are budgeted at \$595,193 for FY 2019 compared to \$594,065 FY 2018. The Municipal Court budget for FY 2019 represents 9.3% of the total General Fund budget.

Public Works/Building & Grounds/Parks

The FY 2018 staffing level for the Public Works department was as follows; nine (9) full time authorized positions; a Public Works Director, two (2) Crew Leaders, one (1) CDL Driver/Equipment Operator and five (5) Laborer positions and three (3) seasonal part time employees during the summer months assist in mowing. I am recommending adding one additional Laborer position for FY 2019 since Friendship Forest renovations will be completed in 2019. The total budgeted costs for this position including salary and benefits is \$48,202.

The City has contracted with a private landscape firm to maintain the right-of-way landscaping maintenance at the I-285/Church Street exit ramps as well as the landscaping maintenance for the pocket park area at Montreal and EPDL. The annual total cost budgeted for FY 2019 is \$33,600.

The Public Works Department currently has four (4) passenger trucks in its fleet. One of those vehicles is over 13 years old and has an undetermined amount of miles due to a broken odometer. With the increase in staff, there is a need for additional passenger trucks to transport staff and community service workers to and from the various job sites. We budgeted \$24,000 for the purchase of one (1) Ford F-150 pickup truck in FY 2018, but put off this purchase due to budget constraints in FY 2018. We have added the purchase of one (1) additional Ford F-150 pickup truck to the Stormwater Fund budget in FY 2019 to acquire a new vehicle. The cost of the vehicle is estimated at \$30,312 and that amount has been included in this FY 2019 Stormwater Fund capital projects budget.

The FY 2019 operating budget for Public Works, Building & Grounds and Parks is \$1,158,099 versus \$1,075,784 in FY 2018 and represents 18.2% of the total General Fund Expenditures budget. We have also budgeted the following capital expenditure items for Public Works in FY 2019 to include, two (2) new mowers at \$17,200 and replacement of water lines at Milam Park totaling \$20,000.

Planning and Development

The Planning and Development department is responsible for all zoning, plan review, building inspection and permitting functions. The Planning & Development Manager has been assigned to manage the activities of our technical consultants associated with these activities in addition to providing technical assistance to the Planning and Zoning Board, Mayor and City Council, and the City Manager. Professional fees for zoning, planning and building inspection services are currently budgeted in this department.

Effective code enforcement will continue to be critical to the future success of Clarkston's economic development efforts. Given the age of many of our commercial, retail and multi-family dwellings, the City will continue to focus on addressing property maintenance issues that continue to persist. Code enforcement staff have done an excellent job of bringing the many commercial and retail businesses and multi-family complexes obtained as a result of annexation, into compliance. Therefore, for FY 2019, the City will continue to provide code enforcement services utilizing a full time staff person employed directly by the City of Clarkston. Additionally, the City will continue to contract with a third party vendor to assist staff with providing construction plan review.

I am recommending the addition of an in-house building inspector for FY 2019 to perform building inspections and business inspections as our development applications and permits have significantly increased over the past couple of years. The total cost of this position including salary and benefits is \$67,673, which is partially offset by the reduction of consulting fees paid to outside contractors previously budgeted under Professional Services.

The recommended FY 2019 budget for Planning and Development is \$338,275 versus \$308,198 in FY 2018, an increase of \$30,077. The FY 2019 Planning and Development budget represents 5.3% of the total General Fund Expenditures budget.

Community Action Projects

The City of Clarkston believes that it is important to support programs and projects that enhance the quality of life for all residents. Therefore in FY 2019, this budget appropriates \$64,500 to support the following Community Action Projects:

- Senior Programs - \$10,000
- Public Arts Programs - \$10,000
- Recreation Programs - \$8,000
- Clarkston CultureFest Event - \$4,000
- Sagal Radio - \$7,500
- Clarkston Community Center - \$11,000
- Clarkston Special Events - \$10,000
- CDF-Tell Me A Story - \$4,000

Capital Projects/Debt Service

During FY 2018, construction of Phase III of the Sidewalk Improvement Plan has been completed which includes the following sections:

Phase III-Sidewalks EPDL from Market St to Montreal Rd

- East Ponce de Leon Ave from Market Street to Montreal Rd and portions of Montreal Rd

Construction of the Phase III project began in late November 2017 and was completed in 2018.

Friendship Forest Wildlife Sanctuary is a 15.7 acre former county park located ½ mile from the Clarkston central business district. Access to the area is gained from East Ponce de Leon which is the main thoroughfare and busiest street in Clarkston. This potential regional asset has largely been underutilized due to its undeveloped condition and lack of visibility from the street. Beginning in July of 2015, the City of Clarkston began a series of public meetings designed to gain input regarding the redevelopment of this valuable greenspace. This community engagement effort culminated in the development of a "Master Plan" which was completed and submitted to the Clarkston City Council in January, 2016. Implementation of the Master Plan began in 2017.

The estimated cost to complete all phases of the Friendship Forrest Redevelopment Plan to include design, permitting, construction and legal/financing costs, is approximately \$1,400,000. The City obtained bond financing in the amount of \$1,350,000 to complete this project. The \$1,350,000 principal amount was financed over an eight year period at an interest rate of 2.77%. Therefore, this proposed FY 2019 budget includes the third annual bond payment of \$174,207. Capital project expenditures related to this project in

FY 2018 are estimated at \$588,080 and expenditures of \$400,918 are expected in FY 2019 therefore, this amount has been included in the FY 2019 Capital Projects Expenditure budget. Reimbursements from the bond financing proceeds will provide a 100% offset of this expenditure.

In 2005, the City of Clarkston was awarded a \$3.6 million dollar Federal Highway Administration Earmark for construction of a Streetscape project. Acceptance of the FHWA grant funds in 2013 required a guarantee to provide a local 20% match for project construction costs in addition to a commitment to cover significant portions of the engineering, design, environmental assessment and right-of-way acquisition costs. In order to provide funding for the required local match, Clarkston received a GTIB (Georgia Transportation Infrastructure Bank) loan of \$2 million dollars administered through the State Road and Toll-way Authority, amortized over fifteen (15) years with an interest rate of 2.4%. Repayment of this loan commenced in FY 2018 which coincides with the conclusion of the four (4) year "spend down" period. Debt service on this loan in FY2018 was \$132,419.

Debt Service payments on this loan for FY 2019 have been allocated in the Debt Service budget of \$158,903 to cover the quarterly payments of \$39,725. Capital project expenditures related to this project in FY 2019 are estimated at \$3,240,000 and therefore, this amount has been included in the Streetscape FY 2019 Capital Projects Expenditure budget. The City Hall Annex project, which began in FY 2012, was successfully completed in FY 2013. Funding for the construction of this project was obtained through a GMA Lease Purchase agreement. This agreement includes a \$700,000 loan amortized over fifteen (15) years with an interest rate of 3.22%. To cover the required loan payments, \$59,025 has been included in the FY 2019 budget.

The City anticipates the need to obtain a TAN, (Tax Anticipation Note) in FY 2019 as bridge funding until property tax revenues is obtained during the 4th quarter of 2019, in the amount of \$900,000. The estimated interest and loan origination fees amount is \$12,000 and has been included in the FY 2019 budget.

Capital lease payments associated with the purchase of police vehicles in 2015, 2017, and three new Ford Police Interceptors in 2018 are budgeted in the amount of \$103,180 in the Federal Seizure Fund. Revenue to cover this expenditure will be obtained from the Federal Seizure Fund.

The FY 2019 General Fund appropriation for Capital Projects is \$175,200. The FY 2018 General Fund appropriation for Debt Service is \$764,284.

SPLOST Fund

The SPLOST referendum was approved by the voters on November 7th, 2017. SPLOST tax proceeds will be received for 8 months in FY 2018 and will total \$1,213,282. Expected SPLOST tax proceeds for FY 2019 are budgeted at \$1,704,000. In FY 2018, the City secured a SPLOST bond in the amount \$5,150,000 with the principal and interest payments to be paid from SPLOST tax proceeds over the next six years. For FY 2018, the interest expense to be paid from the SPLOST Fund will be \$103,494 and bond closing expenses were \$95,942. Also in FY 2018 the City expects to complete SPLOST construction projects totaling \$2,001,141. All expenses will be paid from the SPLOST bond proceeds.

The SPLOST Fund expenditures budget for FY 2019 totals \$4,265,251 and includes payment of bond principal in the amount of \$730,000 and interest payments of \$126,803 to be paid from the SPLOST tax revenues received. SPLOST construction projects for FY 2019 are expected to be \$3,408,448 and will be funded by the SPLOST bond proceeds and SPLOST tax revenues received.

Storm Water Utility Fund

Storm Water Utility Funds revenue will increase in 2018 due to a fee increase approved by the City Council. Revenue is expected to increase from \$227,742 in previous years to \$303,020 for FY 2018 and FY 2019. The City will continue to address storm water maintenance issues throughout the City and implement the City's Storm Water Management Plan as required by the Georgia Environmental Protection Division.

Funding will be utilized to address storm water issues that may arise in FY 2019.

Sanitation Enterprise Fund

During FY 2018, the City Council approved a 15% increase in the Sanitation fee effective for FY 2018 and FY 2019 to offset annual CPI increases on our contract with Waste Management. The Sanitation Enterprise Fund continues to perform adequately. Expenditures and revenues for FY 2018 and FY 2019 are projected at \$218,000. The contract with Waste Management provides for an annual increase commensurate with the CPI.

Grant Funds

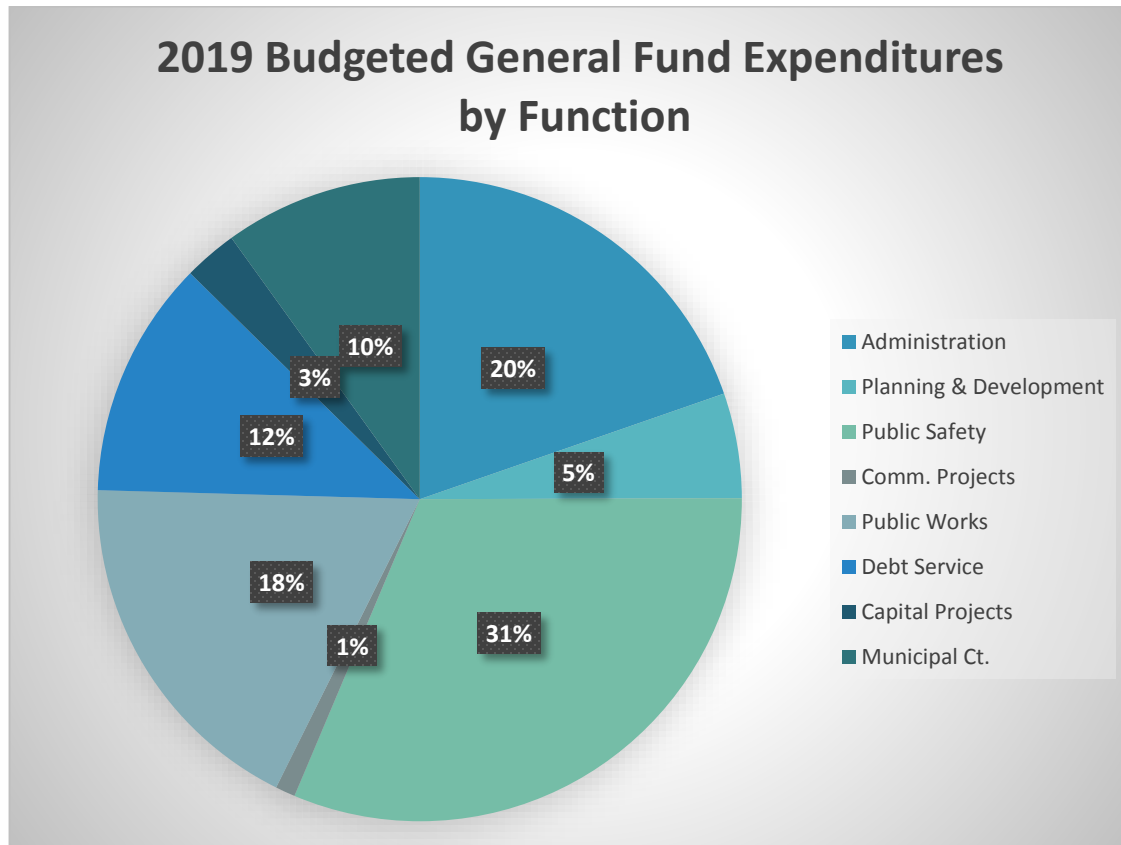
The City of Clarkston received funding from three (3) grant sources during the FY 2018 budget year. The City received \$84,118 from the Local Maintenance & Improvement (LMIG) state grant fund and \$80,000 from the "Off System Safety" (OSS) programs administered by GDOT. Funding was utilized to offset Sidewalk Improvement Plan construction costs in FY 2018. Also in 2018, the City also a \$40,000 Ten Minute Walk Grant from the National Parks and Recreation Association. The City expects to spend \$30,630 in FY 2018 on training and a Parks and Trails Master Plan, with \$9,370 available to spend in FY 2019.

Expenditures Summary

The total proposed FY 2019 Expenditure Budget for all funds is \$15,039,207 which represents an increase of \$2,081,102 as compared to \$12,958,105 in FY 2018.

The proposed FY 2019 General Fund operating budget of \$6,378,468 represents a \$474,063 **increase** as compared to the FY 2018 amount of \$5,904,506. In addition to the General Fund operating budget, a Capital Projects budget, a Matching Grants Fund budget and a Community Development Projects budget have been included in this budget document.

As depicted in the chart below, the largest expenditure categories by percentage for General Fund Expenditures are; Public Safety 31% and Administration at 20% of the total expenditure budget. Debt service costs remain manageable at 12% of total FY 2019 expenditures.



Revenues Summary

The proposed FY 2019 Proposed General Fund Total Revenue budget of \$6,378,468 represents an increase of \$474,063 or 8% as compared to \$5,904,405 in FY 2018.

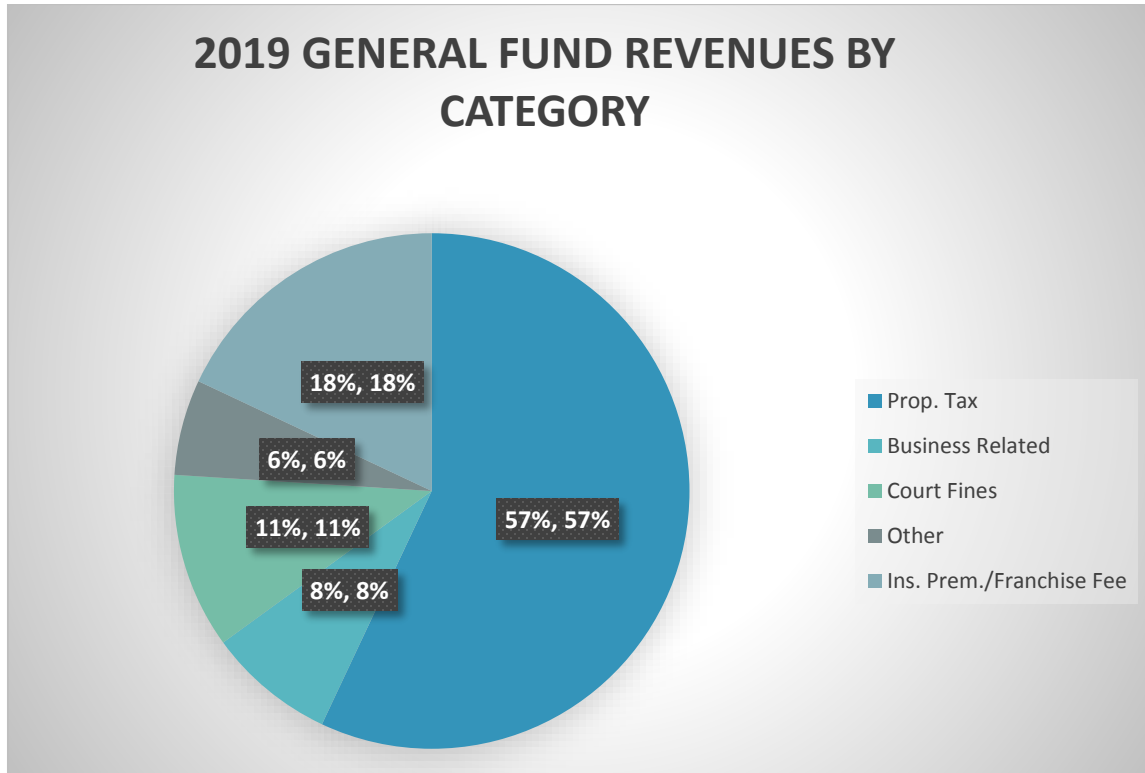
The City continues to benefit from the effects of our successful annexation efforts. Increases in several revenue categories have contributed to the higher revenue numbers. Additionally, these revenue estimates also include the proceeds from all capital leases, bond funding and loan proceeds which must be shown as revenue in the year in which they are received.

As depicted by the chart below, the largest revenue categories by percentage are; Real Property Taxes at 57% and proceeds from Insurance Premiums and Franchise Fees at 18% of General Fund budget. Municipal Court Fines continue to be a significant revenue source at 11%, however this revenue category has continued to decline as a pro-rata share of the general fund budget. Municipal Court fine revenue represented 26% of the total general fund budget in FY 2015.

Additionally, significant increases in all business activity revenue categories have been realized, primarily as a result of acquiring new businesses and commercial properties through annexation as well as improved collection efficiencies. Revenue estimates for business activity related line items have

increased from representing only 2.8% of total revenue estimates in FY 2014, to 8% of total General Fund revenue estimates for FY 2019.

Strategies such as annexation, business development and the successful pursuit of grant funding, in conjunction with an overall increase in the tax digest, have allowed the City to grow and diversify our revenue sources.



The proposed FY 2019 Budget will be transmitted to the Mayor and Council on November 6, 2018. Additionally, copies of this document will be available for public review at the Clarkston Branch Library, Clarkston City Hall and on the City of Clarkston website. A public hearing will be held to afford the public an opportunity to provide comments and feedback on the proposed budget at 7:00 pm on November 27, 2018 during the City Council Work Session. A budget ordinance will be prepared and presented for consideration and adoption at the City of Clarkston Council meeting on December 4th, 2018.

I will be happy to make myself available so that we may review the following budget proposal at your convenience.

| BUDGET SUMMARY | | | | | | |
|----------------------------------|------------------------|------------------------------------|---|------------------------|--|------------------------------------|
| As of October 26, 2018 | 2017 ACTUAL | 2018 ADOPTED BUDGET | 2018 ACTUAL AS OF OCTOBER 26, 2018 | % OF BUDGET | 2018 PROJECTED & AMENDED BUDGET | 2019 BUDGET REQUEST |
| REVENUES | | | | | | |
| General Fund | 5,794,696 | 5,904,405 | 4,004,612 | 67.8% | 6,157,482 | 6,378,468 |
| Federal Seizures Fund | 88,247 | 72,842 | 358,674 | 492.4% | 360,025 | 103,180 |
| City Seizures Fund | - | 50 | - | 0.0% | 5,000 | 1,000 |
| Grants Fund | 102,365 | 160,000 | 204,118 | 127.6% | 204,118 | 89,370 |
| HOST Fund | 74,395 | 60,000 | 18,691 | 31.2% | 60,000 | 40,000 |
| Stormwater Fund | 227,659 | 227,742 | 194,596 | 85.4% | 303,026 | 303,020 |
| Sanitation Fund | 185,147 | 190,786 | 127,848 | 67.0% | 218,000 | 218,000 |
| Streetscape Construction Fund | 1,418,277 | 4,140,000 | 441,835 | 10.7% | 900,000 | 3,240,000 |
| URA Friendship Forest Fund | 1,350,083 | 988,998 | 288,053 | 29.1% | 588,080 | 400,918 |
| SPLOST Fund | - | 1,213,282 | 856,472 | 1 | 2,200,577 | 4,265,251 |
| | | | | | | |
| Total Revenue - All Funds | 9,240,869 | 12,958,105 | 6,494,898 | 50.1% | 10,996,308 | 15,039,207 |

| | | | | | | |
|--|------------------|-------------------|------------------|--------------|-------------------|-------------------|
| EXPENDITURES | | | | | | |
| Administration | 985,611 | 1,112,435 | 920,418 | 82.7% | 1,128,853 | 1,265,106 |
| Buildings and Grounds | 192,316 | 136,610 | 107,422 | 78.6% | 134,260 | 143,000 |
| Planning and Development | 260,756 | 308,198 | 214,426 | 69.6% | 258,812 | 338,275 |
| Community Action Projects | 47,960 | 81,000 | 73,421 | 90.6% | 105,209 | 64,500 |
| Municipal Court | 518,880 | 594,065 | 434,952 | 0.0% | 568,779 | 595,193 |
| Police | 1,867,043 | 2,114,502 | 1,582,423 | 0.0% | 2,022,197 | 2,017,811 |
| Public Works | 772,420 | 839,774 | 687,516 | 81.9% | 893,199 | 908,519 |
| Parks | 101,151 | 99,400 | 86,615 | 87.1% | 98,480 | 106,580 |
| Debt Service | 345,159 | 467,821 | 232,027 | 49.6% | 441,580 | 764,284 |
| Capital Projects Fund - General Fund | 550,085 | 150,600 | 56,522 | 37.5% | 195,478 | 175,200 |
| Total General Fund Expenditures | 5,641,381 | 5,904,405 | 4,395,742 | 74.4% | 5,846,847 | 6,378,468 |
| | | | | | | |
| Federal Seizures Fund | 78,482 | 72,842 | 111,182 | 152.6% | 360,025 | 103,180 |
| City Seizures Fund | 4,850 | 50 | 2,477 | 4953.0% | 5,000 | 1,000 |
| Grants Fund | 178,286 | 160,000 | 167,248 | 105.1% | 204,118 | 89,370 |
| HOST Fund | 50,000 | 60,000 | - | 0.0% | 60,000 | 40,000 |
| Streetscape Construction Fund | 1,401,277 | 4,140,000 | 547,370 | 13.2% | 900,000 | 3,240,000 |
| URA-Friendship Forest Fund | 272,113 | 988,998 | 287,989 | 29.1% | 588,080 | 400,918 |
| SPLOST Fund | - | 1,213,282 | 358,786 | 0 | 2,200,577 | 4,265,251 |
| Stormwater Fund | 101,645 | 227,742 | 79,001 | 34.7% | 303,026 | 303,020 |
| Sanitation Fund | 192,651 | 190,786 | 147,370 | 77.2% | 218,000 | 218,000 |
| | | | | | | |
| Total Expenditures - ALL FUNDS | 7,920,685 | 12,958,105 | 6,097,164 | 47.1% | 10,685,673 | 15,039,207 |

General Fund Expenditures Allocation by Function

| | 2018 Projected | % of Budget | 2019 Budget | % of Budget |
|---------------------------------------|-----------------------|--------------------|--------------------|--------------------|
| Administration | 1,128,853 | 19.3% | 1,265,106 | 19.8% |
| Planning & Development | 258,812 | 4.4% | 338,275 | 5.3% |
| Public Safety | 2,022,197 | 34.6% | 2,017,811 | 31.6% |
| Municipal Court | 568,779 | 9.7% | 595,193 | 9.3% |
| Community Development Projects | 105,209 | 1.8% | 64,500 | 1.0% |
| Public Works | 1,125,939 | 19.3% | 1,158,100 | 18.2% |
| Debt Service | 441,580 | 7.6% | 764,284 | 12.0% |
| Capital Projects | 195,478 | 3.3% | 175,200 | 2.7% |
| | 5,846,847 | 100.0% | 6,378,469 | 100.0% |

| EXPENDITURE | | | | | | | |
|---|--------|----------------|---------------------|------------------------------------|--------------|---------------------------------|---------------------|
| As of October 26, 2018 | | 2017 ACTUAL | 2018 ADOPTED BUDGET | 2018 ACTUAL AS OF OCTOBER 26, 2018 | % OF BUDGET | 2018 PROJECTED & AMENDED BUDGET | 2019 BUDGET REQUEST |
| GENERAL ADMINISTRATION - 10-1110, 1310, 1330, 1400, 1500 | | | | | | | |
| Council Salaries | 511100 | 19,833 | 21,000 | 21,000 | 100.0% | 21,000 | 21,000 |
| Council Health Insurance | 512100 | 34,941 | 54,300 | 34,708 | 63.9% | 39,000 | 46,656 |
| Council/FICA | 512200 | 1,230 | 1,302 | 1,302 | 100.0% | 1,302 | 1,302 |
| Council Medicare | 512300 | 288 | 305 | 305 | 99.8% | 305 | 305 |
| Council Retirement | 512400 | 1,834 | 3,360 | 2,799 | 83.3% | 3,570 | 3,570 |
| Council Prof. Fees-Committee Stipends | 521215 | | - | - | | | - |
| Council/Travel | 523500 | 6,831 | 8,000 | 7,255 | 90.7% | 8,000 | 8,000 |
| Council/Education/Training | 523700 | 7,514 | 8,000 | 7,350 | 91.9% | 8,000 | 8,000 |
| | | | | | | | |
| Mayor/ Salary | 511100 | 6,500 | 6,500 | 6,500 | 100.0% | 6,500 | 6,500 |
| Mayor Health Insurance | 512100 | 7,621 | 8,700 | 7,995 | 91.9% | 8,722 | 8,916 |
| Mayor/FICA | 512200 | 403 | 403 | 403 | 100.0% | 403 | 403 |
| Mayor/Medicare | 512300 | 94 | 95 | 94 | 99.2% | 95 | 95 |
| Mayor Retirement | 512400 | 568 | 1,300 | 866 | 66.6% | 1,105 | 1,105 |
| Mayor/Travel | 523500 | 757 | 3,000 | 868 | 28.9% | 2,000 | 3,000 |
| Mayor Education/Training | 523510 | 910 | 1,500 | 4,505 | 300.3% | 4,505 | 1,500 |
| | | | | | | | |
| Gen Adm/Salaries | 511100 | 427,466 | 491,045 | 415,220 | 84.6% | 512,579 | 589,152 |
| Gen Adm/Group Ins | 512100 | 42,449 | 45,600 | 41,821 | 91.7% | 46,538 | 46,716 |
| Gen Adm/FICA | 512200 | 22,330 | 27,178 | 23,009 | 84.7% | 27,489 | 36,385 |
| Gen Adm/Medicare | 512300 | 5,888 | 7,120 | 5,758 | 80.9% | 7,173 | 8,543 |
| Gen Adm/Retirement | 512400 | 59,200 | 102,567 | 83,443 | 81.4% | 93,107 | 93,107 |
| Gen Adm/Unemploy | 512600 | - | - | - | | - | - |
| Gen Adm/Work Comp | 512700 | 1,528 | 2,455 | 1,848 | 75.3% | 2,455 | 2,946 |
| Tax Billing/Coll Svc | 521100 | 3,808 | 4,500 | 3,784 | 84.1% | 3,800 | 4,500 |
| Gen Adm-Board Elections | 521110 | 2,505 | 5,000 | - | 0.0% | - | 5,000 |
| City Auditor | 521200 | 28,500 | 32,000 | 26,000 | 81.3% | 32,000 | 32,000 |
| City Attorney | 521210 | 84,790 | 70,000 | 49,953 | 71.4% | 70,000 | 70,000 |
| Gen Adm/Professional | 521215 | 62,993 | 27,000 | 40,356 | 149.5% | 52,000 | 82,500 |
| Computer/Hard& Soft | 521300 | 38,997 | 41,000 | 34,112 | 0.0% | 41,000 | 41,000 |
| Gen Adm-Repairs/Maint | 522200 | - | 2,000 | - | 0.0% | - | 2,000 |
| Equip/Rental/Lease | 522320 | 3,947 | 4,400 | 3,349 | 76.1% | 4,400 | 4,800 |
| Prop/Liability Ins | 523100 | 34,432 | 41,000 | 34,568 | 84.3% | 41,000 | 41,000 |
| Communications | 523200 | 2,083 | 4,600 | 1,982 | 43.1% | 3,600 | 4,600 |
| Postage | 523210 | 2,515 | 2,400 | 1,427 | 59.5% | 2,400 | 2,400 |
| Advertising | 523300 | 4,089 | 3,800 | 2,263 | 59.5% | 3,800 | 4,500 |
| Printing Service | 523400 | 17,296 | 19,900 | 9,885 | 49.7% | 19,900 | 19,900 |
| Travel | 523500 | 4,536 | 5,800 | 6,701 | 115.5% | 5,800 | 5,800 |
| Dues & Fees | 523600 | 23,517 | 24,560 | 18,986 | 77.3% | 24,560 | 24,560 |
| Education | 523700 | 3,223 | 4,745 | 3,799 | 80.1% | 4,745 | 4,745 |
| Other Services | 523910 | 2,732 | 4,000 | 3,258 | 81.5% | 4,000 | 4,000 |
| Bank/Finance Chgs | 523920 | 10,624 | 13,500 | 6,995 | 51.8% | 13,500 | 13,500 |
| General Supplies | 531100 | 4,881 | 5,000 | 3,886 | 77.7% | 5,000 | 5,000 |
| Books & Periodicals | 531400 | - | 400 | - | 0.0% | 400 | 400 |
| Small Equipment | 531600 | 1,252 | 2,000 | 1,130 | 0.0% | 2,000 | 4,600 |
| Uniform | 531700 | 706 | 600 | 520 | 86.7% | 600 | 600 |
| Other Supplies | 531710 | - | 500 | 415 | 83.0% | 500 | 500 |
| Furniture and Fixtures | 542300 | - | - | - | | | |
| Computer Equipment | 542400 | - | - | - | 0.0% | | |
| | | | | | | | |
| TOTALS | | 985,611 | 1,112,435 | 920,418 | 82.7% | 1,128,853 | 1,265,106 |

| EXPENDITURE | | | | | | | |
|--------------------------------------|--------|------------------|------------------|------------------|--------------|------------------|------------------|
| | | | | | | | |
| As of October 26, 2018 | | | | | | | |
| POLICE DEPARTMENT - 30-3200 | | | | | | | |
| Salaries-Full Time | 511100 | 1,104,285 | 1,214,944 | 835,852 | 68.8% | 1,110,909 | 1,097,806 |
| Salaries-Part Time | 511200 | - | - | - | | | - |
| Overtime | 511300 | 14,184 | 12,000 | 16,135 | 134.5% | 12,120 | 9,750 |
| DEA Task Force Overtime | 511310 | 26,393 | 18,000 | 14,664 | 81.5% | 24,600 | 18,000 |
| Health Insurance | 512100 | 146,626 | 173,700 | 127,208 | 73.2% | 148,859 | 155,120 |
| FICA Contributions | 512200 | 68,386 | 77,187 | 51,209 | 66.3% | 71,153 | 69,784 |
| Medicare Contributions | 512300 | 15,994 | 17,791 | 11,976 | 67.3% | 16,641 | 16,060 |
| Retirement Contribution | 512400 | 105,486 | 199,191 | 165,918 | 83.3% | 214,004 | 191,345 |
| Tuition Reimbursement | 512500 | - | 4,000 | - | 0.0% | - | 4,000 |
| Unemployment Ins | 512600 | - | - | - | | | - |
| Workers Compensation Insurance - GMA | 512700 | 60,830 | 74,697 | 76,613 | 102.6% | 76,613 | 67,533 |
| Uniforms-Protective Gear | 512905 | 6,674 | 5,800 | 3,949 | 68.1% | 5,800 | 5,800 |
| Uniforms | 512910 | 14,422 | 14,375 | 12,916 | 89.9% | 17,672 | 12,500 |
| Professional Services | 521220 | 4,142 | 3,880 | 822 | 21.2% | 3,000 | 2,880 |
| Police Admin IT Fee | 521300 | 54,265 | 56,004 | 50,263 | 89.7% | 61,200 | 64,800 |
| Repairs/Maint | 522200 | 10,280 | 10,000 | 8,005 | 80.0% | 10,000 | 10,000 |
| Vehicle Repairs/Maint | 522210 | 67,881 | 60,000 | 56,160 | 93.6% | 73,193 | 60,000 |
| Equip/Rental-Lease | 522320 | 3,196 | 3,600 | 2,669 | 74.1% | 3,339 | 3,600 |
| Liability Insurance -GIRMA | 523100 | 68,079 | 70,000 | 68,013 | 97.2% | 70,000 | 80,000 |
| Communications | 523200 | 11,246 | 12,300 | 9,281 | 75.5% | 12,300 | 12,300 |
| Postage | 523210 | 372 | 250 | 55 | 21.8% | 200 | 250 |
| Advertising | 523300 | 1,781 | 2,000 | 1,147 | 57.3% | 2,000 | 2,000 |
| Printng | 523400 | 2,721 | 3,000 | 2,096 | 69.9% | 3,000 | 3,000 |
| Travel | 523500 | 4,511 | 4,000 | 6,026 | 150.7% | 6,011 | 6,000 |
| Dues & Fees | 523600 | 8,007 | 12,883 | 8,633 | 67.0% | 12,883 | 12,883 |
| Education/Training | 523700 | 8,358 | 4,000 | 2,287 | 57.2% | 3,000 | 4,000 |
| Other Expense | 523910 | 2,300 | 2,000 | 1,203 | 60.1% | 2,000 | 2,000 |
| Office Supplies | 531100 | 3,352 | 2,500 | 1,123 | 44.9% | 2,000 | 2,500 |
| Investigative Supplies - CID | 531130 | 2,176 | 2,500 | 941 | 37.6% | 2,000 | 2,500 |
| Gas, Oil & Diesel | 531270 | 43,121 | 45,000 | 38,214 | 84.9% | 48,800 | 88,000 |
| Books & Periodicals | 531400 | 555 | 400 | 613 | 153.2% | 400 | 400 |
| Small Equipment | 531600 | 7,420 | 8,500 | 8,433 | 99.2% | 8,500 | 13,000 |
| Capital Equipment-Vehicles | 542500 | | - | - | | | |
| Capital Equipment-Body Cameras | 542500 | | - | - | | | |
| Totals | | 1,867,043 | 2,114,502 | 1,582,423 | 74.8% | 2,022,197 | 2,017,811 |

| EXPENDITURE | As of October 26, 2018 | 2017 ACTUAL | 2018 ADOPTED BUDGET | 2018 ACTUAL AS OF OCTOBER 26, 2018 | % OF BUDGET | 2018 PROJECTED & AMENDED BUDGET | 2019 BUDGET REQUEST |
|--------------------------------------|------------------------|----------------|---------------------|------------------------------------|--------------|---------------------------------|---------------------|
| | | | | | | | |
| MUNICIPAL COURT - 20-2650 | | | | | | | |
| Salaries | 511100 | 211,940 | 219,354 | 163,947 | 74.7% | 212,734 | 214,295 |
| Part Time Salaries | 511200 | - | - | - | | - | - |
| Overtime | 511300 | 1,986 | 4,000 | 3,176 | 79.4% | 3,736 | 3,000 |
| Health Insurance | 512100 | 34,282 | 36,900 | 25,794 | 69.9% | 34,159 | 31,024 |
| FICA Contributions | 512200 | 12,126 | 13,848 | 9,433 | 68.1% | 12,154 | 13,472 |
| Medicare Contributions | 512300 | 2,836 | 3,239 | 2,206 | 68.1% | 2,880 | 3,151 |
| Retirement Contribution | 512400 | 17,385 | 35,737 | 32,872 | 92.0% | 33,030 | 36,940 |
| Tuition Reimbursement | 512500 | - | - | - | | | - |
| Unemployment Ins | 512600 | - | - | | | | - |
| Workers Compensation Insurance - GMA | 512700 | 684 | 1,117 | 841 | 75.3% | 1,117 | 1,086 |
| Uniforms | 512910 | - | 1,000 | 402 | 40.2% | 1,000 | 1,200 |
| City Judge | 521200 | 24,000 | 24,000 | 16,000 | 66.7% | 24,000 | 24,000 |
| City Solicitor | 521210 | 12,000 | 12,000 | 9,000 | 75.0% | 12,000 | 12,000 |
| Public Defender | 521215 | 9,600 | 9,600 | 8,000 | 83.3% | 9,600 | 9,600 |
| Professional Services | 521220 | 4,270 | 4,000 | 3,494 | 87.4% | 4,460 | 5,800 |
| Information Technology Services | 521300 | 54,597 | 59,000 | 52,063 | 88.2% | 54,800 | 59,000 |
| Equipment Rental | 522320 | 2,807 | 3,600 | 2,669 | 74.1% | 3,220 | 3,600 |
| Liability Insurance -GIRMA | 523100 | - | - | - | | | - |
| Communications | 523200 | 1,752 | 2,880 | 1,861 | 64.6% | 3,440 | 2,880 |
| Postage | 523210 | - | - | | | | - |
| Advertising | 523300 | - | - | - | | | - |
| Printng | 523400 | 1,746 | 2,000 | 1,076 | 53.8% | 1,800 | 2,000 |
| Travel | 523500 | 4,169 | 5,400 | 4,014 | 74.3% | 5,400 | 6,000 |
| Dues & Fees | 523600 | 555 | 765 | 511 | 66.8% | 765 | 745 |
| Education/Training | 523700 | 2,450 | 3,325 | 1,720 | 51.7% | 3,000 | 3,100 |
| Other Expense | 523910 | 43 | 300 | 100 | 33.3% | 300 | 300 |
| Office Supplies | 531100 | 3,214 | 4,000 | 1,880 | 47.0% | 3,000 | 4,000 |
| Books & Periodicals | 531400 | 143 | 200 | - | 0.0% | 200 | 200 |
| Small Equipment | 531600 | 900 | 1,000 | - | 0.0% | 500 | 1,000 |
| A & B Fund | 571000 | 19,937 | 25,000 | 15,433 | 61.7% | 23,148 | 25,000 |
| Training Fund | 571010 | 35,118 | 40,000 | 27,406 | 68.5% | 41,111 | 45,000 |
| Crime Victim Emer Fund | 571020 | 17,973 | 25,000 | 15,750 | 63.0% | 23,625 | 25,000 |
| Crime Victim DUI Fund | 571030 | 79 | 600 | 128 | 21.3% | 600 | 600 |
| Brain & Spinal Inj Fund | 571040 | 225 | 1,600 | 284 | 17.7% | 600 | 1,600 |
| Indigent Defense Fund | 571060 | 36,904 | 45,000 | 30,813 | 68.5% | 45,000 | 50,000 |
| Crime Lab Fee | 571070 | 100 | 600 | 75 | 12.5% | 600 | 600 |
| County Drug Treatment | 571080 | 1,126 | 4,000 | 814 | 20.3% | 2,000 | 4,000 |
| Drivers Ed/Tng | 571090 | 3,932 | 5,000 | 3,190 | 63.8% | 4,800 | 5,000 |
| Totals | | 518,880 | 594,065 | 434,952 | 73.2% | 568,779 | 595,193 |

| EXPENDITURE | | 2017 ACTUAL | 2018 ADOPTED BUDGET | 2018 ACTUAL AS OF OCTOBER 26, 2018 | % OF BUDGET | 2018 PROJECTED & AMENDED BUDGET | 2019 BUDGET REQUEST |
|---|--------|----------------|---------------------------|--|----------------|--|---------------------------|
| As of October 26, 2018 | | | | | | | |
| PUBLIC WORKS - 40-4000 | | | | | | | |
| Salaries-Full time | 511100 | 363,441 | 383,275 | 330,313 | 86.2% | 420,662 | 413,043 |
| Salaries - Part time | 511200 | 18,602 | 30,750 | 25,574 | 83.2% | 30,498 | 31,128 |
| Overtime | 511300 | 3,684 | 9,600 | 543 | 5.7% | 2,543 | 10,800 |
| Health Insurance | 512100 | 54,352 | 65,100 | 57,499 | 88.3% | 64,872 | 73,160 |
| FICA Contributions | 512200 | 23,650 | 26,265 | 21,861 | 83.2% | 28,130 | 28,208 |
| Medicare Contributions | 512300 | 5,531 | 6,143 | 5,113 | 83.2% | 6,579 | 6,597 |
| Retirement Contribution | 512400 | 31,507 | 62,860 | 56,458 | 89.8% | 77,230 | 72,053 |
| Tuition Reimbursement | 512500 | 3,000 | 4,000 | 1,000 | 25.0% | - | - |
| Unemployment Ins | 512600 | - | - | - | | - | - |
| Worker's Compensation | 512700 | 25,930 | 36,281 | 26,096 | 71.9% | 36,281 | 39,080 |
| Uniform Rental | 512910 | 5,677 | 8,400 | 7,270 | 86.6% | 8,000 | 9,250 |
| Professional Services | 521215 | 51,152 | 36,000 | 1,500 | 4.2% | 10,900 | 16,000 |
| Computer Information Technology Support | 521300 | 6,194 | 6,600 | 5,454 | 82.6% | 6,577 | 6,600 |
| Landfill | 522115 | 8,053 | 7,000 | 4,301 | 61.4% | 7,000 | 7,000 |
| ROW Grass Cutting | 522140 | 32,657 | - | 31,165 | | 36,877 | 33,600 |
| Repairs/Maintenance | 522200 | 5,559 | 5,000 | 2,916 | 58.3% | 5,000 | 5,000 |
| Vehicle/Repairs/Maint | 522210 | 14,164 | 16,000 | 13,292 | 83.1% | 16,000 | 18,000 |
| Equipment/Rental | 522320 | 16,653 | 14,000 | 11,679 | 83.4% | 14,000 | 14,000 |
| Liability Insurance - GIRMA | 523100 | 6,253 | 6,500 | 5,348 | 82.3% | 6,500 | 6,500 |
| Communication | 523200 | 2,236 | 4,000 | 2,094 | 52.4% | 3,300 | 4,000 |
| Travel | 523500 | 651 | 2,000 | 611 | 30.5% | 2,000 | 2,000 |
| Membership Dues and Fees | 523600 | 535 | 550 | 536 | 97.5% | 550 | 550 |
| Education and Training | 523700 | 370 | 2,750 | 370 | 13.5% | 2,000 | 2,750 |
| Other | 523910 | 2,007 | 1,000 | 1,256 | 125.6% | 1,000 | 1,000 |
| General Supplies | 531100 | 3,921 | 5,000 | 5,173 | 103.5% | 6,000 | 6,000 |
| Electricity | 531230 | 67,722 | 79,200 | 54,071 | 68.3% | 79,200 | 79,200 |
| Gas, Oil & Diesel | 531270 | 16,165 | 18,000 | 13,925 | 77.4% | 18,000 | 18,000 |
| Small Equipment | 531600 | 2,755 | 3,500 | 2,100 | 60.0% | 3,500 | 5,000 |
| | | | | | | | |
| TOTALS | | 772,420 | 839,774 | 687,516 | 81.9% | 893,199 | 908,519 |

| EXPENDITURE | | 2017 ACTUAL | 2018 ADOPTED BUDGET | ----- ACTUAL AS OF OCTOBER 26, 2018 | % OF BUDGET | 2018 PROJECTED & AMENDED BUDGET | 2019 BUDGET REQUEST |
|--------------------------------------|--------|----------------|---------------------------|---|----------------|--|---------------------------|
| As of October 26, 2018 | | | | | | | |
| BUILDINGS/GROUNDS - 15-1565 | | | | | | | |
| Professional Svcs | 521215 | 29,694 | 31,800 | 23,163 | 72.8% | 31,800 | 31,800 |
| Pest Control | 522145 | 1,640 | 1,250 | 1,334 | 106.7% | 1,400 | 1,400 |
| Repairs | 522200 | 24,883 | 20,000 | 19,514 | 97.6% | 20,000 | 22,000 |
| GIRMA Liability Insurance | 523100 | 4,784 | 5,000 | 3,646 | 72.9% | 5,000 | 5,000 |
| Communications | 523200 | 38,196 | 35,060 | 32,780 | 93.5% | 35,060 | 35,800 |
| Dues and Fees | 523600 | - | - | - | | - | - |
| Other | 523910 | 2,124 | 3,500 | - | 0.0% | 2,500 | 3,500 |
| General Supplies | 531100 | 14,162 | 13,000 | 10,035 | 77.2% | 13,000 | 15,000 |
| Water/Sewer | 531210 | 4,077 | 5,000 | 2,586 | 51.7% | 4,000 | 5,000 |
| Natural Gas | 531220 | 6,515 | 6,500 | 5,291 | 81.4% | 7,000 | 7,000 |
| Electricity | 531230 | 10,511 | 13,000 | 7,931 | 61.0% | 12,000 | 13,000 |
| Small Equipment | 531600 | 2,479 | 2,500 | 1,142 | 45.7% | 2,500 | 3,500 |
| Site Improvements | 541200 | - | | - | | | |
| Capital-Garage Door Public Works | 542300 | - | | - | | | |
| Capital Equipment | 54xxxx | 53,250 | | | | | |
| Capital Equipment-Paint Annex Bldg | 541300 | | | | | | |
| Capital Equipment-City Hall Fire Ala | 541300 | | | | | | |
| | | | | | | | |
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| | | | | | | | |
| TOTALS | | 192,316 | 136,610 | 107,422 | 78.6% | 134,260 | 143,000 |

| EXPENDITURE | | 2017 ACTUAL | 2018 ADOPTED BUDGET | 2018 ACTUAL AS OF OCTOBER 26, 2018 | % OF BUDGET | 2018 PROJECTED & AMENDED BUDGET | 2019 BUDGET REQUEST |
|-------------------------------|--------|----------------|---------------------------|---|----------------|--|---------------------------|
| As of October 26, 2018 | | | | | | | |
| PARKS 60-6200 | | | | | | | |
| Professional Services | 521215 | 4,225 | 9,000 | 8,300 | 92% | 9,000 | 9,000 |
| Pool Management | 522150 | 45,067 | 45,000 | 45,396 | 101% | 45,400 | 45,000 |
| Repairs/Maintenance | 522200 | 12,765 | 10,000 | 10,009 | 100% | 11,000 | 12,000 |
| Vehicle/Repairs/Maint | 522210 | - | - | - | 0% | - | - |
| Communication | 523200 | 1,089 | 700 | 517 | 74% | 1,080 | 1,080 |
| Other | 523910 | 1,954 | 2,000 | 394 | 20% | 2,000 | 2,000 |
| General Supplies | 531100 | 10,771 | 9,500 | 5,265 | 55% | 8,500 | 12,000 |
| Water/Sewer | 531210 | 7,211 | 6,200 | 6,539 | 105% | 7,500 | 7,000 |
| Electricity | 531230 | 9,392 | 14,000 | 8,455 | 60% | 12,000 | 14,000 |
| Gas, Oil & Diesel | 531270 | - | - | - | 0% | - | - |
| Small Equipment | 531600 | 2,260 | 3,000 | 1,740 | 58% | 2,000 | 4,500 |
| Capital-Shed for Milam Park | 541200 | 6,417 | - | | 100% | | |
| | | | | | | | |
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| | | | | | | | |
| TOTALS | | 101,151 | 99,400 | 86,615 | 87% | 98,480 | 106,580 |

| EXPENDITURE | | 2017 ACTUAL | 2018 ADOPTED BUDGET | ACTUAL AS OF OCTOBER 26, 2018 | % OF BUDGET | 2018 PROJECTED & AMENDED BUDGET | 2019 BUDGET REQUEST |
|---|-----------|----------------|---------------------------|--|----------------|--|---------------------------|
| As of October 26, 2018 | | | | | | | |
| PLANNING AND DEVELOPMENT - 74-7400 | | | | | | | |
| Zoning & Review Board Stipends | 70-511100 | 3,050 | 3,600 | - | 0.0% | 3,000 | 3,600 |
| Zoning & Review Board FICA | 70-512200 | - | 222 | - | 0.0% | - | - |
| Zoning & Review Board Medicare | 70-512300 | - | 54 | - | 0.0% | - | - |
| Zoning & Review Board Training | 70-523700 | - | 1,500 | - | 0.0% | - | 1,500 |
| Salaries-Reg F/T | 74-511100 | 126,371 | 131,781 | 102,390 | 77.7% | 131,167 | 179,958 |
| Part-Time Salaries | 74-511200 | - | - | 1,440 | | 1,440 | - |
| Overtime | 74-511300 | - | - | - | | - | - |
| Health Insurance | 74-512100 | 14,343 | 15,200 | 9,873 | 65.0% | 15,203 | 24,368 |
| FICA Contributions | 74-512200 | 7,433 | 8,171 | 6,159 | 75.4% | 8,222 | 11,157 |
| Medicare Contributions | 74-512300 | 1,738 | 1,911 | 1,441 | 75.4% | 1,923 | 2,609 |
| Retirement Contribution | 74-512400 | 11,317 | 21,085 | 19,328 | 91.7% | 30,593 | 30,593 |
| Unemployment Ins | 74-512600 | - | - | - | | | |
| Workers Compensation | 74-512700 | 1,521 | 3,519 | 1,647 | 46.8% | 3,519 | 4,805 |
| Uniforms | 74-512910 | 168 | 500 | 659 | 131.8% | 454 | 750 |
| Professional Services | 74-521215 | 50,622 | 60,000 | 25,981 | 43.3% | 37,013 | 35,000 |
| Building Inspections/Permitting | 74-521220 | 31,542 | 42,000 | 31,602 | 75.2% | 18,220 | 15,000 |
| Computer and Software Services | 74-521300 | 3,630 | 3,800 | 3,630 | 95.5% | 170 | 8,800 |
| Vehicle Repair & Maintenance | 74-522210 | 1,468 | 1,300 | 431 | 33.2% | 1,108 | 1,300 |
| Communication | 74-522210 | 2,239 | 2,280 | 1,605 | 70.4% | 916 | 3,060 |
| Other Expense-Advertising | 74-523300 | 500 | 600 | 320 | 53.3% | 460 | 600 |
| Printing Service | 74-523400 | 352 | 600 | 1,358 | 226.3% | 250 | 1,100 |
| Travel | 74-523500 | 1,064 | 4,000 | 4,175 | 104.4% | 870 | 5,100 |
| Dues and Fees | 74-523600 | 715 | 400 | 884 | 221.0% | 100 | 1,000 |
| Education/Tng | 74-523700 | 2,475 | 2,175 | 1,190 | 54.7% | 985 | 2,975 |
| General Supplies | 74-531100 | 209 | 500 | 313 | 62.6% | 500 | 500 |
| Gasoline & Fuel | 74-531270 | - | 2,000 | - | 0.0% | 1,500 | 2,000 |
| Small Equipment | 74-531600 | - | 1,000 | - | | 1,200 | 2,500 |
| TOTALS PLANNING & ZONING | | 260,756 | 308,198 | 214,426 | 69.6% | 258,812 | 338,275 |

| EXPENDITURE | | 2017 ACTUAL | 2018 ADOPTED BUDGET | 2018 ACTUAL AS OF OCTOBER 26, 2018 | % OF BUDGET | 2018 PROJECTED & AMENDED BUDGET | 2019 BUDGET REQUEST |
|--|--------|----------------|---------------------------|--|----------------|--|---------------------------|
| As of October 26, 2018 | | | | | | | |
| COMMUNITY ACTION PROJECTS 10-7600 | | | | | | | |
| Clarkston Speaks-GA Tech Survey | 521215 | 5,000 | - | - | | | |
| Clarkston Special Events | 531120 | 9,926 | 10,000 | 13,525 | 135.3% | 15,525 | 10,000 |
| Clarkston Community Center | 573010 | 20,000 | 10,000 | 11,000 | 110.0% | 11,000 | 11,000 |
| Sagal Radio | 573020 | 3,500 | 7,500 | 7,500 | 100.0% | 7,500 | 7,500 |
| Clarkston Community CultureFest Festival | 573040 | 2,034 | 2,000 | 2,010 | 100.5% | 2,010 | 4,000 |
| Public Arts Program | 521215 | 7,500 | 10,000 | | 0.0% | 10,000 | 10,000 |
| Senior Programs | | | 15,000 | - | | 15,000 | 10,000 |
| Affordable Housing Inventory Analysis | 521200 | | 10,000 | 10,000 | 100.0% | 10,000 | |
| Tell Me A Story Event | | | 6,000 | 6,000 | 100.0% | 6,000 | 4,000 |
| Freedom Middle School Soccer | | | 2,500 | | | | |
| Recreation Programs | | | 8,000 | 9,504 | 118.8% | 9,504 | 8,000 |
| Wildflower Project | | | | 13,882 | | 18,670 | |
| TOTAL COMMUNITY ACTION PROJECTS | | 47,960 | 81,000 | 73,421 | 90.6% | 105,209 | 64,500 |

| EXPENDITURE | | | | 2018 ACTUAL AS OF OCTOBER 26 , 2018 | % OF BUDGET | 2018 PROJECTED & AMENDED BUDGET | 2019 BUDGET REQUEST |
|---|---------------|----------------|----------------|---|----------------|---|---------------------------|
| As of October 26, 2018 | | | | | | | |
| DEBT SERVICE | | | | | | | |
| DEBT SERVICE- PRINCIPAL PAYMENTS | | | | | | | |
| Debt Service-Principal-Bonds (581100) | | | | | | | |
| Friendship Forest Redevelopment-Principal-Bonds | 581200 | 142,224 | 144,109 | - | | 144,109 | 146,019 |
| Debt Service-Principal-Capital Leases (581200) | | | | | | | |
| Debt Service-Principal-City Hall | 581200 | 42,660 | 44,051 | 44,051 | 100% | 44,051 | 45,487 |
| Debt Service-Principal-Public Works | 581200 | 70,950 | 17,955 | 17,955 | 100% | 17,955 | - |
| Debt Service-Principal-Ford Motor Credit | 581200 | 6,841 | - | - | | - | - |
| Debt Service-Principal-10 Police Interceptors Take Home Cars | 581200 | | | | | | 138,065 |
| Debt Service - Principal- Two Public Works Trucks/Police Body Cameras | 581200 | 29,423 | 40,239 | 29,910 | 74% | 40,023 | 41,353 |
| Subtotal 581200 - Principal on Capital Leases | 581200 | 149,874 | 102,245 | 91,916 | 90% | 102,029 | 224,905 |
| Debt Service-Principal-Bonds (581300) | | | | | | | |
| GTIB/SRTA Loan #1 | | | 112,130 | 74,454 | 66% | 93,255 | 114,394 |
| GTIB/SRTA Loan #2 | | | | | | | 129,668 |
| Subtotal Debt Service - Principal Payments | 581XXX | 292,098 | 358,484 | 166,371 | 46% | 339,393 | 614,986 |
| DEBT SERVICE - INTEREST PAYMENTS | | | | | | | |
| Debt Service-Interest-Bonds | | | | | | | |
| Friendship Forest Redevelopment - Interest | 582100 | 25,241 | 32,006 | 16,003 | 50% | 32,006 | 28,188 |
| Debt Service-Interest-Capital Leases (582200) | | | | | | | |
| Debt Service-Interest- Capital Lease-City Hall Annex | 582200 | 16,364 | 14,974 | 14,974 | 100% | 14,974 | 13,538 |
| Debt Service-Interest- Capital Lease-Pub Works Bldg | 582200 | 1,223 | 88 | 88 | 100% | - | - |
| Debt Service-Interest-Capital Lease-Ford Motor Credit | 582200 | 440 | - | - | | - | - |
| Debt Service-Interest-Capital Lease-Take Home Cars-10 Ford Interceptors | 582200 | | | | | | 22,244 |
| Debt-Service-Interest- Capital Lease-2017 Pub Works Vehicles / Police Body Cameras | 582200 | 3,380 | 3,497 | 3,112 | 89% | 4,043 | 2,823 |
| Subtotal 582200 - Interest of Capital Leases | 582200 | 21,407 | 18,559 | 18,173 | 98% | 19,017 | 38,605 |
| Debt Service-Interest-Other Debt | | | | | | | |
| Debt Service- Interest Payment-GTIB Loan #1 | 582300 | | 46,772 | 31,480 | 67% | 39,164 | 44,509 |
| Debt Service- Interest Payment-GTIB Loan #2 | 582300 | | | | | - | 25,996 |
| Debt Service-Other Interest Expense-TAN | 582300 | 6,412 | 12,000 | - | 0% | 12,000 | 12,000 |
| Subtotal 582300-Interest on Capital Leases | | 6,412 | 58,772 | 31,480 | 67% | 51,164 | 82,505 |
| Subtotal Debt Service - Interest Payments | 582XXX | 53,060 | 109,337 | 65,657 | 60% | 102,187 | 149,298 |
| TOTAL GENERAL DEBT SERVICE | | 345,159 | 467,821 | 232,027 | 50% | 441,580 | 764,284 |

| EXPENDITURE | | | | | | | |
|---|--------|----------------|---------------------------|---|----------------|--|---------------------------|
| As of October 26, 2018 | | 2017 ACTUAL | 2018 ADOPTED BUDGET | 2018 ACTUAL AS OF OCTOBER 26, 2018 | % OF BUDGET | 2018 PROJECTED & AMENDED BUDGET | 2019 BUDGET REQUEST |
| GENERAL FUND Capital Projects | | | | | | | |
| New Police Vehicles - Capital Lease | 542200 | 102,365 | | | | 131,772 | |
| Police-New Public Safety Radios/System | | | | | | | 138,000 |
| Public Works Vehicles | 542200 | 75,390 | 24,000 | | 0% | | |
| Public Works-Chipper | | | 38,000 | 30,202 | | 30,202 | |
| Police Body Cameras | | 111,745 | | | | | |
| Public Works-Land for Public Works Equipment | | | | | | | |
| City Hall Annex Parking Lot Expansion | | | | | | | |
| Milam Park Pavillions-Rework Electrical | | 15,000 | | | | | |
| Public Works - Lawn Mower | | 8,323 | 8,600 | | 0% | | 17,200 |
| Guardrail Repairs | | 14,070 | | | | | |
| Trail Cart-Public Works | | | | | | | |
| Parks-Milam Park Water Line Replacement | | | | | | | 20,000 |
| Bldgs/Grounds-City Hall Fire Alarm System | | | | 5,465 | | 5,465 | |
| Bldgs/Grounds-Paint Exterior City Hall Annex | | | | 6,864 | | 6,864 | |
| East Ponce Sidewalk Phase 3-Market St to Montreal | | 161,850 | | - | | - | |
| Trees Atlanta Installation | | 9,000 | | 11,591 | | 18,775 | |
| PATH Project | | 29,103 | | | | | |
| I-285 Gateway Monument Sign | | 11,780 | 80,000 | 2,400 | 3% | 2,400 | |
| Gateway Project - I-285 Interchange | | 11,459 | | | | | |
| | | | | | | | |
| | | | | | | | |
| GENERAL FUND CAPITAL PROJECTS | | 550,085 | 150,600 | 56,522 | 38% | 195,478 | 175,200 |

| URA FRIENDSHIP FOREST CAPITAL FUND | | | | | | | |
|---|--|--|----------------|----------------|------------|----------------|----------------|
| Friendship Forest Nature Redevelopment | | | 988,998 | 287,989 | 29% | 588,080 | 400,918 |
| Reserve to Fund Balance for 2018 | | | | | | | |
| TOTAL URA FRIENDSHIP FOREST CAPITAL FUND | | | 988,998 | 287,989 | 29% | 588,080 | 400,918 |

| STREETSCAPE CONSTRUCTION FUND | | | | | | | |
|--------------------------------------|--|-----------|-----------|---------|-----|---------|-----------|
| Streetscape Construction Fund | | 1,401,277 | 4,140,000 | 547,370 | 13% | 900,000 | 3,240,000 |

| SPLOST FUND | | | | | | | |
|---------------------------------------|--|----------|------------------|----------------|------------|------------------|------------------|
| SPLOST FUND Bond Principal Payments | | | | | | | 730,000 |
| SPLOST FUND Bond Interest Payment | | | | | | 103,494 | 126,803 |
| SPLOST FUND Construction | | - | 1,213,282 | 358,786 | 30% | 2,097,083 | 3,408,448 |
| SPLOST FUND Total Expenditures | | - | 1,213,282 | 358,786 | 30% | 2,200,577 | 4,265,251 |

| | | | | | | | |
|-------------------------------|--|------------------|------------------|------------------|----------|------------------|------------------|
| Total Capital Projects | | 1,951,361 | 6,492,880 | 1,250,667 | 1 | 3,780,641 | 7,224,566 |
|-------------------------------|--|------------------|------------------|------------------|----------|------------------|------------------|

| EXPENDITURE | | | | | | | |
|--|----------------|---------------------------|--|----------------|--|---------------------------|----------------|
| As of October 26, 2018 | 2017 ACTUAL | 2018 ADOPTED BUDGET | 2018 ACTUAL AS OF OCTOBER 26, 2018 | % OF BUDGET | 2018 PROJECTED & AMENDED BUDGET | 2019 BUDGET REQUEST | |
| FUND 2 - FEDERAL SEIZURE - Expenditures | | | | | | | |
| Professional | 521200 | - | - | | | | |
| Repairs/Maintenance | 522200 | - | - | | | | |
| Vehicle Repairs | 522210 | - | - | | | | |
| Communications | 523200 | - | - | | | | |
| Printing | 523400 | - | - | | | | |
| Travel | 523500 | 1,890 | 1,641 | | 2,141 | | |
| Due & Fees | 523600 | - | | | | | |
| Education | 523700 | - | 1,605 | | 2,005 | | |
| Other Expense | 523910 | 3,950 | | | - | | |
| General Supplies | 531100 | 258 | 8,374 | | 8,500 | | |
| Small Equipment | 531600 | 3,936 | 21,264 | | 25,264 | | |
| Vehicles | 542200 | 9,868 | | | 20,000 | | |
| Computers | 542500 | - | | | | | |
| Vehicle Lease Payments-Principal | 581200 | 53,818 | 61,057 | 90.2% | 61,057 | 87,150 | |
| Vehicle Lease Payments-Interest | 582200 | 4,763 | 3,776 | 98.5% | 4,370 | 7,365 | |
| Axon Lasers Lease Payments | 522320 | | 8,009 | | 8,665 | 8,665 | |
| Rifles from City of Doraville | 542500 | | 10,820 | | 10,820 | - | |
| Fund Balance Committed Future Lease Payments | | | | | | - | |
| Fund Balance Rollforward | | | | | 217,203 | | |
| TOTALS | | 78,482 | 72,842 | 111,182 | 152.6% | 360,025 | 103,180 |

| EXPENDITURE | | | | | | | |
|---|----------------|---------------------------|--|----------------|--|---------------------------|--------------|
| As of October 26, 2018 | 2017 ACTUAL | 2018 ADOPTED BUDGET | 2018 ACTUAL AS OF OCTOBER 26, 2018 | % OF BUDGET | 2018 PROJECTED & AMENDED BUDGET | 2019 BUDGET REQUEST | |
| FUND 2 - CITY SEIZURE - Expenditures | | | | | | | |
| Repairs/Maintenance | 522200 | 0.00 | - | 0.0% | | | |
| Vehicle Repairs | 522210 | 0.00 | - | 0.0% | | | |
| Communications | 523200 | 0.00 | - | 0.0% | | | |
| Printing | 523400 | 0.00 | - | 0.0% | | | |
| Travel | 523500 | 0.00 | 660 | 0.0% | 3,180 | 1,000 | |
| Education | 523700 | 1,782.15 | - | 0.0% | | | |
| Other Expense | 523910 | 1,039.89 | 50.00 | 0.0% | | | |
| Small Equipment | 531600 | 2,028.43 | 1,817 | 0.0% | 1,820 | | |
| General Supplies | 531100 | 0.00 | - | 0.0% | | | |
| Computers | 542400 | 0.00 | - | 0.0% | | | |
| Other Capital Equip | 542500 | 0.00 | - | 0.0% | | | |
| Seizure Distributions to Other Agencies | 571000 | | | | | | |
| TOTALS | | 4,850.47 | 50.00 | 2,477 | 4953.0% | 5,000 | 1,000 |

Federal and City Seizure expenses fully funded by Seizure revenues.
 Seizure accounts are separate funds that may be expended to the full balance available.

| EXPENDITURE | | | | | | | |
|--|--------|----------------|---------------------------|--|----------------|--|---------------------------|
| As of October 26, 2018 | | 2017 ACTUAL | 2018 ADOPTED BUDGET | 2018 ACTUAL AS OF OCTOBER 26 , 2018 | % OF BUDGET | 2018 PROJECTED & AMENDED BUDGET | 2019 BUDGET REQUEST |
| FUND 3 - SPECIAL REVENUE - MULTIPLE GRANT FUND - Expenditures | | | | | | | |
| | | - | - | - | | | |
| GDOT LMIG- | 573030 | 75,921 | 80,000 | 84,118 | 105.1% | 84,118 | 80,000 |
| Gateway @ I-285 Landscaping | | 50,000 | - | - | | | |
| Board of Health-Community Relations | 511100 | 42,653 | - | - | | | |
| NRPA 10 Minute Walk Grant | | | - | 3,130 | | 40,000 | 9,370 |
| GDOT-EPDL Sidewalk Market to Montreal | 573030 | - | 80,000 | 80,000 | 100.0% | 80,000 | - |
| PATH Foundation-Path Grant | | 9,712 | - | - | | | - |
| TOTALS | | 178,286 | 160,000 | 167,248 | 105.1% | 204,118 | 89,370 |

Grant Revenues reimburse grant expenditures only. Expenditures matches revenue

Grant Expenditures funded by Grant Revenue

| EXPENDITURE | | | | | | | |
|---|--------|----------------|---------------------------|--|----------------|--|---------------------------|
| As of October 26, 2018 | | 2017 ACTUAL | 2018 ADOPTED BUDGET | 2018 ACTUAL AS OF OCTOBER 26 , 2018 | % OF BUDGET | 2018 PROJECTED & AMENDED BUDGET | 2019 BUDGET REQUEST |
| FUND 4 - Enterprise Fund - Storm Water - Expenditures 500- | | | | | | | |
| Storm Water - Professional Svcs | 521200 | 6,901 | 30,000 | 30,823 | 102.7% | 40,000 | 30,000 |
| Storm Water - Rep/Maint | 521200 | 4,682 | 41,500 | 1,750 | 4.2% | 10,000 | 10,000 |
| Storm Water - Dues/Fees-Community View | 523600 | 10,070 | 11,000 | 11,709 | 106.4% | 12,000 | 12,000 |
| Storm Water - Veh Maint/Rep | 522200 | 2,617 | - | 1,012 | | 2,000 | 3,000 |
| Storm Water- Equipment Lease/Rental | 522320 | 23,647 | 23,840 | 18,190 | 76.3% | 23,840 | 22,708 |
| Storm Water -Communications | 523200 | - | | | | - | |
| Storm Water-Training Expense | 523700 | | | 2,322 | | 2,500 | |
| Storm Water - General Supplies | 531100 | 512 | 3,000 | 146 | 4.9% | 1,000 | |
| Storm Water-Vehicles | 542200 | | | | 0.0% | | 30,312 |
| Storm Water - Water Gas, Oil & Diesel | 531270 | - | 1,000 | | 0.0% | | |
| Storm Water - Depreciation | 561000 | 53,217 | | | | | |
| Storm Water- Capital Outlay | 542500 | | 117,402 | 13,050 | 11.1% | 30,000 | 195,000 |
| Increase in Fund Balance | | | | | | 181,686 | |
| TOTAL | | 101,645 | 227,742 | 79,001 | 34.7% | 303,026 | 303,020 |

Note: Storm Water new Fund 4. Revenues from Storm Water Fund only expended on Storm Water expenditures.

Storm Water Expenditures fully funded by Storm Water Utility Revenues.

| EXPENSE | | | | | | | |
|--|--------|----------------|---------------------------|--|----------------|--|---------------------------|
| As of October 26, 2018 | | 2017 ACTUAL | 2018 ADOPTED BUDGET | 2018 ACTUAL AS OF OCTOBER 26 , 2018 | % OF BUDGET | 2018 PROJECTED & AMENDED BUDGET | 2019 BUDGET REQUEST |
| FUND -6 -SANITATION ENTERPRISE FUND - | | | | | | | |
| Waste Management Fees | 522110 | 192,635 | 190,786 | 147,370 | 77.2% | 218,000 | 218,000 |
| Sanitation Bank Charge | 523920 | 15 | - | - | | | |
| TOTALS | | 192,651 | 190,786 | 147,370 | 77.2% | 218,000 | 218,000 |

| EXPENSE | | | | | | | |
|--|--------|----------------|---------------------------|--|----------------|--|---------------------------|
| As of October 26, 2018 | | 2017 ACTUAL | 2018 ADOPTED BUDGET | 2018 ACTUAL AS OF OCTOBER 26 , 2018 | % OF BUDGET | 2018 PROJECTED & AMENDED BUDGET | 2019 BUDGET REQUEST |
| FUND -330 -HOST REVENUE FUND - | | | | | | | |
| HOST Expenditures-EPDL Sidewalks-Phase 3 | 541XXX | 50,000 | 60,000 | - | 0.0% | 60,000 | 40,000 |
| TOTALS | | 50,000 | 60,000 | - | 0.0% | 60,000 | 40,000 |

| EXPENSE | | | | | | | |
|---|--------|----------------|---------------------------|--|----------------|--|---------------------------|
| As of October 26, 2018 | | 2017 ACTUAL | 2018 ADOPTED BUDGET | 2018 ACTUAL AS OF OCTOBER 26 , 2018 | % OF BUDGET | 2018 PROJECTED & AMENDED BUDGET | 2019 BUDGET REQUEST |
| FUND -360 -URA FRIENDSHIP FOREST FUND | | | | | | | |
| URA Friendship Forest Redevel Proj-Construction | 541200 | 227,886 | 988,998 | 287,989 | 29.1% | 588,080 | 400,998 |
| URA Friendship Forest Redevel Proj-Financing | 584000 | 44,227 | | | | | |
| TOTALS | | 272,113 | 988,998 | 287,989 | 29.1% | 588,080 | 400,998 |

| REVENUES | | | | | | | |
|---------------------------------------|--------|----------------|---------------------------|--|----------------|---|---------------------------|
| As of October 26, 2018 | | 2017 ACTUAL | 2018 ADOPTED BUDGET | 2018 ACTUAL AS OF OCTOBER 26, 2018 | % OF BUDGET | 2018 PROJECTED & AMENDED BUDGET | 2019 BUDGET REQUEST |
| FUND 1 -GENERAL FUND - Revenue | | | | | | | |
| Public Utility R/E Tax - Current | 311110 | 137,493 | - | - | | 135,000 | 135,000 |
| Other Real Prop Tax | 311190 | 2,162,270 | 2,759,277 | 1,392,888 | 50% | 2,740,000 | 3,092,258 |
| Real Property Tax - Prior | 311200 | 93,576 | 84,000 | 113,281 | 135% | 113,281 | 113,281 |
| Public Utility R/E Tax - Prior | 311210 | 206,239 | 173,045 | 132,461 | | 132,461 | 132,461 |
| Motor Vehicle Tax - Curr | 311310 | 76,564 | 80,000 | 71,901 | 90% | 80,000 | 85,000 |
| Intangible Tax (Reg/Rec) | 311340 | 32,243 | 42,000 | 21,381 | 51% | 25,000 | 25,000 |
| Railroad Equip Tx-Curr | 311350 | 714 | 800 | 810 | 101% | 810 | 810 |
| Personal Prop Tax-Curr | 311390 | 41,301 | 51,802 | 28,635 | 55% | 51,802 | 51,802 |
| Personal Prop Tax-Prior | 311400 | 4,131 | 1,500 | 2,924 | 195% | 2,924 | 2,924 |
| Real Estate Transfer Tax | 311600 | 9,834 | 14,000 | 14,351 | 103% | 15,500 | 15,000 |
| Franchise Taxes-Electric | 311710 | 188,610 | 215,000 | 1,410 | 1% | 215,000 | 215,000 |
| Franchise Taxes-Gas | 311730 | 20,533 | 21,889 | 15,216 | 70% | 21,889 | 21,889 |
| Franchise Taxes-Cable/T | 311750 | 43,637 | 46,000 | 25,794 | 56% | 40,000 | 40,000 |
| Franchise Taxes-Teleph | 311760 | 3,779 | 6,142 | 1,711 | 28% | 4,000 | 5,000 |
| Alcoholic Bev Excise Tax | 314200 | 105,212 | 100,000 | 87,774 | 88% | 100,000 | 100,000 |
| Local Option Mix Dr Tax | 314300 | 13,992 | 11,000 | 10,838 | 99% | 12,000 | 12,000 |
| Business/Occupational Tax | 316100 | 232,013 | 220,000 | 203,757 | 93% | 228,000 | 220,000 |
| Insurance Premium Tax | 316200 | 804,244 | 810,000 | 867,339 | 107% | 867,339 | 867,339 |
| Penalties/Interest-Real Tax | 319110 | 21,375 | 4,000 | 9,029 | 226% | 9,500 | 9,500 |
| Penalties/Interest-Occupation Tax | 319400 | 5,899 | 4,000 | 3,278 | | 3,278 | 3,278 |
| Alcoholic Investigation Fee | 321105 | 5,000 | 6,000 | 5,200 | 87% | 5,200 | 5,200 |
| Retail Beer License | 321110 | 8,500 | 8,000 | 9,500 | 119% | 9,500 | 9,500 |
| Retail Beer License/Drink | 321115 | 3,592 | 4,250 | 3,500 | 82% | 3,500 | 3,500 |
| Retail Wine License | 321120 | 8,500 | 8,750 | 9,500 | 109% | 9,500 | 9,500 |
| Retail Wine License/Drink | 321125 | 3,542 | 4,250 | 3,450 | 81% | 3,450 | 3,450 |
| Retail Liquor License | 321130 | 10,000 | 10,000 | 10,000 | 100% | 10,000 | 10,000 |
| Retail Liquor License/Drink | 321135 | 15,000 | 15,000 | 14,450 | 96% | 14,450 | 14,450 |
| Work Permit & ID Card-Alcohol | 321150 | 6,510 | 6,000 | 5,324 | 89% | 6,000 | 6,000 |
| Work Permit & ID Card-Entertainm | 321151 | 94,699 | 80,000 | 81,937 | 102% | 85,000 | 85,000 |
| Pawn Shop Permits | 321152 | 5,000 | 1,500 | - | | - | - |
| Hookah Permits | 321153 | - | - | 2,003 | | 2,003 | 2,003 |
| Ins Co Business License | 321220 | 14,098 | 13,000 | 12,200 | 94% | 12,200 | 12,200 |
| Zoning/Land Use Permits | 322210 | 1,720 | 1,600 | 4,933 | 308% | 5,000 | 5,000 |
| Sign Permits | 322230 | 2,843 | 3,000 | 3,232 | 108% | 3,500 | 3,500 |
| Building Permits | 322240 | 72,442 | 40,000 | 70,476 | 176% | 80,000 | 80,000 |
| Tree Service Permit Fees | 322245 | 606 | 600 | 482 | 80% | 600 | 600 |
| Certificate of Occupancy | 322250 | 1,727 | 1,400 | 2,215 | | 2,500 | 2,500 |
| Other Non-Business/Permits | 322900 | 8,699 | 6,000 | 5,800 | 97% | 6,000 | 6,000 |
| Building Inspections | 323120 | 5,768 | 6,000 | 2,700 | 45% | 6,000 | 6,000 |
| Other Regulatory Fees | 323900 | - | - | - | | - | - |
| Intergovernmental Revenue - Tucke | 337000 | 7,359 | 7,200 | 5,400 | | 7,200 | 7,200 |
| Tree Replacement/Preservation Fee | 341390 | | | 27,200 | | 27,200 | 27,200 |
| Printing & Duplicating | 341400 | 706 | 400 | 1,695 | 424% | 1,800 | 1,800 |
| Election Qualifying Fees | 341910 | 1,548 | - | - | | - | - |
| Accident Reports | 342120 | 7,730 | 6,500 | 6,624 | 102% | 7,000 | 7,000 |
| Special Pickups | 344111 | 209 | 200 | 275 | 138% | 400 | 400 |
| Backgrd Check Fees/Crim | 346410 | 23,438 | 21,000 | 16,965 | 81% | 21,000 | 21,000 |
| Woman Club Reservation | 347200 | 19,582 | 20,000 | 15,001 | 75% | 18,000 | 20,000 |
| Pool Admissions | 347201 | 18,533 | 24,000 | 21,367 | 89% | 21,367 | 21,367 |
| Pavilion Reservation Fees | 347203 | 13,402 | 14,000 | 10,885 | 78% | 13,000 | 14,000 |
| Program Fees | 347500 | - | - | 250 | 0% | 250 | 250 |
| Bad Check Fees | 349300 | 25 | 100 | 25 | 25% | 100 | 100 |

| REVENUES | | | | | | | |
|---------------------------------------|--------|------------------|------------------|------------------|------------|------------------|------------------|
| As of October 26, 2018 | | 2017 | 2018 | 2018 | % OF | 2018 | 2019 |
| | | ACTUAL | ADOPTED | ACTUAL | BUDGET | PROJECTED | BUDGET |
| | | | BUDGET | AS OF | | & | REQUEST |
| | | | | OCTOBER | | AMENDED | |
| | | | | 26 , 2018 | | BUDGET | |
| FUND 1 -GENERAL FUND - Revenue | | | | | | | |
| Other Fees/Chgs for Svcs | 349900 | 7 | 500 | - | 0% | 500 | 500 |
| Municipal Court Fines/Forf | 351170 | 767,351 | 800,000 | 547,532 | 68% | 700,000 | 700,000 |
| Police Admin IT Fee | 351180 | 18,228 | 30,000 | 11,740 | 39% | 20,000 | 20,000 |
| Interest Revenues | 361000 | 1 | - | - | | - | - |
| Contributions/Donations | 371000 | 140 | - | - | | - | - |
| Rents & Royalties | 381000 | 83,175 | 73,000 | 53,909 | 74% | 73,000 | 73,000 |
| Reim for Damaged Prop | 383000 | 51,638 | - | - | | - | - |
| Other Miscellaneous Rev | 389000 | 35 | 1,000 | 51 | 5% | 500 | 500 |
| Bus Shelter Revenue | 389010 | 31,701 | 28,000 | 16,753 | 60% | 33,506 | 33,506 |
| Reimburse DEA/OT | 389005 | 19,284 | 18,000 | 11,474 | 64% | 18,000 | 18,000 |
| Sale/General Fixed Assets | 392100 | - | 700 | - | 0% | 700 | 700 |
| Sale/Land Property | 392200 | | - | - | 0% | - | - |
| Transfer from Fund Balance | 391100 | | - | - | 0% | - | - |
| Proceeds from Capital Leases | 393130 | 258,699 | - | - | 0% | 131,772 | - |
| Proceeds from Debt Issuance | 393140 | | | | | | |
| Revenue - Proceeds GTIB Debt | 393500 | - | | 5,788 | | | |
| | | | | | | | |
| TOTAL - FUND 1 | | 5,794,696 | 5,904,405 | 4,004,612 | 68% | 6,157,482 | 6,378,468 |

Federal and City Seizure expenses fully funded by Seizure revenues.

Seizure accounts are separate funds that may be expended to the full balance available.

| REVENUE | | | | | | | |
|--|--------|---------------|---------------------|------------------------------------|---------------|---------------------------------|---------------------|
| As of October 26, 2018 | | 2017 ACTUAL | 2018 ADOPTED BUDGET | 2018 ACTUAL AS OF OCTOBER 26, 2018 | % OF BUDGET | 2018 PROJECTED & AMENDED BUDGET | 2019 BUDGET REQUEST |
| FUND 2 - FEDERAL SEIZURE FUND - 210 | | | | | | | |
| Cash Confiscations (Illegal Act) | 351320 | 83,090 | 72,842 | 350,651 | 481.4% | 352,000 | 103,180 |
| Other Confiscations/Escheat | 351340 | - | - | | 0.0% | | |
| Proceeds/Sale Confis Prop | 351346 | 5,150 | - | 8,000 | | 8,000 | |
| Fed Seiz/Interest Revenue | 361000 | 6 | - | 23 | | 25 | |
| Surplue Funds Prior Year Trans | 393510 | - | - | - | | | |
| Other Revenue | 389000 | - | - | - | | | |
| TOTAL - Federal Seizure Account | | 88,247 | 72,842 | 358,674 | 492.4% | 360,025 | 103,180 |

| REVENUE | | | | | | | |
|---|--------|-------------|---------------------|------------------------------------|-------------|---------------------------------|---------------------|
| As of October 26, 2018 | | 2017 ACTUAL | 2018 ADOPTED BUDGET | 2018 ACTUAL AS OF OCTOBER 26, 2018 | % OF BUDGET | 2018 PROJECTED & AMENDED BUDGET | 2019 BUDGET REQUEST |
| FUND 2 - CITY SEIZURE FUND - 211 | | | | | | | |
| Cash Confiscations (Illeg Ac) | 351320 | - | - | - | | | |
| Proceeds/Sales/Confis Prop | 351346 | - | - | - | | | |
| City Seiz Interest Revenue | 361000 | - | - | - | | | |
| Other Misc Revenue | 389000 | - | 50 | - | 0.0% | 5,000 | 1,000 |
| Fund Balance Reserve | | | | | | | |
| | | | | | | | |
| TOTAL - City Seizure Account | | - | 50 | - | 0.0% | 5,000 | 1,000 |

Note:

Federal and City Seizure expenses fully funded by Seizure revenues.

Seizure accounts are separate funds that may be expended to the full balance available.

| REVENUE | | | | | | | |
|---|----------------|---------------------------|--|----------------|--------------------------------|---------------------------|---------------|
| As of October 26, 2018 | 2017 ACTUAL | 2018 ADOPTED BUDGET | 2018 ACTUAL AS OF OCTOBER 26, 2018 | % OF BUDGET | 2018 PROJECTED & AMENDED | 2019 BUDGET REQUEST | |
| FUND 3 - MULTIPLE GRANT FUND - 250 | | | | | | | |
| LMIG | 3341100 | - | 80,000 | 84,118 | 105% | 84,118 | 80,000 |
| Gateway @ I-285 Landscape | | 50,000 | - | | | - | - |
| Board of Health-Community Relations | | 42,653 | - | | | - | - |
| GDOT-All Systems Safety Enhancement Grant | | | 80,000 | 80,000 | | 80,000 | - |
| NRPA 10 Minute Walk Grant | 331155 | - | - | 40,000 | | 40,000 | 9,370 |
| PATH Foundation-Path Grant | 334200 | 9,712 | - | | | - | - |
| | | | - | | | - | - |
| TOTAL | | 102,365 | 160,000 | 204,118 | 128% | 204,118 | 89,370 |

| FUND 4 -500 - STORM WATER UTILITY REVENUE | | | | | | | |
|--|--------|----------------|----------------|----------------|------------|----------------|----------------|
| Storm Water Fees Fund | 344190 | 219,689 | 225,732 | 188,697 | 84% | 299,000 | 299,000 |
| Prior Yr Stormwater fees | 344195 | 7,953 | 2,000 | 5,878 | 294% | 4,000 | 4,000 |
| Storm Water Bank Interest | 361000 | 17 | 10 | 21 | 206% | 26 | 20 |
| Transfer Prior Stormwater Funds | | | - | - | | | |
| TOTALS | | 227,659 | 227,742 | 194,596 | 85% | 303,026 | 303,020 |

| FUND 6 -540 - SANITATION FUND REVENUE | | | | | | | |
|--|--------|----------------|----------------|----------------|------------|----------------|----------------|
| Sanitation Fees/Enterprise | 344110 | 176,800 | 185,771 | 121,706 | 66% | 213,000 | 213,000 |
| Prior Yr Sanitation Fees | 344115 | 8,345 | 5,000 | 6,142 | 123% | 5,000 | 5,000 |
| Commercial Business Fees | 344120 | - | - | - | | - | - |
| Sanitation Interest | 36100 | 2 | 15 | - | | - | - |
| TOTALS | | 185,147 | 190,786 | 127,848 | 67% | 218,000 | 218,000 |

| FUND 330 - HOST FUND REVENUE | | | | | | | |
|-------------------------------------|--------|---------------|---------------|---------------|------------|---------------|---------------|
| HOST Revenues | 313300 | 74,395 | 60,000 | 18,691 | 31% | 60,000 | 40,000 |
| TOTALS | | 74,395 | 60,000 | 18,691 | 31% | 60,000 | 40,000 |

| FUND 360 - FRIENDSHIP FORES T FUND | | | | | | | |
|---|--------|------------------|----------------|----------------|------------|----------------|----------------|
| Interest Revenue | 361000 | 83 | 30 | 65 | | 80 | 30 |
| Bond Proceeds | 393100 | 1,350,000 | - | - | | - | - |
| Project Spending from Fund Balance | | | 988,968 | 287,989 | | 588,000 | 400,888 |
| TOTALS | | 1,350,083 | 988,998 | 288,053 | 29% | 588,080 | 400,918 |

| FUND 360 - STREETScape CONSTRUCTION FUND | | | | | | | |
|---|--------|------------------|------------------|----------------|------------|----------------|------------------|
| Proceeds from GTIB/SRTA Loans | 393500 | 1,418,277 | 1,245,013 | 144,963 | 12% | 300,000 | 945,013 |
| FHWA Grant (2005 Earmark) | | | 1,851,772 | 296,872 | | 600,000 | 1,251,772 |
| ARC-STBG Program Grant | | | 1,043,215 | | | | 1,043,215 |
| TOTALS | | 1,418,277 | 4,140,000 | 441,835 | 11% | 900,000 | 3,240,000 |

| FUND 320 - SPLOST FUND | | | | | | | |
|---|--------|----------|------------------|----------------|------------|------------------|------------------|
| SPLOST Tax Revenue | 313300 | - | 1,213,282 | 852,443 | 70% | 1,278,000 | 1,704,000 |
| Interest Revenue | 361000 | - | - | 4,029 | | 5,229 | 3,600 |
| Funding from Bond Proceeds/Fund Balance | | | - | - | | 917,348 | 2,557,651 |
| TOTALS | | - | 1,213,282 | 856,472 | 71% | 2,200,577 | 4,265,251 |

City of Clarkston 2019 General Fund Budget Additions and Options

| Revenue Value of 1 Mil Final 2018 Tax Digest | | \$166,859 | Comments/Notes |
|--|----------------------|-----------|--|
| <u>New Positions Proposed</u> | | | |
| Planning and Development - Building Inspector | \$ 67,673.00 | 0.41 Mil | |
| Public Works - One General Laborer | \$ 48,202.00 | 0.29 Mil | |
| <u>Capital Equipment Purchases</u> | | | |
| Police Radios | \$ 138,000.00 | 0.83 Mil | |
| Public Works - Two Mowers | \$ 17,200.00 | 0.10 Mil | |
| Parks - Replace Water Line at Milam Park | \$ 20,000.00 | 0.12 Mil | |
| <u>Debt Service Payments - Capital Lease Payments for Police Take Home Cars</u> | | | |
| Police Take Home Vehicles | \$ 160,309.00 | 0.96 Mil | 5 Year Lease Agreement Total \$801,545 |
| <u>Other Items</u> | | | |
| Two Laptops - City Council Chambers/Special Project | \$ 2,600.00 | 0.02 Mil | |
| Live Streaming Camera Equipment | \$ 1,000.00 | 0.01 Mil | |
| | <u>\$ 454,984.00</u> | 2.73 Mil | |
| <u>Mayor / City Council Requests Still Pending</u> | | | |
| Part-time Graduate Assistant - UGA | \$ 8,300.00 | 0.05 Mil | |
| Part-time Policy Analyst | \$ 25,000.00 | 0.15 Mil | |
| LED Lighting Retrofit Proposal | \$ 9,852.00 | 0.06 Mil | \$29,556 over three years |
| Grant Writing Services | \$ 5,000.00 | 0.03 Mil | |
| ClearGov web reporting | \$ 5,000.00 | 0.03 Mil | |
| Wildflower Contract | \$ 25,000.00 | 0.15 Mil | |
| Police Community Engagement Position | \$ 60,000.00 | 0.36 Mil | |
| Stipends for Committee Members | \$ 8,400.00 | 0.05 Mil | |
| Stipends Increase for Planning & Zoning Members | \$ 3,600.00 | 0.02 Mil | |
| | \$ 150,152.00 | 0.90 Mil | |

CITY OF CLARKSTON

ITEM NO: D2

CLARKSTON CITY COUNCIL WORK SESSION

HEARING TYPE:
Special Call Meeting

BUSINESS AGENDA / MINUTES

ACTION TYPE:
Resolution

MEETING DATE: November 27, 2018

SUBJECT: Approve Construction Agreement with Leach Landscaping, Inc. for construction of the Friendship Forest Redevelopment Project

DEPARTMENT: City Administration

PUBLIC HEARING: YES NO

ATTACHMENT: X YES NO
Pages: 13

INFORMATION CONTACT: Keith Barker
PHONE NUMBER: 404-296-6489

PURPOSE:

To approve the Construction Agreement with Leach Landscaping, Inc. for construction of the Friendship Forest Redevelopment Project.

NEED/ IMPACT:

The initial design work commenced on this project in April 2017. The following probable estimate of construction costs were developed to compare to the submitted bids:

Hayes James/Environs (design team est. August 2017): **\$1,185,000**

Collaborative Infrastructure Services, Inc. (estimate September 2017): **\$930,000**

AMEC (prepared master plan – 2016): **\$970,225**

A \$1,350,000 loan through the Urban Redevelopment Agency was obtained to fund all phases of the project.

On October 3rd, 2017, bids were opened for the referenced project. One bid was received; TriScapes. Although the TriScapes bid submittal met the requirements set forth in the advertised bid documents, the bid amount of **\$2,436,069** greatly exceeded construction estimates and available funding. The City Council voted to rebid this item.

The project was again rebid and new bids were opened on November 2nd, 2017. One bid was received from TriScapes a second time. The bid amount was **\$2,106,399.95**. The City Council again voted to rebid this item.

One bid was received during this third bidding cycle from Construction 57, Inc. in the amount of **\$894,025**. The City accepted and approved this bid and construction commenced. The City terminated the contract with Construction 57, Inc. via letter dated October 23, 2018 for various issue leading to non-performance.

The City has paid to-date \$293,037.80 with an additional final payment off \$6,000 due after negotiations. The remaining construction funding available is **\$594,987.20**.

The City contacted Leach Landscaping, Inc. and requested their assistance with completing this project. Leach provided a quote to complete the project in the amount of \$1,028,800. Anticipated construction administration costs and fees are estimated at \$52,140 and DeKalb Water Meter Fees at \$3,500 for a total of **\$1,084,440.**

The amount of additional funding needed to complete this project will be **\$489,452.80.**

Additional funding to complete the project is available from our SPLOST project account. The SPLOST legislation provides for expenditures for the repair of Capital Outlay Projects not to exceed 15% of the total SPOST allocation.

The original SPLOST project budget included an estimated expenditure of \$1.2 million dollars for the repair of the Norman Street Dam. The City has engaged an Engineering firm to develop alternatives and costs associated with mitigating the movement of this dam and preliminary estimates indicate that a viable solution can be implemented to address the structural issues for approximately \$500,000. Additionally, several of the SPLOST projects completed or underway have come in under our estimated budgets.

RECOMMENDATIONS:

Staff recommends the City Council approve the attached agreement for construction services with Leach Landscaping, Inc. in the amount of \$1,028,800 and authorize the City Manager to utilize up to \$500,000 of SPLOST funding to cover the remaining construction costs.

CONSTRUCTION AGREEMENT

THIS CONSTRUCTION AGREEMENT (hereinafter referred to as this “Agreement”) is made and entered into effective the date last signed below (hereinafter referred to as the “Effective Date”), by and between the **CITY OF CLARKSTON** (hereinafter referred to as the “City Council”), and **LEACH LANDSCAPING, Inc.** (hereinafter referred to as the “Contractor”).

WITNESSETH:

WHEREAS, City Council desires that Contractor perform the Construction described in Paragraph II below, and Contractor desires to perform said Construction as specified in, and subject to, the terms and conditions in this Agreement.

NOW THEREFORE, in consideration of the mutual covenants stated herein, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

I. DEFINITIONS

- A. “Construction” is defined as those Construction tasks to be provided by Contractor as described in Paragraph II below.
- B. “Work Area” is defined as the entire geographic area Contractor utilizes or affects in order to perform the Construction improvements.
- C. “Project” is defined as Friendship Forest Wildlife Sanctuary Park Renovations

II. CONSTRUCTION TO BE PERFORMED

- A. Contractor agrees to provide all labor, materials, and equipment to complete the project as outlined on the attached Exhibit A. The Contractor understands that he will be completing the remaining tasks (Exhibit A) of a previous contractor whose contract was terminated by the City. These tasks include, although not limited to constructing the following; asphalt parking lot, parking lot and pedestrian lighting, wooden bridge and overlooks, wooden pavilion, paved and unpaved walking trails, boardwalks, restrooms, landscaping, signage, power service and related construction details in general accordance with and as shown on the construction plans and specifications prepared by Hayes James dated September 15th, 2017 and Exhibit A; or unless otherwise directed by the City. Other specific requirements include:

- 1) Contractor shall be responsible for water meter relocations and grade adjustments and coordination with DeKalb Watershed for scheduling of work and inspections. This includes sanitary sewer service line

adjustments at the pavilion. The Contractor shall alert the CIS to any utility conflicts as soon as possible, to determine the need, if applicable, for utility relocations not identified on the Construction plans. All utility relocations will be coordinated by Contractor with the appropriate utility company and shall receive prior authorization from CIS before any work shall begin.

- 2) Contractor is responsible for maintaining a clean and safe Work Area. Contractor shall remove and dispose of all trash and debris removed from the Work Area on a daily basis.
- 3) Contractor is responsible for maintaining and replacing stolen or damaged "Closed Park" signage at the East Ponce de Leon and Clark Street entrances.
- 4) All work shall be performed by the Contractor on existing right-of-way or temporary Construction easements. Any disturbance of property outside right-of-way or temporary Construction easements shall require City Council and the property owner's prior written approval. Contractor shall make every effort to ensure private property outside the ROW or easements is not disturbed.
- 5) The Contractor shall be responsible for the cost of setting its own grades and ensure that its Construction fits existing field conditions.
- 6) Contractor shall allow for and coordinate with DeKalb County watershed staff and county's contractor responsible for streambank stabilization along South Fork Peachtree Creek
- 7) Paving of path trail shall be the performed after the parking lot, restrooms, pavilion and DeKalb County's streambank stabilization tasks are completed.
- 8) Contractor shall be responsible for ensuring power to the work area has been terminated by Georgia Power before work commences and providing power service to all new facilities as identified in the Construction Plans.

B. The Construction required of Contractor under this Agreement shall at all times be in accordance with the City of Clarkston standards and ordinances, prepared plans & specifications, professionalism and standard care for construction projects of this type in the State of Georgia.

III. MATERIALS, SUPPLIES AND SERVICEMANSHIP

A. Contractor shall purchase and provide all equipment, materials, supplies and labor to timely complete the Construction to City Council's satisfaction. The risk of loss or damage to any such materials, supplies, or equipment due to fire, theft, vandalism, or any other cause whatsoever shall remain with and be borne by the Contractor.

B. All Construction provided by Contractor shall be performed in a workmanlike and professional manner to the satisfaction of City Council. Contractor warrants that

all material, equipment and workmanship furnished hereunder shall be free from fault or defect and suitable in appearance without cracks, failure or degradation and for the purposes for which they were installed, and agrees, at its expense, to promptly remedy any failure of such material, equipment or workmanship to comply with such warranty, if such failure is discovered, and Contractor is notified thereof in writing, within one (1) year of the approval of the punch list by CIS. The warranty defined by this contract only applies to the work identified in Exhibit A.

IV. RELATIONSHIP OF THE PARTIES

A. Contractor is retained by City Council only for the purposes set forth in this Agreement, and its relation to City Council shall be that of an independent contractor. Neither Party shall act as an agent, employee, partner, joint venturer or associate of the other Party. All employees furnished by Contractor will be employees of Contractor, and will at all times be subject to the direct supervision and control of Contractor. Contractor will have the sole responsibility of paying the salaries, sales taxes, state and federal taxes (including, but not limited to, Federal Social Security Taxes and Federal and State Unemployment Taxes), Worker's Compensation Insurance, and all other expenses relating to each such employee of Contractor, and for paying all other costs incurred in performing the Construction. Contractor shall employ only qualified personnel for the purpose of performing its obligations hereunder.

V. PERFORMANCE OF CONSTRUCTION BY CONTRACTOR

A. Contractor shall conduct its Construction in a manner that will cause minimum interference with the business operations and activities of the property owners, tenants, employees and the general public within and around the project limits of the Work Area. Contractor shall adhere to all Construction schedule requirements outlined by City Council.

B. Contractor shall provide at all times during the performance of its duties under this Agreement, on-site supervisory personnel, who can speak fluent English, and who shall be responsible for the direct supervision of the employees of Contractor and who shall be available as needed to report to and confer with CIS.

C. The City Council's Project Engineer (along with other City Council representatives) shall have access to the Work Area at all times for the purpose of making inspections of the Construction. Neither the making nor the failure to make inspections nor the express or implied approval of the Construction shall relieve Contractor of the responsibility to complete and guarantee the Construction as specified in this Agreement. Any unsatisfactory Construction shall be remedied by Contractor at its expense or, in the event Contractor fails to so remedy the Construction immediately, City Council may have unsatisfactory

Construction remedied by a contractor other than Contractor at Contractor's expense.

- D. Contractor shall be responsible for the adequacy and safety of materials, tools, equipment, temporary and permanent structures and Construction used in the Construction, whether furnished or constructed by Contractor or another.
- E. Tools and equipment provided by Contractor shall be maintained in good repair and efficient operating condition. Contractor acknowledges that no materials, supplies, tools or equipment may be stored in the Work Area and all shall be removed from the Work Area at the end of each work day.
- F. Contractor acknowledges that no sanitary facilities are provided by City Council in the Work Area and Contractor agrees to make provision for same to its employees.
- G. The apparent silence of these specifications and any supplemental specifications as to any details, or the omission from it of a detailed description concerning any point, shall be regarded as meaning that only the best commercial practices are to prevail and that only materials of first quality and correct type, size and design are to be used. All workmanship is to be first quality. All interpretations of the specification shall be made upon the basis of this statement, with City Council interpretation to prevail.
- H. If applicable, the Contractor shall be responsible to coordinate its work with any work to be performed by others in the East Ponce de Leon or Clark Street right-of-way and arrange a schedule of operations that will allow for completion of the Project without undue delay.
- I. The Contractor will not be paid for any delays or extra expense caused by utility facilities, obstructions, or any other items not being removed or relocated to clear Construction in advance of its work.
- J. Georgia law requires that a telephone call or adequate notice must be given to the Utilities Protection Center (UPC) at 811 a minimum of three (3) days before work is to begin. The notice will remain in effect for 10 working days from the date the Utilities Protection Center is notified.

VI. COMPLIANCE WITH LAWS

- A. Contractor shall plan and conduct the Construction to comply with local, state and federal laws, rules and regulations, to exercise the highest degree of care to safeguard persons and property from injury. Contractor shall direct the performance of the Construction in compliance with reasonable safety regulations and Construction practice and with applicable federal, state, and local laws, rules and regulations including but not limited to, "Occupational Safety and Health Standards" promulgated by the U.S. Secretary of Labor. Neither the giving

of such special instructions by the City Council Representative nor the adherence thereto by Contractor shall relieve Contractor of the sole responsibility to maintain safe and efficient working conditions. Contractor will perform all Construction in compliance with applicable Federal Health and Safety laws currently in effect.

- B. Contractor shall obtain and maintain current any and all licenses, certificates, registrations, permits and any other item or permission necessary to perform and complete the Construction.
- C. Contractor shall be fully knowledgeable and comply with all and State of Georgia rules and regulations either currently in effect or as may be promulgated in the future, while performing the Construction.
- D. Contractor shall require its employees to wear protective clothing, reflective vests, masks, eye protections, etc., during any operation as required or directed by applicable laws, regulations, ordinances, and/or directions by manufacturer of materials or equipment.
- E. Contractor shall adequately protect worker, land owners, tenant, adjacent property, and the public during his operations. Contractor must maintain Erosion and Sedimentation Controls throughout the Construction in accordance with all governmental standards.
- F. Contractor acknowledges it and its subcontractors are solely responsible for complying with the provisions of, including maintaining and providing records of compliance, and providing affidavits verifying compliance with, the Immigration Reform and Control Act of 1986, located at 8 U.S.C Section 1324, *et seq.*, the Georgia Security and Immigration Compliance Act of 2006 located at OCGA §13-10-90, *et seq.*, Georgia Department of Labor Rule 300-10-1-.02, and all regulations relating to the foregoing.
- G. Contractor shall adhere to the various Certifications and Affidavits; attached as Exhibit "B".

VII. INSURANCE AND INDEMNITY

- A. Contractor shall assume responsibility and liability for any damage, loss, or injury, including death, of any kind or nature whatever to person or property, including but not limited to employees and property of the City of Clarkston, utilities, and property owners, caused by or resulting from any error or omission of the Contractor, or the negligent act of the Contractor, or its subcontractors or any of the Contractor's or its subcontractors' officers, agents, servants, or employees, arising from the performance of the Construction under this Agreement. Contractor shall defend, indemnify and hold harmless City Council, their officials, officers, directors, commissioners, agents,

inspectors, servants and employees, past and present, from and against any and all claims, loss, damage, charge, expense and liability without limitation of any nature whatsoever resulting from injury to or death of any persons, or any damage, destruction or injury to any property, arising out of or in any way connected with the performance of this Agreement or from Contractor's or its subcontractors' negligent or intentionally wrongful acts or omissions, however caused, regardless of any negligence of City Council or its representative, whether active or passive. Contractor shall, on request, defend, at its sole expense, any suit, action or other legal proceeding asserting a claim covered by this obligation to indemnify, whether such claims or actions are rightfully or wrongfully brought or filed, and Contractor agrees to satisfy, pay and cause to be discharged of record any judgment which may be rendered against City Council or others protected by this indemnification arising therefrom. No officer, employee, or agent of City Council, acting within the scope of his/her employment or function shall be held personally liable in tort or named as a defendant in any action for injury or damage suffered because of any act, event, or failure to act.

- B. Contractor and each subcontractor shall procure and maintain in full force and effect, at all times during the term of this Agreement, the following insurance and bonding through companies with an "A" rating from Bests, licensed to conduct business in the State of Georgia and approved by City Council:
- 1) Comprehensive General Liability insurance covering Contractor's operations as set forth in this Agreement with a combined single limit of not less than \$3,000,000 for bodily injury and property damage, \$1,000,000 each occurrence, \$250,000 fire damage, \$10,000 medical expense, \$2,000,000 personal & advertising injury general aggregate, and \$2,000,000 products & completed operations.
 - 2) Business Automobile Liability insurance with a minimum \$1,000,000 combined single limit/each occurrence (including operation of non-owned, owned, and hired autos).
 - 3) Said liability insurance policies shall name City Council and the Project Engineer, CIS, Inc., as additional insureds. Said liability insurance shall recognize and insure performance by Contractor of the obligation to indemnify herein contained. Contractor's insurance must provide coverage for fines, penalties, and punitive damages.
 - 4) Worker's Compensation insurance covering all employees of Contractor or any subcontractor engaged in performing the Construction required by this Agreement as required by Georgia statute, and Employer's Liability insurance of not less than the minimum requirement of \$500,000.
- C. Contractor shall provide City Council with valid certification of insurance confirming the purchase of said insurance, and the inclusion of the above listed named additional insured. The certificate will further confirm that at least thirty (30) days prior written notice will be furnished to City Council by insurer before any material change, cancellation or non-renewal of policy. The certificates must

contain the policy number, policy limits, policy expiration date, location and operations to which the insurance applies, and protective coverage for any subcontractor operations. It is further agreed that any coverage extended by reason of this paragraph shall be primary and that any similar insurance maintained by City Council for its own protection shall be secondary or excess and non-contributing insurance. Insurance certifications and Bonds are being included in the Agreement as Exhibit "B".

- D. Prior to initiating performance of Construction, Contractor will obtain from all subcontractors and provide to City Council a waiver of subrogation from their insurance carriers, waiving any right to subrogate back against City Council in the event of a claim for damages.

VIII. TERM AND PAYMENT

- A. The Term of this Agreement shall commence on the Effective Date and shall continue in full force and effect final acceptance of the Project Engineer.
- B. Total compensation to be paid by City Council to Contractor for the Construction provided herein shall be based upon the Lump Sum amounts identified in Exhibit A. City Council shall pay Contractor within thirty (30) days after receipt of an itemized invoice and approval of the Construction by the Project Engineer. Said invoice shall specify a description of the Construction performed.
- C. City Council shall withhold from payments owed to Contractor and credit against its account with Contractor sufficient funds for the following:
 - 1. To cover the cost of property damage incurred to City Council, utilities, or any property owner or any tenant as a result of conduct by Contractor, its agents of employees regardless of whether said conduct is in the performance of Contractor's Construction hereunder;
 - 2. To indemnify City Council pursuant to Insurance and Indemnity paragraphs of this Agreement;
 - 3. To compensate City Council for cost to correct Construction rejected by City Council and not remedied by Contractor pursuant to this Agreement; or
 - 4. To compensate for any failure by Contractor to clean up the Work Area pursuant to this Agreement.
- D. The Contractor agrees that acceptance of final payment shall be in full and final settlement of all claims arising against the City Council for Construction, work done, materials furnished, costs incurred, or otherwise arising out of this Agreement and shall release the City Council from any and

all further claims of whatever nature, whether known or unknown for and on account of said Agreement, and for any and all work done, and labor and materials furnished, in connection with same.

No final payment shall be made until the Contractor and its subcontractors furnish to the City Council a sworn affidavit to the effect that all bills are paid and no outstanding claims, suits and/or liens are pending in connection with the work done or labor and materials furnished under this Agreement. Final payment will be made within sixty (60) days after approval by the Project Engineer. A "Lien Release" will be required from the Contractor.

The Contractor will be required to maintain all work done in a first-class condition for sixty (60) days after the same has been completed as a whole, and Project Engineer has notified the Contractor in writing that the Projects have been completed to the Project Engineers satisfaction. The final invoice will not be due or payable to the Contractor until the 60-day maintenance period has ended. The maintenance period is not the same as the one (1) year warranty period set forth in Section III (B), above.

Upon proper and timely performance by Contractor and subject to any other provisions of this Agreement, City Council shall pay Contractor within thirty (30) days after receipt of an itemized invoice and approval of the Construction by the Project Engineer, the sum for performance of the Construction, minus Ten Percent (10%) retainage pending acceptance by the Project Engineer of the satisfactory completion of the pay items submitted to the City for payment.

IX. TERMINATION

- A. City Council shall have the right to terminate this Agreement at any time and for any reason whatsoever upon giving the Contractor written notice of its intention to exercise its right of termination. City Council shall pay for Construction satisfactorily rendered through the date of termination, subject to City Council's rights in Article VIII, and City Council shall have no further liability to Contractor.

X. GENERAL PROVISIONS

- A. No subcontract, delegation or assignment of this Agreement or of any duty, right, or obligation of performance hereunder shall be made by Contractor, in whole or in part, without the prior written consent of City Council. Any attempted transfer, delegation or assignment without City Council's prior written consent shall be void and confer no rights upon any third person. In the event that prior written consent is given by City Council with respect to an assignment, delegation or subcontract, said consent shall not relieve Contractor of any obligation to City Council unless specified therein.

- B. If City Council finds it appropriate to file any action at law or in equity is necessary to enforce or interpret the terms of this Agreement, City Council shall be entitled to reasonable attorneys' fees, costs and necessary disbursements in addition to any other relief to which City Council may be entitled.
- C. No oral statement shall in any manner modify or otherwise affect the terms and conditions set forth herein, and no charge shall be made for extra Construction, changes, or materials unless they have been previously ordered in writing by a City Council representative.
- D. Contractor shall discharge at once, and hold City Council, Project Engineer and all property owners and tenants harmless from liens that may be filed in connection with the Construction.
- E. This Agreement shall be governed by the laws of the State of Georgia. The conflicts of law provisions of Georgia law shall not apply to this Agreement. The Parties acknowledge that this Agreement is to be at least partially performed in Georgia. Each Party hereby consents to as the sole jurisdiction over any dispute which arises as a result of the execution or performance of this Agreement, and each Party hereby waives any and all objections to venue in the Judicial Circuit Courts.
- F. This constitutes the entire Agreement between the Parties regarding its subject matter. If any provision or portion of a provision is held by a court to be invalid, void or unenforceable, the remaining provision and portions thereof shall nevertheless continue in full force and effect. Should any dispute or alleged ambiguity arise concerning the meaning or Construction of any term or terms of this Agreement, no part or term of this Agreement shall be construed for or against City Council as the drafting Party.
- G. All notices, demands, or other writing in this Agreement provided to be give, made or sent by either Party hereto to the other, or to, shall be deemed to have fully given when made in writing and hand delivered or sent certified mail, Federal Express, or similar carrier and addressed as follows:

TO OWNER: City of Clarkston
ATTN: Mayor Ted Terry
1055 Rowland Street
Clarkston, GA 30021

TO CONTRACTOR: Leach landscaping, Inc.
ATTN: Michael Leach
President
P.O. Box 58
Loganville, GA 30052

- H. "Time Is Of The Essence" of this Agreement and every term, covenant and condition herein.

- I. Any delay, deferral, forbearance or selective enforcement by City Council of any provision of this Agreement is not a waiver or release of the right to enforce that provision in full at a future date. No waiver of any right under this Agreement by City Council will be effective unless in writing.
- J. The words “City Council” and “Contractor”, as herein used, shall include the plural as well as the singular. In the event there is more than one Contractor, the obligations to be performed shall be joint and several.
- K. The provisions of this Agreement shall not impart rights enforceable by any person or entity not a Party to this Agreement or not a permitted successor or assignee of the party bound by this Agreement. This Agreement shall not be construed to create any third party beneficiary rights of any sort.
- L. This Agreement may be executed in any number of counterparts, each of which shall be an original, but all of which together shall constitute one and the same instrument.
- M. The provisions of Sections III, VII, VIII, IX, and X shall survive the expiration or earlier termination of this Agreement.
- N. Contractor must maintain complete records during the life of this Agreement and for a period of one (1) year after completion. Such records are to be made available to City Council if requested, to be audited by a designated City Council auditing staff. In such audits reveal overcharges and/or undercharges, such will be adjusted and compensation made by the appropriate Party to correct charges.

IN WITNESS WHEREOF, the Parties hereto have entered into this Agreement effective on the date last signed below.

THIS AGREEMENT IS NOT VALID UNTIL EXECUTED BY ALL PARTIES INDICATED BELOW.

CITY OF CLARKSTON

By: _____ (Seal)

Name: _____

Title: _____

Date: _____

LEACH LANDSCAPING, INC

By: _____ (Seal)

Name: _____

Title: _____

Date: _____

Witness:

Witness:

EXHIBIT A

WORK SCOPE AND FEE

EXHIBIT A

ESTIMATE OF COSTS TO COMPLETE
FRIENDSHIP FOREST PARK WILDLIFE SANCTUARY
3980 EAST PONCE DE LEON AVENUE, CLARKSTON, GA 30021

| LINE ITEM NO. | DESCRIPTION | COST TO COMPLETE |
|---------------|--|------------------|
| 1 | MOBILIZATION | \$1,000.00 |
| 2 | REST ROOM AND PAVILION BUILDINGS, INCLUDING ROOF STRUCTURES | \$175,000.00 |
| 3 | BOARDWALKS AND OVERLOOKS | \$85,000.00 |
| 4 | GRADING, INCLUDING ADDITIONAL DEMOLITION AND CLEAN UP AND HAUL OFF OF DEBRIS LEFT ON SITE | \$100,000.00 |
| 5 | ELECTRICAL WORK, INCLUDING LIGHT STANDARDS, FIXTURES, BUILDING HEATERS | \$110,000.00 |
| 6 | PLUMBING, INCLUDING WATER, SEWER, SEPTIC AND ALL FIXTURES FOR BOTH BUILDINGS | \$100,000.00 |
| 7 | GRANITE WALLS, INFORMATIONAL KIOSK, AND FRONT ENTRANCE SIGN | \$40,000.00 |
| 8 | CONCRETE, INCLUDING BUILDING FOUNDATIONS, SLABS AND WALKWAYS | \$90,000.00 |
| 9 | ASPHALT, INCLUDING PARKING LOT AND TRAILS | \$100,000.00 |
| 10 | CONCRETE MASONRY UNIT (BLOCK) CONSTRUCTION FOR BOTH BUILDINGS | \$100,000.00 |
| 11 | LANDSCAPE, INCLUDING CEDAR FENCING, CHAIN LINK FENCING, ENTRANCE GATE, PLANTINGS FOR THE PARKING AREA | \$30,000.00 |
| 12 | SURVEYING AND CONSTRUCTION LAYOUT | \$6,500.00 |
| 13 | SITE FURNISHINGS, INCLUDING PICNIC TABLES, TRASH RECEPTACLES, BIKE RACK | \$12,000.00 |
| 14 | REPAIRS TO CMP, MANHOLE AND JUNCTION BOX | \$1,200.00 |
| 15 | REMOVE AND DISPOSE OF ALL DEAD PLANT MATERIAL; SUPPLY & INSTALL TREE, SHRUB, AND HERBACEOUS PLANT REPLACEMENTS IN WETLANDS, INCLUDING WETLAND SEED MIX | \$68,100.00 |
| 16 | INTERPRETIVE AND EDUCATIONAL SIGNAGE FOR UPPER AND LOWER PORTIONS OF PARK | \$10,000.00 |
| | TOTAL | \$1,028,800.00 |

EXHIBIT B

- **Certificates & Affidavits**
- **Insurance Certificates & Bonds**

CITY OF CLARKSTON

ITEM NO: G1

CLARKSTON CITY COUNCIL WORK SESSION

HEARING TYPE:
Work Session

BUSINESS AGENDA / MINUTES MEETING

ACTION TYPE:
Ordinance

DATE: November 27, 2018

SUBJECT: Amend the City Charter; to provide for an Acting City Manager when the City Manager is absent of unavailable on a short term basis; and to provide for an Interim City Manager when the City Manager is absent or unavailable for more than ten days

DEPARTMENT: City Council

PUBLIC HEARING: YES NO

ATTACHMENT: YES NO
Pages: 2

INFORMATION CONTACT: Y.T. Bell and Awet
Eyasu
PHONE NUMBER: 404-296-6489

PURPOSE:

To amend the City Charter; to provide for an Acting City Manager when the City Manager is absent of unavailable on a short term basis; and to provide for an Interim City Manager when the City Manager is absent or unavailable for more than ten days.

NEED/ IMPACT:

In 2017, the City of Clarkston appointed residents and members of the City Council to the Charter Review Committee. The attached amendment, based on recommendations received from the Charter Review Committee, ensures that a professionally trained public administrator will fill the role of Acting or Interim City Manager in the event there is a short term or temporary vacancy in that position.

Amendments to the charter requires two votes. Proposed changes to the charter must be advertised for three consecutive weeks within 60 days prior to the second vote.

RECOMMENDATIONS:

No staff recommendation.

ORDINANCE NO. _____

AN ORDINANCE BY THE CITY OF CLARKSTON TO AMEND THE CITY CHARTER; TO PROVIDE FOR AN ACTING CITY MANAGER WHEN THE CITY MANAGER IS ABSENT OR UNAVAILABLE ON A SHORT TERM BASIS; AND TO PROVIDE FOR AN INTERIM CITY MANAGER WHEN THE CITY MANAGER IS ABSENT OR UNAVAILABLE FOR MORE THAN TEN DAYS.

WHEREAS, the Charter Review Committee has recommended amending subsection 3.02(b) of the City Charter, which currently provides for the Mayor to act as city manager in the absence or unavailability of the City Manager; and

WHEREAS, the City Council desires to accept the Committee's recommendation; and

WHEREAS, the City is authorized to amend its Charter pursuant to its home rule powers as set forth in O.C.G.A. § 36-35-3.

NOW THEREFORE, BE IT ORDAINED by the City of Clarkston as follows:

SECTION 1. City Charter Section 3.02, subsection (b), is hereby deleted and replaced with the following provision:

"(b) The following provisions shall be observed when the city manager is unavailable to perform the duties of the office:

(1) *Acting City Manager.* By letter filed with the city clerk, the city manager shall designate, subject to rejection by majority vote of the city council, a qualified city employee to exercise the powers and perform the duties of city manager during the city manager's temporary absence or physical or mental disability. During such absence or disability, the city council may revoke any such designation at any time and may at any time appoint any qualified employee of the city to serve as acting city manager.

(2) *Interim City Manager.* Whenever the city manager position is vacant, or it is anticipated that the permanent city manager will be unavailable or unable to perform the duties of city manager for more than 10 days, the city council shall appoint and enter into a contract for an indefinite duration with a qualified individual to serve as interim city manager until the City Council appoints a city manager on a permanent basis or the existing permanent city manager is able to return to performing the duties of city manager."

SECTION 2. All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

SECTION 3. This Charter amendment shall become effective December 5, 2018, upon its final adoption by the City Council at the second of two consecutive regular meetings.

FIRST APPROVED, November 8, 2018.

SO ORDAINED, this 4th day of December, 2018

.

ATTEST:

**CITY COUNCIL,
CITY OF CLARKSTON, GEORGIA**

By _____
Tracy Ashby, City Clerk

Ted Terry, Mayor

Approved as to Form:

Stephen G. Quinn, City Attorney

CITY OF CLARKSTON

ITEM NO: H1

CLARKSTON CITY COUNCIL WORK SESSION

HEARING TYPE:
Work Session

BUSINESS AGENDA / MINUTES

ACTION TYPE:
Resolution

MEETING DATES: November 27, 2018
December 4, 2018

SUBJECT: Variance requests from (Silver Oaks Apartments) Netz Fund Silver Oaks, LLC/TWG, Development, and LLC c/o J. Alexander Brock o divide the existing lot, known at 1281 Brockett Road, Clarkston, GA 30021 into two lots.

DEPARTMENT:
Planning & Development

PUBLIC HEARING: YES NO

ATTACHMENTS: YES NO
Pages: 31

INFORMATION CONTACT:
Shawanna Qawiy, Planning and Dev. Director
PHONE NUMBER: 404-296-6489

PURPOSE: The Mayor and City Council shall review the submitted variance requests from (Silver Oaks Apartments) Netz Fund Silver Oaks, LLC/TWG, Development, and LLC c/o J. Alexander Brock to vary from Section 614 of the Zoning Ordinance to eliminate the Street Frontage Requirement (proposed Tract II) and to vary from Section 622 of the Zoning Ordinance- Permitted encroachments upon required setbacks. If granted, these variances will allow the applicant to divide the existing lot, known at 1281 Brockett Road, Clarkston, GA 30021 into two lots.

NEED/ IMPACT:

The subject property known as Silver Oaks Apartments located at 1281 Brockett Road, Clarkston, GA 30021, is a total of 37.175 acres. The site has 41 buildings with 402 units that will be rehabbed and renovated. The applicant is seeking financial assistance from Housing and Urban Development (HUD.) According to the applicant there is a HUD criteria that prohibits federal financial assistance for use in a floodway. As a result the applicant is requesting the variances to subdivide the property to separate out the property that contains the existing detention pond and is within the floodway.

These requests were reviewed at the November 20, 2018 Planning and Zoning Board Meeting.

STAFF RECOMMENDATION: Staff Analysis Attached

Staff recommends approval of the variance requests with conditions.

PLANNING AND ZONING BOARD RECOMMENDATIONS: Meeting minutes attached.

Based on the November 20, 2018, Planning and Zoning Board public hearing meeting, the Board recommends approval of the variance requests with staff recommended conditions.



**CITY of CLARKSTON
PLANNING AND DEVELOPMENT DEPARTMENT
VARIANCE APPLICATION**

RECEIVED
10-19-18

1055 ROWLAND STREET
CLARKSTON, GA 30021
404.296.6489

This page must be completed by the Applicant. Please see Applicant Instructions for full requirements.

SUBMITTAL CHECKLIST

Your application must include the following items, or it will not be considered complete:

- Plan(s) to scale demonstrating variance requested
- Survey
- Property Deed
- Recorded Plat of Property (seven (7) copies)
- Campaign Contribution Disclosure Form
- Filing Fee (payable to The City of Clarkston)

FOR OFFICE USE/DETERMINATION

Review determination and fee: Review fee (payable to *The City of Clarkston*) depends on type of review(s). (See Fee Schedule):

_____ Variance _____ (Fee)
Please indicate if this is an Administrative Variance

APPLICANT INFORMATION

TWG Development, LLC c/o J. Alexander Brock

| | | |
|--------------------|-------------------|--------------|
| Applicant Name | Company | |
| 404-815-3603 | | 404-685-6903 |
| Primary Phone # | Alternate Phone # | Fax # |
| jabrock@sgrlaw.com | | |
| Email Address | | |

PROJECT SUMMARY

Name of Project Silver Oaks Apartments

Detailed Description of Variance. Include: Variance needed (code section, square footage or other dimension); Proposed use(s) and square footage of floor area for each use; and written explanation of hardship involved with need for variance (see checklist).

See attached

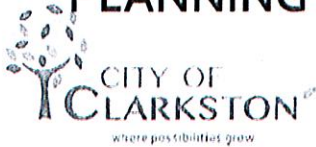
Original

Case #: _____

CITY of CLARKSTON

PLANNING AND DEVELOPMENT DEPARTMENT

VARIANCE APPLICATION



1055 ROWLAND STREET
CLARKSTON, GA 30021
404.296.6489

| | | | | | |
|--------------------------------------|-----------|---------------------------------------|---------------------|--------------------------|-------|
| Total Number of Parcels Involved: | <u>1</u> | Total Project Area (acre/sf): | <u>37.175 acres</u> | Total Disturbed Area: | _____ |
| Total Number of Buildings: | <u>41</u> | Total Estimated Construction Cost: | _____ | | |

Project Submittal Checklist and all documents, plans, written analysis, and fees required therein accompany this application form.

I hereby certify that all information provided herein and in the accompanying documents is true and correct.


Applicant Signature
 Property Owner

J. Alexander Brock

10/18/2018
Date

Owner's Agent

Original



CITY of CLARKSTON

PLANNING AND DEVELOPMENT DEPARTMENT

VARIANCE APPLICATION

1055 ROWLAND STREET
CLARKSTON, GA 30021
404.296.6489

PROPERTY INFORMATION/OWNER AUTHORIZATION

If more than one parcel is the subject of review, owner-applicant shall complete information for each parcel on additional page attachments; authorized agent-applicants must complete this page for EACH parcel.

PARCEL (PROPERTY) INFORMATION

1281 Brockett Road, Clarkston, GA 30021

| | | | |
|--|--|-----------------------------|----------|
| Property Address/Location 18-142-01-013 | Suite/Apt. # | City, State 37.175 acres | Zip Code |
| Parcel ID/Property Tax Identification Number Apartments | Total Acreage NR-CD Residential Multi | | |
| Present Use(s) Apartments | Present Zoning (Official Zoning Map) | | |
| Proposed Use(s) | | | |

Indicate here if there are more than one subject parcels (attach information accordingly)

Legal description includes: Or: Indicate here that an exhibit identifying property location is attached.

Silver Oaks Apartments

| | | |
|------------------|-------|---------|
| Subdivision Name | Lot # | Block # |
|------------------|-------|---------|

PROPERTY OWNER

Netz Fund Silver Oaks, LLC

| | | | |
|--|--------------|---------------|----------|
| Owner (Person, Firm, Corporation, or Agency) 1422 President St., Brooklyn, NY 11213 | Company Name | | |
| Mailing Address | Suite/Apt. # | City, State | Zip Code |
| Primary Phone # | Fax # | Email Address | |

PROPERTY OWNER'S AGENT (If applicable; must match applicant contact information on page #1)

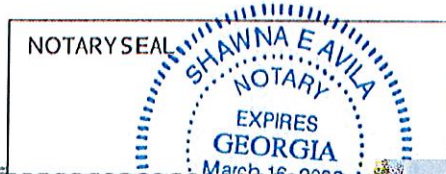
J. Alexander Brock

| | | | |
|--|-----------------------|-----------------------------------|----------|
| Name and Company (Owner's Agent or Attorney) 1230 Peachtree St., NE, Ste. 3100, Atlanta, GA 30309 | | | |
| Mailing Address 404-815-3603 | Suite/Apt. # | City, State jabrock@sgrlaw.com | Zip Code |
| Primary Phone # | Fax # 404-685-6903 | Email Address # | |

AUTHORIZATION FOR AGENT (If applicable)

| | |
|--|------------------|
| Owner Signature <i>J. Alexander Brock</i> | Date 10-19-18 |
| Print Name Alexander Brock, MEMBER | |

Subscribed and sworn before me this 19th



| Name and official position of the local government official to whom the campaign contribution was made | Date of Donation | Dollar Amount of Donation |
|--|------------------|---------------------------|
| | | |

Disclosure of Campaign Contributions

In accordance with the Conflict of Interest in Zoning Act, O.C.G.A., Chapter 36-67A, the following questions must be answered:

Have you, the applicant, made \$250 or more in campaign contributions to a local government official within two years immediately preceding the filing of this application? ___ Yes No

If the answer is yes state:

1. The name and official position of the local government official to whom the campaign contribution was made.
2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution.

Date: 10/18/2018

Applicant / Owner / Agent: J. Alexander Brock
[print name]


[signature and title]

| Name and official position of the local government official to whom the campaign contribution was made | Date of Donation | Dollar Amount of Donation |
|--|------------------|---------------------------|
| | | |
| | | |
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| | | |

Disclosure of Campaign Contributions

In accordance with the Conflict of Interest in Zoning Act, O.C.G.A., Chapter 36-67A, the following questions must be answered:

Have you, the applicant, made \$250 or more in campaign contributions to a local government official within two years immediately preceding the filing of this application? ___ Yes No

If the answer is yes state:

1. The name and official position of the local government official to whom the campaign contribution was made.
2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution.

Date: 10-18-18

Applicant / Owner (Agent): Dennis J. Webb, Jr.
[print name]


[signature and title]

| Name and official position of the local government official to whom the campaign contribution was made | Date of Donation | Dollar Amount of Donation |
|--|------------------|---------------------------|
| | | |
| | | |
| | | |
| | | |
| | | |

Disclosure of Campaign Contributions

In accordance with the Conflict of Interest in Zoning Act, O.C.G.A., Chapter 36-67A, the following questions must be answered:

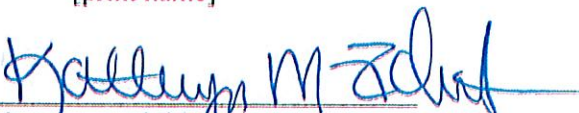
Have you, the applicant, made \$250 or more in campaign contributions to a local government official within two years immediately preceding the filing of this application? ___ Yes No

If the answer is yes state:

1. The name and official position of the local government official to whom the campaign contribution was made.
2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution.

Date: 10-18-18

Applicant / Owner (Agent): Kathryn M. Zickert
[print name]


[signature and title]

| Name and official position of the local government official to whom the campaign contribution was made | Date of Donation | Dollar Amount of Donation |
|--|------------------|---------------------------|
| | | |
| | | |
| | | |
| | | |
| | | |

FIRST AMENDED
IMPACT ANALYSIS

and

Other Material Required by
City of Clarkston Zoning Ordinance
for the
Variance Application

of

TWG DEVELOPMENT, LLC

for

± 37.175 Acres of Land
located at 1281 Brockett Road in
Land Lots 120 & 142, 18th District, DeKalb County, Georgia

1. A variance to City of Clarkston Code of Ordinances § 614 to eliminate the requirement for street frontage.
2. A variance to City of Clarkston Code of Ordinances § 704(f) to allow an encroachment into the front and rear yard setbacks.

Submitted for Applicant by:

Kathryn M. Zickert
Dennis J. Webb, Jr.
J. Alexander Brock
Smith, Gambrell & Russell, LLP
Promenade II Suite 3100
1230 Peachtree Street, NE
Atlanta, Georgia 30309
404-815-3500

I. INTRODUCTION

The City of Clarkston's Code of Ordinances ("Zoning Ordinance"), § 307, authorizes the Mayor and City Council to decide, upon proper application, variances from the terms of this Zoning Ordinance. This Application seeks relief from certain sections of the Zoning Ordinance that impose undue hardships upon the Applicant. In particular, this Application seeks a variance from Zoning Ordinance § 614 to remove the requirement that lots must have street frontage, as well as a variance to § 704(f) to allow an existing deck to encroach within the 10-foot front yard setback of Tract 2 and the 25-foot rear yard setback of Tract 1.

The property at issue consists of ± 37.175 acres of land located at 1281 Brockett Road (Parcel ID No. 18 142 01 013), in Land Lots 120 and 142 of the 18th District of DeKalb County, Georgia (the "Subject Property"). The site is currently occupied by the 41-building Silver Oaks apartment complex. The property is zoned Neighborhood Residential-Community Development district (NR-CD), which fully allows the multifamily use.

The Applicant is seeking to purchase and renovate the Subject Property to provide updated affordable housing options for the residents of Clarkston. The existing Silver Oaks apartments have been neglected for an extended time and are in serious need of revitalization. The Applicant intends to transform the dilapidated complex into one that will enhance and revitalize the surrounding community. In addition, it is the hope of the Applicant that the renovation of the apartments will act as an example for the transformation and improvement of the surrounding area. To effectuate the needed renovations, the Applicant must obtain funding, which is impeded by certain conditions of the Subject Property.

The Subject Property contains areas identified as floodplain on the FEMA Flood Insurance Rate Maps. The Applicant is seeking to purchase and renovate the property utilizing

federal Housing and Urban Development (“HUD”) funding. The particular HUD program that the Applicant is pursuing prohibits funding for property within the floodplain. As a result, the Applicant must subdivide the property to separate out the entirety of the floodplain to from the existing apartment complex.

The proposed subdivision will create two lots, as identified on the subdivision plat submitted with this Application: Tract 1 which will contain the buildings and improved areas of existing Silver Oaks apartments and Tract 2 which will contain the existing detention pond and the floodplain. As a consequence of the subdivision, Tract 2 will not have frontage along a public street. Tract 2 will still have access to the right-of-way of Brockett Road through Tract 1, however it will technically be a landlocked lot. Therefore, the Applicant will need a variance from the City of Clarkston’s Code of Ordinances (“Zoning Ordinance”) § 614 to subdivide the Subject Property.

The variance is directly attributable to the odd shape of the Subject Property and the need to comply with HUD’s financing regulations. The Subject Property has an irregular shape such that the frontage for the property is only ±142 feet of a property that is ±2,150 feet long. The result is an odd, flag-shaped lot with a very small amount of frontage given its size. Therefore, any attempt at subdividing the ± 37.175 acre property will unavoidably result in a landlocked parcel. Moreover, the subdivision is only needed because the Applicant must comply with the HUD financing requirements. If the applicant did not need to meet the HUD requirement against financing for properties within the floodplain, then there would be no need for the subdivision or variance. As a result the variance is not due to any action on the part of the Applicant, but rather it is due to the odd shape of the property and the required compliance with federal regulations.

Moreover, the grant of a variance will not impair the intent of the Zoning Ordinance. The requirement for street frontage is intended to prevent the creation of landlocked parcels, where a property could not be accessed without an easement, thus restricting development. In the current situation, Tract 2's development is not limited by its access to the public right-of-way, but rather the conditions on the site. Tract 2 contains the detention pond for the Silver Oaks apartment and the portions outside of the detention pond are mostly in the floodplain. These facts make it highly unlikely that this property would ever be developed beyond its current state. As a result, access to this property is not needed for any future development and the grant of a variance to remove the requirement for street frontage would not impair the intent and goals of the Zoning Ordinance.

The Applicant is also requesting a variance to the setback requirements of § 704(f). The location of the proposed lot line results in the existing clubhouse deck encroaching into the rear yard of Tract 1 and the front yard of Tract 2. The proposed lot line cannot be reconfigured to avoid this encroachment without causing other encroachments and keeping the detention pond entirely within Tract 2. The encroachment is not due to any act by the Applicant, but rather the location of the existing structures and the inability to locate the proposed property line elsewhere. As a result, a variance to § 704(f) will be required prior to the subdivision to allow the existing deck to encroach within the setbacks.

The proposed setback variance will not impair the intent of the ordinance nor be detrimental to the public good. The intent of setback ordinances is to allow sufficient separation between structures (current and future) to avoid building being constructed too closely to each other. This will not be an issue, since Tract 2 is not likely to ever be developed, as stated in the paragraphs above. Furthermore, the deck benefits from its close proximity to the pond by

providing a viewing platform for the Silver Oaks residents. In its current location the deck acts as an amenity to the apartment complex and is enjoyed by the residents. Therefore the grant of a variance to allow the encroachment of the existing deck into the setbacks is appropriate and to the benefit of the community.

This document is submitted as a Statement of Intent with regard to this Application, a preservation of the Applicant's constitutional rights, and an impact analysis as required by the City of Clarkston's Zoning Ordinance Section 16-26.002. A subdivision depicting the proposed lots at issue along with other required materials has been filed simultaneously with this Application.

II. VARIANCE ANALYSIS

1. THERE ARE EXTRAORDINARY AND EXCEPTIONAL CONDITIONS PERTAINING TO THE PARTICULAR PIECE OF PROPERTY IN QUESTION BECAUSE OF ITS SIZE, SHAPE OR TOPOGRAPHY.

As stated in paragraphs above, the relief sought due in-part to the odd configuration of the Subject Property, its small amount of frontage and the location of the existing structures. Refer to Section I of this Impact Analysis. The Subject Property is a flag-shaped property with a minor amount of road frontage compared to its overall length. The consequence of its odd shape is that any subdivision of the Subject Property will result in a landlocked tract. Additionally, the location of the existing deck and the detention pond force the location of the proposed property line and the encroachment of the existing deck into the setbacks. Accordingly, it is the Subject Property's unusual shape and the location of the existing structures that creates a hardship requiring relief.

2. SUCH CONDITIONS ARE PECULIAR TO THE PARTICULAR PIECE OF PROPERTY INVOLVED.

In addition to the unusual shape of the Subject Property outlined above, it also contains

areas of floodplain which prohibit the HUD funding necessary to renovate the existing apartments. While the presence of floodplains is not particular to the Subject Property, its combination with the odd shape makes places the Subject Property in a unique situation that limits its rehabilitation. As a result, the combination of conditions creates a hardship that is particular to the Subject Property and is not common to other properties in the area.

3. SUCH CONDITIONS ARE NOT THE RESULT OF THE ACTIONS OF THE APPLICANT.

The peculiar shape of the Subject Property and the federal requirement against funding property with floodplains are the core factors driving the request for a variances from the street frontage requirement and the setbacks. As noted in previous paragraphs, the Applicant must subdivide the property to secure the necessary HUD funding to rehabilitate the existing apartment units. The subdivision will create a landlocked parcel (which again will only contain a detention pond) solely due to the narrow frontage of the Subject Property. Additionally, the location of the existing buildings and detention pond forces the location of the proposed lot line. None of these factors are attributable to any action by the Applicant.

4. A LITERAL INTERPRETATION OF THE PROVISIONS OF THIS ORDINANCE WOULD CREATE AN UNNECESSARY HARDSHIP.

The literal interpretation and strict application of the Zoning Ordinance would cause undue and unnecessary hardship and would prohibit the renovations from moving forward. If the apartments cannot be updated, then they will stay in their current state of deterioration and impede the revitalization of the surrounding community. It is to the benefit of the surrounding neighborhood and the city as a whole to grant the requested variances to allow for the rehabilitation of the Silver Oaks apartment homes.

5. THE VARIANCE REQUESTED WILL NOT CAUSE SUBSTANTIAL DETRIMENT TO THE PUBLIC GOOD NOR IMPAIR THE PURPOSES OR INTENT OF THIS ZONING ORDINANCE

The proposed Tract 2 will not have frontage on a public right-of-way and a portion of the existing clubhouse deck will encroach into the rear yard of Tract 1 and the front yard of Tract 2, however this will not cause a substantial detriment to the public good nor impair the intent of the Zoning Ordinance. As stated in the paragraphs above, Tract 2 is undevelopable due to the presence of the detention pond and floodplain. Therefore, it is unlikely that Tract 2 will ever require right-of-way access to support a development nor will the setbacks serve to buffer any future development of that parcel. As a result, a favorable grant of a variance to remove the frontage requirement for lots and allow an encroachment into the setbacks will not cause a substantial detriment to the public nor will it impair the purposes of the Zoning Ordinance.

6. THE VARIANCE IS NOT A REQUEST TO PERMIT A STRUCTURE OR USE OF LAND NOT AUTHORIZED IN THE APPLICABLE DISTRICT.

The requested variances will not affect the use of the property nor permit a structure that is not authorized in the NC-RD district. The requested variances are solely concerned with frontage and the location of the existing deck and has no bearing on the permitted use of the property.

III. NOTICE OF CONSTITUTIONAL CHALLENGE AND LEGAL AND CONSTITUTIONAL OBJECTIONS

Under these circumstances, a refusal to issue the variances in question would be unconstitutional, unlawful, arbitrary, capricious, irrational, and a manifest abuse of discretion; all in violation of the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph 1 and Article I, Section I, Paragraph 2 of the Constitution of the State of Georgia of 1983.

A refusal to grant the requested variances would discriminate unfairly between this Applicant and others similarly situated, in violation of the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph 1 and Article I, Section II, Paragraph 2 of the Constitution of the State of Georgia of 1983.

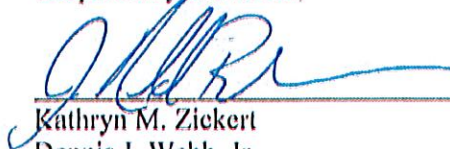
A refusal to grant the requested variances would amount to a taking of property, in violation of the Fifth and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph 1, Article I, Section I, Paragraph 2, and Article I, Section III, Paragraph 1 of the Constitution of the State of Georgia of 1983.

IV. CONCLUSION

For the foregoing reasons, the Applicant respectfully requests that the proposed variances to the public right-of-way requirements of § 614 and the setback requirements of § 704(f) be approved. The Applicant also invites and welcomes any comments from Staff or other officials of the City so that such recommendations or input might be incorporated as conditions of approval of this Application.

This 26th day of October, 2018.

Respectfully submitted,




Kathryn M. Zickert
Dennis J. Webb, Jr.
J. Alexander Brock
Attorneys for Applicant

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1230 Peachtree Street, NE
Atlanta, Georgia 30309
404-815-3500

Prepared by and After Recording Return To:

Schulten, Ward & Turner, LLP
260 Peachtree Street NW, Suite 2700
Atlanta, Georgia 30303
Attn: Eric L. Weiss

2016034750 DEED BOOK 25410 Pg 450

Filed and Recorded
2/22/2016 3:01:09 PM
Debra DuBerry
Clerk of Superior Court
DeKalb County, Georgia
Real Estate Transfer Tax \$0.00

QUITCLAIM DEED

THIS INDENTURE, made as of February 16, 2016 (the "Effective Date"), between LS CLARKSTON INVESTCO, LLC, a Delaware limited liability company ("Grantor") and NETZ FUND SILVER OAKS LLC, a Georgia limited liability company ("Grantee") (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

KNOW ALL MEN BY THESE PRESENTS that Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, cash in hand paid, the receipt of which is hereby acknowledged, has remised, conveyed and forever quit-claimed and by these presents does remise, convey and forever quitclaim unto the said Grantee, all that tract or parcel of land lying and being located in DeKalb County, Georgia, and being more particularly described in Exhibit A attached hereto and made a part hereof (the "Property");

TO HAVE AND TO HOLD the said tract or parcel of land, together with any and all improvements located thereon, and appurtenances thereof to the said Grantee.

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DEED BOOK 25410 Pg 451

IN WITNESS WHEREOF, Grantor has executed this QUITCLAIM DEED as of the date of the acknowledgements below, but to be effective as the Effective Date.

I.S CLARKSTON INVESTCO, LLC,
a Delaware limited liability company

Signed, sealed and delivered
in the presence of:

[Signature]
Unofficial Witness

[Signature]
Notary Public

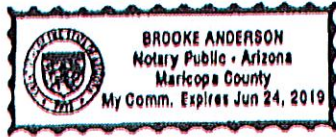
My commission expires: 6/24/2019

[Notary Seal]

By: LS CL MM, LLC
Its: Managing Member

By: PPR MM, LLC
Its: Managing Member

By: *[Signature]*
Name: Paul E Mashri
Title: Managing Member



2343263.2

DEED BOOK 25410 Pg 452

EXHIBIT A
LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lots 120 and 142 of the 18th District of DeKalb County, Georgia and being more particularly described as follows:

Commencing at northwesterly end of the mitered intersection of the northerly right-of-way line of East Ponce De Leon Avenue (100-foot right-of-way width), with the easterly right-of-way line of Brockett Lane (100-foot right-of-way width), thence following the easterly right-of-way line of Brockett Lane, becoming Brockett Road (100-foot right-of-way width), 402.37 feet in a northerly direction to a ½-inch rebar found on the easterly right-of-way line of Brockett Road and the True Point of Beginning,

From the True Point of Beginning, as thus established, proceed along the easterly right-of-way line of Brockett Road along a curve to the left having a radius of 1168.19 feet and an arc length of 149.82 feet, said arc being subtended by a chord with a bearing of North 05 degrees 20 minutes 37 seconds East and a length of 149.72 feet, to a ½-inch rebar found on the southerly line of lands, now or formerly, of Murray Lanskey, as recorded in Deed Book 9131, Page 125, DeKalb County records; thence along said line North 89 degrees 27 minutes 13 seconds East for a distance of 103.95 feet to a 5/8-inch rebar found on the southwesterly corner of lands, now or formerly, of G T S Property B2 L.L.C., as recorded in Deed Book 19281, Page 731, said records; thence, along the southerly line of said lands for the next 2 calls, proceed North 89 degrees 22 minutes 16 seconds East for a distance of 52.25 feet to a 1-inch crimped top pipe found; thence North 89 degrees 16 minutes 37 seconds East for a distance of 287.55 feet to a point on the southeasterly corner of said lands now or formerly of G T S Property B2 L.L.C., said point being 1-foot in a northwesterly direction from a Parker-Kalon nail found in asphalt; thence following the easterly line of last said lands for the next 2 calls, proceed North 10 degrees 21 minutes 31 seconds East for a distance of 280.40 feet to a ½-inch crimped top pipe found; thence North 00 degrees 03 minutes 54 seconds East for a distance of 1723.55 feet to a point, said point being 1.23-feet in a northerly direction from a ½-inch rebar found; thence along a southerly margin of last said lands, South 89 degrees 54 minutes 24 seconds East for a distance of 546.26 feet to a capped ½-inch rebar set on the southwesterly line of lands, now or formerly, of Gary Wayne and Terry H. Martin, as recorded in Deed Book 4700, Page 832, said records; thence along last said line South 62 degrees 40 minutes 21 seconds East for a distance of 302.44 feet to a 5/8-inch rebar found on the northwesterly line of lands, now or formerly, of John T. and Angela Wylie, as recorded in Deed Book 18945, Page 630; thence along last said line, and the northwesterly line of lands, now or formerly, of Louise J. Lane and Marcelyn Haberbosch, South 22 degrees 41 minutes 14 seconds West for a distance of 406.55 feet to a capped ½-inch rebar set; thence along the southwesterly line of last said lands, lands, now or formerly, of Marinette Anderson, as recorded in Deed Book 19353, Page 436, said records, and lands, now or formerly of Mulugeta J. Amdhene and Eyerus A. Asrat, as recorded in Deed Book 21555, Page 799, South 15 degrees 10 minutes 43 seconds East for a distance of 254.99 feet to a capped ½-inch rebar set on the northerly line of lands, now or formerly of Federal National Mortgage Association, as recorded in Deed Book 22084, Page 380, said records; thence South 89 degrees 37 minutes 16 seconds West for a distance of 43.08 feet to a point on the centerline of South Fork Peachtree Creek, said point being designated here as Point "A"; thence along said creek centerline and southwesterly margin of last said lands, 819 feet to a point on the centerline of said creek being designated here as Point "B", said centerline of said creek being traversed from Point "A" to Point "B" for the next 4 calls, proceed South 14 degrees 07 minutes 03 seconds East for a distance of 40.56 feet to a point on the centerline of said creek; thence South 41 degrees 25 minutes 30 seconds East for a distance of 115.39 feet to a point on the centerline of said creek; thence South 31 degrees 59 minutes 22 seconds East for a distance of 173.44 feet to a point on the centerline of said creek; thence South 36 degrees 34 minutes 48 seconds East for a distance of 225.53 feet to a point on the traverse line of said creek Point "B"; thence leaving said creek traverse line, proceed along boundary line of Silver Oak Apartments and Sage Pointe Apartments the following courses and distances: South 82 degrees 33 minutes 24 seconds

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DEED BOOK 25410 Pg 453
 Debra DeBerry
 Clerk of Superior Court
 DeKalb County, Georgia

West a distance of 380.01 feet to a point, South 19 degrees 42 minutes 55 seconds West a distance of 183.04 feet to a point, South 73 degrees 52 minutes 00 seconds East a distance of 198.17 feet to a point, South 37 degrees 20 minutes 31 seconds East a distance of 273.13 feet, South 12 degrees 12 minutes 31 seconds East a distance of 96.21 feet, thence South 26 degrees 26 minutes 35 seconds West a distance of 113.14 feet to a point, thence North 59 degrees 34 minutes 19 seconds West a distance of 147.05 feet to a point, thence South 76 degrees 31 minutes 59 seconds West a distance of 146.00 feet to a point, thence South 17 degrees 08 minutes 18 seconds West a distance of 228.98 feet to a point, thence North 88 degrees 14 minutes 54 seconds West a distance of 73.43 feet to an iron pins set; thence North 88 degrees 14 minutes 54 seconds West for a distance of 505.97 feet to a 1/2-inch rebar found; thence South 10 degrees 39 minutes 50 seconds West for a distance of 67.05 feet to a capped 1/2-inch rebar set; thence South 03 degrees 35 minutes 58 seconds East for a distance of 17.52 feet to a capped 1/2-inch rebar set on the northerly line of lands, now or formerly, of DeKalb County; thence along last said line, South 89 degrees 20 minutes 53 seconds West for a distance of 465.18 feet to a 1/2-inch rebar found on the easterly right-of-way line of Brockett Road and The True Point of Beginning.

Containing within said bounds 37.175 acres (1,619,333 square feet) more or less. The above described property is the same property as shown on that ALTA/ACSM Land Title Survey for Netz Fund Silver Oaks, LLC, Arbor Commercial Funding, LLC, and its successors and assigns, LS Clarkston Investco, LLC and Stewart Title Guaranty Company, prepared by Moreland Alibelli Associates, Inc., dated December 22, 2015, and last revised December 30, 2015.

TOGETHER WITH AND SUBJECT TO ALL RIGHTS, TITLE AND INTEREST in and to that certain Easement Agreement by and between Sharon L. Kerr, Betsy Golkin, Ann Hedges, F. Jeffrey Rahall, Robert MacGregor, Susan Linden, Richard Nanula, James Gilchrist, Steven Blumsack, J.D. Williams, Ann Hedges Executrix of the Estate of Harry Hedges and Associates Consultants, a General Partnership composed of Jordan S. Cohen and Robert S. Kerr, Jr. all doing business as Tahoe Village Associates, a General Partnership and Don W. Carlson, Marvin T. Levin, Terry E. Sheldon, Robert J. Demonte, Wendell B. Barnes, Robert J. Blake, Fred H. Field, Albert H. Schaaf and Douglas M. Temple, their successors, successors-in-title and assigns, as Trustees, but not individually, of Consolidated Capital Realty Investors, a California business trust, dated July 28, 1980, recorded in Deed Book 4347, page 173, aforesaid records.

TOGETHER WITH AND SUBJECT TO ALL RIGHTS, TITLE AND INTEREST in and to that certain Declaration of Easement by and between LS Clarkston Investco, LLC, a Delaware limited liability company and Sage Point Investments, LLC, a Florida limited liability company dated December 22, 2015, recorded in Deed Book _____, page ~~454~~ ⁴⁵³, aforesaid records.

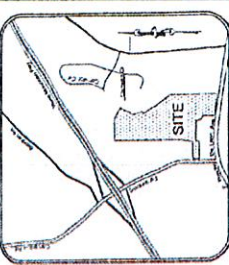
25410

Legal Description

Legal description text detailing the property boundaries and survey information.

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Survey Notes

A 100' x 100' grid was established over the site. The grid was used to locate the corners of the site and to measure the distances between the corners. The grid was also used to locate the corners of the adjacent lots.

DeKalb County Required Notes

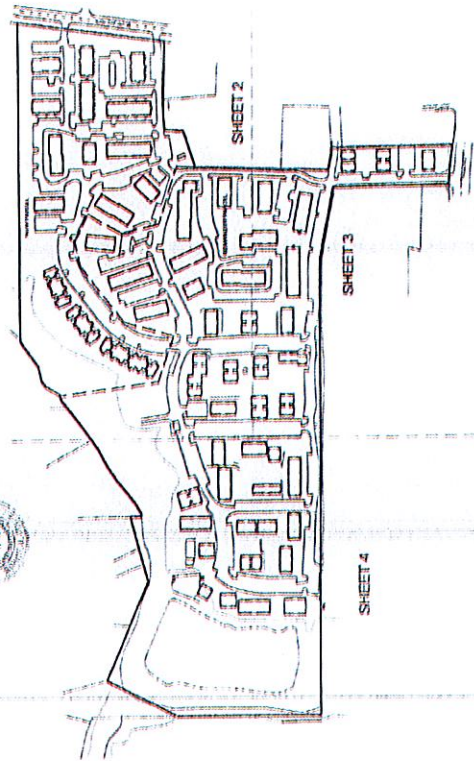
Notes regarding DeKalb County requirements for the project.

Overall Site Area

Information regarding the overall site area.

New Parcel Information

Information regarding new parcel information.



Remainder Parcel Information

Information regarding remainder parcel information.

Zoning Information

Information regarding zoning information.



PROJECT NO. 224 P1114
 FIELD AND RECORD
 SURVEY 11:28:48 AM
 DATE SURVEYED
 DEKALB COUNTY, GEORGIA

Utility Notes

Utility notes regarding the site and surrounding area.

LOT SPILT PLAT FOR LAKESHORE APARTMENTS

| LOCATION | ADDRESS | CITY | STATE | ZIP |
|---|---------------------------------|---------------|-------|-------|
| LOT SPILT PLAT FOR LAKESHORE APARTMENTS | 2211 BEAVER RUN ROAD, SUITE 150 | DEKALB COUNTY | GA | 30071 |

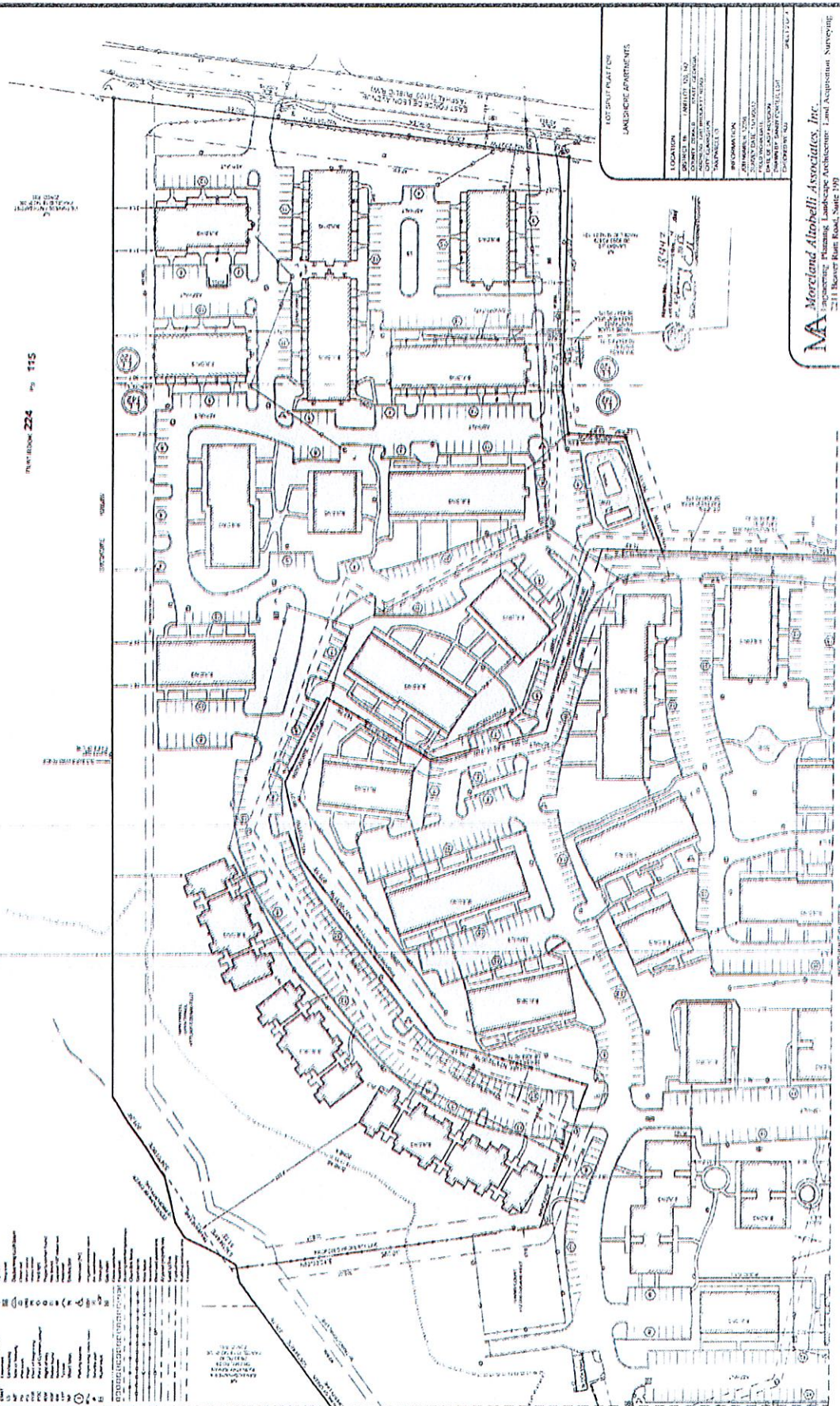
Professional seal and signature of the surveyor.

MA Moreland Altobelli Associates, Inc.
 Engineering, Planning, Landscape Architecture, Land Acquisition, Surveying
 2211 Beaver Run Road, Suite 150
 Decatur, Georgia 30071 770-255-5945

Legend

- 1. Existing Building Footprints
- 2. Proposed Building Footprints
- 3. Existing Parking Spaces
- 4. Proposed Parking Spaces
- 5. Existing Driveways
- 6. Proposed Driveways
- 7. Existing Landscaping
- 8. Proposed Landscaping
- 9. Existing Site Lines
- 10. Proposed Site Lines
- 11. Existing Easements
- 12. Proposed Easements
- 13. Existing Utilities
- 14. Proposed Utilities
- 15. Existing Stormwater Management
- 16. Proposed Stormwater Management
- 17. Existing Access Points
- 18. Proposed Access Points
- 19. Existing Fences
- 20. Proposed Fences
- 21. Existing Walls
- 22. Proposed Walls
- 23. Existing Gates
- 24. Proposed Gates
- 25. Existing Signs
- 26. Proposed Signs
- 27. Existing Lighting
- 28. Proposed Lighting
- 29. Existing Security
- 30. Proposed Security
- 31. Existing Art
- 32. Proposed Art
- 33. Existing Furniture
- 34. Proposed Furniture
- 35. Existing Plantings
- 36. Proposed Plantings
- 37. Existing Trees
- 38. Proposed Trees
- 39. Existing Shrubs
- 40. Proposed Shrubs
- 41. Existing Groundcover
- 42. Proposed Groundcover
- 43. Existing Mulch
- 44. Proposed Mulch
- 45. Existing Soil
- 46. Proposed Soil
- 47. Existing Water
- 48. Proposed Water
- 49. Existing Air
- 50. Proposed Air
- 51. Existing Earth
- 52. Proposed Earth
- 53. Existing Sky
- 54. Proposed Sky

PLAN SHEET 224 OF 115



| PROJECT INFORMATION | |
|---------------------|--|
| LOCATION | 221 BEAVER HUNT ROAD, SUITE 199 |
| OWNER | LANDSCAPE ARCHITECTURE, LAND ACQUISITION SURVEYING |
| DESIGNER | LANDSCAPE ARCHITECTURE, LAND ACQUISITION SURVEYING |
| DATE | 2000 |
| SCALE | AS SHOWN |
| PROJECT NO. | 2000-001 |
| DATE | 2000 |
| PROJECT NO. | 2000-001 |
| DATE | 2000 |
| PROJECT NO. | 2000-001 |
| DATE | 2000 |

MA Moreland Atchell Associates, Inc.
 Engineering, Planning, Landscape Architecture, Land Acquisition, Surveying
 221 Beaver Hunt Road, Suite 199
 Marietta, Georgia 30066
 770-255-5945

WORKING SHEET 3

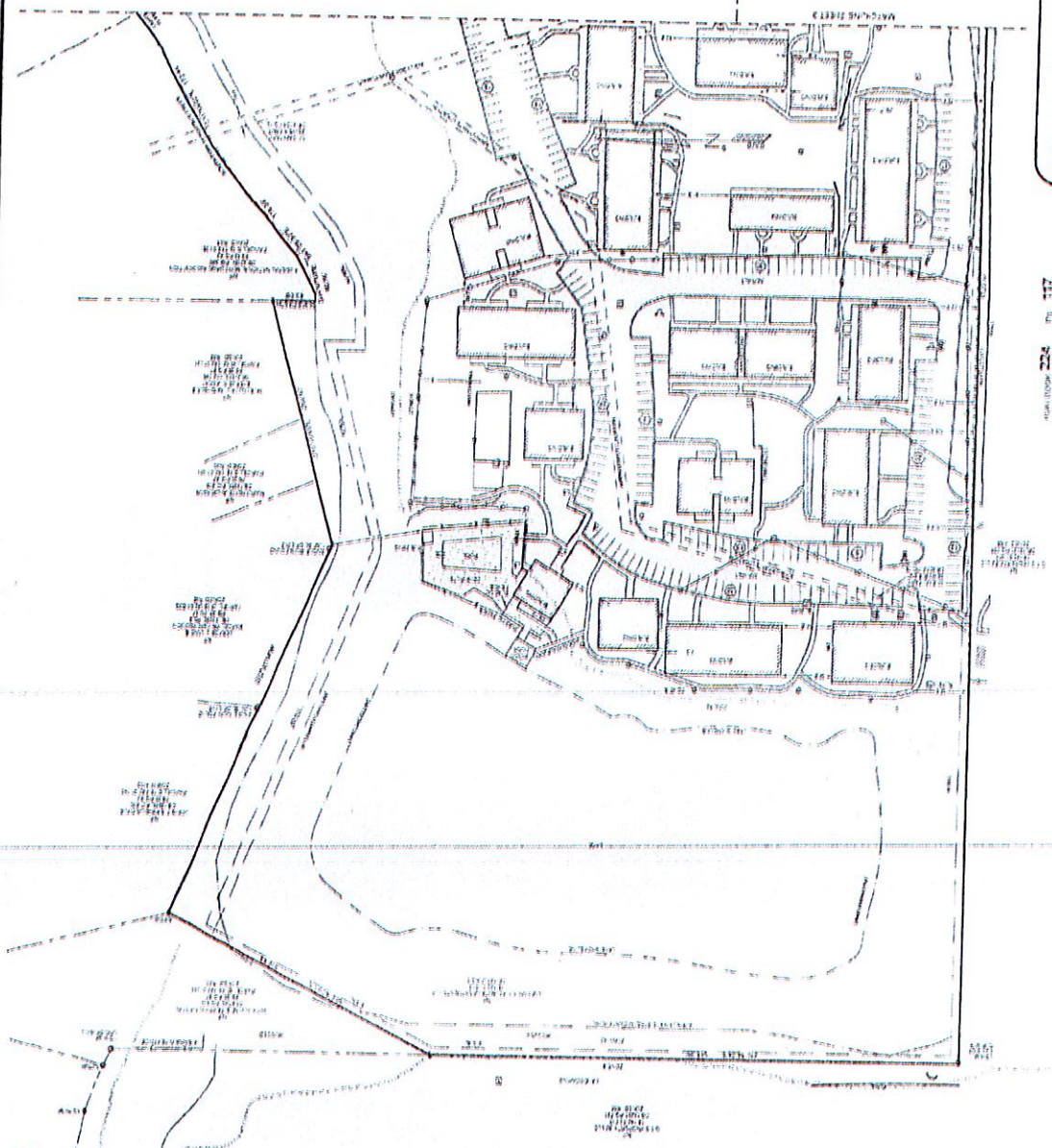
Legend

SYMBOLS AND ABBREVIATIONS

| | | | |
|---------------------------------|---------------------------------|----------------------------------|----------------------------------|
| 1/4" = 1'-0" | 1/8" = 1'-0" | 1/16" = 1'-0" | 1/32" = 1'-0" |
| 1/64" = 1'-0" | 1/128" = 1'-0" | 1/256" = 1'-0" | 1/512" = 1'-0" |
| 1/1024" = 1'-0" | 1/2048" = 1'-0" | 1/4096" = 1'-0" | 1/8192" = 1'-0" |
| 1/16384" = 1'-0" | 1/32768" = 1'-0" | 1/65536" = 1'-0" | 1/131072" = 1'-0" |
| 1/262144" = 1'-0" | 1/524288" = 1'-0" | 1/1048576" = 1'-0" | 1/2097152" = 1'-0" |
| 1/4194304" = 1'-0" | 1/8388608" = 1'-0" | 1/16777216" = 1'-0" | 1/33554432" = 1'-0" |
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| 1/28750000000000000" = 1'-0" | 1/57500000000000000" = 1'-0" | 1/115000000000000000" = 1'-0" | 1/230000000000000000" = 1'-0" |
| 1/35937500000000000" = 1'-0" | 1/71875000000000000" = 1'-0" | 1/143750000000000000" = 1'-0" | 1/287500000000000000" = 1'-0" |
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| 1/33142687500000000000" = 1'-0" | 1/66285375000000000000" = 1'-0" | 1/132570750000000000000" = 1'-0" | 1/3 |

Legend

| | |
|------|--|
| 1.00 | Proposed Building Footprint |
| 1.01 | Proposed Building Footprint - Existing |
| 1.02 | Proposed Building Footprint - New |
| 1.03 | Proposed Building Footprint - Addition |
| 1.04 | Proposed Building Footprint - Replacement |
| 1.05 | Proposed Building Footprint - Demolition |
| 1.06 | Proposed Building Footprint - Expansion |
| 1.07 | Proposed Building Footprint - Renovation |
| 1.08 | Proposed Building Footprint - Rehabilitation |
| 1.09 | Proposed Building Footprint - Restoration |
| 1.10 | Proposed Building Footprint - Preservation |
| 1.11 | Proposed Building Footprint - Conservation |
| 1.12 | Proposed Building Footprint - Maintenance |
| 1.13 | Proposed Building Footprint - Repair |
| 1.14 | Proposed Building Footprint - Upgrade |
| 1.15 | Proposed Building Footprint - Modernization |
| 1.16 | Proposed Building Footprint - Conversion |
| 1.17 | Proposed Building Footprint - Adaptation |
| 1.18 | Proposed Building Footprint - Renovation |
| 1.19 | Proposed Building Footprint - Rehabilitation |
| 1.20 | Proposed Building Footprint - Restoration |
| 1.21 | Proposed Building Footprint - Preservation |
| 1.22 | Proposed Building Footprint - Conservation |
| 1.23 | Proposed Building Footprint - Maintenance |
| 1.24 | Proposed Building Footprint - Repair |
| 1.25 | Proposed Building Footprint - Upgrade |
| 1.26 | Proposed Building Footprint - Modernization |
| 1.27 | Proposed Building Footprint - Conversion |
| 1.28 | Proposed Building Footprint - Adaptation |
| 1.29 | Proposed Building Footprint - Renovation |
| 1.30 | Proposed Building Footprint - Rehabilitation |
| 1.31 | Proposed Building Footprint - Restoration |
| 1.32 | Proposed Building Footprint - Preservation |
| 1.33 | Proposed Building Footprint - Conservation |
| 1.34 | Proposed Building Footprint - Maintenance |
| 1.35 | Proposed Building Footprint - Repair |
| 1.36 | Proposed Building Footprint - Upgrade |
| 1.37 | Proposed Building Footprint - Modernization |
| 1.38 | Proposed Building Footprint - Conversion |
| 1.39 | Proposed Building Footprint - Adaptation |
| 1.40 | Proposed Building Footprint - Renovation |
| 1.41 | Proposed Building Footprint - Rehabilitation |
| 1.42 | Proposed Building Footprint - Restoration |
| 1.43 | Proposed Building Footprint - Preservation |
| 1.44 | Proposed Building Footprint - Conservation |
| 1.45 | Proposed Building Footprint - Maintenance |
| 1.46 | Proposed Building Footprint - Repair |
| 1.47 | Proposed Building Footprint - Upgrade |
| 1.48 | Proposed Building Footprint - Modernization |
| 1.49 | Proposed Building Footprint - Conversion |
| 1.50 | Proposed Building Footprint - Adaptation |
| 1.51 | Proposed Building Footprint - Renovation |
| 1.52 | Proposed Building Footprint - Rehabilitation |
| 1.53 | Proposed Building Footprint - Restoration |
| 1.54 | Proposed Building Footprint - Preservation |
| 1.55 | Proposed Building Footprint - Conservation |
| 1.56 | Proposed Building Footprint - Maintenance |
| 1.57 | Proposed Building Footprint - Repair |
| 1.58 | Proposed Building Footprint - Upgrade |
| 1.59 | Proposed Building Footprint - Modernization |
| 1.60 | Proposed Building Footprint - Conversion |
| 1.61 | Proposed Building Footprint - Adaptation |
| 1.62 | Proposed Building Footprint - Renovation |
| 1.63 | Proposed Building Footprint - Rehabilitation |
| 1.64 | Proposed Building Footprint - Restoration |
| 1.65 | Proposed Building Footprint - Preservation |
| 1.66 | Proposed Building Footprint - Conservation |
| 1.67 | Proposed Building Footprint - Maintenance |
| 1.68 | Proposed Building Footprint - Repair |
| 1.69 | Proposed Building Footprint - Upgrade |
| 1.70 | Proposed Building Footprint - Modernization |
| 1.71 | Proposed Building Footprint - Conversion |
| 1.72 | Proposed Building Footprint - Adaptation |
| 1.73 | Proposed Building Footprint - Renovation |
| 1.74 | Proposed Building Footprint - Rehabilitation |
| 1.75 | Proposed Building Footprint - Restoration |
| 1.76 | Proposed Building Footprint - Preservation |
| 1.77 | Proposed Building Footprint - Conservation |
| 1.78 | Proposed Building Footprint - Maintenance |
| 1.79 | Proposed Building Footprint - Repair |
| 1.80 | Proposed Building Footprint - Upgrade |
| 1.81 | Proposed Building Footprint - Modernization |
| 1.82 | Proposed Building Footprint - Conversion |
| 1.83 | Proposed Building Footprint - Adaptation |
| 1.84 | Proposed Building Footprint - Renovation |
| 1.85 | Proposed Building Footprint - Rehabilitation |
| 1.86 | Proposed Building Footprint - Restoration |
| 1.87 | Proposed Building Footprint - Preservation |
| 1.88 | Proposed Building Footprint - Conservation |
| 1.89 | Proposed Building Footprint - Maintenance |
| 1.90 | Proposed Building Footprint - Repair |
| 1.91 | Proposed Building Footprint - Upgrade |
| 1.92 | Proposed Building Footprint - Modernization |
| 1.93 | Proposed Building Footprint - Conversion |
| 1.94 | Proposed Building Footprint - Adaptation |
| 1.95 | Proposed Building Footprint - Renovation |
| 1.96 | Proposed Building Footprint - Rehabilitation |
| 1.97 | Proposed Building Footprint - Restoration |
| 1.98 | Proposed Building Footprint - Preservation |
| 1.99 | Proposed Building Footprint - Conservation |
| 2.00 | Proposed Building Footprint - Maintenance |

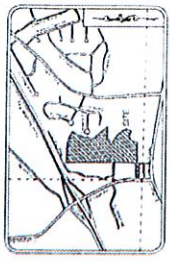


MAPPER SUBMISSION BY AT FIRM
LAKESHORE ARCHITECTS

| | |
|------------------|------------------------|
| LOCATION | UNIVERSITY OF MICHIGAN |
| PROJECT NAME | UNIVERSITY OF MICHIGAN |
| CLIENT | UNIVERSITY OF MICHIGAN |
| DATE | 08/14/2009 |
| SCALE | AS SHOWN |
| PROJECT NUMBER | 09-001 |
| PROJECT ADDRESS | UNIVERSITY OF MICHIGAN |
| PROJECT CITY | ANN ARBOR, MI |
| PROJECT STATE | MI |
| PROJECT ZIP | 48106 |
| PROJECT COUNTY | WASHTENAW |
| PROJECT TOWNSHIP | UNIVERSITY |
| PROJECT RANGE | UNIVERSITY |
| PROJECT SECTION | UNIVERSITY |
| PROJECT DEED | UNIVERSITY |
| PROJECT PLAT | UNIVERSITY |
| PROJECT RECORD | UNIVERSITY |
| PROJECT ASSESSOR | UNIVERSITY |
| PROJECT ZONING | UNIVERSITY |
| PROJECT PERMIT | UNIVERSITY |
| PROJECT PLAN | UNIVERSITY |

MA Moreland Altschil Associates, Inc.
 Landscape Architecture, Land Acquisition, Surveying
 2711 River Run Road, Suite 100
 Norman, Georgia 30091
 770-241-9845

DATE: 08/14/2009
 DRAWING NO: 224
 SHEET NO: 117
Debra DeBerry
 Owner/Architect
 Debra@daltschil.com



Vicinity Map

Survey Notes

The survey was conducted on [DATE] and the results are shown on the attached drawings. The survey was conducted in accordance with the standards of the State of Oregon and the standards of the profession of Surveying.

The project is located on [ADDRESS] and the survey was conducted in accordance with the standards of the State of Oregon and the standards of the profession of Surveying.

For information and general reference, the following information is provided:

Continued on sheet 2.

Legal Description Tract 1

Legal description text for Tract 1, detailing the boundaries and area of the property.

Legal Description Tract 2

Legal description text for Tract 2, detailing the boundaries and area of the property.

Owner / Developer

Owner / Developer information.

Notes

Notes section for the plat.

Additional notes and details.

Continued on sheet 2.

COMPARATIVE TABLE

| TRACT | AREA (SQ. FT.) | PERCENTAGE |
|---------|----------------|------------|
| TRACT 1 | 10,000.00 | 100.00% |
| TRACT 2 | 10,000.00 | 100.00% |

AREA TABLE

| TRACT | AREA (SQ. FT.) | PERCENTAGE |
|---------|----------------|------------|
| TRACT 1 | 10,000.00 | 100.00% |
| TRACT 2 | 10,000.00 | 100.00% |

Legend

- Symbol 1: [Symbol] [Description]
- Symbol 2: [Symbol] [Description]
- Symbol 3: [Symbol] [Description]
- Symbol 4: [Symbol] [Description]
- Symbol 5: [Symbol] [Description]
- Symbol 6: [Symbol] [Description]
- Symbol 7: [Symbol] [Description]
- Symbol 8: [Symbol] [Description]
- Symbol 9: [Symbol] [Description]
- Symbol 10: [Symbol] [Description]

Parking

Parking area details and specifications.

Area

Area calculations and details.

Statement of Encroachments

Statement of encroachments and details.

AREA TABLE

| TRACT | AREA (SQ. FT.) | PERCENTAGE |
|---------|----------------|------------|
| TRACT 1 | 10,000.00 | 100.00% |
| TRACT 2 | 10,000.00 | 100.00% |

AREA TABLE

| TRACT | AREA (SQ. FT.) | PERCENTAGE |
|---------|----------------|------------|
| TRACT 1 | 10,000.00 | 100.00% |
| TRACT 2 | 10,000.00 | 100.00% |

Legend

- Symbol 1: [Symbol] [Description]
- Symbol 2: [Symbol] [Description]
- Symbol 3: [Symbol] [Description]
- Symbol 4: [Symbol] [Description]
- Symbol 5: [Symbol] [Description]
- Symbol 6: [Symbol] [Description]
- Symbol 7: [Symbol] [Description]
- Symbol 8: [Symbol] [Description]
- Symbol 9: [Symbol] [Description]
- Symbol 10: [Symbol] [Description]

Parking

Parking area details and specifications.

Area

Area calculations and details.

Statement of Encroachments

Statement of encroachments and details.

AREA TABLE

| TRACT | AREA (SQ. FT.) | PERCENTAGE |
|---------|----------------|------------|
| TRACT 1 | 10,000.00 | 100.00% |
| TRACT 2 | 10,000.00 | 100.00% |

AREA TABLE

| TRACT | AREA (SQ. FT.) | PERCENTAGE |
|---------|----------------|------------|
| TRACT 1 | 10,000.00 | 100.00% |
| TRACT 2 | 10,000.00 | 100.00% |

Legend

- Symbol 1: [Symbol] [Description]
- Symbol 2: [Symbol] [Description]
- Symbol 3: [Symbol] [Description]
- Symbol 4: [Symbol] [Description]
- Symbol 5: [Symbol] [Description]
- Symbol 6: [Symbol] [Description]
- Symbol 7: [Symbol] [Description]
- Symbol 8: [Symbol] [Description]
- Symbol 9: [Symbol] [Description]
- Symbol 10: [Symbol] [Description]

Parking

Parking area details and specifications.

Area

Area calculations and details.

Statement of Encroachments

Statement of encroachments and details.



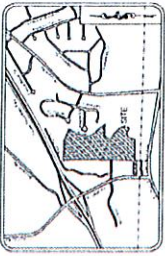
SEPARATION PLAT FOR
12345 CAMP AVENUE
COLUMBIA, OR 97001

LOCATION

| | | |
|---------|-----------|---------|
| TRACT 1 | 10,000.00 | 100.00% |
| TRACT 2 | 10,000.00 | 100.00% |



2500 Greenway Avenue
Chico, Georgia 31006
770-858-9500



Vicinity Map



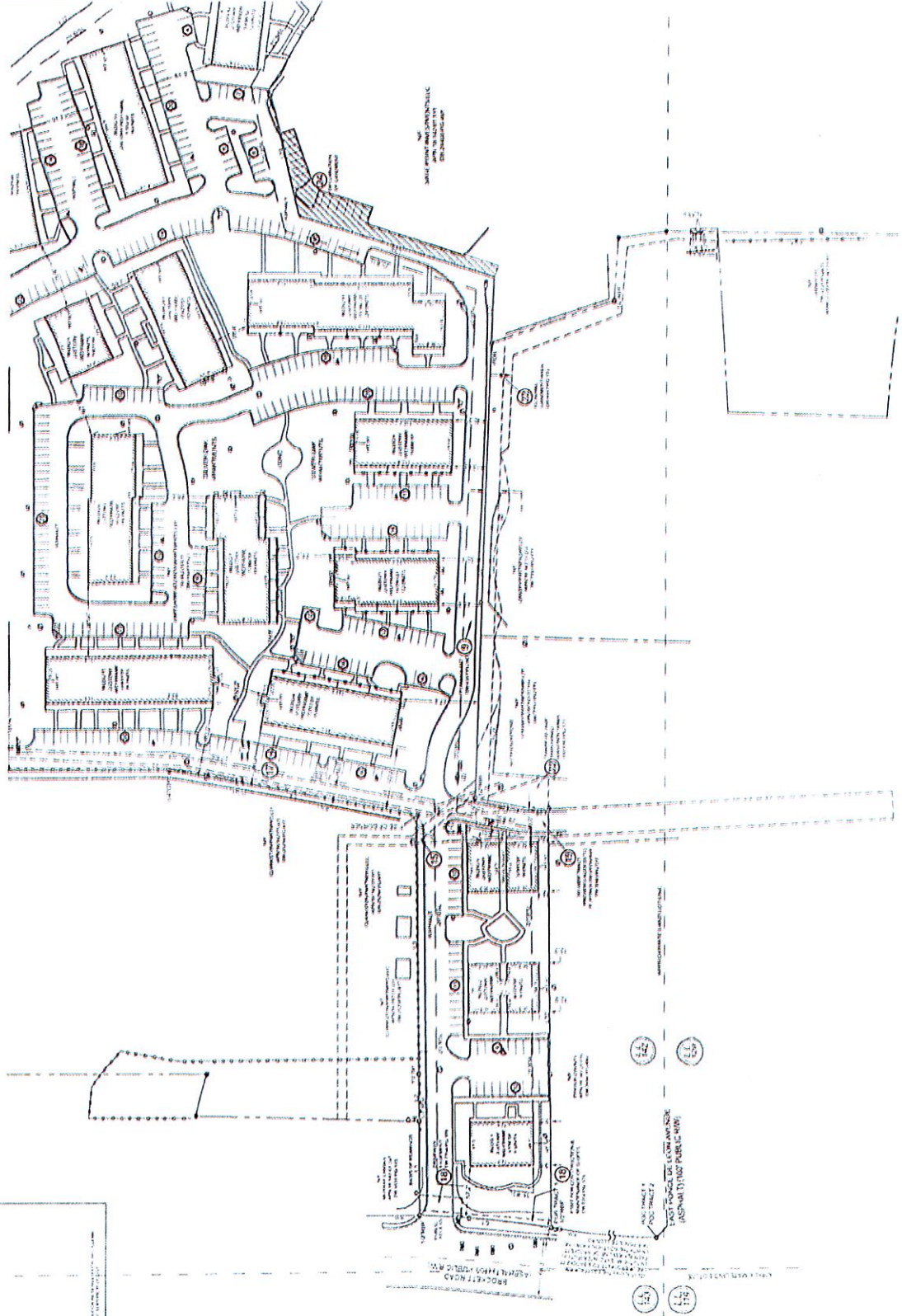
SCALE: 1" = 50'

SEPARATION PLAN FOR
REVIEW OAKS APARTMENTS
12410 Blackhawk Road
Channahon, IL 61018

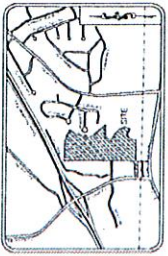
| LOCATION | |
|-----------------|------------------------|
| COUNTY | WARRICK COUNTY, ILL. |
| CITY | CHannahon, ILL. |
| LOCAL OFFICIALS | CHannahon City Council |
| LOCAL OFFICIALS | CHannahon City Council |
| LOCAL OFFICIALS | CHannahon City Council |

| INFORMATION | |
|--------------------------|-----------------------------|
| PROJECT NUMBER | 12410-01 |
| DATE OF THIS PLAN | 10/12/18 |
| DATE OF PREVIOUS EDITION | 06/15/18 |
| PROJECT NAME | REVIEW OAKS APARTMENTS |
| OWNER | REVIEW OAKS APARTMENTS, LLC |
| DESIGNER | MAA CONSULTANTS, INC. |
| DATE OF THIS PLAN | 10/12/18 |

MAA CONSULTANTS, INC.
12410 Blackhawk Road
Channahon, IL 61018
PH: 815.399.1234
WWW.MAACONSULTANTS.COM



1. THIS PLAN IS THE PROPERTY OF MAA CONSULTANTS, INC. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF MAA CONSULTANTS, INC.



SCALE: 1" = 50'

SEPARATION PLAT FOR
SUN HONG APARTMENTS

1781 LINCOLN ROAD
 CHICAGO, ILL. 60617

LOCATION

OWNER

DESIGNER

DATE

PROJECT NO.

DATE OF PRELIMINARY PLAT

DATE OF FINAL PLAT

DATE OF RECORDATION

DATE OF CLOSURE

DATE OF CLOSURE

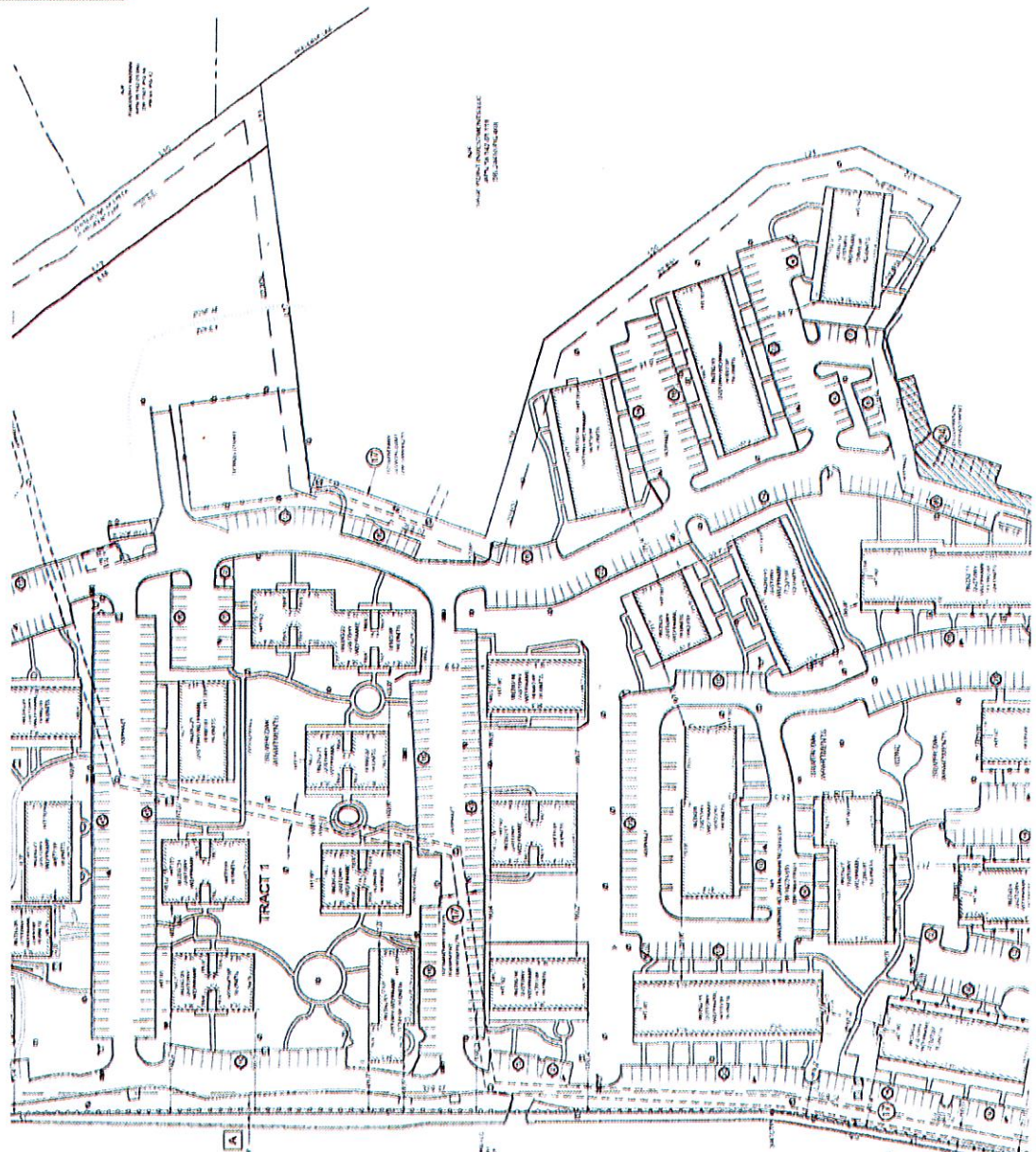
DATE OF CLOSURE

DATE OF CLOSURE

DATE OF CLOSURE

DATE OF CLOSURE

DATE OF CLOSURE

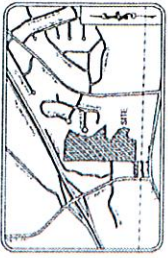


THE PLAN FOR THE SEPARATION PLAT FOR THE SUN HONG APARTMENTS WAS PREPARED BY THE ARCHITECT AND ENGINEER, AND IS SUBJECT TO THE APPROVAL OF THE CHICAGO DEPARTMENT OF PUBLIC WORKS.



MANFIELD ARCHITECTS
 1781 LINCOLN ROAD
 CHICAGO, ILL. 60617

DATE OF PRELIMINARY PLAT
 DATE OF FINAL PLAT
 DATE OF RECORDATION
 DATE OF CLOSURE



Vicinity Map



SCALE: 1" = 50'

SEPARATION PLAT FOR
SEVEN OAKS APARTMENTS

2711 Brewer Road
Columbus, GA, 31907

| | |
|-------------|---|
| LOCATION | 2711 Brewer Road Columbus, GA, 31907 |
| OWNER | SEVEN OAKS APARTMENTS 2711 Brewer Road Columbus, GA, 31907 |
| APPLICANT | SEVEN OAKS APARTMENTS 2711 Brewer Road Columbus, GA, 31907 |
| PREPARED BY | WATSON & ASSOCIATES, P.C. 200 North Washington Avenue Columbus, GA, 31904 |
| DATE | 10/15/2014 |
| PROJECT NO. | 14-0000000000000000 |
| REVISION | |
| APPROVED BY | |
| DATE | |



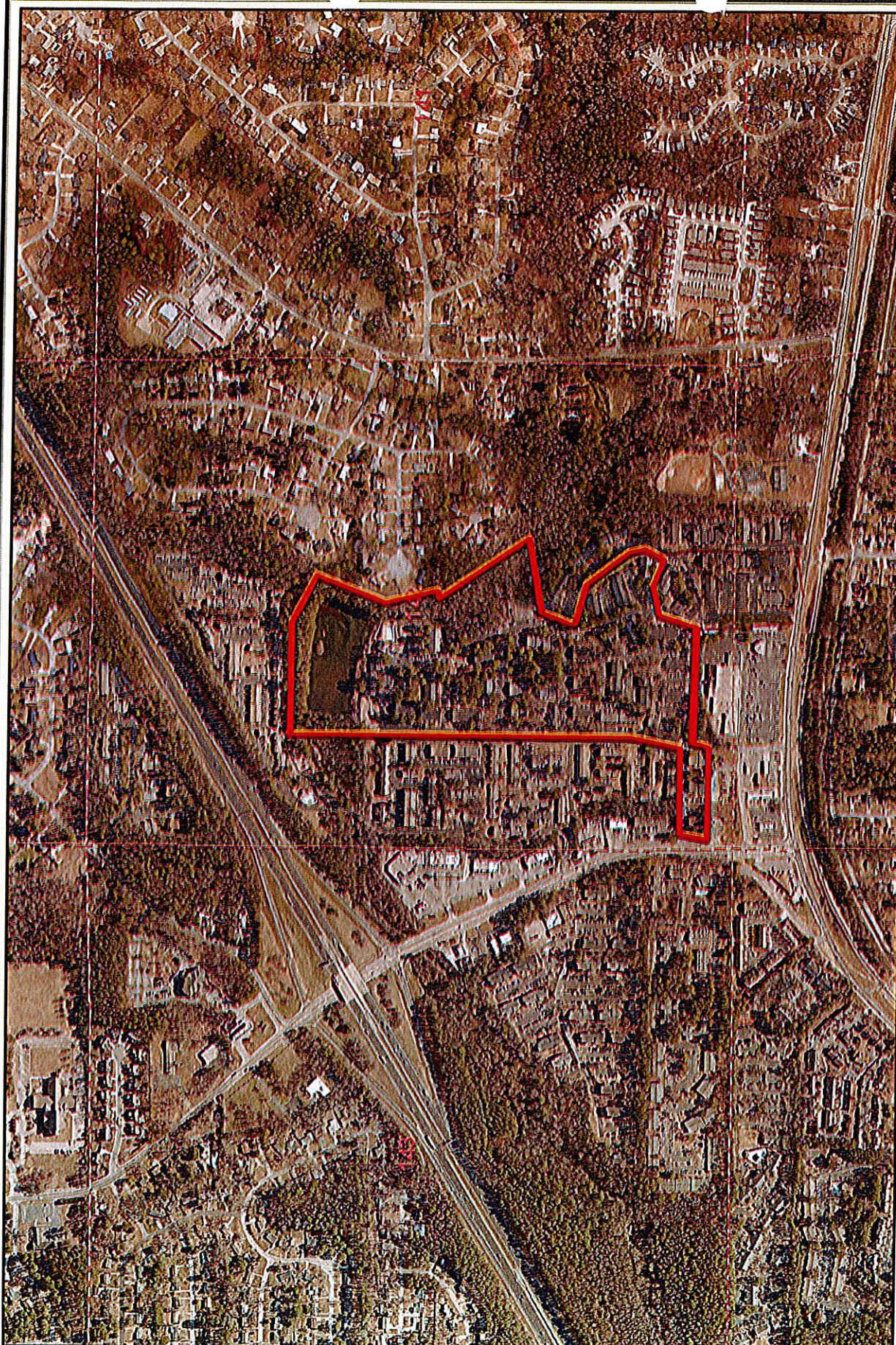
WATSON & ASSOCIATES, P.C.
200 North Washington Avenue
Columbus, GA, 31904
770.535.1500



TRACT 2

WATSON & ASSOCIATES, P.C.
200 North Washington Avenue
Columbus, GA, 31904
770.535.1500

CONTRACT NO. 14-0000000000000000
PROJECT NO. 14-0000000000000000



1281 Brockett Road



Date Printed: 11/15/2018



DeKalb County GIS Disclaimer

The maps and data, contained on DeKalb County's Geographic Information System (GIS) are subject to constant change. While DeKalb County strives to provide accurate and up-to-date information, the information is provided "as is" without warranty, and we assume no liability for any errors or omissions of any kind. DeKalb County explicitly disclaims all warranties, including, without limitation, the implied warranties of merchantability and fitness for a particular purpose. In no event shall DeKalb County be liable for any special, indirect, consequential, or punitive damages, or any damages whatsoever resulting from loss of use, data, or profits, whether in an action of contract, negligence, or other actions, arising out of or in connection with the use of the information provided. The maps and data are not suitable for site-specific engineering or construction purposes and are not necessarily accurate to surveying or engineering standards. The maps and data are provided as a general informational tool and should not be relied upon for any reason. The maps and data are not suitable for site-specific engineering or construction purposes and are not necessarily accurate to surveying or engineering standards.

1281 Brockett Rd, Clarkston, GA 30021

GEORGIA FLOOD MAP PROGRAM

Property Flood Risk: **Low Risk**

Flood Depths:

- 1-3 Feet: Minor Damage
- 3-6 Feet: Moderate Damage
- 6-9 Feet: Major Damage
- 9-12 Feet: Severe Damage
- 12-15 Feet: Extreme Damage
- 15-20 Feet: Catastrophic Damage

Location Information

| | |
|-------------|----------------|
| Parcel: | 128100021 |
| Municipal: | Upper-Dunwoody |
| County: | DEKALB |
| Community: | CLARK |
| Map Status: | PENDING |

Map Status: **PENDING**

This map status indicates that the Flood Map Program is currently reviewing the data for this parcel. The map status will be updated once the final Flood Map has been completed. The map status will be updated once the final Flood Map has been completed.

Map Doesn't Read Flood Maps

Many people are confused about the flood map program. They think that the map shows the flood risk for their property. However, the map only shows the flood risk for the entire county. The map does not show the flood risk for individual properties.

The map status will be updated once the final Flood Map has been completed. The map status will be updated once the final Flood Map has been completed.



Legend with Flood Zone Designations

- 1% Flood - Special Flood Hazard Area (SFHA)
- 1% Flood - Zone A (A)
- 1% Flood - Zone A (A) with Floodway (AF)
- 1% Flood - Zone A (A) with Floodway (AF) and Floodway (AF)
- 1% Flood - Zone A (A) with Floodway (AF) and Floodway (AF)
- 1% Flood - Zone A (A) with Floodway (AF) and Floodway (AF)
- 1% Flood - Zone A (A) with Floodway (AF) and Floodway (AF)
- 1% Flood - Zone A (A) with Floodway (AF) and Floodway (AF)
- 1% Flood - Zone A (A) with Floodway (AF) and Floodway (AF)
- 1% Flood - Zone A (A) with Floodway (AF) and Floodway (AF)

Disclaimer: This data is not to be used to determine any flood risk or damage to property. The flood map program is a voluntary program. The map status will be updated once the final Flood Map has been completed. The map status will be updated once the final Flood Map has been completed.



PLANNING & ZONING BOARD MEETING

November 20, 2018 7:00 PM
City Hall
3921 Church Street

MINUTES

- A. CALL TO ORDER:** The meeting was called to order at 6:58 PM.
- B. ROLL CALL:** Chairman Birendra Dhakal, Felicia Weinert, Amy Medford, P&D Director Shawanna Qawiy, and Secretary Melissa Foster.
- C. APPROVAL OF OCTOBER 2018 MEETING MINUTES:** Ms. Medford made a motion to approve the minutes as written. Ms. Weinert gave a second and the motion passed 3/0.
- D. NEW BUSINESS**
1. **PUBLIC HEARING:** Variance requests from (Silver Oaks Apartments) Netz Fund Silver Oaks, LLC/TWG, Development, and LLC c/o J. Alexander Brock to vary from Section 614 of the Zoning Ordinance to eliminate the Street Frontage Requirement (proposed Tract II) and to vary from Section 622 of the Zoning Ordinance- Permitted encroachments upon required setbacks. If granted, these variances will allow the applicant to divide the existing lot, known at 1281 Brockett Road, Clarkston, GA 30021 into two lots. Dennis Webb was present to speak for the request. Ms. Qawiy read the staff recommendation for conditional approval of the request and the public hearing was opened. Mr. Webb gave an overview and answered questions. Dean Moore-Rayford Trail wanted more information about the project and was told he could have requested additional information prior to the meeting. Harry Kendricks-Brockett Road stated he did not have enough time or information to make an informed decision. Chris Busing-Mauck Street responded to a statement Mr. Webb made regarding timeliness of approval of the request and said “your emergency is not our problem”. Bob Humphries-Norman Road asked if there’s a way to get more information prior to the meetings. The public hearing was closed. Ms. Medford made a motion to approve the variance requests to vary from Section 614 of the ordinance to eliminate the street frontage requirement (proposed tract II) and to vary from Section 622 permitted encroachments upon required setbacks to allow the applicant to divide the existing lot into two lots with the following conditions:
 - 1- Tract 1 will contain the existing 41 buildings to be renovated and improved and the 25 foot rear setback encroachment of the existing pool deck.
 - 2- Tract 2 will remain undeveloped and will contain the existing detention pond and the 10 foot front yard encroachment of the existing pool deck, even with the transfer of ownership.
 - 3- The new plat shall contain an access and maintenance easement agreement for maintenance of the stormwater structure and runoff for the property. The maintenance easement agreement shall be recorded and shall remain in effect even with the transfer of ownership.
 - 4-The current plat shall be submitted to DeKalb County and City staff for review of compliance with all added (current) conditions before being recorded.

5- The owners shall be responsible for compliance with the Corps of Engineers for wetlands.

Ms. Weinert gave a second and the motion passed 3/0.

PUBLIC HEARING: A variance request from the Vietnamese Faith Baptist Church, Incorporated submitted by Craig Taylor (Agent) of parcel 18-142-01-086 located at 4692 East Ponce de Leon Avenue, consisting of 14.3941 acres to vary from Section 1102-Design Standards and Section 1107 Minimum off-street parking requirements to reduce the required parking requirements of 2.0 spaces per unit to 1.5 spaces per unit and to reduce the parking space from 20 feet deep to 18 feet deep. Craig Taylor was present to speak for the request. Ms. Qawiy read the staff recommendation for conditional approval of the conceptual site plan and approval of the variance requests. The public hearing was opened and Dean Moore-Rayford Trail questioned whether there should be a pull-off bus lane so traffic would flow better and to possibly move the Marta bus stop. Beverly Burks-Mount Berry Court asked the Board to strongly consider that all the variance criteria are met before granting the variance. Mr. Moore asked Ms. Qawiy to clarify the ordinance for variances. The public hearing was closed.

Ms. Medford made a motion for conditional approval of the conceptual site plan as designed with the following conditions;

- 1- The pre-application meeting with City staff and the owners/developers is required to determine all specifications as required for conformity with the regulations of the Zoning Ordinance.
- 2- The owners shall be responsible for all maintain all local and state stream buffer requirements and compliance with the Corps of Engineers for wetlands.

;and for approval of the variance requests to vary from Section 1102-Design Standards and Section 1107 Minimum off-street parking requirements to reduce the required parking requirements of 2.0 spaces per unit to 1.5 spaces per unit and to reduce the parking spaces from 20 feet deep to 18 feet deep.

Ms. Weinert gave a second and the motion passed 3/0.

E. ADJOURNMENT: Ms. Medford made a motion to adjourn the meeting at 8:31 PM. Ms. Weinert gave a second and the motion passed 3/0.

Respectfully submitted,
Melissa M. Foster
Secretary

CITY OF CLARKSTON

ITEM NO: H2

CLARKSTON CITY COUNCIL WORK SESSION

HEARING TYPE:
Work Session

BUSINESS AGENDA / MINUTES

ACTION TYPE:
Resolution

MEETING DATES: November 27, 2018
December 4, 2018

SUBJECT: Variance requests from the Vietnamese Faith Baptist Church, Incorporated submitted by Craig Taylor (Agent) of 4692 East Ponce de Leon Avenue, to reduce the required parking requirements of 2.0 spaces per unit to 1.5 spaces per unit and to reduce the parking spaces from 20 feet deep to 18 feet deep.

DEPARTMENT:
Planning & Development

PUBLIC HEARING: YES NO

ATTACHMENTS: YES NO
Pages:

INFORMATION CONTACT:
Shawanna Qawiy, Planning and Dev. Director
PHONE NUMBER: 404-296-6489

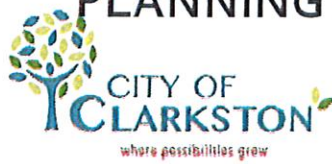
PURPOSE: The Mayor and City Council shall review the submitted variance requests from the Vietnamese Faith Baptist Church, Incorporated submitted by Craig Taylor (Agent) of parcel 18-142-01-086 located at 4692 East Ponce de Leon Avenue, consisting of 14.3941 acres to vary from Section 1102- Design Standards and Section 1107 Minimum off-street parking requirements of the Zoning Ordinance to reduce the required parking requirements of 2.0 spaces per unit to 1.5 spaces per unit and to reduce the parking space from 20 feet deep to 18 feet deep.

NEED/ IMPACT:
The subject property recently annexed into the City limits of Clarkston, currently houses the vacant Vietnamese Faith Baptist Church, Incorporated. The subject property, a total of 14.386 acres, (8 acres will remain undeveloped) will be constructed into a 196 unit multifamily work force housing development. In an effort to decrease the impervious surface of the development and to reduce the number of cars, the applicant is seeking to reduce the parking space requirement of 2.0 spaces per unit to 1.5 spaces and to reduce the depth of each space from 20 feet to 18 feet.

These requests were reviewed at the November 20, 2018 Planning and Zoning Board Meeting.

STAFF RECOMMENDATION: *Staff Analysis Attached*
Staff recommends conditional approval of the conceptual site plan with conditions.
Staff recommends approval of the variance requests with conditions.

PLANNING AND ZONING BOARD RECOMMENDATIONS: *Meeting minutes attached.*
Based on the November 20, 2018, Planning and Zoning Board public hearing meeting, the Board recommends conditional approval of the conceptual site plan with conditions and of the variance requests.



CITY of CLARKSTON
PLANNING AND DEVELOPMENT DEPARTMENT
VARIANCE APPLICATION

1055 ROWLAND STREET
CLARKSTON, GA 30021
404.296.6489

This page must be completed by the Applicant. Please see Applicant Instructions for full requirements.

SUBMITTAL CHECKLIST

Your application must include the following items, or it will not be considered complete:

- Plan(s) to scale demonstrating variance requested
Survey PREVIOUSLY SUBMITTED
Property Deed PREVIOUSLY SUBMITTED
Recorded Plat of Property (seven (7) copies) PREVIOUSLY SUBMITTED
Campaign Contribution Disclosure Form PREVIOUSLY SUBMITTED
Filing Fee (payable to The City of Clarkston)

FOR OFFICE USE/DETERMINATION

Review determination and fee: Review fee (payable to The City of Clarkston) depends on type of review(s). (See Fee Schedule):

Variance (Fee)
Please indicate if this is an Administrative Variance

APPLICANT INFORMATION

CRAIG TAYLOR BLUE RIDGE ATLANTIC
Applicant Name Company
678-232-0015
Primary Phone # Alternate Phone # Fax #
WCRTAYLOR1@GMAIL.COM
Email Address

PROJECT SUMMARY

PEACHTREE CREEK AT PONCE
Name of Project

Detailed Description of Variance. Include: Variance needed (code section, square footage or other dimension); Proposed use(s) and square footage of floor area for each use; and written explanation of hardship involved with need for variance (see checklist).

THE DEVELOPMENT IS A 196 UNIT APARTMENT COMMUNITY. THERE ARE 300 PARKING SPACES ASSIGNED FOR THE SITE. PARKING SPACES ARE 18 FEET DEEP. THE 300 SPACES REPRESENT 1.5 SPACES PER UNIT. WE ARE REQUESTING A VARIANCE FROM 2 SPACES/UNIT TO 1.5 SPACES PER UNIT AND A SPACE DEPTH OF 18 FT INSTEAD OF 20.



**CITY of CLARKSTON
PLANNING AND DEVELOPMENT DEPARTMENT
VARIANCE APPLICATION**

1055 ROWLAND STREET
CLARKSTON, GA 30021
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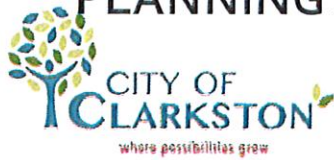
THESE ARE VARIANCES FROM THE CODE OF ORDINANCES, APPENDIX A, ARTICLES 1 SECTIONS 1102(A)(2) AND 1107(C).

| | | | | | |
|--------------------------------------|----------|---------------------------------------|------------------------|--------------------------|----------------|
| Total Number of Parcels Involved: | <u>1</u> | Total Project Area (acre/sf): | <u>14.386</u> | Total Disturbed Area: | <u>8 ACRES</u> |
| Total Number of Buildings: | <u>6</u> | Total Estimated Construction Cost: | <u>\$22,000,000.00</u> | | |

Project Submittal Checklist and all documents, plans, written analysis, and fees required therein accompany this application form.

I hereby certify that all information provided herein and in the accompanying documents is true and correct.

| | |
|---|---|
| <u>Craig Taylor</u> | <u>10/19/18</u> |
| Applicant Signature | Date |
| <input type="checkbox"/> Property Owner | <input checked="" type="checkbox"/> Owner's Agent |



CITY of CLARKSTON
PLANNING AND DEVELOPMENT DEPARTMENT
VARIANCE APPLICATION

1055 ROWLAND STREET
 CLARKSTON, GA 30021
 404.296.6489

PROPERTY INFORMATION/OWNER AUTHORIZATION

If more than one parcel is the subject of review, owner-applicant shall complete information for each parcel on additional page attachments; authorized agent-applicants must complete this page for EACH parcel.

PARCEL (PROPERTY) INFORMATION

| | | |
|--|--------------------------|--------------------------------------|
| <u>4692 EAST PONCE DE LEON</u> | <u>STONE MOUNTAIN GA</u> | <u>30083</u> |
| Property Address/Location | Suite/Apt. # | City, State Zip Code |
| <u>18-142-01-086</u> | | <u>14.386</u> |
| Parcel ID/Property Tax Identification Number | | Total Acreage |
| <u>HOUSE OF WORSHIP</u> | | <u>R-85 (DeKalb)</u> |
| Present Use(s) | | Present Zoning (Official Zoning Map) |
| <u>MULTI-FAMILY RESIDENTIAL</u> | | |
| Proposed Use(s) | | |

Indicate here if there are more than one subject parcels (attach information accordingly)

Legal description includes: Or: Indicate here that an exhibit identifying property location is attached.

| | | |
|------------------|-------|---------|
| Subdivision Name | Lot # | Block # |
|------------------|-------|---------|

PROPERTY OWNER

| | | |
|--|---------------------------|--------------------------|
| <u>VIETNAMESE FAITH BAPTIST CHURCH, INC</u> | | |
| Owner (Person, Firm, Corporation, or Agency) | Company Name | |
| <u>4692 E. PONCE DE LEON AVE</u> | <u>STONE MOUNTAIN, GA</u> | <u>30083</u> |
| Mailing Address | Suite/Apt. # | City, State Zip Code |
| <u>770-938-2550</u> | | <u>CHINH.DAO@ATT.NET</u> |
| Primary Phone # | Fax # | Email Address |

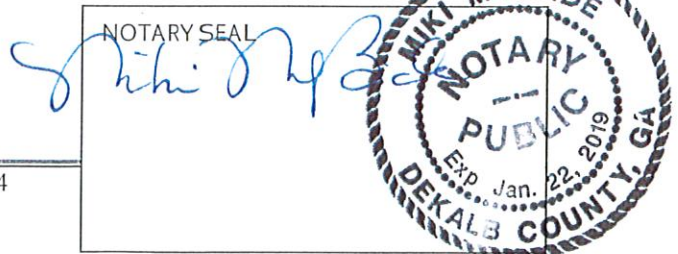
PROPERTY OWNER'S AGENT (If applicable; must match applicant contact information on page #1)

| | | |
|--|--------------------|----------------------------|
| <u>CRAIG TAYLOR, BLUE RIDGE ATLANTIC</u> | | |
| Name and Company (Owner's Agent or Attorney) | | |
| <u>191 EDGEWOODS AVENUE</u> | <u>ATLANTA, GA</u> | <u>30303</u> |
| Mailing Address | Suite/Apt. # | City, State Zip Code |
| <u>678-232-0015</u> | | <u>WCTAYLOR1@GMAIL.COM</u> |
| Primary Phone # | Fax # | Email Address # |

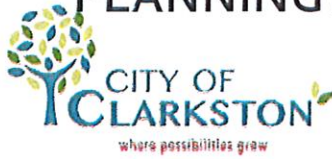
AUTHORIZATION FOR AGENT (If applicable)

| | |
|----------------------|-------------------|
| <u>Chinh Van Dao</u> | <u>10/19/2018</u> |
| Owner Signature | Date |
| <u>CHINH VAN DAO</u> | |
| Print Name | |

Subscribed and sworn before me this 10/19/2018



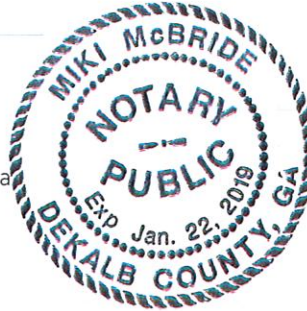
CITY of CLARKSTON
PLANNING AND DEVELOPMENT DEPARTMENT
VARIANCE APPLICATION



1055 ROWLAND STREET
CLARKSTON, GA 30021
404.296.6489

day of 10/19, 2018.

Miki McBride
Signature of Notary Public in the State of Georgia



Blue Ridge Atlantic

1122 Oberlin Road
Raleigh, North Carolina 27605

September 20, 2018

Ms. Shawanna N. Qawiy
Planning and Development Manager
City of Clarkston
1055 Rowland Street
Clarkston, GA 30021

RE: Annexation and Rezoning Request—4692 East Ponce de Leon Avenue

Dear Ms. Qawiy:

Please find enclosed our application for the annexation and rezoning of a 14.386 acre tract of land located at 4692 East Ponce de Leon Avenue, presently the location of the Vietnamese Faith Baptist Church. The property is under contract with our company and the hope is to redevelop the site into multi-family, work force housing, with a total of 196 units.

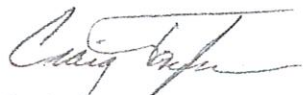
The attached application documents should provide all of the relevant information needed to understand, review and act upon this request. However, if there is anything additional you might need, please let us know.

The proposed project complies with applicable zoning regulations with two exceptions, for which we are asking variances. As designed, we have 300 parking spaces, each with a depth of 18 feet. This allows for 1.53 parking spaces per unit. We are asking approval for this design concept.

Given the modern trends in parking spaces, both in terms of size and number, this request is consistent with the newer use patterns being observed in multi-family housing, where a host of alternative means of transportation are reducing the number and the size of vehicles on site.

We thank you for this opportunity to propose this much needed, affordably priced, very high quality housing in Clarkston, and look forward to working with you and the City.

Sincerely,



Craig Taylor
678-232-0015



Disclosure of Campaign Contributions

Pursuant to OCGA, Section 36-67A-3(a), the following disclosure is mandatory when an applicant or any representative has made campaign contributions aggregating \$250.00 or more to a local government within two (2) years immediately preceding the filing of this application.

It shall be the duty of the applicant and the attorney representing the applicant to file a disclosure with the governing authority of the respective local government. The following questions must be answered:

Have you, the applicant, made \$250.00 or more in campaign contributions to a local government official within two years immediately preceding the filing of this application?

Yes No

If the answer is yes, you must file a disclosure report with the governing authority of City of Clarkston showing:

- 1. The name and official position of the local governing authority in City of Clarkston to whom the campaign contribution was made.

Name and official position of the applicant/representative (Please Print)

- 2. The dollar amount and description of each campaign contribution made during the two (2) years immediately preceding the filing of this application and the date of each such contribution was made.

Description of Campaign Contribution (Please Print)

\$ _____
Dollar Amount

This disclosure must be filed within ten (10) days after the application is first filed and must be submitted to the City of Clarkston, 3921 Church Street, Clarkston, GA 30021.

Craig Taylor

Signature (choose one) Applicant Owner

8/30/18

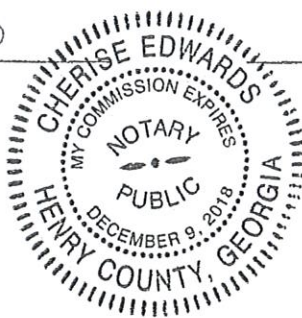
Date

[Signature]

Notary Signature

8/30/18

Date and Seal



Project Impact Analysis

The proposed project, to be called Peachtree Creek at Ponce, will be located at 4692 East Ponce de Leon Avenue on the site of the existing Vietnamese Faith Baptist Church. The Church wishes to relocate to an area closer to the residential base of its members. The property is in unincorporated DeKalb County and this request includes annexation into the City of Clarkston.

The proposed project will include 196 apartment units located in six buildings, with an additional large community center and pool. The unit mix includes 56 one bedroom, 104 two bedroom, 28 three bedroom and 8 four bedroom units. Project amenities in addition to the pool will include a playground, community garden area, covered bike storage area, large community room with warming kitchen, technology center, conference room, exercise studio, office for supportive service personnel, on-site management and maintenance offices, and small social gathering areas apart from larger meeting rooms and offices, creating a lively and intimate community setting within the complex.

Individual units will meet all Uniform Federal Accessibility Standards and qualify for LEED Gold Certification. Units will have central heating and air conditioning, washer/dryer hook-ups, Energy Star stoves, refrigerators, dishwashers, microwaves and disposals, ceiling fans and stylish window coverings.

Building exteriors will include at least 30% brick or stacked stone treatments, with "hardi-plank" style siding for the balance. There will be a large, up-lighted entry monument sign and significant landscaping to accent the architectural features of the buildings and site.

The community will be located immediately adjacent to the Sage Pointe Apartments and continue the consistent land use patterns noted along East Ponce de Leon. The east side of the site is bordered by a child care center, adding an immediate amenity available for resident use. Additionally, the site is bordered by the South Fork of Peachtree Creek, which will establish a significant buffer between the site and the single family housing located along Idlewood and behind the site. Since the site is currently outside of the city limits of Clarkston, it is not specifically called out in any future development plans, but is clearly consistent with existing development along the corridor.

The property is presently served with water and sewer. There are no issues with water service. Sewer service is restricted along the South Ford of Peachtree Creek. The Developer will install an alternative system for handling sewer releases, using holdings tanks, timed releases (midnight to 5:00 AM) and rain sensors to ensure no releases during significant rain events. This is an acceptable method of dealing with sewer access along this restricted basin.

Bus service is immediately available to residents along East Ponce de Leon with bus stops bracketing the site, and paved pedestrian walkways along Ponce de Leon afford walking options to the Brockett/East Ponce shopping district (1/4 mile) as well as downtown Clarkston (1 mile). Immediately across Ponce de Leon is the Stone Mountain Trail (PATH Trail) that runs from Stone Mountain to Centennial Park in downtown Atlanta, affording an alternative transportation corridor for residents wishing to walk/scooter/bike longer distances. As biking assumes a greater dominance in Atlanta, especially among the immigrant populations, this will become an even more significant asset as a very low cost, but effective transportation corridor.

School over-crowding has been an issue in Clarkston; however, the introduction of a new elementary school and the under-utilization of Stone Mountain middle school provide good options for children

moving into the community who would not be displaced from existing schools by redistricting. They would move into the community and begin attending these schools from the beginning.

As noted above, a significant feature of the site is the bordering of the location by Peachtree Creek. Given the topography of the site, the creek will not be impacted at all. The location of the creek and its floodplain affords to the site a positive natural buffer to other residential development in the area and will not be disturbed at all by this development.

According to the City of Clarkston's ULI study in 2015 and the Visioning 2040 Comprehensive Development Plan, one goal is to provide incentives to developers to invest in Clarkston and to more fully coordinate with DeKalb County on development options. This development project meets that goal by utilizing DeKalb County issued tax exempt bond financing to develop much needed, new, high quality and affordable housing (to residents at or below 60% of the median income).

According to the Plan, rental apartments represent 60% of Clarkston's housing stock, with over 1,900 units in 13 apartment communities. However, the median age of these apartment communities is 44 years. There have been no new apartments added to the rental inventory since 1988, and no apartments are currently under construction. This may change with some proposed senior housing and a couple of other initiatives to upgrade existing housing. However, with development pressure now coming to bear on Clarkston, units are being lost from the affordable inventory. Somewhere between 600 and 700 units have lost their rent and income restrictions and owners are now pushing rental rates higher. This will have a negative affect on the existing tenant based in Clarkston as well as a disincentive to continue Clarkston's position as a welcoming place for immigrants and refugees. With rents ranging from about \$750 for a one bedroom unit to \$1,100 for a four bedroom unit, the development will address a pressing need for a high quality, but affordable product in the market.

The Plan concludes that "the strong regional apartment market suggests that there is likely latent market demand for new apartments in the area." Currently many existing multi-family complexes in Clarkston are experiencing overcrowding. There is a significant need for new, high quality, yet affordable housing available and specifically targeted to the existing and incoming immigrant and refugee population upon which Clarkston has built its well-deserved status as perhaps the most welcoming city in America. The City and residents of Clarkston will greatly benefit from Peachtree Creek at Ponce being part of the larger social fabric of a unique, diverse and creative City.

According to the market analyst engaged to determine the viability of this development, to quote: "We believe there is an opportunity to introduce a 200-unit affordable rental community in the market area in the near-term with the recommended unit mix, rents, unit features/finishes, and community amenities."

This development will be a success economically, socially and culturally and set a new standard for what apartment living in Clarkston could and should be. Co-Star states that only two of Clarkston's apartment communities can be ranked as "B" level, with the balance all being "C", the lowest designation. Peachtree Creek at Ponce will reset the bar as the only Class A apartment community in the City, thereby inspiring and economically challenging the rest of the apartment owners in the community to rise to a new level. Its success will also encourage others to consider Clarkston as the place to invest, not only in housing, but as a place to do business, to buy a home, or to re-create in its rich diversity of food and culture. This development can truly be a key part to the larger transformative dynamic that is already at work in Clarkston. We will be proud and honored to be a part of that transformation.

Deed Book 10222 Pg. 234
Filed and Recorded Oct-07-1998 09:35am
1998-0096394
Real Estate Transfer Tax \$750.00

CLERK, SUPERIOR COURT
By: [Signature]
Deputy Clerk

AFTER RECORDING RETURN TO:
Jerry D. McCumber, Esquire
Arnold Golden & Gregory, LLP
2800 Cox Atlantic Center
1201 West Peachtree Street
Atlanta, Georgia 30309-3439

STATE OF GEORGIA
COUNTY OF FULTON

WARRANTY DEED

THIS DEED, made this 1 day of day of October, 1998, between ARTHUR M. DORTON, JR., EUGENE F. STRENG, DONALD C. WALLACE, AND JAMES L. WHITSON, JR., as the Trustees of INGLESIDE PRESBYTERIAN CHURCH, an unincorporated religious association existing under the laws of the State of Georgia, of the County of DeKalb and State of Georgia ("Grantor") and VIETNAMESE FAITH BAPTIST CHURCH, INC., a corporation duly organized and existing under the laws of the State of Georgia, of the County of DeKalb and State of Georgia ("Grantee") (the terms Grantor and Grantee to include their respective heirs, successors and assigns where the context hereof requires or permits).

WITNESSETH THAT: Grantor, for and in consideration of the sum of TEN and 00/100 (\$10.00) DOLLARS and other good and valuable consideration, in hand paid at or before the sealing and delivery of these presents, the receipt, adequacy and sufficiency of which being hereby acknowledged by Grantor, has granted, bargained, sold and conveyed, and by these presents does hereby grant, bargain, sell and convey unto Grantee, the following described real property, to wit:

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 120 and 142 of the 18th District of DeKalb County, Georgia, as more particularly described in Exhibit "A" attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the above-described tract or parcel of land, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of Grantee, forever, in FEE SIMPLE.

All that tract or parcel of land lying and being in Land Lots 120 & 142 of the 18th District, Dekalb County, Georgia, and being more particularly described as follows:

BEGINNING at point on the northerly right-of-way of East Ponce de Leon Avenue (50' R/W at this point/25' to centerline) 643.6 feet westerly from the intersection of said right-of-way and the centerline of Idlewood Road; thence North 03°21'01" East, a distance of 23.79 feet to a 1/2 inch rebar set on the northerly right-of-way of East Ponce de Leon Avenue (50' to centerline) and the POINT OF BEGINNING; thence along said right-of-way North 82°37'03" West, a distance of 255.14 feet to a 1/2 inch rebar set; thence leaving said right-of-way North 02°14'55" West, a distance of 1271.62 feet to a point in the centerline of the South Fork of Peachtree Creek; thence along said creek centerline the following calls: North 37°25'04" West, a distance of 51.72 feet to a point; thence North 00°27'33" West, a distance of 38.78 feet to a point; thence North 10°15'10" West, a distance of 22.10 feet to a point; thence North 62°09'52" West, a distance of 39.93 feet to a point; thence North 73°55'25" West, a distance of 27.04 feet to a point; thence North 52°39'45" West, a distance of 19.92 feet to a point; thence North 00°29'26" East, a distance of 26.64 feet to a point; thence North 40°21'58" West, a distance of 17.03 feet to a point; thence leaving said creek centerline South 89°25'38" East, a distance of 608.61 feet to a 1/2 inch rebar found; thence South 01°55'51" West, a distance of 660.19 feet to a 1/2 inch rebar found (bent); thence North 89°49'14" West, a distance of 20.11 feet to a 1/2 inch rebar found; thence South 00°00'10" East, a distance of 349.98 feet to a 1/2 inch rebar set; thence North 88°39'20" East, a distance of 19.91 feet to a 3/4 inch square stock; thence South 03°52'11" East, a distance of 269.61 feet to a 1/2 inch rebar set; thence North 78°43'54" West, a distance of 163.13 feet to a 1/2 inch rebar set; thence South 05°33'27" West, a distance of 112.63 feet to a fence post; thence South 03°21'01" West, a distance of 118.49 feet to a 1/2 inch rebar set, being the POINT OF BEGINNING.

Said tract contains 14.386 acres of land.

Blue Ridge Atlantic

1122 Oberlin Road
Raleigh, North Carolina 27605

September 20, 2018

Ms. Shawanna N. Qawiy
Planning and Development Manager
City of Clarkston
1055 Rowland Street
Clarkston, GA 30021

RE: Annexation and Rezoning Request—4692 East Ponce de Leon Avenue

Dear Ms. Qawiy:

Please find enclosed our application for the annexation and rezoning of a 14.386 acre tract of land located at 4692 East Ponce de Leon Avenue, presently the location of the Vietnamese Faith Baptist Church. The property is under contract with our company and the hope is to redevelop the site into multi-family, work force housing, with a total of 196 units.

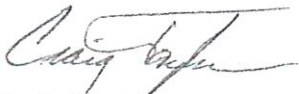
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Given the modern trends in parking spaces, both in terms of size and number, this request is consistent with the newer use patterns being observed in multi-family housing, where a host of alternative means of transportation are reducing the number and the size of vehicles on site.

We thank you for this opportunity to propose this much needed, affordably priced, very high quality housing in Clarkston, and look forward to working with you and the City.

Sincerely,



Craig Taylor
678-232-0015



Disclosure of Campaign Contributions

Pursuant to OCGA, Section 36-67A-3(a), the following disclosure is mandatory when an applicant or any representative has made campaign contributions aggregating \$250.00 or more to a local government within two (2) years immediately preceding the filing of this application.

It shall be the duty of the applicant and the attorney representing the applicant to file a disclosure with the governing authority of the respective local government. The following questions **must** be answered:

Have you, the applicant, made \$250.00 or more in campaign contributions to a local government official within two years immediately preceding the filing of this application?

Yes No

If the answer is **yes**, you must file a disclosure report with the governing authority of City of Clarkston showing:

- 1. The name and official position of the local governing authority in City of Clarkston to whom the campaign contribution was made.

Name and official position of the applicant/representative (Please Print)

- 2. The dollar amount and description of each campaign contribution made during the two (2) years immediately preceding the filing of this application and the date of each such contribution was made.

| Description of Campaign Contribution (Please Print) | \$ Dollar Amount |
|--|---------------------|
|--|---------------------|

This disclosure must be filed within ten (10) days after the application is first filed and must be submitted to the City of Clarkston, 3921 Church Street, Clarkston, GA 30021.

Craig Taylor
Signature (choose one) Applicant Owner

8/30/18
Date

[Signature]
Notary Signature

8/30/18
Date and Seal



Project Impact Analysis

The proposed project, to be called Peachtree Creek at Ponce, will be located at 4692 East Ponce de Leon Avenue on the site of the existing Vietnamese Faith Baptist Church. The Church wishes to relocate to an area closer to the residential base of its members. The property is in unincorporated DeKalb County and this request includes annexation into the City of Clarkston.

The proposed project will include 196 apartment units located in six buildings, with an additional large community center and pool. The unit mix includes 56 one bedroom, 104 two bedroom, 28 three bedroom and 8 four bedroom units. Project amenities in addition to the pool will include a playground, community garden area, covered bike storage area, large community room with warming kitchen, technology center, conference room, exercise studio, office for supportive service personnel, on-site management and maintenance offices, and small social gathering areas apart from larger meeting rooms and offices, creating a lively and intimate community setting within the complex.

Individual units will meet all Uniform Federal Accessibility Standards and qualify for LEED Gold Certification. Units will have central heating and air conditioning, washer/dryer hook-ups, Energy Star stoves, refrigerators, dishwashers, microwaves and disposals, ceiling fans and stylish window coverings.

Building exteriors will include at least 30% brick or stacked stone treatments, with "hardi-plank" style siding for the balance. There will be a large, up-lighted entry monument sign and significant landscaping to accent the architectural features of the buildings and site.

The community will be located immediately adjacent to the Sage Pointe Apartments and continue the consistent land use patterns noted along East Ponce de Leon. The east side of the site is bordered by a child care center, adding an immediate amenity available for resident use. Additionally, the site is bordered by the South Fork of Peachtree Creek, which will establish a significant buffer between the site and the single family housing located along Idlewood and behind the site. Since the site is currently outside of the city limits of Clarkston, it is not specifically called out in any future development plans, but is clearly consistent with existing development along the corridor.

The property is presently served with water and sewer. There are no issues with water service. Sewer service is restricted along the South Ford of Peachtree Creek. The Developer will install an alternative system for handling sewer releases, using holdings tanks, timed releases (midnight to 5:00 AM) and rain sensors to ensure no releases during significant rain events. This is an acceptable method of dealing with sewer access along this restricted basin.

Bus service is immediately available to residents along East Ponce de Leon with bus stops bracketing the site, and paved pedestrian walkways along Ponce de Leon afford walking options to the Brockett/East Ponce shopping district (1/4 mile) as well as downtown Clarkston (1 mile). Immediately across Ponce de Leon is the Stone Mountain Trail (PATH Trail) that runs from Stone Mountain to Centennial Park in downtown Atlanta, affording an alternative transportation corridor for residents wishing to walk/scooter/bike longer distances. As biking assumes a greater dominance in Atlanta, especially among the immigrant populations, this will become an even more significant asset as a very low cost, but effective transportation corridor.

School over-crowding has been an issue in Clarkston; however, the introduction of a new elementary school and the under-utilization of Stone Mountain middle school provide good options for children

moving into the community who would not be displaced from existing schools by redistricting. They would move into the community and begin attending these schools from the beginning.

As noted above, a significant feature of the site is the bordering of the location by Peachtree Creek. Given the topography of the site, the creek will not be impacted at all. The location of the creek and its floodplain affords to the site a positive natural buffer to other residential development in the area and will not be disturbed at all by this development.

According to the City of Clarkston's ULI study in 2015 and the Visioning 2040 Comprehensive Development Plan, one goal is to provide incentives to developers to invest in Clarkston and to more fully coordinate with DeKalb County on development options. This development project meets that goal by utilizing DeKalb County issued tax exempt bond financing to develop much needed, new, high quality and affordable housing (to residents at or below 60% of the median income).

According to the Plan, rental apartments represent 60% of Clarkston's housing stock, with over 1,900 units in 13 apartment communities. However, the median age of these apartment communities is 44 years. There have been no new apartments added to the rental inventory since 1988, and no apartments are currently under construction. This may change with some proposed senior housing and a couple of other initiatives to upgrade existing housing. However, with development pressure now coming to bear on Clarkston, units are being lost from the affordable inventory. Somewhere between 600 and 700 units have lost their rent and income restrictions and owners are now pushing rental rates higher. This will have a negative affect on the existing tenant based in Clarkston as well as a disincentive to continue Clarkston's position as a welcoming place for immigrants and refugees. With rents ranging from about \$750 for a one bedroom unit to \$1,100 for a four bedroom unit, the development will address a pressing need for a high quality, but affordable product in the market.

The Plan concludes that "the strong regional apartment market suggests that there is likely latent market demand for new apartments in the area." Currently many existing multi-family complexes in Clarkston are experiencing overcrowding. There is a significant need for new, high quality, yet affordable housing available and specifically targeted to the existing and incoming immigrant and refugee population upon which Clarkston has built its well-deserved status as perhaps the most welcoming city in America. The City and residents of Clarkston will greatly benefit from Peachtree Creek at Ponce being part of the larger social fabric of a unique, diverse and creative City.

According to the market analyst engaged to determine the viability of this development, to quote: "We believe there is an opportunity to introduce a 200-unit affordable rental community in the market area in the near-term with the recommended unit mix, rents, unit features/finishes, and community amenities."

This development will be a success economically, socially and culturally and set a new standard for what apartment living in Clarkston could and should be. Co-Star states that only two of Clarkston's apartment communities can be ranked as "B" level, with the balance all being "C", the lowest designation. Peachtree Creek at Ponce will reset the bar as the only Class A apartment community in the City, thereby inspiring and economically challenging the rest of the apartment owners in the community to rise to a new level. Its success will also encourage others to consider Clarkston as the place to invest, not only in housing, but as a place to do business, to buy a home, or to re-create in its rich diversity of food and culture. This development can truly be a key part to the larger transformative dynamic that is already at work in Clarkston. We will be proud and honored to be a part of that transformation.

Deed Book 10222 Pg 234
Filed and Recorded Oct-07-1998 09:35am
1998-0096394
Real Estate Transfer Tax 1758.00

CLERK, SUPERIOR COURT
By: W. H. Jackson
Deputy Clerk

AFTER RECORDING RETURN TO:
Jerry D. McCumber, Esquire
Arnold Cohen & Gregory, LLP
2800 Cox Atlantic Center
1241 West Peachtree Street
Atlanta, Georgia 30309-3439

STATE OF GEORGIA
COUNTY OF FULTON

WARRANTY DEED

THIS DEED, made this 1 day of day of October, 1998, between ARTHUR M. DORTON, JR., EUGENE F. STRENG, DONALD C. WALLACE, AND JAMES L. WHITSON, JR., as the Trustees of INGLESIDE PRESBYTERIAN CHURCH, an unincorporated religious association existing under the laws of the State of Georgia, of the County of DeKalb and State of Georgia ("Grantor") and VIETNAMESE FAITH BAPTIST CHURCH, INC., a corporation duly organized and existing under the laws of the State of Georgia, of the County of DeKalb and State of Georgia ("Grantee") (the terms Grantor and Grantee to include their respective heirs, successors and assigns where the context hereof requires or permits).

WITNESSETH THAT: Grantor, for and in consideration of the sum of TEN and 00/100 (\$10.00) DOLLARS and other good and valuable consideration, in hand paid at or before the sealing and delivery of these presents, the receipt, adequacy and sufficiency of which being hereby acknowledged by Grantor, has granted, bargained, sold and conveyed, and by these presents does hereby grant, bargain, sell and convey unto Grantee, the following described real property, to wit:

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 120 and 142 of the 18th District of DeKalb County, Georgia, as more particularly described in Exhibit "A" attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the above-described tract or parcel of land, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of Grantee, forever, in FEE SIMPLE.

GRANTOR will warrant and forever defend the right and title to the above-described tract or parcel of land unto the Grantee against the claims of all persons whomsoever.

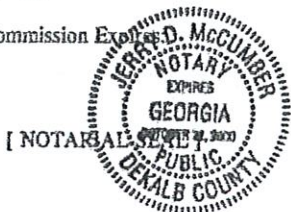
IN WITNESS WHEREOF, Grantor has caused this deed to be executed and sealed, the day and year first above written.

Signed, sealed and delivered
in the presence of:

Charles Goodgame
Unofficial Witness

[Signature]
Notary Public

My Commission Expires



INGLESIDE PRESBYTERIAN
CHURCH

Arthur M. Dorton, Jr. (SEAL) as Trustee

Arthur M. Dorton, Jr., as Trustee of
Ingleside Presbyterian Church

Eugene F. Streng (SEAL) as Trustee
Eugene F. Streng, as Trustee of
Ingleside Presbyterian Church

Donald C. Wallace (SEAL) as Trustee

Donald C. Wallace, as Trustee of
Ingleside Presbyterian Church

James L. Whison, Jr. (SEAL) as Trustee

James L. Whison, Jr. as Trustee of
Ingleside Presbyterian Church

All that tract or parcel of land lying and being in Land Lots 120 & 142 of the 18th District, Dekalb County, Georgia, and being more particularly described as follows:

BEGINNING at point on the northerly right-of-way of East Ponce de Leon Avenue (50' R/W at this point/25' to centerline) 643.6 feet westerly from the intersection of said right-of-way and the centerline of Idlewood Road; thence North 03°21'01" East, a distance of 23.79 feet to a 1/2 inch rebar set on the northerly right-of-way of East Ponce de Leon Avenue (50' to centerline) and the POINT OF BEGINNING; thence along said right-of-way North 82°37'03" West, a distance of 255.14 feet to a 1/2 inch rebar set; thence leaving said right-of-way North 02°14'55" West, a distance of 1271.62 feet to a point in the centerline of the South Fork of Peachtree Creek; thence along said creek centerline the following calls: North 37°25'04" West, a distance of 51.72 feet to a point; thence North 00°27'33" West, a distance of 38.78 feet to a point; thence North 10°15'10" West, a distance of 22.10 feet to a point; thence North 62°09'52" West, a distance of 39.93 feet to a point; thence North 73°55'25" West, a distance of 27.04 feet to a point; thence North 52°39'45" West, a distance of 19.92 feet to a point; thence North 00°29'26" East, a distance of 26.64 feet to a point; thence North 40°21'58" West, a distance of 17.03 feet to a point; thence leaving said creek centerline South 89°25'38" East, a distance of 608.61 feet to a 1/2 inch rebar found; thence South 01°55'51" West, a distance of 660.19 feet to a 1/2 inch rebar found (bent); thence North 89°49'14" West, a distance of 20.11 feet to a 1/2 inch rebar found; thence South 00°00'10" East, a distance of 349.98 feet to a 1/2 inch rebar set; thence North 88°39'20" East, a distance of 19.91 feet to a 3/4 inch square stock; thence South 03°52'11" East, a distance of 269.61 feet to a 1/2 inch rebar set; thence North 78°43'54" West, a distance of 163.13 feet to a 1/2 inch rebar set; thence South 05°33'27" West, a distance of 112.63 feet to a fence post; thence South 03°21'01" West, a distance of 118.49 feet to a 1/2 inch rebar set, being the POINT OF BEGINNING.

Said tract contains 14.386 acres of land.

TRAFFIC STUDY FOR

PEACHTREE CREEK AT PONCE APARTMENTS

DATE:

November 16, 2018

LOCATION:

Clarkston, Georgia

PREPARED FOR:

Blue Ridge Atlantic

PREPARED BY:

CALYX Engineers & Consultants, an NV5 Company



www.calyxengineers.com

nv5.com

TABLE OF CONTENTS

- A. Introduction 1
- B. Existing Conditions 4
 - B.1. Transportation Facilities 4
 - B.2. Traffic Counts 4
- C. Future Conditions 5
 - C.1. Site Information 5
 - C.2. Project Trip Generation 5
 - C.3. Trip Distribution and Assignment 5
- D. Traffic Impact Analyses 7
 - D.1. Build Conditions Capacity Analysis 7
 - D.2. Turn Lane Analysis 7
- E. Conclusions 8

LIST OF TABLES

- Table 1: Project Trip Generation 5
- Table 2: Build Capacity Analysis 7

LIST OF FIGURES

- Figure 1. Vicinity Map 2
- Figure 2. Site Location Aerial 3
- Figure 3: Build Traffic Volumes 6
- Figure 4. Turn Lane Sketch 8

A. Introduction

A new apartment development consisting of 196 units is proposed at 4692 E. Ponce de Leon Avenue in Clarkson, Georgia. The development will have one access point onto E. Ponce de Leon Avenue.

The traffic analysis in this report is for a single phase of construction. The purpose of this report is to identify the traffic expected to be generated by new vehicular trips when the development is completed. This study includes analysis of the build conditions at the site driveway.

The report summarizes the traffic volume, analysis of traffic impacts including level of service (LOS) and conclusions and recommendations from the analysis.

Figure 1. Vicinity Map

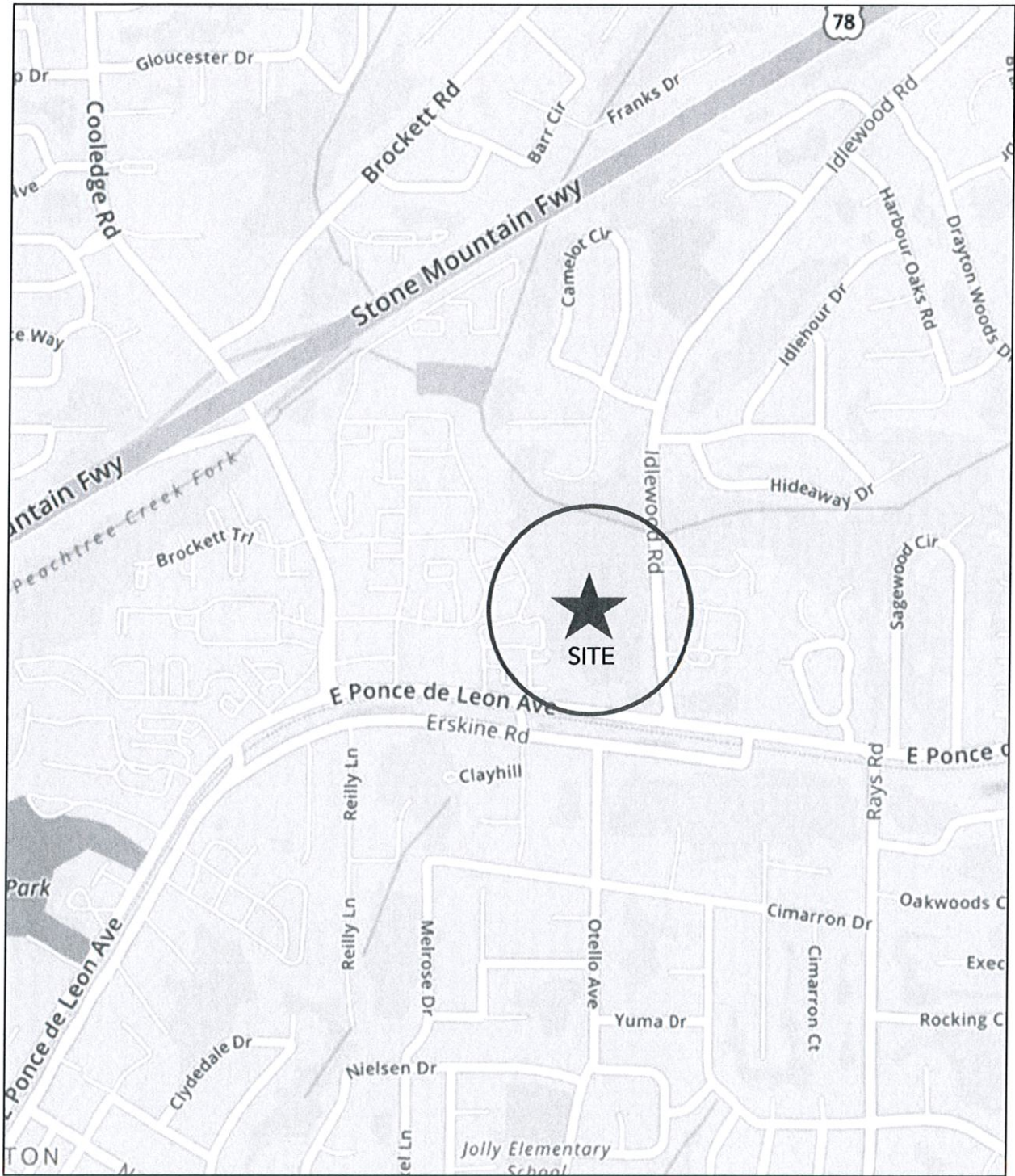


Figure 2. Site Location Aerial



B. Existing Conditions

B.1. Transportation Facilities

E. Ponce de Leon Avenue (Old Winder Hwy) is a two-lane, undivided highway that provides east-west connectivity to residential and commercial development. It is a 45 MPH, minor arterial through Clarkston. It intersects Brockett Road near its interchange with US 78 (Stone Mountain Freeway). To the west, E. Ponce de Leon Avenue intersects I-285. There are numerous bus stops along E. Ponce de Leon in the vicinity of the project.

B.2. Traffic Counts

Traffic counts were collected on E. Ponce de Leon Avenue on Thursday, November 1, 2018. The traffic recorders collected axle counts to determine truck percentages. The daily traffic volume was 20,000 and there were less than 1% heavy vehicles.

C. Future Conditions

C.1. Site Information

The new 196 unit apartment complex will have a single driveway onto E. Ponce de Leon Avenue, approximately 260 feet east of County Address and 900 feet west of the traffic signal at Idlewood Road. The site is currently occupied by a church building and ancillary facilities.

C.2. Project Trip Generation

Table 1 summarizes the project trip generation calculated using the Institute of Transportation Engineers' (ITE) Trip Generation Manual, 10th Edition, 2017.

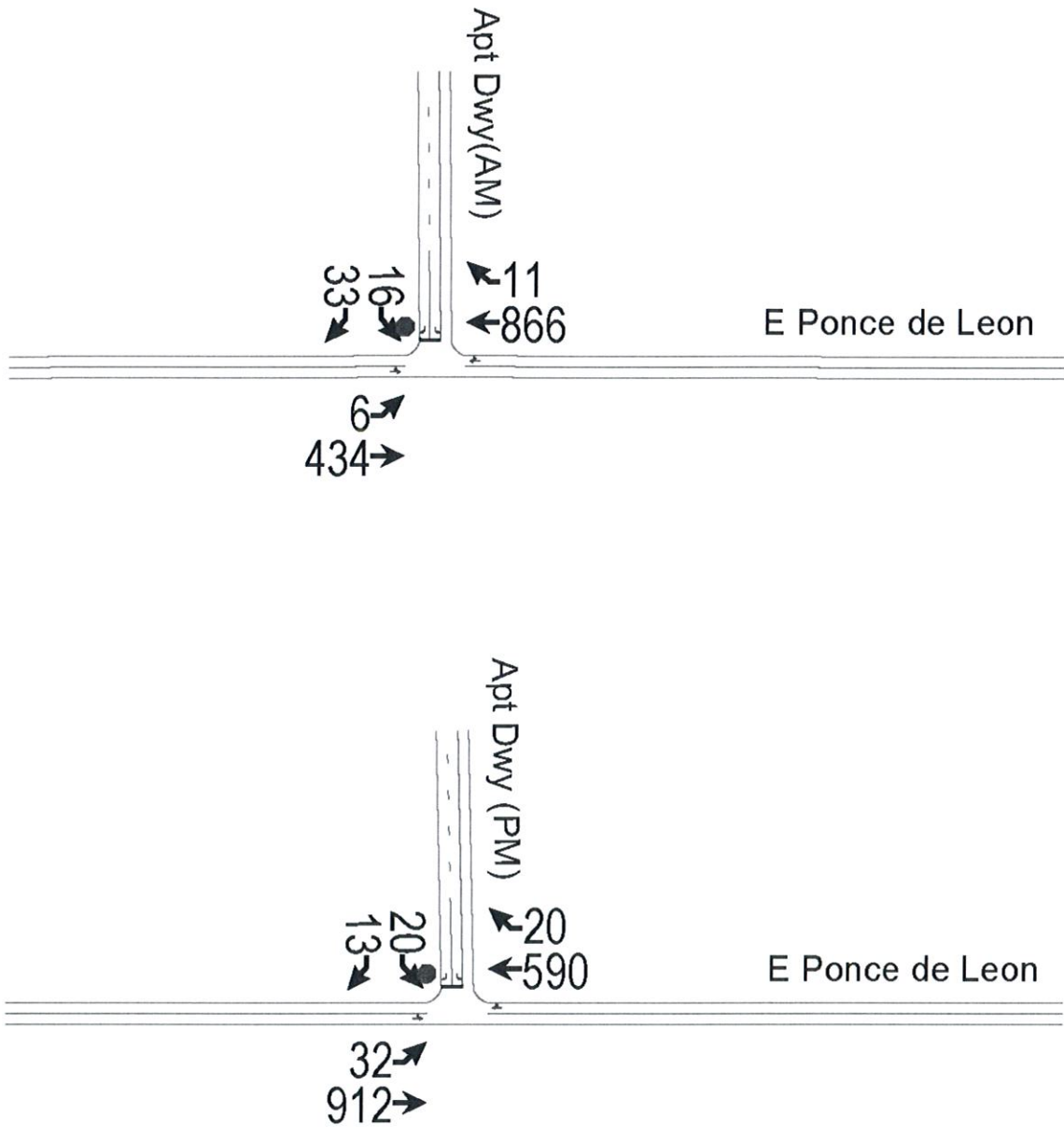
Table 1: Project Trip Generation

| Land Use | Code | Project Density | | Total | Inbound | Outbound |
|------------------------------------|------|----------------------|-------|-------|---------|----------|
| Multi-Family Housing (Mid-Rise) | 221 | Dwelling Units (196) | Daily | 1,066 | 533 | 533 |
| | | | AM | 66 | 17 | 49 |
| | | | PM | 85 | 52 | 33 |

C.3. Trip Distribution and Assignment

Trip Distribution for the site is based on an evaluation of the traffic patterns evidenced by the existing counts and typical traffic patterns in the area. The prevailing traffic is to the west in the morning (67%) and to the east in the afternoon (70%). Figure 3 depicts the traffic volumes at the study intersection once the site is fully built and occupied.

Figure 3: Build Traffic Volumes



D. Traffic Impact Analyses

The analysis for the study was performed using the traffic analysis software Synchro® 10. Average vehicular delays are calculated and reported as Levels of Service (LOS) as defined by the Highway Capacity Manual (HCM). Synchro® reports are included in the Appendix.

D.1. Build Conditions Capacity Analysis

The results of the build conditions intersection capacity analysis are shown in Table 3.

Table 2: Build Capacity Analysis

| Intersection | Control | Movement | AM | | PM | |
|------------------------------|---------|----------|-----------|-----|-----------|-----|
| | | | Delay (s) | LOS | Delay (s) | LOS |
| E. Ponce de Leon at Site Dwy | Stop | SBL | 29.7 | D | 53.8 | F |
| | | SBR | 16.8 | C | 12.8 | B |
| | | EBL | 9.8 | A | 9.0 | A |

The left turning vehicles coming out of the driveway will have somewhat long delays. However, while the traffic will have to wait on average 54 seconds, the projected 95%-ile queue is only one vehicle. That is, 95% of the time there will be one vehicle or less waiting to turn left.

D.2. Turn Lane Analysis

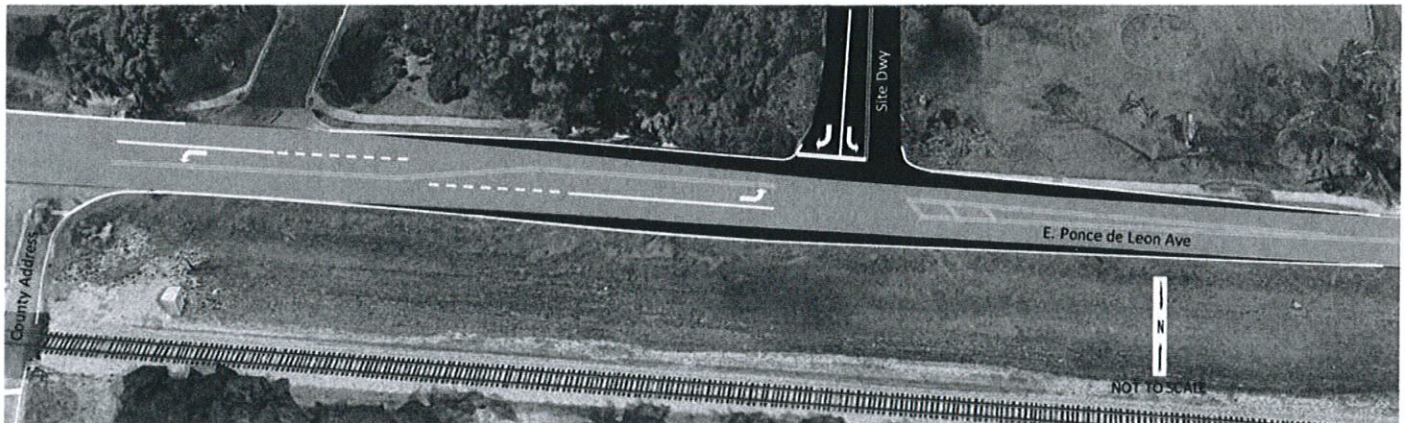
The intersection was examined to determine if any turn lanes are needed. The NCHRP publication, Report 457 was consulted to determine if left and/or right turn lanes on E. Ponce de Leon Avenue are justified and if there should be separate left and right turn lanes on the driveway. The results of the analysis are that a left turn lane would be beneficial on E. Ponce de Leon Avenue but a right turn lane is not needed. The analysis also showed that a single lane approach for the driveway would be sufficient but the capacity analysis is in opposition to that idea. Separate left and right turn lanes on the driveway would reduce the delay for the apartment complex traffic.

E. Conclusions

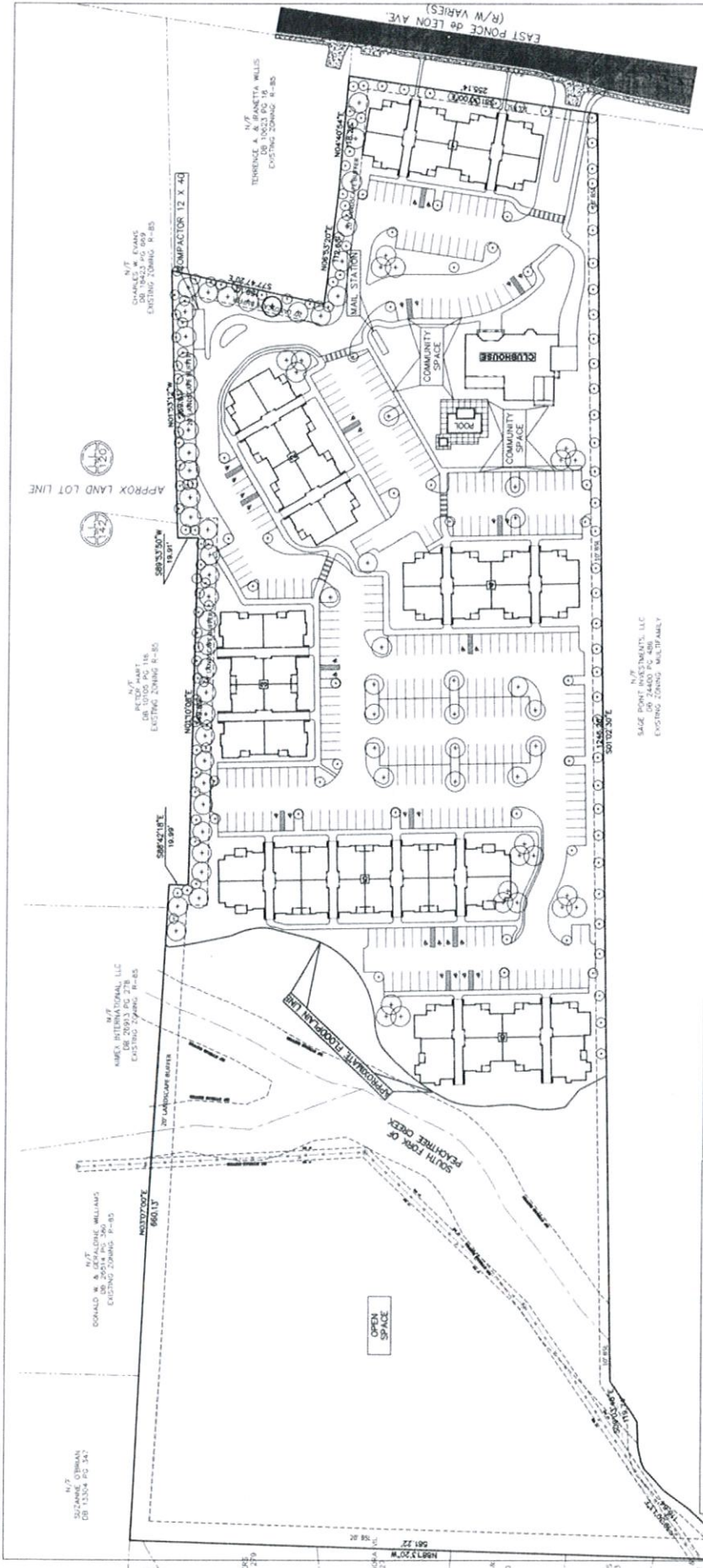
A new apartment complex with 196 units is proposed for E. Ponce de Leon Avenue, between County Address and Idlewood Drive. The single access driveway will generate 66 vehicular trips (in and out) in the AM and 85 trips in the PM.

The driveway should be constructed with separate left and right turn lanes. A right turn lane is not needed on E. Ponce de Leon Avenue. If a left turn lane on E. Ponce de Leon Avenue is constructed, it should include a 90 foot turn lane and a 50 foot bay taper. The approach taper will be about 250 feet, measured from the west side of the driveway, assuming the lanes are 11 feet wide with widening on both sides of the road. Because there is a left turn bay for County Address, and the traffic volumes are relatively low, it may be advisable to widen E. Ponce de Leon Avenue enough to make the two turn bays back-to-back. See the illustration in Figure 4 below as an example of how a lane might be constructed.

Figure 4. Turn Lane Sketch

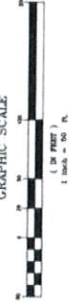


APPENDIX



24 HOUR CONTACT
 LEN BRANNEN
 425-454-8205 EXT 241

SITE ADDRESS:
 4692 E. PONCE DE LEON AVE
 STONE MOUNTAIN, GA 30083



BUILDING CHART
 UNIT MIX (04.17.2008)
 CRAG TAYLOR SHELTER RESOURCES - CLAYTON

| UNIT TYPE | A | B | C | D | TOTAL PERCENT |
|---------------|-----|-------|-------|-------|---------------|
| 1 BR | 800 | 1,100 | 1,000 | 1,300 | 5,200 |
| 2 BR | 200 | 200 | 200 | 200 | 800 |
| 3 BR | 20 | 20 | 20 | 20 | 80 |
| 4 BR | 4 | 4 | 4 | 4 | 16 |
| TOTAL PERCENT | 100 | 100 | 100 | 100 | 400 |

NOTE:
 A = 1 BR C = 3 BR
 B = 2 BR D = 4 BR

| SITE DATA CHART | | BUFFERS: | |
|---------------------|---------------|------------------------|------------------------|
| EXISTING ZONING | R-85 | DNR | 25' |
| PROPOSED ZONING | MR-CD | NORTH SIDE | 20' REGRADED / PLANTED |
| GROSS ACREAGE | 14.386 AC | MINIMUM RESIDENCE SIZE | 700 S.F. |
| PROPOSED UNITS | 198 UNITS | MAX BUILDING HEIGHT | 50' |
| DENSITY | 13.62 D.U./AC | BUILDING COVERAGE | 13% |
| PROPOSED PARKING | 300 CARS | | |
| PARKING RATIO | 1.5 / D.U. | | |
| ALLOWABLE F.A.R. | 0.5 | | |
| PROPOSED F.A.R. | 0.39 | | |
| OPEN SPACE REQ'D | 20% | | |
| PROPOSED OPEN SPACE | 29% | | |
| SETBACKS: | | | |
| FRONT | 10' | | |
| SIDE | 10' | | |
| REAR | 25' | | |

Owner/Developer:
 Shelter Resources, Inc.
 2223 112th Ave NE, Suite 102
 Bellevue, Washington 98004
 425-454-8205

Architect:
 G.L.A. - T.L.L.L. Inc.
 2650 W. Bayview Blvd., Suite 100
 Atlanta, GA 30329
 404-228-1958

Engineer:
 Glen Williams, Inc.
 2650 W. Bayview Blvd., Suite 100
 Marietta, GA 30067
 770-955-2421

CLASSIFICATION

Ponce De Leon Ave W/O Idlewood Rd

Day: Thursday
Date: 11/1/2018

City: Clarkston
Project #: GA18_9627_001e

East Bound

| Time | # 1 | # 2 | # 3 | # 4 | # 5 | # 6 | # 7 | # 8 | # 9 | # 10 | # 11 | # 12 | # 13 | Total |
|---------------|----------|-------------|------------|------------|------------|-----------|-----------|-----------|----------|-----------|-----------|-----------|-----------|-------------|
| 00:00 AM | 0 | 126 | 7 | 3 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 137 |
| 01:00 | 0 | 103 | 5 | 1 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 110 |
| 02:00 | 0 | 78 | 4 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 84 |
| 03:00 | 0 | 69 | 4 | 0 | 1 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 75 |
| 04:00 | 0 | 81 | 4 | 2 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 88 |
| 05:00 | 0 | 108 | 12 | 4 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 126 |
| 06:00 | 0 | 214 | 12 | 11 | 5 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 243 |
| 07:00 | 0 | 385 | 25 | 10 | 11 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 434 |
| 08:00 | 0 | 296 | 31 | 10 | 12 | 1 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 352 |
| 09:00 | 1 | 248 | 26 | 5 | 11 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 293 |
| 10:00 | 0 | 328 | 36 | 3 | 13 | 2 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 383 |
| 11:00 | 0 | 374 | 38 | 5 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 422 |
| 12:00 PM | 0 | 433 | 42 | 8 | 7 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 493 |
| 13:00 | 0 | 489 | 44 | 7 | 17 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 559 |
| 14:00 | 0 | 604 | 42 | 6 | 20 | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 674 |
| 15:00 | 0 | 603 | 58 | 12 | 18 | 5 | 0 | 1 | 3 | 0 | 0 | 0 | 0 | 700 |
| 16:00 | 0 | 669 | 70 | 10 | 30 | 1 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 782 |
| 17:00 | 0 | 830 | 57 | 6 | 16 | 0 | 0 | 1 | 2 | 0 | 0 | 0 | 0 | 912 |
| 18:00 | 0 | 784 | 43 | 4 | 14 | 3 | 0 | 1 | 1 | 0 | 0 | 0 | 0 | 850 |
| 19:00 | 0 | 535 | 42 | 3 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 583 |
| 20:00 | 0 | 481 | 28 | 3 | 4 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 517 |
| 21:00 | 0 | 382 | 15 | 3 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 403 |
| 22:00 | 0 | 315 | 29 | 4 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 350 |
| 23:00 | 0 | 240 | 12 | 3 | 3 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 260 |
| Totals | 1 | 8775 | 686 | 123 | 202 | 25 | 11 | 0% | 7 | 0% | 0% | 0% | 0% | 9830 |
| % of Totals | 0% | 89% | 7% | 1% | 2% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 100% |

| Directional Peak Periods | AM 7-9 | NOON 12-2 | PM 4-6 | Off Peak Volumes |
|--------------------------|------------|-------------|-------------|------------------|
| All Classes | Volume | Volume | Volume | Volume |
| AM Volumes | 786 | 1052 | 1694 | 6298 |
| % AM | 8% | 11% | 17% | 64% |
| AM Peak Hour | 06:00 | 07:00 | 08:00 | |
| Volume | 11 | 3 | 2 | |
| PM Volumes | 482 | 15 | 7 | |
| % PM | 5% | 0% | 0% | |
| PM Peak Hour | 17:00 | 15:00 | 15:00 | |
| Volume | 70 | 5 | 3 | |
| Totals | 786 | 1052 | 1694 | 6298 |

Classification Definitions

- 1 Motorcycles
- 2 Passenger Cars
- 3 2-Axle, 4-Tire Single Units
- 4 Buses
- 5 2-Axle, 6-Tire Single Units
- 6 3-Axle, 4-Tire Single Units
- 7 >=4-Axle Single Units
- 8 <=4-Axle Single Trailers
- 9 3-Axle, 6-Tire Multi-Trailers
- 10 >=6-Axle Single Trailers
- 11 <=5-Axle Multi-Trailers
- 12 3-Axle, 6-Tire Multi-Trailers
- 13 >=7-Axle Multi-Trailers

CLASSIFICATION

Ponce De Leon Ave W/O Idlewood Rd

Day: Thursday
Date: 11/1/2018

City: Clarkston
Project #: GA18_9627_001w

West Bound

| Time | # 1 | # 2 | # 3 | # 4 | # 5 | # 6 | # 7 | # 8 | # 9 | # 10 | # 11 | # 12 | # 13 | Total |
|---------------|----------|-------------|------------|------------|------------|-----------|----------|----------|----------|----------|----------|----------|----------|--------------|
| 00:00 AM | 0 | 98 | 6 | 3 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 109 |
| 01:00 | 0 | 73 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 75 |
| 02:00 | 0 | 62 | 2 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 66 |
| 03:00 | 0 | 65 | 1 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 67 |
| 04:00 | 0 | 93 | 5 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 99 |
| 05:00 | 0 | 218 | 21 | 5 | 4 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 249 |
| 06:00 | 0 | 482 | 40 | 14 | 18 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 555 |
| 07:00 | 0 | 763 | 57 | 15 | 27 | 1 | 2 | 0 | 0 | 1 | 0 | 0 | 0 | 866 |
| 08:00 | 0 | 716 | 51 | 8 | 18 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 795 |
| 09:00 | 0 | 537 | 54 | 5 | 10 | 4 | 0 | 1 | 1 | 1 | 0 | 0 | 0 | 613 |
| 10:00 | 0 | 454 | 48 | 5 | 19 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 529 |
| 11:00 | 1 | 471 | 46 | 4 | 14 | 5 | 0 | 1 | 1 | 0 | 0 | 0 | 0 | 543 |
| 12:00 PM | 0 | 450 | 51 | 5 | 9 | 0 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 517 |
| 13:00 | 2 | 526 | 46 | 6 | 13 | 1 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 595 |
| 14:00 | 1 | 574 | 48 | 14 | 23 | 2 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 663 |
| 15:00 | 3 | 570 | 39 | 4 | 14 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 630 |
| 16:00 | 0 | 534 | 47 | 11 | 18 | 2 | 1 | 1 | 0 | 0 | 0 | 0 | 0 | 614 |
| 17:00 | 0 | 534 | 42 | 5 | 9 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 590 |
| 18:00 | 0 | 462 | 36 | 4 | 4 | 1 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 508 |
| 19:00 | 0 | 426 | 31 | 5 | 3 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 466 |
| 20:00 | 0 | 313 | 27 | 3 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 349 |
| 21:00 | 0 | 240 | 16 | 3 | 2 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 262 |
| 22:00 | 0 | 202 | 9 | 3 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 217 |
| 23:00 | 0 | 137 | 4 | 3 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 147 |
| Totals | 7 | 9000 | 729 | 126 | 221 | 21 | 3 | 8 | 5 | 4 | 5 | 4 | 4 | 10124 |
| % of Totals | 0% | 89% | 7% | 1% | 2% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 100% |

| Directional Peak Periods | AM 7-9 | | | NOON 12-2 | | | PM 4-6 | | | Off Peak Volumes | | | |
|--------------------------|-------------|------------|-------------|-------------|------------|-------------|-------------|------------|-------------|------------------|-------------|------------|-------------|
| | Volume | % | | Volume | % | | Volume | % | | Volume | % | | |
| AM Volumes | 333 | 1% | 60 | 114 | 1% | 15 | 2 | 4 | 3 | 0 | 0 | 0 | 0 |
| % AM | 3% | 0% | 1% | 1% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| AM Peak Hour | 07:00 | 07:00 | 07:00 | 07:00 | 07:00 | 11:00 | 07:00 | 08:00 | 05:00 | 07:00 | 07:00 | 07:00 | 07:00 |
| Volume | 57 | 15 | 27 | 27 | 5 | 5 | 2 | 2 | 1 | 1 | 1 | 1 | 1 |
| PM Volumes | 396 | 4% | 66 | 107 | 1% | 6 | 1 | 4 | 2 | 2 | 2 | 0 | 0 |
| % PM | 4% | 49% | 1% | 1% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| PM Peak Hour | 12:00 | 14:00 | 14:00 | 14:00 | 14:00 | 14:00 | 16:00 | 14:00 | 12:00 | 13:00 | 13:00 | 14:00 | 14:00 |
| Volume | 51 | 14 | 23 | 23 | 2 | 2 | 1 | 1 | 2 | 2 | 1 | 1 | 1 |
| All Classes | 1661 | 16% | 1112 | 1112 | 11% | 1204 | 1204 | 12% | 6147 | 61% | 6147 | 61% | 6147 |

Classification Definitions

- 1 Motorcycles
- 2 Passenger Cars
- 3 2-Axle, 6-Tire Single Units
- 4 Buses
- 5 2-Axle, 6-Tire Single Units
- 6 3-Axle, 6-Tire Single Units
- 7 >=4-Axle Single Units
- 8 <=4-Axle Single Trailers
- 9 3-Axle, 6-Tire Multi-Trailers
- 10 >=6-Axle Single Trailers
- 11 <=5-Axle Multi-Trailers
- 12 3-Axle, 6-Tire Multi-Trailers
- 13 >=7-Axle Multi-Trailers

CLASSIFICATION

Ponce De Leon Ave W/O Idlewood Rd

Day: Thursday
Date: 11/1/2018

City: Clarkston
Project #: GA18_9627_001

Summary

| Time | # 1 | # 2 | # 3 | # 4 | # 5 | # 6 | # 7 | # 8 | # 9 | # 10 | # 11 | # 12 | # 13 | Total |
|---------------|----------|--------------|-------------|------------|------------|-----------|----------|-----------|-----------|----------|----------|----------|----------|--------------|
| 00:00 AM | 0 | 224 | 13 | 6 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 246 |
| 01:00 | 0 | 176 | 7 | 1 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 185 |
| 02:00 | 0 | 140 | 6 | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 150 |
| 03:00 | 0 | 134 | 5 | 0 | 1 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 142 |
| 04:00 | 0 | 174 | 9 | 3 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 187 |
| 05:00 | 0 | 326 | 33 | 9 | 6 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 375 |
| 06:00 | 0 | 696 | 52 | 25 | 23 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 798 |
| 07:00 | 0 | 1148 | 82 | 25 | 38 | 4 | 2 | 0 | 0 | 1 | 0 | 0 | 0 | 1300 |
| 08:00 | 0 | 1012 | 82 | 18 | 30 | 1 | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 1147 |
| 09:00 | 1 | 785 | 80 | 10 | 21 | 6 | 0 | 1 | 1 | 1 | 0 | 0 | 0 | 906 |
| 10:00 | 0 | 782 | 84 | 8 | 32 | 5 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 912 |
| 11:00 | 1 | 845 | 84 | 9 | 19 | 5 | 0 | 1 | 1 | 0 | 0 | 0 | 0 | 965 |
| 12:00 PM | 0 | 883 | 93 | 13 | 16 | 3 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 1010 |
| 13:00 | 2 | 1015 | 90 | 13 | 30 | 2 | 0 | 0 | 1 | 1 | 0 | 0 | 0 | 1154 |
| 14:00 | 1 | 1178 | 90 | 20 | 43 | 3 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 1337 |
| 15:00 | 3 | 1173 | 97 | 16 | 32 | 5 | 0 | 1 | 3 | 0 | 0 | 0 | 0 | 1330 |
| 16:00 | 0 | 1203 | 117 | 21 | 48 | 3 | 1 | 3 | 0 | 0 | 0 | 0 | 0 | 1396 |
| 17:00 | 0 | 1364 | 99 | 11 | 25 | 0 | 0 | 1 | 2 | 0 | 0 | 0 | 0 | 1502 |
| 18:00 | 0 | 1246 | 79 | 8 | 18 | 4 | 0 | 1 | 1 | 1 | 0 | 0 | 0 | 1358 |
| 19:00 | 0 | 961 | 73 | 8 | 6 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 1049 |
| 20:00 | 0 | 794 | 55 | 6 | 10 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 866 |
| 21:00 | 0 | 622 | 31 | 6 | 5 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 665 |
| 22:00 | 0 | 517 | 38 | 7 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 567 |
| 23:00 | 0 | 377 | 16 | 6 | 6 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 407 |
| Totals | 8 | 17775 | 1415 | 249 | 423 | 46 | 3 | 19 | 12 | 4 | 0 | 0 | 0 | 19954 |
| % of Totals | 0% | 89% | 7% | 1% | 2% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 100% |

| Directional Peak Periods | AM 7-9 | | | NOON 12-2 | | | PM 4-6 | | | Off Peak Volumes | | | | |
|--------------------------|-------------|------------|------------|-------------|------------|------------|-------------|------------|--------------|------------------|-------|-------|-------|-------|
| | Volume | % | % | Volume | % | % | Volume | % | % | Volume | % | % | | |
| AM Volumes | 2 | 6442 | 32% | 537 | 114 | 179 | 25 | 2 | 7 | 3 | 2 | 0 | 0 | 7313 |
| % AM | 0% | 09:00 | 07:00 | 3% | 1% | 1% | 0% | 0% | 0% | 0% | 0% | 0 | 0 | 37% |
| AM Peak Hour | 1 | 1148 | 57% | 10:00 | 06:00 | 07:00 | 09:00 | 07:00 | 08:00 | 05:00 | 07:00 | 07:00 | 07:00 | 07:00 |
| Volume | 1 | 1148 | 84 | 25 | 38 | 6 | 6 | 2 | 4 | 1 | 1 | 1 | 1 | 1300 |
| PM Volumes | 6 | 11333 | 63% | 878 | 135 | 244 | 21 | 1 | 12 | 9 | 2 | 0 | 0 | 12641 |
| % PM | 0% | 15:00 | 17:00 | 4% | 1% | 1% | 0% | 0% | 0% | 0% | 0% | 0 | 0 | 63% |
| PM Peak Hour | 3 | 1364 | 117 | 16:00 | 16:00 | 16:00 | 15:00 | 16:00 | 16:00 | 15:00 | 13:00 | 13:00 | 17:00 | 17:00 |
| Volume | 3 | 1364 | 117 | 48 | 21 | 48 | 5 | 1 | 3 | 3 | 1 | 1 | 1 | 1502 |
| All Classes | 2447 | 12% | 11% | 2164 | 11% | 15% | 2898 | 15% | 12445 | 62% | | | | |

- Classification Definitions**
- 1 Motorcycles
 - 2 Passenger Cars
 - 3 2-Axle, 4-Tire Single Units
 - 4 Buses
 - 5 2-Axle, 6-Tire Single Units
 - 6 3-Axle, 4-Tire Single Units
 - 7 >=4-Axle Single Units
 - 8 <=4-Axle Single Trailers
 - 9 3-Axle, 6-Tire Single Units
 - 10 >=6-Axle Single Trailers
 - 11 <=5-Axle Multi-Trailers
 - 12 6-Axle, 4-Tire Multi-Trailers
 - 13 >=7-Axle Multi-Trailers

Figure 2 - 4. Guideline for determining minor-road approach geometry at two-way stop-controlled intersections.

INPUT

| Variable | Value |
|--|-------|
| Major-road volume (total of both directions), veh/h: | 1317 |
| Percentage of right-turns on minor road, %: | 67% |
| Minor-road volume (one direction), veh/h: | 49 |

OUTPUT

| Variable | Value |
|---|-------|
| Limiting minor-road volume (one direction), veh/h: | 174 |
| Guidance for determining minor-road approach geometry: | |
| ONE approach lane is o.k. | |

CALIBRATION CONSTANTS

| Minor Road | Critical gap, s: | Follow-up gap, s: |
|--|------------------|-------------------|
| Right-turn capacity, veh/h: | 6.2 | 3.3 |
| Left-turn and through capacity, veh/h: | 6.5 | 4.0 |

* according to Table 17 - 5 of the HCM

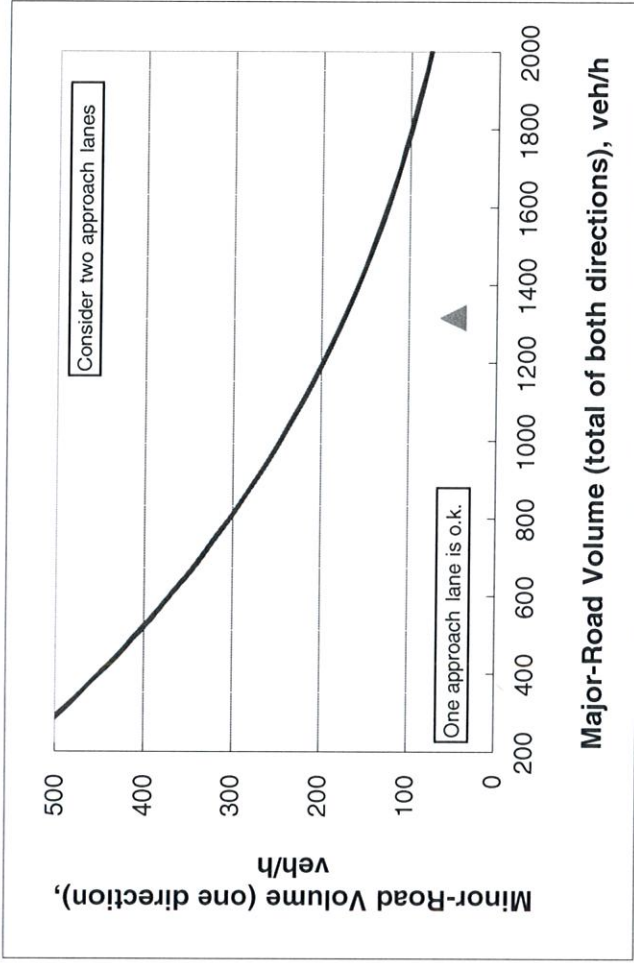


Figure 2 - 5. Guideline for determining the need for a major-road left-turn bay at a two-way stop-controlled intersection.

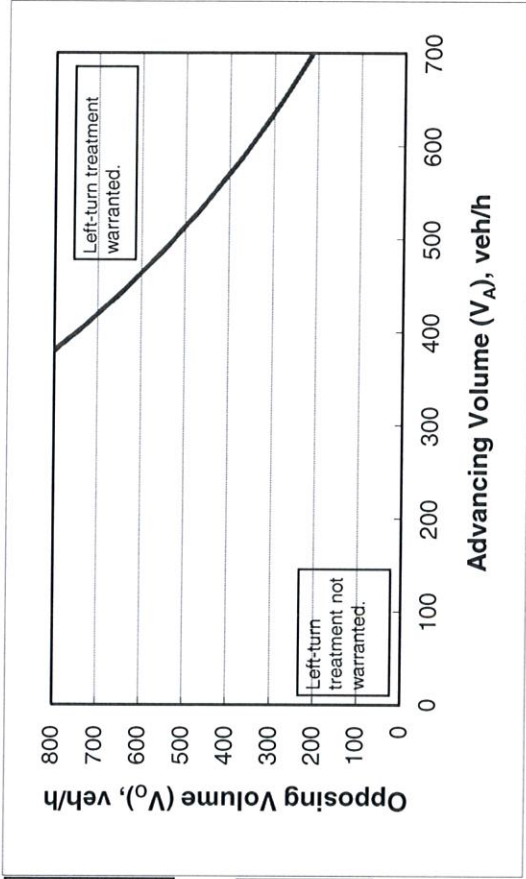
2-lane roadway (English)

INPUT

| Variable | Value |
|---|-------|
| 85 th percentile speed, mph: | 45 |
| Percent of left-turns in advancing volume (V_A), %: | 3% |
| Advancing volume (V_A), veh/h: | 944 |
| Opposing volume (V_O), veh/h: | 610 |

OUTPUT

| Variable | Value |
|--|-------|
| Limiting advancing volume (V_A), veh/h: | 459 |
| Guidance for determining the need for a major-road left-turn bay: | |
| Left-turn treatment warranted. | |



CALIBRATION CONSTANTS

| Variable | Value |
|--|-------|
| Average time for making left-turn, s: | 3.0 |
| Critical headway, s: | 5.0 |
| Average time for left-turn vehicle to clear the advancing lane, s: | 1.9 |

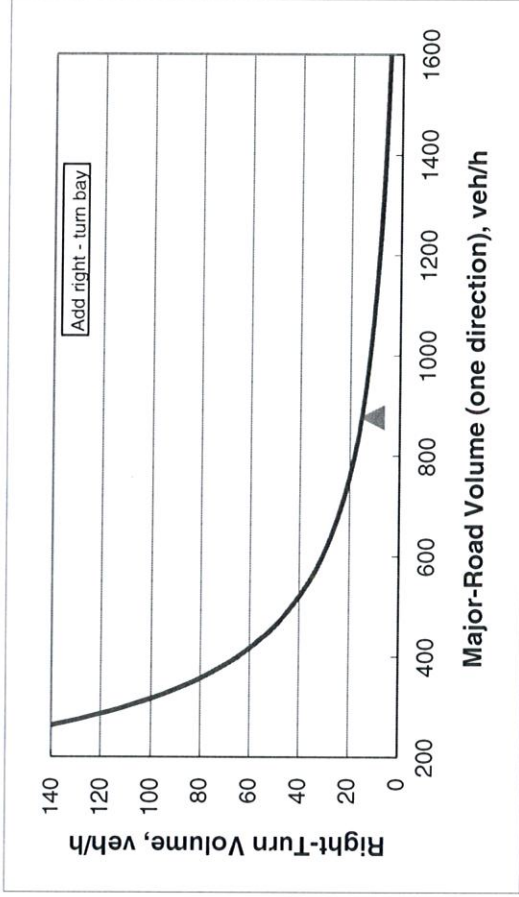
Figure 2 - 6. Guideline for determining the need for a major-road right-turn bay at a two-way stop-controlled intersection.

INPUT

| | |
|---|----------------|
| Roadway geometry: | 2-lane roadway |
| Major-road speed, mph: | 45 |
| Major-road volume (one direction), veh/h: | 877 |
| Right-turn volume, veh/h: | 11 |

OUTPUT

| | |
|--|----|
| Limiting right-turn volume, veh/h: | 15 |
| Guidance for determining the need for a major-road right-turn bay for a 2-lane roadway: | |
| Do NOT add right-turn bay. | |



Intersection

Int Delay, s/veh 0.8

| Movement | EBL | EBT | WBT | WBR | SBL | SBR |
|--------------------------|------|------|------|------|------|------|
| Lane Configurations | | ↕ | ↕ | | ↕ | ↕ |
| Traffic Vol, veh/h | 6 | 434 | 866 | 11 | 16 | 33 |
| Future Vol, veh/h | 6 | 434 | 866 | 11 | 16 | 33 |
| Conflicting Peds, #/hr | 0 | 0 | 0 | 0 | 0 | 0 |
| Sign Control | Free | Free | Free | Free | Stop | Stop |
| RT Channelized | - | None | - | None | - | None |
| Storage Length | - | - | - | - | 0 | 0 |
| Veh in Median Storage, # | - | 0 | 0 | - | 0 | - |
| Grade, % | - | 0 | 0 | - | 0 | - |
| Peak Hour Factor | 92 | 97 | 97 | 92 | 92 | 92 |
| Heavy Vehicles, % | 0 | 0 | 0 | 0 | 0 | 0 |
| Mvmt Flow | 7 | 447 | 893 | 12 | 17 | 36 |

| Major/Minor | Major1 | Major2 | Minor2 | | |
|----------------------|--------|--------|--------|---|----------|
| Conflicting Flow All | 905 | 0 | - | 0 | 1360 899 |
| Stage 1 | - | - | - | - | 899 - |
| Stage 2 | - | - | - | - | 461 - |
| Critical Hdwy | 4.1 | - | - | - | 6.4 6.2 |
| Critical Hdwy Stg 1 | - | - | - | - | 5.4 - |
| Critical Hdwy Stg 2 | - | - | - | - | 5.4 - |
| Follow-up Hdwy | 2.2 | - | - | - | 3.5 3.3 |
| Pot Cap-1 Maneuver | 760 | - | - | - | 165 340 |
| Stage 1 | - | - | - | - | 401 - |
| Stage 2 | - | - | - | - | 639 - |
| Platoon blocked, % | | - | - | - | |
| Mov Cap-1 Maneuver | 760 | - | - | - | 163 340 |
| Mov Cap-2 Maneuver | - | - | - | - | 163 - |
| Stage 1 | - | - | - | - | 396 - |
| Stage 2 | - | - | - | - | 639 - |

| Approach | EB | WB | SB |
|----------------------|-----|----|----|
| HCM Control Delay, s | 0.1 | 0 | 21 |
| HCM LOS | | | C |

| Minor Lane/Major Mvmt | EBL | EBT | WBT | WBR | SBLn1 | SBLn2 |
|-----------------------|-------|-----|-----|-----|-------|-------|
| Capacity (veh/h) | 760 | - | - | - | 163 | 340 |
| HCM Lane V/C Ratio | 0.009 | - | - | - | 0.107 | 0.105 |
| HCM Control Delay (s) | 9.8 | 0 | - | - | 29.7 | 16.8 |
| HCM Lane LOS | A | A | - | - | D | C |
| HCM 95th %tile Q(veh) | 0 | - | - | - | 0.4 | 0.4 |

Intersection

Int Delay, s/veh 1

| Movement | EBL | EBT | WBT | WBR | SBL | SBR |
|--------------------------|------|------|------|------|------|------|
| Lane Configurations | | ↶ | ↷ | | ↶ | ↷ |
| Traffic Vol, veh/h | 32 | 912 | 590 | 20 | 20 | 13 |
| Future Vol, veh/h | 32 | 912 | 590 | 20 | 20 | 13 |
| Conflicting Peds, #/hr | 0 | 0 | 0 | 0 | 0 | 0 |
| Sign Control | Free | Free | Free | Free | Stop | Stop |
| RT Channelized | - | None | - | None | - | None |
| Storage Length | - | - | - | - | 0 | 0 |
| Veh in Median Storage, # | - | 0 | 0 | - | 0 | - |
| Grade, % | - | 0 | 0 | - | 0 | - |
| Peak Hour Factor | 92 | 93 | 93 | 92 | 92 | 92 |
| Heavy Vehicles, % | 0 | 0 | 0 | 0 | 0 | 0 |
| Mvmt Flow | 35 | 981 | 634 | 22 | 22 | 14 |

| Major/Minor | Major1 | Major2 | Minor2 | | |
|----------------------|--------|--------|--------|---|----------|
| Conflicting Flow All | 656 | 0 | - | 0 | 1696 645 |
| Stage 1 | - | - | - | - | 645 - |
| Stage 2 | - | - | - | - | 1051 - |
| Critical Hdwy | 4.1 | - | - | - | 6.4 6.2 |
| Critical Hdwy Stg 1 | - | - | - | - | 5.4 - |
| Critical Hdwy Stg 2 | - | - | - | - | 5.4 - |
| Follow-up Hdwy | 2.2 | - | - | - | 3.5 3.3 |
| Pot Cap-1 Maneuver | 941 | - | - | - | 103 476 |
| Stage 1 | - | - | - | - | 526 - |
| Stage 2 | - | - | - | - | 339 - |
| Platoon blocked, % | | - | - | - | |
| Mov Cap-1 Maneuver | 941 | - | - | - | 95 476 |
| Mov Cap-2 Maneuver | - | - | - | - | 95 - |
| Stage 1 | - | - | - | - | 483 - |
| Stage 2 | - | - | - | - | 339 - |

| Approach | EB | WB | SB |
|----------------------|-----|----|------|
| HCM Control Delay, s | 0.3 | 0 | 37.6 |
| HCM LOS | | | E |

| Minor Lane/Major Mvmt | EBL | EBT | WBT | WBR | SBLn1 | SBLn2 |
|-----------------------|-------|-----|-----|-----|-------|-------|
| Capacity (veh/h) | 941 | - | - | - | 95 | 476 |
| HCM Lane V/C Ratio | 0.037 | - | - | - | 0.229 | 0.03 |
| HCM Control Delay (s) | 9 | 0 | - | - | 53.8 | 12.8 |
| HCM Lane LOS | A | A | - | - | F | B |
| HCM 95th %tile Q(veh) | 0.1 | - | - | - | 0.8 | 0.1 |

Intersection

Int Delay, s/veh 0.8

Movement EBL EBT WBT WBR SBL SBR

| Movement | EBL | EBT | WBT | WBR | SBL | SBR |
|--------------------------|------|------|------|------|------|------|
| Lane Configurations | ↖ | ↑ | ↗ | | ↖ | ↗ |
| Traffic Vol, veh/h | 6 | 434 | 866 | 11 | 16 | 33 |
| Future Vol, veh/h | 6 | 434 | 866 | 11 | 16 | 33 |
| Conflicting Peds, #/hr | 0 | 0 | 0 | 0 | 0 | 0 |
| Sign Control | Free | Free | Free | Free | Stop | Stop |
| RT Channelized | - | None | - | None | - | None |
| Storage Length | 100 | - | - | - | 0 | 0 |
| Veh in Median Storage, # | - | 0 | 0 | - | 0 | - |
| Grade, % | - | 0 | 0 | - | 0 | - |
| Peak Hour Factor | 92 | 97 | 97 | 92 | 92 | 92 |
| Heavy Vehicles, % | 0 | 0 | 0 | 0 | 0 | 0 |
| Mvmt Flow | 7 | 447 | 893 | 12 | 17 | 36 |

Major/Minor Major1 Major2 Minor2

| Major/Minor | Major1 | Major2 | Minor2 |
|----------------------|--------|--------|--------|
| Conflicting Flow All | 905 | 0 | 0 |
| Stage 1 | - | - | - |
| Stage 2 | - | - | - |
| Critical Hdwy | 4.1 | - | - |
| Critical Hdwy Stg 1 | - | - | - |
| Critical Hdwy Stg 2 | - | - | - |
| Follow-up Hdwy | 2.2 | - | - |
| Pot Cap-1 Maneuver | 760 | - | - |
| Stage 1 | - | - | - |
| Stage 2 | - | - | - |
| Platoon blocked, % | - | - | - |
| Mov Cap-1 Maneuver | 760 | - | - |
| Mov Cap-2 Maneuver | - | - | - |
| Stage 1 | - | - | - |
| Stage 2 | - | - | - |

Approach EB WB SB

| Approach | EB | WB | SB |
|----------------------|-----|----|------|
| HCM Control Delay, s | 0.1 | 0 | 20.9 |
| HCM LOS | | | C |

Minor Lane/Major Mvmt EBL EBT WBT WBR SBLn1 SBLn2

| Minor Lane/Major Mvmt | EBL | EBT | WBT | WBR | SBLn1 | SBLn2 |
|-----------------------|-------|-----|-----|-----|-------|-------|
| Capacity (veh/h) | 760 | - | - | - | 164 | 340 |
| HCM Lane V/C Ratio | 0.009 | - | - | - | 0.106 | 0.105 |
| HCM Control Delay (s) | 9.8 | - | - | - | 29.5 | 16.8 |
| HCM Lane LOS | A | - | - | - | D | C |
| HCM 95th %tile Q(veh) | 0 | - | - | - | 0.3 | 0.4 |

Intersection

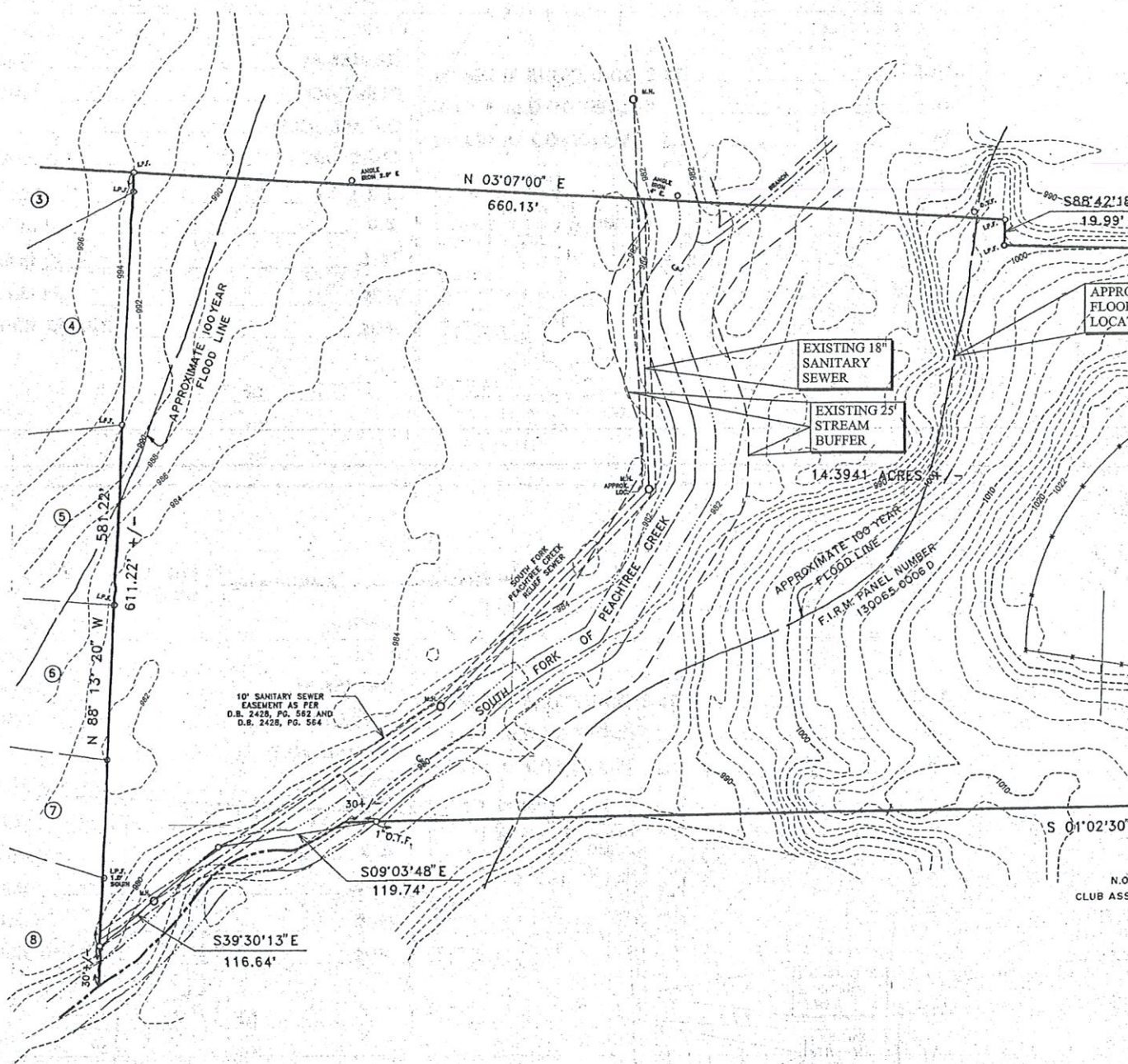
Int Delay, s/veh 0.9

| Movement | EBL | EBT | WBT | WBR | SBL | SBR |
|--------------------------|------|------|------|------|------|------|
| Lane Configurations | ↖ | ↑ | ↗ | | ↖ | ↗ |
| Traffic Vol, veh/h | 32 | 912 | 590 | 20 | 20 | 13 |
| Future Vol, veh/h | 32 | 912 | 590 | 20 | 20 | 13 |
| Conflicting Peds, #/hr | 0 | 0 | 0 | 0 | 0 | 0 |
| Sign Control | Free | Free | Free | Free | Stop | Stop |
| RT Channelized | - | None | - | None | - | None |
| Storage Length | 100 | - | - | - | 0 | 0 |
| Veh in Median Storage, # | - | 0 | 0 | - | 0 | - |
| Grade, % | - | 0 | 0 | - | 0 | - |
| Peak Hour Factor | 92 | 93 | 93 | 92 | 92 | 92 |
| Heavy Vehicles, % | 0 | 0 | 0 | 0 | 0 | 0 |
| Mvmt Flow | 35 | 981 | 634 | 22 | 22 | 14 |

| Major/Minor | Major1 | Major2 | Minor2 | | |
|----------------------|--------|--------|--------|---|----------|
| Conflicting Flow All | 656 | 0 | - | 0 | 1696 645 |
| Stage 1 | - | - | - | - | 645 - |
| Stage 2 | - | - | - | - | 1051 - |
| Critical Hdwy | 4.1 | - | - | - | 6.4 6.2 |
| Critical Hdwy Stg 1 | - | - | - | - | 5.4 - |
| Critical Hdwy Stg 2 | - | - | - | - | 5.4 - |
| Follow-up Hdwy | 2.2 | - | - | - | 3.5 3.3 |
| Pot Cap-1 Maneuver | 941 | - | - | - | 103 476 |
| Stage 1 | - | - | - | - | 526 - |
| Stage 2 | - | - | - | - | 339 - |
| Platoon blocked, % | - | - | - | - | - |
| Mov Cap-1 Maneuver | 941 | - | - | - | 99 476 |
| Mov Cap-2 Maneuver | - | - | - | - | 99 - |
| Stage 1 | - | - | - | - | 507 - |
| Stage 2 | - | - | - | - | 339 - |

| Approach | EB | WB | SB |
|----------------------|-----|----|------|
| HCM Control Delay, s | 0.3 | 0 | 36.1 |
| HCM LOS | | | E |

| Minor Lane/Major Mvmt | EBL | EBT | WBT | WBR | SBLn1 | SBLn2 |
|-----------------------|-------|-----|-----|-----|-------|-------|
| Capacity (veh/h) | 941 | - | - | - | 99 | 476 |
| HCM Lane V/C Ratio | 0.037 | - | - | - | 0.22 | 0.03 |
| HCM Control Delay (s) | 9 | - | - | - | 51.3 | 12.8 |
| HCM Lane LOS | A | - | - | - | F | B |
| HCM 95th %tile Q(veh) | 0.1 | - | - | - | 0.8 | 0.1 |



- ③
- ④
- ⑤
- ⑥
- ⑦
- ⑧

EXISTING 18\"/>
SANITARY
SEWER

EXISTING 25\"/>
STREAM
BUFFER

14.3941 ACRES

10' SANITARY SEWER
EASEMENT AS PER
D.B. 2428, PG. 582 AND
D.B. 2428, PG. 564

S09°03'48\"/>
E
119.74'

S39°30'13\"/>
E
116.64'

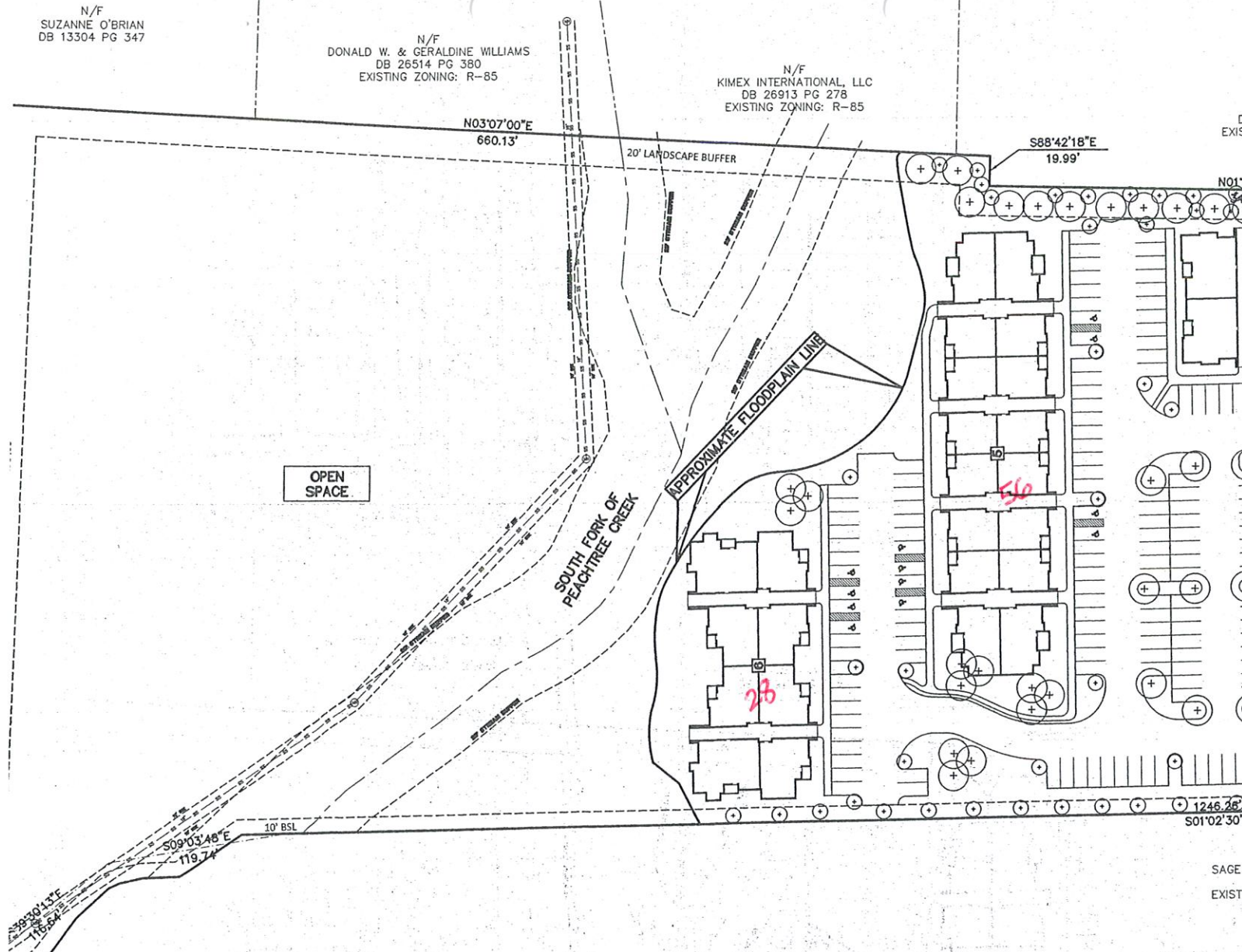
S 01°02'30\"/>
E

N.O.
CLUB ASS

N/F
SUZANNE O'BRIAN
DB 13304 PG 347

N/F
DONALD W. & GERALDINE WILLIAMS
DB 26514 PG 380
EXISTING ZONING: R-85

N/F
KIMEX INTERNATIONAL, LLC
DB 26913 PG 278
EXISTING ZONING: R-85



SITE DATA CHART

| | |
|---------------------|---------------|
| EXISTING ZONING | R-85 |
| PROPOSED ZONING | NR-CD |
| GROSS ACREAGE | 14.386 AC |
| PROPOSED UNITS | 196 UNITS |
| DENSITY | 13.62 D.U./AC |
| PROPOSED PARKING | 300 CARS |
| PARKING RATIO | 1.5 / D.U. |
| ALLOWABLE F.A.R. | 0.5 |
| PROPOSED F.A.R. | 0.39 |
| OPEN SPACE REQ'D | 20% |
| PROPOSED OPEN SPACE | 29% |
| SETBACKS: | |
| FRONT | 10' |
| SIDE | 10' |
| REAR | 25' |

BUFFERS:

| | |
|------------------------|------------------------|
| DNR | 25' |
| NORTH SIDE | 20' REGRADED / PLANTED |
| MINIMUM RESIDENCE SIZE | 700 S.F. |
| MAX BUILDING HEIGHT | 50' |
| BUILDING COVERAGE | 13% |

Owner/Developer:
Shelter Resources, Inc.
2223 112th Ave NE, Suite 102
Bellevue, Washington. 98004.
425-454-8205

Architect:
GLA-ATL, Inc.
649 11th St
Atlanta, GA 30318
404-228-1958

Engineer:
J Lancaster Assoc. INC
255 Village Pkwy Ste 630
Marietta, GA 30067
770-955-2421

LEVEL
3 STC
3/4 S
4 STC
3/4 S
3/4 S
3/4 S
3/4 S

NOTE:

20' LANDSCAPE BUFFER

S88°42'18"E
19.99'

N01°10'08"E
349.89'

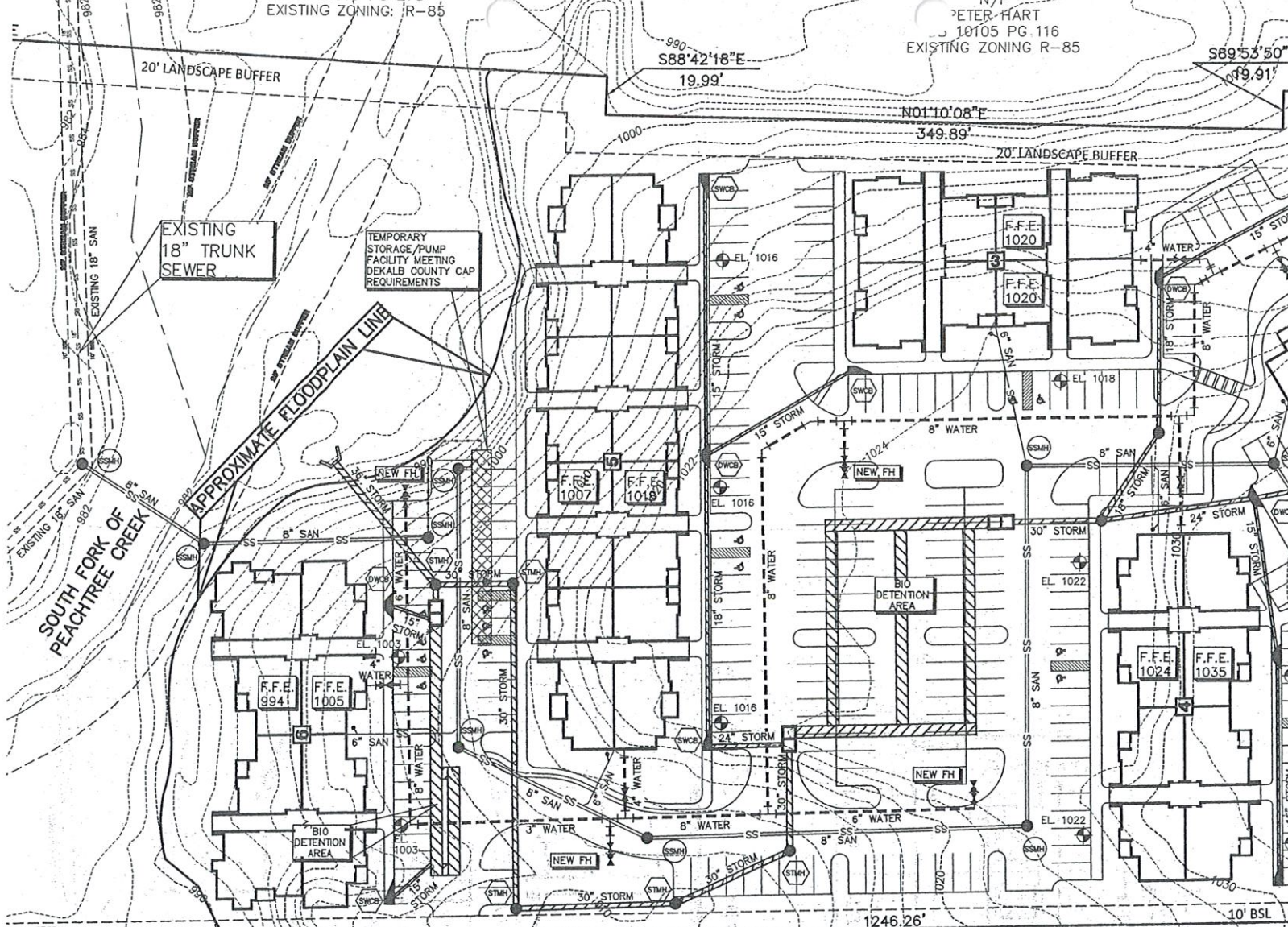
20' LANDSCAPE BUFFER

EXISTING
18" TRUNK
SEWER

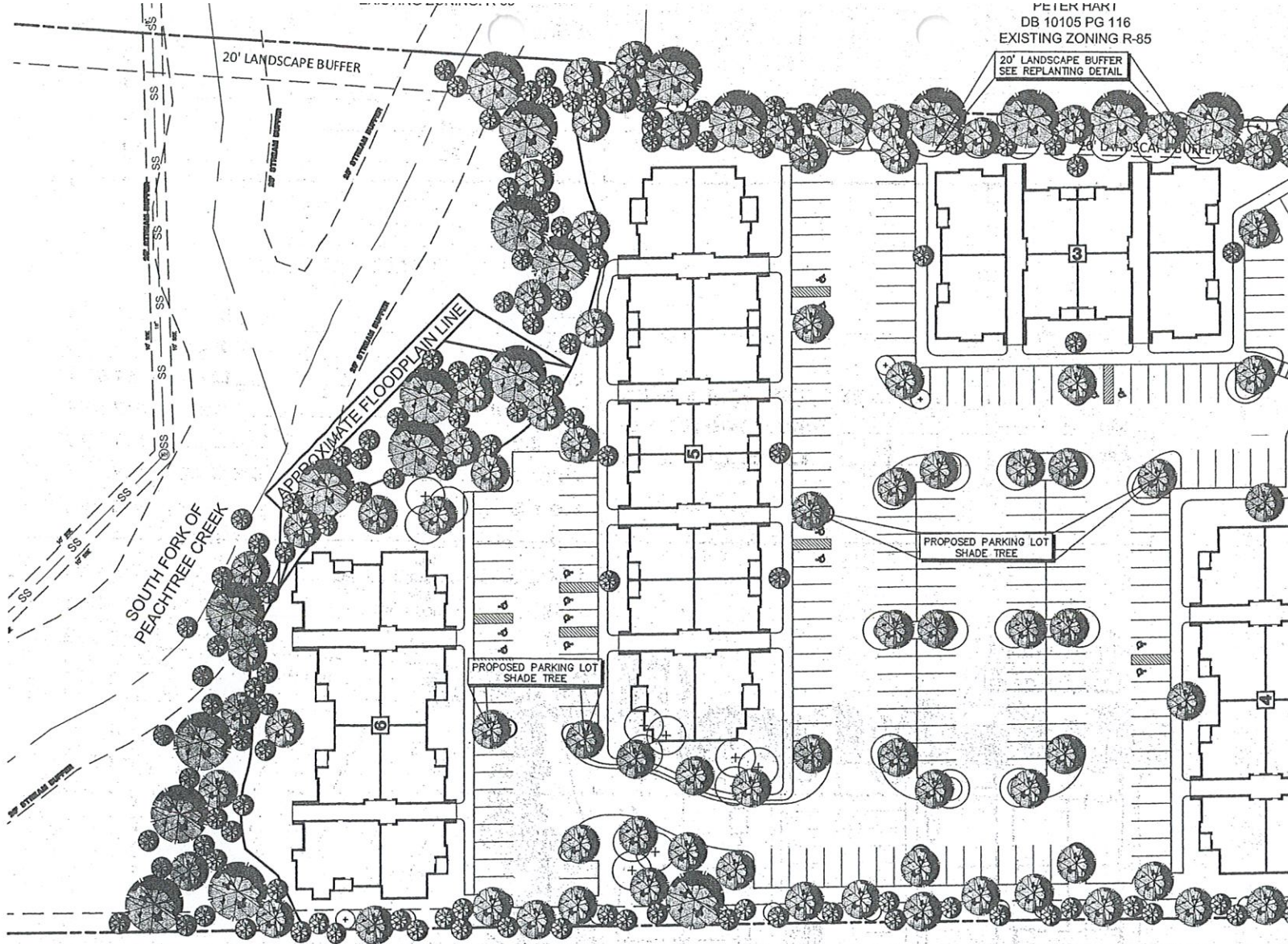
TEMPORARY
STORAGE/PUMP
FACILITY MEETING
DEKALB COUNTY CAP
REQUIREMENTS

APPROXIMATE FLOODPLAIN LINE

SOUTH FORK OF
PEACHTREE CREEK



1246.26'
S01°02'30"E



N/F
SAGE POINT INVESTMENTS, LLC
DB 24400 PG 486
EXISTING ZONING: MULTIFAMILY

<<< GRASS REPORT >>>

| KEY | BOTANICAL NAME | COMMON NAME | QUANTITY | HEIGHT | SPREAD | CALIPER | SPACING | MET |
|------|-----------------------------------|--------------|----------|--------|---------|---------|---------|-------------|
| MIS3 | MISCANTHUS SINENSIS 'GRACILLIMUS' | MAIDEN GRASS | 28 | GRASS | 24"-30" | 24" | - | 42" O.C. PI |

<<< SHRUB REPORT >>>

| KEY | BOTANICAL NAME | COMMON NAME | QUANTITY | TYPE | HEIGHT | SPREAD | CALIPER | SPACING | MET |
|-------|---------------------------------------|-------------------------------|----------|-------|---------|--------|---------|-----------|-----|
| AJV3 | AUCUBA JAPONICA 'VARIEGATA' | VARIEGATED GOLD DUST PLANT | 14 | SHRUB | 24" | - | - | 4' O.C. | PI |
| AZT3 | RHOODENDRON OBSTUSUM G.L. TABOR | G.L. TABOR AZALEA | 13 | SHRUB | 24"-30" | 18" | - | 48" | PI |
| CA3 | CLETHRA ALNIFOLIA | SWEET PEPPERBUSH 'RUBY SPICE' | 13 | SHRUB | 24" | 18" | - | 4' | PI |
| CAM7 | CALLICARPA AMERICANA | BEAUTYBERRY | 2 | SHRUB | 24" | 24" | - | 5' | PI |
| CJ3 | CLEYERA JAPONICA | CLEYERA | 5 | SHRUB | 24" | 18" | - | 48" O.C. | PI |
| CJ7 | CLEYERA JAPONICA | CLEYERA | 2 | SHRUB | 36" | 24" | - | AS SHOWN | PI |
| HMB | HYDRANGEA MACROPHYLLA NIKKO BLUE | NIKKO BLUE HYDRANGEA | 5 | SHRUB | 18-24" | 18" | - | 48" O.C. | PI |
| HPLL3 | HYDRANGEA PANICULATA 'LIMELIGHT' | LIMELIGHT HYDRANGEA | 17 | SHRUB | 18-24" | 18" | - | 48" O.C. | PI |
| ICN3 | ILEX CORNUTA 'NEEDLEPOINT' | NEEDLEPOINT HOLLY | 6 | SHRUB | 24-30" | 18-24" | - | 4' O.C. | PI |
| LJ3 | LIGUSTRUM JAPONICUM | RECURVE LIGUSTRUM | 13 | SHRUB | 24" | 18" | - | 48" O.C. | PI |
| LOR3 | LOROPETALUM CHINENSE 'RUBY' | RUBY LOROPETALUM | 13 | SHRUB | 18-24" | 18-24" | - | 60" O.C. | PI |
| RUM3 | RHAPHIOLEPSIS UMBELLATA 'MINOR' | DWARF YEDDA HAWTHORN | 14 | SHRUB | 24" | 24" | - | 36" | PI |
| SBAW3 | SPIREA BUMALDA ANTHONY WATERER | ANTHONY WATERER SPIRAEA | 27 | SHRUB | 18-24" | 18-24" | - | 3.5' O.C. | PI |
| VPT7 | VIBURNUM PLICATUM TOMENTOSUM 'SHASTA' | SHASTA VIBURNUM | 3 | SHRUB | 24" | 24" | - | 5' O.C. | PI |

<<< TREE REPORT >>>

| KEY | BOTANICAL NAME | COMMON NAME | QUANTITY | TYPE | HEIGHT | SPREAD | CALIPER | SPACING | MET |
|-------|-----------------------------------|---------------------|----------|------|--------|--------|---------|----------|-----|
| CC(3) | CERCIS CANADENSIS | REDBUD | 1 | TREE | 8-10' | 6' | 3" | AS SHOWN | PI |
| IEB6 | ILEX X 'EMILY BRUNNER' | EMILY BRUNNER HOLLY | 12 | TREE | 6' | 4' | - | AS SHOWN | PI |
| MGLG | MAGNOLIA GRANDIFLORA 'LITTLE GEM' | LITTLE GEM MAGNOLIA | 2 | TREE | 6' | 3' | - | AS SHOWN | PI |
| QP(4) | QUERCUS PHELLOS | WILLOW OAK | 2 | TREE | 12-14' | 10-12' | 4-4.5" | AS SHOWN | PI |

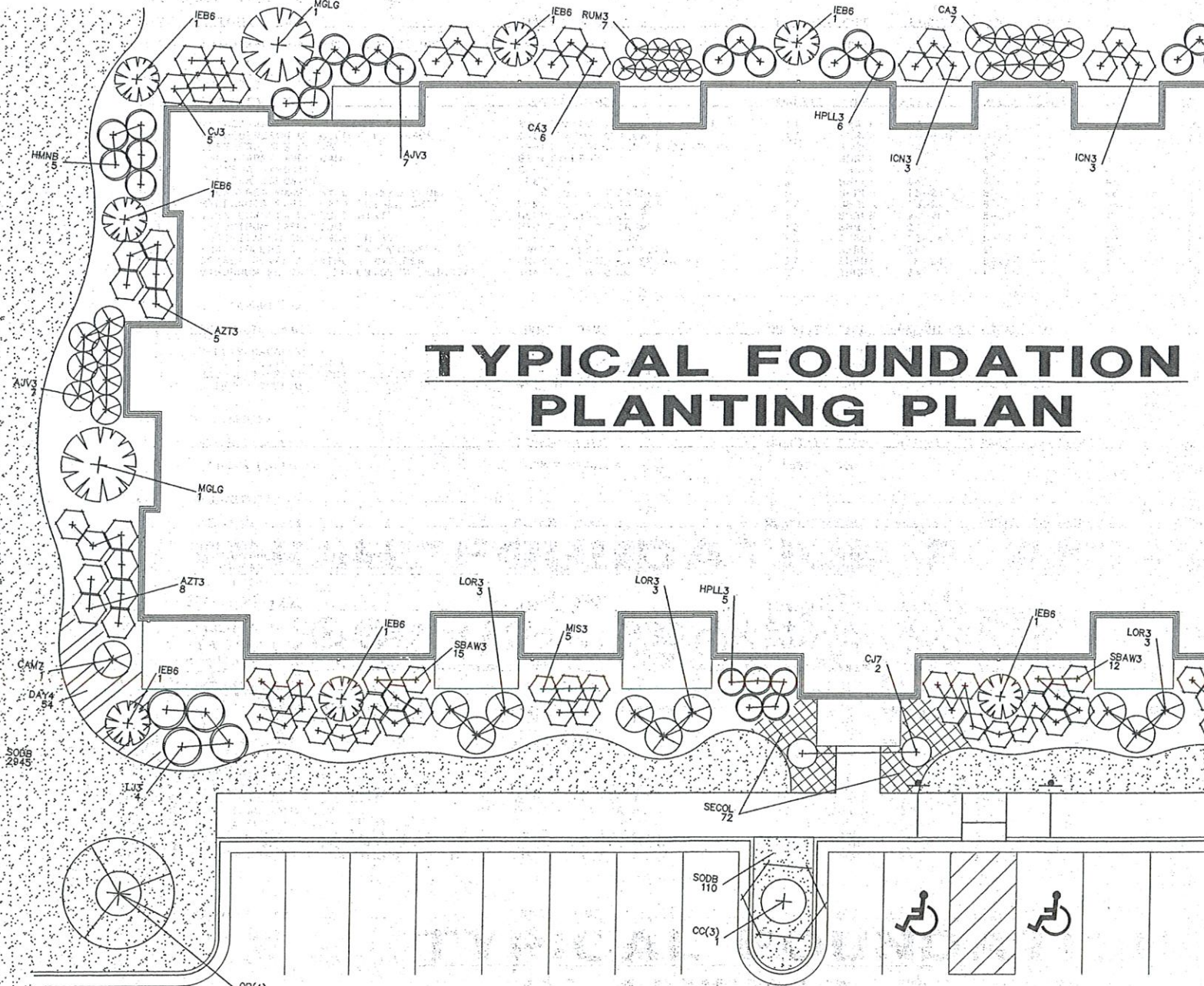
<<< SOD REPORT >>>

| KEY | BOTANICAL NAME | COMMON NAME | QUANTITY | TYPE | HEIGHT | SPREAD | CALIPER | SPACING | MET |
|------|------------------|----------------|----------|------|--------|--------|---------|---------|-----|
| SODB | CYNADON DACTYLON | TIFWAY BERMUDA | 5665 | SOD | - | - | - | - | - |

<<< GROUND REPORT >>>

| KEY | BOTANICAL NAME | COMMON NAME | QUANTITY | TYPE | HEIGHT | SPREAD | CALIPER | SPACING | MET |
|-------|------------------------------------|------------------------|----------|--------|--------|--------|---------|----------|-----|
| DAY4 | HEMEROCALLIS FULVA 'STELLA DE ORO' | STELLA DE ORO DAYLILY | 108 | GROUND | - | - | - | 18" O.C. | BEI |
| LMB4 | LIRIOPE MUSCARI 'BIG BLUE' | BIG BLUE LIRIOPE | 54 | GROUND | 6" | - | - | 18" O.C. | BEI |
| SECOL | (VARIOUS) | SEASONAL COLOR FLOWERS | 72 | GROUND | - | - | - | - | BEI |

TYPICAL FOUNDATION PLANTING PLAN



- SHINGLED EYEBROW - TYPICAL AT ALL GABLES
- CEMENT FIBER BOARD SHINGLE PANEL - TYPICAL AT ALL GABLES
- COMPOSITION SHINGLES ON 15# FELT ON 7/16" OSB DECKING TYP
- 6" REVEAL CEMENT FIBER BOARD SIDING ON ENVIRONMENTAL BUILDING WRAP ON 1/2" O.S.B.
- BRICK ROWLOCK
- BRICK SOLDIER COURSE
- BRICK VENEER ON ENVIRONMENTAL BUILDING WRAP ON 1/2" O.S.B. SHEATHING



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B-1

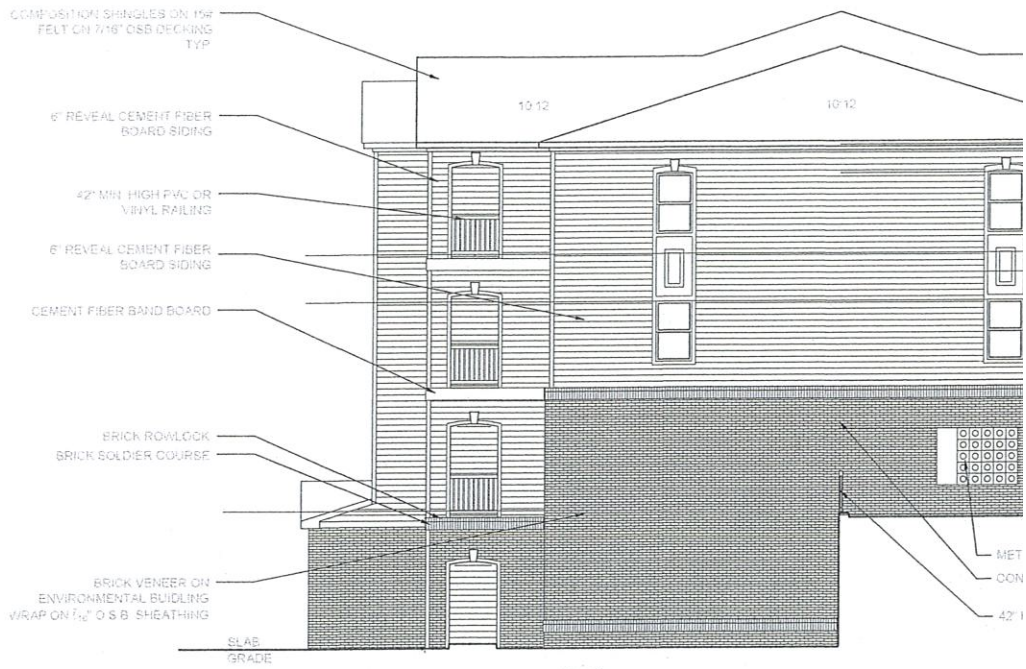
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- SHINGLED EYEBROW - TYPICAL AT ALL GABLES
- EDGE CEMENT FIBER BOARD SHINGLE PANEL - TYPICAL AT ALL GABLES
- COMPOSITION SHINGLES ON 15# FELT ON 7/16" OSB DECKING TYP
- 6" REVEAL CEMENT FIBER BOARD SIDING ON ENVIRONMENTAL BUILDING WRAP ON 1/2" O.S.B.
- BRICK ROWLOCK
- BRICK SOLDIER COURSE
- BRICK VENEER ON ENVIRONMENTAL BUILDING WRAP ON 1/2" O.S.B. SHEATHING



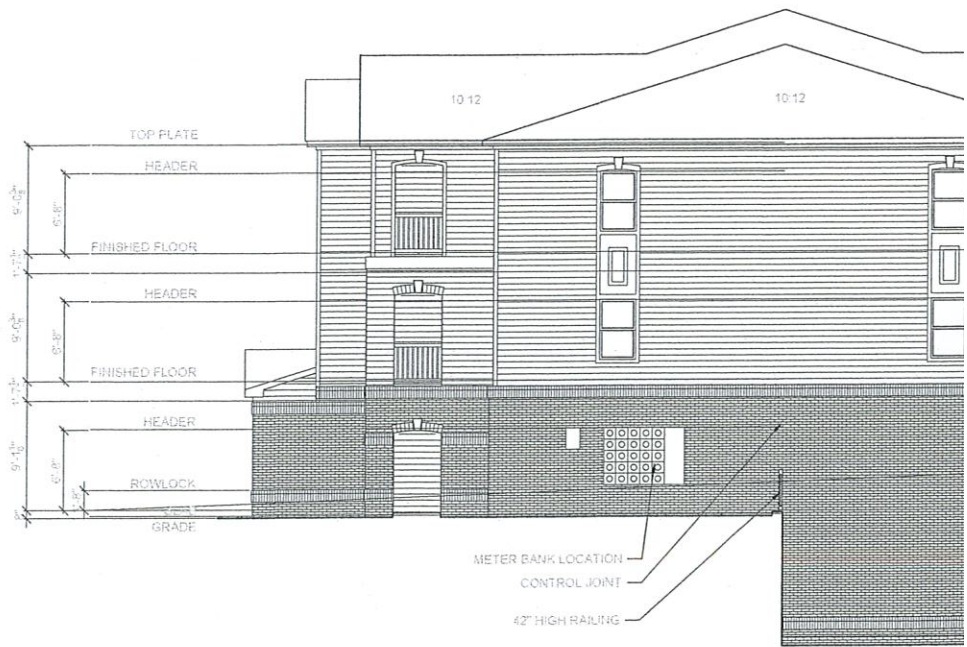
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2 LEFT ELEVATION EXAM
A-5.2B 1/8"=1'-0" 44.6



B-1
B-1
B-1

1 RIGHT ELEVATION EXAM
A-5.2B 1/8"=1'-0" 44.6

CITY OF CLARKSTON

CLARKSTON CITY COUNCIL WORK SESSION

ITEM NO: H3

HEARING TYPE:
Council Meeting

BUSINESS AGENDA / MINUTES

ACTION TYPE:
Resolution

MEETING DATE: November 27, 2018

SUBJECT: Approve 2019 Local Maintenance Improvement Grant (LMIG) application submittal to the Georgia Department of Transportation

DEPARTMENT: City Administration

PUBLIC HEARING: YES NO

ATTACHMENT: YES NO
Pages: 6

INFORMATION CONTACT: Keith Barker
PHONE NUMBER: 404-296-6489

PURPOSE:

To approve the 2019 Local Maintenance Improvement Grant (LMIG) application submittal to the Georgia Department of Transportation.

NEED/ IMPACT:

Each year, Georgia cities and counties have the opportunity to submit applications to GDOT to receive funds earmarked for transportation and infrastructure improvement. Successful application require a commitment of the governing authority to match the LMIG funds, successful implementation of previous LMIG projects and appropriateness of the proposed project.

The grant amount is determined by a formula that considers a community's population and total centerline mileage in July of the previous calendar year. Based upon this formula, Clarkston's allocation for 2018 will be \$88,634.92.

Additionally, the city will request that the unspent 2018 LMIG allocation of \$84,118.28 be shifted to FY 2019 and combined with the 2019 LMIG allocation applied towards construction of the "Rowland Street Green Street – Road Diet" Project. This project entails converting a segment of Rowland Street into a shared pedestrian/vehicular street. The FY 18 & 19 LMIG funding will be utilized to install pedestrian enhancements such as new crosswalks and sidewalks; new curb, resurfacing, speed control devices, driveway pruning and striping.

RECOMMENDATIONS:

Staff recommends the City Council approve the submittal of the 2019 LMIG application to the Georgia Department of Transportation.

**GEORGIA DEPARTMENT OF TRANSPORTATION LOCAL
MAINTENANCE & IMPROVEMENT GRANT (LMIG)
APPLICATION FOR FISCAL YEAR 2019**

TYPE OR PRINT LEGIBLY. ALL SECTIONS MUST BE COMPLETED.

LOCAL GOVERNMENT INFORMATION

Date of Application: December 4th, 2018

Name of local government: City of Clarkston, GA

Address: City Annex Building; 1055 Rowland Street, Clarkston, GA 30021

Contact Person and Title: Keith Barker, City Manager

Contact Person's Phone Number: 678-749-2057

Contact Person's Fax Number: NA

Contact Person's Email: kbarker@cityofclarkston.com

Is the Priority List attached? Yes

LOCAL GOVERNMENT AFFIDAVIT AND CERTIFICATION

I, _____ (Name), the _____ (Title), on behalf of _____ (Local Government), who being duly sworn do swear that the information given herein is true to the best of his/her knowledge and belief. Local Government swears and certifies that it has read and understands the LMIG General Guidelines and Rules and that it has complied with and will comply with the same.

Local government further swears and certifies that it has read and understands the regulations for the Georgia Planning Act of 1989 (O.C.G.A. § 45-12-200, et seq.), Service Delivery Strategy Act (O.C.G.A. § 36-70-20, et seq.), and the Local Government Budgets and Audits Act (O.C.G.A. 36-81-7 et seq.) and will comply in full with said provisions. Local government further swears and certifies that the roads or sections of roads described and shown on the local government's Project List are dedicated public roads and are part of the Public Road System in said county/city. Local government further swears and certifies that it complied with federal and/or state environmental protection laws and at the completion of the project(s), it met the match requirements as stated in the Transportation Investment ACT (TIA).

Further, the local government shall be responsible for any claim, damage, loss or expense that is attributable to negligent acts, errors, or omissions related to the designs, drawings, specifications, work and other services furnished by or on behalf of the local government pursuant to this Application ("Loss"). To the extent provided by law, the local government further agrees to hold harmless and indemnify the DEPARTMENT and the State of Georgia from all suits or claims that may arise from said Loss.

**GEORGIA DEPARTMENT OF TRANSPORTATION LOCAL
MAINTENANCE & IMPROVEMENT GRANT (LMIG)
APPLICATION FOR FISCAL YEAR 2019**

LOCAL GOVERNMENT AFFIDAVIT AND CERTIFICATION

If the local government fails to comply with these General Guidelines and Rules, or fails to comply with its Application and Certification, or fails to cooperate with the auditor(s) or fails to maintain and retain sufficient records, the DEPARTMENT may, at its discretion, prohibit the local government from participating in the LMIG program in the future and may pursue any available legal remedy to obtain reimbursement of the LMIG funds. Furthermore, if in the estimation of the DEPARTMENT, a roadway or bridge shows evidence of failure(s) due to poor workmanship, the use of substandard materials, or the failure to follow the required design and construction guidelines as set forth herein, the Department may pursue any available legal remedy to obtain reimbursement of the allocated LMIG funds or prohibit local government from participating in the LMIG program until such time as corrections are made to address the deficiencies or reimbursement is made. All projects identified on the Project list shall be constructed in accordance with the Department's Standard Specifications of Transportation Systems (Current Edition), Supplemental Specifications (Current Edition), and Special Provisions.

Local Government:

E-Verify Number

(Signature)

Sworn to and subscribed before me,

(Print)

This ____ day of _____, 20__.

Mayor / Commission Chairperson

In the presence of:

(Date)

NOTARY PUBLIC

LOCAL GOVERNMENT SEAL:

My Commission Expires:

NOTARY SEAL:

FOR GDOT USE ONLY

The local government's Application is hereby granted and the amount allocated to the local government is _____. Such allocation must be spent on any or all of those projects listed in the Project List.

This _____ day of _____, 20__.

GDOT Office of Local Grants

December 18th, 2012
 June 30th, 2013 (revised)
 August 3rd, 2014 (revised)
 November 2015 (revised)
 June 2016 (revised)
 August 9th, 2016 (revised)
 November 27th, 2017 (revised)
 November 18th, 2018 (revised)

CITY OF CLARKSTON - LMIG STATUS UPDATE

| PROJECT NAME/TYPE | PROJECT TYPE | PROJECT LIMITS/LENGTH | PROJECT SCOPE | PROJECT SCHEDULE | CITY EXPENDURES |
|--|-----------------------|---|---|--|---|
| East Ponce de Leon 2013 LMIG | Drainage Improvements | Between 4317 & 4329 East Ponce de Leon Ave | Replace inadequate drainage infrastructure on city ROW; culverts, catch basins and curb/gutter | <ul style="list-style-type: none"> • Design plans completed – May 2013 • Easement Acquisition 100% complete (March 2013) • Construction bid opening July 22nd, 2013 • Completed November 2013 | <ul style="list-style-type: none"> • Design/Construction plans - \$17,000 • Final Construction Cost - \$135,000 |
| Rogers St/PATH Trail | Drainage Improvements | PATH Spur between Rogers St and PATH Trail | Improve existing drainage channel parallel to spur trail; new culvert on Rogers St | <ul style="list-style-type: none"> • Design plans completed – May 2013 • Easement Acquisition 100% complete (March 2013) • Construction bid opening July 22nd, 2013 • Completed November 2013 | NA (not LMIG eligible) |
| Church St (Note #1) | Road Patching | Between DeKalb County Line (east end) & Market St | Full depth asphaltic patching | Estimated construction “let” schedule late 2013/2014 | NA |
| Various sidewalk repairs (Montreal Rd) 2014 LMIG | New sidewalks | NA | Provide sidewalk connectivity to meet ADA standards; construct new sidewalks within city right-of-way | <ul style="list-style-type: none"> • Design plans completed November 2013 • Construction completed May 2014 • Project completed June 2014 | <ul style="list-style-type: none"> • Design/Construction Plans - \$12,000 • Program Management/Engineering - \$4000 • Final Construction Cost - \$173,726 |

| PROJECT NAME/TYPE | PROJECT TYPE | PROJECT LIMITS/LENGTH | PROJECT SCOPE | ESTIMATED PROJECT COST | PROJECT SCHEDULE-CONTRACT AMOUNT | CITY EXPENDITURES |
|--|---|-------------------------|---|--|--|--|
| East Ponce de Leon (PH I) sidewalks from Montreal Rd to West Smith St LMIG 2015 | Replace existing non-ADA complaint sidewalks | Approximately 1500 feet | Provide sidewalk connectivity to meet ADA standards; remove existing sidewalks w/ new 5 ft. sidewalks and ADA ramps. Sidewalks within city right-of-way | <ul style="list-style-type: none"> • Engineering - \$12,000 • Construction - \$193,000 (granite header curb); \$132,000 (concrete header curb) • Inspection/Adm. - \$6000 • Sign relocation - \$10,000 | <ul style="list-style-type: none"> • Bid opening 10/13/2015 – 5 bidders • Low bid \$156,206.50 (granite) | <p>LMIG Allocation - \$40,534</p> <p>Final contract amount \$178,488</p> <p>City match 30% of allocation; project total cost > \$52,694 is satisfied</p> |
| East Ponce de Leon (PH II) sidewalks from West Smith St to approximately 4392 East Ponce de Leon LMIG 2016 LMIG 2017 | Replace existing non-ADA complaint sidewalks | Approximately 1200 ft. | Provide sidewalk connectivity to meet ADA standards; remove existing sidewalks w/ new 5 ft. sidewalks and ADA ramps. Sidewalks within city right-of-way | <ul style="list-style-type: none"> • Engineering - \$4000 • Construction Contract - \$199,656.05 (bid opening 5/26/2016; low bid is Leach Landscaping, Inc.) • Const. Insp. & testing - \$5000 (estimated) | <ul style="list-style-type: none"> • Construction to commence Oct./Nov. 2016) • All temporary construction easements donated | <ul style="list-style-type: none"> • 2016 LMIG allocation - \$64,148.84 • 2017 LMIG allocation - \$75,920.94 <p>Total LMIG = \$140,069.78</p> <p>Final contract amount \$201,556.09</p> <p>City match is 30% of allocation; project total cost must be > \$182,090. Based on the contract amount, the state requirement is satisfied</p> |
| Rowland Street “Road Diet – Green Street” (see attached location map) LMIG 2018 & 2019 | Covert street into a “shared” pedestrian – vehicular facility | Approx. 1200 feet | Install pedestrian enhancements that includes new sidewalks, C&G, crosswalks, speed control devices, driveway pruning, resurfacing and striping | <ul style="list-style-type: none"> • Engineering - \$83,726 • Construction - \$935,000 • 2018 & 2019 LMIG funds to be applied towards construction phase | <ul style="list-style-type: none"> • Design commenced October 2018 • Anticipate construction to commence Fall 2019 | <ul style="list-style-type: none"> • 2018 LMIG allocation - \$84,118.28 • 2019 LMIG allocation - \$88,634.92 <p>Total LMIG - \$172,753.20</p> <p>City match is 30% of allocation; project total cost must be > \$224,579.16</p> |

FY _____

LOCAL MAINTENANCE & IMPROVEMENT GRANT Program (LMIG)

STATEMENT OF FINAL PROJECT EXPENDITURES

DATE: _____

COUNTY: _____

CITY: _____

PI#: _____

Submitted By: _____

LMIG EXPENDITURES: \$ _____

*10% or 30% MATCH: \$ _____

TOTAL LOCAL GOVERNMENT EXPENDITURES: \$ _____

TOTAL PROJECT EXPENDITURES: \$ _____

By signature below, I hereby certify that the above expenditures are for the work completed on the attached final Project List for the FY _____ LMIG Program.

Authorized Local Government Official: _____

Construction Field Audit Performed (For GDOT use only): Yes No (Circle One)

APPROVED: _____

(DISTRICT ENGINEER)

**Note: Required local match will be based on (10% or 30%) of the LMIG Allocation.*



PATH – Clarkston Phase

SECTION E-2

Project Limits & Description

Convert Rowland Street to a “Green Street” from Market Street to NIC; bikers/pedestrians sharing the public right-of-way with vehicles; landscape island between parking lot & road; landscape island to also become a stormwater quality feature (bioswale) for road runoff; milling & resurfacing, new striping, new curb and gutter - 1200 feet

Project Details:

- Staff recommends new ordinance that allows for changes in use of public road right-of-way
- Provide a public meeting for dissemination of information on project; modifications to public use of Rowland St right-of-way
- Potential opportunity for federal funds on “Green Street” project – planning to implementation approx. 3-5 years
- Discuss with church administration modifications to Baptist and Methodist parking lot access – all access onto Rogers Street
- Landscaping to encroach into parking lots – city 2013 survey reflects 50 ft. ROW on Rowland
- International Bible School parking lot paving – church responsible for cost
- Methodist Church parking lot paving – church responsible for cost
- Coordination of Green St improvements with Streetscape scope on Market

Estimated Cost:

CITY:

\$1,000,000 (construction and design)

PATH:

Willing to consider a yet TBD funding level. Will revisit project with the city in 2019

Rowland Street - Existing



SECTION E-2



KAIZENCOLLABORATIVE

Rowland Street - Proposed



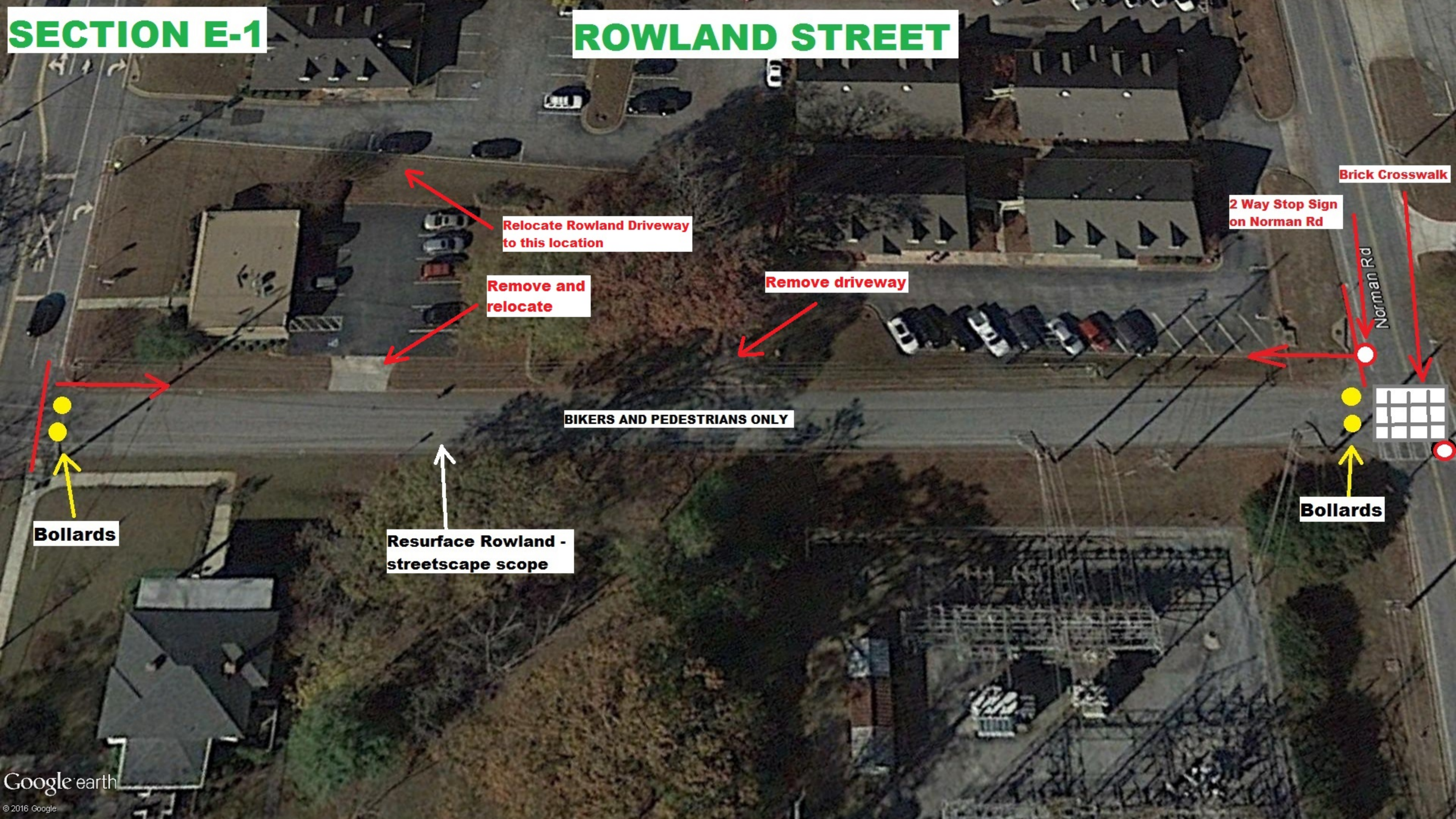
SECTION E-2



KAIZENCOLLABORATIVE

SECTION E-1

ROWLAND STREET



Relocate Rowland Driveway to this location

Remove and relocate

Remove driveway

2 Way Stop Sign on Norman Rd

Brick Crosswalk

Norman Rd

BIKERS AND PEDESTRIANS ONLY

Resurface Rowland - streetscape scope

Bollards

Bollards



PATH – Clarkston Phase

SECTION E-1

Project Limits & Description

Restrict vehicle access to Rowland Street, from Market St. to Norman Road. Provide for bike and pedestrian access only. Install bollards on both ends of Rowland Street, convert Norman Rd at PATH trail to a 2-way stop condition (Rowland Street will be a “free-flowing condition for bikers/pedestrians) & install brick pavers or other architectural/landscaping features at PATH crossing with Norman Rd.

Project Details:

- Provide public meeting for dissemination of information on the closure of Rowland to vehicles
- Discuss access modifications with office park owners and provide alternate access to Market
- City responsible for maintenance
- If council approved, modifications would occur after streetscape project is completed - after 11/2019. Sidewalks and relocation of granite curb would be removed from the streetscape scope. Request for scope change would be submitted to GDOT in late 2017/early 2018. Asphalt milling and resurfacing would remain in the streetscape project scope.

Estimated Cost:

City:

\$60,000

PATH

\$0.00

CITY OF CLARKSTON

CLARKSTON CITY COUNCIL WORK SESSION

ITEM NO: H4

HEARING TYPE:
Work Session

BUSINESS AGENDA / MINUTES

ACTION TYPE:
Ordinance

MEETING DATE: November 27, 2018

SUBJECT: Discuss Amending the Zoning Ordinance to Authorize Microbreweries within the Town Center District and the Light Industrial District

DEPARTMENT: City Administration

PUBLIC HEARING: YES NO

ATTACHMENT: YES NO
Pages: 2

INFORMATION CONTACT: Jamie Carroll
and YT Bell
PHONE NUMBER: 404-296-6489

PURPOSE:

To Discuss Amending the Zoning Ordinance to Authorize Microbreweries within the Town Center District and the Light Industrial District

NEED/ IMPACT:

The City of Clarkston has determined that one or more small breweries locating within the City would have a positive impact on economic development and would benefit the general welfare. The City Council desires to define "microbreweries" and designate their permitted operation within the TC-Towncenter District and in the Light Industrial District. The City will insure all notices and public hearings required by the Zoning Procedures Law and Section 304 of the Zoning Ordinance will be provided for prior to the adoption of this ordinance.

RECOMMENDATIONS:

No Staff recommendation.

ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE TEXT OF APPENDIX A OF THE CITY OF CLARKSTON CODE OF ORDINANCES, BEING THE CLARKSTON ZONING ORDINANCE, TO AUTHORIZE MICROBREWERIES WITHIN THE TOWN CENTER DISTRICT AND THE LIGHT INDUSTRIAL DISTRICT; AND TO REPEAL CONFLICTING ORDINANCES.

WHEREAS, the City Council has determined that one or more small breweries locating within the City would have a positive impact on economic development and would benefit the general welfare; and

WHEREAS, the City Council desires to define “microbreweries” and designate in which zoning districts of the City they may locate by means of this ordinance; and

WHEREAS, all notices and public hearings required by the Zoning Procedures Law and Section 304 of the Zoning Ordinance have been provided prior to the adoption of this ordinance.

NOW THEREFORE, BE IT ORDAINED by the City of Clarkston, Georgia, that the City’s Zoning Ordinance, Appendix A to the Code of Ordinances, be amended as follows:

SECTION ONE

Article IV is hereby amended to add the following definition:

“*Microbrewery*: an establishment primarily engaged in manufacturing (i.e., brewing) beer and/or malt beverage in an amount not to exceed two million gallons per calendar year.”

SECTION TWO

Sec. 708, “TC-Towncenter District,” subsection (c), is hereby amended to add the following additional permitted use:

“(16) Microbreweries.”

SECTION THREE

Sec. 709, “I-Light Industrial District,” subsection (b), is hereby amended to add the following additional permitted use:

“(24) Microbreweries.”

SECTION FOUR

This Ordinance shall become effective upon the date of its adoption by the City Council and signature by the Mayor.

[signature page follows]

SO ORDAINED, this ____ day of _____, 20__.

**CITY COUNCIL
CITY OF CLARKSTON, GEORGIA**

Ted Terry, Mayor

Attest:

Tracy Ashby, City Clerk

Approved as to Form:

Stephen G. Quinn, City Attorney