

**MAYOR**  
Edward J. Johnson, Jr.

**CITY MANAGER**  
Ray Gibson

**CITY CLERK**  
Anne Barksdale



**FAYETTEVILLE**  
NO LIMITS ON IMAGINATION

**COUNCIL**  
Mayor Pro Tem  
T. Joe Clark  
Niyah Glover  
Richard J. Hoffman  
Darryl Langford,  
Scott Stacy

**DATE:**  
**4/21/2022**  
**6:00 PM**

## **CITY COUNCIL AGENDA**

Call to Order

Opening Prayer

The Pledge of Allegiance to the Flag

### **Approval of Agenda**

1. Approval of Minutes of the April 7, 2022 Regular City Council Meeting

### **RECOGNITIONS AND PRESENTATIONS**

2. Government Finance Officers Association (GFOA) Distinguished Budget Presentation Award: ***Presented by Assistant Director of Finance and Administration Carleetha Talmadge***

### **PUBLIC HEARINGS**

3. Consider Ordinance #0-9-22 - Rezoning Request from Darrell Baker to rezone the property located at 1302 Highway 85 North, from C-2 (Community Commercial) to C-3 (Highway Commercial), Parcel Number 53801011 (6.69 acres) - Public Hearing: ***Presented by Director of Planning and Zoning Denise Brookins.***

### **NEW BUSINESS**

4. Consider R-12-22 - NPDES Compliance Engineering Services for 2022: ***Presented by Director of Public Services Chris Hindman***
5. Consider R-15-22 - Bid Award for Church Street Park Playground Improvements: ***Presented by Assistant Director of Public Services Cajen Rhodes***
6. Consider Step One Annexation Application from the Fayette County Development Authority for four parcels (+/- 412 acres) located within the northeast quadrant the Highway 54/Tyrone Road

intersection (Parcel Nos. 0705 003, 0712 015, 0712 074 and 0713 020): ***Presented by Director of Community and Economic Development David Rast***

**REPORTS AND COMMENTS**

City Manager & Staff Reports

City Council and Committee Reports

Mayors Comments & Public Comments

**EXECUTIVE SESSION**

[7.](#) Executive Session - Potential Litigation

**ANNOUNCEMENTS**



# FAYETTEVILLE

## INTEROFFICE MEMORANDUM

**FAYETTEVILLE CITY HALL**  
210 Stonewall Avenue West  
Fayetteville, Georgia 30214  
770-461-6029 Telephone  
770-460-4238 Facsimile  
[www.Fayetteville-GA.gov](http://www.Fayetteville-GA.gov)

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**TO: Mayor and Council**

**VIA: Ray Gibson, City Manager**

**CC: Mike Bush, Director of Finance and Administration; Anne Barksdale, City Clerk; Alan Jones, Asst. City Manager**

**FROM: Carleetha Talmadge**

**DATE: 03/24/2022**

**SUBJECT: Government Finance Officers Association (GFOA) Distinguished Budget Presentation Award**

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We are pleased to announce that the City of Fayetteville has again received the GFOA Distinguished Budget Presentation Award for FY2022. This award represents the highest form of recognition in governmental budgeting. The award represents a significant achievement by the entity. It reflects the commitment of the governing body and staff to meeting the highest principles of governmental budgeting. This is the sixteenth (16<sup>th</sup>) year that the City has received this budget award. Many thanks to our Finance Director, Mike Bush for his guidance, to our Senior Accountant, Karen Austin for taking on the task again next year of putting this document together, to our PIO team, who never fails to assist us when we call on them, and to all of departments, thank you for assisting in getting the finance department the information that we needed.



# FAYETTEVILLE

## INTEROFFICE MEMORANDUM

FAYETTEVILLE CITY HALL  
240 Glynn Street South •  
Fayetteville, Georgia 30214  
Telephone (770) 461-6029  
Facsimile (770) 460-4238  
www.fayetteville-ga.gov

**TO:** Planning and Zoning Commission

**FROM:** Denise Brookins, Director of Planning and Zoning

**VIA:** David Rast, Director of Community and Economic Development

**DATE:** March 30, 2022

**SUBJECT:** Consider request from Darrell Baker to rezone the property located at 1302 Highway 85 North, Parcel No. 53801011 (6.69 total acres) from C-2 (Community Commercial) to C-3 (Highway Commercial) and a second request for a special exception from Section 94-167 (7) from the City of Fayetteville Code of Ordinances to permit an automobile dealership in a C-3 zoning district.

### Existing conditions

<b>Address</b>	<b>1302 Highway 85 N</b>
Parcel Number	053801011
Acreage	6.69 acres
Zoning	C-2 (Community Commercial)
Future Land Use	Suburban Commercial
Current use	Furniture Store
Utilities	Water and Sewer

### Background information

The subject parcel is located along Highway 85 North and New Hope Road. The property currently contains a building just under 65,000 square feet and the current occupant is Havertys. The furniture store will close permanently later this year. The applicant is requesting to rezone the parcel to operate a car dealership. This is not permitted in the C-2 (Community Commercial) zoning district. The proposed C-3 (Highway Commercial) zoning district permits automobile dealerships with an approved Special Exception permit.





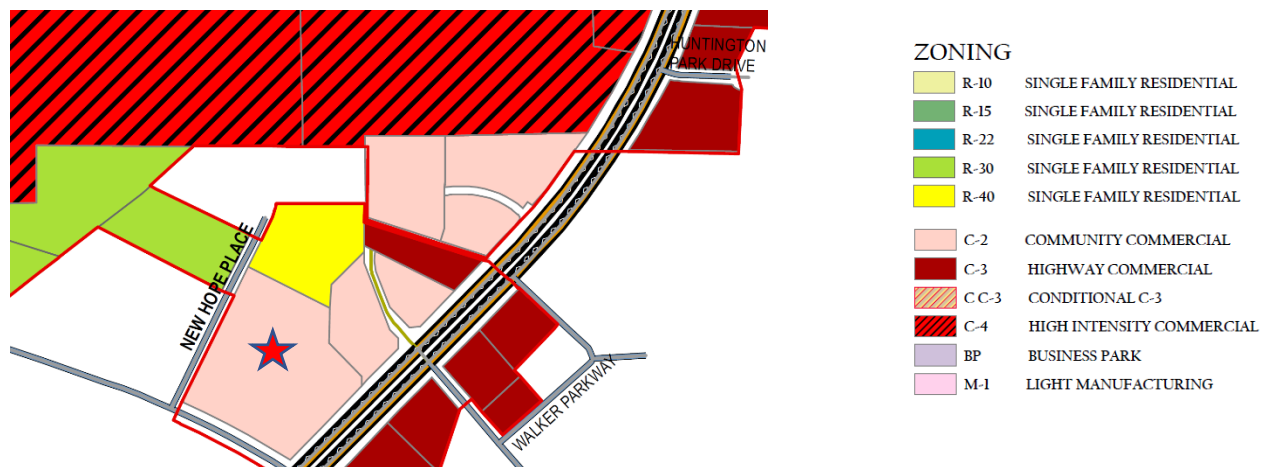
**Surrounding Property:**

The adjoining properties include the Long Horn Steakhouse chain and a residential home along New Hope Place. There is a used car dealership and storage facility directly across from the property. The other developments along Highway 85 North consist of major retailers like Lowes and Target, several fast food restaurants, medical services, and some automotive related businesses.



Direction	Zoning	Current use	Future Land Use
North	R-40 (Single Family) and C-2 (Community Commercial)	Residential and Restaurant	Suburban Office
South	County Zoning Designation (C-H, Highway Commercial District) and C-3 Highway Commercial	Storage Facility, Retail, Tire Store, and Car Dealership	Suburban Office
East	C-H Highway Commercial	Retail and Restaurant	Suburban Office
West	R-30 (Single Family)	Residential	Suburban Office

**ZONING MAP**



## FUTURE LAND USE

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## Rezoning standards for review

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### Sec. 94-92. - Zoning standards.

In exercising its power to zone and rezone property, the mayor and city council shall consider such standards and factors which it finds relevant in balancing the interest in promoting the public health, safety, morality, or general welfare against the right to the unrestricted use of the property. Such standards shall include the following:

- (1) The extent to which the proposed zoning amendment and use is consistent with and promotes the current comprehensive plan policies, comprehensive plan future land use map, zoning map, and zoning ordinances.**

Given the existing development patterns and other uses along the corridor, the proposed zoning designation is compatible with the adjoining land uses facing Highway 85. The proposed use is compatible with the comprehensive plan and the suburban commercial land use designation. The designation encourages conventional commercial developments that typically accommodates large anchor tenants to promote convenient parking and vehicular access, as well as parking lot visibility.

- (2) The existing uses of and the present zoning of the subject property and nearby property.**

There are residential homes west of the site located on the unincorporated parcels in Fayette County. The present zoning allows for some commercial developments. This C-2 zoning district was created to provide and protect areas for community shopping and service facilities

convenient to residential neighborhoods. The most recent developments in the area have all been retail trade and service establishments.

- (3) The extent to which the subject property is devalued by the existing zoning classification in relation to similarly zoned and similarly situated property.**

There is no specific evidence that property values are diminished by the current zoning restrictions.

- (4) The extent to which the devaluation of the subject property, if any, promotes the health, safety, morals or general welfare of the public.**

The current zoning designation does not further promote the health, safety, morals or general welfare of the public.

- (5) The relative gain to the public as compared to the hardship, if any, imposed on the property owner by the present zoning.**

The harm to the public would be minimal given the size of the property and surrounding developments. The setback restriction and tree saved area provides a buffer for the residential homes.

- (6) The suitability of the subject property for the proposed zoning and proposed purposes.**

Given the current uses within the general vicinity, the property is suitable for commercial zoning.

- (7) The length of time the subject property has been vacant as zoned, considered in the context of land development in the vicinity of the property, and legitimate efforts to develop or sell the property as presently zoned.**

The property is not vacant and the current development opened in 1995.

- (8) The present population density pattern, and the effect of the proposed zoning and use on the environment and on public facilities, including, but not limited to, schools, utilities, water, sewer, streets, and considering the expected increased public cost thereof.**

Public facilities in this area are adequate and there is no evidence the rezoning request would have any impact on the environment, public facilities and/or streets.

- (9) Whether or not the proposed zoning and proposed use will cause a decrease or increase in the value of surrounding properties for the use for which they are presently zoned and used.**

There is no evidence the rezoning would adversely impact the use and/or value of adjoining developments or properties.

**(10) The possible effects of the proposed zoning change and proposed use on the character of the zoning district, existing land use pattern, and architectural harmony of the subject area.**

The applicant is not proposing any changes to the existing site. The existing land use is commercial and the proposed zoning designation does fit with land use pattern along Highway 85.

**Staff Recommendation:**

Staff finds the rezoning as proposed is consistent with the future land use designation, and strategies associated with the suburban commercial component of the comprehensive plan.

Based on these findings and in consideration of the established rezoning standards, Staff recommends **APPROVAL** with the following condition:

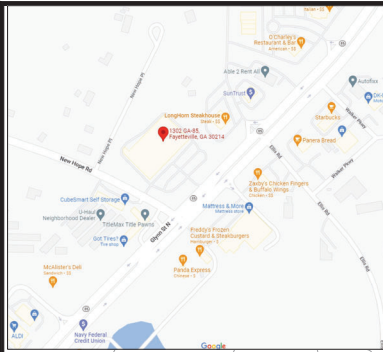
1. The buffer and tree saved area along New Hope Place shall be maintain as long as the adjacent property is occupied with a residential use.
2. The site shall be accessed from New Hope Road and Highway 85, request for access along New Hope Place shall be subject to approval by the City Engineer.

**Planning and Zoning Commission Recommendation - 03/16/2022:**

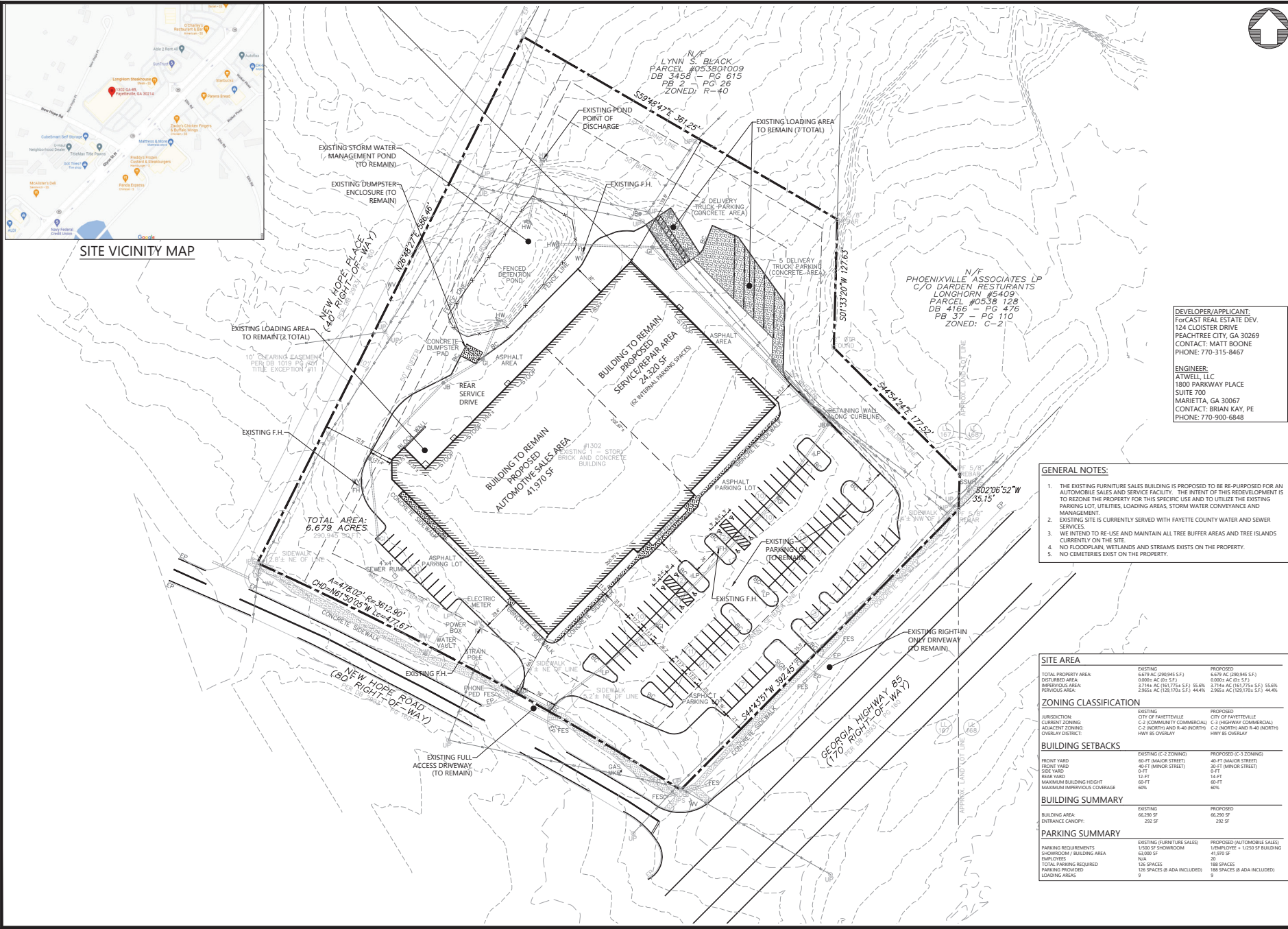
The Planning and Zoning Commission unanimously voted to recommend Mayor and City Council approve the rezoning request with the following conditions.

1. The buffer and tree saved area along New Hope Place shall be maintained as long as the adjacent property is occupied with a residential use.
2. The site shall be accessed from New Hope Road and Highway 85, request for access along New Hope Place shall be subject to approval by the City Engineer.

The Planning and Zoning Commission unanimously voted to approve the Special Exception request contingent on the approval of the rezoning request by the Mayor and City Council.



**SITE VICINITY MAP**



**DEVELOPER/APPLICANT:**  
 FORCAST REAL ESTATE DEV.  
 124 CLOISTER DRIVE  
 PEACHTREE CITY, GA 30269  
 CONTACT: MATT BOONE  
 PHONE: 770-315-8467

**ENGINEER:**  
 ATWELL, LLC  
 1800 PARKWAY PLACE  
 SUITE 700  
 MARIETTA, GA 30067  
 CONTACT: BRIAN KAY, PE  
 PHONE: 770-900-6848

- GENERAL NOTES:**
1. THE EXISTING FURNITURE SALES BUILDING IS PROPOSED TO BE RE-PURPOSED FOR AN AUTOMOBILE SALES AND SERVICE FACILITY. THE INTENT OF THIS REDEVELOPMENT IS TO REZONE THE PROPERTY FOR THIS SPECIFIC USE AND TO UTILIZE THE EXISTING PARKING LOT, UTILITIES, LOADING AREAS, STORM WATER CONVEYANCE AND MANAGEMENT.
  2. EXISTING SITE IS CURRENTLY SERVED WITH FAYETTE COUNTY WATER AND SEWER SERVICES.
  3. WE INTEND TO RE-USE AND MAINTAIN ALL TREE BUFFER AREAS AND TREE ISLANDS CURRENTLY ON THE SITE.
  4. NO FLOODPLAIN, WETLANDS AND STREAMS EXISTS ON THE PROPERTY.
  5. NO CEMETERIES EXIST ON THE PROPERTY.

SITE AREA	
TOTAL PRIORITY AREA:	EXISTING 6,679 AC (290,942 SF) / PROPOSED 6,679 AC (290,942 SF)
DISTURBED AREA:	EXISTING 0.00% AC (0 SF) / PROPOSED 0.00% AC (0 SF)
IMPERVIOUS AREA:	EXISTING 2,784 AC (121,175 SF) 55.8% / PROPOSED 2,784 AC (121,175 SF) 55.8%
PERVIOUS AREA:	EXISTING 2,895 AC (125,765 SF) 44.4% / PROPOSED 2,895 AC (125,765 SF) 44.4%

ZONING CLASSIFICATION	
JURISDICTION:	CITY OF FAYETTEVILLE
CURRENT ZONING:	C-3 (COMMUNITY COMMERCIAL)
ADJACENT ZONING:	C-2 (NORTH) AND R-40 (NORTH)
OVERLAY DISTRICT:	HWY 85 OVERLAY

BUILDING SETBACKS	
FRONT YARD:	EXISTING (C-3 ZONING) 60 FT (MAJOR STREET) / PROPOSED (C-3 ZONING) 40 FT (MAJOR STREET)
REAR YARD:	EXISTING (C-3 ZONING) 30 FT (MINOR STREET) / PROPOSED (C-3 ZONING) 30 FT (MINOR STREET)
MAXIMUM BUILDING HEIGHT:	EXISTING 60 FT / PROPOSED 60 FT
MAXIMUM IMPERVIOUS COVERAGE:	EXISTING 60% / PROPOSED 60%

BUILDING SUMMARY	
BUILDING AREA:	EXISTING 46,290 SF / PROPOSED 46,290 SF
ENTRANCE CANOPY:	EXISTING 292 SF / PROPOSED 292 SF

PARKING SUMMARY	
PARKING REQUIREMENTS:	EXISTING (FURNITURE SALES) 1,000 SF SHOWROOM + 1,000 SF BUILDING / PROPOSED (AUTOMOBILE SALES) 1,000 SF SHOWROOM + 1,000 SF BUILDING
SHOWROOM / BUILDING AREA:	EXISTING N/A / PROPOSED 41,970 SF
SHOWDRIVES:	EXISTING N/A / PROPOSED 20
TOTAL PARKING REQUIRED:	EXISTING 126 SPACES / PROPOSED 188 SPACES
PARKING PROVIDED:	EXISTING 126 SPACES (8 ADA INCLUDED) / PROPOSED 188 SPACES (8 ADA INCLUDED)
LOADING AREAS:	EXISTING 9 / PROPOSED 9

Know what's below.  
 Call before you dig.  
 1-800-4-A-DAWG

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**24 HOUR EMERGENCY CONTACT NUMBER**

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**ATWELL**  
 1800 PARKWAY PLACE  
 SUITE 700  
 MARIETTA, GA 30067  
 CONTACT: BRIAN KAY, PE  
 PHONE: 770-900-6848

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LAND LOT 67 - 5TH DISTRICT	1302 HIGHWAY 85 NORTH	CITY OF FAYETTEVILLE	FAYETTE COUNTY, GEORGIA
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**PROPOSED AUTOMOBILE SALES & SERVICE**  
 FORCAST REAL ESTATE DEV.  
 SITE DEVELOPMENT PLANS  
 SITE - ZONING PLAN

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DATE: 02.18.2022

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REVISIONS

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SCALE: 1"=40'

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DESIGNED BY: BSK  
 CHECKED BY: BSK  
 PROJECT MANAGER: BSK  
 JOB #:  
 PRE CODE: N/A  
 SHEET NO.: C200



**SUBJECT PROPERTY**

OWNER: OLP HUNTER FORD/OLDF  
 CIVIL CORPORATION 595181  
 SITE ADDRESS: 1302 HIGHWAY 85 N, FAYETTEVILLE, GA 30224  
 TOTAL AREA: 6.679 ACRES  
 PARCEL #06806011  
 ZONED: O2  
 REFERENCE: DEED BOOK 2993 - PAGE 180

**TITLE COMMITMENT**

THIS SURVEY RELEAS UPON INFORMATION CONTAINED WITHIN A TITLE COMMITMENT ASSOCIATION PREPARED BY WARMER, HOOPER, RAMSEY AS TITLE AGENT FOR STEWART TITLE GUARANTY COMPANY WITH A COMMITMENT DATE OF JANUARY 10, 2022 WITH RESPECT TO THE PROPERTY SURCHIVED IN ABOVE SHD TITLE COMMITMENT, SCHEDULE A:

IN THIS SURVEYOR'S OPINION, THE PARCEL DEPICTED HEREON IS OR MAY BE BOUNDARY BY THE FOLLOWING TYPICAL EXCEPTIONS LISTED IN THE ABOVE TITLE COMMITMENT, SCHEDULE B, PART A, AND WHERE POSSIBLE ARE DEPICTED GRAPHICALLY ON THE PLAT OF SURVEY:

EXCEPTION (7): EASEMENT RIGHTS, DB 38 PG 309. AFFECTS THE SUBJECT PROPERTY. UNABLE TO PLOT WITH PROVIDED RECORDS.

EXCEPTION (8): EASEMENT RIGHTS, DB 41 PG 176. POSSIBLY AFFECTS THE SUBJECT PROPERTY. UNABLE TO PLOT WITH PROVIDED RECORDS.

EXCEPTION (9): WATERLINE EASEMENT, DB 067 PG 543. AFFECTS THE SUBJECT PROPERTY. UNABLE TO PLOT AS NO UNDERGROUND UTILITY LOCATION SERVICES WERE MADE A PART OF THIS SURVEY BY WHICH TO DETERMINE GENEAL LINE LOCATIONS AND DIRECTIONS.

EXCEPTION (10): SEWER EASEMENT, DB 1001 PG 498. AFFECTS THE SUBJECT PROPERTY. UNABLE TO PLOT AS NO UNDERGROUND UTILITY LOCATION SERVICES WERE MADE A PART OF THIS SURVEY BY WHICH TO DETERMINE GENEAL LINE LOCATIONS AND DIRECTIONS. SEWER PLAN REFERENCED IN ABOVE DEED NOT ATTACHED AS INDICATED OR OTHERWISE PROVIDED.

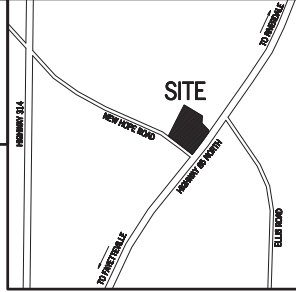
EXCEPTION (11): GEORGIA POWER EASEMENT (SHE), DB 1019 PG 701. AFFECTS THE SUBJECT PROPERTY. BLANKLY INVENTIVE. AS TO THE 1/2 ACRE AREA SPOOLED ALONG THE BOUNDARY OF NEW HOPE PLACE, PLOTTED HEREON.

EXCEPTION (12): UNRECORDED ALTA PLAT SURVEY BY NEWLAND ALTON/OLDF ASSOCIATES. MAY AFFECT SUBJECT PROPERTY. SURVEY NOT PROVIDED. AS TO SUBSECTIONS 'A', PLOTTED HEREON.

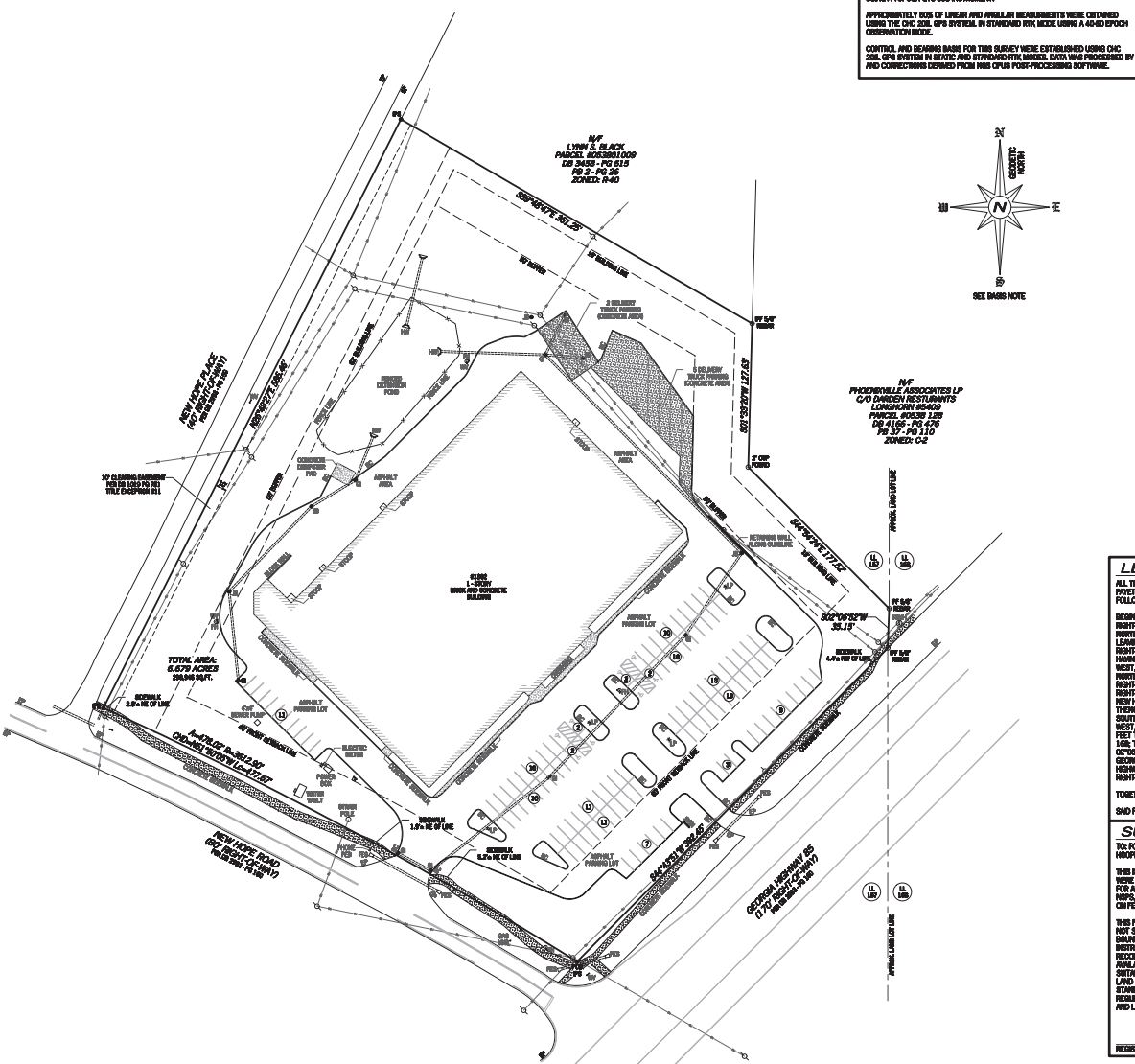
NOTE: NO FIELD LOCATIONS OF WETLANDS OR FLOODPLAINS WERE COMPLETED AS A PART OF THIS SURVEY. NO WETLAND DELINEATIONS OR FLOOD PLAIN STUDIES WERE PERFORMED OR REQUESTED BY THIS SURVEYOR AS A PART OF THIS SURVEY.

**CLOSURE STATEMENT**

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT 1/8 INCH FEET.  
 APPROXIMATELY 60% OF LINEAR AND ANGLAR MEASUREMENTS WERE OBTAINED USING A TOPCON GTS 313 INSTRUMENT.  
 APPROXIMATELY 40% OF LINEAR AND ANGLAR MEASUREMENTS WERE OBTAINED USING THE CIVIL GPS SYSTEM IN EXTENDED FIX MODE USING A 40-60 EPOCH OBSERVATION MODE.  
 CONTROL AND BENCHMARKS FOR THIS SURVEY WERE ESTABLISHED USING CIVIL GPS WITHIN IN STATIC AND STATIONED MODE. DATA WAS PROCESSED BY AND CORRECTIONS DERIVED FROM THE CIVIL GPS POST-PROCESSING SOFTWARE.



PREPARED BY:  
**W. LUKE SUTTLES, PLS**  
 \*\*\*\*\*  
 780 RAYMOND SHEDDEN AVE.  
 NEWNAN, GA. 30265  
 678-378-5881



**NOTES**

- THE BARS FOR THE DIRECTIONS SHOWN HEREIN IS GEODESIC NORTH, GA WEST COORDINATE SYSTEM.
- REFERENCE: DEED BOOK 5963, PAGE 180 OF FAYETTE COUNTY RECORDS.
- THE PROPERTY AS SHOWN ON THIS PLAT DOES NOT LIE WITHIN A SPECIFIC FLOOD HAZARD AREA AS DETERMINED BY THE CITY OF FAYETTEVILLE FLOOD MAP #13113 C 0102 C, DATED SEPTEMBER 24, 2008.
- THE LOCATION OF UNDERGROUND UTILITIES IS BASED ON ABOVE GROUND STRUCTURES AND INFORMATION SUPPLIED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES OR STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL UTILITIES OR STRUCTURES MAY EXIST. THE SURVEYOR MAKES NO CERTIFICATION AS TO THE ACCURACY AND COMPLETENESS OF THE LOCATIONS SHOWN HEREON.
- THE LAST DAY OF FIELD WORK WAS FEBRUARY 2, 2022.
- SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.
- DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THE PROPERTY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- FIRMING SPOTS: 138 NORMAL SPOTS / 8 I/C SPOTS / 7 DELIVERY TRUCK SPOTS

**LEGAL DESCRIPTION**

ALL THAT TRACT OR PARCEL OF LAND LING AND BEING IN LAND LOT 67, 5TH DISTRICT, CITY OF FAYETTEVILLE, FAYETTE COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CORNER WHICH BEING SET AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF GEORGIA HIGHWAY 85 BEING 110 FEET FROM THE NORTHWESTERLY RIGHT-OF-WAY LINE OF NEW HOPE ROAD BEING 80' OF BENCH-CORNER, THENCE LEAVING SAID RIGHT-OF-WAY INTERSECTION AND RUNNING ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF NEW HOPE ROAD, 410.00 FEET ALONG THE LINE OF A CURVE TO THE LEFT HAVING A RADIUS OF 3,012.50 FEET AND BEING DESCRIBED BY A CHORD BEING 1026' 01" WEST, 477.63 FEET TO A BENCH CORNER IN CONCRETE BEING AT THE INTERSECTION OF SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF NEW HOPE ROAD WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF NEW HOPE PLACE BEING 40' BENCH-CORNER, THENCE LEAVING SAID BENCH-CORNER INTERSECTION AND RUNNING ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF NEW HOPE PLACE, NORTH 89°20'21" EAST, 218.48 FEET TO A CORNER WHICH BEING THENCE LEAVING SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF NEW HOPE PLACE AND RUNNING SOUTH 89°20'21" EAST, 218.48 FEET TO A BENCH CORNER BEING THENCE, SOUTH 44°54'21" EAST, 177.02 FEET TO A BENCH CORNER BEING ALONG THE LAND LOT LINE COMMON TO LAND LOTS 187 AND 188, THENCE ALONG SAID LAND LOT LINE COMMON TO LAND LOTS 187 AND 188, SOUTH 00°00'00" WEST, 127.83 FEET TO A BENCH CORNER BEING, THENCE, SOUTH 44°54'21" EAST, 177.02 FEET TO A BENCH CORNER BEING ALONG THE LAND LOT LINE COMMON TO LAND LOTS 187 AND 188, THENCE ALONG SAID LAND LOT LINE COMMON TO LAND LOTS 187 AND 188, SOUTH 00°00'00" WEST, 30.15 FEET TO A POINT ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF GEORGIA HIGHWAY 85, THENCE ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF GEORGIA HIGHWAY 85, SOUTH 44°54'21" WEST, 302.48 FEET TO A CORNER WHICH BEING SET AT SAID BENCH-CORNER INTERSECTION AND BEING TRUE FOUR OF BEGINNING.

TOGETHER WITH AND SUBJECT TO CONVEYANCE, EASEMENTS, AND RESTRICTIONS OF RECORD. SAID PARCEL CONTAINS 6.679 ACRES MORE OR LESS.

**SURVEYOR'S CERTIFICATE**

FOR FOUR STONES REAL ESTATE, LLC, STEWART TITLE GUARANTY COMPANY, & WARMER, HOOPER, RAMSEY:  
 THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH THE 2021 NATIONAL STANDARD DEGREE REQUIREMENTS FOR ALTA PLAT SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NPS, WITH ALL APPLICABLE TITLE AHEAD THEREOF. THE FOLLOWING WAS COMPLETED ON FEBRUARY 2, 2022.

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL, OR PARCELS OF LAND AND DOES NOT SUBSTANCE OR CREATE A NEW PARCEL, OR MAKE ANY CHANGES TO ANY LAND PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL, OR PARCELS ARE LISTED HEREON. THE RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL, OR ANY LEGAL JURISDICTION, ANGUILITY OF FUTURE COMPLIANCE WITH REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND, PARCELS THEREON. THE UNDERGROUND LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 19-6-67.

REGISTERED LAND SURVEYOR No. DATE

**SYMBOLS**

PT = ○ = AS SHOWN HEREON  
 PS = ⊙ = 1/2 CHIPPED REBAR TO BE SET

**LEGEND**

N/F	NON OR FORMERLY	LL	LAND LOT
PCP	POINT OF BEGINNING	SP	EDGE OF PAVEMENT
PCF	BENCH MARK FOUND	BC	BACK OF CURB
CP	CORN OF CURB	FB	FACE BOOK
CP	CORN OF CURB	CP	CORN OF CURB
UP	UTILITY POLE	PS	POST
LP	LEAST HOLE	ES	EASEMENT END SECTION
PH	PIPE HOLE	CI	CONCRETE INLET
BR	BENCH	WV	WATER VALVE
NE	NORTH	WM	WATER METER
FE	FENCE	MM	MANHOLE
FE	FENCE	SM	SEWER MANHOLE



ALTA/NSPS LAND TITLE SURVEY FOR:  
**FOUR STONES REAL ESTATE, LLC**  
**STEWART TITLE GUARANTY COMPANY, &**  
**WARMER, HOOPER, RAMSEY**  
 FAYETTE COUNTY, GA  
 LAND LOT 67 5TH DISTRICT

**ALTA/NSPS TITLE SURVEY**

NO.	REVISIONS	DATE

**1**  
 OF 1

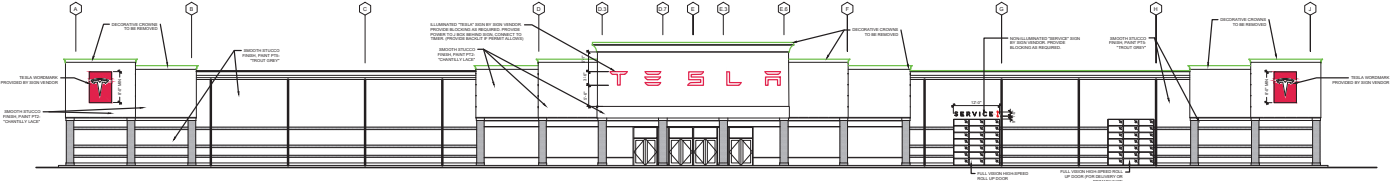




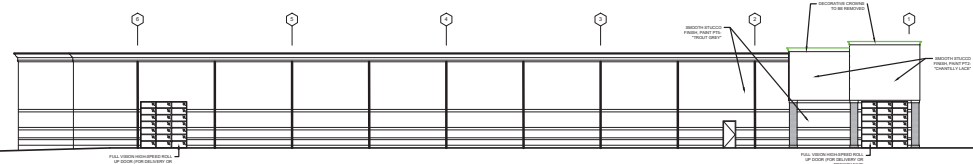
# FAYETTEVILLE - TESLA CENTER - WARM CLIMATE

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CONFIDENTIAL

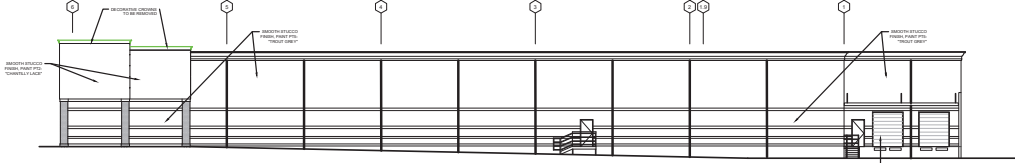
ELEVATION  
TRT ID - 27805



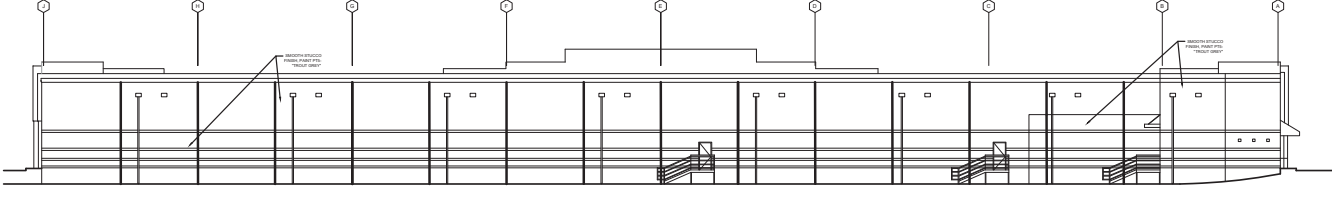
NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION

SCALE: 1/32" = 1'-0"

**TESLA** February 22, 2022

NA 11302 GA-85 FAYETTEVILLE, GA 30214 | USA

\*PLEASE NOTE: ANY SUBSEQUENT REVISION TO AN APPROVED CONCEPT WILL CAUSE DELAY AND IMPACT COST

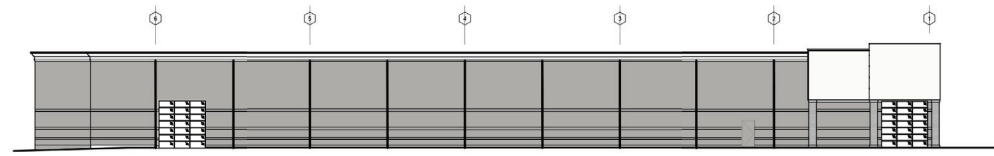
# FAYETTEVILLE - TESLA CENTER - WARM CLIMATE

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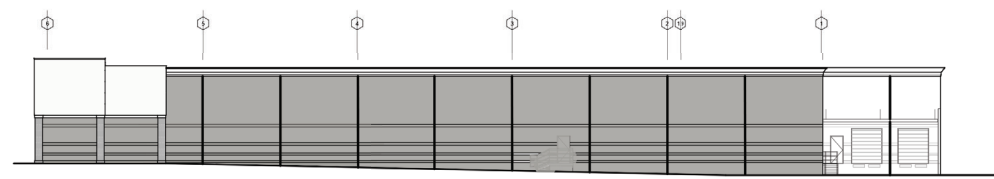
ELEVATION  
TRT ID - 27805



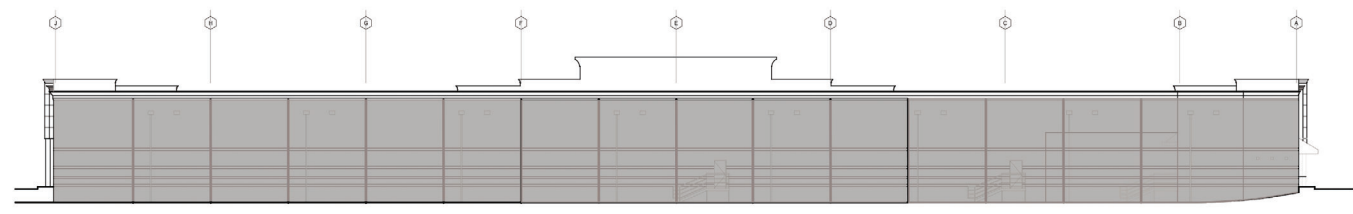
NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION

SCALE: 1/32" = 1'-0"

**TESLA** February 15, 2022

NA | 1302 GA-85 FAYETTEVILLE, GA 30214 | USA

\*PLEASE NOTE: ANY SUBSEQUENT REVISION TO AN APPROVED CONCEPT WILL CAUSE DELAY AND IMPACT COST



# FAYETTEVILLE - TESLA CENTER - WARM CLIMATE

ELEVATION  
TRT ID - 27805

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CONFIDENTIAL



SCALE: 1/32" = 1'-0"

**TESLA** February 15, 2022

NA | 11302 GA-85 FAYETTEVILLE, GA 30214 | USA

\*PLEASE NOTE: ANY SUBSEQUENT REVISION TO AN APPROVED CONCEPT WILL CAUSE DELAY AND IMPACT COST



**Proposed Ordinance: #0-9-22**  
**Subject Matter: Rezoning of 6.69-acre 1302 Highway 85 N (Parcel 053801011)**  
**from C-2 (Community Commercial) to C-3 (Highway Commercial)**  
**Date of Published Notice of Public Hearing: April 1, 2022**  
**Date of Planning and Zoning Commission Public Hearing: March 16, 2022**  
**Date First Presented at City Council Public Meeting: April 21, 2022**  
**Date of Public Hearing and Adoption: April 21, 2022**

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

**ORDINANCE NUMBER 0-09-22**  
**CITY OF FAYETTEVILLE, GEORGIA**

**PREAMBLE AND FINDINGS**

The City of Fayetteville (the "City") has received an application for rezoning by Darrell Baker for the property located at 1302 Highway 85 N, Fayetteville GA, Parcel No. 053801011 (9.64 acres) described in **EXHIBIT "A"**. Said parcel of property is presently zoned C-2 (Community Commercial). The applicant desires to rezone the parcel to zoned C-3 (Highway Commercial).

The City has given notice to the public of this proposed rezoning as required by law and public hearings have been conducted as required by law. The City complied with the requirements of O.C.G.A. § 36-36-4 and § 36-36-5 prior to the adoption of this Ordinance.

**ORDINANCE**

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

**ARTICLE I**

The zoning classification of the property described in Exhibit "A" attached hereto and incorporated herein, shall be, and is hereby established as C-3 (Highway Commercial), pursuant to the City of Fayetteville's Comprehensive Zoning Ordinance, and in accordance with the understandings and conditions imposed by the Mayor and City Council.

The City's new ordinance classification upon the described property shall become immediately effective. The City's Comprehensive Zoning Map is hereby amended to reflect this rezoning.

## **ARTICLE II**

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

## **ARTICLE III**

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

## **ARTICLE IV**

This ordinance shall become immediately effective upon its adoption, subject to the any conditions contained in the minutes of the City Council, which are part of this ordinance; any representations submitted by the applicant to the City Council, accepted by the City Council, and reflected in the minutes of the City Council; all of which representations shall be an amendment to the rezoning application and a part of this ordinance.

**BE IT RESOLVED**, that the Mayor and Council of the City of Fayetteville, Georgia do hereby adopt the attached City of Fayetteville ordinance.

**SO RESOLVED**, this 21<sup>ST</sup> day of April, 2022.

**Attest:**

\_\_\_\_\_  
Edward J. Johnson, Jr., Mayor

\_\_\_\_\_  
T. Joe Clark, Mayor Pro Tem

Attest:

\_\_\_\_\_  
Niyah Glover, Councilmember

\_\_\_\_\_  
Anne Barksdale, City Clerk

\_\_\_\_\_  
Richard J. Hoffman, Councilmember

\_\_\_\_\_  
Darryl Langford, Councilmember

\_\_\_\_\_  
Scott Stacy, Councilmember







# FAYETTEVILLE

## NO LIMITS ON IMAGINATION

**FAYETTEVILLE CITY HALL**  
210 Stonewall Avenue West  
Fayetteville, Georgia 30214  
770-461-6029 Telephone  
770-460-4238 Facsimile  
[www.Fayetteville-GA.gov](http://www.Fayetteville-GA.gov)

---

**TO: Mayor and Council**

**VIA: Ray Gibson, City Manager**

**FROM: Chris Hindman, Director of Public Services**

**DATE: 4-05-2022**

**SUBJECT: Resolution R-12-22 NPDES Compliance for 2022**

---

Staff has reviewed Task Order Form 209E for the work required to complete the 2022 Annual Report from ISE, that is mandated by the EPD to be completed each year to be in compliance with the City's NPDES Phase II Municipal Separate Storm Sewer System (MS4) stormwater permit. The GA EPD requires the City to submit the annual report on or before February 15, 2023. The work outlined in the TOF will address necessary requirements set forth by EPD. The total cost of the project will be \$44,890 and the money will come out of the stormwater operating budget.

City staff has relied on the engineering consultant with previous compliance years through the Engineering Design Services Contract which was last approved on November 2019. Staff is requesting that we be allowed once again to use this approved contract for these compliance services.

I am recommending approval of TOF #209E to release Integrated Science and Engineering to begin work on the Annual Report. I have attached the TOF for your review.

**To:** Chris Hindman  
**Company:** City of Fayetteville  
**Address:** 240 South Glynn Street  
Fayetteville, GA 30214

**Date:** March 21, 2022  
**From:** Jason Ray, GISP  
**Copy to:**

---

**Project:** 2022 NPDES Phase II Permit Compliance Activities      **TOF #:** 209E

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## BACKGROUND

Integrated Science & Engineering, Inc. (ISE) has prepared this Task Order Form (TOF) in accordance with our Engineering Design Services Contract dated November 2019. The City wishes to implement programs described in its National Pollutant Discharge Elimination System (NPDES) Phase II Municipal Separate Storm Sewer System (MS4) Permit Stormwater Management Plan (SWMP), as submitted on June 1, 2018 in order to maintain compliance with the City's NPDES Phase II Municipal Separate Storm Sewer System (MS4) stormwater permit. This TOF is formulated to address the completion of those tasks within the SWMP that have a deadline on or before December 31, 2022, and which will not be completed in-house by City staff.

Please note that the scope of work outlined herein does not address all of the NPDES Phase II compliance elements for 2022, and the City staff will have to implement the other compliance tasks not addressed in this TOF unless otherwise authorized. Please refer to the City's NPDES Phase II SWMP and the City's 2021 Annual Report for additional information.

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## SCOPE OF SERVICES

### Task 1 – Annual Report Production for Delivery to EPD

ISE will work with City staff to collect information on programs implemented during the 2022 reporting year. ISE will then develop an Annual Report for the City. ISE will meet with City staff to discuss the Annual Report and solicit comments from staff to assist with report preparation. On behalf of the City, ISE will submit the Annual Report to the EPD by the due date of February 15, 2023. EPD comments to the Annual Report will be addressed by ISE on a time and expense basis.

#### Deliverables:

- 1 copy of the 2022 Annual Report

### Task 2 – MS4 Inspection

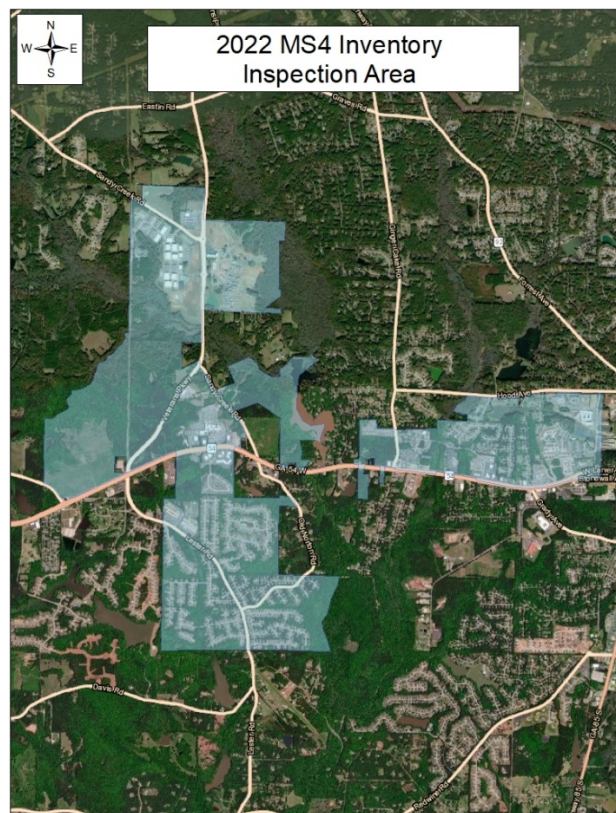
During the development of the SWMP, the City was divided into 5 sectors that are to be inspected over the course of the permit (December 2018 – December 2022). The purpose of the sectors is to ensure that over the course of the permit, the entire MS4 is inspected.

# TASK ORDER FORM

For the 2021 reporting period, ISE will inspect all MS4 stormwater structures within the shaded area shown on the figure below. It should be noted that this is the last inspection year of the 5-year permit term. At the completion of 2022 100% of the City will have been inspected. In 2023 a new period will start and the inspections will start over. As in previous reporting periods, the results of the stormwater structure inspections will be tabulated on a spreadsheet for inclusion into the City's stormwater annual report. Following the completion of field inspection activities, a copy of the spreadsheet will be provided to the City so the City may assess and schedule any potential maintenance and/or repair activities.

Additionally, ISE will provide a copy of the database to the City in a GIS format of the updated MS4 information. ISE will also take pictures of all structures as well as photograph all accessible pipes to evaluate structural conditions. After all field work has been completed, an infrastructure report will be created that is based on the infrastructure inspections. The report will contain information on pipes/structures that need attention from the City.

*2022 MS4 Inspection Area*



## Deliverables:

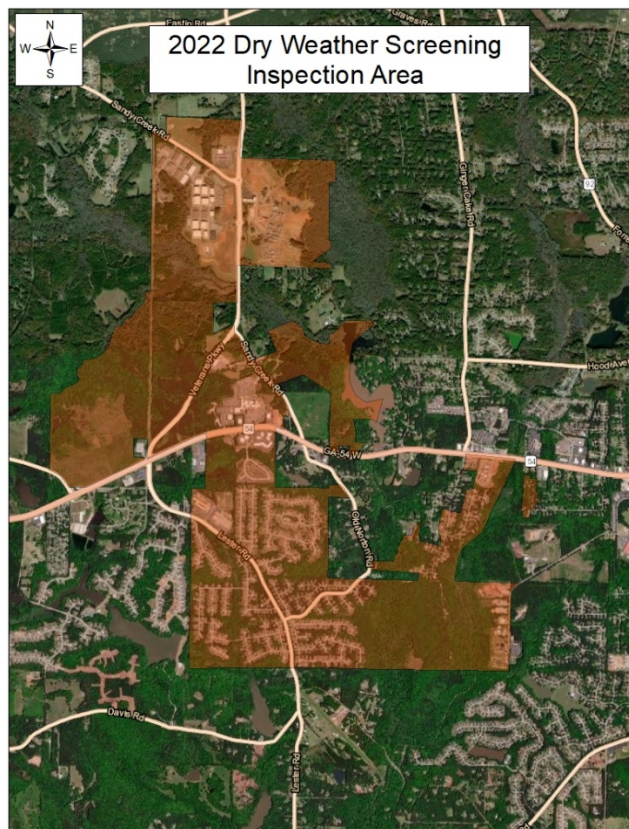
- GIS Geodatabase of inspected MS4 structures
- Infrastructure Report
- Excel Database of inventoried structures with condition assessment

# TASK ORDER FORM

## Task 3 – Dry Weather Screening

In accordance with the City's approved SWMP, the City is required to complete 100% of dry weather screening within the 5-year permit period. It should be noted that this is the last inspection year of the 5-year permit term. At the completion of 2022 100% of the City will have been inspected. In 2023 a new period will start and the inspections will start over. Dry weather screening will be performed according to the City's dry weather screening procedures approved by the EPD. The EPD approved dry weather screening checklist will also be filled out for each outfall visited and inspected. The checklists will be delivered in a format that can be easily inserted into the City's 2022 Annual Report. Additionally, this task will include preparation of a map for insertion into the Annual Report. This effort will constitute Level 1 visual screening.

*2022 Dry Weather Screening Area*



If a dry weather discharge is present, the discharge will be tested per EPD requirements for pH, temperature, and conductivity, utilizing an in-situ water quality meter and field observations noted. Additionally, a sample will be collected and analyzed for fluoride, surfactants, and fecal coliform (under certain circumstances) by a laboratory (Analytical Environmental Services). This effort will constitute Level 2 in-situ water quality screening.

### *Source Tracing*

Source tracing activities will need to be undertaken if the dry weather screening data indicates that there is a potential water quality impairment present. The City will be notified immediately if the in-situ parameters or



# TASK ORDER FORM

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visual observations indicated that there is potential illicit discharge prior to beginning any source tracing activities. ISE will not initiate source tracing activities without prior authorization of the City.

Source tracing will involve following the MS4 system “upstream” in an attempt to identify the source of the non-stormwater discharge. Please note that the NPDES Phase II permit requires that the City source trace 100% of the identified illicit discharges and notify the illicit discharger to cease the activity, if the source tracing clearly documents the source. In the event that the source cannot be definitively identified, the City is only required to document the activities undertaken and the findings. A checklist will be filled out for each source tracing exercise. The checklist will be in a format that can be easily inserted in the City’s 2020 Annual Report.

In the event that ISE performs a source tracing work effort. The estimated cost for ISE to conduct the work will be based on a “per source tracing exercise”, not to exceed three hours of field time by the ISE staff person. If the flow cannot be clearly identified within a three-hour time frame, the work will be documented and provided to the City for possible further investigation.

## Task 4 – Detention Pond / WQ Device Map & Inspection

The City must inventory all publicly-owned and permittee owned detention pond/water quality devices. Additionally, the inventory must include all privately-owned detention pond/water quality devices designed after December 9, 2008. Recently, the City’s pond inventory was revised for new Stormwater Management Plan. The City must inspect 20% of these ponds every year for the next 5 years to ensure that 100% of the inventory has been inspected. During the 2022 reporting period ISE will inspect 5 ponds. It should be noted that this is the last inspection year of the 5-year permit term. At the completion of 2022 100% of the City will have been inspected. If any new ponds were added in 2022, those ponds will need to be inspected as well. ISE will conduct an inspection of the ponds and prepare an inspection form summarizing the findings of the inspection as well as prepare a letter to the owner of the pond outlining recommended maintenance activities.

## Task 5 – Microbial Source Tracing (MST)

Previously, the City conducted a stream walk of the unnamed tributary to Nash Creek. Recently, EPD recommended that the stream walk BMP be removed and replaced with an activity that will help address the pollutant of concern (POC), fecal coliform. The U.S. EPA has approved the MST methodology for determining the source of fecal pathogen contamination in environmental samples. ISE will conduct MST sampling at two monitoring sites on Nash Creek and two monitoring sites on Perry Creek.

## Task 6 – Impaired Waters Sampling

During the 2017 reporting period, the City created two impaired waters monitoring and implementation plans for Ginger Cake Creek and Whitewater Creek. Both of these streams are impaired for Biota F. For each impaired stream, water quality monitoring will be conducted during six (6) wet weather events and two (2) dry weather events per year. Three (3) wet events and one (1) dry event will be monitored during the summer period from May – October and three (3) wet events and one (1) dry event will be monitored during the winter period from November - April. The sampling frequency is in accordance with the Long-term Ambient Trend Monitoring procedures describe in the Metropolitan North Georgia Water Planning District’s *Standards and Methodologies for Surface Water Monitoring*.

# TASK ORDER FORM

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## Task 7 – Impaired Waters Plan Annual Reports

Following completion of sampling for the City’s annual long term monitoring program (completed under a separate authorization), ISE will prepare a summary report for the sampling along with other compliance data from the City’s SWMP program in support of the Impaired Waters Plans for Morning Creek, the unnamed tributary to Nash Creek, Ginger Cake Creek, and Whitewater Creek, which will be included in the annual report in Task 1.

### Deliverables:

- Impaired Waters Monitoring & Implementation Report for Ginger Cake Creek
- Impaired Waters Monitoring & Implementation Report for Unnamed Tributary to Nash Creek
- Impaired Waters Monitoring & Implementation Report for Whitewater Creek
- Impaired Waters Monitoring & Implementation Report for Morning Creek

## Task 8 – Municipal Facility Inspection

The City’s SWMP requires the City to inspect 100% of Municipal facilities over the course of the 5-year permit term. In 2019, the City developed a list of all City facilities. The list needs to be reviewed and updated if any new facilities have been added. During the reporting period, the City is required to inspect 20% of the facilities on the inventory. It should be noted that this is the last inspection year of the 5-year permit term. At the completion of 2022 100% of the City will have been inspected. In order to complete 100%, ISE will inspect 1 facility during the reporting period.

## Task 9 – Pre-Submittal Planning Meeting

ISE staff will meet with City staff, prior to the end of the permit year, to discuss the SWMP and ensure that all tasks are discussed and properly planned. It is anticipated that the meeting will be conducted at the Public Works facility at a time to be determined. The purpose will be to plan any final efforts and ensure that documentation of the tasks is planned to avoid any confusion prior to the end of the permit year.

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## **SCHEDULE**

ISE will complete Tasks 2 through 6 and Tasks 8 and 9 by the regulatory deadline of December 31, 2022. Tasks 1 and 7 will be completed by February 15, 2023.

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## **FEE ESTIMATE**

<u>Task Description</u>	<u>Contract Amount</u>
Task 1 – Annual Report Production for Delivery to EPD	\$5,500 (Lump Sum)
Task 1.1 – Address EPD Comments	\$1,500 (Hourly, if Required)
Task 2 – MS4 Inspection	\$23,000 (Lump Sum)
Task 3 – Dry Weather Screening	\$2,600 (Lump Sum)
Task 3.1 – Dry Weather Flow Testing	\$1,090 (Hourly, if Required)
Task 4 – Detention Pond / WQ Device Map & Inspection	\$2,000 (Lump Sum)
Task 5 – Microbial Source Tracing	\$3,600 (Lump Sum)
Task 6 – Impaired Waters Sampling	\$2,100 (Lump Sum)

# TASK ORDER FORM

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Task 7 – Impaired Waters Plan Annual Reports	\$2,000 (Lump Sum)
Task 8 – Municipal Facility Inspection	\$500 (Lump Sum)
Task 9 – Pre-Submittal Planning Meeting	<u>\$1,000 (Lump Sum)</u>
Total Contract Amount	\$44,890

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## AUTHORIZATION

The Scope of Services outlined herein will be performed in accordance with ISE’s Master Services Agreement with City of Fayetteville dated November 2019. As our authorization, please sign in the space provided below.

City of Fayetteville

Integrated Science & Engineering, Inc.

Signature: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_

Signature:  \_\_\_\_\_  
Name: Jason Ray, GISP  
Title: Principal  
Date: March 21, 2022



**RESOLUTION R-12-22**

**RESOLUTION OF THE CITY OF FAYETTEVILLE TO APPROVE THE  
ENGINEERING SERVICES FOR THE 2022 NATIONAL POLLUTANT  
DISCHARGE ELIMINATION SYSTEM PERMIT COMPLIANCE**

**WHEREAS**, the City of Fayetteville in the best interest of its citizens has approved an Engineering Services Contract with Integrated Science Engineering which includes services pertaining to compliance with the National Pollutant Discharge Elimination System (NPDES) administered through the Georgia Environmental Protection Division (GA EPD); and

**WHEREAS**, the City of Fayetteville relies on the Engineering Consultant to perform such tasks due to the engineering requirements outlined in complying with the permit; and

**WHEREAS**, the City of Fayetteville has received and reviewed Task Order Number 209E which outlines the necessary scope of services required needed to meet the compliance items outlined by GA EPD in the amount of \$44,890.; and

**IT IS HEREBY RESOLVED** by the Mayor and Council of the City of Fayetteville that the Compliance Cost in Task Order Form Number 209E is approved and that the City Manager is authorized to sign the Task Order Form for Engineering Services.

**SO RESOLVED** this 21st day of April, 2022.

\_\_\_\_\_  
Edward J. Johnson, Jr., Mayor

Attest:

\_\_\_\_\_  
Anne Barksdale, City Clerk

\_\_\_\_\_  
T. Joe Clark, Mayor Pro Tem

\_\_\_\_\_  
Niyah Glover, Councilmember

\_\_\_\_\_  
Richard J. Hoffman, Councilmember

\_\_\_\_\_  
Darryl Langford, Councilmember

\_\_\_\_\_  
Scott Stacy, Councilmember



# FAYETTEVILLE

## INTEROFFICE MEMORANDUM

FAYETTEVILLE CITY HALL  
240 Glynn Street South •  
Fayetteville, Georgia 30214  
Telephone (770) 461-6029  
Facsimile (770) 460-4238  
[www.fayetteville-ga.gov](http://www.fayetteville-ga.gov)

**TO: Ray Gibson, City Manager**

**CC: Chris Hindman, Director of Public Services**  
**Mike Bush, Director of Finance**

**FROM: Cajen Rhodes, Deputy Director of Public Services** *CR*

**DATE: April 11, 2022**

**SUBJECT: Church Street Playground Improvements**

---

As part of the FY2022 Capital Improvement Program for the Public Works Department we were approved the purchase Church Street Park Playground Improvements.

Staff has completed a Competitive Bid process with various vendors in the industry. A mandatory pre-bid site meeting was held at Church Street Park on November 10, 2021. Staff has received multiple proposals from three different playground professionals.

Staff held a Church Street Park stakeholders meeting at City Hall on March 10, 2022 to review proposals that were submitted and receive feedback. Staff then reviewed proposals with City Administration at a City Council Work Session on March 15, 2022.

Staff is recommending that the City of Fayetteville award the contract to GameTime to perform Church Street Park Playground Improvements in the amount of \$104,808.95. GameTime has agreed to honor their proposal and it prepared to begin the project if approved.



GameTime  
 c/o Dominica Recreation Products, Inc.  
 P.O. Box 520700  
 Longwood, FL 32752-0700  
 800-432-0162 \* 407-331-0101  
 Fax: 407-331-4720  
[www.playdrp.com](http://www.playdrp.com)

11/19/2021  
 Quote #103194-01-01

## Church Street Park Playground

City of Fayetteville  
 Attn: Carleetha Talmadge  
 210 Stonewall Avenue W  
 Fayetteville, GA 30214  
 Phone: 770-719-4161  
[ctalmadge@fayetteville-ga.gov](mailto:ctalmadge@fayetteville-ga.gov)

Ship to Zip 30214

Qty	Part #	Description	List \$	Selling \$	Ext. Selling \$
<p><b>Quick Scope of Work and Details</b></p> <ul style="list-style-type: none"> <li>installer to remove and dispose of existing playground on site</li> <li>installer to move and re-use borders, but add new borders to complete area (they will not match exactly)</li> <li>no chain link temp fencing included, only orange fencing</li> <li>no silt protection required</li> <li>Top off of existing wood fiber, and new wood fiber in new area</li> </ul>					
1	INSTALL	5-Star Plus - Removal of Existing Playground Equipment- <i>Includes disposal - System Playground Only</i> <i>NOTE : for removal and reinstallation please add \$6,400 to cost</i> <i>New Surfacing and Borders are not included</i>		\$3,500.00	\$3,500.00
1	178749	GameTime - Owner's Kit		\$66.00	\$66.00
1	5178	GameTime - Welcome Sign (2-5)	\$561.00	\$493.68	\$493.68
1	5179	GameTime - Welcome Sign (5-12)	\$561.00	\$493.68	\$493.68
1	RDU	GameTime - Two Playground System (2-5 & 5-12)	\$77,247.00	\$50,717.61	\$50,717.61
		(2) 12023 - 3 1/2" Uprt Ass'Y Alum 8'			
		(4) 12024 - 3 1/2" Uprt Ass'Y Alum 9'			
		(8) 12025 - 3 1/2" Uprt Ass'Y Alum 10'			
		(2) 12026 - 3 1/2" Uprt Ass'Y Alum 11'			
		(1) 12027 - 3 1/2" Uprt Ass'Y Alum 12'			
		(10) 12069 - 3 1/2" Uprt Ass'Y Alum 14'			
		(1) 12438 - 24" Barrier			
		(3) 12728 - Single Seat P/T			
		(2) 18200 - 36" Sq Punched Deck P/T 1.3125			
		(13) 18201 - 36" Tri Punched Deck P/T			
		(2) 18337 - 36" Tri Transfer Platform			
		(1) 18679 - Bongos			
		(1) 18705 - Seat And Table For Two 36"			
		(4) 18832 - Umbra Roof Extensiom 2'			
		(4) 18833 - Umbra Roof Extensiom 3'			
		(1) 19001 - Entry Way			
		(1) 19005 - Transfer System W/Barrier (2' Rise)			
		(1) 19064 - Wavy Tree (7'-6" & 8')			
		(1) 19087 - Chain Link (3' & 3'6")			



GameTime  
 c/o Dominica Recreation Products, Inc.  
 P.O. Box 520700  
 Longwood, FL 32752-0700  
 800-432-0162 \* 407-331-0101  
 Fax: 407-331-4720  
[www.playdrp.com](http://www.playdrp.com)

11/19/2021  
 Quote #103194-01-01

## Church Street Park Playground

Qty	Part #	Description	List \$	Selling \$	Ext. Selling \$
		(1) 19102 -- Stepped Deck (6" Rise)			
		(1) 19104 -- Ridge Climber			
		(1) 19105 -- Clover Leaf (2' & 2'-6")			
		(1) 19236 -- Count & Spell Panel (Two Color)			
		(1) 19244 -- Thundering Panel			
		(1) 19291 -- 2' Kickplate W/ Rung			
		(1) 19311 -- Stego Climber 6' & 6'6"			
		(2) 19327 -- Pod Climber			
		(1) 19363 -- 3'-6"1/4'-0" Zip Swerve Slide Right			
		(1) 19382 -- Single Entrance Wilderslide li			
		(1) 19386 -- Left Curve Section Wilderslide li			
		(2) 19387 -- Right Curve Section Wilderslide li			
		(1) 19391 -- Support Wilderslide li			
		(1) 19416 -- Crawl-In Double Fun-L Up			
		(1) 19419 -- Fun-L Crawl Tube (Attach)			
		(1) 19424 -- Long Exit ( Use On 7' & 8' Slides)			
		(1) 19476 -- Pond Explorer Panel			
		(1) 19585 -- Letters Maze Above Deck			
		(1) 19586 -- Time & Place Above Deck			
		(1) 19672 -- Erratic Climber (Metal) 4'-5'			
		(1) 19752 -- Traverse Climber			
		(1) 19756 -- Umbra Triangle Roof			
		(2) 19757 -- Umbra Square Roof			
		(2) 19758 -- Umbra Hex roof			
		(23) 19762 -- Umbra Roof Plug			
		(1) 19769 -- Edge Climber Small			
		(1) 19790 -- Dbl Swerve Zip 4'-6"1/5'			
		(1) 19839 -- Apple Tree Panel Below Deck			
		(1) 26078 -- Arched Loop Ladder Overhead			
		(2) 26094 -- Triangular Shroud			
		(1) 26142 -- Single With Step			
		(1) 26159 -- 4'-0" Connectscape Climber			
		(4) G12077 -- 3 1/2" Uprt Ass'Y Galv 15'			
1	3205	GameTime - Spinning Sensory Wave Seat	\$1,272.00	\$915.84	\$915.84
29	4862	GameTime - 12" Playground Border	\$62.00	\$52.08	\$1,510.32



GameTime  
 c/o Dominica Recreation Products, Inc.  
 P.O. Box 520700  
 Longwood, FL 32752-0700  
 800-432-0162 \* 407-331-0101  
 Fax: 407-331-4720  
[www.playdrp.com](http://www.playdrp.com)

11/19/2021  
 Quote #103194-01-01

## Church Street Park Playground

Qty	Part #	Description	List \$	Selling \$	Ext. Selling \$
1	INSTALL	5-Star Plus - Five Star Plus Playground Installation Services- <i>Performed by a Certified Installer, includes meeting and unloading delivery truck, signed completion forms, site walkthrough, 90 day site revisit by installation foreman, and 3-Year Labor Warranty!</i>		\$24,400.00	\$24,400.00
155	EWf-Bulk	GT-Impax - Engineered Wood Fiber - Per Cubic Yard- <i>ADA Compliant - IPEMA Certified - ASTM F1292 &amp; F1951 Compliant (100 yards per truck)</i>	\$33.95	\$24.25	\$3,758.75
1	INSTALL	5-Star Plus - Spreading of Wood Fiber- <i>Wood Fiber will be delivered by large truck and dumped in staging area. Installer will use bob-cat or similar to move wood fiber into site, one load at time. Installer not responsible for sod or sidewalks from staging area to job site.</i>		\$2,100.00	\$2,100.00
1	Bond	Misc - Bond Cost		\$2,000.00	\$2,000.00
				<b>Sub Total</b>	<b>\$89,955.88</b>
				<b>Material Surcharge</b>	<b>\$11,345.13</b>
				<b>Freight</b>	<b>\$3,507.94</b>
				<b>Total</b>	<b>\$104,808.95</b>

This quote was prepared by Rob Dominica, President.  
 For questions or to order please call - 800-432-0162 ext. 113 [robd@gametime.com](mailto:robd@gametime.com)

**Payment Terms: Governmental Purchase Order.**

**Purchases in excess of \$1,000.00 to be supported by your written purchase order made out to GameTime.**

Net 30 days subject to approval by GameTime Credit Manager. A completed Credit Application and Bank Reference Authorization, must be received with the order. The decision on credit is the sole discretion of GameTime/PlayCore. A 1.5% per month finance charge will be imposed on all past due accounts.

**Multiple Invoices:** Invoices will be generated upon services rendered. When equipment ships it will be invoiced separately from installation and/or other services. Terms are Net 30 for each individual invoice.

This Quotation is subject to policies in the current GameTime Park and Playground Catalog and the following terms and conditions. Our quotation is based on shipment of all items at one time to a single destination, unless noted, and changes are subject to price adjustment.

Pricing: Firm for 60 days from date of quotation.

Shipment: F.O.B. factory, order shall ship within 45 days after GameTime's receipt and acceptance of your purchase order, color selections, approved submittals, and receipt of payment.

Taxes: State and local taxes will be added at time of invoicing, if not already included, unless a tax exempt certificate is provided at the time of order entry.

Exclusions: Unless specifically discussed, this quotation excludes all sitework and landscaping; removal of existing equipment; acceptance of equipment and off-loading; storage of goods prior to installation; security of equipment (on site and at night); equipment assembly and installation; safety surfacing; borders; drainage; signed/sealed drawings; or permits.

Installation Terms: Shall be by a Certified Installer. The installer is an independent installer and not part of PlayCore, GameTime, nor Dominica Recreation Products. If playground equipment, installer will be NPSI and Factory Trained and Certified. Unless otherwise noted, installation is based on a standard installation consistent with GameTime installation sheets and in suitable soil with a sub-base that will allow proper playground installation. Drainage is not part of our scope of work unless otherwise noted. Customer shall be responsible for scheduling and coordination with the installer. Site should be level and allow for unrestricted access of trucks and machinery. Customer shall also provide a staging and construction area. Installer not responsible for sod replacement or damage to access path and staging area. Customer shall be responsible for unknown conditions such as buried utilities, tree stumps, rock, or any concealed materials or conditions that may result in additional labor or material costs. Customer will be billed hourly or per job directly by the installer for any additional costs that were not previously included.



GameTime  
c/o Dominica Recreation Products, Inc.  
P.O. Box 520700  
Longwood, FL 32752-0700  
800-432-0162 \* 407-331-0101  
Fax: 407-331-4720  
[www.playdrp.com](http://www.playdrp.com)

11/19/2021  
Quote #103194-01-01

## Church Street Park Playground

**Acceptance of quotation:**

Accepted By (printed): \_\_\_\_\_

P.O. No: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Title: \_\_\_\_\_

Phone: \_\_\_\_\_

E-Mail: \_\_\_\_\_

Purchase Amount: **\$104,808.95**

**SECTION 5: COST PROPOSAL**

**An appropriate worksheet should be tailored for the project.**

**Award will consider price, but price will not be the sole, determining factor.**


**Instructions for submitting Cost Proposal:** One Cost Proposal shall be submitted in a separate, sealed envelope marked "Cost Proposal, RFP #, RFP Name, and Due Date/Time. Additional Cost proposal sheets shall not be included in proposal original or copies.

**Proposal Price Certification**

In compliance with the attached specification, the undersigned offers and agrees that if this proposal is accepted by the City Council within ninety (90) days of the date of proposal opening, that the undersigned will furnish any or all of the deliverables upon which prices are quoted, at the price set opposite each, to the designated point(s) within the time specified.

COMPANY Playcore Wisconsin, Inc. dba Gametime

ADDRESS 150 Playcore Drive SE Fort Payne, AL 35967

AUTHORIZED  
SIGNATURES 

PRINT / TYPE NAME Rob Dominica President/drp



**RESOLUTION R-15-22**

**RESOLUTION OF THE CITY OF FAYETTEVILLE TO APPROVE THE  
BID AWARD FOR THE CHURCH STREET PARK PLAYGROUND IMPROVEMENTS**

**WHEREAS**, the City of Fayetteville, in the best interest of its citizens, has developed a Capital Improvement Project to replace existing playground equipment at Church Street Park; and

**WHEREAS**, the City of Fayetteville received a bid through our competitive bid process from GameTime in the amount of \$104,808.95 for all of the work necessary to perform the stormwater work for the Church Street Park Playground Improvements; and

**IT IS HEREBY RESOLVED** by the Mayor and Council of the City of Fayetteville that the Capital Improvement Project for the Church Street Playground improvements be approved and awarded to GameTime in the amount of \$104,808.95, and that the Mayor be authorized to sign any contract for construction services.

**SO RESOLVED** this 21st day of April, 2022.

\_\_\_\_\_  
Edward J. Johnson, Jr., Mayor

\_\_\_\_\_  
T. Joe Clark, Mayor Pro Tem

Attest:

\_\_\_\_\_  
Niyah Glover, Councilmember

\_\_\_\_\_  
Anne Barksdale, City Clerk

\_\_\_\_\_  
Richard J. Hoffman, Councilmember

\_\_\_\_\_  
Darryl Langford, Councilmember

\_\_\_\_\_  
Scott Stacy, Councilmember



# STEP ONE ANNEXATION APPLICATION

210 Stonewall Avenue West  
Fayetteville, GA 30214  
770-719-4177

WWW.FAYETTEVILLE-GA.GOV

<b>ANNEXATION METHOD</b>	<input checked="" type="checkbox"/> <b>100% Methodology</b>		<input type="checkbox"/> <b>60% Methodology</b>			
	<ul style="list-style-type: none"> <li>Application requires signatures or signed letters of approval of all current property owners.</li> </ul>		<ul style="list-style-type: none"> <li>Required signatures or signed letters of approval by property owners of at least 60% of the total annexation acreage.</li> <li>Requires signed petition by 60% of registered voters in the annexation area. Signatures must include the address and be dated within one (1) year of the Step Two application submittal.</li> </ul>			
<b>ANNEXATION PARCEL(S)</b>	Parcel ID#:	Address:	Signature:	Indicate signee's role at the address:		Date:
	0705 003	Flat Creek Trail		Owner <input type="checkbox"/>	Voter <input type="checkbox"/>	
	0712 015	Flat Creek Trail		Owner <input type="checkbox"/>	Voter <input type="checkbox"/>	
	0712 074	Flat Creek Trail		Owner <input type="checkbox"/>	Voter <input type="checkbox"/>	
	0713 020	177 Tyrone Rd		Owner <input type="checkbox"/>	Voter <input type="checkbox"/>	
				Owner <input type="checkbox"/>	Voter <input type="checkbox"/>	
				Owner <input type="checkbox"/>	Voter <input type="checkbox"/>	
				Owner <input type="checkbox"/>	Voter <input type="checkbox"/>	
<i>You may attach a separate list of parcels/ signatures, or provide a copy of individual signed and dated letters</i>						
<b>APPLICANT OR PROJECT REPRESENTATIVE</b>	Name _____		<b>ATTORNEY</b>	Name _____		
	Address _____			Address _____		
	Phone # _____			Phone # _____		
	Email _____			Email _____		
<b>OWNERS</b>	Name <u>Megan Baker</u>					
	Address <u>200 Courthouse Square</u>					
	City, State, Zip <u>Fayetteville, GA 30214</u>					
	Phone # <u>919-332-1078</u>					
	Email <u>mbaker@fayettega.org</u>					
<b>PROPOSED DEVELOPMENT</b>	<b>Potential Zoning Category Request:</b> Business Park					
	<b>Brief Description:</b> The proposed development is a technology/business park campus.					



# STEP ONE ANNEXATION APPLICATION

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

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## City of Fayetteville Comprehensive Plan Goal Statements

Your project should align with the goals of the city of Fayetteville's Comprehensive Plan Goals. A summary of the adopted Comprehensive Plan goals is provided below. Further details and policies are included in the full document, which is available on the City's website.

*(Provide responses in a narrative on a separate page)*

### Transportation

*Explain how the proposed annexation and any proposed development may impact existing traffic patterns and roadways. How will these impacts be mitigated? How will the property be interconnected with the City's future multi-use paths and/or sidewalk system? What measures will be implemented to reduce traffic congestion associated with proposed development?*

### Housing

*Identify the type and number of residential units that are proposed, current and projected on-site and adjacent zoning and densities, amenities, etc.*

### Economic Development

*How will the proposed annexation impact the existing population, employment, and improve tax revenue/tax base?*

### Land Use

*What type of land use would be proposed for development and how would this be compatible with the existing land use patterns in the general vicinity? How will it impact density and zoning? Is the development/redevelopment in accordance with the Future Land Use Map?*

## **Supporting Narrative**

### General Description

The proposed development is a technology/business park campus. The City's Comprehensive Plan has identified this area of Fayetteville as suitable for business park. The development will also create jobs, which is one of the goals identified in the comprehensive plan. Additionally, adjacent to the proposed development is Trilith Studios to the east, which aligns well with the proposed project.

### Transportation

The overall development, which includes other parcels zoned business park in the City of Fayetteville (0713 021, 0704 035, and 0704 008), will front Highway 54, Flat Creek Trail, and Tyrone Road. In December 2020, a Development of Regional Impact (DRI) decision regarding a data center campus on parcel 0704 008 listed required improvements to meet applicable standards. The expanded development will likely warrant a DRI when plans are finalized and will ensure that the road infrastructure meets the proposed development. Additionally, the proposed project is projected to generate 100 jobs, which will not create traffic congestion.

### Housing

There are no proposed residential housing units.

### Economic Development

The total of capital expenditure over the life of the project is projected to surpass \$1B., which will significantly increase tax revenue for the City of Fayetteville. The current parcels generate \$1387 in property tax annually. This will increase to over \$200,000 annually after the first phase of development.

The project will initially generate over 100 direct new jobs with average salaries of \$100,000 or higher.

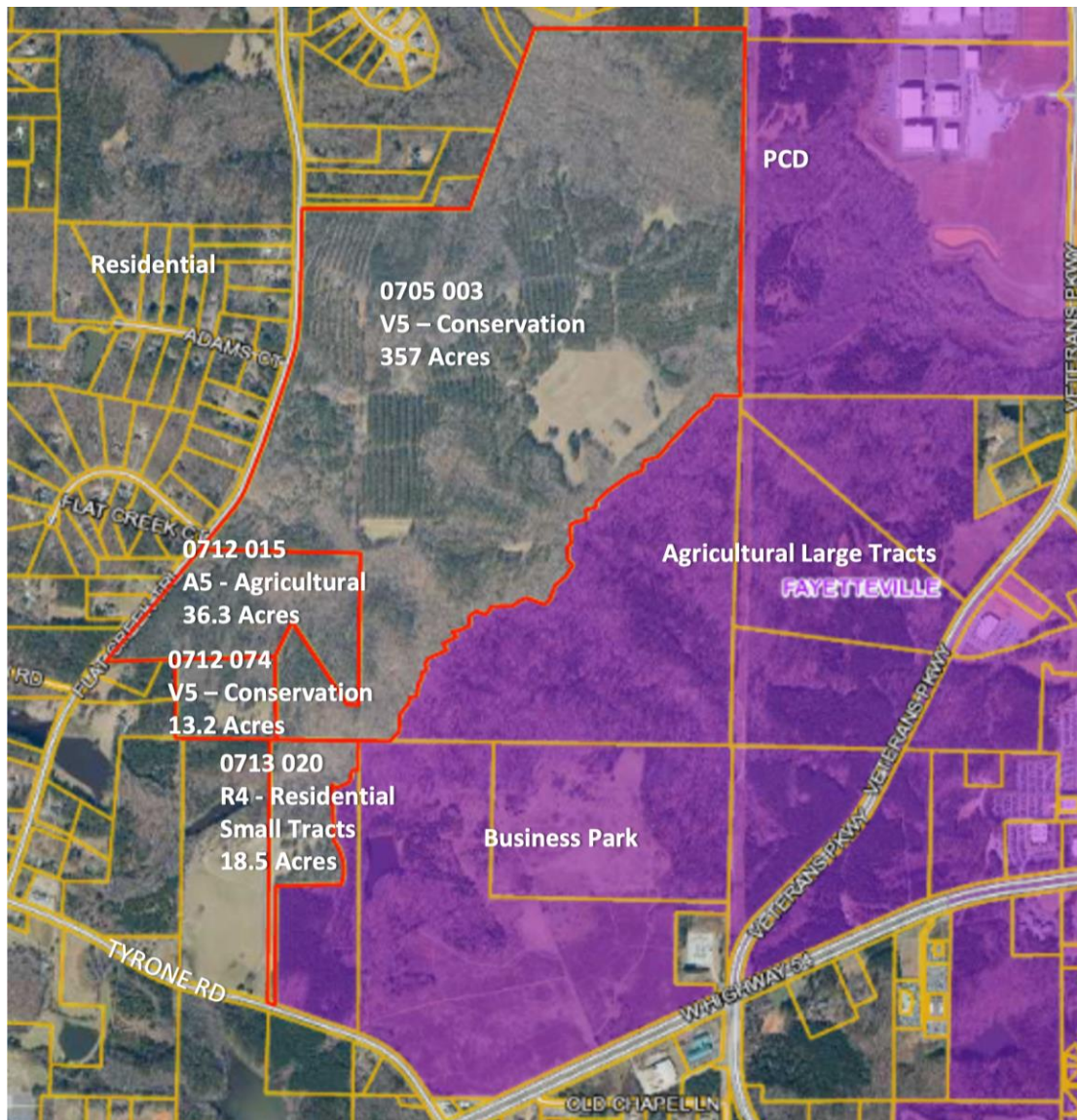
### Land Use

The proposed land use is a technology/business park campus as permitted under the Business Park zoning outlined in Sec. 94-171. The development is also compatible with the Future Land Use Map, which has adjacent parcels zoned for Business Park. Any impacts to the natural environment will be mitigated as required by City of Fayetteville ordinances.

## Survey

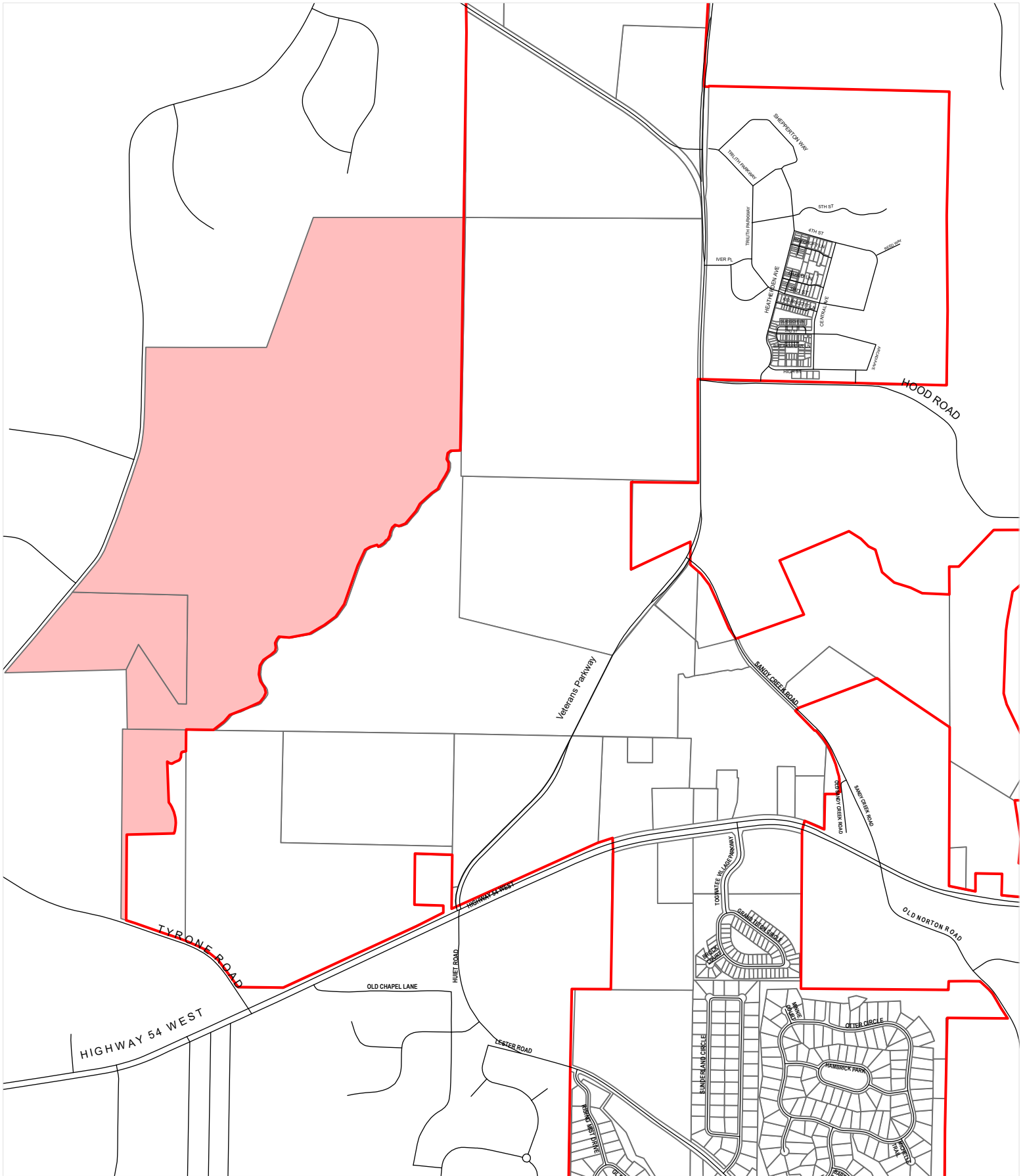
Belo are the parcel IDs, acreage, surrounding uses, and existing/proposed city limits. The survey for parcel 0713 020 is also included. The other parcels will be surveyed as part of the proposed development's due diligence.

Regarding natural, geological, and/ or cultural resources, there is a small cemetery 200 feet west of parcel 0713 020.















## Legal Descriptions

Below is the legal description for parcels 0713 020, 0705 003 and 0712 074. There is no legal description for 0712 015.

Parcel 0713 020

EXHIBIT "A"

BOOK 338 PAGE 58

All that tract or parcel of land lying and being in Land Lot 40 of the Seventh District of Fayette County, Georgia, said plat being dated 2/6/85, as revised 3/8/85, prepared by J. R. Wood, a Registered Land Surveyor, and being more particularly described as follows:

To arrive at the TRUE POINT OF BEGINNING proceed from the Northeasterly original corner of Land Lot 40 of the aforesaid district and run thence South 01°36'01" East, and following on the Easterly lot line of said Land Lot, a distance of 248.68 feet to a point located at the intersection of said Land Lot line with the Northerly bank of a branch; running thence Southwesterly, Northwesterly, and Southwesterly direction, and following the meandering Northerly border of said branch a distance of 312.80 feet to a point; running thence South 01°24'24" East a distance of 267.94 feet to a point and the TRUE POINT OF BEGINNING; from said TRUE POINT OF BEGINNING continuing thence South 01°24'24" East a distance of 207.06 feet to a point; running thence in a Southerly, Southeasterly, Southerly and Southwesterly direction, and following along a rock wall, a distance of 240.4 feet to a point; running thence South 88°45'28" West a distance of 547.78 feet to a point; running thence North 01°00'00" West a distance of 434.70 feet to a point; running thence North 88°45'28" East a distance of 484.26 feet to a point and the TRUE POINT OF BEGINNING, said tract containing 5.000 acres of land.

Also conveyed herein is a non-exclusive, perpetual easement for the purpose of ingress and egress over the following described lands, to-wit:

All that tract or parcel of land lying and being in Land Lot 40 of the Seventh District of Fayette County, Georgia, as per plat of survey dated 2/6/85, revised 3/8/85, by J. R. Wood, Registered Land Surveyor, and being more particularly described as follows:

To arrive at the TRUE POINT OF BEGINNING proceed from the Northeasterly original corner of Land Lot 40 of the aforesaid district and run thence South 01°36'01" East, and following on the Easterly lot line of said Land Lot, a distance of 248.68 feet to a point located at the intersection of said Land Lot line with the Northerly bank of a branch; running thence Southwesterly, Northwesterly, and Southwesterly direction, and following the meandering Northerly bank of said branch a distance of 312.80 feet to a point; running thence South 01°24'24" East a distance of 267.94 feet to a point; running thence South 88°45'28" West a distance of 484.26 feet to a point and the TRUE POINT OF BEGINNING; running thence South 01°00'00" west a distance of 584.70 feet to a point; running thence South 01°08'05" east a distance of 992.69 feet to a point, which point is located on the northeasterly right-of-way of Tyrone Road (80-foot right-of-way); running thence north 74°12'40" west a distance of 62.72 feet to a point; running thence North 01°08'05" west a distance of 974.32 feet to a point; running thence North 01°00'00" west a distance of 584.70 feet to a point; running thence North 88°45'28" East a distance of 60.00 feet to a point and the TRUE POINT OF BEGINNING, said Easement Tract containing 2.160 acres of land, more or less.

*RJ*

## Parcel 0705 003

The above described two tracts of land being the same land conveyed by Warranty Deed from Mrs. Pearlle C. Adams to Estese Adams, dated February 22, 1950, and recorded in Deed Book, 33, page 439.

3. To Joan Adams Trammell, distributee and heir at law, of the deceased, we allot or assign the following described lands: All that tract or parcel of land lying and being in the 7th., land district and the 624th., District, G. M. of Fayette County, Georgia, and more particularly described as follows:

"All that certain tract or parcel of land containing Thirty-six (36) Acres, more or less, in land lot Number 40, and being a part of the Mrs. Charlie C. or Chessie Adams Home Place; Bounded as follows: On the North by Adams Lands, formerly Lyons Lands; on the East by Lands of Mrs. Wilda Davis and T. E. Askew; on the South by the Tyrone Public Road, and on the West by lands of Don Loyd, and Adams Lands, formerly Lyons Lands.

This being the same lands described in a Warranty Deed from Victor Stinchcomb to Estese Adams, dated January 30, 1947, and recorded in Deed Book, 31, Page 156, Fayette County Deed Records.

ALSO, All that tract or parcel of land lying and being in the 7th., land district of Fayette County, Georgia, containing 40 Acres, more or less, out of land lot No. 56, described as follows: Beginning on the original line at the corner of the lands of Sanford Mayfield and running North  $5\frac{1}{4}$  rods, thence East 123 rods, thence South  $5\frac{1}{4}$  rods, thence West  $118\frac{1}{2}$  rods to starting point and bounded as follows; On the North by lands of J. Carl Adams; On the East by lands of Estese Adams Estate, formerly Youngblood lands; South by lands of Mrs. White, formerly Metropolitan Life Insurance Company and on the West by lands of Estese Adams Estate, formerly R. H. Huddleston.

This being a portion of the lands conveyed by Warranty Deed from R. H. Huddleston to Estese Adams, dated October 7, 1941, recorded in Deed Book, 28, Page 323-24, Fayette County Deed Records.

ALSO, all that tract or parcel of land lying and being in the 7th., land district of Fayette County, Georgia, containing 250 acres, more or less, and being 150 acres, more or less, of land lot No. 23, and the North Half of lot of land No. 24, containing 100 acres, more or less, all in said district and county, lying in a body and bounded as follows: On the North by lands of Kirby and lands now or formerly owned by B. W. Adams Estate, East by lands now or formerly of the estate of B. W. Adams, South by lands now or formerly of B. W. Adams Estate and West by lands of Estese Adams Estate, formerly Aiken lands, said tract of land being known as the Hardaway Smith Place. This being the same lands conveyed by Warranty Deed from Mrs. J. A. Lester, et al to Estese Adams, dated December 31, 1947, and recorded in Deed Book, 31, Page 547, 48, Fayette County Deed Records.

ALSO, All that tract or parcel of land lying and being in land lot No. 41, of the 7th., land district of Fayette County, Georgia and containing 5 acres, more or less, and bounded as follows: North by lands of Estese Adams Estate; East by lands of Estese Adams Estate; South by Davis Lands and on the West by lands of the Estate of W. A. Adams and lands of the Estate of Estese Adams.

This being the South Half of the lands described in a Warranty Deed from T. E. Askew and W. H. Askew to Estese Adams, dated October 1, 1951, and recorded in Deed Book, 37, Pages 262-63, Fayette County, Deed Records.

0712 074

**EXHIBIT "A"**

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 41 OF THE 7<sup>TH</sup> DISTRICT OF FAYETTE COUNTY, GEORGIA, AND BEING 13.207 ACRES OF LAND AS PER PLAT OF SURVEY PREPARED FOR JAN TRAMMELL BY FOUR CORNERS SURVEYING, R.L.S., DATED 5/9/2012, WHICH PROPERTY IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO ARRIVE AT THE **TRUE POINT OF BEGINNING** PROCEED FROM THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY OF TYRONE ROAD WITH THE EASTERLY RIGHT-OF-WAY OF FLAT CREEK TRAIL (60 FOOT RIGHT-OF-WAY), AND RUNNING THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY OF TYRONE ROAD IN AN EASTERLY DIRECTION, A DISTANCE OF 495.37 FEET TO A POINT; RUNNING THENCE NORTH 00 DEGREES 45 MINUTES 05 SECONDS EAST, AND DEPARTING FROM SAID RIGHT-OF-WAY, A DISTANCE OF 302.70 FEET TO A POINT; RUNNING THENCE SOUTH 88 DEGREES 34 MINUTES 30 SECONDS EAST A DISTANCE OF 384.27 FEET TO A POINT; RUNNING THENCE NORTH 02 DEGREES 12 MINUTES 00 SECONDS EAST A DISTANCE OF 1243.77 FEET TO A POINT, WHICH POINT IS LOCATED ON THE SOUTHERLY LAND LOT LINE OF LAND LOT 41; RUNNING THENCE NORTH 89 DEGREES 31 MINUTES 55 SECONDS EAST A DISTANCE OF 474.94 FEET TO A POINT AND THE **TRUE POINT OF BEGINNING**; FROM SAID **TRUE POINT OF BEGINNING** BEING THUS DETERMINED, RUNNING THENCE NORTH 00 DEGREES 40 MINUTES 56 SECONDS WEST A DISTANCE OF 260.11 FEET TO A POINT; RUNNING THENCE NORTH 00 DEGREES 15 MINUTES 17 SECONDS EAST A DISTANCE OF 414.17 FEET TO A POINT; RUNNING THENCE SOUTH 89 DEGREES 45 MINUTES 58 SECONDS EAST A DISTANCE OF 862.95 FEET TO A POINT; THENCE SOUTH 01 DEGREE 55 MINUTES 36 SECONDS WEST A DISTANCE OF 676.16 FEET TO A POINT, WHICH POINT IS LOCATED ON THE SOUTHERLY LAND LOT LINE OF SAID LAND LOT 41; RUNNING THENCE NORTH 89 DEGREES 38 MINUTES 59 SECONDS WEST, AND FOLLOWING ALONG SAID LAND LOT LINE, A DISTANCE OF 747.36 FEET TO A POINT; RUNNING THENCE NORTH 89 DEGREES 42 MINUTES 17 SECONDS WEST, AND FOLLOWING ALONG SAID LAND LOT LINE, A DISTANCE OF 91.60 FEET TO A POINT AND BEING THE **TRUE POINT OF BEGINNING**.

# Lawyers Title Insurance Corporation

BOOK 535 PAGE 672

## WARRANTY DEED

#003  
Vesting Deed 1 of 3  
part of L.L. 41,  
23,  
24

STATE OF GEORGIA COUNTY OF FAYETTE

THIS INDENTURE, Made the 29<sup>th</sup> day of December, in the year one thousand nine hundred eighty-eight, between

JAN TRAMMELL a/k/a JAN TRAMMELL HUTTO

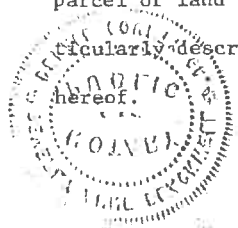
of the County of Fayette, and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and

JTH INVESTMENTS, LIMITED PARTNERSHIP

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND NO/100ths ( \$10.00 ) DOLLARS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, all that tract or

parcel of land lying and being in Fayette County, Georgia, and being more particularly described on Exhibit "A", attached hereto and by reference made a part



Fayette County, Georgia  
Real Estate Transfer Tax  
Paid 357.90 Date 12-30-88  
Clerk of Superior Court



TO HAVE AND TO HOLD the said tract or parcel of land, 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 the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

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

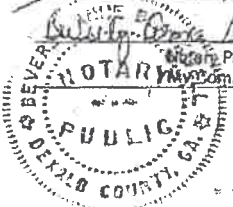
Signed, sealed and delivered in presence of:

*[Signature]*  
 \_\_\_\_\_ (Seal)  
 JAN TRAMMELL a/k/a JAN TRAMMELL HUTTO

*[Signature]*  
 \_\_\_\_\_ (Seal)  
 \_\_\_\_\_ (Seal)

*[Signature]*  
 \_\_\_\_\_ (Seal)  
 \_\_\_\_\_ (Seal)

*[Signature]*  
 \_\_\_\_\_ (Seal)  
 \_\_\_\_\_ (Seal)



FILED 12-30-1988  
 2:20 P.M.  
 RECORDED 12-30-1988  
 W.A. Ballard  
 CLERK SUPERIOR COURT

<b>WARRANTY DEED</b>	FROM	
	TO	
	GEORGIA, <i>Layette</i> County.	
	Clerk's Office, Superior Court	
	Filed for Record <i>30</i> day	
	of <i>December</i> 19 <i>88</i>	
	at <i>8:25 A.M.</i> , and Recorded in Deed	
	Book <i>535</i> Folio <i>672-</i>	
	<i>December 30</i> , 19 <i>88</i>	
	<i>W.A. Ballard</i> , Clerk.	
BOOK	535	PAGE 672
<b>Lawyers Title Insurance Corporation</b> ATLANTA BRANCH OFFICE 55 PARK PLACE SUITE 345 ATLANTA, GA 30303		

#003

EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 41 of the 7th Land District of Fayette County, Georgia, being 30.115 acres, more or less, as per plat dated September 18, 1984, and prepared by Kenneth Edward Presley, Registered Land Surveyor, and being more particularly described as follows:

L.L. 41

BEGINNING at a point located on the easterly land lot line of Land Lot 41, said point being a distance of 25 feet south 0°48'40" west from the northeasterly corner of said land lot, and said point further being located on the southerly right-of-way of Field Road; from said POINT OF BEGINNING, running thence south 0°48'40" west, and following along the easterly land lot line of Land Lot 41, a distance of 1381.33 feet to a point; running thence in a due westerly direction a distance of 1382.72 feet to a point, which point is located on the southeasterly right-of-way of Flat Creek Trail (60' right-of-way); running thence in a northeasterly direction, and following along the southeasterly right-of-way of Flat Creek Trail; the following courses and distances, to-wit: north 40°46'21" east a distance of 270.36 feet, north 39°24'14" east a distance of 264.70 feet, north 35°43'12" east a distance of 99.37 feet, north 26°05'47" east a distance of 103.63 feet, north 21°36'17" east a distance of 436.56 feet, and north 19°05'55" east a distance of 410.18 feet to a point located at the intersection of the southeasterly right-of-way of Flat Creek Trail with the southeasterly right-of-way of Field Road; running thence in a northeasterly and southeasterly direction and following along the right-of-way of Field Road, the following courses and distances, to-wit: north 70°16'38" east a distance of 82.55 feet, south 88°51'26" east a distance of 377.81 feet, and south 85°36'26" east a distance of 204.30 feet to a point and the POINT OF BEGINNING.

ALSO, all that tract or parcel of land lying and being in the 7th Land District of Fayette County, Georgia, containing 250 acres, more or less, and being 150 acres, more or less, of land lot No. 23 and the north half of lot of land No. 24, containing 100 acres, more or less, all in said district and county, lying in a body and bounded as follows: On the north by lands of Kirby and lands now or formerly owned by B. W. Adams Estate, East by lands now or formerly of the estate of B. W. Adams, South by lands now or formerly of B. W. Adams Estate and West by lands of Estese Adams Estate, formerly Aiken lands, said tract of land being known as the Hardaway Smith Place. This being the same lands conveyed by Warranty Deed from Mrs. J. A. Lester, et al to Estese Adams, dated December 31, 1947, and recorded in Deed Book 31, page 547-48, Fayette County Deed Records.

L.L. 23 & 24

ALSO, all that tract or parcel of land lying and being in the 7th Land District and in the 549th District G.M., of Fayette County, Georgia, and containing THIRTY-SEVEN AND ONE-FOURTH ACRE, more or less, on the West side of land lot NUMBER 23, and being bounded as follows: on the North by lands of D. F. Kirby, and on the East, South and West by lands of the Estese Adams Estate. This being the same property that Mrs. Cora Lee Davis conveyed to Loy D. Farr and John A. Thompson, by warranty deed, appearing in Deed Book 37, at page 465, Fayette County records.

L.L. 41

QUITCLAIM DEED

GEORGIA, FAYETTE COUNTY.

THIS INDENTURE, made this 18th day of December in the year of our

Lord One Thousand Nine Hundred and Eighty-Six

between SHIRLEY ADAMS HORTON of the first part,

and JAN ADAMS TRAMMELL HUTTO of the second part,

WITNESSETH: That the said party of the first part for and in consideration of the sum of ONE DOLLAR AND OTHER GOOD AND VALUABLE CONSIDERATIONS Dollars,

cash in hand paid, the receipt of which is hereby acknowledged, has bargained, sold and does by these presents bargain, sell, remise, release, and forever quit-claim to the said party

of the second part her heirs and assigns, all the right, title, interest, claim or demand which the said party of the first part has or may have had in and to

A ONE-THIRD UNDIVIDED INTEREST IN AND TO THE FOLLOWING DESCRIBED PROPERTY:

All that tract or parcel of land lying and being in Land Lots 41 and 42 of the 7th District of Fayette County, Georgia, containing 241.45 acres, more or less, and being bounded now or formerly as follows:

On the North by lands of Willard Neal; East by lands of Mrs. Jan Adams Trammell; South by lands of Mrs. Jan Adams Trammell, lands of Mrs. D. W. McEachern, lands of A. B. Hooper and lands of Ralph C. Daniell, and on the West by lands of Ralph C. Daniell, lands of Samuel J. White and lands of J. H. Rutledge; said tract being all of the lands assigned Betty Adams Thomas (nee: Betty Adams and a/k/a Betty Adams Mask) by order of the Fayette County Court of Ordinary allowing a division in kind among the heirs-at-law of Estese Adams, as rendered 3/5/56 and recorded in 1937 Minutes at Page 539, records of said Court, excepting those lands conveyed A. B. Hooper by deed dated 6/15/57 and recorded in Deed Book 40, page 494, records of Fayette County, Georgia, and also excepting such lands in Land Lot 41 of the 7th District of Fayette County, Georgia, as were conveyed Ralph C. Daniell by deed dated 4/21/64 and recorded in Deed Book 52, page 954, said records; and also excepting any other property conveyed by the parties hereto and Florene H. Adams.

It is the intention of the Grantor in executing the within deed to convey unto Grantee all of her remaining interest in the property acquired by the Grantor from the estate of her sister, Betty T. Adams, deceased, 12-19-1986

Fayette County, Georgia  
Real Estate Transfer Tax  
Paid \$7.00 Date 12-19-86  
Clerk of Superior Court

FILED 12-19-1986  
RECORDED 12-19-1986  
W. A. Ballard 830  
CLERK SUPERIOR COURT

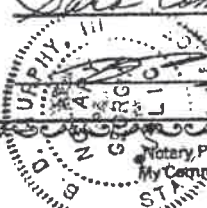
with all the rights, members and appurtenances to the said described premises in anywise appertaining or belonging.

TO HAVE AND TO HOLD the said described premises unto the said party of the second part her heirs and assigns, so that neither the said party of the first part nor her heirs, nor any other person or persons, claiming under her shall at any time, claim or demand any right, title or interest to the aforesaid described premises or its appurtenances.

IN WITNESS WHEREOF, the said party of the first part has hereunto set her hand and affixed her seal the day and year above written.

Signed, sealed and delivered in presence of

[Signature of Notary Public]



[Signature of Shirley Adams Horton]  
Shirley Adams Horton (Seal)

\_\_\_\_\_ (Seal)

\_\_\_\_\_ (Seal)

BOOK 421 PAGE 693 (Seal)

421 /  
693  
L.L. 41  
42  
#003  
#013  
partial  
nesting  
deed  
2 of 3

Return to:  
Reginald H. Johnson  
Post Office Box 906  
Fayetteville, GA 30214

### WARRANTY DEED

STATE OF GEORGIA, COUNTY OF FAYETTE

THIS INDENTURE, Made the 9th day of February, in the year one thousand nine hundred ninety-five, between

FLORENE H. ADAMS

of the County of Fayette, and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and

JAN A. HUTTO, sometimes known as JAN ADAMS TRAMMELL HUTTO

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of Other valuable consideration and One and no/100 (\$1.00) DOLLARS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee.

A ONE-THIRD UNDIVIDED INTEREST IN AND TO THE FOLLOWING DESCRIBED PROPERTY:

All that tract or parcel of land lying and being in Land Lots 41 and 42 of the 7th District of Fayette County, Georgia, containing 241.45 acres, more or less, and being bounded now or formerly as follows:

On the North lands of William Neal; East by lands of Mrs. Jan Adams Trammell; South by lands of Mrs. Jan Adams Trammell, lands of Mrs. D.W. McEachern, lands of A.B. Hooper and lands of Ralph C. Daniell, and on the West by lands of Ralph C. Daniell, lands of Samuel J. White and lands of J.H. Rutledge; said tract being all of the lands assigned Betty Adams Thomas (nee: Betty Adams and a/k/a Betty Adams Mask) by order of the Fayette County Court of Ordinary allowing a division in kind among the heirs-at-law of Estese Adams, as rendered 3/5/56 and recorded in 1937 Minutes at Page 539, records of said Court, excepting those lands conveyed A.B. Hooper by deed dated 6/15/57 and recorded in Deed Book 40, page 494, records of Fayette County, Georgia, and also excepting such lands in Land Lot 41 of the 7th District of Fayette County, Georgia, as were conveyed Ralph C. Daniell by deed dated 4/21/64 and recorded in Deed Book 52, page 954, said records; and also excepting any other property conveyed by the parties hereto and Florene H. Adams.

Less and except all the property heretofore conveyed by Grantor.

FAYETTE COUNTY, GEORGIA  
REAL ESTATE TRANSFER TAX  
PAID 100.00  
DATE 2-10-95  
W. B. Ballard  
CLERK OF SUPERIOR COURT

TO HAVE AND TO HOLD the said tract or parcel of land, 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 the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

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

Signed, sealed and delivered in presence of

Florene H. Adams (SEAL)  
FLORENE H. ADAMS

Suzanne B. Asmus  
Unofficial Witness

REGINALD H. JOHNSON (SEAL)  
NOTARY PUBLIC  
FAYETTE COUNTY, GA.

Reginald H. Johnson  
Notary Public

W. B. Ballard (SEAL)  
CLERK OF SUPERIOR COURT

W. B. Ballard (SEAL)  
CLERK OF SUPERIOR COURT

W. B. Ballard (SEAL)  
CLERK OF SUPERIOR COURT



BOOK 967 PAGE 253

967/253  
part of #003 : #015  
L.L. 41:42  
partial vesting deed  
3 of 3





Doc ID: 008837250002 Type: WD  
Recorded: 05/18/2012 at 02:40:00 PM  
Fee Amt: \$58.60 Page 1 of 2  
Transfer Tax: \$46.60  
Fayette, Ga. Clerk Superior Court  
Sheila Studdard Clerk of Court

BK 3894 PG 472-473

#074  
Vesting Deed

Return Recorded Document to:  
B. D. MURPHY, III, P.C.  
370 WEST STONEWALL AVENUE  
FAYETTEVILLE, GA 30214

WARRANTY DEED

STATE OF GEORGIA

COUNTY OF FAYETTE

File #: 12-1168

This Indenture made this 18th day of May, 2012 between SCOTT VICTOR STINCHCOMB, of the County of FAYETTE, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and JAN TRAMMELL HUTTO, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

FOR A FULL AND COMPLETE LEGAL DESCRIPTION OF THE PROPERTY HEREIN CONVEYED, SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE.

PRIOR DEEDS CONVEYING SUBJECT PROPERTY ERRONEOUSLY REFERRED TO SAID PROPERTY AS BEING IN LAND LOT 40 OF THE 7<sup>TH</sup> DISTRICT OF FAYETTE COUNTY, GEORGIA. 3\*

This Deed is given subject to all easements and restrictions of record, if any.

TO HAVE AND TO HOLD the said tract or parcel of land, 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 the said Grantee forever in FEE SIMPLE.

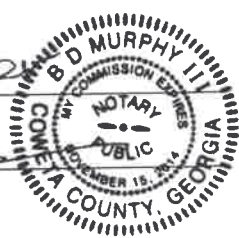
AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

*[Signature]*  
Witness

*[Signature]*  
Notary Public



*[Signature]* (Seal)  
SCOTT VICTOR STINCHCOMB

\_\_\_\_ (Seal)

\_\_\_\_ (Seal)

\_\_\_\_ (Seal)

**EXHIBIT "A"**

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 41<sup>\*</sup> OF THE 7<sup>TH</sup> DISTRICT OF FAYETTE COUNTY, GEORGIA, AND BEING 13.207 ACRES OF LAND AS PER PLAT OF SURVEY PREPARED FOR JAN TRAMMELL BY FOUR CORNERS SURVEYING, R.L.S., DATED 5/9/2012, WHICH PROPERTY IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO ARRIVE AT THE **TRUE POINT OF BEGINNING** PROCEED FROM THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY OF TYRONE ROAD WITH THE EASTERLY RIGHT-OF-WAY OF FLAT CREEK TRAIL (60 FOOT RIGHT-OF-WAY), AND RUNNING THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY OF TYRONE ROAD IN AN EASTERLY DIRECTION, A DISTANCE OF 495.37 FEET TO A POINT; RUNNING THENCE NORTH 00 DEGREES 45 MINUTES 05 SECONDS EAST, AND DEPARTING FROM SAID RIGHT-OF-WAY, A DISTANCE OF 302.70 FEET TO A POINT; RUNNING THENCE SOUTH 88 DEGREES 34 MINUTES 30 SECONDS EAST A DISTANCE OF 384.27 FEET TO A POINT; RUNNING THENCE NORTH 02 DEGREES 12 MINUTES 00 SECONDS EAST A DISTANCE OF 1243.77 FEET TO A POINT, WHICH POINT IS LOCATED ON THE SOUTHERLY LAND LOT LINE OF LAND LOT 41; RUNNING THENCE NORTH 89 DEGREES 31 MINUTES 55 SECONDS EAST A DISTANCE OF 474.94 FEET TO A POINT AND THE **TRUE POINT OF BEGINNING**; FROM SAID **TRUE POINT OF BEGINNING** BEING THUS DETERMINED, RUNNING THENCE NORTH 00 DEGREES 40 MINUTES 56 SECONDS WEST A DISTANCE OF 260.11 FEET TO A POINT; RUNNING THENCE NORTH 00 DEGREES 15 MINUTES 17 SECONDS EAST A DISTANCE OF 414.17 FEET TO A POINT; RUNNING THENCE SOUTH 89 DEGREES 45 MINUTES 58 SECONDS EAST A DISTANCE OF 862.95 FEET TO A POINT; THENCE SOUTH 01 DEGREE 55 MINUTES 36 SECONDS WEST A DISTANCE OF 676.16 FEET TO A POINT, WHICH POINT IS LOCATED ON THE SOUTHERLY LAND LOT LINE OF SAID LAND LOT 41; RUNNING THENCE NORTH 89 DEGREES 38 MINUTES 59 SECONDS WEST, AND FOLLOWING ALONG SAID LAND LOT LINE, A DISTANCE OF 747.36 FEET TO A POINT; RUNNING THENCE NORTH 89 DEGREES 42 MINUTES 17 SECONDS WEST, AND FOLLOWING ALONG SAID LAND LOT LINE, A DISTANCE OF 91.60 FEET TO A POINT AND BEING THE **TRUE POINT OF BEGINNING**.



Form 10-8

# WARRANTY DEED

38/55  
#020  
VESTING DEED

STATE OF GEORGIA COUNTY OF FAYETTE

THIS INDENTURE, Made the 14th day of March, in the year one thousand nine hundred eighty-five, between

ROBERT A. GREENE

of the County of Fayette, and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and

LARRY A. WALLS AND CAROL G. WALLS,  
Joint Tenants with Rights of Survivorship

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of OTHER GOOD AND VALUABLE COSNIDERATION AND TEN AND NO/100----- ( \$10.00 ) DOLLARS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

All that tract or parcel of land lying and being in Land Lot 40 of the 7th District of Fayette County, Georgia, as per plat of survey dated February 26, 1985, prepared by J. R. Wood, Registered Land Surveyor, and being more particularly described as follows:

BEGINNING at a point located in the northeasterly original corner of Land Lot 40 of the aforesaid district and run thence south 01° 36' 01" east, and following along the easterly land lot line of said land lot, a distance of 248.68 feet to a point located at the intersection of said land lot line with the northerly bank of a branch; running thence in a southwesterly, northwesterly, and southwesterly direction, and following the meandering northerly border of said branch a distance of 312.80 feet to a point; running thence south 01° 24' 24" east a distance of 475.0 feet to a point, which point is located at the northerly end of a rock wall; running thence in a southerly, southeasterly, southerly and southwesterly direction, and following along said rock wall, a total distance of 399.02 feet to a point located at the southerly end of said rock wall; running thence south 88° 45' 28" west a distance of 497.33 feet to a point; running thence south 01° 08' 05" east a distance of 992.69 feet to a point, which point is located on the northeasterly right-of-way of Tyrone Road (80-foot right-of-way); running thence north 74° 12' 40" west, and following along said road, a distance of 62.72 feet to a point; running thence north 01° 08' 05" west a distance of 974.32 feet to a point; running thence north 01° 00' 00" west a distance of 1243.46 feet to a point, which point is located on the northerly land lot line of Land Lot 40; running thence north 88° 58' 16" east, and following along the northerly land lot line of said land lot, a distance of 734.34 feet to a point and the POINT OF BEGINNING.

GEORGIA, Fayette County  
Clerk's Office Superior Court

Filed for record March 14<sup>th</sup> 1985  
11:00 A.M.

Recorded in Book 338 Page 55

This 14<sup>th</sup> day of March 1985

W A Ballard

Clerk

TO HAVE AND TO HOLD the said tract or parcel of land, 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 the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

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

Signed, sealed and delivered in presence of:

[Signature]  
Witness

Robert A. Greene (Seal)  
ROBERT A. GREENE (Seal)

[Signature]  
Notary Public

BOOK 338 PAGE 55 (Seal)  
Book: 338 Page: 55



# FAYETTEVILLE

## INTEROFFICE MEMORANDUM

**FAYETTEVILLE CITY HALL**  
240 Glynn Street South •  
Fayetteville, Georgia 30214  
Telephone (770) 461-6029  
Facsimile (770) 460-4238  
[www.fayetteville-ga.gov](http://www.fayetteville-ga.gov)

**TO: Mayor and Council**

**VIA: Ray Gibson, City Manager**

**FROM: Anne Barksdale, City Clerk**

**DATE: April 20, 2022**

**SUBJECT: Executive Session**

---

Staff is requesting to meet in Executive Session to discuss Potential Litigation.