



Mayor & City Council

Regular Session Meeting

~ Agenda ~

City of College Park
3667 Main Street
College Park, GA 30337

<http://www.collegeparkga.com>
404-669-3756 (Main)

Experience College Park
Georgia's Global City

Monday, September 20, 2021

7:30 PM

Council Chambers

1. Opening Ceremonies

A. Pledge Of Allegiance

B. Invocation

2. Additions, Deletions, Amendments, or Changes to the Agenda

3. Presentation of Minutes of City Council

A. Approval of Regular Session Minutes dated September 7, 2021

ACTION:

B. Approval of Workshop Session Minutes dated September 7, 2021.

ACTION:

4. Proclamations, Resolutions, Plaques, and Announcements

A. Presentation of a Proclamation to Mrs. Jane Randolph in recognition of her decades of committed dedication to the City of College Park and the community at large. See attached Proclamation.

5. Remarks of Citizens

6. Other Business

A. Discussion and update on top ten delinquent property tax payers. See memorandum dated September 15, 2021 from Director of Finance & Accounting Althea Philord-Bradley. Also, see attached background information.

B. Discussion and update on top ten delinquent utility customer accounts. See memorandum dated September 15, 2021 from the Director of Finance & Accounting Althea Philord-Bradley. Also, see attached background information.

C. College Park Utility Assistance Grant Program Update. See memorandum dated September 15, 2021 from Director of Finance & Accounting Althea Philord-Bradley. Also, see attached supporting documentation.

- D. Consideration of and action on a request from Woodward Academy to host an Alumni Event. This is a one-time special event to be held on October 2, 2021. See memorandum dated September 2, 2021 from City Clerk Shavala Moore. Also, see attached City of College Park Off Premises/Special Events Permit Application. Ward 3.

ACTION:

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- E. Consideration of and action on a request from Yvonne Wiltz to host an off premise event to serve alcoholic beverages for a 50th Anniversary Celebration. This is a one-time special event to be held on Friday, October 2, 2021 from 6:00 p.m. until 10:30 p.m. at Thomas Kennedy Sampson & Tompkins located at 3355 Main Street. See memorandum dated September 15, 2021 from City Clerk Shavala Moore. Also, see attached Off Premises/Special Events Permit Application. Ward 1.

ACTION:

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- F. Consideration of and action on a request from the Historic College Park Neighborhood Association (HCPNA) for an exemption to the Advertising Matter Ordinance in order to display directional signs beginning October 4, 2021 for an annual community yard sale scheduled for October 9, 2021 from 8:00am until 2:00pm in the historic neighborhood district. See memorandum dated September 10 , 2021 from Director of Inspections Oscar Hudson. Also, see attached supporting documentation. Wards 1 & 3.

ACTION:

7. Public Hearings

- A. Request for a Public Hearing to consider a request for the rezoning of 0 Roosevelt Hwy (Parcel Number: 09F250301270621) from C2 - Community Business to RM - MultiFamily Residential Zoning District. The Planning Commission heard this application at their August 30, 2021, meeting and recommended approval. See memorandum dated September 15, 2021 from City Planner Nikki Washington. Also see attached supporting documentation. Ward 2.

ACTION:

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- B. Request for a Public Hearing to consider a request for the rezoning of 3120 Godby Road from R1 - Low Density Residential to RM - MultiFamily Residential Zoning District. The Planning Commission heard this application at their August 30, 2021 meeting and

recommended approval. See memorandum dated September 15, 2021 from City Planner Nikki Washington. Also see attached supporting documentation. Ward 2.

ACTION:

8. Bids, Change Order Requests and Contracts

A. Consideration of and action on a request for approval to replace the Water Source Heat Pump-15 located in the LAN Room on the 4th Floor of the Federal Aviation Administration (FAA) Regional Headquarters. See memorandum dated September 15, 2021 from Interim City Manager Mercedes Miller and letter dated September 8, 2021 from Colliers International Commercial Property Manager Ron Wilkerson recommending Batchelor & Kimball, INC., in an amount of \$23,615. Also, see attached scope of work. This is a budgeted item. Ward 3

ACTION:

B. Consideration of and action on Bids received for Lighting Improvements for the Tennis Courts at Barrett Park. See memorandum dated September 15, 2021 from Director of Recreation and Cultural Arts, Michelle Johnson recommending Gresco in the amount of \$34,844.00. The bid is for lighting and supplies only with no labor cost. Also see attached supporting documentation. This is a budgeted item.

ACTION:

C. Consideration of and action on Bids received for Rhodes Street Widening and Improvements from Camp Creek Parkway to Redwine Avenue. See memorandum dated September 15, 2021, from Economic Development Director Artie Jones, III recommending C.W. Matthew Contracting Company in the amount of \$9,734,945.05. Also see attached supporting documentation. Ward 2.

ACTION:

D. Consideration of and action on a request for approval of a contract with BDR Partners for program management services for the Rhodes Street Improvements. See memorandum dated September 13, 2021 from Economic Development Director Artie Jones, III. Also, see attached supporting documentation. Ward 2.

ACTION:

-
- E. Consideration of and action on a request for approval of a contract extension with BDR for Program Management Advisory Services for Phase I of the Six West Development for a 12-month duration. See memorandum dated September 13, 2021, from Economic Development Director Artie Jones, III. Also see attached supporting documentation. Ward 2.

ACTION:

-
- F. Consideration of and action on a request for approval of a resolution authorizing reallocation of TSPLOST funds for the replacement and improvement of roadway infrastructure for the Six West Development. See memorandum dated September 15, 2021, from Economic Development Director Artie Jones, III. Also see attached supporting documentation. Ward 2.

ACTION:

9. Unfinished (Old) Business

- A. Consideration of and action on a request for approval of a resolution authorizing the renaming of College Park City Hall in honor of late former Mayor Jack P. Longino. See memorandum dated September 15, 2021 from Interim City Manager Mercedes Miller. Also, see attached City of College Park Resolution.

ACTION:

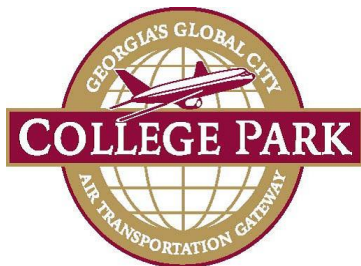
-
- B. Deferred Item to consider the rezoning of 0 Welcome All Road from BP - Business Park to M1 - Light Industrial Zoning District. The Planning Commission heard this application at their June 28, 2021 meeting and recommended approval. See memorandum dated September 15, 2021, from City Planner Nikki Washington. Also, see supporting documentation. Ward 2.

ACTION:

- 10. New Business
- 11. City Attorney's Report
 - A. Consideration of and action on a request to impose a ninety (90) day moratorium on the acceptance of applications for new alcoholic beverage licenses. See memorandum dated September 10, 2021 from City Attorney Danielle Matricardi. Also see attached supporting documentation.

ACTION:

- 12. City Manager's Report
- 13. Report of Mayor and Council
- 14. Executive Session
- 15. Approval of Executive Session Minutes
- 16. Adjournment



CITY OF COLLEGE PARK

P.O. BOX 87137 · COLLEGE PARK, GA 30337 · 404.767.1537

REG SESSION AGENDA REQUEST

DOC ID: 9050

DATE: September 15, 2021

TO: The Honorable Mayor and Members of City Council

THROUGH: Mercedes Miller, Interim Ciity Manager

FROM: Shavala Moore, City Clerk

RE: Regular Session Minutes dated September 7, 2021

See attached Regular Session Minutes dated September 7, 2021.

Thank you.

ATTACHMENTS:

- RS090721 (DOCX)

Review:

- Gabrielle Thornton Completed 09/15/2021 8:21 AM
- Rosyline Robinson Completed 09/15/2021 12:42 PM
- Mercedes Miller Completed 09/15/2021 1:41 PM
- Mayor & City Council Pending 09/20/2021 7:30 PM

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CITY OF COLLEGE PARK
MAYOR AND CITY COUNCIL
REGULAR SESSION
SEPTEMBER 7, 2021

MINUTES

Present: Mayor Bianca Motley Broom; Councilmen Ambrose Clay, Derrick Taylor, Ken Allen, and Roderick Gay; Interim City Manager Mercedes Miller; City Clerk Shavala Moore; City Attorney Winston Denmark.

Absent: None.

1. Opening Ceremonies.

A. Pledge of allegiance to the flag.

Mayor Motley Broom said I want everyone to take the opportunity to keep Former Mayor Jack P. Longino and his family in your thoughts. And I also want to let everyone know that we will be having a Celebration of Life for Jack on Saturday at the GICC at 11:00 a.m.

B. Invocation by Chaplain Walker.

2. Additions, Deletions, Amendments, Or Changes To The Agenda.

Interim City Manager Mercedes Miller said I would like to add to the agenda Item 8d, Fulton County Arts Grant in the amount of \$6,500.00.

ACTION: Councilman Clay moved to add to the agenda Item 8d, Fulton County Arts Grant in the amount of \$6,500.00, seconded by Councilman Taylor and motion carried. (All Voted Yes).

3. Presentation Of Minutes Of City Council.

A. Regular Session held August 16, 2021.

ACTION: Councilman Clay moved to approve Regular Session Minutes dated August 16, 2021, with corrections, seconded by Councilman Allen and motion carried as follows: (All Voted Yes).

Packet page 14, line 378 - "...Rashanna B..." s/b "...Rachana Vidhi..."

Packet page 15, line 414 - "...continuum..." s/b "...continuous hum..."

Packet page 21, line 688 - "...listing them..." s/b "...listing them..."

B. Workshop Session held August 16, 2021.

47 **ACTION:** Councilman Clay moved to approve Workshop Session Minutes dated August 16,
 48 2021, as presented, seconded by Councilman Taylor and motion carried. (All Voted
 49 Yes).
 50

51 4. Proclamations, Resolutions, Plaques, And Announcements.
 52

53 A. Presentation of a proclamation designating October 3-9, 2021, as “Georgia Cities Week”
 54 in the City of College Park.
 55

56 Mayor Motley Broom read the proclamation into the record.
 57

58 5. Remarks Of Citizens.
 59

60 a. Kathleen McQueen, 1965 Lyle Ave, College Park, GA 30337 Ward 1
 61

62 Good evening Mayor and Council,
 63

64 I have two comments this evening.
 65

66 1) I like to commend the Council on appropriately fining the businesses that did not
 67 adhere to the ordinances of the city. I truly believe in fairness and it should apply to all
 68 businesses. The majority of the businesses add to the growth and positive image to
 69 College Park. When a business has high risk activities; they have no regard for our city
 70 and it causes the police to draw more focus on the problematic area. I only wish the
 71 Council had a unified vote on the business violation decision because it shows the entire
 72 Board agrees to protect the reputation of the city.
 73

74 2) First and foremost I send my continued prayers to the family, friends, and colleagues
 75 of the passing of Former Mayor Jack Longino. May God's love and care keep you in this
 76 difficult time. I respectfully say during great loss, often there are decisions that are made
 77 in haste. I am asking the Board to delay the decision on renaming City Hall. Please
 78 consider other options that will honor Former Mayor Jack Longino. City Hall is bigger
 79 than one name, it is the symbol of the Citizen's Home. This is a decision that should be
 80 communicated to all the citizens of College Park, maybe in a Town Hall. Allow us to
 81 give suggestions on the best option for recognizing Jack Longino's contributions. It does
 82 not change honoring Jack, it only allows the citizens to have a voice. Mayor and Council
 83 please consider hearing the voice of the citizens of College Park before making such a
 84 big decision.
 85

86 Thank you for your time.
 87

88 Sincerely,
 89 Kathleen B. McQueen
 90

91 b. Good afternoon,
 92

93 As you all know. Your constituents of College Park sent you all a petition demanding for
94 a black Chief of police, back in December 2020. We demanded that you do not renew
95 Mr. Williford's contract, the former Chief of police of College Park. You all violated
96 your oath, and went contrary to the will of your constituents, and you all renewed Mr.
97 Williford's contract. Despite of your constituent's displeasure with him. Mr. Williford
98 didn't even qualify for the position of Chief of police, but you all still renewed his
99 contract. You all represent the will of your white constituents, in ward 1. Mr. Williford
100 ran the police morale in the gutter, but you don't care, as long as you are doing the will
101 of white supremacy, in ward 1.
102

103 Prior to you all renewing Mr. Williford's contract, the citizens particularly requested for
104 Deputy Chief Sharis McCrary. To become the new Chief of police. You denied doing
105 the will of your 85% black constituents, and renewed the contract of your unqualified
106 white racist Chief, Mr. Williford, from ward 1.
107

108 After you all allowed Mr. Williford to retire. You all jumped over the Black Deputy
109 Chief, and hired another white racist from ward 1, Mr. Kuzniacki. To become the interim
110 Chief of police. Mr. Kuzniacki got fired in the past from the College Park police
111 department, for being intoxicated, he committed disorderly conduct, and got arrested by
112 the Fulton County police. You all violated the College Park policy, by hiring Mr.
113 Kuzniacki, with a known alcoholic history, before requiring him to have drug and alcohol
114 test. Then you gave him \$7,000 per month. Mr. Kuzniacki, like his white neighbor from
115 ward 1, Mr. Williford, is running the police force further in the gutter.
116

117 We had a strong black woman, and a former high ranking College Park police officer, as
118 a candidate for the Chief of police, Ms. Connie Rogers. However, the executive house
119 Negroes, and white racist, formed a kangaroo committee, to vet and eliminate Ms. Connie
120 Rogers, from being eligible for being the Chief of police. She will be a wonderful Chief
121 of police for the City of College Park.
122

123 According to the Charter of College Park, and the Georgia Constitution, the citizens are
124 the master, and the Mayor, City Council, and City Manager, are supposed to be the
125 servants.
126

127 I'm demanding that you make Ms. Connie Rogers our Chief of police. These two white
128 finalists are proof that there's a white shadow government, that controls you all, and not
129 your true constituents. You all function like the proverbial dragon speaking through the
130 proverbial frog. The proverbial dragon of Revelations Chapter 12, resides in ward 1, and
131 the mayor, city council, and city manager, are functioning like the proverbial frog.
132

133 In the name of Allah God. I will righteously do all within my power, to get justice for
134 my people here in the City of College Park, and to help to remove you all from your seat
135 of leadership.
136

137 If you repent from your fraud and deceit. Then Allah God, and the people of God, will
138 accept you as their true servant. And God will use you to usher in the Kingdom of God,

139 which is a righteous and new way of governance. If not, your future will be like Pharaoh
140 of ancient Egypt, and Nebuchadnezzar of ancient Babylon.

141
142 “From then on Jesus began to preach, “Repent of your sins and turn to God, for
143 the Kingdom of Heaven is near.” Matthew 4:7

144
145 Revelation 21:8, ESV: "But as for the cowardly, the faithless, the detestable, as
146 for murderers, the sexually immoral, sorcerers, idolaters, and all liars, their
147 portion will be in the lake that burns with fire and sulfur, which is the second
148 death.”

149
150 Revelation 11:15 “Then the seventh angel sounded: And there were loud voices
151 in heaven, saying, “The kingdoms of this world have become *the kingdoms* of
152 our Lord and of His Christ, and He shall reign forever and ever!”

153
154 Thank you for reading my email. May God bless you all, with the light of
155 understanding.

156
157 Respectfully submitted,
158 Stanley Muhammad
159 404.232.5818

160
161 c. To the Mayor and Council:

162
163 1. The media continues to stress the importance of taking the vaccine and that many
164 persons are hesitant. Because there is alternative treatment, when offered soon
165 enough, will this city consider offering monoclonal antibody treatment like the
166 Governor of Florida is offering given that this therapy has shown the reduction of the
167 need for hospitalization up to 85%, when offered early? This treatment is free and
168 could save many lives if made available. To date, the promotion of the vaccine has
169 overshadowed the promotion of alternative therapies.

170
171 2. Lithium Ion Battery Facility-NOTIFICATION OF CITIZENS INSUFFICIENT
172 ZOOM MEETINGS UNABLE TO BE ATTENDED DUE TO:

- 173 a. lack of access to internet
174 b. Noise and signal interference from airport traffic/planes overhead
175 c. Inability of elderly persons and some who are unable to understand Zoom

176
177 What will be done to assure that the citizens can participate in meetings?

178
179 NOTIFICATION CONTINUES TO BE UNSEEN BY MOST PERSONS WHO ARE
180 AFFECTED

181
182 I attended the last Council meeting, concerned that the method of notification for the
183 upcoming zoning case of; 00 Welcome All Road had not complied with the open
184 meetings laws of the State of Georgia, not had the notifications been made in a manner

185 that genuinely notified the citizens of the community in order to participate in hearings.
 186 The community affected is comprised mainly of citizens of the City of South Fulton, in
 187 the pathway of the airport. The noise and intermittent signals experienced while sitting
 188 with one resident interfered with participation in a zoom hearing.

189
 190 The signage which is placed in very inconspicuous places, on the ground, in a curve, on
 191 a hill near the bridge on Welcome All Road was placed one day after the citizen input
 192 hearing by Zoom at the Planning Commission. This sign still sits on the ground, with
 193 grass and vines growing over some of the letters, containing outdated information.

194
 195 Will the City of College Park send notices to the property owners although they are
 196 residents of the City of South Fulton with regards to the new hearing dates? Will there
 197 be signage placed to notify the residents of this zoning change request?

198
 199 2 What due diligence has the City of College Park taken to further understand the
 200 chemistries of Lithium Ion Batteries and the potential dangers to the Citizens of South
 201 Fulton?

202 Ruth Page-Nelson

203
 204 City Clerk Shavala Moore said there are no others.

205
 206 Mayor Motley Broom said at this point you may speak for 1 minute, if you have not been
 207 heard. Ms. Moore can tell you how to get on-line, in case they wish to do so.

208
 209 City Clerk Shavala Moore explained how to go to the website and sign on to the meeting.

210
 211 Mayor Motley Broom said there is a raised hand button at the bottom. Audrey Wilson
 212 has her hand raised. Ms. Wilson, the floor is yours.

213
 214 d. Ms. Wilson said good evening. Today it was with great joy that I watched the
 215 groundbreaking of the Splash Pad. It caused me to reflect on the events that happened
 216 here in my neighborhood on Saturday, the after party of the College Park Day. I have
 217 witnessed this event for 22 years. I have come to this conclusion. I think we should all
 218 embody and take on the Mayor's byline which is building a community that we deserve.
 219 In today's event, Councilman Clay said that we are on a roll in College Park. Let's get
 220 on a roll to change what happens here in my neighborhood every Saturday before Labor
 221 Day.

222
 223 Councilman Allen said he sees the joy of the kids. That's not happening on those
 224 weekends. And Councilman Gay said that everybody touches this event. I believe we
 225 can do this as a city because it is not just my neighborhood. We are the community of
 226 College Park. We can do it because we are humans, we are neighbors, and we are College
 227 Park. Thank you.

228
 229 Mayor Motley Broom asked, anyone else?

230

231 There were no further comments made.

232

233 6. Other Business.

234

235 A. Consideration of and action to honor the late Jack P. Longino.

236

237 Mayor Motley Broom said there have been discussions about this, and the agenda transmittal
238 that we have left us with 2 options. There is the opportunity for more. I think that we have
239 the opportunity to get wider community input on this as well. I am certainly happy to hear
240 what Council is thinking about and see where everyone is.

241

242 Councilman Allen said I will make a motion to name the City Hall in Jack P. Longino's
243 honor.

244

245 Councilman Clay seconded the motion.

246

247 Councilman Taylor said City Hall belongs to the people. Jack did do a lot for the City. We
248 have buildings already with his name on it. Like Ms. McQueen said, City Hall belongs to
249 the people. If we are going to do anything, I support Council Chambers. I would support
250 Council Chambers, but not City Hall.

251

252 Councilman Gay said I was called about the Late Mayor earlier about this action item asking
253 each Councilmember to name the City Hall after him. And I was not willing to do it
254 because I had pleaded for 6 years to support a community center, which I never got support.
255 So, I wasn't going to give my vote in favor of it. But due to his untimely death or
256 anybody's death, I feel like, you know, let bygones be bygones. And the person has passed
257 the bar when they die. So, with that being said, I would like to be the bigger person and
258 publicly offer my support for naming the City Hall after the Late Jack Longino.

259

260 Mayor Motley Broom said Mayor Longino does have a building named after him directly
261 behind the police station. I do agree with Councilman Taylor on this, in that City Hall is
262 bigger than any one individual. It is the seat of our City Government. And if you look at
263 Washington D.C., the U.S. Capitol is not named after any one individual. The White House
264 is not named after any individual. Our State Capitol is not named after any individual. But
265 there are a number of tributes within those facilities to honor people who have made
266 significant contributions to our government. And considering his time spent in presiding
267 over Council Chambers, I think naming Council Chambers after him is a fitting tribute.

268

269 Mayor Motley Broom said and I also think that this isn't necessarily something that we need
270 to rush, and give the citizens an opportunity to weigh in on this. Because even in
271 transmitting this agenda, we have some people who might want to weigh in on this and
272 give people time to do so. But there has been a motion and a second. Are there any other
273 comments?

274

275 There were no further comments made.

276

277 **ACTION:** Councilman Allen moved to approve a request from Interim City Manager Mercedes
 278 Miller to name City Hall in honor of the Late Jack P. Longino, seconded by
 279 Councilman Clay. Councilman Allen voted yes. Councilman Clay voted yes.
 280 Councilman Gay voted yes. Councilman Taylor opposed. Motion carried.

281

282 B. Discussion and update on top ten delinquent property tax payers.

283

284 Director of Finance & Accounting Althea Philord-Bradley asked, any questions?

285

286 There were no questions on the top ten delinquent property tax payers.

287

288 C. Discussion and update on top ten delinquent utility customer accounts.

289

290 Councilman Clay said I have the spreadsheet up on my screen, and I couldn't see the matrix.
 291 Althea, you gave me the answers to the questions I asked beforehand. It is a different record
 292 from what I have in front of me now. The one thing I can't understand on this report is how
 293 can somebody be not delinquent on power? This has zero delinquency, and yet they owe a
 294 couple thousand dollars on water and sewer, nothing on storm water. And when I pay my
 295 bill, it doesn't designate whether I am paying power or water and sewer or storm water. One
 296 of the apartments owes nothing on power and \$4,000.00 on storm water and sanitation.
 297 How is it that we separate those out or can even report in that way?

298

299 Director of Finance & Accounting Althea Philord-Bradley said I will have to get back with
 300 you on that question. But with the apartments, they can owe the storm water piece because
 301 that was billed separately. Jackson Myers did an audit on the storm water utility and
 302 realized that there were some locations that were not being assessed, so those were being
 303 billed separately.

304

305 Director of Finance & Accounting Althea Philord-Bradley said as far as the sanitation piece,
 306 I would like to have a look at that separate account. I would just need the names of the
 307 organization or the residents that you are referring to.

308

309 Councilman Clay said in this case, we have 2 residents on the current report. And they only
 310 have something that they owe under power.

311

312 Director of Finance & Accounting Althea Philord-Bradley said in some areas of Clayton
 313 County, we don't provide water, but we do provide power.

314

315 Mayor Motley Broom asked, any other questions?

316

317 There were no further questions.

318

319 D. College Park Utility Assistance Grant Program Update.

320

321 Mayor Motley Broom said money is flowing at a steadier clip; is that correct?

322

323 Director of Finance & Accounting Althea Philord-Bradley said yes.

324

325 Mayor Motley Broom asked, any other questions for Ms. Philord-Bradley?

326

327 There were no further questions.

328

329 E. Consideration of and action on a request for approval of a College Park Football Spirit
330 parade for Homecoming for the Rams Football and Cheerleading Program on Saturday,
331 October 16, 2021.

332

333 Director of Recreation & Cultural Arts Michelle Johnson explained the request.

334

335 Councilman Allen said let's get out and support them. It's just a little bit of time, just 30 to
336 45 minutes. So, please get out and support these kids and show that you are on their side.

337

338 **ACTION:** Councilman Clay moved to approve a request from Director of Recreation & Cultural
339 Arts Michelle Johnson for a College Park Football Spirit parade for Homecoming for
340 the Rams Football and Cheerleading Program on Saturday, October 16, 2021,
341 seconded by Councilman Allen and motion carried. (All Voted Yes).

342

343 F. Consideration of and action on a request from Mignon Philpotts of Elysium Event
344 Center for approval to a host Mardi Gras Birthday Celebration on Saturday, October 17,
345 2021, at Elysium Event Center with street closures at Hemphill and Hawthorne Avenue
346 from 7:00 p.m. until 11:00 p.m. Ward 1.

347

348 City Clerk Shavala Moore said Ms. Mignon Philpotts is asking for street use at Hemphill and
349 Hawthorne Avenue to host a Mardi Gras Birthday Celebration on October 17, 2021 for a
350 maximum of no more than 20 minutes. Ms. Mignon Philpotts is on the line, if you have any
351 questions.

352

353 Councilman Clay said I asked if the residents will be impacted, if that was an issue.
354 It's a very short period of time. I think the answer I got back was that Ms. Philpotts has
355 talked to the owner of the antique house, and there was no problem with them; is that
356 correct?

357

358 City Clerk Shavala Moore said correct. The school will be closed during that time as well, so
359 there is no issue with traffic either.

360

361 Councilman Clay said I don't have a problem with it.

362

363 Councilman Allen said on page 76, you indicated that the starting time is 7:00 and the
364 ending time is 7:30. Is it 7:00 to 7:30 or 7:00 to 11:00 like it appears on the screen?

365

366 City Clerk Shavala Moore said the parade will be 7:00 to 7:30. The event is from 7:00 to
367 11:00.

368

369 **ACTION:** Councilman Clay moved to approve a request from City Clerk Shavala Moore for
 370 Mignon Philpotts of Elysium Event Center for approval to host a Mardi Gras Birthday
 371 Celebration of Saturday, October 17, 2021, at Elysium Event Center with street
 372 closures at Hemphill and Hawthorne Avenue from 7:00 p.m. until 11:00 p.m.,
 373 seconded by Councilman Taylor and motion carried. (All Voted Yes).
 374

375 7. Public Hearings. None.
 376

377 8. Bids, Change Order Requests And Contracts.
 378

379 A. Consideration of and action on bids received to perform construction road work on Sky
 380 Train Way and Hospitality Way. Ward 2.
 381

382 Director of Public Works Melissa T. Echevarria said we are asking for approval of the lowest
 383 bidder for \$219,500.00.
 384

385 Mayor Motley Broom said this is a budgeted item. Any questions for Ms. Echevarria?
 386

387 Councilman Clay said I'm glad to see us finishing that off.
 388

389 **ACTION:** Councilman Allen moved to approve a request from Director of Public Works
 390 Melissa Echevarria for Mullins Brother Paving to perform construction road work on
 391 Sky Train Way and Hospitality Way, in the amount of \$219,500.00 to complete road
 392 work construction, seconded by Councilman Clay and motion carried. (All Voted
 393 Yes).
 394

395 B. Consideration of and action on a request for approval to purchase Electric Vehicle
 396 Charging Stations for the Global Gateway Arena to add another level of service for
 397 customers and clients by providing electric vehicle (EV) charging stations.
 398

399 Director of Power Hugh Richardson said we propose to add more charging stations, and the
 400 most obvious location will be the GICC or the Global Gateway/Arena. These are 2 dual
 401 stations that we will have in the public parking lots, and we will get these installed before the
 402 end of October.
 403

404 Mayor Motley Broom said this is also a budgeted item. Any questions for Mr. Richardson?
 405

406 Councilman Allen asked, are 2 going to be enough?
 407

408 Director of Power Hugh Richardson said no. I suggest adding more in the future. It will be
 409 2 percent of your parking. That number would be 40. Maybe at least 3 or 4 for each lot
 410 over the next few years and just phase them in.
 411

412 Councilman Clay said as we are planning, we are not charging for that; is that correct?
 413

414 Director of Power Hugh Richardson said I am looking closely at that. Most cities and
 415 counties are not charging for that service. As we add more and more, we are going to have
 416 to charge.

417
 418 Councilman Clay said I can see that downtown. We are trying to draw people to downtown
 419 and hoping people will stop by and get a charge and maybe visit one of our restaurants and
 420 so forth. The people going to the Arena and the GICC are going there whether we have a
 421 charger there or not. And at some point, if we were to put in a larger number, I think we
 422 need to start considering whether we want to charge for those facilities; not necessarily the
 423 one downtown.

424
 425 **ACTION:** Councilman Clay moved to approve a request from Director of Power Hugh
 426 Richardson to purchase Electric Vehicle Charging Stations for the Global Gateway
 427 Arena to add another level of service for customers and clients by providing electric
 428 vehicle (EV) charging stations, at the cost of \$17,019.00, seconded by Councilman
 429 Gay and motion carried. (All Voted Yes).

430
 431 C. Consideration of and action on a request for approval of a Memorandum of Understanding
 432 between the City of College Park and College Park Elementary authorizing the use of the
 433 College Park Recreation Center at 3636 College Street and the City Auditorium as an
 434 emergency evacuation facility for College Park Elementary School.

435
 436 Director of Recreation & Cultural Arts Michelle Johnson said this is a renewal and an MOU
 437 they forwarded over for us to look over.

438
 439 Councilman Clay said you answered one of my questions Michelle. Not only do we need
 440 indemnification for any damage that is done of the site, but we also need in that contract
 441 indemnification if somebody gets injured on the site, and I didn't see that in there.

442
 443 Director of Recreation & Cultural Arts Michelle Johnson said it is not. I brought that up to
 444 Danielle and Mercedes' attention. It would be an addendum to that contract.

445
 446 Councilman Gay asked, what type of emergencies could that be?

447
 448 Director of Recreation & Cultural Arts Michelle Johnson said bomb threats. The first
 449 evacuation site would be the College Park McClarin gym.

450
 451 Mayor Motley Broom asked, any other questions?

452
 453 There were no further questions.

454
 455 **ACTION:** Councilman Clay moved to approve a request from Director of Recreation & Cultural
 456 Arts Michelle Johnson for a Memorandum of Understanding between the City of
 457 College Park and College Park Elementary authorizing the use of the College Park
 458 Recreation Center at 3636 College Street and the City Auditorium as an emergency
 459 evacuation facility for College Park Elementary School, with the stipulation that the

460 City of College Park has an indemnification both for people damaging the facility, as
 461 well as claims against us of someone that gets injured in the facility, seconded by
 462 Councilman Taylor and motion carried. (All Voted Yes).

463
 464 D. Fulton County Arts Grant.

465
 466 Director of Recreation & Cultural Arts Michelle Johnson said there is no match to this grant.

467
 468 Councilman Clay said every bit helps.

469
 470 **ACTION:** Councilman Clay moved to accept the Fulton County Arts Grant, in the amount of
 471 \$6,500.00, seconded by Councilman Taylor and motion carried. (All Voted Yes).

472
 473 9. Unfinished (Old) Business.

474
 475 A. Consideration of an appeal notice regarding the alcoholic beverage violation at 5021 Old
 476 National Highway (WRAITH).

477
 478 City Clerk Shavala Moore said WRAITH has violated the Alcohol Beverage Ordinance on a
 479 number of different citations. Mayor & Council moved to ratify the City Manager's
 480 recommendation of a \$5,000.00 fine and a 90-day suspension. They submitted an appeal to
 481 that effect to reconsider the fine and penalty. So, we brought that back to you guys for
 482 consideration and discussion.

483
 484 Mayor Motley Broom said the City Code says that the appeal should be filed in writing no
 485 later than the City Manager's decision. Were they notified of the City Manager's decision
 486 prior to our meeting?

487
 488 City Clerk Shavala Moore said no, they were notified of the meeting.

489
 490 Mayor Motley Broom said so it is 10 days after our meeting.

491
 492 Councilman Clay said I asked that question because it looks to me like if they hadn't been
 493 officially notified until after our ratification, then they should have had 10 days from the
 494 time that they were officially notified. That may not be true. I'm not trying to lobby on
 495 their behalf. I am trying to keep us legal.

496
 497 Mayor Motley Broom said procedurally, it appears that once they were notified of the City
 498 Manager's decision, they made the appeal.

499
 500 City Attorney Winston Denmark said the only issue is the appeal would allow the applicant
 501 or the complaining party to be present. The rules provide there will be no new evidence
 502 submitted, but they could argue the evidence that had previously been presented to the City
 503 Manager. I don't believe they are here.

504
 505 City Clerk Shavala Moore said they actually are on-line.

506 City Attorney Winston Denmark said then we can move forward.

507
508 Ms. Pamila Davis said we are asking for an appeal. We did not attend the first meeting
509 because we were somewhere else. They were sending to a different address. We filed the
510 appeal asking for a reduced fine and a consideration of the 90-day suspension.

511
512 Mr. Lance Pugh said we have remodeled our whole business model. We are changing staff
513 from management all the way down to security. We are revamping our menus as well, and
514 we are trying to go for a better look. We are putting in corrective actions so we don't have
515 those infractions keep happening again. We would love the Council's consideration with
516 that.

517
518 Mayor Motley Broom asked, any questions?

519
520 Mr. Pugh said we also have established an agreement with the College Park Police, as well,
521 just to add additional help with security.

522
523 Mayor Motley Broom asked, when did the new staff take over?

524
525 Mr. Pugh said it wasn't a one-day transition. It started with our general manager, and then it
526 went to 2 of the other managers as well, and then it moved on to their promoters. We just
527 recently had a passing with one of our business partners.

528
529 Mayor Motley Broom said you advertised a cucumber contest. What is that?

530
531 Mr. Pugh said I'm not sure of what it is.

532
533 Mayor Motley Broom said you are advertising contests and you don't know what they are.

534
535 Mr. Pugh said that is why I am moving in a different direction. That is why we are making
536 those changes. I would not attend a cucumber contest.

537
538 Mayor Motley Broom asked, what is it?

539
540 Mr. Pugh said I don't know. There will be no type of contest promotion moving forward
541 with us.

542
543 Mayor Motley Broom asked, any questions for Ms. Davis or Mr. Pugh?

544
545 Councilman Clay said just an observation. As I recall, there were many citations, and they
546 were spread over a long period of time. It was a number of people, spread over a long
547 period of time. And I would suspect the advertising. I have seen the advertising. And I
548 don't think that you don't know what a cucumber contest is. I think there was adequate
549 opportunity to reform things a lot faster. And I think the only reason that it's being
550 reformed now is because it is a significant hit to the profits of the organization. And if that
551 is what it takes, that is where this all came from.

552 Councilman Allen said we need to be consistent in applying the ruling.

553

554 Mayor Motley Broom asked, any other questions for Ms. Davis or Mr. Pugh?

555

556 There were no further questions.

557

558 Mr. Pugh said I want to assure to the whole Council that we will make those changes. I had
559 a lot of uphill battles that we had to fight against, the business and handling in a different
560 manner.

561

562 Councilman Taylor said I feel like they need to pay the fine, but I think we should do half of
563 the suspension time. The other place has already closed. It didn't look open the last time I
564 was there.

565

566 Councilman Clay asked, wasn't the decision on the other place the same as this decision?

567

568 Mayor Motley Broom said yes, it was.

569

570 Councilman Clay said so we are being consistent with that. If we were to change this
571 decision, then we put somebody out of business and let this business go ahead.

572

573 Mayor Motley Broom asked City Attorney, are you satisfied from a procedural prospective
574 that we have satisfied the appeal process?

575

576 City Attorney Winston Denmark said yes, Madam Mayor. I think what we did tonight was
577 fully consistent with their due process rights. The motion would be appropriate to deny their
578 appeal.

579

580 **ACTION:** Councilman Clay moved to deny a request from City Clerk Shavala Moore for an
581 appeal notice regarding the alcoholic beverage violation at 5021 Old National
582 Highway (WRAITH), seconded by Councilman Allen. Councilman Clay voted to
583 deny. Councilman Allen voted to deny. Councilman Taylor opposed. Councilman
584 Gay opposed. Mayor Motley Broom voted to deny. Motion carried.

585

586 B. Consideration of and action on a Homestead Tax Exemption for seniors.

587

588 City Attorney Winston Denmark said there are 2 pieces of information before you. One is a
589 resolution that the City of College Park would be requesting that the local legislation, the
590 delegation of Fulton County and Clayton County to join the General Assembly to create a
591 Homestead Exemption for individuals over a certain age or who are disabled, so long as they
592 don't exceed the amount that they would receive in Social Security benefits.

593

594 City Attorney Winston Denmark said this is something that Mayor & Council voted on
595 previously to do. The purpose tonight is to approve the resolution and also the proposed
596 draft legislation that we would submit to the local delegation and ask both delegations of

597 Clayton and Fulton County to sponsor this legislation at the very next session of the
598 General Assembly which starts in January 2022.

599
600 Mayor Motley Broom asked, any questions for Mr. Denmark?

601
602 Councilman Clay said I have a lot of questions Mayor. I think I know what we want to do.
603 We want to help those people who are retired who are just making it. And living on Social
604 Security typically is just making it. My problem I have is I don't know how we codify this.
605 What you get on Social Security is dependent on a lot of factors. It depends on how long
606 you were under Social Security when you were working. At what age you filed for Social
607 Security. The longer you wait beyond 65, or higher now, you get more money. If your
608 spouse waits longer to get it, then she may get more than half of your amount. In here we
609 say we limit it to 2 people, and one of them is called a spouse. So, that says they have to be
610 married.

611
612 Councilman Clay asked, what if somebody is retired living on Social Security, but maybe
613 they have a portfolio. What would worry me is how we keep people from gaming the
614 system. How do we help the people? From my standpoint, it's adjusted gross income on a
615 tax return that is the deciding factor of whether you qualify for certain things. I just don't
616 know how we can write this up in a way that it can be executed properly.

617
618 Councilman Clay said so, I want to do it. I think we should do it. Because I think we have a
619 lot of people who are on low income in the city, who, as property values go up, for example,
620 and gentrification continues to occur, I think they are going to be driven out of the city at
621 the very time when they retire and they need it most, and that isn't right.

622
623 Councilman Clay said so, I think we need to take a longer look at this. We should bring it
624 back in a workshop session. I looked at the legislation. In there it says adjusted gross
625 income, and elsewhere it says gross income. And then I looked at another example of what
626 might be written on the ballot. You can't really tell from the sample what you are doing.

627
628 Councilman Clay said so, the concept is good. I just think we are going to end up creating
629 bad legislation, unless we spend some more time on it. I don't have the answer. Say
630 someone is on railroad retirement. You are not on Social Security at all. Are we going to
631 say, well, tough luck, because you are entitled to zero under Social Security? So, I see a lot
632 of legal issues and legislative codification issues with this, and I think we need to spend
633 more time on it.

634
635 Councilman Gay said City Attorney, the Social Security piece was not added in my
636 original motion. Can you explain why it is now part of this?

637
638 City Attorney Winston Denmark said I thought it was. Okay.

639
640 Councilman Gay said so this motion went from very simple to something technical. Social
641 Security is not a part of this motion. It was simply to exempt citizens city-wide who are
642 fully exempt from Fulton County through Homestead Exemption. Social Security is not part

643 of this conversation. It needs to be taken out of the conversation. All I was told is that we
644 didn't have the authority under the Home Rule to change our tax, and that it had to go to the
645 local legislation as a legislative priority. The City Attorney and I talked about giving it to
646 our lobbyists who we pay. It's not for us to determine. That is what we pay them for. I
647 thought it was that simple.

648
649 Mayor Motley Broom said I think it is a little more complicated than that. We want to make
650 sure that we get the right thing. I think everyone was behind the concept. And I agree with
651 Councilman Clay in that we are not quite there yet. If it mentioned Social Security, then we
652 have to make sure that it is proper, so we don't have problems on the legislative level, and
653 our representatives can take the ball and run with it. I don't think there is going to be a
654 whole bunch of kicking and screaming under the Gold Dome about it.

655
656 Councilman Gay said I don't think codifying Social Security on how to determine
657 exemption is part of this motion. Winston, can you please clarify that?

658
659 City Attorney Winston Denmark said this mirrors the Fulton County exemption. I could be
660 wrong about that. But when we said we were to give the exemption that Fulton County
661 gives, that is where this comes from. I don't know whether that would pass muster to say
662 we want to give our citizens whatever exemption that Fulton County gives. It may require
663 us to be more precise and to describe the particular exemption that the City of College Park
664 wants to provide. You have to put more meat on the bone.

665
666 Councilman Gay said you are saying that with Fulton County exempt, people through
667 Homestead Exemption, they use Social Security as one of the criteria; is that what you
668 are saying?

669
670 City Attorney Winston Denmark said yes. It is based on a formula to determine the
671 exemption. And we are trying to find language that mirrors the Fulton County language as
672 well. We need to do a better job of clarifying that. We have to specifically say what we are
673 going to give.

674
675 Mayor Motley Broom asked, is there an opportunity to bring this back to our next
676 workshop?

677
678 Councilman Gay said if the formula works for them, why can't we just mirror their formula?

679
680 City Attorney Winston Denmark said we could.

681
682 Councilman Gay asked, so why are we bringing up all the unexpected contingencies now?

683
684 City Attorney Winston Denmark said I'm not bringing them up. What we thought in this
685 legislation is what Fulton County had. I will have to double check that. I understand that
686 we were tracking that language. We couldn't just say we are going to rubber stamp Fulton
687 County. We have to be precise. If it is problematic, we will fix it.

688

689 Councilman Allen asked, who decides the disability?
690

691 Councilman Gay said I agree. We authorized \$700,000.00 for the Virginia Avenue street
692 crossing. We did it in 1 action with no questions. \$700,000.00. This impacts us about
693 \$70,000.00, mostly seniors, majority black. All of a sudden we have 3 very smart people
694 who are using their wit and talent to figure out how to not work it. Please people, please.
695

696 Mayor Motley Broom asked, any other questions or comments?
697

698 Councilman Allen said I think everybody is for it. We just need to make sure it is right.
699

700 Councilmembers were going back and forth.
701

702 Mayor Motley Broom said we are not going back and forth with each other. We are here to
703 discuss the legislation.
704

705 Councilman Gay said we are still talking about legislation.
706

707 Mayor Motley Broom said it is not going to be personal. Do you have anything to add
708 about the legislation?
709

710 Councilman Gay said yes. You interrupted me before I could talk.
711

712 Mayor Motley Broom said go right ahead, sir, say it.
713

714 Councilman Gay said we have 6 or 7 lobbyists who are all attorneys. This is all they do.
715 We are paying them in excess of \$100,000.00. Why can't they help us with the language?
716 Why do we have to spend our time figuring out the language that they need to be
717 presenting under their legislative priorities?
718

719 Councilman Clay said that may be an excellent idea Mayor. But when we go to approve it,
720 we need to know what we are approving. And when the lobbyists figure it out with their
721 correct language, then we have something to approve.
722

723 Mayor Motley Broom asked, any other questions or comments?
724

725 There were no further questions or comments.
726

727 Mayor Motley Broom called for a vote.
728

729 **ACTION:** Councilman Clay moved to defer a request from Interim City Manager Mercedes
730 Miller for a Homestead Exemption for seniors, seconded by Councilman Allen.
731 Councilman Clay voted to defer. Councilman Allen voted to defer. Councilman
732 Taylor voted to defer. Councilman Gay abstained. Motion carried.
733

734 10. New Business.

- 735 A. Consideration of and action on a request for approval of the installation of an art structure
736 on Main Street (and in the future, other areas within the Main Street Program area).

737
738 Director of Economic Development Artie Jones said we request authorization from Mayor &
739 Council to place an art structure on the corner of John Wesley and Main Street across from the
740 MARTA Station. We are asking for this one structure at this time and not future items.
741 Because we want to make sure we have authorization from Mayor & Council. The art is
742 \$1,000.00 to lease it for 1 year. If we decide to purchase the art afterwards, it would be
743 \$10,870.00, minus the \$1,000.00 for the initial year's lease. This is no cost to the City of
744 College Park. It will be paid for through the College Park Main Street Association. A copy
745 of the sculpture is in your packet. The sculpture is the one that the Main Street Board chose
746 for their first sculpture. I will address any questions you may have.

747
748 There were no questions.

749
750 **ACTION:** Councilman Clay moved to approve a request from Director of Economic
751 Development Artie Jones for the installation of an art structure of Main Street,
752 seconded by Councilman Allen and motion carried. (All Voted Yes).

753
754 11. City Attorney's Report. None.

755
756 12. City Manager's Report. None.

757
758 13. Report of Mayor and Council.

759
760 Councilman Gay – said we received an email that we are about to have yet another I-Team
761 investigation. This is the third black eye to our city. First was the Tracey Wyatt Recreation
762 Center for inappropriation of funds; the second one was HR, and now it is believed that an
763 elected official does not - -

764
765 Mayor Motley Broom said Councilman Gay, this is in relation to a residency requirement to
766 run for office. I would ask you to refrain from any election related comments, as we are
767 here by election, but we are not here to talk about it. Please move on.

768
769 Councilman Gay said the FOX 5 I-Team - -

770
771 Mayor Motley Broom said Councilman Gay, I would ask that you refrain from these
772 discussions, because we are here by election, but we're not here to talk about elections.
773 Please move on.

774
775 Councilman Gay asked, are you saying that I can't say certain things?

776
777 Mayor Motley Broom said we are here by election; we are not here to discuss elections. I
778 would ask that your comments be germane to things we are here to work on.

779

780 Councilman Gay said so, we can't discuss the email that we have a FOX 5 Investigation that
781 comes on tonight at 10:00?
782

783 Councilman Clay said this is an IT related item, Councilman Gay. You brought it up as
784 being an issue similar to other IT issues that we've had. This has nothing to do with IT.
785

786 Mayor Motley Broom said this is an election issue. I have asked previously that we refrain
787 from election related discussions here. We are here to do the work of the citizens of College
788 Park. Please move forward.
789

790 Councilman Gay said the second thing is I want to thank those that attended the Splash Pad
791 Event. It was a great day. The citizens were appreciative of it.
792

793 Councilman Gay said I would like to thank the Fulton County Community Development
794 Block Grant, as well as Clair and Rob Pitts. It was the tenacity and the persistence of his
795 office that I believe why it got approved. We look forward to it being an asset to our city.
796

797 Councilman Gay said the multipurpose soccer field, which also took about a year, has turned
798 out to be, Madam Mayor & Councilman Clay, one of the most successful amenities to date.
799 If you will come out this week, you will see over 200 people participating in Soccer In The
800 Streets. I am immensely proud that that is serving our city.
801

802 Councilman Gay said the 18 acres that was used as a parking lot for the PGA Golf
803 Tournament, I am extremely disappointed that BIDA, Artie Jones, Mayor, and Ellen
804 Cornelius on BIDA was not opposed turning the front door of our ward into a parking lot. I
805 got numerous phone calls actually, as well as complaints that they were not even spending
806 money at the merchants across the street. Please don't take our ward as a place to park cars.
807 And then you bucked and fought us from having a concert, saying that logistically it could
808 not work, but then you had 3 days of people using our city to park their vehicles while they
809 go to another city and enjoy their green space.
810

811 Councilman Gay said the Police Chief, 6 years I worked under 4 police chiefs, and I tell you
812 that race is not what the citizens are concerned about. They are concerned about being safe.
813 And that is what they are mandated to do. I hope that process brings the best candidate,
814 regardless of their race, gender, and ethnicity.
815

816 Councilman Gay said I am very disappointed that a presentation would be so partial, when I
817 spent 6 years making Code Enforcement and deficiencies one of my top priorities. I
818 provided my time, professionalism, and business acumen, and then it comes down to a
819 couple of meaningless pictures. I am very, very disappointed. That is all I have. Thank
820 you.
821

822 Councilman Allen – said there will be a Celebration of Life for Jack P. Longino on Saturday
823 from 11:00 a.m. to 12:30 p.m. at the GICC.
824

825 Councilman Allen said there was another accident on Virginia Avenue. It was pretty
826 serious. A telephone pole was cut in half. Looked like somebody was speeding. I would
827 like us to look at the speed limit on Virginia Avenue. I know it is 40 mph. I'd like us to
828 consider dropping that speed limit. A lot of kids are driving that road and turning and going
829 into Woodward. I would like to look at 25 mph or 35 mph.

830

831 Councilman Allen said I know that the CID is making some changes on Virginia Avenue.
832 But the stop sign on Virginia Avenue and Lee, it needs a stop light there. I have seen many
833 people run into the stop sign. That is why most of the accidents are taking place. They have
834 about 1 or 2 a month. So, we need to take a look at putting a stop light there, and maybe we
835 can have the power company take a look at that.

836

837 Councilman Allen said Woodward approached me about looking at cameras on Cambridge
838 and Adams, and Cambridge and Madison. Like the speed bumps, they would like for us to
839 put those in, and they would pay us back. That is a way we can help get new servers for our
840 cameras or help pay for the servers. Mike Hicks is looking into that. That will be coming
841 before Mayor & Council.

842

843 Councilman Allen said over the past, a year and a half, we have experienced many changes.
844 There have been a lot of changes in the City. I want to thank all the city employees for all
845 the hard work. Employees everywhere in the city have been able to keep this city running
846 and making things work. So, I want to thank all the city workers no matter who you are for
847 your effort to keep the city running. It is appreciated. And you have made a lot of sacrifices
848 to the City, and I thank you for it. That's all I have.

849

850 Councilman Taylor – said I want everybody to know that anything that a person says about
851 Derrick Taylor, you can ask me. I have no reason to lie to anybody. I can report and do
852 anything that I do. There are a bunch of coward guys that want to pack together and want to
853 see something a certain way. Anything you want to know from me, you can ask me. There
854 is no one on Council that can tell you better than I can tell. That's all I have.

855

856 Councilman Clay – said I had no comments, but now I have some.

857

858 Councilman Clay said first thing, I'd like to add on to what Councilman Allen said. We
859 lowered the speed limit on Herschel Road to 25 miles an hour. And that was being used as a
860 major cut through. I've always wondered why the speed limit was 40 miles an hour on
861 Virginia Avenue. And I think if we can lower the speed limit to 25 on Herschel, there
862 should be no reason why we can't lower the speed limit to 25 on Virginia Avenue. It was a
863 one-car accident, so I don't know what the reason for the accident was. But hopefully, that
864 is being looked at, and maybe we should be remunerated, depending on what the reason for
865 the accident was. Sometimes people have a heart attack. Sometimes something goes
866 wrong with the car.

867

868 Councilman Clay said I second what Councilman Gay said on the Splash Pad Event. It was
869 good. It was well attended. The Chairman from Fulton County, Mr. Pitts, was there. We

870 really do appreciate the support, not just for the Splash Pad, but the support that we have
871 gotten from Fulton County for so many things in the city.

872
873 Councilman Clay said the \$700,000.00 is not on Virginia Avenue for one intersection, if I
874 recall. So, there are a lot of improvements going in on Virginia Avenue that are part of a
875 Smart Corridor Concept. And I think that, along with lowering the speed limit, should
876 make things a lot safer for people too.

877
878 Councilman Clay said I want to thank everybody for your support. And I agree with what
879 Councilman Allen said. It has been a difficult year, and it will continue to be a difficult
880 year. And to the extent that we don't get people vaccinated throughout the world, we've just
881 got more petri dishes where viruses are growing that will spawn another variant. There is
882 nothing to say that the next variant couldn't be worse than the Delta Variant. So, we need to
883 get everybody vaccinated throughout the world, if we are going to lick this thing. That's all
884 I have.

885
886 Mayor Motley Broom – said I want to add on to Councilman Allen's comments in regard to
887 another accident on Rugby this week. And that resident reached out to me, a car flipped
888 over. I don't know the circumstances of that one as well. But there was at least some
889 communication from that resident and others about seeing what we could do to increase
890 traffic control signals on Rugby, whether that be stop signs or what have you, because of
891 some of the concerns that people have about people going down Rugby. So, something to
892 put in the brains of everyone as we move forward trying to make our community safer.

893
894 Mayor Motley Broom said we will be convening on Saturday to celebrate the life of Former
895 Mayor Jack P. Longino, and we would encourage everyone to come out at 11:00 a.m.
896 Masks will be mandatory as we want to celebrate him, but also stay safe as well. And we
897 will be having social distance in effect. Everyone can come and remember him for all his
898 many contributions to our community.

899
900 Mayor Motley Broom said I would reiterate the Splash Pad comments as well. It was a
901 great event. And I look forward to having the opportunity to see a couple of our younger
902 residents, and maybe some of our older ones as well, enjoy that feature when it is up and
903 running.

904
905 Mayor Motley Broom said as always, we appreciate your support. We appreciate your
906 participation, and all of you make this a much better place to be. So, keep on coming with
907 all of it because we are here to serve you.

908
909 Mayor Motley Broom said we need to approve the Executive Session Minutes. Is there a
910 motion?

911
912 14. Executive Session.

913
914 15. Approval of Executive Session Minutes.

915

916 **ACTION:** Councilman Clay moved to approve the Executive Session Minutes dated
917 September 7, 2021, as presented, seconded by Councilman Allen and motion
918 carried. Councilman Gay was absent for the vote.
919

920 16. Adjournment.

921
922 Mayor Motley Broom declared the Regular Session Meeting adjourned at 8:59 p.m.
923
924
925
926
927
928
929
930

931
932 **CITY OF COLLEGE PARK**
933
934

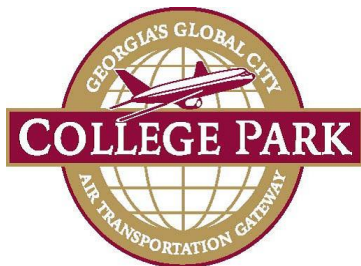
935
936

Bianca Motley Broom, Mayor
937

938
939 **ATTEST:**
940

941
942

Shavala Moore, City Clerk
943



CITY OF COLLEGE PARK

P.O. BOX 87137 · COLLEGE PARK, GA 30337 · 404.767.1537

REG SESSION AGENDA REQUEST

DOC ID: 9051

DATE: September 15, 2021

TO: The Honorable Mayor and Members of City Council

THROUGH: Mercedes Miller, Interim City Manager

FROM: Gabrielle Thornton, Deputy City Clerk

RE: Workshop Session Minutes dated September 7, 2021

See attached Workshop Session Minutes dated September 7, 2021.

Thank you.

ATTACHMENTS:

- WSS090721 (DOC)

Review:

- Gabrielle Thornton Completed 09/15/2021 9:26 AM
- Rosyline Robinson Completed 09/15/2021 12:42 PM
- Mercedes Miller Completed 09/15/2021 1:42 PM
- Mayor & City Council Pending 09/20/2021 7:30 PM

1 CITY OF COLLEGE PARK
 2 MAYOR AND CITY COUNCIL
 3 WORKSHOP SESSION
 4 SEPTEMBER 7, 2021

5
 6 MINUTES
 7

8 Present: Mayor Bianca Motley Broom; Councilmen Ambrose Clay, Derrick
 9 Taylor, Ken Allen, and Roderick Gay; Interim City Manager Mercedes
 10 Miller; City Clerk Shavala Moore; City Attorney Winston Denmark.

11
 12 Absent: None.
 13

14 Mayor Motley Broom called the workshop session to order at 5:00 p.m.
 15

16 **ACTION:** Councilman Clay moved to take up executive session to discuss personnel,
 17 pending litigation, and the potential purchase of real estate, seconded by
 18 Councilman Taylor and motion carried. (All Voted Yes).
 19

20 Mayor & Council entered into executive session at 5:02 p.m.
 21

22 The workshop session reconvened at 6:02 p.m.
 23

24 **1. Update to the Mayor & Council on the transition of Code Compliance to the**
 25 **leadership of the Department of Economic Development.**
 26

27 Mayor Motley Broom said Ms. Hall-Garrison will lead this discussion.
 28

29 Economic Development Assistant Tasha Hall-Garrison gave a power point presentation
 30 on Code Compliance, to include the Code Compliance Officer's responsibility and major
 31 duties.
 32

33 Economic Development Assistant Tasha Hall-Garrison said there were a lot of
 34 responsibilities put on other departments that were caught by Code Enforcement. Our
 35 goal is to not enforce the policy. Our goal is to educate on the policy. So, we had to let
 36 go of some of those unnecessary responsibilities and place them back under the
 37 departments that they were under.
 38

39 Economic Development Assistant Tasha Hall-Garrison said another issue has been the
 40 public lack of knowledge regarding the Code Enforcement and the City's ordinances.
 41 We are here for safety functions. The Code Enforcement process has not been clearly
 42 communicated. The first portion is a warning. We are going to give you an opportunity
 43 to fix it before a citation is issued. If the issue is not rectified, then the next step would be
 44 a citation that would be a court matter.
 45

46 Economic Development Assistant Tasha Hall-Garrison said I have 4 officers, but I only
47 have 3 vehicles. We have been able to implement some office hours, so the officers are
48 able to negotiate whether they are in the office or on the streets.

49
50 Economic Development Assistant Tasha Hall-Garrison said another opportunity is the
51 departments working autonomously. You have to know what is going on in the different
52 departments so you can be effective and responsive when it comes to community
53 input/outreach. We are working to build close relationships with the various
54 departments.

55
56 Economic Development Assistant Tasha Hall-Garrison said another opportunity is to fix
57 the outdated ordinances. It has been a hurdle as we try to enforce the ordinances, since
58 some of them administratively are not as enforceable because they need to be updated.
59 Any questions before I continue?

60
61 Mayor Motley Broom asked, does the Body have any questions?

62
63 Councilman Taylor asked, how many times does a business have to go to court, before
64 coming before the Mayor & Council?

65
66 Economic Development Assistant Tasha Hall-Garrison said it would depend. It is
67 because it has become a nuisance. That is done on a point value, before it comes to
68 Mayor & Council. It depends on the charges. It could be upwards of 3 to 4 tickets or
69 more, before it goes to Council.

70
71 Councilman Taylor said certain things that we had talked about a lot earlier, the same
72 things are going on. I'm thinking what is going to happen in East Point, like with some
73 of the hotels with the Park N Ride situation. They know they shouldn't be doing it, but
74 they are still doing it. How are we going to change that from previous to right now?

75
76 Economic Development Assistant Tasha Hall-Garrison said that is something we are over
77 viewing with legal currently. Myself and the Clerk's Office have seen that and have seen
78 it very recently. We want to make sure that we have teeth in what we have so we can
79 enforce it. I will provide an update once something is confirmed.

80
81 Councilman Allen asked, will the compliance officers be working all areas or a specific
82 area?

83
84 Economic Development Assistant Tasha Hall-Garrison said yes. I have a map coming up
85 to show that.

86
87 Economic Development Assistant Tasha Hall-Garrison discussed 8 changes as of July 5,
88 2021, to include reduction of patrol officers, streamlined public property maintenance
89 requests, implementation of office hours, arborist support, reduced code compliance
90 involvement in unrelated tasks, implemented monthly meetings with the City Solicitor,

91 technology in daily function to improve efficiency, and executing code compliance per
92 ordinance.

93

94 Councilman Clay said on the arborist issue, in the past when a citizen had a problem, and
95 they thought the tree was diseased, they could contact the City and we would have an
96 arborist come out and render an opinion on the tree. Are you saying we pushed that cost
97 back on the citizens now?

98

99 Economic Development Assistant Tasha Hall-Garrison said yes. We don't have an
100 arborist now. Melissa is looking at sending someone to training to assist with that.

101

102 Councilman Clay said the concern I have with that, outside of the fact that we are
103 pushing the cost back on the citizen, is that if my neighbor thinks my tree is going to fall
104 on their house, and they are going to pay for an arborist to come out and render an
105 opinion, my experience in industry was the person that pays the money to the expert
106 tends to get opinions that lean in their direction. I think that is a sticky road to go down.

107

108 Economic Development Assistant Tasha Hall-Garrison said it is not one that we hope to
109 go down long. This is just the remedy at the moment. If we had an arborist on staff to
110 call on for insight, it would cut the cost.

111

112 Councilman Clay asked, can't we contract a temp for that?

113

114 Economic Development Assistant Tasha Hall-Garrison said I can. That is no problem, if
115 the Body would prefer.

116

117 Councilman Clay said the Body preferred in the ordinance. I think the ordinance says
118 that the City will have an arborist come out.

119

120 Economic Development Assistant Tasha Hall-Garrison said correct, it does. I will
121 change that back.

122

123 Councilman Allen said you mentioned that they have some time in the office to work.
124 Where is their office going to be?

125

126 Economic Development Assistant Tasha Hall-Garrison said it will be in the second
127 precinct off of Godby Road. We also have a secondary location. So, Officer Ellis who
128 oversees the north end of Camp Creek, she also can have a secondary office in the Main
129 Street building with Renee. And then for the remaining officers, they have a secondary
130 option within the Tracey Wyatt Recreation Center.

131

132 Councilman Gay said Ms. Garrison, I have a few questions. I have been involved with
133 Code Enforcement for 6 years that I have been on Council. You didn't introduce iNotify
134 in your presentation where I thought it was the technology in place for Code
135 Enforcement.

136

137 Councilman Gay said for example, before Code Enforcement was put under Economic
138 Development, there has been no consistency in using iNotify, even as of this moment. It
139 is still not clear. In fact, you actually told that Michael Hicks would be doing the iNotify.
140 How do you propose to use that technology in Code Enforcement? And how are you
141 integrating it with all the various departments? Because right now the departments are
142 not communicating in iNotify.

143

144 Councilman Gay said and one final question. Before Economic Development got Code
145 Enforcement, we used to get deficiencies reported by the Police Department. They used
146 to come our way by emails and then deficiencies reported by citizens. How are you
147 integrating all the levels of reporting into managing this under Economic Development?

148

149 Economic Development Assistant Tasha Hall-Garrison said to answer your first question
150 as far as iNotify, my presentation isn't over, so you will see a slide on that. Secondly, as
151 far as for the QAlert, the iNotify system, I am working currently with Mr. Hicks and Mrs.
152 West. They are formulating the reports for Mayor & Council for all of the departments.

153

154 Economic Development Assistant Tasha Hall-Garrison said I can't speak for any other
155 department, but for Code Compliance we verify it daily, almost hourly. It has been a
156 very effective tool. One thing that I am very proud of is that I don't have any QAlerts
157 that stay for more than 24 hours.

158

159 Economic Development Assistant Tasha Hall-Garrison said as far as the different
160 departments working together, for the majority of the options, let's say, for example, if it
161 is a property maintenance, that notification goes to myself, the Director of Public Works,
162 and the Superintendent for Buildings & Grounds. So, we are all notified, and we get to
163 view it to see whose responsibility it is. So, it works very well, in my opinion, across
164 departments. Any additional questions?

165

166 Councilman Gay said for citations, we have met twice with the City Manager, the former
167 City Manager, City Attorney, and the Police Chief. We have talked about citations. Can
168 you talk a little bit about that, because what I am finding is that we are not clear on how
169 the citation process works? What we are seeing is that agents of the employer, the
170 masters, servants, agents, the friends, are being given City citations. In fact, I have a
171 request from about 4 people to help them identify if they have tickets in their name
172 because they are no longer working for the corporation. How are we going to give
173 citations? And we should involve the City Attorney to help us identify the legal process
174 in that.

175

176 Economic Development Assistant Tasha Hall-Garrison asked, are you referring to multi-
177 tenant properties?

178

179 Councilman Gay said we don't believe that giving tickets to the property managers, or
180 whoever happens to be in the office that day is an effective way to deal with deficiencies.
181 The owners, who are generally absent owners, it is easy for them to just allocate a few
182 dollars out of their budget. But Winston told us, and he can speak for himself, that all we

183 have to do is find the registered agents and send them a certified letter, and they will have
184 been duly served. But giving tickets to employees, and they wind up quitting, and we
185 don't know what happened to their tickets, to me, is not an effective way in the ticketing
186 process.

187

188 Economic Development Assistant Tasha Hall-Garrison said yes, sir. On the business
189 license, because it assumes that we are talking about multi-tenant properties, when they
190 receive a business license, they have the owner's representative listed. We list both
191 names for Economic Development. Mr. Denmark is right. Per the ordinance, you can
192 cite the owner, the representative, and all you have to do is send a certified letter.

193

194 Councilman Gay said I talked to the owner Thursday. They have about 30 citations, and
195 they are not even aware of them. People that they were given to don't even work there
196 anymore. So, we need to fix that part of the citations.

197

198 Economic Development Assistant Tasha Hall-Garrison said I will talk with you off-line.
199 Any more questions pertaining to the presentation?

200

201 There were no further questions.

202

203 Economic Development Assistant Tasha Hall-Garrison discussed the 9 points for items
204 coming soon, to include mold tests and shift hours.

205

206 Mayor Motley Broom said you're talking about a situation which we have tried to get the
207 property owner to perform these tasks themselves. And for health and safety or other
208 associated reasons, the City undertakes that.

209

210 Economic Development Assistant Tasha Hall-Garrison said correct.

211

212 Councilman Gay said over the weekend I visited a home on Lakeshore Drive that has a
213 tree in the yard, and the tree fell 3 months ago. And the homeowner told me that they
214 have done everything. Do I call you or send an email to the City Manager? How do we
215 communicate this to Code Enforcement?

216

217 Economic Development Assistant Tasha Hall-Garrison said the best way is on iNotify.

218

219 Councilman Gay asked, if I don't have the time, do we email Code Enforcement or City
220 Manager?

221

222 Economic Development Assistant Tasha Hall-Garrison said if a tree has fallen, contact a
223 Code Enforcement Officer or myself. But iNotify is the best option out of those.

224

225 Councilman Gay said as an elected official, I should not have to do that. I got a call
226 about vagrants at a building on Old National. Do I call you, City Manager, or the Police
227 Department?

228

229 Economic Development Assistant Tasha Hall-Garrison said if it is a vagrant, it sounds
230 like a police issue. If you are an elected official, please contact the City Manager.

231

232 Economic Development Assistant Tasha Hall-Garrison discussed the Code Compliance
233 Zone Map. Any questions before I proceed?

234

235 Councilman Clay said along Herschel Road there is some part of Ward 2 that also would
236 be in Area 1.

237

238 Economic Development Assistant Tasha Hall-Garrison said you are correct.

239

240 Economic Development Assistant Tasha Hall-Garrison discussed Section 12-2 and 12-32
241 of the ordinance.

242

243 The next slide showed pictures of what derelict properties look like.

244

245 Economic Development Assistant Tasha Hall-Garrison discussed Section 11-2,
246 Occupational Tax required for business dealings in the City, to exclude Airbnb's,
247 vacation rental establishments, and VRBo's. Those are prohibited in the City of College
248 Park.

249

250 Economic Development Assistant Tasha Hall-Garrison said Division 3 for multi-family
251 residential rental ordinance is under review currently. Right now it can be broadened
252 some. Any questions?

253

254 There were no further questions.

255

256 Economic Development Assistant Tasha Hall-Garrison conducted a Quiz Time for fun to
257 see how much people learned from the presentation.

258

259 Councilman Gay said kudos to the photos. On Sullivan Road (Access Road) there are
260 over 2,000 derelict vehicles. There are 4 illegal parking spaces: one behind E.L. Johnson.
261 How are you going to enforce those derelict vehicles? What are you trying to teach us by
262 the quiz? Are you going to enforce every shop on the access road on Sullivan?

263

264 Economic Development Assistant Tasha Hall-Garrison said I'm not sure specifically
265 what property you are referring to.

266

267 Councilman Gay said the first street by MTI Limo on Sullivan Road.

268

269 Economic Development Assistant Tasha Hall-Garrison said I am going to enforce it one
270 at a time.

271

272 Councilman Gay said there are over 2,000 vehicles that you could have very well-made
273 pictures of. One of the complaints I am getting is an elected official's family working for
274 Code Enforcement. They feel like they are not being given equitable treatment. So, their

275 areas are not being enforced, but other people's areas are. How are you going to handle
276 elected official's children working for Code Enforcement?

277
278 Mayor Motley Broom said Councilman, I would ask that we have that discussion off-line.
279

280 Councilman Gay said I would like for you to enforce all those properties on Sullivan
281 Road. On top of that, we have about 30 pictures of properties that we could share that
282 you need to start enforcing because they are like way more derelict, I mean hundreds of
283 pictures. And maybe you should go around with the City Manager and start
284 photographing them and share those with us, okay.

285
286 Economic Development Assistant Tasha Hall-Garrison said will do.
287

288 Economic Development Assistant Tasha Hall-Garrison continued with Quiz Time.
289

290 Economic Development Assistant Tasha Hall-Garrison said I ask that we look at updating
291 the key ordinances and seeing how we can make them more administratively enforceable
292 and having access to a vehicle/support. We are citizens before we are anything else. I
293 ask for your support as we move forward in creating the city we deserve.
294

295 Councilman Gay said for the public viewers, for the record, I'm the one that brought
296 iNotify to the City as a tool that would help us. That is for me. That was probably the
297 most bias report that I have ever heard. I have been a resident for 40 years and on
298 Council for 6 years. I am so disappointed with this presentation. You missed a huge
299 opportunity trying to poke. I am immensely disappointed.
300

301 Councilman Allen said at the Apartment Manager's quarterly meeting, please let me
302 know when you have those because I would be happy to attend and be of any assistance
303 that I can.
304

305 Economic Development Assistant Tasha Hall-Garrison said thank you.
306

307 Councilman Clay said same for me.
308

309 Economic Development Assistant Tasha Hall-Garrison said you all have invited me to
310 your past neighborhood meetings. And any time I have the opportunity to interact and
311 inform the public. So, I want to thank you both for that. And I hope to be included in the
312 future as we move forward.
313

314 Councilman Allen said absolutely.
315

316 Mayor Motley Broom asked, any other issues or questions for Ms. Hall-Garrison?
317

318 Councilman Clay said I see a fair amount of vehicles parked on the grass, and that is a
319 violation of the Code. Do you guys ever drive around looking for violations, per se?
320

321 Economic Development Assistant Tasha Hall-Garrison said we do that all day everyday.

322

323 Councilman Clay said keep an eye out for that.

324

325 Economic Development Assistant Tasha Hall-Garrison said Officer Ellis is good for that
326 as well in your area. That is something we do see heavily in your ward.

327

328 Councilman Taylor said thank you for your report. It was very educating. And I think
329 you did a great job. And you definitely have my support.

330

331 Economic Development Assistant Tasha Hall-Garrison said thank you.

332

333 Mayor Motley Broom asked, anyone else?

334

335 There were no further comments or questions.

336

337 Mayor Motley Broom declared the Workshop Session adjourned at 6:54 p.m.

338

339

340

341

342

343

344

345

346

347

CITY OF COLLEGE PARK

348

349

350

351

Bianca Motley Broom, Mayor

352

353

354

355

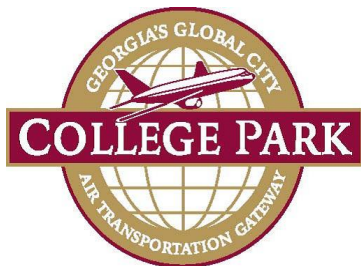
356 **ATTEST:**

357

358

359

360 **Shavala Moore, City Clerk**



CITY OF COLLEGE PARK

P.O. BOX 87137 · COLLEGE PARK, GA 30337 · 404.767.1537

REG SESSION AGENDA REQUEST

DOC ID: 9110

DATE: September 15, 2021

TO: The Honorable Mayor and Members of City Council

THROUGH: Mercedes Miller - Interim City Manager

FROM: Lisa Swann, Executive Assistant

RE: Proclamation - Jane Randolph Day

Proclamations, Plaques and Announcements

Council Meeting Date: September 20, 2021

Presented by: Presented by Mayor and City Councilman

Summary: Presentation of a proclamation to Mrs. Jane Randolph in recognition of her decades of committed dedication to the City of College Park and the community at large.

Supporting Documents: See attached Proclamation

ATTACHMENTS:

- Proclamation - Jane Randolph Copy (PDF)

Review:

- Lisa Swann Completed 09/14/2021 3:08 PM
- Rosyline Robinson Completed 09/15/2021 9:04 AM
- Mercedes Miller Completed 09/15/2021 9:08 AM
- Mayor & City Council Pending 09/20/2021 7:30 PM



City of College Park
Proclamation

WHEREAS: Jane Smith Randolph, born February 18th, 1938 in Bunkie Louisiana, married her husband Donald Randolph in 1962, and later in 1977 settled into their home on Rugby Avenue within the City of College Park, and immediately began applying her expertise in advertising, public relations, and education to her new community; and

WHEREAS: Jane served on several civic and City boards including the Woman's Club, Main Street Academy, Housing Authority, and Business and Industrial Development Authority (BIDA). During her BIDA tenure from 1996 to 2009, she served as Vice-Chair and Chair, and was instrumental in the development of the GICC and Sky Train; and

WHEREAS: As founding member of the Historic College Park Neighborhood Association (HCPNA) in 1978 and later President in 1992, Jane championed many homes and buildings being listed on the National Register of Historic Places in 1996, thus creating the 4th largest Historic District in Georgia. This designation preserved the architecture and cemetery during airport expansion; and

WHEREAS: Jane also organized the first neighborhood block party on Rugby Avenue which morphed into the Historic College Park Arts Festival and remained a tradition for 17 years.

NOW, THEREFORE BE IT PROCLAIMED THAT THE MAYOR AND CITY COUNCIL OF THE CITY OF COLLEGE PARK, GEORGIA, IN RECOGNITION OF MRS. RANDOLPH'S YEARS OF DEDICATED COMMITMENT TO THE COMMUNITY AT LARGE, DO HEREBY PROCLAIM SEPTEMBER 28, 2021,
AS

JANE RANDOLPH DAY.

ATTEST:

Shavala Moore, City Clerk

CITY OF COLLEGE PARK

Bianca Motley Broom, Mayor

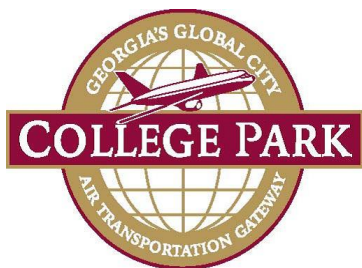
Ambrose Clay, Councilman

Derrick Taylor, Councilman

Ken Allen, Councilman

Roderick Gay, Councilman





CITY OF COLLEGE PARK

P.O. BOX 87137 · COLLEGE PARK, GA 30337 · 404.767.1537

REG SESSION AGENDA REQUEST

DOC ID: 9109

DATE: September 15, 2021

TO: The Honorable Mayor and Members of City Council

THROUGH: Mercedes Miller, Interim City Manager

FROM: Althea Philord-Bradley, Director of Finance & Accounting

RE: Delinquent Property Tax Payers Update

REASON: To provide Mayor and Council with the names, addresses, and outstanding balances of the top ten delinquent property tax payers as well as a brief update on collection efforts.

RECOMMENDATION: To proceed with established policies and procedures to ensure collection of these accounts. To escalate the collection process as appropriate to minimize the loss of revenue.

BACKGROUND: The City of College Park contracts with GTS (Government Tax Services) to facilitate the collection of delinquent accounts to the extent necessary. Past collection efforts have included GTS providing assistance with filing liens and assisting with tax sales.

COST TO CITY: Varies with each situation.

BUDGETED ITEM: None.

REVENUE TO CITY: As of September 14, 2021, the City has collected 98% of 2020's Ad Valorem taxes due.

CITY COUNCIL HEARING: September 20, 2021.

OR RESOLUTION: N/A

REQUIRED CHANGES TO WORK PROGRAMS: Aggressive collection efforts to full extent of the law.

STAFF: Philip Latona, Property Tax Accountant

ATTACHMENTS:

- Top Ten Delinq Property Tax Accounts 09132021 (PDF)

Review:

- Althea Philord-Bradley Completed 09/14/2021 2:09 PM
- Rosyline Robinson Completed 09/15/2021 9:03 AM
- Mercedes Miller Completed 09/15/2021 9:08 AM
- Mayor & City Council Pending 09/20/2021 7:30 PM

**City of College Park
Department of Finance & Accounting
Top Ten Delinquent Property Tax Accounts
As of September 13, 2021**

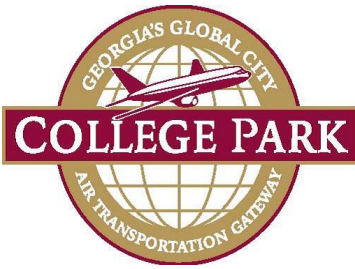
Lien	Taxpayer Name	Property Address	Business Name If Known	Amount	District - Tax Type	Additional Comments	Tax Years
Y	YC Atlanta	1419 Virginia Ave	Clarion Hotel	\$ 111,605.90	Fulton - Real & Personal	Official Bankruptcy claim. 5/20/21 Still reaching out to Debtor in Possession to get payment/release of payment status	2020
Y	ExpressJet	0 Candler Way		\$ 72,596.52	Fulton - Real	Uncollectible - County Assessor reclassified property to Exempt status. Owner seeking refund on paid taxes 2017-2019 (\$225K). 6/23/21 Requested response from Chief & Deputy Chief Appraiser on taxability issues on Capital Improvements utilizing Statute 6.3.25 - Allows for the taxation on Improvements - Legal is involved in pursuing matter too	2020
Y	Hydro Generation Inc	2561 West Point Ave	f/k/a Atlantis Hydroponics Pensacola LLC	\$ 4,593.42	Fulton - Personal	8/19/21 Identified Owner and new mailing addresses. Sending out statements and calling place of business. Working account.	2019-2020
Y	Uncle Maddios Pizza	Hartsfield ConcT		\$ 3,353.78	Clayton - Personal	8/19/21 Calling District Mgr, Emailing & Mailing Statements. Concessionaire Joint Venture operation. There was an April 2019 Chp 11 filing - we were not listed as a creditor	2019-2020
Y	IHOP Express	Atrium	Global Concessions	\$ 1,245.11	Clayton - Personal	9/13/21 Following up with Client's Director of Finance & Accounting stated operation is still closed - will try to get it paid in the next couple of weeks	2020
Y	Olalude Victor	2465 Roosevelt Ave		\$ 1,204.56	Fulton - Real	Researching Ownership that Purchased Tax Deed at County Level - they have priority and we had to pull from our sale based on non notification - July execution	2020
Y	Cozumel The Mexican Cantina	5098 Old National Hwy		\$ 1,013.40	Fulton - Personal	8/26/21 Calling place of business- getting payment status	2020
Y	Coca Cola Company			\$ 861.56	Fulton - Personal	9/13/21 I have updated mailing remittance address - re-sending statement	2020
Y	Primeflight Aviation Services	1626 Virginia Ave		\$ 791.50	Fulton - Personal	9/13/21 Emailed company contact based off prior payment history	2020
Y	Village of College Park LP	4060 Herschel Rd		\$ 771.15	Fulton - Personal	9/13/21 Resending statements and calling place of business	2020

\$ 198,036.90

Represents Lien filed against account.

Inactive Account - off active list - candidates to write-off

Level Concrete Co.	2560 West Point Avenue	Proximity of Metro Mustang	\$ 25,124.48	Fulton - Personal Property	Corporation dissolved 5/16/2008	2000-2003
Western Pacific	Airline		39,223.87	13K Base Ad Valorem	Chapter 11 - February 1998	
Vanguard Airlines	Airline		9,237.60	Public Utility Digest - Clayton	Ceased Operations July 29, 2002	
PSINet Inc			12,042.94	Fulton - Personal Property		
Larry Jones	0 Camp Creek Pkwy		11,280.89	Fulton - Real	Parcel Mapping indicates plat is a public roadway/right of	1992-2014
F H Kilgore	0 Camp Creek Pkwy		6,424.26	Fulton - Real	Parcel Mapping discrepancy	1992-2014



CITY OF COLLEGE PARK

P.O. BOX 87137 · COLLEGE PARK, GA 30337 · 404.767.1537

REG SESSION AGENDA REQUEST

DOC ID: 9114

DATE: September 15, 2021

TO: The Honorable Mayor and Members of City Council

THROUGH: Mercedes Miller, Interim City Manager

FROM: Althea Philord-Bradley, Director of Finance & Accounting

RE: Top 10 Delinquent Customers

PURPOSE: To update Mayor/Council regarding Top 10 delinquent customers, commercial and residential.

REASON: To keep updated on Top 10 commercial and residential accounts to ensure the accounts balances are current.

RECOMMENDATION: To deliver information to Mayor/Council by Customer Service team.

BACKGROUND: Each council meeting we deliver data that indicates who the Top 10 customers are based on balances owed, length of time unpaid.

COST TO CITY: N/A.

BUDGETED ITEM: N/A.

REVENUE TO CITY: N/A.

CITY COUNCIL HEARING DATE: September 7, 2021.

CONSIDERATION BY OTHER GOVERNMENT ENTITIES: N/A.

AFFECTED AGENCIES: N/A.

RELATIONSHIP TO EXISTING ORDINANCE OR RESOLUTION: N/A.

REQUIRED CHANGES TO WORK PROGRAMS: N/A.

STAFF: Customer Service Manager

ATTACHMENTS:

- Top Ten 09-13-21 - redacted (PDF)
- RF 09-13-21 Redacted (PDF)
- CF 09-13-21 Redacted (PDF)
- RC 09-13-21 (PDF)
- CC 09-13-21 Redacted (PDF)

Review:

- Althea Philord-Bradley Completed 09/14/2021 4:37 PM
- Rosyline Robinson Completed 09/15/2021 9:05 AM
- Mercedes Miller Completed 09/15/2021 9:08 AM
- Mayor & City Council Pending 09/20/2021 7:30 PM

City of College Park											
TOP TEN UTILITY CUSTOMER OUTSTANDING BALANCES											
9/13/2021											
Prepared By Kymberli Johnson											
Business											
Prior Adjustments	Payment Plan	Liens	BUSINESS NAME	ADDRESS	Power	Water & Sewer	Storm Water & Sanitation	Total Unpaid	CUT OFF LETTER	AGE OF DEBT	Notes or Status
n/a	No	No			\$0.00	\$0.00	\$16,353.77	\$16,353.77	Yes	90days	Account is Active newly established Stormwater account. Last pymt was 09-07-21 \$1670.10
No	No	No			\$0.00	\$0.00	\$3,339.76	\$3,339.76	No	60 days	Account is Active newly established Stormwater account. Last pymt 06-17-21 \$1367.28.
No	No	No			\$0.00	\$1,541.09	\$1,372.57	\$2,913.74	Yes	60 days	Account Active last payment 06-01-2021. Reminder letter sent 07-19-21.
n/a	No	No			\$0.00	\$2,608.62	\$0.00	\$2,608.62	No	90days	Account is Active Last pymt was 04-15-21for \$372.66. This is a Temp Hydrate account. CS has been unable contact customer final pending on \$1200.00 deposit.
No	No	No			\$901.15	\$1,527.66	\$83.20	\$2,512.01	No	90 days	Electric Disconnected No payment has been made on this account. Reminder letter was sent 07-09-21. Water Leak being investigated.
No	No	No			\$0.00	\$0.00	\$2,255.18	\$2,255.18	Yes	90days	Account is Active newly established Stormwater account. Last pymt 05-25-21 \$5129.94.
Apartments											
Prior Adjustment	Payment Plan	Liens	APARTMENT NAME	ADDRESS	Power	Water & Sewer	Storm Water & Sanitation	Total Unpaid	CUT OFF LETTER	AGE OF DEBT	Notes or Status
No	No	No			\$0.00	\$0.00	\$14,148.30	\$14,148.30	Yes	60 days	Account is Active last pymt \$4716.10 was made on 07-12-21.
No	No	No			\$0.00	\$2,938.11	\$612.46	\$3,550.57	Yes	90 days	Account is Active no payment has been made on this account. Reminder letter sent 07-19-21. Leasing office lights disconnected.
Prior Adjustment	Payment Plan	Liens	CUSTOMER NAME	Account #	Power	Water & Sewer	Storm Water & Sanitation	Total Unpaid	CUT OFF LETTER	AGE OF DEBT	Notes or Status
No	No	No			\$168.53	\$1,872.42	\$78.84	\$2,119.79	Yes	90 days	Account is Active a reminder letter was sent on 09-10-21. Last pymt 09-09-21 \$209.30. Customer has or had a water leak.
No	No	No			\$2,069.05	\$0.00	\$0.00	\$2,069.05	Yes	90 days	Account is Active last payment was 04-26-21 \$60.00. Reminder letter was sent on 09-10-21.
TOTALS					\$3,138.73	###	\$38,244.08	\$51,870.71			
		NUI	Signifies that Lien has not been filed due to legal statue (not property owner)								
		*	Represents Lien filed against account								
		N/A	Signifies account Lien has not been filed								
yes			Signifies account received prior billing adjustment								
N/A			Signifies account that has not received prior billing adjustment								

City of College Park

A / R A G I N G

09/13/2021 09:13:50

Page: 1

Cyc	Rte	Account Name	Home Phone	0 to 30	31 to 60	61 to 90	Over 91	Total	--- Last Payment --- Date	Amount	
Cycle: 1											
				209.30	1910.49	0.00	0.00	2119.79	09/09/2021	209.30	T
				784.62	525.89	391.54	0.00	1702.05	08/18/2021	500.00	T
2 Subtotals for Cycle 001				993.92	2436.38	391.54	0.00	3821.84			
Cycle: 8											
				212.90	482.91	244.80	490.47	1431.08	04/27/2021	300.00	T
				5068.77	1567.06	0.00	0.00	6635.83			O
				140.72	102.56	161.56	934.94	1339.78	09/02/2021	120.00	T
03 Subtotals for Cycle 008				5422.39	2152.53	406.36	1425.41	9406.69			
Cycle: 15											
				357.24	244.81	189.84	1277.16	2069.05	04/26/2021	60.00	T
				297.81	352.06	149.12	861.58	1660.57	05/25/2021	181.08	T
2 Subtotals for Cycle 015				3548.67	1054.43	741.02	2224.88	7569.00			
Cycle: 25											
				9432.20	4716.10	4716.10	0.00	18864.40	07/12/2021	4716.10	O
1 Subtotals for Cycle 025				9432.20	4716.10	4716.10	0.00	18864.40			
8 Grand Totals				19397.18	10359.44	6255.02	3650.29	39661.93			

City of College Park

A / R A G I N G

09/13/2021 09:14:15

Page: 3

Cyc	Rte	Account Name	Home Phone	0 to 30	31 to 60	61 to 90	Over 91	Total	--- Last Payment --- Date	Amount
=====										

SELECTION CRITERIA

Minimum Balance:1000.00

A/R Block 1:30

A/R Block 2:60

A/R Block 3:90

Filter:

(category = 'RF' AND end_date IS NULL)

City of College Park

A / R A G I N G

09/13/2021 09:03:06

Page: 1

Cyc	Rte	Account Name	Home Phone	0 to 30	31 to 60	61 to 90	Over 91	Total	--- Last Payment --- Date	Amount
-----	-----	--------------	------------	---------	----------	----------	---------	-------	------------------------------	--------

Cycle: 1

				1234.98	1231.87	981.39	0.00	3448.24	06/01/2021	1639.98	O
--	--	--	--	---------	---------	--------	------	---------	------------	---------	---

1 Subtotals for Cycle 008

				1234.98	1231.87	981.39	0.00	3448.24			
--	--	--	--	---------	---------	--------	------	---------	--	--	--

Cycle: 15

				673.82	612.56	468.80	500.00	2255.18	05/25/2021	5129.94	C
				2170.10	2170.10	2170.10	9843.47	16353.77	09/07/2021	1670.10	O
				1170.90	1064.45	967.68	136.73	3339.76	06/17/2021	1367.28	O

3 Subtotals for Cycle 015

				4014.82	3847.11	3606.58	10480.20	21948.71			
--	--	--	--	---------	---------	---------	----------	----------	--	--	--

Cycle: 21

				34.00	34.00	34.00	980.10	1082.10	09/02/2021	50.00	O
				372.66	372.66	372.66	1490.64	2608.62	04/15/2021	372.66	T

2 Subtotals for Cycle 021

				406.66	406.66	406.66	2470.74	3690.72			
--	--	--	--	--------	--------	--------	---------	---------	--	--	--

6 Grand Totals

				5656.46	5485.64	4994.63	12950.94	29087.67			
--	--	--	--	---------	---------	---------	----------	----------	--	--	--

SELECTION CRITERIA
 Minimum Balance:1000.00
 A/R Block 1:30
 A/R Block 2:60
 A/R Block 3:90

Filter:
 (category = 'CF' AND end_date IS NULL)

City of College Park

A / R A G I N G

09/13/2021 09:16:35

Page: 1

Cyc	Rte	Account Name	Home Phone	0 to 30	31 to 60	61 to 90	Over 91	Total	--- Last Payment --- Date	Amount
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Cycle: 15

0 Grand Totals

0.00	0.00	0.00	0.00	0.00
------	------	------	------	------

SELECTION CRITERIA

Minimum Balance:1000.00
A/R Block 1:30
A/R Block 2:60
A/R Block 3:90

Filter:
 (category = 'RC' AND end_date IS NULL)

City of College Park

A / R A G I N G

09/13/2021 09:15:23

Page: 1

Cyc	Rte	Account Name	Home Phone	0 to 30	31 to 60	61 to 90	Over 91	Total	--- Last Payment --- Date	Amount
-----	-----	--------------	------------	---------	----------	----------	---------	-------	------------------------------	--------

Cycle: 15

015				662.97	566.22	526.87	755.95	2512.01		T
-----	--	--	--	--------	--------	--------	--------	---------	--	---

1 Subtotals for Cycle 015

				662.97	566.22	526.87	755.95	2512.01		
--	--	--	--	--------	--------	--------	--------	---------	--	--

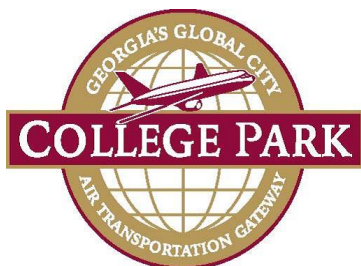
1 Grand Totals

				662.97	566.22	526.87	755.95	2512.01		
--	--	--	--	--------	--------	--------	--------	---------	--	--

SELECTION CRITERIA

Minimum Balance:1000.00
A/R Block 1:30
A/R Block 2:60
A/R Block 3:90

Filter:
(category = 'CC' AND end_date IS NULL)



CITY OF COLLEGE PARK

P.O. BOX 87137 · COLLEGE PARK, GA 30337 · 404.767.1537

REG SESSION AGENDA REQUEST

DOC ID: 9112

DATE: September 15, 2021

TO: The Honorable Mayor and Members of City Council

THROUGH: Mercedes Miller, Interim City Manager

FROM: Althea Philord-Bradley, Director of Finance & Accounting

RE: College Park Utility Assistant Grant Program Update

As of September 13, 2021, the overall progress status of the College Park CARES Utility Assistance Grant is as follows:

I. Overview of the College Park CARES Utility Assistance Grant (Includes Phase 1 & Phase 2)

Total Amount of the Utility Assistance Grant Awarded To-Date: \$381,185.52

- **Overall (Phase 1 + Phase 2) Approved to-date:** 276
- **Overall Denied Applications to-date:** 258
- **Overall Number of Applications Received including Customer Service Referrals as of September 13, 2021:** **653**

II. Customer Service Referred Applicants

Since January 14, 2021, 69 customer service referred applicants have applied for the Utility Assistance Grant and received a 2-week temporary reconnection of services while their application was being processed. This program will continue through the duration of the utility assistance grant application process.

Of the 69 participants assisted:

- 22 customers were existing applicants
- 47 were new applicants
- 44 applicants have been approved to date; 8 could not meet eligibility requirements; 6 did not attend scheduled appointments to complete an application and submit documents. 9 New applicants are pending their application appointments.

III. College Park CARES Utility Assistance Grant- Phase II

The application process reopened for Phase II on April 9, 2021, and originally closed on May 21, 2021. However, that deadline was extended until all CDBG-CV CARES funds are dispersed.

Number of Phase II <u>New Applications</u> received:	246
Number of Phase I applications transferred to Phase II:	22
Total number =	268
Total Number of Phase II Approved:	100
Total Number of Phase II Denied:	53
Total Number of Phase II Pending Appts or Final Approval:	119

Expenditures:

Thus far, to date, the City has received two (2) CDBG-CV reimbursements totaling \$308,558.03 which is **61%** of the \$500,000 CDBG-CV contract which has an end date of December 31, 2021. With the current momentum of applicants pending appointments or approval as well as the consistent flow of incoming new applicants, the remaining award funds from both CDBG-CV contracts are on track to be exhausted by the end of October 2021.

IV. Guidelines & Procedure to Apply for Phase II College Park CARES Utility Assistance Grant

Please Note: In an effort to stay in compliance and avoid duplicitous awarding of funds, utility customers who have already received the utility assistance grant, may only apply once. Please also be aware that previously denied applicants also may not re-apply.

During this 2nd phase of the College Park CARES Utility Assistance Grant, eligible Fulton County customers who have incurred a job loss, income loss or other hardships due to COVID-19, are asked to complete an application and submit required documents via in-person appointments only. Customers should request an appointment by submitting the *Utility Assistance Customer Contact Form*. Please note, the online application is no longer available. Applicants with any impairments are asked to bring a representative to assist them with the application process. *Customers can expect to wait up to 7 business days for a final decision on their application.*

Step one: The customer must complete a **Utility Assistance Grant Customer Contact Form** and submit it to the Receptionist desk.

Step two: Applicant will be contacted within 3 to 5 business days by grant coordinator or grant administrator via phone to schedule an appointment. Applicant will receive a detailed confirmation email following the call.

V. Ineligibility

The following are examples of customers who are **ineligible** to apply or re-apply:

- Previously awarded utility customers (applicants limited to a one-time award)
- Previous applicants denied and did not meet the eligibility requirements
- City of College Park employees
- All Clayton County residents
- Customers who are not the account holder
- Customers have an inactive/closed utility account with a past due balance
- Customers who no longer have residency within The City of College Park & Fulton County.
- Customers with no qualifying hardship caused directly by the COVID-19 Pandemic.
- Applicants who have received other utility assistance grants from other sources for same the period of time.

There is truly a need for utility assistance in Clayton County, however as you all are aware we have not received CARES funds from Clayton County and are still unable to assist the residence who reside there. Below are the common Clayton County addresses from which we mostly receive Inquiries to apply for Utility Assistance:

- **Poplar Pointe Drive**
- **1951 South Hampton Road**
- **Hanover Street**
- **Sheldon Court**
- **Broad River Road**

VI. SSI Applicants - COVID 19 HARDSHIP STATEMENTS

On May 5, 2021, we received confirmation, from Karen Parish-Fulton County legal counsel, permitting us to assist new applicants who receive SSI as their only source of income. Qualifying applicants may submit their current Social Security Award Letters as an income verification document. They must provide a valid COVID-19 Hardship Statement. Their COVID-19 Hardship Statement would not necessarily speak to job loss or reduced wages/hours but must explain other hardships such as how the COVID-19 pandemic has caused them financial hardship. For example, one might explain how incurring additional expenses for

services, supplies, deliveries, transportation, etc. not normally needed or used prior to the onset of the COVID-19 pandemic has caused a financial strain.

ATTACHMENTS:

- Grant Progress Memo September 13 2021 (PDF)

Review:

- Althea Philord-Bradley Completed 09/14/2021 2:30 PM
- Rosyline Robinson Completed 09/15/2021 12:55 PM
- Jackson Myers Completed 09/15/2021 1:38 PM
- Mercedes Miller Completed 09/15/2021 1:41 PM
- Mayor & City Council Pending 09/20/2021 7:30 PM



CITY OF COLLEGE PARK

P.O. BOX 87137 • COLLEGE PARK, GA. 30337 • 404/767-1537

September 13, 2021

MEMORANDUM

To: Althea P. Bradley, Director, Finance

From: Donnea N. Anderson, Grant Administrator, College Park CARES Utility Assistance

RE: College Park CARES Utility Assistance Grant Progress Status as of 9/13/2021

As of September 13, 2021, the overall progress status of the College Park CARES Utility Assistance Grant is as follows:

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--	---------------------

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CITY OF COLLEGE PARK

P.O. BOX 87137 · COLLEGE PARK, GA 30337 · 404.767.1537

REG SESSION AGENDA REQUEST

DOC ID: 9089

DATE: September 2, 2021

TO: The Honorable Mayor and Members of City Council

THROUGH: Terrence R. Moore, City Manager

FROM: Shavala Moore, City Clerk

RE: Special Event - Woodward Academy Alumni Event

PURPOSE: To receive approval from Mayor and Council to allow Woodward Academy to host a Alumni event on October 2, 2021.

Concept Management of Airport Inc. will be the licensed vendor.

RECOMMENDATION: Approval.

BACKGROUND: This is an annual event.

COST TO CITY: N/A.

BUDGETED ITEM: N/A.

REVENUE TO CITY: \$50.00

CITY COUNCIL HEARING DATE: September 20, 2021.

AFFECTED AGENCIES: N/A

RELATIONSHIP TO EXISTING ORDINANCE OR RESOLUTION:

STAFF: N/A

ATTACHMENTS:

- Woodward Alumni - Alcohol Special Event Application_ (PDF)

Review:

Updated: 9/2/2021 11:02 AM by Shavala Moore

Page 1

Packet Pg. 57

- Shavala Moore Completed 09/02/2021 11:02 AM
- Rosyline Robinson Completed 09/08/2021 10:14 AM
- Mercedes Miller Completed 09/10/2021 3:14 PM
- Mayor & City Council Pending 09/20/2021 7:30 PM



City Clerk's Office
 3667 Main Street
 College Park, GA 30337
 O: (404) 669-3754 F: (404) 669-3799
 smoore@collegeparkga.com

Off Premises/Special Events Permit Application

Required Documents:

- (1) Approval from College Park
- (2) Electronic application submittal to The Georgia Tax Center 10 days prior to start date of event www.dor.georgia.gov/special-event

Please complete below forms and return to the City Clerk's Office. The application will be considered at the first available City Council meeting. The Mayor and City Council meets the first and third Monday of every month at 7:30p.m. unless otherwise noted.

Applicant must request Special Event Permit 10 days prior to the start date of event. The City Clerk's Office will accept request with an earlier event start date but can make no guarantees that the Special Event Permit will be issued in time for the event.

Applicant and holder of the College Park Alcohol license are required to comply with all on-premise consumption regulations as set out in Chapter 3, Article 1 of the City of College Park, Code of Ordinances. Applicant and holder of the College Park Alcohol license must be in good standing with the City of College Park and all debts due and owing to the City must be paid prior to the issuance of any Special Events Permit. Both must be in compliance with all rules and regulations of the City of College Park, Code of Ordinances.

Section 1.

TO BE COMPLETED BY APPLICANT/EVENT ORGANIZER

Name of Applicant: Concept Management of Airport, Inc. Ferozali Delawalla

Address: 1258 Virginia Avenue, East Point, GA 30344

Home Telephone # _____ Work# 770.248.0141

Cell # _____ Best Contact to use: Work

E-mail address _____

Name of Location where event will be held: Woodward Academy, College Park, GA

Type of Event: Catering Event

Address where event will be held: 1662 Rugby Avenue, College Park, 30337

Section 2.
TO BE COMPLETED BY BUSINESS WITH COLLEGE PARK ALCOHOL LICENSE

Name of Business holding College Park Alcohol License:

City of East Point..Concept Management of Airport, Inc. Ferozali Delawalla

Address: 1258 Virginia Avenue, East Point, GA 30344

Contact Name: Deanne Spear Phone #

Please check the type of On-Premise Permit you are applying for:

- Beer/Wine
- Beer/Wine/Liquor

When will Special Event be held: Date: October 2, 2021

Time: Starting 4:00 pm Ending Midnight

State License Number? 0013414 Is State License in good standing? Yes No

I, Ferozali Delawalla, do solemnly swear, subject to criminal penalties for false swearing, that the statements and answers made by me to the foregoing questions in this application for a City of College Park Off-Premise/Special Event Permit for alcoholic beverages are true and correct and no false or fraudulent statements or answers are made herein to procure the granting of such permit. I understand that the issuance of a special events permit is a privilege. I understand that the City of College Park reserves the right to enforce any and all ordinances and further that it is my/our responsibility to conform to said ordinances in full. I hereby acknowledge that all requirements shall be adhered to. I am in receipt of the Alcohol Beverage Ordinance for the City of College Park. I can read the English language and I freely and voluntarily have completed this statement.

[Signature]
Applicant's Signature

Ferozali Delawalla
Print Name

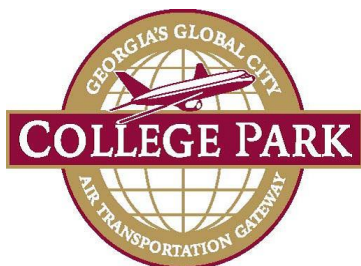
9.2.21
Date

I hereby certify that Ferozali Delawalla signed his/her name to the foregoing application stating to me that he/she knew and understood all statements and answers made therein, and under oath actually administered by me, has sworn that said statements and answers are true and correct.

This 2nd day of September, 2021.

Deanne E Spear
Notary Public Signature





CITY OF COLLEGE PARK

P.O. BOX 87137 · COLLEGE PARK, GA 30337 · 404.767.1537

REG SESSION AGENDA REQUEST

DOC ID: 8995

DATE: September 15, 2021

TO: The Honorable Mayor and Members of City Council

THROUGH: Mercedes Miller, Interim City Manager

FROM: Shavala Moore, City Clerk

RE: Off Premise Special Event - October 2, 2021

PURPOSE: To receive approval from Mayor and Council to allow Bartender on Board to serve alcoholic beverages at a Thomas Kennedy Sampson & Tompkins located at 3355 Main Street.

RECOMMENDATION: Approval.

BACKGROUND: This is a one-time special event to be held on

COST TO CITY: N/A

BUDGETED ITEM: N/A

REVENUE TO CITY: tba

CITY COUNCIL HEARING DATE: September 20, 2021

AFFECTED AGENCIES: N/A

RELATIONSHIP TO EXISTING ORDINANCE OR RESOLUTION:

STAFF: N/A

ATTACHMENTS:

- TKST College Park Off Premise Permit Application (PDF)
- Sampson & Tompkins LLC-50th Anniversary Celebration (PDF)

Review:

- Shavala Moore Pending
- Rosyline Robinson Pending
- City Attorney's Office Pending
- Mercedes Miller Pending
- Mayor & City Council Pending 09/20/2021 7:30 PM



City Clerk's Office
 3667 Main Street
 College Park, GA 30337
 O: (404) 669-3754 F: (404)669-3799
 smoore@collegeparkga.com

Off Premises/Special Events Permit Application

Required Documents:

- (1) Approval from College Park
- (2) Electronic application submittal to The Georgia Tax Center 10 days prior to start date of event www.dor.georgia.gov/special-event

Please complete below forms and return to the City Clerk's Office. The application will be considered at the first available City Council meeting. The Mayor and City Council meets the first and third Monday of every month at 7:30p.m. unless otherwise noted.

Applicant must request Special Event Permit 10 days prior to the start date of event. The City Clerk's Office will accept request with an earlier event start date but can make no guarantees that the Special Event Permit will be issued in time for the event.

Applicant and holder of the College Park Alcohol license are required to comply with all on-premise consumption regulations as set out in Chapter 3, Article 1 of the City of College Park, Code of Ordinances. Applicant and holder of the College Park Alcohol license must be in good standing with the City of College Park and all debts due and owing to the City must be paid prior to the issuance of any Special Events Permit. Both must be in compliance with all rules and regulations of the City of College Park, Code of Ordinances.

Section 1.

TO BE COMPLETED BY APPLICANT/EVENT ORGANIZER

Name of Applicant: Thomas Kennedy Sampson & Tompkins LLP

Address: 3355 Main Street, College Park, GA 30337

Home Telephone # _____ Work# 404.688.4503

Cell # _____ Best Contact to use: Work

E-mail address Shyrl Beck s.beck@tkstlaw.com

Name of Location where event will be held: 3355 Main Street

Type of Event: 50th Anniversary Celebration

Address where event will be held: 3355 Main Street (outdoors)

Section 2.
TO BE COMPLETED BY BUSINESS WITH COLLEGE PARK ALCOHOL LICENSE

Name of Business holding College Park Alcohol License:

S and S Events

Address: 5892 N. Castlegate Drive, College Park ,GA 30349

Contact Name: Alia Green Phone #

Please check the type of On-Premise Permit you are applying for:

Beer/Wine

Beer/Wine/Liquor

When will Special Event be held: Date: Saturday, October 2, 2021

Time: Starting 6:00pm Ending 10:30pm

State License Number? 21000985 Is State License in good standing? Yes No

I, Thomas G. Sampson, do solemnly swear, subject to criminal penalties for false swearing, that the statements and answers made by me to the foregoing questions in this application for a City of College Park Off-Premise/Special Event Permit for alcoholic beverages are true and correct and no false or fraudulent statements or answers are made herein to procure the granting of such permit. I understand that the issuance of a special events permit is a privilege. I understand that the City of College Park reserves the right to enforce any and all ordinances and further that it is my/our responsibility to conform to said ordinances in full. I hereby acknowledge that all requirements shall be adhered to. I have reviewed the Alcohol Beverage Ordinance for the City of College Park. I can read the English language and I freely and voluntarily have completed this statement.

Thomas G. Sampson
Applicant's Signature

THOMAS G. SAMPSON
Print Name

8/20/21
Date

I hereby certify that Thomas G. Sampson signed his/her name to the foregoing application stating to me that he/she knew and understood all statements and answers made therein, and under oath actually administered by me, has sworn that said statements and answers are true and correct.

This 20 day of August, 2021.

Nancy Allen Haskell
Notary Public Signature





RECEIVED
SEP 10 2021
CITY CLERKS OFFICE

City Clerk's Office
3667 Main Street
College Park, GA 30337
O: (404) 669-3754 F: (404)669-3799
smoore@collegetparkga.com

Off Premises/Special Events Permit Application

Required Documents:

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- (2) Electronic application submittal to The Georgia Tax Center 10 days prior to start date of event www.dor.georgia.gov/special-event

Please complete below forms and return to the City Clerk's Office. The application will be considered at the first available City Council meeting. The Mayor and City Council meets the first and third Monday of every month at 7:30p.m. unless otherwise noted.

Applicant must request Special Event Permit 10 days prior to the start date of event. The City Clerk's Office will accept request with an earlier event start date but can make no guarantees that the Special Event Permit will be issued in time for the event.

Applicant and holder of the College Park Alcohol license are required to comply with all on-premise consumption regulations as set out in Chapter 3, Article 1 of the City of College Park, Code of Ordinances. Applicant and holder of the College Park Alcohol license must be in good standing with the City of College Park and all debts due and owing to the City must be paid prior to the issuance of any Special Events Permit. Both must be in compliance with all rules and regulations of the City of College Park, Code of Ordinances.

Section 1.

TO BE COMPLETED BY APPLICANT/EVENT ORGANIZER

Name of Applicant: Thomas Kennedy Sampson & Tompkins LLC

Address: 3355 Main Street, College Park, GA 30337

Home Telephone # _____ Work# 404.688.4503

Cell # _____ Best Contact to use: Work

E-mail address t.sampson@tkstlaw.com

Name of Location where event will be held: 3355 Main Street

Type of Event: 50th Anniversary Celebration

Address where event will be held: 3355 Main Street (outdoors)

Section 2.
TO BE COMPLETED BY BUSINESS WITH COLLEGE PARK ALCOHOL LICENSE

Name of Business holding College Park Alcohol License:

Bartender on Board

Address: 2860 Washington Street, Ste 5, Avondale Estates, GA 30002-1010

Contact Name: Tanya Foster Phone # _____

Please check the type of On-Premise Permit you are applying for:

- Beer/Wine
- Beer/Wine/Liquor

When will Special Event be held: Date: Saturday, October 2, 2021

Time: Starting 6:00pm Ending 10:00pm

State License Number? 0199350 Is State License in good standing? Yes No

I, Thomas G. Sampson, do solemnly swear, subject to criminal penalties for false swearing, that the statements and answers made by me to the foregoing questions in this application for a City of College Park Off-Premise/Special Event Permit for alcoholic beverages are true and correct and no false or fraudulent statements or answers are made herein to procure the granting of such permit. I understand that the issuance of a special events permit is a privilege. I understand that the City of College Park reserves the right to enforce any and all ordinances and further that it is my/our responsibility to conform to said ordinances in full. I hereby acknowledge that all requirements shall be adhered to. I have reviewed the Alcohol Beverage Ordinance for the City of College Park. I can read the English language and I freely and voluntarily have completed this statement.

Thomas G. Sampson
Applicant's Signature

Thomas G. Sampson
Print Name

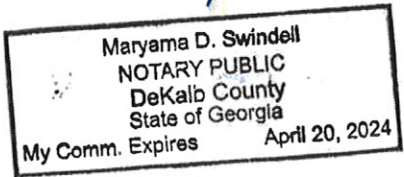
9/10/21
Date

I hereby certify that Thomas G. Sampson signed his/her name to the foregoing application stating to me that he/she knew and understood all statements and answers made therein, and under oath actually administered by me, has sworn that said statements and answers are true and correct.

This 10th day of September, 20 21

Maryama D. Swindell
Notary Public Signature

Rev 4/28/19





CITY OF COLLEGE PARK

P.O. BOX 87137 · COLLEGE PARK, GA 30337 · 404.767.1537

REG SESSION AGENDA REQUEST

DOC ID: 9106

DATE: September 10, 2021

TO: The Honorable Mayor and Members of City Council

THROUGH: Mercedes Miller, Interim City Manager

FROM: Oscar Hudson, Director of Inspections

RE: Historic College Park Yard Sale

PURPOSE: To request special permission from Mayor and Council to consider an exemption to the Advertising Matter Ordinance. Rick Pierce with the Historic College Park Neighborhood Association is requesting to have multiple yard sales in the Historic Neighborhood District. There is no cost for a yard sale permit and each family would acquire a permit. The date of the Historic Yard sale is October 9, 2021, from 8:00 a.m. to 2:00 p.m.

REASON: Sec.12-9 (b) *Pasting, posting, fastening*. It shall be unlawful for any person within the city to paste, print, nail, tack or otherwise fasten any card, banner, handbill, sign, poster or advertisement or notice of any kind, or cause the same to be done, on any curbstone, lamp post, pole, fence, wire, bridge or tree upon any public property within the city, or upon any private property without the written consent of the owner of such property

RECOMMENDATION: Chief Building Inspector, Oscar Hudson recommends a denial according to the City Ordinance. If council considers this request, signs will be placed out about 3 to 5 days before the yard sale and up to 50 signs will be placed on the public right of way throughout the Historic District the day before and the day of the sale. (Allow 6 to 9 signs to be placed on Main and Virginia Ave. 5-6 days before the event.)

BACKGROUND: As described in the attached correspondence, Rick Pierce is seeking permission to display signs approximately (18 x 24 election size signs) throughout the neighborhood starting October 4, 2021 until the event date of October 9, 2021. He would like to coordinate the yard sale for all participating homeowners. **ALL CDC GUIDELINE SHALL BE FOLLOWED: SIX FEET SOCIAL DISTANCE AND FACE MASK.**

YEARS OF SERVICE: NA

COST TO CITY: NA

BUDGETED ITEM: NA

REVENUE TO CITY: NA

CITY COUNCIL HEARING DATE: SEPTEMBER 20, 2021

CONSIDERATION BY OTHER GOVERNMENT ENTITIES: NA

AFFECTED AGENCIES: NA

RELATIONSHIP TO EXISTING ORDINANCE OR RESOLUTION: NA

REQUIRED CHANGES TO WORK PROGRAMS: NA

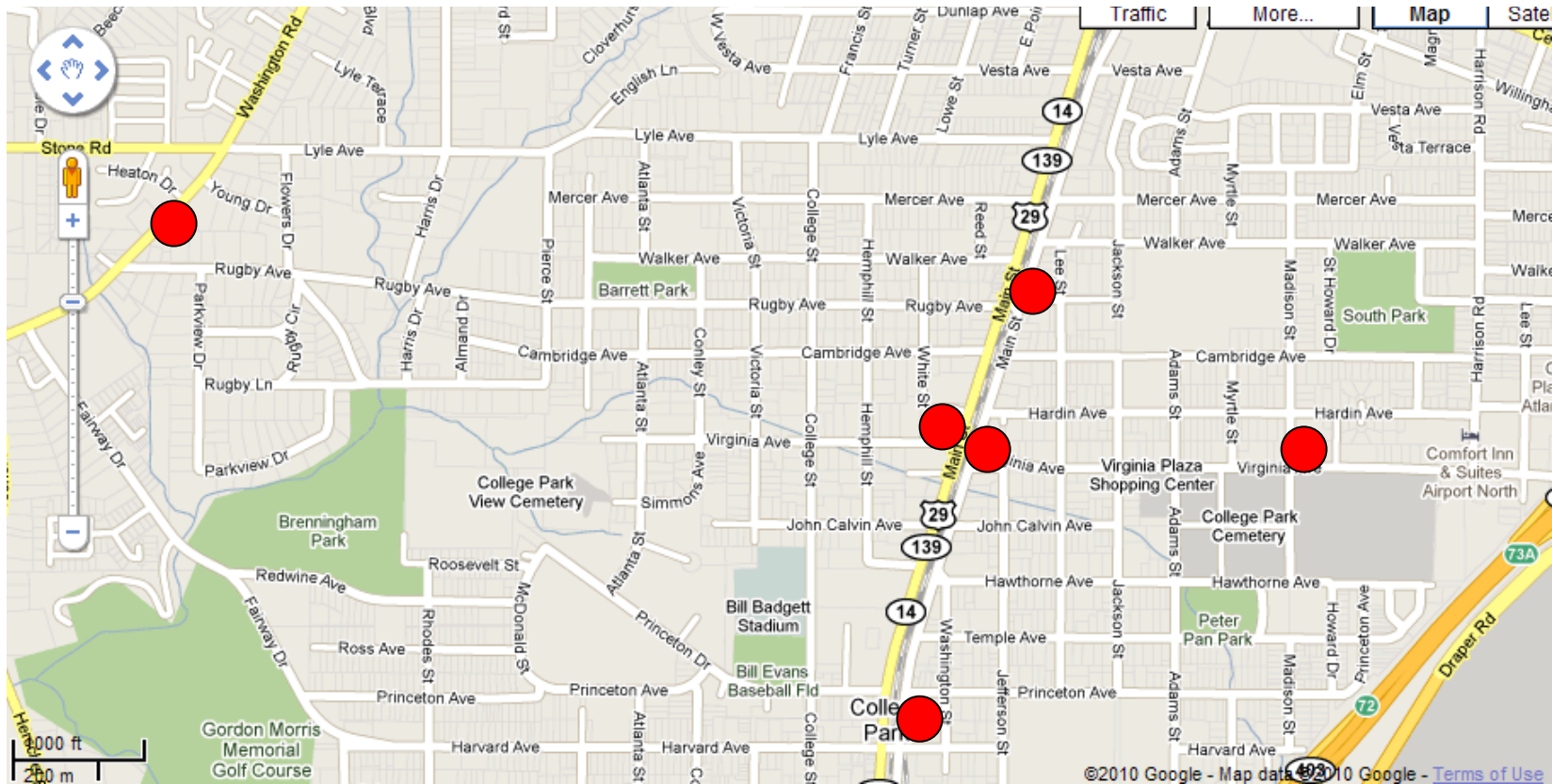
STAFF:

ATTACHMENTS:

- 2021-2 HCPNA Yard Sale Council Requests (PDF)
- 2021-2 HCPNACouncilRequest-Form (PDF)

Review:

- Oscar Hudson Completed 09/10/2021 2:57 PM
- Rosyline Robinson Completed 09/10/2021 3:25 PM
- Mercedes Miller Completed 09/15/2021 8:59 AM
- Mayor & City Council Pending 09/20/2021 7:30 PM



October 9 2021 HCPNA Yard Sale Requests:

- 1. Six-Nine Stake signs (In Red), October 4-9
- 2. Up to 50 directional Stake signs Historic District, October 4-9
- 3. Permission to bypass individual yard sale registration and register all participants via group form.

EXAMPLE: Promotional sign 18x24 October 4-9



EXAMPLE: Directional signs 18x24



City of College Park|Event Form

3667 Main Street
College Park, GA 30337

City of College Park|Event Form

3667 Main Street
College Park, GA 30337

Organizer Name: Historic College Park Neighborhood Association

Event Title: Historic College Park 12th Yard Sale - Fall

Type of Event: Community Yard Sale

Organizer's Contact Information

Contact Representative: Rick Pierce

Mailing Address: 2022 English Lane

City: College Park

State: Georgia

Zip Code: 30337

Email:

Phone:

Designated City Staff member: Oscar Hudson

Department: Building and Inspections

Contact Number: 404-669-3762

Event Information

Date: October 9, 2021

Time: Start: 8:00 A.M. End: 2:00 P.M.

Anticipated Attendance: 700-1000 People

Will the City of College Park incur any expense: No If yes- explain: n/a

Will there be a need for other City Staff to work this event: i.e. (Police, Fire, Public Works), if yes

– list needed staff: Building and Inspections - See Attached Page 1

What responsibilities will the Organizer assume: See Attached Page 1

Event materials (flyers, agendas, handouts etc.) will be the responsibility of: Historic College Park Neighborhood Association

City will be responsible for providing: Advanced group yard sale registration-Page 1

What methods of advertising will be used: See Attached Page 1

City mandated deadlines: n/a

Please include any other special needs:

Yard Sign variance approval.

Notification of other regional authorities that sign variance approved by council.



CITY OF COLLEGE PARK

P.O. BOX 87137 · COLLEGE PARK, GA 30337 · 404.767.1537

REG SESSION AGENDA REQUEST

DOC ID: 9079

DATE: September 15, 2021

TO: The Honorable Mayor and Members of City Council

THROUGH: Mercedes Miller, Interim City Manager

FROM: Nikki Washington, City Planner

RE: Request for Public Hearing for Consideration of a Rezoning at 0 Roosevelt Hwy

PURPOSE: Request for Public Hearing to consider the rezoning of 0 Roosevelt Hwy (Parcel Number: 09F250301270621) from C2 - Community Business to RM - MultiFamily Residential Zoning District.

REASON: Request for Public Hearing to consider the rezoning of 0 Roosevelt Hwy (Parcel Number: 09F250301270621) from C2 - Community Business to RM - MultiFamily Residential Zoning District.

RECOMMENDATION: The City Planner recommends approval with conditions as outlined in the attached staff report.

BACKGROUND: The applicant is requesting to rezone the subject property to RM for the construction of a workforce housing development. The applicant is partnering with the neighboring non-profit which is in the jurisdiction of the City of South Fulton. Staff at the City of South Fulton indicated that the neighboring property will be designated at Multi-Family Residential on their future land use map in their updated Comprehensive Plan, which is compatible with the proposed development. See the attached application, staff report, and letter of support for additional information.

COST TO CITY: N/A

BUDGETED ITEM: N/A

REVENUE TO CITY: Application Fee

CITY COUNCIL HEARING DATE: September 20, 2021

CONSIDERATION BY OTHER GOVERNMENT ENTITIES: N/A

AFFECTED AGENCIES: N/A

RELATIONSHIP TO EXISTING ORDINANCE OR RESOLUTION: Approval of this request would result in a rezoning from R1 to C2 and the construction of a workforce housing development.

REQUIRED CHANGES TO WORK PROGRAMS: N/A

STAFF: Nikki Washington

ATTACHMENTS:

- 0 Roosevelt Hwy Staff Report 9.20.21 (PDF)
- Rezoning Application Package - 0 Roosevelt Hwy 07-30-21 (PDF)
- Boundary Survey - Roosevelt Highway 2021.07.29 (PDF)
- Updated Site Plan 21-0818_Gibson Park_College Park_email (PDF)
- Letter of Support for TBG Development (PDF)

Review:

- Nikki Washington Completed 09/09/2021 10:03 AM
- Rosyline Robinson Completed 09/10/2021 11:57 AM
- Inspections Pending
- Engineering Pending
- Power Pending
- Fire Completed 09/13/2021 5:11 PM
- City Attorney's Office Pending
- Mercedes Miller Completed 09/15/2021 1:51 PM
- Mayor & City Council Pending 09/20/2021 7:30 PM



Planning Commission
City of College Park

Council Ward: Ward 2
Council Member: Derrick Taylor
Planning Commissioner: Alfred Lewis
Planning Commission
Meeting Date: August 30, 2021
City Council Hearing: October 4th, 2021
Evaluation Prepared by: SaVaughn Irons, City Planner

Applicant: TBG Residential
 DM Roosevelt III, LLC / Dustin Novak, Managing Member

Location: 0 Roosevelt Hwy (parcel: 09F250301270621)

Lot Size: 6.7 acres +/-

Request: Rezoning from Community Business District (C2) to Multiple family residential district (RM).

Proposed Use: Applicant seeks to develop multi-family residential units with a net density of 72 units (10.7 units per acre).

Current Zoning: C2 (Community Business District)

Current Land Use: Vacant

Future Land Use: Suburban Commercial

Surrounding Properties:

	Current Zoning	Current Land Use
North	Vacant wooded area	Vacant
East	N/A	South Fulton Parkway Exit Ramp
South	M1 (Light Industrial)	Treehouse Foods and Jones Transportation, INC
West	City of South Fulton city limits (zoning is not indicated on map)	2-two story residential buildings and one-1 story residential building.

Also see the attached maps for reference.



Planning Commission
City of College Park

Executive Summary:

The subject property is wooded, vacant land with power easements and several power towers. It is near South Fulton Parkway, at the intersection of South Fulton Parkway and Roosevelt Highway. The western boundary of the subject property is the City of South Fulton. College Park's Future Land Use map identifies Industrial to the south and Business Park to the north. The western side of the property abuts the City of South Fulton city limits. There are no existing structures on site and no existing lakes, streams, or waters on site.

There is a power easement that separates the subject property from the BP – Business Park zoned property to the north by more than 300 feet. The industrial zoned properties to the south are across both Roosevelt Hwy and the railroad tracks which provides a separation of over 150 feet. The only adjacent property to the subject property is within the City of South Fulton. The current use of the land is a residential complex consisting of three buildings. The operators of the complex have discussed the project with the applicant and are in support of the development.

The applicant, partnering with the neighboring non-profit property, will be partnering with the complex to provide workforce and hybrid housing options. The applicant proposes a multi-family development that will have a net density of 72 units (10.7 units per acre). Subject site is approximately 6.7 +/- acres. It will include four buildings. Buildings include a clubhouse and three residential buildings. Of the residential units it will include a 3-story walk up, one-bedroom, two-bedroom and three-bedroom units. The exterior of the property will include a playground, open area and exterior gathering area (covered porch). Initially, the applicant had a 15 ft building set back from the entryway of Roosevelt highway and a 20 ft set back on the east and west sides of property. Based on Article 8. Sec 8.9 in the city of college park code of ordinance, there is a requirement for a highway buffer off of Roosevelt highway. The applicant agreed to the required 50-foot Highway buffer set back on Roosevelt highway. The applicant will not use the full lot size. A third of the property will remain unused and there is an agreement to maintain existing wooded area to the north.

Additional Findings:

The projected site will be open to any College Park residents that qualify as well as persons associated with the partnering nonprofit to rent from the property as well. The applicant has been made aware of the square foot requirements per unit as well as provided additional items of amenities for the property site. Following the 50-foot setback, the entrance of the property will have landscaping to provide a decorative approach to the front entrance of the property.

Criteria for Consideration of a Rezoning Request

The following criteria provide details that address the criteria stated within the zoning ordinance.

a. Would the proposed amendment be consistent and/or compatible with the city's land use and development plans, goals, and objectives?

The proposed amendment would not be typically consistent with the city's land use and development plans based on the property across the street which is currently zoned M1 (light industrial) and the northern property zone BP (Business Park).

However, the adjacent property to the west of proposed development is within the City of South Fulton City limits and would be consistent/compatible based on it currently consisting of three residential



Planning Commission
City of College Park

buildings. Of these residential buildings, there are two 2-story buildings and one 1-story building. The Planning Department of the City of South Fulton indicated that the adjacent property will be designated as multifamily residential in their updated Comprehensive Plan. In addition, the buffer on the east portion of the subject site is 20-ft between proposed development and neighboring property as well as an additional wooded buffer north of the property that will maintain the aesthetic integrity of the area and be deemed a tree preservation area.

There is a power easement that separates the subject property from the BP – Business Park zoned property to the north by more than 300 feet. The industrial zoned properties to the south are across both Roosevelt Hwy and the railroad tracks which provides a separation of over 150 feet.

b. Would the proposed amendment tend to increase, to decrease or to have an impact on traffic safety and congestion in the streets?

The proposed amendment may have a slight increase in traffic during rush hour typically on Roosevelt Hwy. Vehicles of residential occupants will take this route to get to and from work. This development will also not be associated with any work trucks or tractor trailers other than during construction.

c. Would the proposed amendment tend to increase, decrease or to have no relation to safety from fire, panic, or other danger?

There would be no impact on fire safety, panic, or other danger. Construction standards and permitting will require that the building be designed to meet all necessary fire and safety codes. A fire and emergency plan will be required as part of the proposed conditions and training will be provided.

d. Would the proposed amendment tend to promote, to diminish or to have no influence on the public health and general welfare?

The proposed project associated with zoning map amendment would not impact the public health and welfare. The site will maintain wooded buffer around the property. The requested development will be concentrated on the interior of the site in addition, the proposed development will provide affordable housing options that the city is striving to increase in the area.

e. Would the proposed amendment tend to increase, to decrease or to have no influence on the provision of adequate light and air?

The submitted conceptual drawings show development that should not restrict light and air from reaching surrounding properties. There will be additional lighting adding within the proposed development.

f. Would the proposed amendment tend to cause, prevent or to have no influence on the overcrowding of land?

The proposed zoning map amendment would not cause any overcrowding of land in the city.

g. Would the proposed amendment tend to cause, to prevent or to have no relation to the undue concentration or the undue scattering of population or development?

The proposed zoning map amendment would not concentrate development. The proposed development is a low impact multi-family development that will maintain wooded area north of development property.



Planning Commission
City of College Park

h. Would the proposed amendment tend to impede, facilitate, or have no impact on the adequate provision of transportation, water, sewerage, and/or public services or facilities?

The proposed zoning map amendment would have no impact on the adequate provision of, water, sewerage, and/or public services or facilities.

i. Would the proposed amendment tend to be compatible with or be incompatible with environmental conditions and/or with surrounding development? If incompatible, what factors, if any, would diminish the value, use and enjoyment of the surrounding properties?

The proposed amendment will be compatible with environmental conditions of the surrounding development. The current area is a wooded area and alternatively, traditional development can cause harm to the nature of the wooded nature of the site by the removal of such. The applicant will not develop on the total masses of the lot and will maintain wooded area to provide preservation.

j. Would the proposed amendment tend to require only reasonable expenditures of public funds, or would the amendment tend to require an excessive or premature expenditure of public funds?

The proposed zoning map amendment is not anticipated to require excessive expenditures of public funds.

k. Would the proposed amendment tend to promote, to diminish or to have no influence upon the aesthetic effect of existing and future uses of the property and the surrounding area?

Given the distribution of structures concentrated on 6.7 +/- acres, the proposed project should not influence the surrounding area. The existing wooded acreage will serve as an ample screening of the entire site.

l. Would the proposed amendment be a deterrent to the value of adjacent property?

The rezoning of the subject property should not be a deterrent to the value of adjacent property.

m. Would the proposed amendment create an isolated district unrelated to adjacent and nearby districts?

The proposed map amendments would create an isolated district as it is currently zoned C2 and across the street from Light Industrial zoning with north of the subject property being currently zoned Business Park. Based on the Future Land Use Map, the subject property is zoned suburban commercial, north of the subject property is business park and south of the subject property is zoned industrial. The subject property is separated from the Light Industrial by Roosevelt Hwy. The subject property is also separated from the northern property by a large power easement. The only property that is adjacent to the subject property is in the City of South Fulton and is currently a residential complex that would be compatible with the proposed use. The neighboring complex is actively participating in the partnership with the development of this subject site. The use would be similar, and it would offer additional housing options for residents participating in the workforce within the City of College Park.

Planning Commission Meeting: There was no public comment on the application for this item. The Commission asked the following questions.



Planning Commission
City of College Park

- The applicant explained the project and that TBG will handle all development and construction internally. They will also own the property for at least 15 years and provide management services for the property.
- How does this project fit into the fair housing act? The applicant explained that they will be applying for funding from the DCA and will have to meet those requirements in accordance with state and federal law.
- How will you be marketing these units? TBG has several properties throughout Georgia and has seen the intense need for this housing. They do not anticipate it will be difficult to fill these units based on the current demand.
- How does the neighboring non-profit fit into this plan? The applicant explained that the non-profit is supportive of the project and actually approached the applicant concerning developing the property. There was discussion around the roll of the non-profit and that this is a new dynamic that TBG will be discussing with the non-profit and DCA to see how they can best service both the non-profit and residents of the community.

Planning Commission Recommendation: The commission recommended approval for the rezoning application with the staff conditions as listed.

Staff Recommendation: Given the concentration of the use within the interior of the site and given the proposed wooded buffer, City Planner recommends approval of the proposed zoning map amendment, conditioned upon the following:

1. The property owner must maintain the required highway buffer along Roosevelt Hwy with ample landscaping to provide distance and screening from the roadway.
2. The property owner must maintain the wooded area to the north of the property to protect the residential uses from the impacts generated by development.
3. Access to the site shall be restricted to Roosevelt Highway.
4. The applicant must establish a clear entranceway to the property with clear signage and landscaping at front entrance of complex.
5. The applicant must active all open greenspace areas by providing additional amenities to include benches, lighting, picnic tables, gazebos, or other approved by the City Planner.

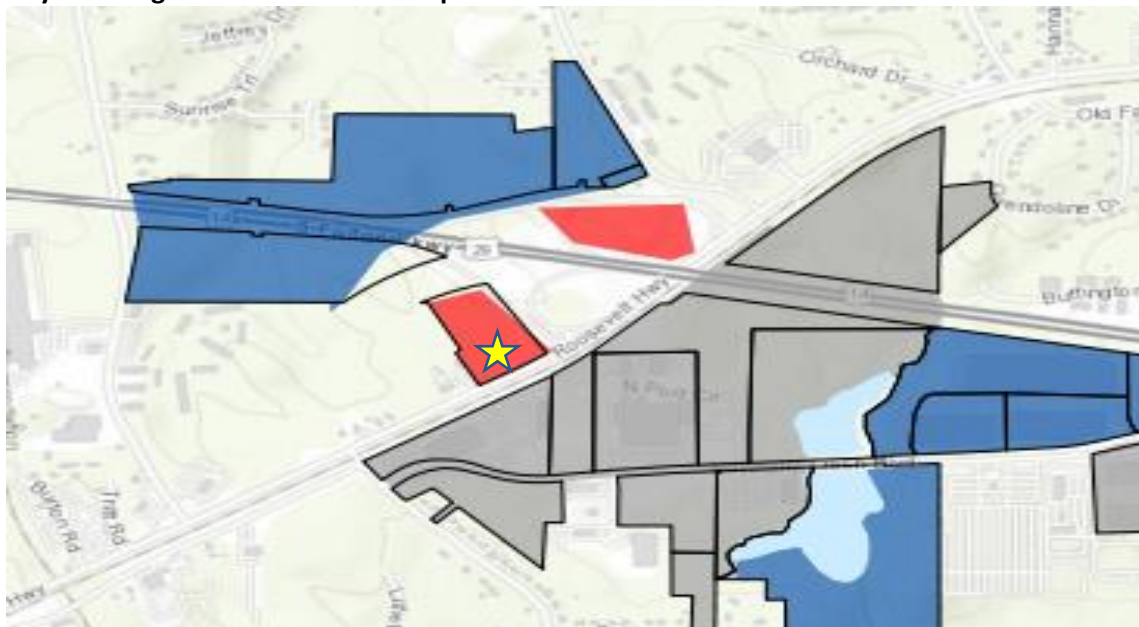
Attachments:

- Rezoning Application Package
- Additional Information Provided by the Applicant
- Zoning and Future Land Use Maps, City of College Park
- Zoning and Future Land Use Maps, City of South Fulton

City of College Park Zoning Map



City of College Park Future Land Map



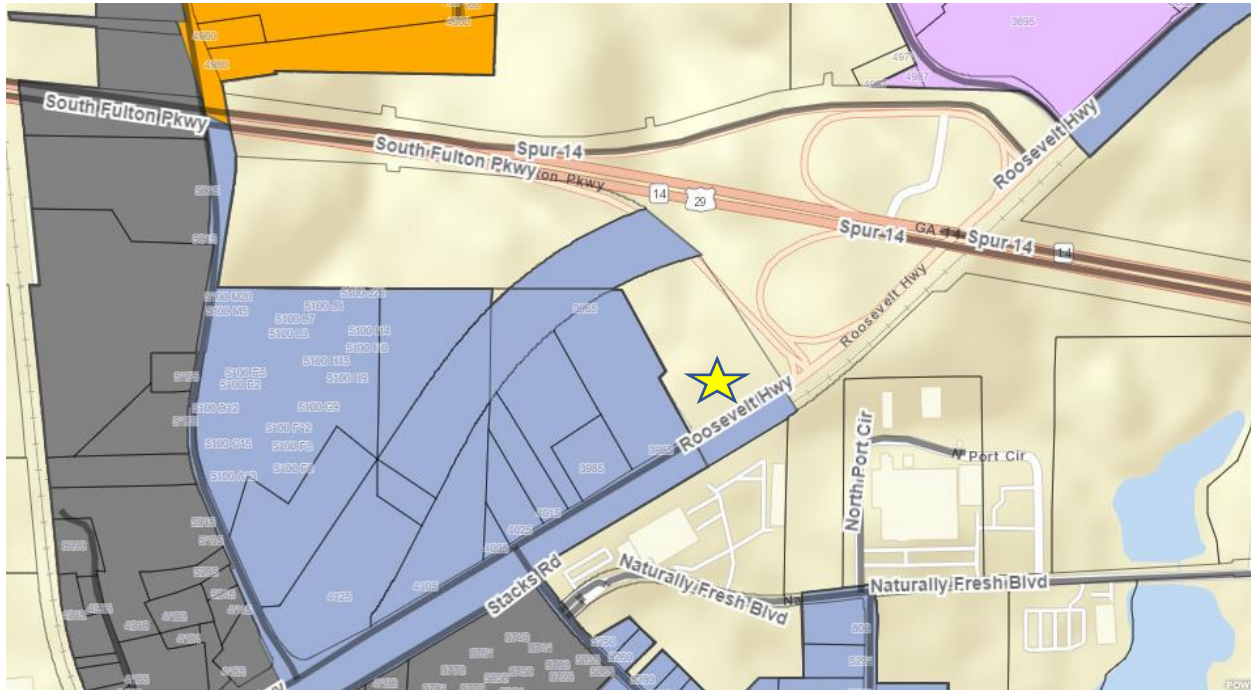
Aerial of Site














City of South Fulton Zoning Map



City of South Fulton Future Land Use Map



2035 Future Land Use

-  Agricultural Neighborhood
-  Business Park
-  Community Live Work
-  Industrial Marketplace
-  Industrial Zone
-  Local Live Work
-  Regional Live Work
-  Rural Neighborhood
-  South Fulton Pkwy Transitional
-  Suburban II Neighborhood
-  Suburban Neighborhood

REZONING

CITY OF COLLEGE PARK

Planning Commission



www.collegeparkga.com

DATE SUBMITTED 7/30/21

APPLICANT INFORMATION

APPLICANT NAME (PLEASE PRINT) TBG Residential

ADDRESS 3825 Paces Walk SE, Suite 100, Atlanta, GA 30339

PHONE 678-324-5540 CELL 941-468-2822 FAX 678-324-5561

E-MAIL ADDRESS pherschberger@tbgresidential.com

OWNER INFORMATION (If different from Applicant)

PROPERTY OWNER (PLEASE PRINT) DM Roosevelt III, LLC / Dustin Novak is Managing member

ADDRESS 675 Greenwood Ave #101, Atlanta, GA 30306

PHONE 770-335-4970 CELL 770-335-4970 FAX _____

E-MAIL ADDRESS piedmont411@gmail.com

PROPERTY INFORMATION

ADDRESS 0 Roosevelt Hwy, Atlanta, GA 30349 / Parcel ID: 09F250301270621

CURRENT USE vacant land CURRENT ZONING C2

PROPOSED USE Multi-family PROPOSED ZONING RM

SIZE OF PROPERTY +/- 6.7 acres NET DENSITY (RESIDENTIAL) 72 units

(10.7 units per acre)
Rezoning 1 of 6

REQUEST FOR REZONING

REQUIREMENTS

Please complete all attached forms, which must be typed or legibly printed; signatures must be in BLUE INK. The applicant or his agent must submit the ORIGINAL, SIGNED application to the Inspections Department located on the first floor of City Hall, 3667 Main Street, College Park.

PRE-APPLICATION MEETING

A pre-application meeting with the City Planner is required prior to submission on any application. Please contact the City Planner's office at (404) 684-7031 or lblaszyk@tcfatl.com to schedule a pre-application meeting.

FEE

The application fees for rezoning to single-family residential are as follows: 0 - less than 2 acres - \$300; 2- less than 11 acres - \$500, 11-100+ acres - \$500 + \$50 per acre. The fees for rezoning to multi-family residential are: 0 - less than 2 acres - \$300; 2- less than 11 acres - \$500, 11 + acres - \$500 + \$50 per acre. The fees for rezoning to offices/commercial/industrial are: 0- less than 2 acres - \$300; 2- less than 11 acres - \$500; 11+ acres - \$500 + \$50 per acre. These fees shall be paid to the City of College Park. **Checks or Money Order Only.**

FILING DEADLINE

Applications must be received and fees must be paid no later than 30 calendar days prior to the Planning Commission meeting at which the rezoning will be considered.

PLANNING COMMISSION MEETING

The applicant or his agent must attend the Planning Commission meeting to present the application and respond to questions from the Commission. Planning Commission meets the last Monday of each month at 5:30 PM in the Mayor and Council chambers of City Hall, with the exception of December, when the Commission does not meet.

COUNCIL HEARING

Property rezonings must be decided at a public hearing before Mayor and Council. The applicant must attend the public hearing to present the application and respond to questions from the Council. Mayor and Council meet the first and third Monday of each month, with the exception of July and December, when they only meet once a month. Applicants will be notified in writing of the date of the public hearing.

QUESTIONS

For assistance, please contact the Planning Commission Secretary, Ms. Sabrina Walters, at swalters@collegeparkga.com, 404-669-3762 or the City Planner's office at lblaszyk@tcfatl.com, 404-684-7031.

(For Office Use Only)			
Total Amount Paid \$	_____	Check#	_____
Money Order #	_____	Received by:	_____
Application checked by:	_____	Date:	_____
Pre-application meeting:	_____	Date:	_____

CITY OF COLLEGE PARK ZONING APPLICATION CHECKLIST

To be completed when accepting all rezoning applications. Checklist should be attached to the application.

All documents are required prior to acceptance of the application.

Required Items	Copies	Requirements	Check/Initial
Pre-Application Meeting	1	Pre-application meeting with the City Planner is required prior to submitting rezoning application.	
Application Form	12	Must include information for applicant and property owner.	
Applicant/Owner's Affidavit	12	Must be completed by applicant and property owner. Must be notarized.	
Addendum to Application for Rezoning	12	Required for all property owners and applicants. Must be notarized.	
Letter of Ownership	12	Letter from the property owner stating that the applicant is the owner of property subject to rezoning, or that owner is aware of and consents to the rezoning request.	
Letter of Intent	12	Must clearly state the proposed use and development intent.	
Site Plans	24x36- 1 11x17- 12 1 jpg on CD	Must meet requirements specified on Site Plan Checklist.	
Site Plan Checklist	1	Completed copy of site plan checklist.	
Survey Plat	12 (11x17 or 8.5x11)	Survey plat shall be prepared and sealed within the last five years by a professional engineer, landscape architect or land surveyor registered in the State of Georgia. At a minimum, the survey plat shall indicate complete boundaries of the subject property and all buildings and structures existing therein; include a notation as to whether or not any portion of the subject property is within the boundaries of the 100 year floodplain; and include a notation as to the total acreage or square footage of the property.	
Architecturals		Renderings or photographs of the proposed building elevations are helpful, but not required unless the proposed zoning is being conditioned to architectural exhibits submitted.	

APPLICANT AFFIDAVIT

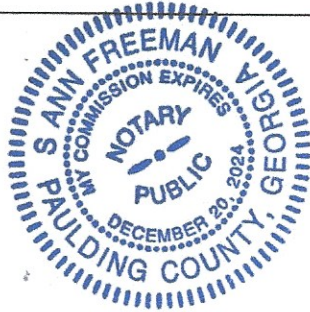
Personally appeared before me TBG Development Services, Inc. who on oath deposes and states that the
(Applicant's Name)

Information contained in this application is true to the best of his/her knowledge and belief:

[Signature]
Notary Public

[Signature]
Signature of Applicant

7-20-21
Date



Kevin Buckner
Print Name

3825 Paces Walk SE, Suite 100
Address

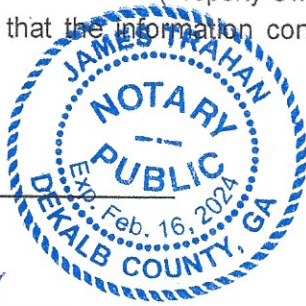
Atlanta, GA 30339
City, State, Zip

OWNER'S AFFIDAVIT

Personally appeared before me Dustin Novak Manager who on oath agrees with
(Property Owner's Name)

the rezoning request and states that the information contained in this application is true to the best of his/her knowledge and belief:

[Signature]
Notary Public



[Signature]
Signature of Applicant

07-26-2021
Date

Dustin Novak
Print Name

Signature of City Clerk

675 Greenwood Ave #101
Address

Date

Atlanta, Ga, 30306
City, State, Zip

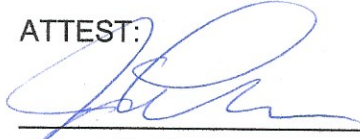
ADDENDUM TO APPLICATION FOR REZONING
(As required by Section 36-85-3 of the Official Code of Georgia, Annotated)

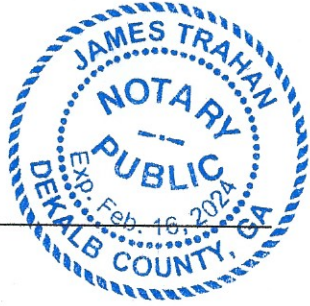
36-85 3 (a) When any applicant for rezoning action has made, within two years, immediately preceding the filing of that applicant's application for the re-zoning action, campaign contributions aggregating \$250.00 or more or made gifts having in the aggregate a value of \$250.00 or more to a local government official of the local government which will consider the application, it shall be the duty of the applicant and the attorney representing the applicant to file a disclosure report with the governing authority of the respective local government showing:

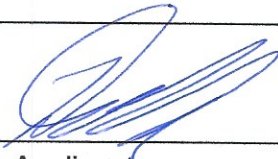
- (1) The name of the local government official to whom the campaign contribution or gift was made.
- (2) The dollar amount of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution and
- (3) An enumeration and description of each gift having a value of \$250.00 or more made by the applicant to the local government official during the two years immediately preceding the filing of the application for the zoning change.

Pursuant to the above, please list all campaign contributions to elected officials of the City of College Park a minimum of two years prior to the filing of this Rezoning Application totaling \$250 or more or gifts to elected officials of the City of College Park with an aggregate value of \$250 a minimum of two years prior to the filing of this Rezoning Application:

<u>City Elected Official</u>	<u>Amount of Gift</u>	<u>\$ Amount of Campaign Contribution</u>
NA		0

ATTEST: 
Notary Public




Rezoning Applicant

7-26-21
Date

NOTE: This certification must be filed in the Office of the City Clerk, College Park, Georgia, within 10 days of the date of filing the application.

ADDENDUM TO APPLICATION FOR REZONING
(As required by Section 36-85-3 of the Official Code of Georgia, Annotated)

36-85 3 (a) When any applicant for rezoning action has made, within two years, immediately preceding the filing of that applicant's application for the re-zoning action, campaign contributions aggregating \$250.00 or more or made gifts having in the aggregate a value of \$250.00 or more to a local government official of the local government which will consider the application, it shall be the duty of the applicant and the attorney representing the applicant to file a disclosure report with the governing authority of the respective local government showing:

- (1) The name of the local government official to whom the campaign contribution or gift was made.
- (2) The dollar amount of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution and
- (3) An enumeration and description of each gift having a value of \$250.00 or more made by the applicant to the local government official during the two years immediately preceding the filing of the application for the zoning change.

Pursuant to the above, please list all campaign contributions to elected officials of the City of College Park a minimum of two years prior to the filing of this Rezoning Application totaling \$250 or more or gifts to elected officials of the City of College Park with an aggregate value of \$250 a minimum of two years prior to the filing of this Rezoning Application:

<u>City Elected Official</u>	<u>Amount of Gift</u>	<u>\$ Amount of Campaign Contribution</u>
N/A		

[Handwritten Signature]

Rezoning Applicant

7/20/21

Date

ATTEST:

[Handwritten Signature]

Notary Public

NOTE: This certification must be filed in the Office of the City Clerk, College Park, Georgia, within 10 days of the date of filing the application.



*DM Roosevelt III,
675 Greenwood Ave
#101
Atlanta, Ga 30306*

6-26-21

City of College

To the Mayor and City of College Park, Ga

3667 Main St. College Park, Ga 30337

Re: Letter of Ownership

To Whom It May Concern:

This letter confirms DM Roosevelt III, LLC is the owner of land located at the corner of Roosevelt Highway and South Fulton Parkway and consists of one 6.8-acre parcel.

This letter confirms that I, Dustin Novak, am the Managing Member and Authorized manager of DM Roosevelt III, LLC. I am aware of the rezoning request and consent to it.

Sincerely,

Dustin Novak

Managing Member

DM Roosevelt III, LLC

DM Roosevelt III, LLC

A Georgia limited liability company

By: 

Dustin Novak ,Managing Member

CITY OF COLLEGE PARK SITE PLAN CHECKLIST

Checklist should be attached to the application.

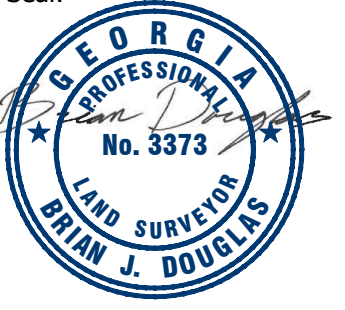
All information below must be included for site plan and application to be considered complete.

Item #	Requirements	Check/Initial
1	North arrow	
2	Acreage of subject property	
3	Current zoning and requested zoning classifications	
4	All property lines	
5	Adjacent streets with posted speed limits	
6	Current use and zoning of adjacent properties	
7	Required and/or proposed building setback lines	
8	Proposed structure locations, heights and square footages	
9	Existing structure locations and approximate heights for adjacent properties	
10	Layout, minimum lot size and proposed density of residential properties	
11	Topographic information to show elevation and drainage	
12	Required and/or proposed landscaped areas and buffers	
13	Required and proposed parking spaces and loading/unloading facilities	
14	Lakes, streams and other waters on the site and associated buffers	
15	Proposed stormwater management facilities	

LAND ENGINEERING
 1601 S Zack Hinton Parkway
 McDonough, Georgia 30253
 T 678.814.4346, F 678.814.4348
 www.land.engineering
 GA COA LSF0946 / PEF6180

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICES, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION BY LAND ENGINEERING, INC. SHALL BE WITHOUT LIABILITY TO LAND ENGINEERING, INC. COPYRIGHT LAND ENGINEERING, INC. 2020

Professional Seal:



811 Know what's below. Call before you dig. Dial 811.
 Utilities PROTECTION CENTER
 DIG SAFELY! 800-282-7411

Notes:

Project Number: 5133-004
 Drawn By: DAM
 Date: 07/28/2021

Submittals:

No.	Date	Description

Revisions:

No.	Date	Description

Client / Prepared for:

TBG RESIDENTIAL
 3825 PACES WALK SE
 SUITE 100 ATLANTA, GA 30339

Project Name:
ROOSEVELT HIGHWAY AT SOUTH FULTON PARKWAY

Project Location:
 0 ROOSEVELT HIGHWAY
 Land Lot: 127 & 130
 District: 15TH
 Section: -
 City: COLLEGE PARK
 County: FULTON
 State: GEORGIA

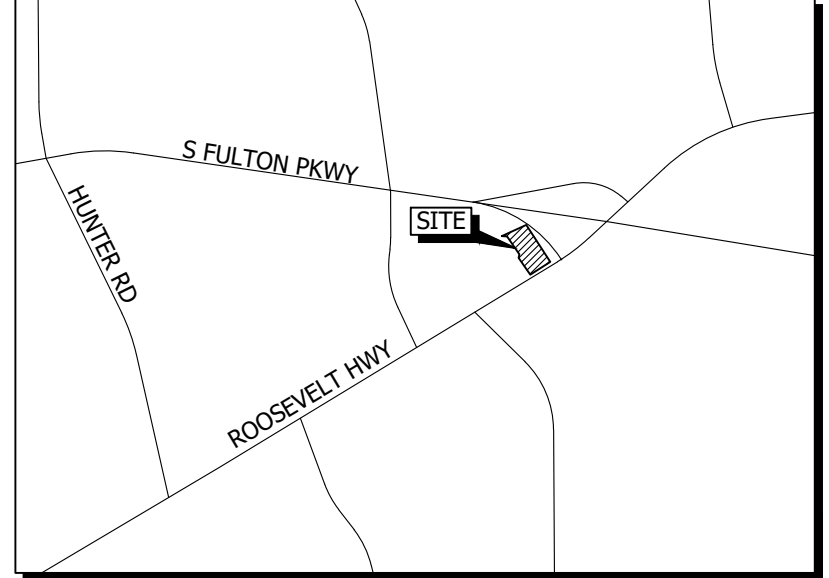
Drawing Scale:

 1" = 50'

Sheet Title:
BOUNDARY SURVEY

Drawing Number: Total Sheets: Revision:
 1 1 0

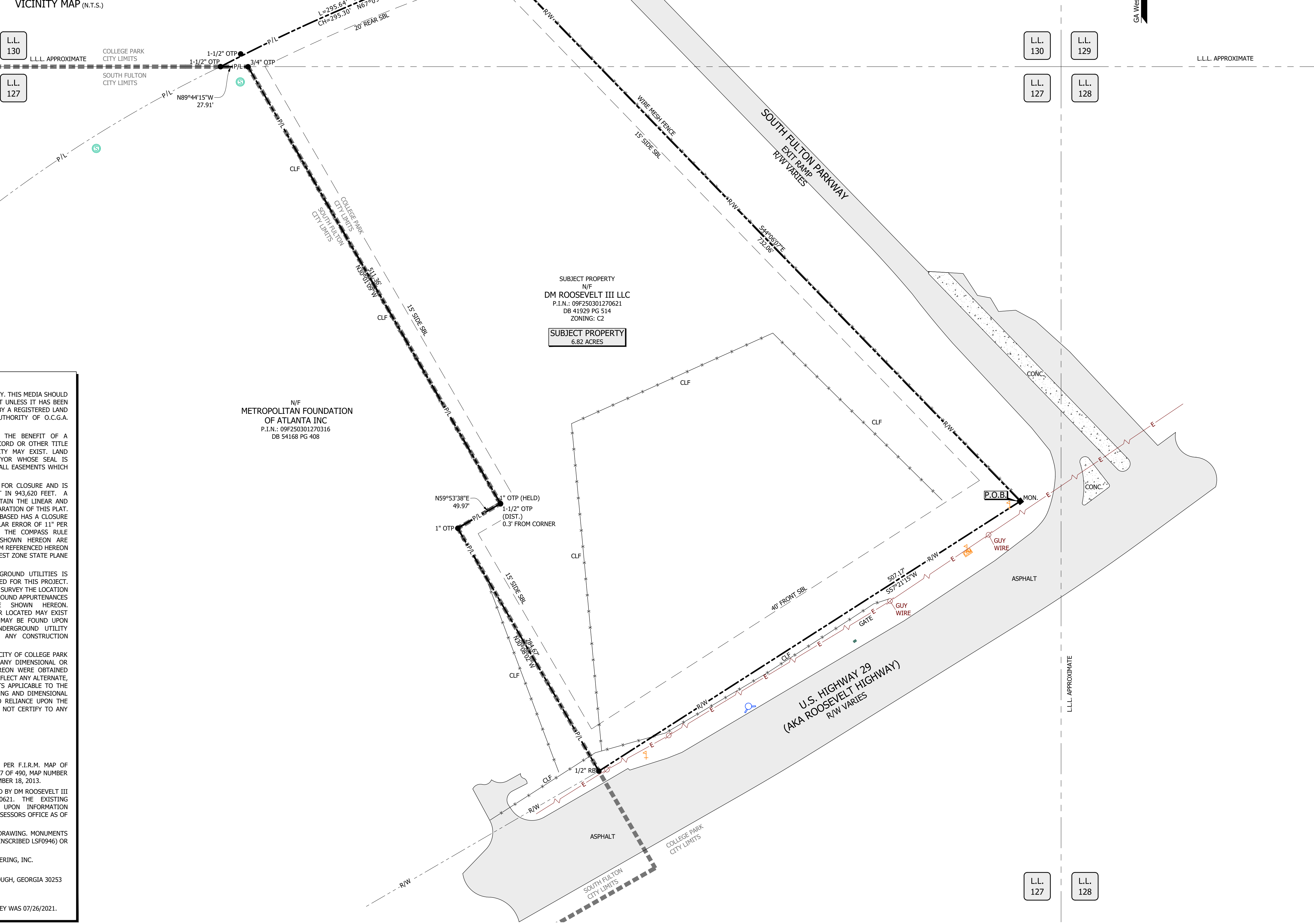
THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.



- LEGEND**
- IRON PIN FOUND (DESCRIPTION)
 - ⊠ RIGHT OF WAY MONUMENT
 - ⊕ BENCHMARK
 - ⊕ SANITARY SEWER MANHOLE
 - ⊕ DROP INLET
 - ⊕ FIRE HYDRANT
 - ⊕ FIBER OPTIC MARKER
 - ⊕ UTILITY POLE
 - ⊕ COMMUNICATION VAULT
 - ⊕ SIGN (SINGLE POST)

- ABBREVIATIONS**
- A.K.A ALSO KNOWN AS
 - CLF CHAIN LINK FENCE
 - CMP CORRUGATED METAL PIPE
 - CONC. CONCRETE
 - DB DEED BOOK
 - DI DROP INLET
 - DIST DISTURBED
 - E OVERHEAD ELECTRIC
 - L.L. LAND LOT
 - MON. MONUMENT
 - N/F NOW OR FORMERLY
 - N.T.S. NOT TO SCALE
 - OTP OPEN TOP PIPE
 - PB PLAT BOOK
 - PG PAGE
 - P.O.B. POINT OF BEGINNING
 - P.I.N. PARCEL IDENTIFICATION NUMBER
 - P/L PROPERTY LINE
 - RB REBAR
 - R/W RIGHT OF WAY
 - SBL SETBACK LINE
 - S.F. SQUARE FEET

- GENERAL NOTES:**
- THIS DRAWING WAS CREATED ELECTRONICALLY. THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT UNLESS IT HAS BEEN PROPERLY SEALED AND ORIGINALLY SIGNED BY A REGISTERED LAND SURVEYOR OF LAND ENGINEERING, INC. AUTHORITY OF O.C.G.A. 43-15-22.
 - THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. EASEMENTS OF RECORD OR OTHER TITLE MATTERS AFFECTING THE SUBJECT PROPERTY MAY EXIST. LAND ENGINEERING, INC. AND THE LAND SURVEYOR WHOSE SEAL IS AFFIXED HEREON DO NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN.
 - THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 943,620 FEET. A ROBOTIC TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF ONE FOOT IN 32,949 FEET AND AN ANGULAR ERROR OF 11" PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE ADJUSTMENT METHOD. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES. THE HORIZONTAL DATUM REFERENCED HEREON IS REFERENCED TO THE N.A.D.83, GEORGIA WEST ZONE STATE PLANE COORDINATE SYSTEM.
 - THE LOCATION AND DEPICTION OF UNDERGROUND UTILITIES IS BEYOND THE SCOPE OF SERVICES CONTRACTED FOR THIS PROJECT. NO ATTEMPT WAS MADE TO TRACE, MARK, OR SURVEY THE LOCATION OF UNDERGROUND UTILITIES. ONLY ABOVE GROUND APPURTENANCES BASED ON OBSERVED EVIDENCE ARE SHOWN HEREON. UNDERGROUND UTILITIES NOT OBSERVED OR LOCATED MAY EXIST ON THIS SITE, BUT NOT BE SHOWN, AND MAY BE FOUND UPON EXCAVATION. VERIFICATION OF EXACT UNDERGROUND UTILITY LOCATIONS SHOULD BE MADE PRIOR TO ANY CONSTRUCTION ACTIVITIES.
 - ACCORDING TO INFORMATION PROVIDED BY CITY OF COLLEGE PARK THE PROPERTY IS CURRENTLY ZONED C2. ANY DIMENSIONAL OR OTHER ZONING REQUIREMENTS SHOWN HEREON WERE OBTAINED FROM WWW.MUNICODE.COM AND MAY NOT REFLECT ANY ALTERNATE, CONDITIONAL OR ADDITIONAL REQUIREMENTS APPLICABLE TO THE SUBJECT PROPERTY. VERIFICATION OF ZONING AND DIMENSIONAL REQUIREMENTS SHOULD BE MADE PRIOR TO RELIANCE UPON THE INFORMATION SHOWN. THE SURVEYOR DOES NOT CERTIFY TO ANY MATTERS OF ZONING.
 SETBACKS ARE AS FOLLOWS:
 FRONT YARD SETBACK - 40
 SIDE YARD SETBACK - 15
 REAR YARD SETBACK - 20
 - THIS PROPERTY IS LOCATED IN A ZONE X, PER F.I.R.M. MAP OF FULTON COUNTY, GEORGIA. PANEL NUMBER 457 OF 490, MAP NUMBER 13121C0457F, MAP REVISED OR ISSUED SEPTEMBER 18, 2013.
 - THE SUBJECT PROPERTY IS CURRENTLY OWNED BY DM ROOSEVELT III LLC, TAX PARCEL NUMBER 09F250301270621. THE EXISTING OWNERSHIP SHOWN HEREON IS BASED UPON INFORMATION OBTAINED FROM THE FULTON COUNTY TAX ASSESSORS OFFICE AS OF 07/27/2021.
 - MONUMENTS FOUND ARE AS INDICATED ON DRAWING. MONUMENTS PLACED ARE EITHER A 5/8" REBAR WITH CAP (INSCRIBED LSF0946) OR A NAIL WITH WASHER (INSCRIBED LSF0946).
 - THIS SURVEY WAS PREPARED BY LAND ENGINEERING, INC.
 REFERENCE NUMBER: 5133-004
 1601 SOUTH ZACK HINTON PARKWAY, MCDONOUGH, GEORGIA 30253
 OFFICE: (678) 814-4346 FAX: (678) 814-4348
 WWW.LAND.ENGINEERING
 - THE LAST DAY OF FIELD WORK FOR THIS SURVEY WAS 07/26/2021.





PROJECT DATA:

3-STORY WALK-UP:
 UNIT COUNT: (12) 1BD/1BA
 (36) 2BD/2BA
 (24) 3BD/2BA
 TOTAL: (72) UNITS

AMENITIES:
INTERIOR CLUBHOUSE:
 1. MAIL KIOSK
 2. COMPUTER CENTER
 3. ON-SITE LAUNDRY
1 WED/UNIT
EXTERIOR:
 1. PLAYGROUND
 2. EXT. GATHERING AREA
UNIT COVERED PORCH

PARKING:
 TOTAL STALLS: (72) STALLS
REQUIRED 1:1
PROVIDED 1:1.75:
 (126) STALLS

SITE DATA:
 ACRES: 6.7+/- ACRES
 ZONING: C2
CURRENT
PROPOSED:
 RM
 BLDG. HT.: 3-STORIES
REQUIRED:
PROPOSED:
 DENSITY: 8-14 UNITS/ACRE
 10.7 UNITS/ACRE

GENERAL NOTES:
 1. NO EXISTING STRUCTURES ON SITE.
 2. NO EXISTING LAKES, STREAMS & OTHER WATERS ON SITE.

BUILDING TABULATION: Gibson Park - College Park, GA						7/27/2021
BLDG. NO.	BUILDING TYPE	BUILDING GROSS AREA	NUMBER OF BUILDINGS	TOTAL GROSS AREA		
1	3-Story Walk-Up/(24) Units - (12)2B/(12)3B	35,508	1	35,508		
2	3-Story Walk-Up/(24) Units - (6)1BD/(12)2B/(6)3B	32,778	1	32,778		
3	3-Story Walk-Up/(24) Units - (6)1BD/(12)2B/(6)3B	32,778	1	32,778		
4	Clubhouse	2,500	1	2,500		
SUB-TOTAL UNITS				103,564		
TOTAL NUMBER BUILDINGS				4		
SUB-TOTAL ACCESSORY BUILDINGS				0		
GRAND TOTAL-ALL BUILDINGS				103,564		
UNIT SQUARE FOOTAGE						
UNIT	TYPE	NUMBER OF UNITS	UNIT NET AREA	UNIT GROSS AREA	NET AREA	GROSS AREA
1	3-Story Walk-Up: 1BR/1BA	12	836	883	10,032	10,596
2	3-Story Walk-Up: 2BR/2BA	36	1,091	1,151	39,276	41,436
3	3-Story Walk-Up: 3BR/2BA	24	1,271	1,338	30,504	32,112
SUB-TOTAL UNITS			72	79,812	84,144	88,144
CLUBHOUSE				2,400	2,500	2,500
SUB-TOTAL ACCESSORY STRUCTURES				2,400	2,500	2,500
SUB-TOTAL SITE/APARTMENT BUILDING/UNIT - COVERED EXTERIOR SPACES						
Breezeways:		18		400		7,200
Balcony & Outside Storage - 1 & 2 Bed:		36		125		4,500
Balcony & Outside Storage - 3 Bed:		36		145		5,220
SUB-TOTAL SITE/APARTMENT BUILDING/UNIT						
GRAND TOTAL SQUARE FOOTAGE						103,564
<small>*Building Efficiency Calculation:</small>						<small>77.07%</small>

CITY OF S.FULTON



GIBSON PARK

CONCEPTUAL SITE PLAN

College Park, GA

August 18, 2021

*SCALE: 1"=40'

*PRINTED ON 24X36 FORMAT





September 1, 2021

City Council of College Park
3667 Main Street College Park, GA 30337

Re: Proposed Gibson Park (Up to 72 multifamily apartment units)
0 Roosevelt Hwy, Atlanta, GA 30349
Parcel ID: 09F250301270621

Support for TBG Residential's Affordable Housing Community

Dear City Council Members,

This letter is to express my support for the proposed rezone by TBG Residential for 72 multifamily apartment units on Roosevelt Hwy. Several years ago, Wellspring Living had the opportunity to share with the City Council and Mayor of the critical work provided on the adjacent property. As you were made aware at that time, we are highly invested and deeply care about the adjacent land use, so the great work occurring on our campus will continue to have positive impact. We believe affordable housing is a suitable use for the adjacent land, and we are excited by TBG Residential's plans for the development.

We are in full support of TBG Residential's proposed plans and urge the City Council to vote in favor of this rezoning application.

Blessings,

A handwritten signature in black ink that reads "Mary Frances Bowley". The signature is written in a cursive, flowing style.

Mary Frances Bowley
Executive Director



CITY OF COLLEGE PARK

P.O. BOX 87137 · COLLEGE PARK, GA 30337 · 404.767.1537

REG SESSION AGENDA REQUEST

DOC ID: 9077

DATE: September 15, 2021

TO: The Honorable Mayor and Members of City Council

THROUGH: Mercedes Miller, Interim City Manager

FROM: Nikki Washington, City Planner

RE: Request for Public Hearing for Consideration of a Rezoning at 3120 Godby Road

PURPOSE: Request for Public Hearing to consider the rezoning of 3120 Godby Road from R1 - Low Density Residential to RM - MultiFamily Residential Zoning District.

REASON: Request for Public Hearing to consider the rezoning of 3120 Godby Road from R1 - Low Density Residential to RM - MultiFamily Residential Zoning District.

RECOMMENDATION: The City Planner recommends approval with conditions as outlined in the attached staff report.

BACKGROUND: The applicant is requesting to rezone the subject property to RM for the construction of cottage homes. The current plan shows 29 cottage homes with 3 different floor plans. These floor plans do not meet the minimum square footage for RM and will require a variance from the BZA. If the rezoning application is approved, then the variance will be heard at the October 11th meeting of the board. The homes are standalone and built on individual foundations. See the attached application and staff report for additional information.

COST TO CITY: N/A

BUDGETED ITEM: N/A

REVENUE TO CITY: Application Fee

CITY COUNCIL HEARING DATE: September 20, 2021

CONSIDERATION BY OTHER GOVERNMENT ENTITIES: N/A

AFFECTED AGENCIES: N/A

RELATIONSHIP TO EXISTING ORDINANCE OR RESOLUTION: Approval of this request would result in a rezoning from R1 to RM and the construction of the proposed cottage homes.

REQUIRED CHANGES TO WORK PROGRAMS: N/A

STAFF: Nikki Washington

ATTACHMENTS:

- 3120GodbyRoad_StaffReport (1)(PDF)
- Rezoning Application (1) (PDF)
- 21-127 GODBY_BOUNDARY_11X17 (PDF)
- 21-127 GODBY_BOUNDARY_17X22 (PDF)
- Godby_site plan_22x34 (1) (PDF)
- 712DC27C-26E0-4CF7-8C30-90F3ADF65582 (1) (JPG)
- 8DE5889F-266F-4BF5-9ACC-ACB32E28FB30 (1) (JPG)
- A29F137E-1D51-4A60-B1B0-18212EA1FE02 (1) (JPG)
- IMG_6682 (1) (JPG)

Review:

- Nikki Washington Completed 09/09/2021 10:04 AM
- Rosyline Robinson Completed 09/10/2021 11:56 AM
- Inspections Pending
- Engineering Pending
- Power Pending
- Fire Completed 09/13/2021 5:10 PM
- City Attorney's Office Pending
- Mercedes Miller Completed 09/15/2021 1:52 PM
- Mayor & City Council Pending 09/20/2021 7:30 PM



College Park Planning Commission
3120 Godby Road Rezoning

Council Ward: Ward 2
Council Member: Derrick Taylor
Planning Commissioner: Alfred Lewis
Planning Commission Meeting Date: August 30th, 2021
City Council Hearing: October 4th, 2021
Evaluation Prepared by: Nicolette Washington

Applicant: Rashad Jones-Jennings
 1 Dunwoody Park S. #107
 Atlanta, GA 30338

Location: 3120 Godby Road, Parcel Number: 130067LL0756

Lot Size: 3.1 Acres

Request: Rezoning from R1 – Low Density Residential to RM - Multi Family Residential

Proposed Use: Applicant seeks to construct a cottage home development.

Current Zoning: R1 – Low Density Residential

Current Land Use: One Single Family Home

Future Land Use: RM – Multi Family Residential

Surrounding Properties:

	Current Zoning	Current Use
North	PD – Planned Development	Single Family Homes
East	RM – Multi-Family Residential	Apartments
South	R1 – Low Density Residential	Single Family Home
West	N/A	Highway (GDOT ROW)

Also see the attached maps for reference.



College Park Planning Commission
3120 Godby Road Rezoning

Executive Summary:

The subject property is currently zoned R1 and has one single-family home. It is approximately 3.1 acres and has access to Godby Road. The applicant proposes a cottage home development consisting of 29 cottage homes that will range in size from 300 sq ft to 600 sq ft. A variance from the BZA board to reduce the required square footage in RM will be needed. The applicant has included 3 different models of homes that will be included in the development. The development is set up as a walkable community will have shared parking on two ends of the property.

The rezoning to RM will require this development to be considered detached condominiums. As defined from the code below, the requirements to be considered Condominiums are that (1) all of the units are listed for sale and owned by individual owners and (2) a Condominium Association must be formed.

Condominium: Real estate lawfully subject to the Georgia Condominium Act, O.C.G.A. § 44-30-70 et seq. by the recordation of condominium instruments, in which undivided interests in the common areas and facilities are vested in the condominium unit owners.

There is a similar development in the City of Clarkston called Cottages on Vaughn. The applicant will be working with the Micro Life Institute to develop in a similar manner. Information on that development can be found at the website here: <https://www.microlifeinstitute.org/clarkston>

Criteria for Consideration of a Rezoning Request

The following criteria provide details that address the criteria stated within the zoning ordinance.

(a) Would the proposed amendment be consistent and/or compatible with the city's land use and development plans, goals and objectives?

The proposed cottage homes are consistent with the City's goals to provide more affordable home-ownership options. In addition, this parcel has other high-density developments nearby and as a result would not be incompatible.

(b) Would the proposed amendment tend to increase, to decrease or to have an impact on traffic safety and congestion in the streets?

The development will add 29 homes to the area, which is likely to increase traffic. However, this section of Godby Road is not congested, so this increase is unlikely to increase congestion or decrease safety in this area.

(c) Would the proposed amendment tend to increase, decrease or to have no relation to safety from fire, panic or other danger?

There would be no impact on fire safety, panic, or other danger. Construction standards and permitting will require that the buildings be designed to meet all necessary fire and safety codes.



College Park Planning Commission
3120 Godby Road Rezoning

(d) Would the proposed amendment tend to promote, to diminish or to have no influence on the public health and general welfare?

The proposed project associated with zoning map amendment would promote the general welfare of the area by providing affordable home-ownership options to citizens in this area of the City.

(e) Would the proposed amendment tend to increase, to decrease or to have no influence on the provision of adequate light and air?

The submitted conceptual drawings show development that should not restrict light and air from reaching surrounding properties.

(f) Would the proposed amendment tend to cause, prevent or to have no influence on the overcrowding of land?

The proposed development is unlikely to have an influence on the overcrowding of land. There is greenspace provided on the plans that creates a reasonable buffer to the one single-family home to the rear of the property.

(g) Would the proposed amendment tend to cause, to prevent or to have no relation to the undue concentration or the undue scattering of population or development?

The proposed zoning map amendment would not concentrate development. The proposed facility is a low impact development surrounded by woods.

(h) Would the proposed amendment tend to impede, facilitate or have no impact on the adequate provision of transportation, water, sewerage, and/or public services or facilities?

The proposed zoning map amendment would have no impact on the adequate provision of, water, sewerage, and/or public services or facilities, however, access should be restricted to avoid traffic on residential road.

(i) Would the proposed amendment tend to be compatible with or be incompatible with environmental conditions and/or with surrounding development? If incompatible, what factors, if any, would diminish the value, use and enjoyment of the surrounding properties?

The proposed amendment will be compatible with environmental conditions and surrounding development.

(j) Would the proposed amendment tend to require only reasonable expenditures of public funds, or would the amendment tend to require an excessive or premature expenditure of public funds?

The proposed zoning map amendment is not anticipated to require excessive expenditures of public funds.

(k) Would the proposed amendment tend to promote, to diminish or to have no influence upon the aesthetic effect of existing and future uses of the property and the surrounding area?



College Park Planning Commission
3120 Godby Road Rezoning

The proposed development would promote the aesthetic effect of existing and future uses of the property and surrounding area by providing a “missing-middle” housing option in this area of the City.

(l) Would the proposed amendment be a deterrent to the value of adjacent property?

The rezoning of the subject property should not be a deterrent to the value of adjacent property.

(m) Would the proposed amendment create an isolated district unrelated to adjacent and nearby districts?

The proposed map amendments would not create an isolated district as it is adjacent to multi-family housing and across the street from a PD zoning that also contains smaller single-family homes.

Planning Commission Meeting Recap:

There were no comments from the public on this application. The Planning Commission members asked the following questions:

- What is the estimated cost of these units? \$150,000-\$210,000 price point
- Will these be rented or owner occupied? Only allowing owner occupied by HOA and Condo association rules to prevent investors from buying up the units and renting them.
- What is the timeline for the project? Goal is to start construction in Spring 2022
- Do you have any security concerns for the property? The applicant plans to have a gate for the community and include lighting within the community and along sidewalks.
- What are the dues for the HOA? These will be based on the greenspace development and low maintenance greenspace to keep HOA fees low but there is not an estimated cost yet.
- What amenities are you planning to provide? A vegetable garden, small playground, and firepit
- Would you consider a dog park option? Yes – actually looking into small dog parks as an option
- What are the home materials? These are stick built and block foundation. No pre-fab materials will be used. The applicant also stated that they plan to have solar panels on the roofs of the structures to increase sustainability.
- The applicant also stated that they will be partnering with The Micro-Institute, who completed the Cottages on Vaughn in Clarkston throughout the project.

Planning Commission Recommendation: The Planning Commission recommended approval of the rezoning.

Staff Recommendation: Given the City’s goals of providing additional home-ownership opportunities and the low impact on surrounding uses in this area, City Planner recommends approval of the proposed zoning map amendment, conditioned upon the following:

1. The development is conditioned to the submitted site plan and restricted to the providing the three (3) model homes submitted with this application.
2. The variances needed for reducing the minimum living area square footage and to reduce the setback in between buildings are approved by the BZA board.
3. **A Final Development Plan** detailing the following is approved by the City Planning Office before the applying for permits:



College Park Planning Commission
3120 Godby Road Rezoning

- a. A proposed outdoor lighting plan showing location, height, fixture type and wattage.
 - b. A final development plan drawn to scale with approximate dimensions containing all the following information:
 - i. Location of proposed connections to public water supply and sanitary sewer service for the development
 - ii. Major storm drainage improvements;
 - iii. Open space provision
 - iv. Residential densities
 - v. Height limits
 - vi. Parking areas
 - c. Landscape plan, including extent and location of all plant materials and other landscape features; a plant materials schedule with common and botanical names, sizes, quantities and method of transplant.
 - d. Bonding documentation or other financial guarantees.
- 4. The applicant must provide documents establishing a condominium association.**
- a. A condominium association shall be established for the purpose of maintaining all common property not deeded to the city for public purposes and all common elements in compliance with the Georgia Condominium Act and Chapter 5, Article III, Division 2. Condominiums and Condominium Conversions of the City of College Park Code. Such association documents shall meet the following requirements:
 - i. membership in the association must be mandated for each owner
 - ii. common open space restrictions must be for the maximum duration established by state law and provide for automatic renewal
 - iii. the association must be responsible for liability insurance, taxes and maintenance of common open space and associated recreation areas and facilities
 - iv. the association must have the power to levy assessments, enforceable by the imposition of additional penalties, which can become a lien on individual premises for the purpose of paying the cost of operating and maintaining common facilities
 - v. the governing board of any such association shall be comprised of a minimum of three (3) members
 - b. The development must run the Condominium Association until at least 75% of the homes are owner-occupied.
 - c. The Condominium Association must enforce that 85% of the homes be owner-occupied at any one time – meaning that only 15% or 4 of the 29 homes may be renter-occupied at any one time.

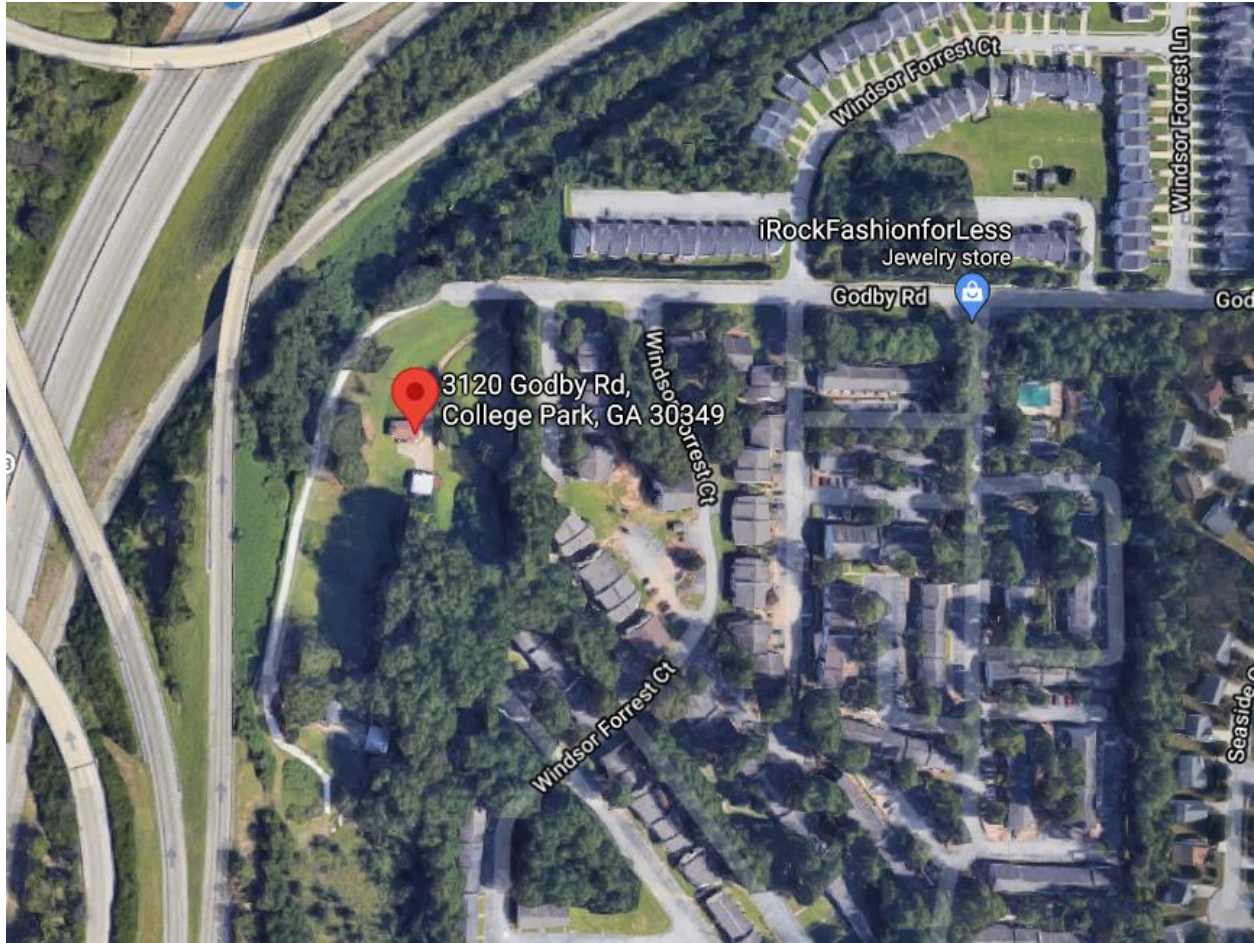
Attachments:

- Rezoning Application Package
- Additional Information Provided by the Applicant
- Zoning Maps and Photos
- **City of Clarkston Development – Cottages on Vaughn -**
<https://www.microlifeinstitute.org/clarkston>

City of College Park Zoning Map



Aerial of Site



REZONING



DATE SUBMITTED 6/7/2021

APPLICANT INFORMATION

APPLICANT NAME (PLEASE PRINT) RASHAD JONES JENNINGS

ADDRESS 1 DUNWOODY PARK S. #107 ATLANTA, GA 30338

PHONE _____ CELL _____ FAX _____

E-MAIL ADDRESS _____

OWNER INFORMATION (If different from Applicant)

PROPERTY OWNER (PLEASE PRINT) _____

ADDRESS _____

PHONE _____ CELL _____ FAX _____

E-MAIL ADDRESS _____

PROPERTY INFORMATION

ADDRESS 3120 GODBY RD

CURRENT USE VACANT LAND CURRENT ZONING R1

PROPOSED USE HIGH DENSITY PROPOSED ZONING RM

SIZE OF PROPERTY 3.1 ACRES NET DENSITY (RESIDENTIAL) 48

REQUEST FOR REZONING

REQUIREMENTS

Please complete all attached forms, which must be typed or legibly printed; signatures must be in BLUE INK. The applicant or his agent must submit the ORIGINAL, SIGNED application to the Inspections Department located on the first floor of City Hall, 3667 Main Street, College Park.

PRE-APPLICATION MEETING

A pre-application meeting with the City Planner is required prior to submission on any application. Please contact the City Planner's office at (404) 684-7031 or lblaszyk@tcfatl.com to schedule a pre-application meeting.

FEE

The application fees for rezoning to single-family residential are as follows: 0 - less than 2 acres - \$300; 2- less than 11 acres - \$500, 11-100+ acres - \$500 + \$50 per acre. The fees for rezoning to multi-family residential are: 0 - less than 2 acres - \$300; 2- less than 11 acres - \$500, 11 + acres - \$500 + \$50 per acre. The fees for rezoning to offices/commercial/industrial are: 0- less than 2 acres - \$300; 2- less than 11 acres - \$500; 11+ acres - \$500 + \$50 per acre. These fees shall be paid to the City of College Park. **Checks or Money Order Only.**

FILING DEADLINE

Applications must be received and fees must be paid no later than 30 calendar days prior to the Planning Commission meeting at which the rezoning will be considered.

PLANNING COMMISSION MEETING

The applicant or his agent must attend the Planning Commission meeting to present the application and respond to questions from the Commission. Planning Commission meets the last Monday of each month at 5:30 PM in the Mayor and Council chambers of City Hall, with the exception of December, when the Commission does not meet.

COUNCIL HEARING

Property rezonings must be decided at a public hearing before Mayor and Council. The applicant must attend the public hearing to present the application and respond to questions from the Council. Mayor and Council meet the first and third Monday of each month, with the exception of July and December, when they only meet once a month. Applicants will be notified in writing of the date of the public hearing.

QUESTIONS

For assistance, please contact the Planning Commission Secretary, Ms. Sabrina Walters, at swalters@collegeparkga.com, 404-669-3762 or the City Planner's office at lblaszyk@tcfatl.com, 404-684-7031.

(For Office Use Only)			
Total Amount Paid \$	500	Check#	_____
		Money Order #	_____
		Received by:	_____
Application checked by:	_____		Date: _____
Pre-application meeting:	_____		Date: _____

CITY OF COLLEGE PARK ZONING APPLICATION CHECKLIST

To be completed when accepting all rezoning applications. Checklist should be attached to the application.

All documents are required prior to acceptance of the application.

Required Items	Copies	Requirements	Check/Initial
Pre-Application Meeting	1	Pre-application meeting with the City Planner is required prior to submitting rezoning application.	RJJ
Application Form	12	Must include information for applicant and property owner.	
Applicant/Owner's Affidavit	12	Must be completed by applicant and property owner. Must be notarized.	RJJ
Addendum to Application for Rezoning	12	Required for all property owners and applicants. Must be notarized.	RJJ
Letter of Ownership	12	Letter from the property owner stating that the applicant is the owner of property subject to rezoning, or that owner is aware of and consents to the rezoning request.	RJJ
Letter of Intent	12	Must clearly state the proposed use and development intent.	RJJ
Site Plans	24x36- 1 11x17- 12 1 jpg on CD	Must meet requirements specified on Site Plan Checklist.	RJJ
Site Plan Checklist	1	Completed copy of site plan checklist.	RJJ
Survey Plat	12 (11x17 or 8.5x11)	Survey plat shall be prepared and sealed within the last five years by a professional engineer, landscape architect or land surveyor registered in the State of Georgia. At a minimum, the survey plat shall indicate complete boundaries of the subject property and all buildings and structures existing therein; include a notation as to whether or not any portion of the subject property is within the boundaries of the 100 year floodplain; and include a notation as to the total acreage or square footage of the property.	RJJ
Architecturals		Renderings or photographs of the proposed building elevations are helpful, but not required unless the proposed zoning is being conditioned to architectural exhibits submitted.	RJJ

APPLICANT AFFIDAVIT

Personally appeared before me RASHAD JENNINGS who on oath deposes and states that the
(Applicant's Name)

Information contained in this application is true to the best of his/her knowledge and belief:

Notary Public 

Signature of Applicant 

Date 08/03/2021

Print Name RASHAD JENNINGS

Address 1 DUNWOODY PARK S. #107

City, State, Zip ATLANTA, GA 30338

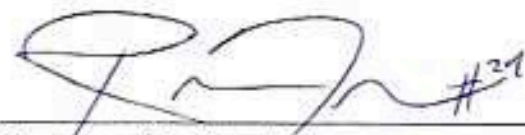


OWNER'S AFFIDAVIT

Personally appeared before me RASHAD JENNINGS who on oath agrees with
(Property Owner's Name)

the rezoning request and states that the information contained in this application is true to the best of his/her knowledge and belief:

Notary Public 

Signature of Applicant 

Date 08/03/2021

Print Name RASHAD JENNINGS

Address 1 DUNWOODY PARK S. #107

City, State, Zip ATLANTA, GA 30338



Signature of City Clerk

Date

ADDENDUM TO APPLICATION FOR REZONING
(As required by Section 36-85-3 of the Official Code of Georgia, Annotated)


36-85 3 (a) When any applicant for rezoning action has made, within two years, immediately preceding the filing of that applicant's application for the re-zoning action, campaign contributions aggregating \$250.00 or more or made gifts having in the aggregate a value of \$250.00 or more to a local government official of the local government which will consider the application, it shall be the duty of the applicant and the attorney representing the applicant to file a disclosure report with the governing authority of the respective local government showing:

- (1) The name of the local government official to whom the campaign contribution or gift was made.
- (2) The dollar amount of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution and
- (3) An enumeration and description of each gift having a value of \$250.00 or more made by the applicant to the local government official during the two years immediately preceding the filing of the application for the zoning change.

Pursuant to the above, please list all campaign contributions to elected officials of the City of College Park a minimum of two years prior to the filing of this Rezoning Application totaling \$250 or more or gifts to elected officials of the City of College Park with an aggregate value of \$250 a minimum of two years prior to the filing of this Rezoning Application:

<u>City Elected Official</u>	<u>Amount of Gift</u>	<u>\$ Amount of Campaign Contribution</u>
N/A	N/A	N/A

ATTEST: _____
Notary Public



Rezoning Applicant #27

8/3/21
Date

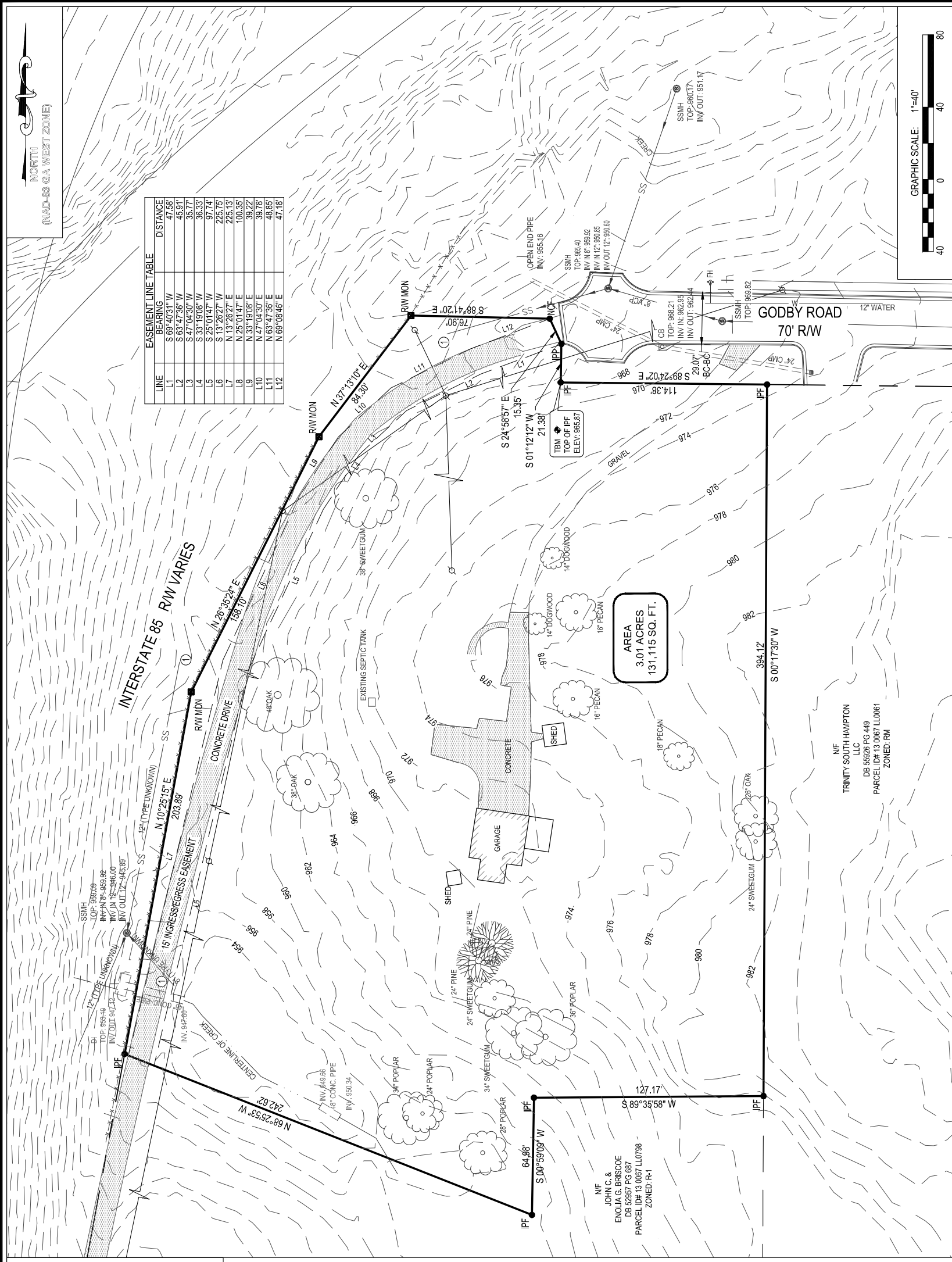
NOTE: This certification must be filed in the Office of the City Clerk, College Park, Georgia, within 10 days of the date of filing the application.

CITY OF COLLEGE PARK SITE PLAN CHECKLIST

Checklist should be attached to the application.

All information below must be included for site plan and application to be considered complete.

Item #	Requirements	Check/Initial
1	North arrow	
2	Acreage of subject property	
3	Current zoning and requested zoning classifications	
4	All property lines	
5	Adjacent streets with posted speed limits	
6	Current use and zoning of adjacent properties	
7	Required and/or proposed building setback lines	
8	Proposed structure locations, heights and square footages	
9	Existing structure locations and approximate heights for adjacent properties	
10	Layout, minimum lot size and proposed density of residential properties	
11	Topographic information to show elevation and drainage	
12	Required and/or proposed landscaped areas and buffers	
13	Required and proposed parking spaces and loading/unloading facilities	
14	Lakes, streams and other waters on the site and associated buffers	
15	Proposed stormwater management facilities	



LINE	BEARING	DISTANCE
L1	S 69°40'31" W	47.36
L2	S 63°47'35" W	45.91
L3	S 47°04'30" W	55.77
L4	S 33°19'08" W	56.33
L5	S 25°01'47" W	97.74
L6	S 13°26'27" W	225.75
L7	N 13°26'27" E	225.13
L8	N 25°01'47" E	100.35
L9	N 33°19'08" E	39.22
L10	N 47°04'30" E	39.78
L11	N 63°47'35" E	48.85
L12	N 69°40'31" E	47.18



ELEVATIONS
 DESIGN GROUP LLC
 SURVEYORS AND ENGINEERS
 204 HIGHTOWER ROAD
 HIRAM, GA 30141
 770-865-6774
 ELEVATIONS.DG.COM

BOUNDARY RETRACEMENT SURVEY PREPARED FOR:
SOUTH PARK COTTAGES
 PROPERTY LOCATED IN:
 LAND LOT 67,
 13th DISTRICT, IN THE CITY
 OF COLLEGE PARK
 FULTON COUNTY, GEORGIA

SITE CONDITIONS

ZONING: R-1
 LOW DENSITY RESIDENTIAL
 MIN. LOT AREA: 20,000 SF
 MIN. LOT WIDTH: 50'
 MIN. LOT DEPTH: 180'
 SETBACKS: FRONT: 60', SIDE: 15', BACK: 40'

NOTES

- BEARINGS AND COORDINATES SHOWN REFERENCE NAD-83 GEORGIA WEST ZONE STATE PLANE COORDINATES.
- ALL MATTERS OF TITLE ARE EXCEPTED. THIS SURVEY WAS PREPARED WITHOUT A COMPLETE TITLE SEARCH.
- THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (O.C.G.A.) 15-6-67, IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.
- ELEVATIONS SHOWN ARE BASED ON INFORMATION OBTAINED FROM FULTON COUNTY GIS AS WELL AS FIELD RUN OBSERVATIONS.
- UTILITIES SHOWN ARE BASED ON OBSERVABLE CONDITIONS AND INFORMATION PROVIDED BY INDIVIDUAL UTILITY COMPANIES. SUBSURFACE INFORMATION HAS NOT BEEN VERIFIED.

LEGEND

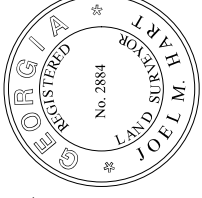
- POB - POINT OF BEGINNING
- IPF - IRON PIN FOUND (1/2" REBAR UNLESS OTHERWISE NOTED)
- IPP - IRON PIN PLACED (1/2" REBAR WITH PLASTIC CAP)
- NCF - NAIL AND CAP FOUND
- R/W MON - RIGHT-OF-WAY MONUMENT
- OH - FIRE HYDRANT
- OP - POWER POLE
- OS - SANITARY SEWER MANHOLE

POWER LINE
 FENCE LINE

SURVEYORS CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SURDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND.

FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES 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 15-6-67.



JOEL M. HART
 CA R.L.S. #2884
 07/23/21

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

SHEET NOTES

① SANITARY SEWER LINE TERMINATION ORIGIN UNKNOWN.

SURVEY REFERENCES

1 SURVEY FOR JAMIE BOSTIC PREPARED BY S.A. GASKINS & ASSOCIATES, LLC DATED 11/19/18 RECORDED WITH WARRANTY DEED IN DEED BOOK 59714 PAGES 117-119.

FLOOD NOTE

ACCORDING TO FULTON COUNTY FIRM PANEL 13121C0076F DATED 08/18/2013, NO PORTION OF THIS PROPERTY LIES WITHIN A 100-YEAR FLOOD ZONE.

PROJECT INFORMATION
 FILE: 21-27
 DATE: 07/23/21
 SCALE: 1"=40'



LINE	BEARING	DISTANCE
L1	S 69°40'31" W	47.58'
L2	S 63°47'36" W	45.91'
L3	S 47°04'30" W	35.77'
L4	S 33°19'08" W	36.33'
L5	S 25°01'47" W	97.74'
L6	S 13°26'27" W	225.75'
L7	N 13°26'27" E	225.13'
L8	N 25°01'47" E	100.35'
L9	N 33°19'08" E	39.22'
L10	N 47°04'30" E	39.78'
L11	N 63°47'36" E	48.85'
L12	N 69°08'46" E	47.18'

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

SHEET NOTES

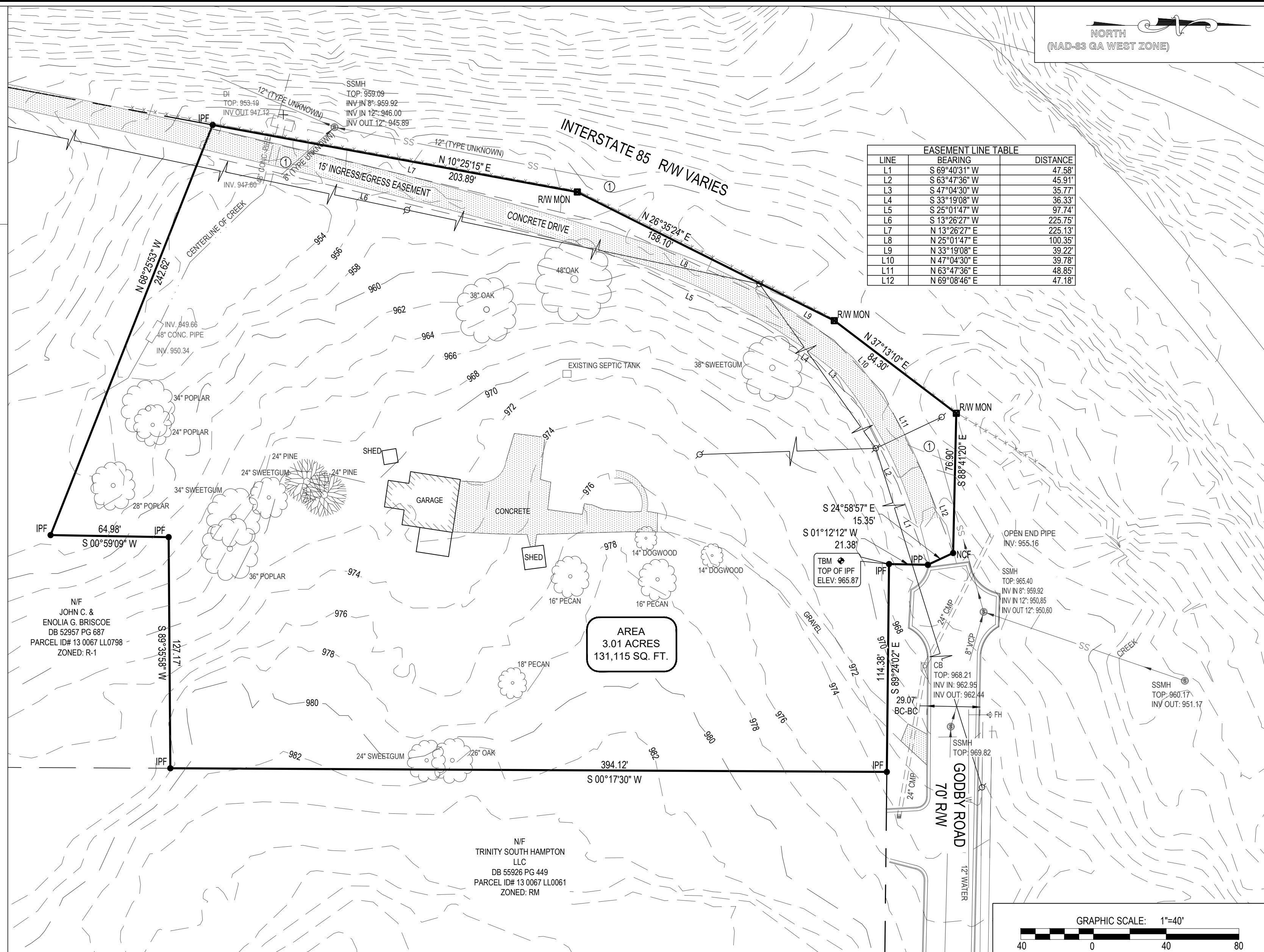
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SURVEY REFERENCES

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FLOOD NOTE

ACCORDING TO FULTON COUNTY FIRM PANEL 13121C0476F DATED 09/18/2013, NO PORTION OF THIS PROPERTY LIES WITHIN A 100 YEAR FLOOD ZONE.



AREA
3.01 ACRES
131,115 SQ. FT.

N/F
JOHN C. &
ENOLIA G. BRISCOE
DB 52957 PG 687
PARCEL ID# 13 0067 LL0798
ZONED: R-1

N/F
TRINITY SOUTH HAMPTON
LLC
DB 55926 PG 449
PARCEL ID# 13 0067 LL0061
ZONED: RM

PROJECT INFORMATION
FILE: 21-127
DATE: 07/23/21
SCALE: 1"=40'

SURVEYORS CERTIFICATION

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Joel M. Hart 07/23/21
JOEL M HART GA R.L.S. #2884

APPROXIMATELY 50% OF THIS SURVEY WAS PERFORMED USING A TOPCON GPT 8005A ROBOTIC TOTAL STATION TO MEASURE ANGLES AND DISTANCES. THE REMAINDER OF THE SURVEY WAS PERFORMED WITH RTK OBSERVATIONS USING A CHCNAV I-70 GPS BASE/ROVER RECEIVERS. THE RELATIVE POSITIONAL ACCURACY OBTAINED ON THE POINTS UTILIZED FOR THIS SURVEY WERE 0.07 FEET HORIZONTALLY AT THE 95% CONFIDENCE LEVEL.
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN 1 FOOT IN 231.667.

LEGEND

POB	- POINT OF BEGINNING
IPF	- IRON PIN FOUND (1/2" REBAR UNLESS OTHERWISE NOTED)
IPP	- IRON PIN PLACED (1/2" REBAR WITH PLASTIC CAP)
NCF	- NAIL AND CAP FOUND
R/W MON	- RIGHT-OF-WAY MONUMENT
FH	- FIRE HYDRANT
⊕	- POWER POLE
⊗	- SANITARY SEWER MANHOLE



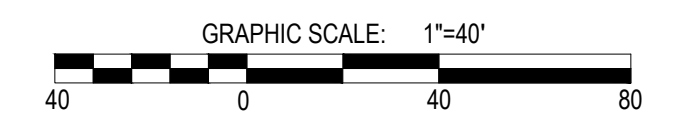
NOTES

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- ELEVATIONS SHOWN ARE BASED ON INFORMATION OBTAINED FROM FULTON COUNTY GIS AS WELL AS FIELD RUN OBSERVATIONS.
- UTILITIES SHOWN ARE BASED ON OBSERVABLE CONDITIONS AND INFORMATION PROVIDED BY INDIVIDUAL UTILITY COMPANIES. SUBSURFACE INFORMATION HAS NOT BEEN VERIFIED.

SITE CONDITIONS

ZONING: R-1
LOW DENSITY RESIDENTIAL
MIN. LOT AREA: 20,000 SF
MIN LOT WIDTH: 90'
MIN LOT DEPTH: 180'
SETBACKS:
FRONT: 60'
SIDE: 15'
BACK: 40'

BOUNDARY RETRACEMENT SURVEY PREPARED FOR: SOUTH PARK COTTAGES
PROPERTY LOCATED IN:
LAND LOT 67,
13th DISTRICT, IN THE CITY OF COLLEGE PARK
FULTON COUNTY, GEORGIA



ELEVATIONS
DESIGN GROUP LLC
SURVEYORS AND ENGINEERS
204 HIGHTOWER ROAD
HIRAM, GA 30141
770-865-6774
ELEVATIONS.DG.COM

ELEVATIONS
 DESIGN GROUP LLC
 SURVEYORS AND ENGINEERS
 204 HIGHTOWER ROAD
 HIRAM, GA 30141
 770-865-6774
 ELEVATIONS.DG.COM

REV.	DATE	DESCRIPTION

OWNER/DEVELOPER
SOUTH PARK COTTAGES
 24 HOUR CONTACT
 RASHAD JENNINGS-JONES
 404-401-9970

PROPOSED LAYOUT FOR:
SOUTH PARK COTTAGES
 LAND LOT 67, 13TH DISTRICT,
 IN THE CITY OF COLLEGE PARK,
 FULTON COUNTY, GEORGIA

PROFESSIONAL ENGINEER
 JOEL M. HART
 08/06/21
 GSWCC LEVEL II
 # 0000035425

TITLE
CONCEPTUAL LAYOUT

SHEET

EXISTING SITE CONDITIONS
 ZONING: R-1
 LOW DENSITY RESIDENTIAL
 MIN. LOT AREA: 20,000 SF
 MIN. LOT WIDTH: 50'
 MIN. LOT DEPTH: 180'
 SETBACKS:
 FRONT: 60'
 SIDE: 15'
 BACK: 40'
 MINIMUM LIVING AREA:
 2000 HEATED SF

PROPOSED SITE CONDITIONS
 ZONING: R-3
 HIGH DENSITY RESIDENTIAL (WITH CONDITIONS)
 MIN. LOT AREA: 8,000SF - PROPOSED 1,344 SF
 MIN. LOT WIDTH: 50' - PROPOSED 22.5'
 MIN. LOT DEPTH: 100' - PROPOSED 35'
 SETBACKS:
 FRONT: 60' - PROPOSED 5'
 SIDE: 15' - PROPOSED 5'
 BACK: 40' - PROPOSED 5'
 MINIMUM LIVING AREA:
 1,600 HEATED SF - PROPOSED: 309 HEATED SF
 AREA:
 3.01 ACRES
 131,115 SF.
 DENSITY:
 29 LOTS/3.01 ACRES=9.63 LOTS/ACRE
 PARKING:
 REQUIRED: 1 SPACE / UNIT = 29 SPACES
 PROPOSED 33 SPACES

PROPOSED HOUSE SIZES
 A 640 HEATED SF.
 B 309 HEATED SF.

NF
 JOHN C. &
 ENOLIA G. BRISCOE
 DB 52957 PG 887
 PARCEL ID# 13 0067 L0798
 ZONED: R-1

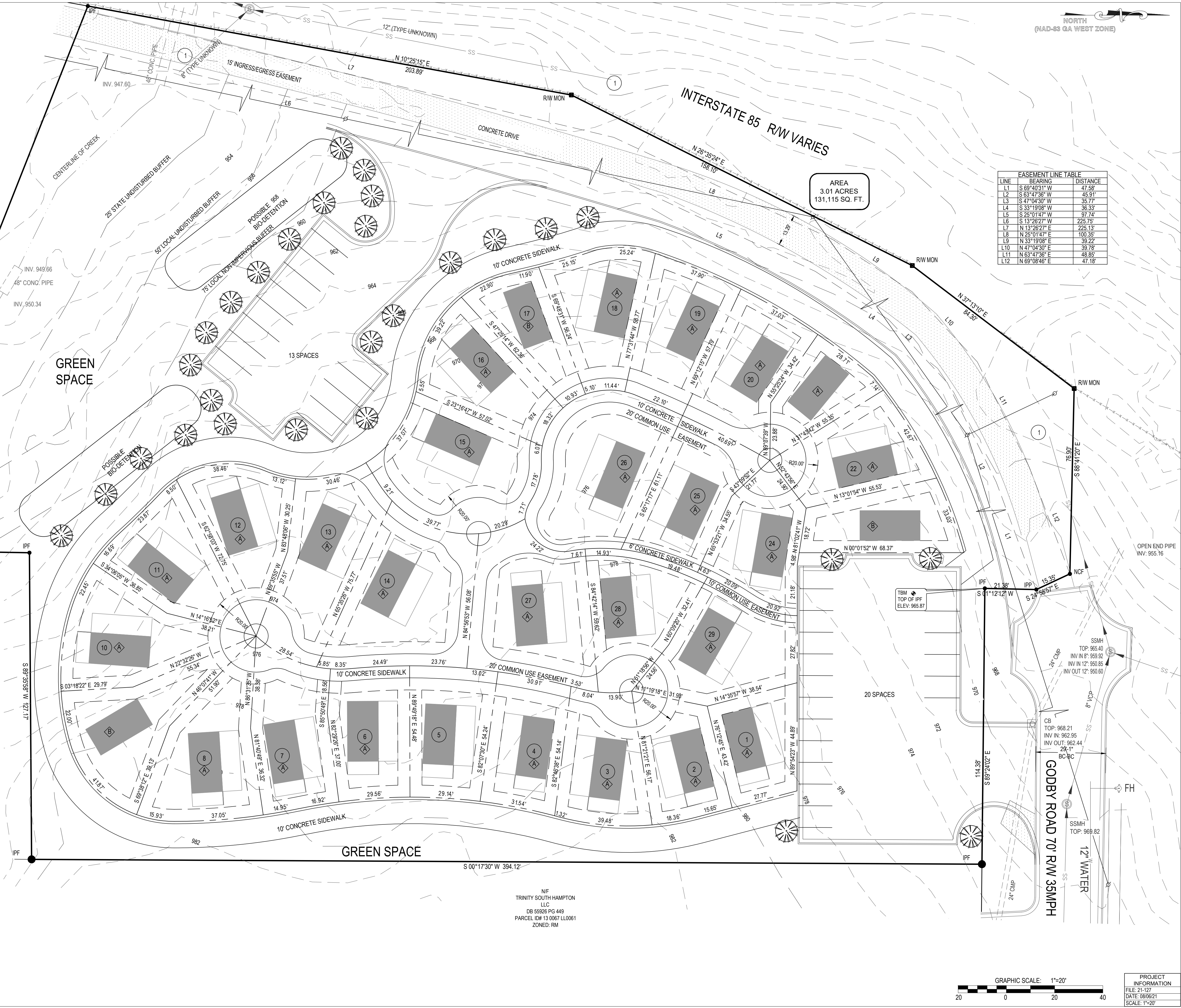
SHEET NOTES
 ① SANITARY SEWER LINE TERMINATION/ORIGIN UNKNOWN.

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FLOOD NOTE
 ACCORDING TO FULTON COUNTY FIRM PANEL 13121C0476F DATED 09/18/2013, NO PORTION OF THIS PROPERTY LIES WITHIN A 100 YEAR FLOOD ZONE.

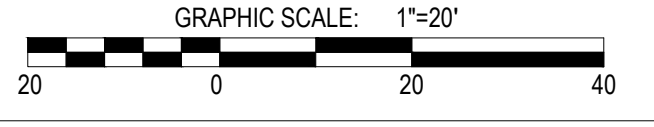
Area	Sq. Feet
1	1,439.41SF
2	1,596.15SF
3	1,811.94SF
4	1,685.86SF
5	29,270.28SF
6	1,769.95SF
7	12,542.75SF
8	8,594.97SF
9	2,187.01SF
10	1,966.89SF
11	1,941.76SF
12	2,552.80SF
13	3,068.70SF
14	2,857.20SF
15	1,825.85SF
16	1,344.50SF
17	1,907.15SF
18	1,872.54SF
19	1,969.02SF
20	1,199.35SF
21	1,842.13SF
22	1,556.49SF
23	1,773.44SF
24	1,959.96SF
25	2,976.25SF
26	2,860.36SF
27	1,988.01SF
28	2,231.22SF

ISSUED FOR REZONING PURPOSES ONLY
 NOT ISSUED FOR CONSTRUCTION



EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
L1	S 69°40'31\"	47.58'
L2	S 63°47'36\"	45.91'
L3	S 47°04'30\"	35.77'
L4	S 33°19'08\"	36.33'
L5	S 25°01'47\"	97.74'
L6	S 13°26'27\"	225.75'
L7	N 13°26'27\"	225.13'
L8	N 25°01'47\"	100.35'
L9	N 33°19'08\"	39.22'
L10	N 47°04'30\"	39.78'
L11	N 63°47'36\"	48.85'
L12	N 69°08'46\"	47.18'



PROJECT INFORMATION

FILE:	21-127
DATE:	08/06/21
SCALE:	1"=20'

An architectural rendering of a modern residential complex. The scene features a paved walkway with a repeating diamond pattern, bordered by landscaped areas with various plants, including purple flowers and tall, thin evergreen trees. In the background, there are several modern buildings with dark, vertical-slat facades and large glass windows. A person is walking on the path in the distance. The sky is clear and blue.

7.B.f

Packet Pg. 111

7.B.g



Packet Pg. 112

An aerial architectural rendering of a residential development. The houses are arranged in a circular or semi-circular pattern around a central area. Each house has a dark, gabled roof and light-colored siding. The development includes paved walkways, small trees, and landscaping. There are two parking lots: one on the left side and a larger one on the right side. The entire development is surrounded by a dense forest of green trees. The scene is captured from a high angle, showing the layout of the buildings and the surrounding environment.

7.B.h

Packet Pg. 113



7.B.i

Packet Pg. 114



CITY OF COLLEGE PARK

P.O. BOX 87137 · COLLEGE PARK, GA 30337 · 404.767.1537

REG SESSION AGENDA REQUEST

DOC ID: 9097

DATE: September 15, 2021

TO: The Honorable Mayor and Members of City Council

FROM: Mercedes Miller, Interim City Manager

RE: FAA-Replacement of Water Source Heat Pump-15

PURPOSE: City Council consideration of a request for approval to replace the Water Source Heat Pump-15 located in the LAN Room on the 4th Floor of the Federal Aviation Administration Regional Office.

REASON: The existing unit is the original equipment that was installed in 1992. The current heat pump is 29 years old and we can no longer locate parts to purchase for necessary repairs.

RECOMMENDATION: City Council approval to replace the Water Source Heat Pump-15 by Batchelor & Kimball INC., in an amount of \$23,619.

BACKGROUND: See attached letter dated September 8, 2021, from Colliers International Commercial Property Manager Ron Wilkerson. Also, see attached vendor quote.

YEARS OF SERVICE: N/A

COST TO CITY: \$23,615

BUDGETED ITEM: Funds are budgeted in the Fiscal Year 2021-2022 Capital Budget Projects

REVENUE TO CITY: N/A

CITY COUNCIL HEARING DATE: September 20, 2021

CONSIDERATION BY OTHER GOVERNMENT ENTITIES: Federal Aviation Administration

AFFECTED AGENCIES: Federal Aviation Administration

RELATIONSHIP TO EXISTING ORDINANCE OR RESOLUTION: N/A

REQUIRED CHANGES TO WORK PROGRAMS: None**STAFF:** City Manager's Office**ATTACHMENTS:**

- WSHP-15 Replacement 09.20.21 (PDF)

Review:

- Mercedes Miller Completed 09/10/2021 3:13 PM
- Rosyline Robinson Completed 09/10/2021 3:17 PM
- Purchasing Completed 09/10/2021 3:32 PM
- Finance Completed 09/14/2021 6:13 PM
- Mercedes Miller Completed 09/15/2021 8:58 AM
- Mayor & City Council Pending 09/20/2021 7:30 PM

September 8, 2021

Mercedes Miller
Interim City Manager
City of College Park
3667 Main Street
College Park, GA 30337

Re: Replacement of Water Source Heat Pump-15
Request to Proceed with Approved Capital Budget Item

Greetings Mercedes,

Colliers International request the approval to proceed with replacing WSHP-15 located in the LAN Room on the 4th Floor of the FAA Regional Office.

This is an approved Capital Budget item for Fiscal Year 2021-2022 budgeted in September for \$23,615.

I realize you will have to submit this request to Mayor and Council for final approval. I would like to see if this item could be added to the agenda in the next upcoming Mayor and Council meeting.

Please advise.

Kindest regards,



Ron Wilkerson
Property Manager
Dir +1 404 305 9177 Cell + 678 201 3074
Fax +1 404 763 2499
ron.wilkerson@colliers.com

Colliers International
1701 Columbia Avenue
College Park, Georgia 30337 | United States

cc: Althea P. Bradley
Director of Finance & Accounting
City of College Park, Georgia



September 10, 2021

Ron Wilkerson – Colliers International
FAA – Southern Regional Office
1701 Columbia Avenue
College Park, GA 30337

Reference: WSHP-15 (4th Floor) Replacement Proposal
Mammoth M/N: G062VHF1; S/N: 93A171122

Ron,

Please see scope below to replace WSHP-15.

Scope of work:

- Recover refrigerant in accordance with EPA guidelines
- Isolate glycol valves and drain glycol mix
- Remove WSHP-15
- Provide and install (1) new Trane Model GEVE06041
- Includes new piping from isolation valves to unit
- Provide and install new insulation to match existing
- Includes rigging and handling on unit
- Includes electrical
- Start unit and check operation
- Work to be performed on overtime
- Includes BAS controls interface
- Lead time is 7 weeks
- *The above pricing is based on current market prices and does not include labor or material escalations, delays of material or equipment, expediting fees, back charges, liquidated damages or increased shipping charges due to the changing Covid-19 pandemic situation.*

Pricing: \$23,615

Sincerely,

BATCHELOR & KIMBALL, INC.

Jeffrey S. Clotfelter

Jeffrey S. Clotfelter

EXHIBIT G-1
City of College Park, Georgia
Capital Outlay Request
Budget Year 2021-2022

Department: FAA – Phase 1

Fund: 557

Division:

Department Number: 4990

Item/Project Name: WSHP-15 (4th Floor) Replacement Proposal
Mammoth M/N: G062VHF1; S/N: 93A171122

Item/Project Manager: Ron Wilkerson

Priority Rating: High

Units Requested: 1

Number of Similar Units on Hand: -0-

Description of Item/Project:

Explain need for this expenditure:

- | | |
|--|---|
| <input type="checkbox"/> Scheduled Replacement | <input type="checkbox"/> Expanded Service |
| <input checked="" type="checkbox"/> Replace Worn-Out Equipment | <input type="checkbox"/> New Operation |
| <input type="checkbox"/> Obsolete Equipment | <input type="checkbox"/> Increased Safety Replacement |
| <input type="checkbox"/> Reduce Personnel Time | <input type="checkbox"/> Additional |

If the item is a replacement, please describe the item that needs replaced.

WSHP-15 (4th Floor) Mammoth M/N: G062VHF1; S/N: 93A171122

Disposition of item replaced:

- Sale Trade-In Scrap Other Department Use

Justify need for this item, including use: The existing WSHP-15 is 29 years old and it's the original piece of equipment.

Will requested expenditure require additional personnel? Yes No If yes, explain:

Cost Breakdown:	Estimated Useful Life	<u>14 years</u>
	Estimated Cost	<u>\$23,615</u>
	Less: Trade-In	<u>-0-</u>
	Net Cost	<u>\$23,615</u>

Comparable Quotes:	Vendor Name	Vendor Quote
--------------------	-------------	--------------

1. \$23,615.00 Batchelor & Kimball Inc.
- 2.
- 3.

CITY OF COLLEGE PARK, GEORGIA
FISCAL YEAR 2022 BUDGET
CAPITAL PROJECTS
EXHIBIT H

Department/Division:

Federal Aviation Administration

Project Name or Title:

WSHP-15 (4th Floor) Replacement
Mammoth M/N: G062VHF1; S/N:93A171122.

Project Description:

Purchase a new 5-ton Trane unit model GEVE06041 that would be a more efficient unit to operate.

Project Justification and Impact:

The existing unit is the original equipment that was installed in 1992. It's 29 years old and we can no longer locate parts to purchase for necessary repairs.

Project Costs: \$23,615.00

<u>Prior Year</u>	<u>FY2022</u>	<u>FY2023</u>	<u>FY2024</u>	<u>FY2025</u>	<u>FY2026</u>	<u>Total</u>
\$ -	\$ 23,615	\$ -	\$ -	\$ -	\$ -	\$ -

Useful Life: 15 years

Estimated Cost Beyond Fire Year Program: Routine repair and maintenance expenses will be incurred.

Funding Source: The City of College Park Georgia

Relationship to Other Primary Projects: None



CITY OF COLLEGE PARK

P.O. BOX 87137 · COLLEGE PARK, GA 30337 · 404.767.1537

REG SESSION AGENDA REQUEST

DOC ID: 9074

DATE: September 15, 2021

TO: The Honorable Mayor and Members of City Council

THROUGH: Mercedes Miller, Interim City Manager

FROM: Michelle Johnson, Director of Recreation & Cultural Arts

RE: Bid Approval for Lighting Improvement for Tennis Courts

PURPOSE: To approve bid for lighting improvement for Barrett Park tennis courts from Gresco in the amount of \$ 34,844.00. The bid is for lighting and supplies only with no labor cost. College Park Power Department will install the lighting. Budgeted line item for Fiscal Year 2022 for lighting improvement.

REASON: The City of College Park put out a Request for Proposal (RFP) for new lighting for the tennis courts at Barrett Park due to the lights needing to be replaced. The lighting improvement cost was budgeted for this project.

AFFECTED AGENCIES: Recreation and College Park Power Department

RELATIONSHIP TO EXISTING ORDINANCE OR RESOLUTION: N/A

REQUIRED CHANGES TO WORK PROGRAMS: N/A

STAFF: College Park Power Department

ATTACHMENTS:

- Barrett Park Tennis - Lighting Foot Candles (PDF)
- Galleon LED (PDF)
- Agenda Memo ID #2021-9074 - ITB – TENNIS COURT LIGHTING - 082521 (PDF)
- ITB – TENNIS COURT LIGHTING - Specs (PDF)

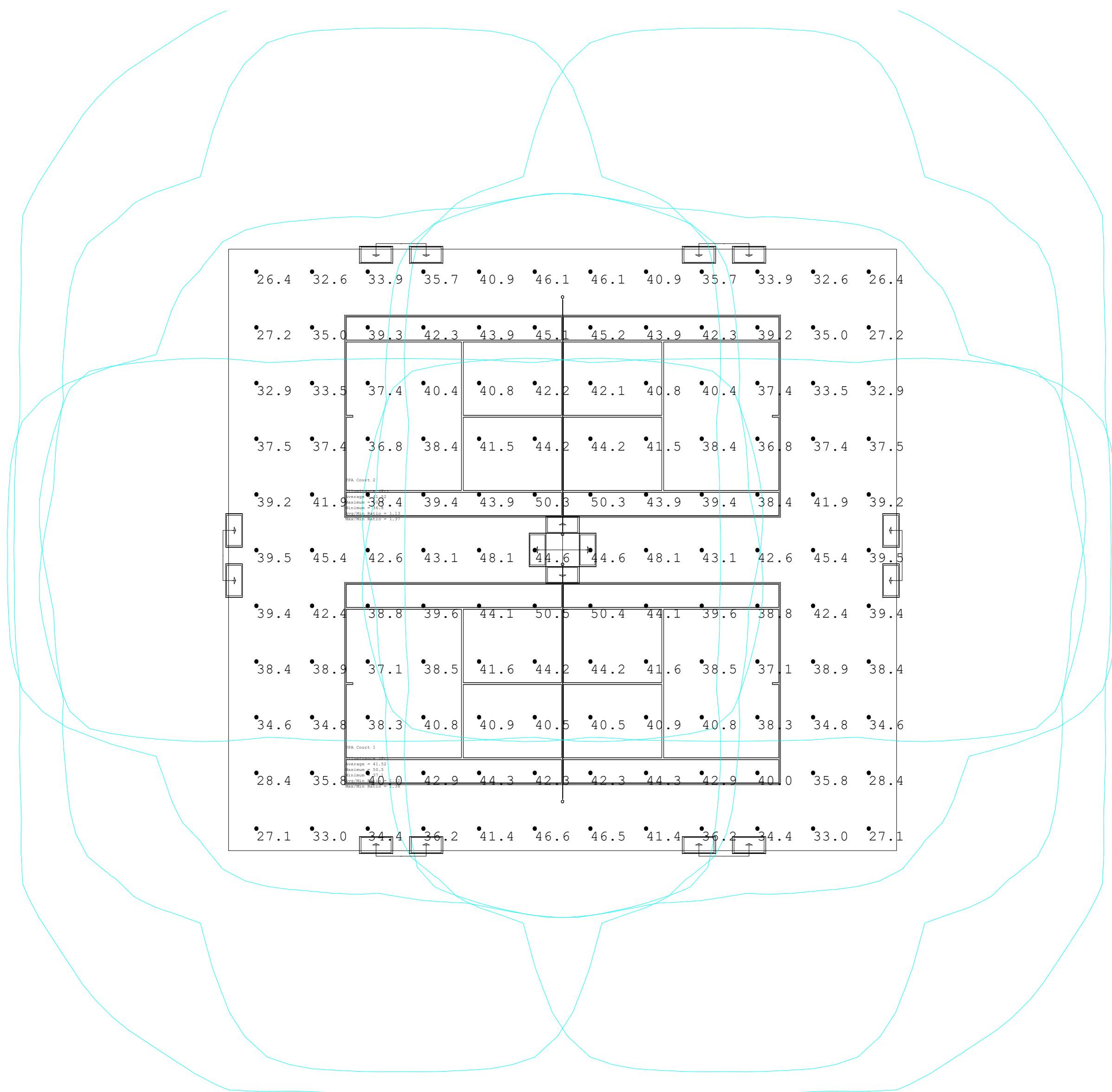
Review:

- Michelle Johnson Completed 09/09/2021 5:00 PM
- Purchasing Completed 09/10/2021 8:05 AM
- Hugh Richardson Completed 09/10/2021 8:10 AM
- Rosyline Robinson Completed 09/10/2021 11:55 AM
- Finance Completed 09/15/2021 12:43 PM
- Mercedes Miller Completed 09/15/2021 1:40 PM
- Mayor & City Council Pending 09/20/2021 7:30 PM

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description	Lum. Watts
	1	GAN-SA7D-750-U-T4FT	4 @ 90 DEGREES	N.A.	0.912	GAN-SA7D-750-U-T4FT	448
	6	GAN-SA7D-750-U-T4FT_1	TWIN	N.A.	0.912	GAN-SA7D-750-U-T4FT	448

Luminaire Location Summary						
LumNo	Label	X	Y	Z	Orient	Tilt
1	GAN-SA7D-750-U-T4FT_1	31	109	20	270	0
2	GAN-SA7D-750-U-T4FT_1	89	109	20	270	0
3	GAN-SA7D-750-U-T4FT_1	31	-1	20	90	0
4	GAN-SA7D-750-U-T4FT_1	89	-1	20	90	0
5	GAN-SA7D-750-U-T4FT_1	-1	53	20	0	0
6	GAN-SA7D-750-U-T4FT_1	121	53	20	180	0
7	GAN-SA7D-750-U-T4FT	60	54	30	0	0

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Courts	Illuminance	Fc	39.45	50.5	26.4	1.49	1.91
PPA Court 1	Illuminance	Fc	41.52	50.5	37.1	1.12	1.36
PPA Court 2	Illuminance	Fc	41.52	50.3	36.8	1.13	1.37



#	Date	Comments

Revisions

Drawn By:	Checked By:	Date:	Scale:
		8/31/2021	

Project 1019-011-1 (revised 8-31-21)
 Barrett Park-Tennis LED
 College Park Power



McGraw-Edison

GLEON Galleon LED

- Choice of 16 high-efficiency, patented AccuLED Optics™
- Lumen packages range from 4,200 – 80,800 (34W – 640W)
- Available in 2200K, 2700K, 3000K, 3500K, 4000K, 5000K or 5700K CCT
- -40°C to 40°C operating range, optional 50°C high ambient
- 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation
- IP66 rated housing and light square
- 3G vibration rated
- Pole, mast-arm or wall-mounted configurations



CITY OF COLLEGE PARK

PO BOX 87137 • COLLEGE PARK, GA 30337 • (404) 767-1537

AGENDA MEMORANDUM NO. 2021-9074

DATE: SEPTEMBER 10, 2021

TO: OFFICE OF THE CITY MANAGER

FROM: WILLIS MOODY, PURCHASING & FLEET ADMINISTRATOR

SUBJECT: ITB - TENNIS COURT LIGHTING - 082521
SEALED BID OPENING

The purpose of this communication is to secure the approval to purchase the following item(s). Please include the following item(s) on the upcoming Mayor/Council agenda.

Item Description: Tennis Court Lighting

Budgeted item(s): Yes

Recommendations: Gresco is recommended at \$34,844.00 for this project

Explanation of recommendation:

The bid was published on the City of College Park website under the Bids/RFPs location, Vendor Registry.com, DOAS GPR (Georgia Procurement Registry) and the National Association of Minority Contractors - Georgia Chapter. The advertisement was published from August 3, 2021 thru August 25, 2021 at 9:30 am.

1,230 representatives were contacted for this bid on August 3, 2021.

The official Zoom (virtual) bid open was scheduled for Wednesday, August 25, 2021 at 10:00 am with no representatives logged into the meeting

Michelle Johnson and Lance Terry was present to represent the City during the bid open.

Join Zoom Meeting

<https://zoom.us/j/99972326887?pwd=ZXZkSzhTU3dpeVEwT29aR0NXU3RHZz09>

Meeting ID: 999 7232 6887 ~ Passcode: 354717



CITY OF COLLEGE PARK

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Bid Tabulation

ITB – TENNIS COURT LIGHTING - 082521

	Company Name	Bid Amount (\$)	Identified Minority Class	Located within city limits	Previously worked w/CP
1	Gresco	\$24,840.00 – Lights <u>\$10,004.00 – Optional Poles</u> \$34,844.00 (combined total)	N	N	Y
2	Etrenzik LED	\$26,227.00 – Lights <u>\$12,699.00 – Optional Poles</u> \$38,926.00 (combined total)	N	N	N

A “**Minority Business Enterprise**” (MBE) is a business which is an independent and continuing operation for profit, performing a commercially useful function, which is owned and/or controlled by one or more minority group member(s).

- (1) African American Business Enterprise (AABE) (2) Hispanic Business Enterprise (HBE)
 (3) Female Business Enterprise (FBE) (4) Asian Business Enterprise (ABE)
 (5) Native American Business Enterprise (NABE) (6) Minority Veteran (MV)

An “**Owned**” is a minority or female owner which possesses an ownership interest 51% of the business

A “**Controlled**” is a minority or female which possess and exercise the legal authority and power to manage business assets, good will and daily operations of the business and actively and continuously exercise such managerial authority and power in determining the policies and directing the operations of the business.

The original proposal(s) are available for review in the Purchasing Department. Contact Willis Moody, Purchasing & Fleet Administrator (wmoody@collegetparkga.com) to schedule a time.



REQUEST FOR SEALED PROPOSAL

ADVERTISEMENT for LIGHTING SUPPLY

ITB – TENNIS COURT LIGHTING - 082521

The City of College Park is accepting **sealed proposals** from qualified vendors for **TENNIS COURT LIGHTING**. Proposals will be received no later than **WEDNESDAY, AUGUST 25, 2021 at 9:30 am** at the City of College Park Purchasing Department, 3667 Main Street, College Park Georgia, 30337. Proposals received after the above date and time, or in any other location other than the Purchasing Department will not be considered.

A bid packet may be obtained by clicking "related documents" below or a hard copy from the City of College Park Purchasing Department, 3667 Main Street, College Park, Georgia 30337 or www.collegeparkga.com, under the Bids / RFPs section.

Timeline

Q&A and Clarifications (email only to wmoody@collegeparkga.com) Ref: Tennis Court Lighting	August 17, 2021	12:00 pm (EST)
Addendum(s) published	August 18, 2021	4:00 pm (EST) Deadline
Open Sealed Bids	August 25, 2021	10:00 am (EST)

Any/all addenda must be signed and dated and made a part of bid packet. It is always the vendor's responsibility to check the City of College Park's website for any/all addenda.

The City of College Park reserves the right to reject any or all bids based on past performance and to waive technicalities and informalities and re-advertise. All Minority, Woman and Small Businesses are strongly encouraged to apply. Only responsive bids that are determined to meet the requirements and criteria set forth by the City of College Park will be considered.



PURPOSE SCOPE OF WORK

GENERAL PURPOSE

The City of College Park is soliciting requests for bid for distribution material. Specifications are included and items that do not meet the included specifications may be considered only if deviations are noted and manufacturer's specification accompanies the bid response.

Deliveries requiring assistance must be shipped in open container(s) or positioned for forklift off load. Failure to comply with this requirement may result in shipment refusal. College Park will not be responsible for additional shipping or handling charges if refused due to the above. Shipping and receiving FOB Destination only; in addition the delivery location is an unmanned facility without a loading dock and requires a 24-hour call ahead appointment with Samuel Martin at 404-669-3772.

SCOPE OF WORK

The City of College Park Recreation and Cultural Arts Department is looking to purchase LED fixtures, lights and light poles for two (2) double tennis courts located at Barrett Park in College Park, GA.

1. LED Fixtures with the following specifications:
 - 55,000 to 65,000 lumens output per fixture
 - Forward throw, type 4 lighting distribution
 - 5000 K color temperature Universal voltage (120 – 277v)
 - Bronze finish
 - Quantity: 24
2. Dual 70 degree, 36 - 48" arms:
 - 4" existing pole top mount
 - Bronze finish
 - Quantity: 12

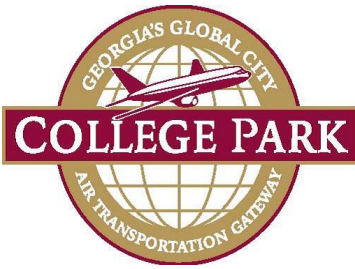


Optional additional quote to add two (2) additional poles and eight (8) lights:

1. LED Fixtures with the following specifications:
 - a. 55,000 to 65,000 lumens output per fixture
 - b. Forward throw, type 4 lighting distribution
 - c. 5000 K color temperature Universal voltage (120 – 277v)
 - d. Bronze
 - e. Quantity: 8

2. 35' aluminum poles:
 - a. 4" diameter at top for direct burial,
 - b. Bronze finish
 - c. Quantity: 2
3. Quad arms – 4"
 - a. diameter pole top mount
 - b. 36 – 48" arm length
 - c. Bronze finish
 - d. Quantity: 2





CITY OF COLLEGE PARK

P.O. BOX 87137 · COLLEGE PARK, GA 30337 · 404.767.1537

REG SESSION AGENDA REQUEST

DOC ID: 9094

DATE: September 15, 2021

TO: The Honorable Mayor and Members of City Council

THROUGH: Mercedes Miller, Interim City Manager

FROM: Artie Jones, Director of Economic Development

RE: Rhodes Street Construction Bids

PURPOSE:

An RFP was released to secure proposals for the development and construction of a major roadway within the Six West Development. This roadway is a requirement to close a purchase and sales agreement contract on a 55 acre residential development site owned by the Clearly College Park.

REASON: A road needs to be constructed within the Six West Development to connect Camp Creek Parkway to Redwine Avenue where a major residential development will be located.

RECOMMENDATION: Staff recommends that the City of College Park contract to C.W. Matthews Contracting Company for the construction of Rhodes Street located within the Six West development.

BACKGROUND: Six West is a 320 acre mixed-use development owned by Clearly College Park that includes residential, retail, hospitality, office, and entertainment uses. Clearly College Park is playing the role of master developer in the project. Replacement of most of the existing infrastructure is required to bring this project to fruition as outlined in the Six West District Plan.

COST TO CITY: \$9,734,945.02

BUDGETED ITEM: No

REVENUE TO CITY: None

CITY COUNCIL HEARING DATE: September 20, 2021

CONSIDERATION BY OTHER GOVERNMENT ENTITIES: This project was previously approved by the Fulton County Board of Education.

AFFECTED AGENCIES: None

RELATIONSHIP TO EXISTING ORDINANCE OR RESOLUTION: None

REQUIRED CHANGES TO WORK PROGRAMS: None

STAFF: Willis Moody, Purchasing Manager
 Kimley Horn - Engineer of Record
 Jesse Frasier - BDR Partners (Program Manager)
 Artie Jones, III - Economic Development Director / Exec. Clearly College Park

ATTACHMENTS:

- Bid Results Memo from BDR 09092021 (PDF)
- RFP - RHODES STREET WIDENING & IMPROVEMENTS - Specs (PDF)
- Agenda Memo ID #2021-9094 - RFP - RHODES STREET WIDENING & IMPROVEMENTS - 082621 (PDF)

Review:

- Artie Jones Completed 09/09/2021 12:15 PM
- Purchasing Completed 09/09/2021 2:08 PM
- Rosyline Robinson Completed 09/10/2021 11:58 AM
- Finance Completed 09/15/2021 12:43 PM
- Mercedes Miller Completed 09/15/2021 1:41 PM
- Mayor & City Council Pending 09/20/2021 7:30 PM



MEMORANDUM

To: Mr. Artie Jones, III, Director of Economic Development
City of College Park

From: Jesse Frasier, Partner

Project: Six West Development, Rhodes Street Widening and Improvements
College Park Georgia

Date: September 8, 2021

Re: Construction Bid Tabulation Report/Recommendation

The Request for Proposal for the construction of the Rhodes Street Widening and Improvements project was issued on July 30, 2021. It was posted to City of College Park procurement website, along with several other procurement sites, reaching over 800 vendors. A mandatory pre-proposal meeting was conducted at City Hall on August 10, 2021. Seven construction companies were in attendance. The original submittal date for proposals was extended from August 26, 2021 to September 1, 2021 to allow bidders additional time to address questions during the bid period. The City received three proposals and they were all opened in a virtual session held on September 1, 2021 at 10:00am.

The information below outlines the three proposals that were submitted:

- CMES, Inc. – Lump Sum Proposal Cost: **\$9,637,910.70**
 - CMES, Inc. submitted an Non-Responsive Bid
 - CMES, Inc. did not utilize the revised “FINAL BID QUANTITIES” spreadsheet that was included in Addendum 3 issued on August 16, 2021.
 - CMES, Inc. excluded (2) Tree Pods valued at \$89,408.72 (total)
 - Adding that scope and cost to CMES, Inc. proposal, the bid has increased: Lump Sum Proposal Cost: **\$9,727,319.42**
 - Items of Note:
 - CMES, Inc has been in business for 25 years
 - CMES, Inc completed the Camp Creek Pkwy DDI – GDOT Lighting project
 - CMES, Inc subcontracted out 31% of the proposed work
 - 13% of the subcontracted work was to be permed by C.W. Matthews (another bidder on the project)
- C.W. Matthews Contracting Company – Lump Sum Proposal Cost - **\$9,734,945.02**
 - C.W. Matthews Contracting Company submitted a Complete and Responsive Bid
 - Items of Note:
 - C.W. Matthews Contracting Company has been in business for 75 years
 - C.W. Matthews Contracting Company has contracted construction services with the City of College Park for more than 10 years

- Prior to the proposal submission, C.W. Matthews Contracting Company performed site investigations, utilizing drilling equipment, to evaluate subsurface conditions to be able to provide a more informed bid.
- C.W. Matthews Contracting subcontracted out 31% of the proposed work (none to a direct competitor)
- Baldwin Paving Company – Lump Sum Proposal Cost - **\$9,788,087.08**
 - Baldwin Paving Company submitted an Non-Responsive Bid
 - Baldwin Paving Company excluded the actual percentage of work to be performed by the seven subcontractors listed in the proposal
 - Items of Note:
 - Baldwin Paving Company has been in business for 42 years
 - Baldwin Paving Company is currently performing enabling projects for the Six West Development as part of a previous contract with the City including:
 - Traffic light and intersection cut at the intersection of Rhodes Street and Camp Creek Parkway
 - Tree removal and site grubbing

Based on the above submitted proposal and the thorough review by the Team (City of College Park Procurement Department, City of College Park Economic Development Director, Kimley Horn-Engineer of Record, and BDR – Program Manager), we recommend **C. W. Matthews Contracting Company** be awarded the contract to perform construction services for the Rhodes Street Widening and Improvement project for the City of College Park.

Sincerely,



Jesse Frasier
BDR Partners



City of College Park

3667 Main Street | College Park, GA | 30337
(404)-767-1537



Bid Tabulation

RFP – RHODES STREET WIDENING & IMPROVEMENTS – 082621

	Company Name	Bid Amount (\$)	Identified Minority Class	Located within city limits	Previously worked w/CP
1	CMES, Inc	\$9,637,910.70	N	N	N
2	C.W. Matthews Contracting	\$9,734,945.02	N	N	Y
3	Baldwin Paving Co	\$9,788,087.08	N	N	Y
4					

A “**Minority Business Enterprise**” (MBE) is a business which is an independent and continuing operation for profit, performing a commercially useful function, which is owned and/or controlled by one or more minority group member(s).

- (1) African American Business Enterprise (AABE) (2) Hispanic Business Enterprise (HBE)
(3) Female Business Enterprise (FBE) (4) Asian Business Enterprise (ABE)
(5) Native American Business Enterprise (NABE) (6) Minority Veteran (MV)

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A “**Controlled**” is a minority or female which possess and exercise the legal authority and power to manage business assets, good will and daily operations of the business and actively and continuously exercise such managerial authority and power in determining the policies and directing the operations of the business.

The original proposal(s) are available for review in the Purchasing Department. Contact Willis Moody, Purchasing & Fleet Administrator (wmoody@collegetparkga.com) to schedule a time.



REQUEST FOR SEALED PROPOSAL

ADVERTISEMENT for CONTRACTUAL SERVICE

RFP – RHODES STREET WIDENING & IMPROVEMENTS - 082621

The City of College Park is accepting **sealed proposals** from qualified vendors for **RHODES STREET WIDENING & IMPROVEMENTS**. Proposals will be received no later than **THURSDAY, AUGUST 26, 2021 at 9:30 am** at the City of College Park Purchasing Department, 3667 Main Street, College Park Georgia, 30337. Proposals received after the above date and time, or in any other location other than the Purchasing Department will not be considered.

A (**mandatory**) pre-proposal meeting will be held in the Council Chambers at City Hall Tuesday, August 10, 2021 beginning promptly at 10:30 am.

All social distancing measures will be in place during the (**mandatory**) pre-proposal meeting and mask are required for entry to the building.

A bid packet may be obtained by clicking the related solicitation link on the City of College Park website www.collegeparkga.com under the Bids / RFPs section.

Timeline

Information Conference/Pre-Proposal Meeting – Mandatory	August 10, 2021	10:30 am (EST)
Q&A and Clarifications (email only to wmoody@collegeparkga.com) Ref: Rhodes Street Widening & Improvements	August 17, 2021	12:00 pm (EST)
Addendum(s) published	August 18, 2021	4:00 pm (EST) Deadline
Open Sealed Bids	August 26, 2021	10:00 am (EST)

Any/all addenda must be signed and dated and made a part of bid packet. It is always the vendor's responsibility to check the City of College Park's website for any/all addenda.

The City of College Park reserves the right to reject any or all bids based on past performance and to waive technicalities and informalities and re-advertise. All Minority, Woman and Small Businesses are strongly encouraged to apply. Only responsive bids that are determined to meet the requirements and criteria set forth by the City of College Park will be considered.



PURPOSE SCOPE OF WORK

GENERAL PURPOSE

The City of College Park (City) is accepting sealed proposals from qualified vendors interested in providing construction services necessary to construct the widening of Rhodes Street. This Request for Proposals (RFP) seeks to identify qualified potential providers for construction services for the project.

All respondents to this RFP are subject to instruction, terms, and conditions communicated in this RFP and are cautioned to completely review the entire RFP and follow instruction carefully. A determination for the contract award will be determined by the City and project management consultants to be responsive and qualified.

OVERVIEW

Information in this RFP regarding schedule, selection methodology, selection criteria, and other items supersedes all previously publicly advertised information regarding this project.

Vendor acknowledges and agrees that the work is set out in the bid documents as a lump sum agreement. Vendor further acknowledges the work will be separated into multiple portions including a BASE BID for the majority of the work and additional alternates.

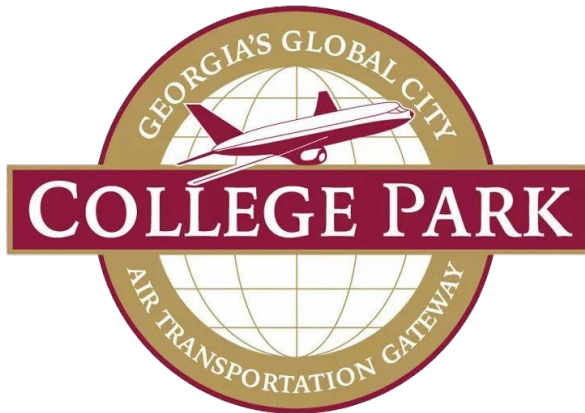
A restriction of communication(s) is in effect for this solicitation from the advertisement date of this RFP solicitation, until a successful respondent is selected and the selection is announced. Firms are not allowed to communicate about this solicitation or scope with any staff of the City to include the Mayor and City Council Members; except for submission of questions as instructed in the RFP, or as provided by any existing work agreement(s). For violation of this provision, the City reserves the right to reject the submittal of the offending respondent.

The City request a good faith effort to acquire Disadvantaged Business Enterprise (DBE) participation for this street widening and improvements project. The DBE can be achieved by prime contracting, sub-contracting, joint venture or mentor/protégé relationship. The steps, as described, should demonstrate the scope, intensity, and appropriateness of the effort undertaken to obtain sufficient DBE participation.

SCOPE of WORK

Review the attached links on the next page, provided by Kimley-Horn to preview the following:

1. Drawings
2. MS4 Final Report
3. Preliminary quantities required – all quantity one (1)



Rhodes Street Widening & Improvements



Information regarding the City of College Park's design-build process, prepared by Kimley-Horn can be reviewed at the following links:

Drawings:

[Rhodes 22x34 Signed Flat.pdf](#)

Preliminary Quantities

[Quantities \(1\).pdf](#)

Stormwater Management Report:

[MS4 Final Report.pdf](#)



CITY OF COLLEGE PARK

PO BOX 87137 • COLLEGE PARK, GA 30337 • (404) 767-1537

AGENDA MEMORANDUM NO. 2021-9094

DATE: SEPTEMBER 9, 2021

TO: OFFICE OF THE CITY MANAGER

FROM: WILLIS MOODY, PURCHASING & FLEET ADMINISTRATOR

SUBJECT: RFP – RHODES STREET WIDENING & IMPROVEMENTS - 082621
SEALED BID OPENING

The purpose of this communication is to secure the approval to purchase the following item(s). Please include the following item(s) on the upcoming Mayor/Council agenda.

Item Description: Rhodes Street Widening & Improvements

Budgeted item(s): No

Recommendations: C.W. Matthews Contracting Co is recommended at \$9,734,945.02 as most responsive to the City.

Explanation of recommendation:

The bid was published on the City of College Park website under the Bids/RFPs location, Vendor Registry.com, DOAS GPR (Georgia Procurement Registry) and the National Association of Minority Contractors - Georgia Chapter. The advertisement was published from July 29, 2021 thru September 1, 2021 at 9:30 am.

818 representatives were contacted for this bid.

A (**mandatory**) pre-proposal meeting was held in the Council Chambers at City Hall Tuesday, August 10, 2021 beginning promptly at 10:30 am, with social distancing measures in place. There were seven (7) vendors in attendance along with Jesse Frasier and Hector Morales (BDR), Mike Lobdell (Kimley-Horn), Jackson Myers and Artie Jones III (City).

During this meeting, drawing issues were discovered and per Addendum No. 1, the scheduled calendar dates (Q&A, Addendums and Bid Open) were extended one (1) week to allow the vendors additional time to review the revised plans and submit questions for response. The original Zoom (virtual) bid open was scheduled for August 26, 2021 at 10:00.

The official Zoom (virtual) bid open was conducted September 1, 2021 at 10:00 am with representatives from C.W. Matthews, CMES and Baldwin Paving logged into the meeting.



CITY OF COLLEGE PARK

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Artie Jones, III was present to represent the Jesse Frasier and Hector Morales (BDR), Mike Lobdell (Kimley-Horn) during the bid open.

Join Zoom Meeting

<https://us06web.zoom.us/j/86933034717?pwd=ZzVYdnMyTVdEUnBZKzNNMXFmYzJTUT09>

Meeting ID: 869 3303 4717 ~ Passcode: 368142



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Bid Tabulation

RFP – RHODES STREET WIDENING & IMPROVEMENTS – 082621

	Company Name	Bid Amount (\$)	Identified Minority Class	Located within city limits	Previously worked w/CP
1	CMES, Inc	\$9,637,910.70	N	N	N
2	C.W. Matthews Contracting	\$9,734,945.02	N	N	Y
3	Baldwin Paving Co	\$9,788,087.08	N	N	Y

A “**Minority Business Enterprise**” (MBE) is a business which is an independent and continuing operation for profit, performing a commercially useful function, which is owned and/or controlled by one or more minority group member(s).

- (1) African American Business Enterprise (AABE) (2) Hispanic Business Enterprise (HBE)
 (3) Female Business Enterprise (FBE) (4) Asian Business Enterprise (ABE)
 (5) Native American Business Enterprise (NABE) (6) Minority Veteran (MV)

An “**Owned**” is a minority or female owner which possesses an ownership interest 51% of the business

A “**Controlled**” is a minority or female which possess and exercise the legal authority and power to manage business assets, good will and daily operations of the business and actively and continuously exercise such managerial authority and power in determining the policies and directing the operations of the business.

The original proposal(s) are available for review in the Purchasing Department. Contact Willis Moody, Purchasing & Fleet Administrator (wmoody@collegetparkga.com) to schedule a time.



CITY OF COLLEGE PARK

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REG SESSION AGENDA REQUEST

DOC ID: 9100

DATE: September 13, 2021

TO: The Honorable Mayor and Members of City Council

THROUGH: Mercedes Miller, Interim City Manager

FROM: Artie Jones, Director of Economic Development

RE: Six West Rhodes Street Improvements - Program Management

The major north / south roadway of Six West (Rhodes Street) will be considered for funding on Monday, September 20, 2021. A program manager is needed for this project to ensure that the project is delivered on time and on budget. Staff recommends BDR be contracted with to ensure that the Rhodes Street widening and improvement project be completed on time and on budget.

Please see memorandum / contract from BDR who is currently serving as the advisory services program manager over the Six West project.

ATTACHMENTS:

- Six West Rhodes Street - PM Services (PDF)

Review:

- Artie Jones Completed 09/09/2021 12:58 PM
- Rosyline Robinson Completed 09/10/2021 11:59 AM
- City Attorney's Office Completed 09/14/2021 5:51 PM
- Mercedes Miller Completed 09/15/2021 9:00 AM
- Mayor & City Council Pending 09/20/2021 7:30 PM



City of College Park
**Six West
Rhodes Street
Improvements**

**Program
Management
Services**

Submitted to: Mr. Artie Jones III, Director of Economic Development
September 8, 2021



Cover Letter

September 8, 2021

Artie Jones, III
Director of
Economic Development

City of College Park
3667 Main Street
College Park, GA 30337

**RE: Proposal for Program Management Services
Six West Development - Rhodes Street Improvements**

Mr. Artie Jones, III,

It has been our pleasure providing program management advisory services for the City of College Park on the Six West Development project. Working with the City leadership, the City finance department, the City legal department and City brokerage firm, the Rhodes Street Improvements has been identified as the first project in the Six West Development.

The overall strategic planning, team assembly, developer coordination and funding coordination have been successful to date. Implementation/Construction of Rhodes Street is the next step. Rhodes Street is the main artery into the development. It will connect Camp Creek to the residential development that is slated to begin in early 2021. Installing underground utilities, low voltage, water, sewer, site grading, sidewalks, and paving are critical components that need to be installed to maintain the confidence of developers currently under contract agreements with the City of College Park, as well as, attracting prospective developers to Six West.

BDR is appropriately staffed and prepared to begin project management services for the Rhodes Street Improvements.

Please contact me at your convenience should you have any questions.

Warmest Regards,



Jesse Frasier,
Partner, BDR Partners

Scope of Services

BDR will provide the following scope of Program Management Services for the Rhodes Street Improvements:

Project Management Services

- Collaboration with the City of College Park and the Six West Development Committee
- Weekly virtual coordination meetings with City of College Park Six West Development Committee
- Bi-Weekly construction meetings with City of College Park, Engineers, and Contractor
- Project reporting to the Six West Development and the appropriate Stakeholders
- Maintenance of cloud sharing document storage
- Review all College Park approved consultants / vendors bids, proposals and contracts before presented to Mayor and City Council for approval
- Coordination with the Engineers and Contractors to maintain approved construction and project costs
- Budget Management
- Schedule Management
- Monitoring of the progress of all site due diligence with engineers and consultants
- Document review of all engineer and consultant designs to ensure they are complete and meet the intended programmatic elements.
- Coordination with all third party vendors
- Coordinate information and deliver approved College Park responses to all of the third party development groups associated with the Six West Development



Proposed Fee

Proposed is a lump sum fee for Rhodes Street: **\$304,193**

Anticipated Monthly Fee: \$23,400/mo

Anticipated Project Duration:

October, 2021 – November, 2022 (13 months estimated construction schedule)

If the project extends beyond the 13 month duration, BDR will request a contract extension for PM services

Reimbursable Expenses

The cost for mileage directly associated with this project will be billed to the City of College Park at 1.0 times the prevailing IRS rate. All basic copying services are included in the lump sum fee above. Any exceptional expenses for reproduction and out-of-pocket costs will be presented to the City of College Park for advanced approval.

BDR Hourly Rates:

The following hourly rates will apply for any additional services

- Program Director \$225.00/hr
- Sr. Project Manager..... \$200.00/hr
- Project Manager \$185.00/hr
- Project Administrator..... \$75.00/hr

Signature

City of College Park

Signature: _____

Name / Title: _____

Date: _____

BDR Partners

Signature:  _____

Name / Title: Jesse Frasier _____

Date: 9/8/21 _____



CITY OF COLLEGE PARK

P.O. BOX 87137 · COLLEGE PARK, GA 30337 · 404.767.1537

REG SESSION AGENDA REQUEST

DOC ID: 9099

DATE: September 13, 2021

TO: The Honorable Mayor and Members of City Council

THROUGH: Mercedes Miller, Interim City Manager

FROM: Artie Jones, Director of Economic Development

RE: Six West Program Management Services - Phase I

As we begin the development of Rhodes Street the City of College Park needs an organization to oversee, manage, and advise on the development of numerous projects. Staff request that an extension be provided to BDR who has served as program manager for the Gateway Arena project, as well as initial program management advisory services for the Six West Development.

Staff request that BDR be contracted with for a 12-month period of time to oversee program management services. Examples of projects that will be overseen by BDR includes but is not limited to:

- Rhodes Street Improvements
- Columbia Avenue Improvements
- College Park Golf Course
- Camp Creek Parkway District
- Incremental District
- Residential District
- Camp Creek Pedestrian Bridge

ATTACHMENTS:

- Six West Advisory Services Extension (BDR) (PDF)

Review:

- Artie Jones Completed 09/09/2021 12:40 PM
- Rosylie Robinson Completed 09/10/2021 11:59 AM
- City Attorney's Office Completed 09/14/2021 5:48 PM

Updated: 9/13/2021 11:20 AM by Sonya Harold

Page 1

- Mercedes Miller Completed 09/15/2021 9:00 AM
- Mayor & City Council Pending 09/20/2021 7:30 PM



City of College Park

Six West Development Phase-1

Program Management Advisory Services

Submitted to: Mr. Artie Jones III, Director of Economic Development
September 9, 2021

Contract Extension

The logo for BDR consists of the letters 'BDR' in a bold, red, serif font.

Cover Letter

March 24, 2021

Artie Jones, III
Director of
Economic Development

City of College Park
3667 Main Street
College Park, GA 30337

**RE: Proposal for Program Management Advisory Services
Six West Development - Phase 1
Contract Extension**

Mr. Artie Jones, III,

It has been our pleasure providing program management advisory services for the City of College Park on the Six West Development project. Our initial contract was officially signed by Mayor Bianca Motley Broom on January 21, 2021. The first contract extension was officially signed by Mayor Bianca Motley Broom on April 10, 2021. These contracts were completed August 31, 2021.

Per your request, this proposal is for an extension of BDR's program management advisory services for a 12-month duration (September 2021 - September 2022).

BDR will provide our standard high level of service and are prepared to continue our partnership with the City of College Park to deliver the scope of services as outlined in this document.

Please contact me at your convenience should you have any questions.

Warmest Regards,



Jesse Frasier,
Partner, BDR Partners

Accomplished Scope of Services

Since our engagement on January 4, 2021 through August 31, 2021, BDR has successfully provided the following services:

Program Management Services - *Accomplished*

- Successful collaboration with the City of College Park and the Six West Development Committee
- BDR led weekly virtual calls with City of College Park Six West Development Committee
- Establishment and maintenance of cloud sharing document storage
- BDR provided project reporting to the Six West Development and the appropriate Stakeholders
- Request and review all College Park approved consultants / vendors bids, proposals and contracts before presented to Mayor and City Council for approval
- Develop overall Phase-1 program schedule
- Validate individual project budgets that fold up into the overall Phase-1 program
- Develop overall Phase-1 program budget
- Collaborate with the City of College Park to establish cash flow projections
- Monitor progress of all site due diligence with engineers and consultants
- Provide document review of all engineer and consultant designs to ensure they are complete and meet the intended programmatic elements.
- Provide updates, coordinate information and deliver approved College Park responses to all of the third party development groups associated with the Six West Development
- Coordinated the design of the Rhodes Street Improvements
- Coordinated the procurement and bidding process for Contractor selection for the Rhodes Street Improvements

Continued Scope of Services

BDR requests a 12-month extension for program management advisory services, September 2021 - September 2022, for the following scope of services:

Program Management Services - *Continued*

- Continued collaboration with the City of College Park and the Six West Development Committee
- Continued BDR led weekly virtual calls with City of College Park Six West Development Committee
- Continued team coordination for the Six West Phase-1 projects:
 - **Rhodes Street Improvements**
 - **Columbia Avenue Improvements**
 - **College Park Golf Course**
 - **Camp Creek Parkway District**
 - **Incremental District**
 - **Residential District**
 - **Camp Creek Pedestrian Bridge**
- Continued project reporting to the Six West Development and the appropriate Stakeholders
- Continued maintenance of cloud sharing document storage
- Continued request and review all College Park approved consultants / vendors bids, proposals and contracts before presented to Mayor and City Council for approval
- Continued review and management of the overall program schedule
- Continued coordination with the design team and local contractors to validate the construction costs of each individual project for Six West Phase -1
- Continued management of the overall program budget
- Continued collaboration with the City of College Park to establish cash flow projections
- Continued monitoring of the progress of all site due diligence with engineers and consultants
- Continue to coordinate information and deliver approved College Park responses to all of the third party development groups associated with the Six West Development



Proposed Fee

Proposed is an Hourly Fee based on the following:

Hourly Not-To-Exceed: \$144,000

Anticipated Project Duration:

September, 2021 – September, 2022 (12 months)

BDR Hourly Rates:

The following hourly rates will apply for BDR.

- Program Director \$225.00/hr
- Sr. Project Manager..... \$200.00/hr
- Project Manager \$185.00/hr
- Project Administrator..... \$75.00/hr

Reimbursable Expenses

The cost for mileage directly associated with this project will be invoiced to the City of College Park at 1.0 times the prevailing IRS rate. All basic copying services are included in the lump sum fee above. Any exceptional expenses for reproduction and out-of-pocket costs will be presented to the City of College Park for advanced approval.

Signatures


City of College Park

Signature: _____

Name / Title: _____

Date: _____

BDR Partners

Signature:  _____

Name / Title: Jesse Frasier _____

Date: 9/8/21 _____



CITY OF COLLEGE PARK

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REG SESSION AGENDA REQUEST

DOC ID: 9102

DATE: September 15, 2021

TO: The Honorable Mayor and Members of City Council

THROUGH: Mercedes Miller, Interim City Manager

FROM: Artie Jones, Director of Economic Development

RE: Six West TSPLOST Resolution for Six West

PURPOSE: Reallocation of TSPLOST funds to fund alternative infrastructure projects in the Six West Development.

REASON: Funding is needed for the replacement and improvement of roadway infrastructure.

RECOMMENDATION: Staff recommends that the City Council authorize the Mayor to execute the amended and prioritized TSPLOST resolution.

BACKGROUND: See memorandum

COST TO CITY: None

REVENUE TO CITY: See attachments

CITY COUNCIL HEARING DATE: September 20, 2021

CONSIDERATION BY OTHER GOVERNMENT ENTITIES: None

AFFECTED AGENCIES: N/A

RELATIONSHIP TO EXISTING ORDINANCE OR RESOLUTION: N/A

REQUIRED CHANGES TO WORK PROGRAMS: None

STAFF: Jackson Myers - Infrastructure Development Director
Artie Jones, III - Economic Development Director

ATTACHMENTS:

- College Park- Original TSPLOST Project Lists with Tiers (PDF)
- CP-TSPLOST PROJECT LIST RESOLUTION (2021) (DOCX)

Review:

- Artie Jones Completed 09/13/2021 11:59 AM
- Rosyline Robinson Completed 09/13/2021 12:42 PM
- Jackson Myers Completed 09/15/2021 1:29 PM
- City Attorney's Office Pending
- Mercedes Miller Completed 09/15/2021 1:53 PM
- Mayor & City Council Pending 09/20/2021 7:30 PM

City of College Park

Purpose/Projects	TSPLOST Purpose Cost
COLLEGE PARK TIER 1 PURPOSES/PROJECTS	
Maintenance and Safety Enhancements	\$716,447
Resurfacing	
Bridges	\$900,900
Herschel Road @ Camp Creek, South Fork	
Camp Creek Parkway Frontage Road @ Camp Creek, South Fork	
Operations and Safety	\$3,801,280
Old National Highway planning study (I-285 to Surrey Trail)	
Old National Highway signal timing maintenance	
Main Street at Virginia Avenue	
Main Street at Harvard Avenue	
Virginia Avenue at College Street	
Virginia Avenue at Adams Street	
Virginia Avenue at Madison Street	
Conley Street at Columbia Avenue	
Old National Highway at Godby Road	
Rhodes Street Ext. from Camp Creek Parkway to Yale Avenue	
Pedestrian / Bike Improvements	\$3,407,872
Old National Highway @ I-285 (intersection only)	
Virginia Avenue bike lanes (Main Street to Harrison Road)	
Lake Shore Drive/Janice Drive (Herschel to Sun Valley)	
Camp Truitt (Herschel Road to Airport Drive)	
College Street (Harvard Avenue to Oxford Avenue)	
Virginia Avenue (Lee Street to Atlanta Street)	
Landscape/Streetscape	\$1,005,000
Buffington Road at South Fulton Parkway (partial funding)	
Old National Highway at I-285 (partial funding)	
Quick Response Projects	\$819,231
Program Management	\$449,701
TIER 1 TOTAL PURPOSE COSTS	\$11,100,431

COLLEGE PARK TIER 2 PURPOSES/PROJECTS

Pedestrian/Bicycle	\$425,248
South Fulton Parkway (Buffington Road to Welcome All Road)	
Landscape/ Streetscape	\$502,500
Camp Creek Parkway at I-85 (partial funding)	
Operations and Safety	\$528,000
College Street at Harvard Avenue	
Washington Road (Camp Creek Parkway to Delowe Drive)	
Quick Response Projects	\$423,793
Program Management	\$79,359
TIER 2 TOTAL PURPOSE COSTS	\$1,958,900

COLLEGE PARK TIER 3 PURPOSES/PROJECTS

Quick Response Projects	\$1,887,271
Program Management	\$79,358
TIER 3 TOTAL PURPOSE COSTS	\$1,966,629

TOTAL COLLEGE PARK COSTS - ALL PURPOSES FOR TIERS 1-3	\$15,025,960
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STATE OF GEORGIA**CITY OF COLLEGE PARK****RESOLUTION NO. 2021-__**

1 A RESOLUTION BY THE MAYOR AND CITY COUNCIL OF THE CITY OF COLLEGE
2 PARK, GEORGIA TO AMEND AND PRIORITIZE THE PROJECT LIST FOR THE 2017-2022
3 SPECIAL PURPOSE LOCAL OPTION SALES TAX FOR TRANSPORTATION PURPOSES;
4 TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

5 **WHEREAS**, the duly elected governing authority of the City of College Park, Georgia
6 is the Mayor and Council thereof;

7 **WHEREAS**, during the 2016 Legislative Session, the Georgia Legislature passed
8 Senate Bill 369 (SB 369) authorizing counties to consider a Special Purpose Local Option Sales
9 Tax for transportation purposes (“TSPLOST”);

10 **WHEREAS**, on November 8, 2016, Fulton County residents voted to approve a 0.75-
11 cent sales tax for transportation purposes. The funding is generated from within Fulton County,
12 excluding the City of Atlanta;

13 **WHEREAS**, the sales tax started on April 1, 2017, will last no more than 5 years, and
14 end on March 30, 2022, or when the maximum amount of \$655 million is reached;

15 **WHEREAS**, the City has previously approved a list of projects and purposes
16 (“TSPLOST Project List”) qualifying as “transportation purposes” to be funded from the
17 TSPLOST, which are consistent with the statewide strategic transportation plan; and

18 **WHEREAS**, due to the change in market conditions, new developments, and the rise
19 in construction related costs, it is necessary to amend and prioritize the previously approved
20 TSPLOST Project List in order to effectively and efficiently maximize the use of the 2017-

21 2022 TSPLOST proceeds for transportation purposes throughout the City.

22 **BE IT AND IT IS HEREBY RESOLVED**, by the Mayor and Council of the City of
23 College Park, Georgia, and by the authority thereof, that: the TSPLOST Project List for the
24 2017-2022 TSPLOST Program attached hereto as Exhibit A is hereby approved and adopted.

25 **BE IT FURTHER RESOLVED**, that the preamble of this Resolution and Exhibit A
26 attached hereto shall be considered to be and is hereby incorporated by reference as if fully set
27 out herein.

28 **BE IT FURTHER RESOLVED**, that: (a) It is hereby declared to be the intention of the
29 Mayor and Council that all sections, paragraphs, sentences, clauses and phrases of this Resolution
30 are or were, upon their enactment, believed by the Mayor and Council to be fully valid, enforceable
31 and constitutional.

32 (b) It is hereby declared to be the intention of the Mayor and Council that, to the greatest
33 extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this
34 Resolution is severable from every other section, paragraph, sentence, clause or phrase of this
35 Resolution. It is hereby further declared to be the intention of the Mayor and Council that, to the
36 greatest extent allowed by law, no section, paragraph, sentence, clause or phrase of this Resolution
37 is mutually dependent upon any other section, paragraph, sentence, clause or phrase of this
38 Resolution.

39 (c) In the event that any phrase, clause, sentence, paragraph or section of this Resolution
40 shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable
41 by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of
42 the Mayor and Council that such invalidity, unconstitutionality or unenforceability shall, to the
43 greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any
44 of the remaining phrases, clauses, sentences, paragraphs or sections of the Resolution and that, to

45 the greatest extent allowed by law, all remaining phrases, clauses, sentences, paragraphs and
46 sections of the Resolution shall remain valid, constitutional, enforceable, and of full force and
47 effect.

48 **BE IT FURTHER RESOLVED**, that All resolutions and parts of resolutions in conflict
49 herewith are hereby expressly repealed.

50 **BE IT FURTHER RESOLVED**, that the effective date of this Resolution shall be the
51 date of adoption unless otherwise specified herein.

SO RESOLVED AND ADOPTED this _____ day of _____, 2021.

CITY OF COLLEGE PARK, GEORGIA

Bianca Motley Broom, Mayor

ATTEST:

Shavala Moore, City Clerk

APPROVED AS TO FORM:

City Attorney

EXHIBIT A

TSPLOST PROJECT LIST ATTACHED



CITY OF COLLEGE PARK

P.O. BOX 87137 · COLLEGE PARK, GA 30337 · 404.767.1537

REG SESSION AGENDA REQUEST

DOC ID: 9116

DATE: September 15, 2021

TO: The Honorable Mayor and Members of City Council

FROM: Mercedes Miller, Interim City Manager

RE: City Hall Renaming Resolution

During the September 7, 2021, Regular Session Meeting, the renaming of College Park City Hall in honor of late former Mayor Jack P. Longino was approved. Below are options for renaming under consideration:

1. Jack P. Longino City Hall
2. Jack P. Longino City Government Center
3. Jack P. Longino City Hall of College Park

Attached is a City of College Park Resolution authorizing the renaming of College Park City Hall.

Thank you.

ATTACHMENTS:

- CP RESOLUTION RENAMING CITY HALL (DOCX)

Review:

- Mercedes Miller Completed 09/15/2021 1:50 PM
- Rosyline Robinson Completed 09/15/2021 1:44 PM
- Mercedes Miller Completed 09/15/2021 1:50 PM
- Mayor & City Council Pending 09/20/2021 7:30 PM

STATE OF GEORGIA**CITY OF COLLEGE PARK****RESOLUTION NO. 2021-__**

A RESOLUTION BY THE MAYOR AND CITY COUNCIL OF THE CITY OF COLLEGE PARK, GEORGIA TO RENAME COLLEGE PARK CITY HALL AFTER THE HONORABLE JACK P. LONGINO; TO AUTHORIZE THE CITY MANAGER TO EXECUTE ANY REQUIRED DOCUMENT AND OTHERWISE PERFORM ALL OTHER ACTS NECESSARY TO ACCOMPLISH THE INTENT OF THE RESOLUTION; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, former Mayor Jack Patterson Longino passed away on Friday, August 20, 2021;

WHEREAS, Mayor Longino dedicated his life to public service and to the City of College Park community. He began serving the city in 1992 as Ward I Councilman. After only one term as Councilman, Longino relied on his passion and dedication and ran for mayor. He won, and then served six consecutive terms, totaling 24 years;

WHEREAS, the City experienced significant growth during Mayor Longino's leadership, including corporate/residential construction, technology advancement and heightened city services. Some of the new developments include: (1) The Arena @ the Gateway Center, (2) the Georgia International Convention Center and (3) light rail and the Car Rental facility tied to Hartsfield-Jackson Atlanta International Airport. College Park also constructed a new police precinct and a new fire station during his mayoral term;

WHEREAS, one of the most significant developments conceptualized during former Mayor Longino's tenure is the forthcoming Six West mixed-use district, comprising 311 acres of

City-owned property just west of historic downtown College Park;

WHEREAS, in honor of the late Mayor Longino’s significant contributions to the City of College Park, the Mayor and Council desire to change the name of College Park City Hall, located at 3667 Main Street, College Park, Georgia 30334, to the _____.

BE IT AND IT IS HEREBY RESOLVED, by the Mayor and Council of the City of College Park, Georgia, and by the authority thereof, that: College Park City Hall, located at 3667 Main Street, College Park, Georgia 30334, is hereby renamed as the _____.

BE IT FURTHER RESOLVED, that the Mayor and Council hereby authorize the City Manager to execute any required document and otherwise perform all other acts necessary to accomplish the intent of this Resolution, including asking all City Departments to take appropriate action to amend the maps, signs, and records of the City to reflect this name change.

BE IT FURTHER RESOLVED, that this resolution shall be effective on the date of its approval by the Mayor and Council.

SO RESOLVED AND ADOPTED this _____ day of _____, 2021.

CITY OF COLLEGE PARK, GEORGIA

Bianca Motley Broom, Mayor

ATTEST:

Shavala Moore, City Clerk

APPROVED AS TO FORM:

City Attorney



CITY OF COLLEGE PARK

P.O. BOX 87137 · COLLEGE PARK, GA 30337 · 404.767.1537

REG SESSION AGENDA REQUEST

DOC ID: 9117

DATE: September 15, 2021

TO: The Honorable Mayor and Members of City Council

THROUGH: Mercedes Miller, Interim City Manager

FROM: Nikki Washington, City Planner

RE: Deferred Item for Consideration of a Rezoning at 0 Welcome All Road

PURPOSE: Deferred Item from the August 16th meeting for consideration of a rezoning of 0 Welcome All Road from BP - Business Park to M1 - Light Industrial Zoning District.

REASON: Deferred Item from the August 16th meeting for consideration of a rezoning of 0 Welcome All Road from BP - Business Park to M1 - Light Industrial Zoning District.

RECOMMENDATION: The City Planner recommends approval with conditions as outlined in the attached staff report.

BACKGROUND: The applicant is requesting to rezone the subject property to M-1 - Light Industrial for a battery storage facility. See the attached application and staff report.

COST TO CITY: N/A

BUDGETED ITEM: N/A

REVENUE TO CITY: Application Fee

CITY COUNCIL HEARING DATE: September 20th, 2021

CONSIDERATION BY OTHER GOVERNMENT ENTITIES: N/A

AFFECTED AGENCIES: N/A

RELATIONSHIP TO EXISTING ORDINANCE OR RESOLUTION: Approval of this request would result in a rezoning from BP - Business Park to M1 - Light Industrial.

REQUIRED CHANGES TO WORK PROGRAMS: N/A

STAFF: Nikki Washington

ATTACHMENTS:

- 0WelcomeAll_Rd_Nextera_StaffReport8.16.21 (1) (PDF)
- NEXTERA REZONING APP (1) (PDF)
- SW Atlanta Layout Rev F (1) (PDF)
- NEER_103316_SW ATL BESS Ad_5 (PDF)
- 210805_NextEra - BESS_Overview with Bndy_Titleblock (JPG)
- Nextera Energy rezoning ordinance College Park v2 (DOCX)
- Battery Storage Vibration (PDF)
- 210830_NextEra - BESS_Overview 01 with Bndy_Titleblock (JPG)
- 210830_NextEra - BESS_Overview 02 with Bndy_Titleblock (JPG)
- 210830_NextEra - BESS_Overview 03 with Bndy_Titleblock (JPG)
- 210830_NextEra - BESS_Overview 04 with Bndy_Dims_Titleblock (JPG)

Review:

- Nikki Washington Completed 09/15/2021 2:09 PM
- Rosylie Robinson Completed 09/15/2021 2:16 PM
- Inspections Pending
- Fire Pending
- Power Pending
- Engineering Completed 09/15/2021 3:18 PM
- City Attorney's Office Pending
- Mercedes Miller Pending
- Mayor & City Council Pending 09/20/2021 7:30 PM



College Park Mayor and Council
Nextera Rezoning

Council Ward: Ward 2
Council Member: Derrick Taylor
Planning Commissioner: Alfred Lewis
Planning Commission Meeting Date: June 28, 2021
City Council Hearing: August 16, 2021
Evaluation Prepared by: Nicolette Washington

Applicant: Nextera Energy c/o Harold Buckley, Jr

Location: 0 Welcome All Road (parcels: 09F36020130086; 09F360101290669; 09F360101290545)

Lot Size: 61.86 Acres +/-

Request: Rezoning from BP (Business Park) to M1 (Industrial).

Proposed Use: Applicant seeks to construct a facility for battery storage.

Current Zoning: BP (Business Park)

Current Land Use: Vacant

Future Land Use: Business Park

Surrounding Properties: Also see the attached maps for reference.

North	Ag 1 and A (apartments) City of South Fulton	Vacant; single family home on large lot
East	SE: C2 - City of College Park and ROW E: ROW and A	SE: Vacant immediately adjacent then two single family homes; across Delano Road apartments
South	A (Fulton Co Dev Authority owned) and Ag1	SE: Apartments; SW: Vacant wooded
West	City of South Fulton: M2 (heavy industrial) and R3 (northern portion)	SW: Vacant; across the road distribution center; Northern portion: power easement, single family homes

Executive Summary:

The subject property is wooded, vacant land with a stream running through it as well as a power easement and several power towers. It is bifurcated by South Fulton Parkway. It is surrounded on three sides by the City of South Fulton. Their Future Land Use map identifies Business Park to the south, Suburban Neighborhood to



the north and Industrial to the west. A portion of the northern border is adjacent to approximately four single family homes, but they are separated from the proposed facility by the power easement and a buffer strip.

The applicant proposes a battery storage facility that will operate on automatic digital equipment with weekly visits by staff for monitoring and maintenance. It will include a new tower (130' or less). The storage units are single (not stacked) container-like units no higher than 12 feet and will not be visible from surrounding properties or roadways. The applicant will maintain existing wooded buffers and concentrate the units to around 7 acres of the total 61 acres.

The applicant held an open house on Thursday, July 8 from 9 a.m. to 7 p.m. at the Embassy Suites by Hilton Atlanta Airport - 4700 Southport Road, Atlanta, GA 30337. See the attached flyer advertising the meeting. Several community members from the City of South Fulton took advantage of this time to speak with the applicant about the project.

Criteria for Consideration of a Rezoning Request

The following criteria provide details that address the criteria stated within the zoning ordinance.

(a) Would the proposed amendment be consistent and/or compatible with the city's land use and development plans, goals and objectives?

A typical storage facility is allowed by the business park zoning as a conditional use. Given the nature of this storage it is more appropriate for M-1 zoning. However, with conditions restricting the use to the proposed battery storage, this proposed zoning map amendment is compatible with the city's plans and policies. The wooded buffer will maintain the aesthetic integrity of the area.

(b) Would the proposed amendment tend to increase, to decrease or to have an impact on traffic safety and congestion in the streets?

There will be no impact on traffic in the streets. Only staff vehicles will enter the site no more than on a weekly basis. There will be no tractor trailers associated with this facility other than during construction.

(c) Would the proposed amendment tend to increase, decrease or to have no relation to safety from fire, panic or other danger?

There would be no impact on fire safety, panic, or other danger. Construction standards and permitting will require that the building be designed to meet all necessary fire and safety codes. A fire and emergency plan will be required as part of the proposed conditions and training will be provided.

(d) Would the proposed amendment tend to promote, to diminish or to have no influence on the public health and general welfare?

The proposed project associated with zoning map amendment would not impact the public health and welfare. The site will maintain wooded buffer around the property. The use itself is concentrated on the interior of the site with at least a 115 feet buffer from the closest house. The coverage of the lot is just under 6 acres of the total 61 acres.



College Park Mayor and Council
Nextera Rezoning

(e) Would the proposed amendment tend to increase, to decrease or to have no influence on the provision of adequate light and air?

The submitted conceptual drawings show development that should not restrict light and air from reaching surrounding properties. The storage containers are low in height and will not block sunlight.

(f) Would the proposed amendment tend to cause, prevent or to have no influence on the overcrowding of land?

The proposed zoning map amendment would not cause any overcrowding of land in the city.

(g) Would the proposed amendment tend to cause, to prevent or to have no relation to the undue concentration or the undue scattering of population or development?

The proposed zoning map amendment would not concentrate development. The proposed facility is a low impact development surrounded by woods.

(h) Would the proposed amendment tend to impede, facilitate or have no impact on the adequate provision of transportation, water, sewerage, and/or public services or facilities?

The proposed zoning map amendment would have no impact on the adequate provision of, water, sewerage, and/or public services or facilities, however, access should be restricted to avoid traffic on residential road.

(i) Would the proposed amendment tend to be compatible with or be incompatible with environmental conditions and/or with surrounding development? If incompatible, what factors, if any, would diminish the value, use and enjoyment of the surrounding properties?

The proposed amendment will be compatible with environmental conditions. Alternative, traditional development would cause greater harm to the existing stream and wooded nature of the site. The applicant will approval to allow crossing of a stream for access which is typically permissible.

(j) Would the proposed amendment tend to require only reasonable expenditures of public funds, or would the amendment tend to require an excessive or premature expenditure of public funds?

The proposed zoning map amendment is not anticipated to require excessive expenditures of public funds.

(k) Would the proposed amendment tend to promote, to diminish or to have no influence upon the aesthetic effect of existing and future uses of the property and the surrounding area?

Given the distribution of structures concentrated on 4.27 of 40.87 acres on one side and 2.77 acres of 20.99 acres on the other side, the proposed project should not influence the surrounding area. The existing wooded acreage will serve as an ample screening of the entire site.

(l) Would the proposed amendment be a deterrent to the value of adjacent property?

The rezoning of the subject property should not be a deterrent to the value of adjacent property.

(m) Would the proposed amendment create an isolated district unrelated to adjacent and nearby districts?

The proposed map amendments would not create an isolated district as it is adjacent to Heavy Industrial zoning and use to the west (within the City of South Fulton). Further, conditions restricting the use to storage will prohibit heavier, impactful industrial uses.

Planning Commission Meeting Summary:

- The Planning Commission Meeting was held on June 28th, 2021 at 5:30pm via Zoom. There were several community members from the City of South Fulton that joined the meeting and expressed concerns about the project. Below is a summary of the questions and concerns that were raised. The applicant was able to provide answers to these questions during the meeting. The minutes from the meeting are also available for review if more information is needed.
- The following questions were presented at the planning commission meeting.
 - My first question is about the trees blocking out most of the large containers. Is that year 'round? What happens in the winter when the trees lose their foliage, will you be able to see all the containers?
 - Is anyone on the call from the City of South Fulton? And how would they fit in, since it only affects the citizens of the City of South Fulton and no citizens from the City of College Park?
 - And you said that Welcome All Road is technically in College Park. What does technically mean?
 - We have so much traffic on Welcome All Road. Why do you have to have two entrances?
 - How will the batteries be stored? Is that solar? What is the source of power? And do you have any plans to put wet mills up there?
 - How will this perpetually benefit the residents of this community? Where is the energy being distributed to that will be stored in this battery bank?
 - How many people were notified? They said they notified everyone within 1,000 feet. What are the numbers? And who in the community has this company met with to ensure inclusion and opportunity?
- Other concerns that were expressed:
 - None of the communities around this development will benefit from the new solar advantages. And I would like to know who is benefiting from the solar advancements. This community is not, except for taxes.
 - It was stated that the sound is lower than the traffic that currently goes through. Well, if you add this to the sound of traffic, then that becomes like more sound and more noise for the area. I just want you to reply to that, if it is the case or not.

Planning Commission Recommendation: The Commission recommend approval of a rezoning from BP – Business Park to M1 – Light Industrial for the construction of a battery storage facility at 0 Welcome All Road, College Park, GA, 30349, with the consideration that our City Officials speak with the City Officials of South Fulton and residents, so everyone’s concerns and needs are considered throughout this project.



College Park Mayor and Council
Nextera Rezoning

Staff Recommendation: Given the concentration of the use within the interior of the site and given the proposed wooded buffer, City Planner recommends approval of the proposed zoning map amendment, conditioned upon the following:

1. Industrial uses on site shall be limited to storage of electric energy in batteries and utility substation. Under no circumstances shall the use include freight trucks or similar other heavy equipment operations, except for material delivery during construction phase. All uses listed under BP may be allowed.
2. Minimum distance from any storage containers or structure to a residential property shall be 100' feet.
3. Site shall maintain wooded buffer around the entire periphery to maintain a visual screen.
4. Areas within 10 feet of storage containers shall be cleared of combustible vegetation and other combustible growth.
5. Access to the southern portion of site shall be restricted to Welcome All Road and access to the northern portion restricted to one entrance Delano Road.
6. FAA approval of height of transmission towers submitted to Building Official prior to LDP.
7. Training. Prior to operations, applicant will provide training to public safety personnel for emergency response. Training will occur on annually. Training will be provided to both City of South Fulton and the City of College Park personnel.
8. Emergency Operations Plan. Applicant shall prepare and provide a copy of an Emergency Operations Plan shall be given to the College Park fire department and local fire code official. A permanent copy shall also be accessible to facility personnel, fire code officials, and emergency responders. The emergency operations plan shall include the following information:
 - a. Procedures for safe shutdown, de-energizing, or isolation of equipment and systems under emergency conditions to reduce the risk of fire, electric shock, and personal injuries, and for safe start-up following cessation of emergency conditions.
 - b. Procedures for inspection and testing of associated alarms, interlocks, and controls.
 - c. Procedures to be followed in response to notifications from the Battery Energy Storage Management System, when provided, that could signify potentially dangerous conditions, including shutting down equipment, summoning service and repair personnel, and providing agreed upon notification to fire department personnel for potentially hazardous conditions in the event of a system failure.
 - d. Emergency procedures to be followed in case of fire, explosion, release of liquids or vapors, damage to critical moving parts, or other potentially dangerous



College Park Mayor and Council
Nextera Rezoning

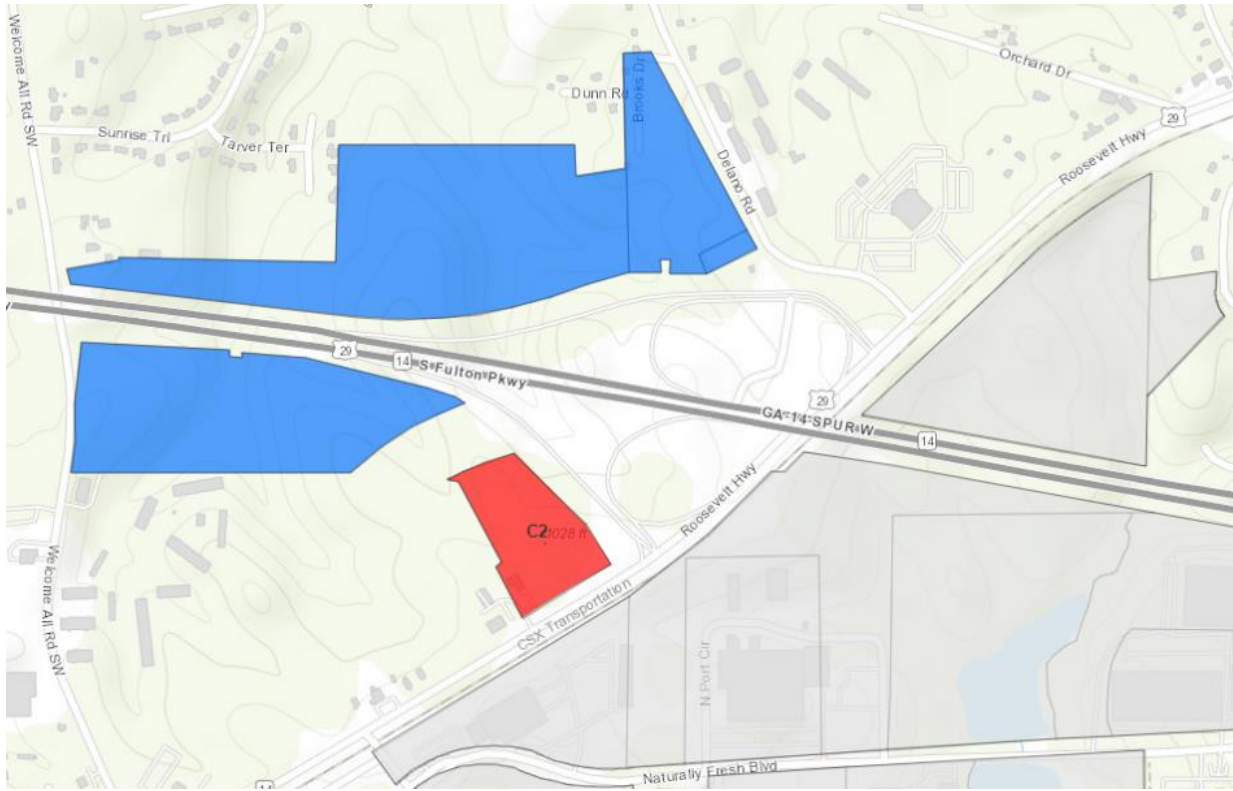
conditions. Procedures can include sounding the alarm, notifying the fire department, evacuating personnel, de-energizing equipment, and controlling and extinguishing the fire.

- e. Procedures for dealing with battery energy storage system equipment damaged in a fire or other emergency event, including maintaining contact information for personnel qualified to safely remove damaged battery energy storage system equipment from the facility.
- f. Procedures and schedules for conducting drills of these procedures and for training local first responders on the contents of the plan and appropriate response procedures.

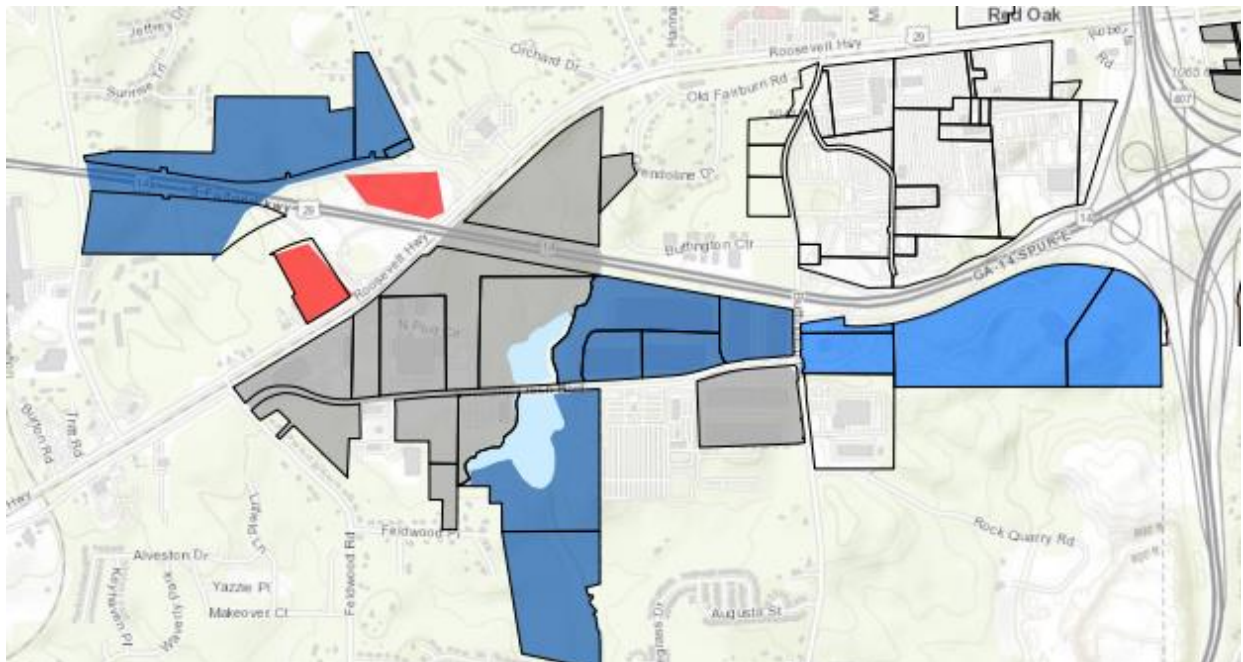
Attachments:

- Rezoning Application Package
- Additional Information Provided by the Applicant
- Zoning and Future Land Use Maps, City of College Park
- Zoning and Future Land Use Maps, City of South Fulton
- Video Link from applicant sent over to provide more information: <https://truescape-1.wistia.com/medias/qvasspuvs>

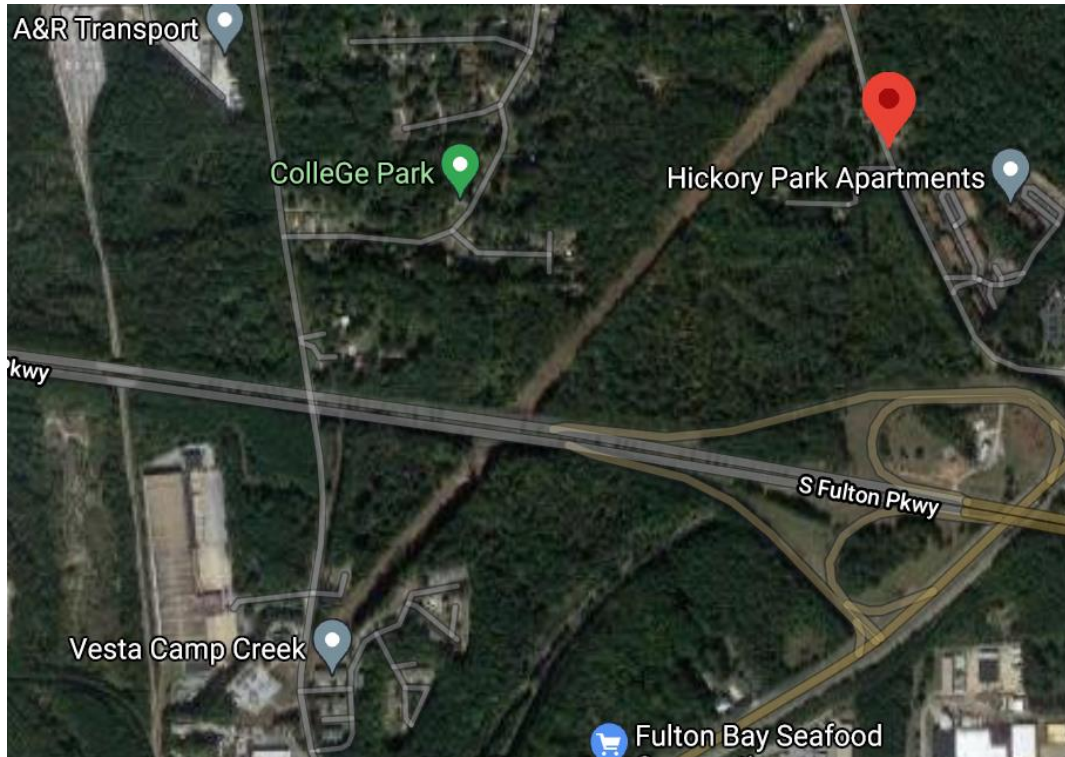
City of College Park Zoning Map



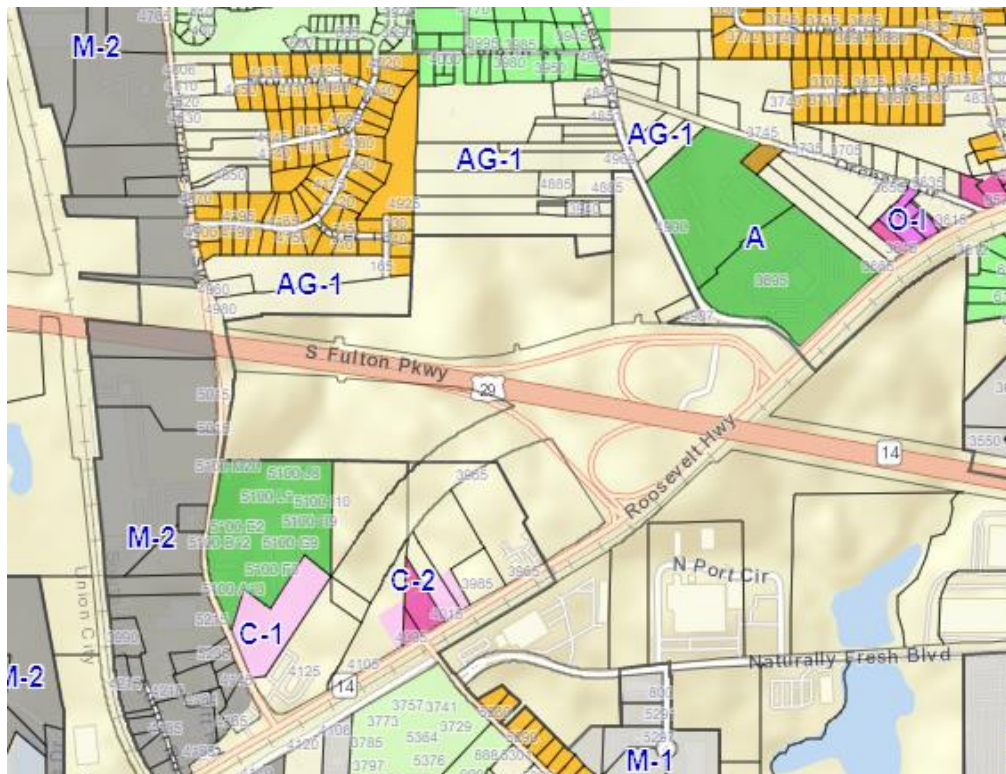
City of College Park Future Land Map



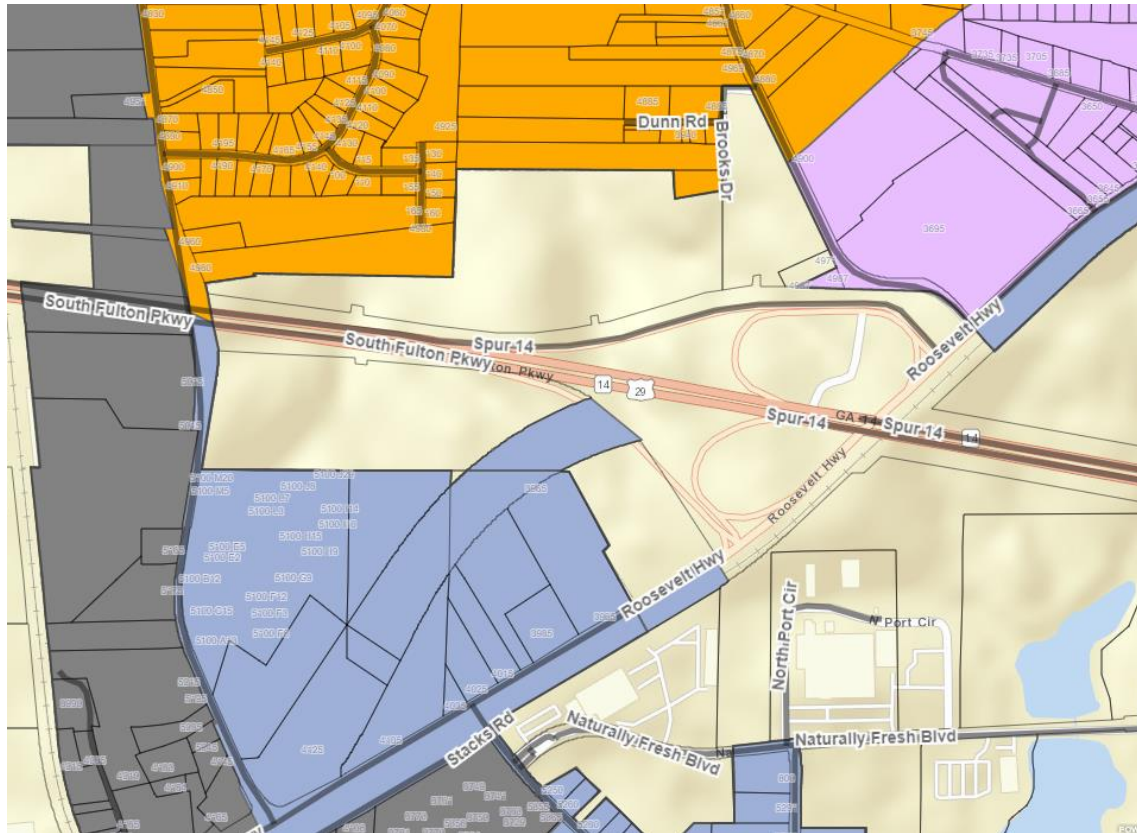
Aerial of Site














City of South Fulton Zoning Map



City of South Fulton Future Land Use Map



2035 Future Land Use

-  Agricultural Neighborhood
-  Business Park
-  Community Live Work
-  Industrial Marketplace
-  Industrial Zone
-  Local Live Work
-  Regional Live Work
-  Rural Neighborhood
-  South Fulton Pkwy Transitional
-  Suburban II Neighborhood
-  Suburban Neighborhood

REZONING

CITY OF COLLEGE PARK Planning Commission



www.collegeparkga.com

DATE SUBMITTED _____

APPLICANT INFORMATION

APPLICANT NAME (PLEASE PRINT) NextEra Energy c/o Harold Buckley, Jr., Esq.

ADDRESS 2849 Paces Ferry Road, SE, Suite 700, Atlanta GA 30339

PHONE 404-853-5050 CELL 404-547-4957 FAX 404-853-1812

E-MAIL ADDRESS hbuckley@wbilegal.com

OWNER INFORMATION (If different from Applicant)

PROPERTY OWNER (PLEASE PRINT) Boulevard Associates, LLC

ADDRESS 700 Universe Blvd, North Palm Beach FL, 33408

PHONE: 561-691-7300 CELL: 561-635-6573 FAX N/A

E-MAIL ADDRESS Anthony.Pedroni@nexteraenergy.com

PROPERTY INFORMATION

ADDRESS 0 Welcome All Road (2 parcels) (Shared Parcel ID 09F360201300863)

CURRENT USE Vacant CURRENT ZONING BP

PROPOSED USE Power Storage Facility PROPOSED ZONING M1

SIZE OF PROPERTY 61.86 acres NET DENSITY (RESIDENTIAL) N/A

REQUEST FOR REZONING

REQUIREMENTS

Please complete all attached forms, which must be typed or legibly printed; signatures must be in BLUE INK. The applicant or his agent must submit the ORIGINAL, SIGNED application to the Inspections Department located on the first floor of City Hall, 3667 Main Street, College Park.

PRE-APPLICATION MEETING

A pre-application meeting with the City Planner is required prior to submission on any application. Please contact the City Planner's office at (404) 684-7031 or lblaszyk@tcfatl.com to schedule a pre-application meeting.

FEE

The application fees for rezoning to single-family residential are as follows: 0 - less than 2 acres - \$300; 2- less than 11 acres - \$500, 11-100+ acres - \$500 + \$50 per acre. The fees for rezoning to multi-family residential are: 0 - less than 2 acres - \$300; 2- less than 11 acres - \$500, 11 + acres - \$500 + \$50 per acre. The fees for rezoning to offices/commercial/industrial are: 0- less than 2 acres - \$300; 2- less than 11 acres - \$500; 11+ acres - \$500 + \$50 per acre. These fees shall be paid to the City of College Park. Checks or Money Order Only.

FILING DEADLINE

Applications must be received and fees must be paid no later than 30 calendar days prior to the Planning Commission meeting at which the rezoning will be considered.

PLANNING COMMISSION MEETING

The applicant or his agent must attend the Planning Commission meeting to present the application and respond to questions from the Commission. Planning Commission meets the last Monday of each month at 5:30 PM in the Mayor and Council chambers of City Hall, with the exception of December, when the Commission does not meet.

COUNCIL HEARING

Property rezonings must be decided at a public hearing before Mayor and Council. The applicant must attend the public hearing to present the application and respond to questions from the Council. Mayor and Council meet the first and third Monday of each month, with the exception of July and December, when they only meet once a month. Applicants will be notified in writing of the date of the public hearing.

QUESTIONS

For assistance, please contact the Planning Commission Secretary, Ms. Sabrina Walters, at swalters@collegeparkga.com, 404-669-3762 or the City Planner's office at lblaszyk@tcfatl.com, 404-684-7031.

(For Office Use Only)			
Total Amount Paid \$	_____	Check#	_____
Money Order #	_____	Received by:	_____
Application checked by:	_____		Date: _____
Pre-application meeting:	_____		Date: _____

CITY OF COLLEGE PARK ZONING APPLICATION CHECKLIST

To be completed when accepting all rezoning applications. Checklist should be attached to the application.

All documents are required prior to acceptance of the application.

Required Items	Copies	Requirements	Check/Initial
Pre-Application Meeting	1	Pre-application meeting with the City Planner is required prior to submitting rezoning application.	✓
Application Form	12	Must include information for applicant and property owner.	✓
Applicant/Owner's Affidavit	12	Must be completed by applicant and property owner. Must be notarized.	✓
Addendum to Application for Rezoning	12	Required for all property owners and applicants. Must be notarized.	✓
Letter of Ownership	12	Letter from the property owner stating that the applicant is the owner of property subject to rezoning, or that owner is aware of and consents to the rezoning request.	
Letter of Intent	12	Must clearly state the proposed use and development intent.	
Site Plans	24x36- 1 11x17- 12 1 jpg on CD	Must meet requirements specified on Site Plan Checklist.	✓
Site Plan Checklist	1	Completed copy of site plan checklist.	✓
Survey Plat	12 (11x17 or 8.5x11)	Survey plat shall be prepared and sealed within the last five years by a professional engineer, landscape architect or land surveyor registered in the State of Georgia. At a minimum, the survey plat shall indicate complete boundaries of the subject property and all buildings and structures existing therein; include a notation as to whether or not any portion of the subject property is within the boundaries of the 100 year floodplain; and include a notation as to the total acreage or square footage of the property.	✓
Architecturals		Renderings or photographs of the proposed building elevations are helpful, but not required unless the proposed zoning is being conditioned to architectural exhibits submitted.	N/A

APPLICANT AFFIDAVIT

Personally appeared before me Harold Buckley, Jr., Esq. who on oath deposes and states that the
(Applicant's Name)

Information contained in this application is true to the best of his/her knowledge and belief:

Jasonia Young
Notary Public

Harold Buckley Jr.
Signature of Applicant

5-27-21
Date

Harold Buckley, Jr.
Print Name

2849 Paces Ferry Road, Suite 700
Address

Atlanta, GA 30339
City, State, Zip



OWNER'S AFFIDAVIT

Personally appeared before me Anthony Pedroni who on oath agrees with
(Property Owner's Name)

the rezoning request and states that the information contained in this application is true to the best of his/her knowledge and belief:

[Signature]
Notary Public

Anthony Pedroni
Signature of Owner

5/27/2021
Date

Anthony Pedroni
Print Name

Signature of City Clerk

700 Universe Blvd, E5E/JB
Address

Date

Juno Beach, FL, 33408
City, State, Zip



ADDENDUM TO APPLICATION FOR REZONING

(As required by Section 36-85-3 of the Official Code of Georgia, Annotated)

36-85 3 (a) When any applicant for rezoning action has made, within two years, immediately preceding the filing of that applicant's application for the re-zoning action, campaign contributions aggregating \$250.00 or more or made gifts having in the aggregate a value of \$250.00 or more to a local government official of the local government which will consider the application, it shall be the duty of the applicant and the attorney representing the applicant to file a disclosure report with the governing authority of the respective local government showing:

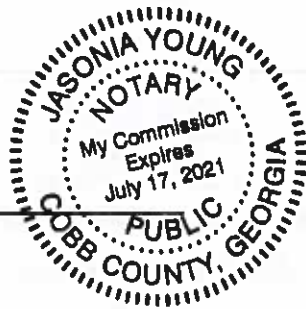
- (1) The name of the local government official to whom the campaign contribution or gift was made.
- (2) The dollar amount of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution and
- (3) An enumeration and description of each gift having a value of \$250.00 or more made by the applicant to the local government official during the two years immediately preceding the filing of the application for the zoning change.

Pursuant to the above, please list all campaign contributions to elected officials of the City of College Park a minimum of two years prior to the filing of this Rezoning Application totaling \$250 or more or gifts to elected officials of the City of College Park with an aggregate value of \$250 a minimum of two years prior to the filing of this Rezoning Application:

<u>City Elected Official</u>	<u>Amount of Gift</u>	<u>\$ Amount of Campaign Contribution</u>
	None	

ATTEST:

Jasonia Young
Notary Public



Harold Buckley, Jr. *Harold Buckley, Jr.*
Rezoning Applicant

May 27, 2021
Date

NOTE: This certification must be filed in the Office of the City Clerk, College Park, Georgia, within 10 days of the date of filing the application.

WILSON BROCK & IRBY, L.L.C.

ATTORNEYS AT LAW

OVERLOOK I, SUITE 700
2849 PACES FERRY ROAD
ATLANTA, GEORGIA 30339
WWW.WBLEGAL.COM

HAROLD BUCKLEY, JR.

hbuckley@wblegal.com
DIRECT DIAL: (770) 803-3707

TELEPHONE
(404) 853-5050

FACSIMILE
(404) 853-1812

May 28, 2021

VIA HAND DELIVERY

Honorable Mayor Bianca M. Broom
Members of the City Council
City of College Park
3667 Main Street
College Park, Georgia

Re: Rezoning Application by NextEra Energy to Rezone Two Welcome All Road Land Parcels (Parcel ID 09F360201300863, 09F360101290669, and 09F360101290545) From BP (Business Park) to M-1 (Light Industrial), With an Equivalent Future Land Use Amendment.

Dear Honorable Mayor and Members of City Council:

This firm represents NextEra Energy Resources, which is the world's largest generator of renewable energy from the wind and sun and is among America's largest capital investors in infrastructure. NextEra's business model is dedicated to the generation of sustainable clean energy, primarily through wind and solar power generation. NextEra is also a leader in battery storage projects.

NextEra has identified a site in College Park that it desires to develop with a battery energy storage facility. NextEra's proposed facility will store energy from the Georgia Integrated Transmission System in individual battery cells that are approximately the size of an iPad, which are placed into removable racks in a configuration that is similar to a computer server. The racks are placed in metal containers, which are similar in size to containers that are used on container ships. NextEra's proposed development will help balance and improve the operation of the local power grid by storing energy when it is most available, and then distributing that energy when the electric grid most needs it. The proposed power storage facility will be capable of storing enough energy to power approximately 54,000 homes for 24 hours. This project does not emit any emissions and does not negatively impact local air or water quality.

NextEra's intended site is comprised of two noncontiguous land parcels that share a single parcel identification number. As shown on our site plan, Parcel 1 encompasses approximately 40.87 acres of land at the northeast corner of Welcome All Road and South Fulton Parkway; and Parcel 2 encompasses approximately 20.99 acres at the southeast corner of the same intersection. Both parcels are undeveloped and wooded. They are also bisected by a Georgia Power utility easement and by streams and related floodplain areas, which would make

WILSON BROCK & IRBY, L.L.C.
NEXTERA REZONING LETTER OF INTENT
 May 28, 2021
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it very difficult to improve them with a traditional building-based development.

Because it does not propose to add occupied buildings to the site, NextEra's proposed battery storage facility will be much more protective of environmental areas on the site such as streams and wetlands than a traditional business park development would be. For example, while Parcel 1 encompasses almost 41 acres of land, NextEra only plans to cover approximately 4.27 acres with its equipment. Parcel 2 includes approximately 21 acres of land but NextEra only proposes to cover 2.77 acres with its equipment. Utilizing such small portions of the site allows NextEra to limit potential on-site stream and floodplain area impacts to minor driveway crossings, and to easily avoid encroaching into the on-site Georgia Power easement. It will also allow NextEra to preserve existing trees and vegetation closest to all property lines (except where driveway entrances are required), which will serve as a screen for the battery storage facility of the view from public rights-of-way, as well as nearby and adjacent properties.

The site is presently zoned BP (Business Park), which allows the development of utility substations with the issuance of a conditional use permit. While NextEra's proposed battery storage facility land use is functionally equivalent to a utility substation, we understand the planning staff would prefer to see the site rezoned to M1 (Light Industrial) because of the project's scale.¹ Based solely on that guidance, NextEra respectfully requests the city council to rezone the site from BP to M1. This request meets all of the rezoning application approval standards prescribed by Section 14.11(G) of the zoning ordinance as follows:

1. The Proposed Amendment is Consistent with The City's Comprehensive Plan.

The comprehensive plan sets forth a future land use map for all property within the city, but this plan is much more than just a map. It also includes a Community Agenda, which "sets the course for future development," and an implementation plan that "...serve[s] as a policy guide as the City of College Park seeks to achieve its vision for the future."² The comprehensive plan encourages industrial uses to be located in close proximity to Hartsfield-Jackson airport, Roosevelt Highway, and I-85/I-285.³

The following comprehensive plan policies set forth elements of the city's "vision" for industrial development:

- Aesthetic considerations are primarily focused along the public rights-of-way to create visually pleasing corridors with high quality design elements and top-notch building materials and landscaping.

¹ We also note that M1 zoning limits the height of structures to thirty-five (35) feet and portions of the project's onsite utility substation and transmission lines to connect the project to the Georgia Integrated Transmission System will necessarily be greater than 35 feet in height. Therefore, NextEra proposes that a condition of the rezoning be that the height of the project substation and transmission lines connecting the project to the Georgia Integrated Transmission System are authorized to exceed thirty-five (35) feet, but that no portion of the project substation or such interconnecting transmission lines exceed a height of 130 feet.

² College Park Comprehensive Plan, p. iv.

³ *Id.* at p. 16.

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NEXTERA REZONING LETTER OF INTENT
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 Page 3

- Ample buffering along character area transitions from industrial uses to neighboring hospitality, residential and commercial character areas.
- Appropriate screening of outdoor storage and activity areas.

The proposed battery storage facility is consistent with all of these policies because it will be encircled by a substantial, undisturbed tree buffer that will screen it from off-site view.

The comprehensive plan also identifies declining property tax revenues as a significant issue for the city.⁴ In light of this issue, the plan calls for the city to explore opportunities to diversify its economy to reduce its reliance on airport and hospitality related jobs.⁵

NextEra's development proposal is fully consistent with these economic development policies for several reasons. First, NextEra estimates that this development will generate approximately \$2 million in new annual tax revenue, which would represent a significant tax revenue stream for the city from a single development.⁶ The value of this additional tax revenue is further enhanced by the fact that the development would not generate any appreciable demand for government services and infrastructure like police, fire, water and sewer, schools, sanitation. Also, unlike traditional industrial development, this battery storage facility would also not generate any appreciable impacts on the local road network because it will not include inhabitable buildings. Instead, NextEra employees will perform periodic monitoring and maintenance duties on the site, as needed.

The plan also sets forth the following environmental priorities:

- Manage land...to ensure air and water quality.⁷
- Encourage more compact urban development to aid the preservation of open space.⁸

The comprehensive plan's implementation policies include the following:

- Policy 3.4.6 Continue to promote the preservation of the City's natural resources.
- Policy 3.4.7 Limit development within environmentally sensitive areas, including floodplains, groundwater recharge areas, and wildlife habitats.
- Policy 3.8.6 Ensure that new development...is compatible with the use and character of existing development in the surrounding area.
- Policy 3.8.8 Require adequate buffering between different uses as necessary to protect neighborhoods from noise, light and air pollution.
- Policy 3.8.18 Promote clean, environmentally friendly industry within the City.

⁴ Id at p. 37.

⁵ Id at p. 38.

⁶ This figure is a simple average of anticipated tax revenue. Initially, new annual taxes will start out closer to \$4 million and gradually decline due to property depreciation over time.

⁷ Id at p. 40.

⁸ Id.

WILSON BROCK & IRBY, L.L.C.
NEXTERA REZONING LETTER OF INTENT
 May 28, 2021
 Page 4

As noted above, NextEra's project has an extraordinarily compact development footprint, with its equipment covering approximately 10% of Parcel 1 and 13% of Parcel 2. This footprint will preserve greenspace such as streams, floodplain areas, wetlands and trees not cleared for the project, which will provide more on-site greenspace than virtually any other development type. Furthermore, NextEra has completed a significant amount of environmental due diligence on the project site, including a wetland delineation and associated USACE Approved Jurisdictional Determination, habitat assessments, and species-specific surveys. The project will avoid impacts to jurisdictional wetlands, except where road crossings are necessary and permitted by appropriate regulatory authorities. NextEra has also consulted with the Georgia Department of Natural Resources and United States Fish and Wildlife Service in support of the proposed project. Finally, this compact development will also utilize substantial, pre-existing tree buffers around the perimeter of the site, which will screen it from off-site view.

Finally, the comprehensive plan identifies "finite economic resources" as a significant city issue because it creates "challenges in funding new and expanded community facilities and services to serve the [city's] population and business."⁹ NextEra's development proposal would generate more than \$2 million in new annual tax revenue, and the city could use its portion of those revenues to substantially improve the scope and quality of its community facilities and services.

2. The Proposed Development Will Have No Impact on the Use, Conditions, or Character of the Surrounding Area.

As explained above, the proposed battery storage facility will be completely screened from off-site view by a substantial tree buffer around the perimeter of the site. Furthermore, the development will not generate any appreciable post-development traffic, which maintains the character and performance of the local road network. Therefore, this development will enhance the local power grid without requiring appreciable government infrastructure or services. For these reasons, NextEra's development proposal will not have any impact on the use, conditions, or character of the surrounding area.

3. The Proposed Development Represents the Most Desirable Use of the Site.

As explained above, NextEra's site includes a number of limiting site conditions, such as streams, floodplain areas, as well as utility easements for electricity and sewer lines. These conditions render the site practically unusable for traditional development because development is barred from encroaching on them. Therefore, the proposed battery storage facility represents the site's most desirable use because it is flexible enough to be configured around these difficult areas of the site.

⁹ Id.

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NEXTERA REZONING LETTER OF INTENT
 May 28, 2021
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4. The Proposed Development Will Likely Enhance City Property Values.

NextEra believes that the technology and size of this battery storage facility will be of global significance, which will place College Park on the international climate change/innovative energy solutions map. This presents College Park with an opportunity to replace its high crime image¹⁰ with a new image as a progressive leader in the area of climate change and innovative energy generation with this first-of-its-kind battery storage project. Such a rebranding could very likely unlock substantial new economic development opportunities both within the United States and abroad, which could enhance local property values.

5. Approving the Proposed Development Would Facilitate Responsible Growth and Development.

The proposed battery storage facility will be dedicated solely to the storage and provision of environmentally sustainable power, which will enhance the state's power grid and service reliability. In addition, the proposed development plan is much more sensitive to difficult site conditions and environmentally sensitive areas than a traditional residential or commercial development. The proposed development will also have no appreciable impact on the character of the surrounding area, or local infrastructure and government services, while generating approximately 2 million in new tax revenues. Therefore, NextEra's proposed battery storage facility represents the most responsible approach to developing its site.

6. Constitutional Objections and Conclusion.

Georgia courts have long held that a zoning applicant must present any potential constitutional objections to the local government during the zoning review process. Applicants who fail to do so substantially deprive themselves of a legal basis to appeal adverse zoning decisions.¹¹ Therefore, NextEra respectfully advises the City of College Park of its constitutional objections to comply with requirements of Georgia law.

NextEra has shown that its rezoning request is fully consistent with the city's land use policies, and that it satisfies the city's prescribed approval standards for rezoning requests. Therefore, any action taken on this application other than the approval of NextEra's rezoning as requested would violate the constitutional rights guaranteed to NextEra by Article I, Section I, Paragraph I; Article I, Section I, Paragraph II and Article I, Section III, Paragraph I of the Georgia Constitution and the 5th and 14th Amendments to the United States Constitution.

¹⁰ *Id* ("There is a perception of crime in the City.").

¹¹ *DeKalb County v. Bemby*, 252 Ga. 510, 314 S.E.2d 900 (1984) (Held that the trial court erred in failing to grant summary judgment to DeKalb County because the constitutional attacks on the subject property's zoning were not first raised before the County Commission).

WILSON BROCK & IRBY, L.L.C.
NEXTERA REZONING LETTER OF INTENT
May 28, 2021
Page 6

For all of the foregoing reasons, NextEra Energy Resources respectfully requests the approval of its application for a rezoning of the Site from BP (Business Park) to M1 (Light Industrial). Please let me know if I may provide you with any additional information or clarify anything in this letter.

Sincerely,

WILSON BROCK & IRBY, L.L.C.



By: Harold Buckley, Jr., AICP
Attorneys for NextEra Energy Resources

cc: Griffin Leone, Lead Project Manager (via email)

WILSON BROCK & IRBY, L.L.C.

ATTORNEYS AT LAW

OVERLOOK I, SUITE 700
2849 PACES FERRY ROAD
ATLANTA, GEORGIA 30339
WWW.WBILEGAL.COM

HAROLD BUCKLEY, JR.

hbuckley@wbilegal.com
DIRECT DIAL: (770) 803-3707

TELEPHONE
(404) 853-5050

FACSIMILE
(404) 853-1812

May 28, 2021

VIA HAND DELIVERY

Honorable Mayor Bianca M. Broom
Members of the City Council
City of College Park
3667 Main Street
College Park, Georgia

Re: Letter of Ownership for Rezoning Application by NextEra Energy Resources to Rezone Two Welcome All Road Land Parcels (Parcel ID 09F360201300863, 09F360101290669, and 09F360101290545) From BP (Business Park) to M-1 (Light Industrial), With an Equivalent Future Land Use Amendment.

Dear Honorable Mayor and Members of City Council:

This firm represents NextEra Energy Resources, which pursuing a rezoning of the subject site, which NextEra desires to develop with a battery energy storage facility. As NextEra's legal counsel, I certify that NextEra owns the subject site through a wholly owned subsidiary known as Boulevard Associates.

Please let me know if I may provide you with any additional information or clarify anything in this letter.

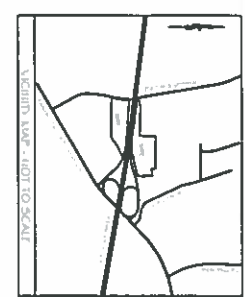
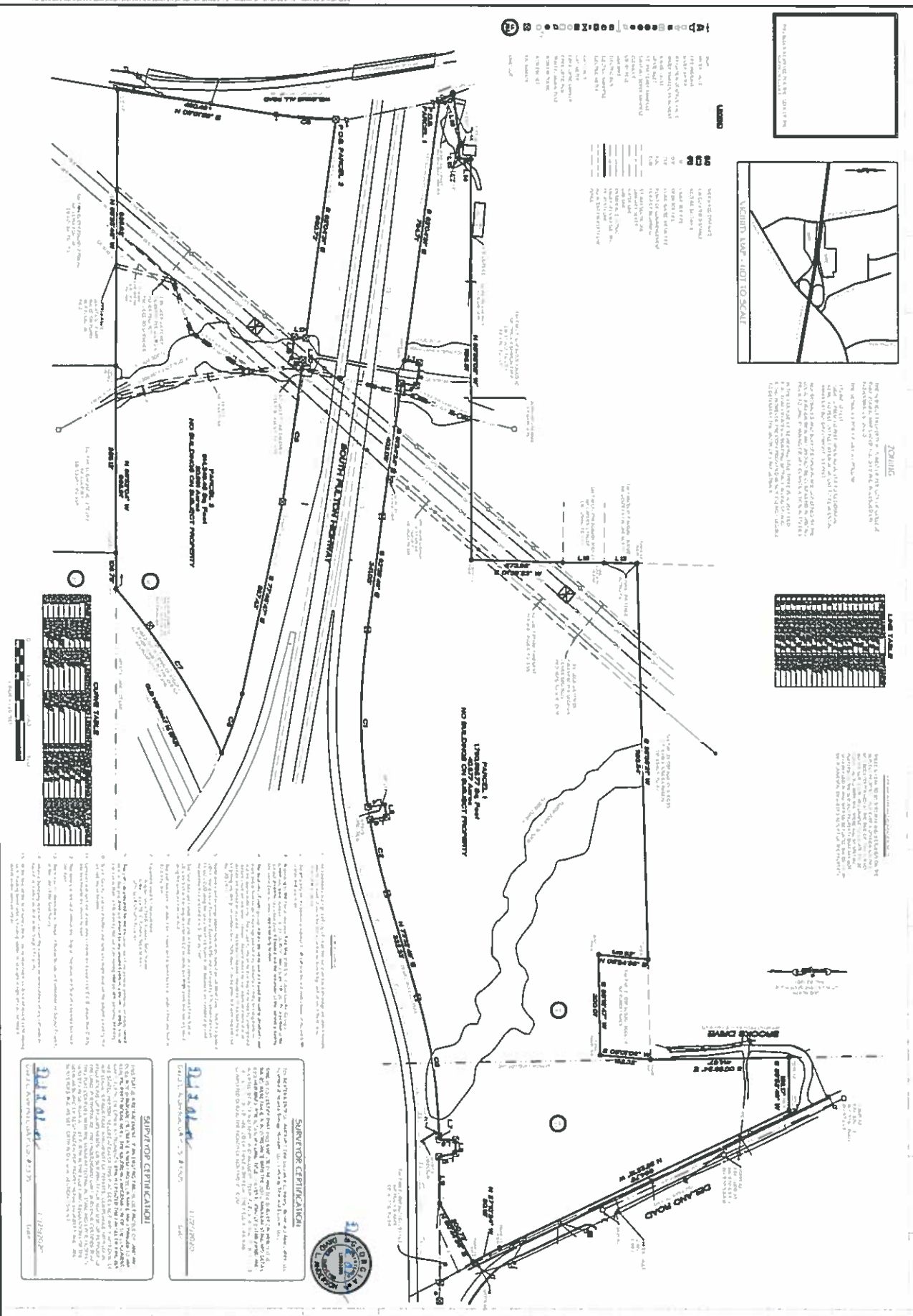
Sincerely,

WILSON BROCK & IRBY, L.L.C.

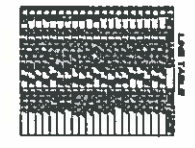


By: Harold Buckley, Jr., AICP
Attorneys for NextEra Energy Resources

cc: Griffin Leone, Lead Project Manager (via email)



NOTICE
 THIS SURVEY IS A PART OF A TITLE SURVEY FOR THE PROJECT DESCRIBED IN THE ADJACENT PLAT. THIS SURVEY IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE SURVEYOR'S OFFICE IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS SURVEY. THE SURVEYOR'S OFFICE IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS SURVEY. THE SURVEYOR'S OFFICE IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS SURVEY.



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DEPARTMENT OF SURVEYING
 SUPERVISOR CERTIFICATION
 I, **[Signature]**, Surveyor, do hereby certify that the above is a true and correct copy of the original survey as shown to me by the surveyor.

DEPARTMENT OF SURVEYING
 SUPERVISOR CERTIFICATION
 I, **[Signature]**, Surveyor, do hereby certify that the above is a true and correct copy of the original survey as shown to me by the surveyor.



811
 Call before you dig
 1-800-4-A-DIGIT

NO.	DATE	DESCRIPTION
1		
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10		

ALTA / NSPS LAND TITLE SURVEY
 WELCOME ALL ROAD
 FOR
 NEXTERA ENERGY
 A AMBUST TITLE INSURANCE COMPANY

LOCATED IN:
 LAND LOTS 129 & 130
 9F DISTRICT
 FULTON COUNTY, GEORGIA

ALS ALLIANCE
 LAND SURVEYING
 137 S. 222
 2005 ALABAMA HWY. #12
 FLORENCE BRANCH, ALA 36834
 770.226.4752 / WWW.ALSATL.COM

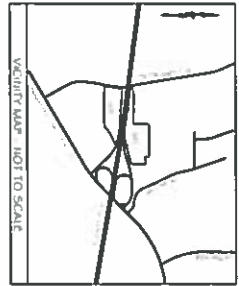


Redacted text

Main body of text, likely a survey description or legal notice.

Second main body of text, continuing the survey details.

Third main body of text, providing further survey information.



SECTION CERTIFICATION text block.

SECTION CERTIFICATION text block.



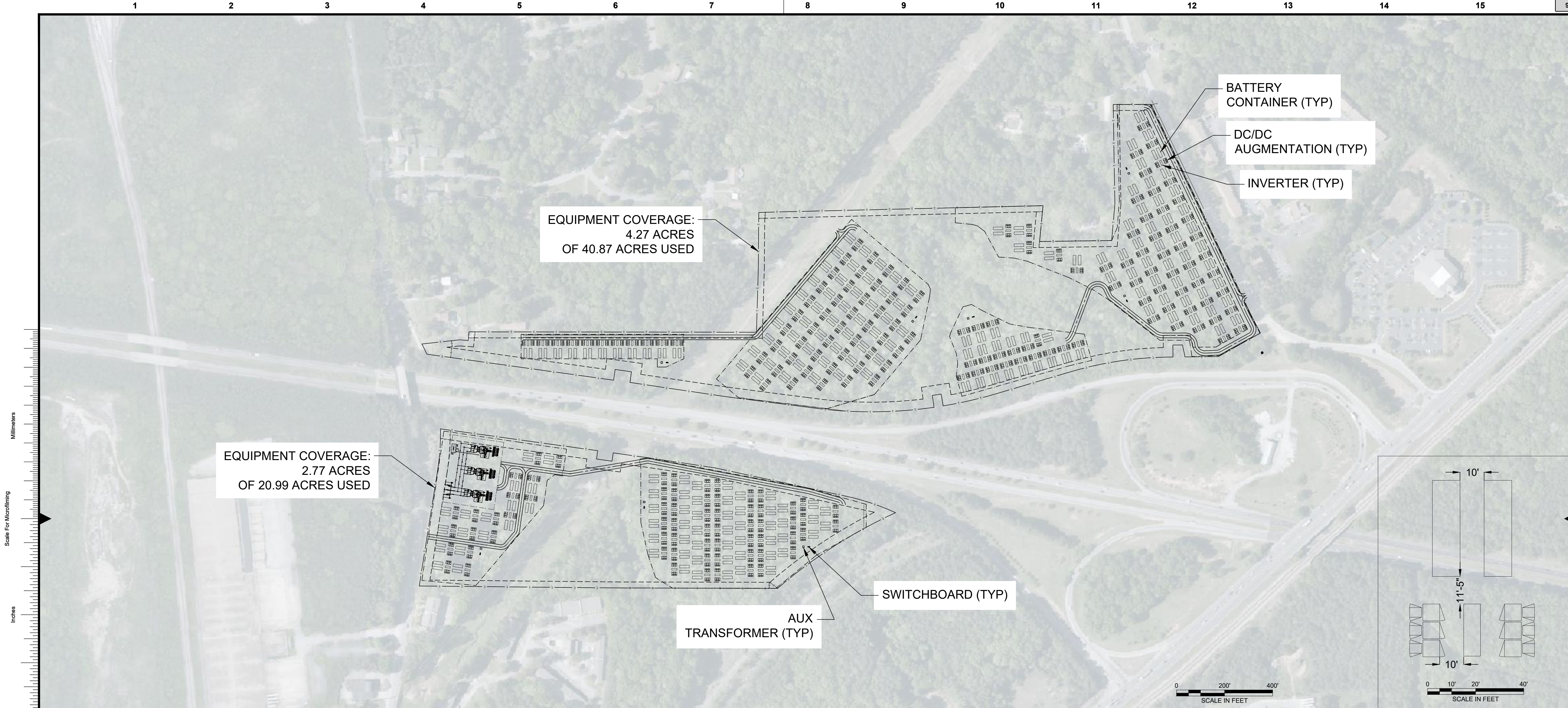
811 logo and contact information for utility services.

Table with columns for 'DATE', 'BY', and 'REMARKS'.

ALTA / NSPS LAND TITLE SURVEY WELCOME ALL ROAD FOR NEXTERA ENERGY A TRUSTEE TITLE INSURANCE COMPANY

LOCATED IN: LAND LOTS 129 & 130 9F DISTRICT FULTON COUNTY, GEORGIA

ALLIANCE LAND SURVEYING logo and address: 322 WOOD AUSTIN HWY STE 200, FULTON COUNTY, GA 30204, 770-226-4743, WWW.ALPATL.COM



Scale For Microfining
Millimeters
Inches

PLAN VIEW

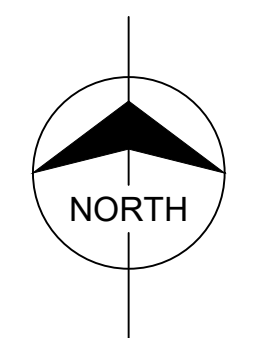
ENERGY STORAGE SYSTEM DESCRIPTION

NAMEPLATE @ .95 POI	600 MW / 2400MWh
INVERTER QUANTITY	190

AREA	ACREAGE (SQ FT)
PARCEL	1,861,256
BUILDABLE (EQUIPMENT, SUBSTATION, AND SWITCHYARD)	499,335
LOT COVERAGE RATIO (BUILDABLE/PARCEL)	24%

- LEGEND:**
- x — x — PROPERTY LINE
 - x — x — FENCE
 - - - - - SETBACK
 - — — — ROAD
 - ⚡ GATE
- ABBREVIATION LIST:**
- POI - POINT OF INTERCONNECTION
 - BESS - BATTERY ENERGY STORAGE SYSTEM

- NOTES:**
1. FINAL LAYOUT SUBJECT TO CHANGE BASED ON FINAL ENVIRONMENTAL AND CIVIL SETBACK DISTANCES
 2. ORIENTATION, FENCE DIMENSIONS, AND GRADING LIMITS OF DISTURBANCE FOR THE GEORGIA POWER SWITCHYARD AND NEER SUBSTATION ARE SUBJECT TO CHANGE AND COULD VARY SIGNIFICANTLY IN FINAL DESIGN. GEORGIA POWER WILL BE REQUIRED TO REVIEW AND APPROVE PROPOSED STATION ORIENTATION, ACCESS, AND TRANSMISSION DESIGN.
 3. EQUIPMENT INCLUDES SUBSTATION, BATTERY ENCLOSURES, AND SWITCHBOARDS.



PRELIMINARY - NOT FOR CONSTRUCTION

no.	date	by	ckd	description
E	4/21/21	SL	JG	REVISED AS SHOWN
D	4/19/21	SL	JG	REVISED AS SHOWN
C	3/29/21	SL	JG	REVISED AS SHOWN
B	3/4/21	SL	JG	REVISED AS SHOWN
A	1/20/21	SL	JG	SOUTHWEST ATLANTA BESS LAYOUT

no.	date	by	ckd	description
F	5/13/21	SL	JG	REVISED AS SHOWN

BURNS & MCDONNELL
 9400 WARD PARKWAY
 KANSAS CITY, MO 64114
 816-333-9400
 Burns & McDonnell Engineering Co., Inc.

designed: S. LE
 detailed: J. GUBBRUD

FULTON COUNTY, GEORGIA

SOUTHWEST ATLANTA BATTERY STORAGE SYSTEM 4 HOUR LAYOUT	
project	contract
drawing	rev.
LAYOUT - F	
sheet 1 of 1 sheets	file SW Atlanta Layout.dwg

Office hours for the Southwest Atlanta Battery Storage System

An affiliate of NextEra Energy Resources is developing a battery energy storage system facility in College Park.

Residents are invited to stop in, meet our staff and discuss the proposed project with us. For additional information visit:

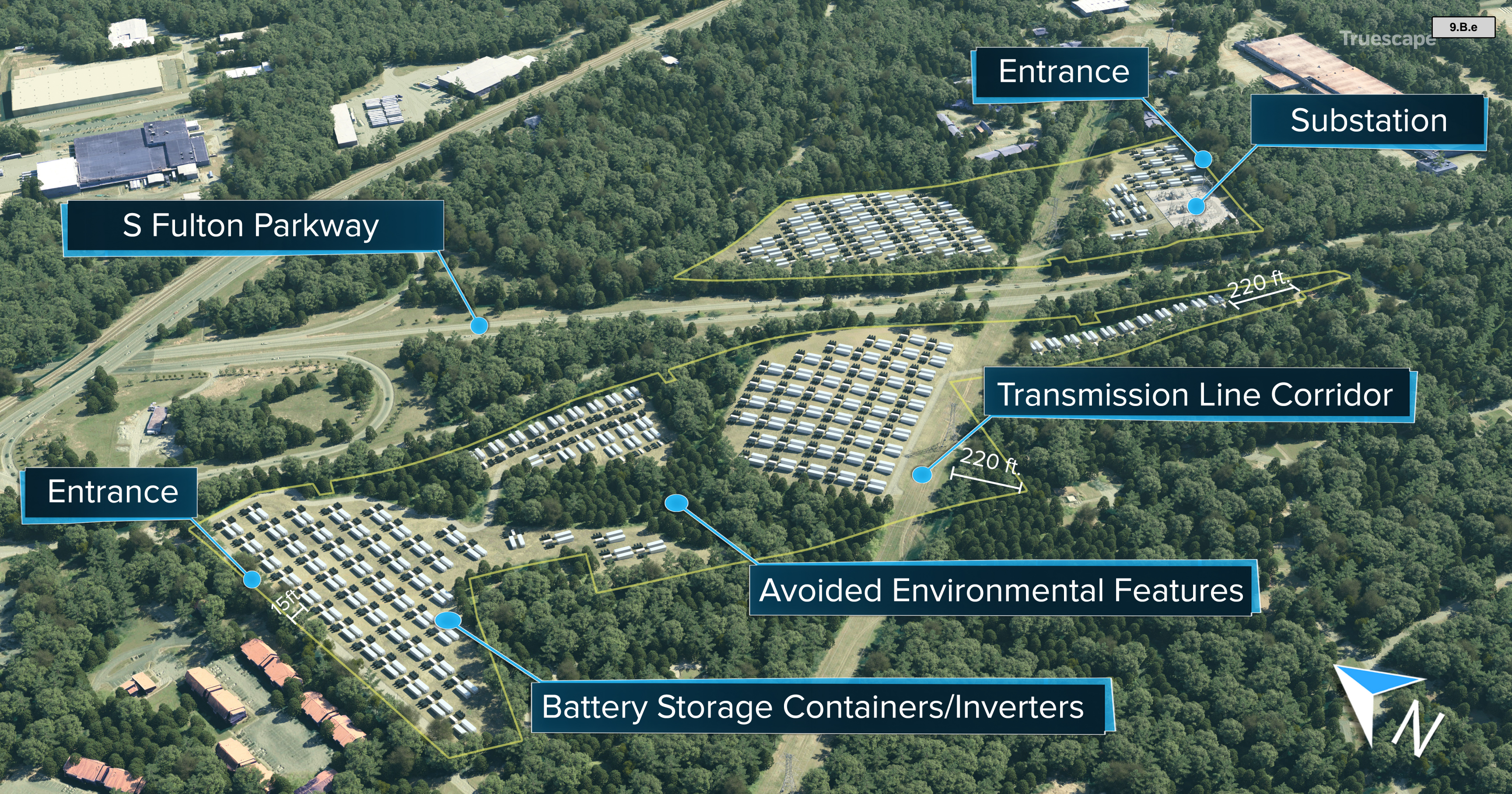
www.NextEraEnergyResources.com

To make an appointment or to speak with our team call 605-237-2294 or email Brittany.Bruce@NEE.com

Thursday, July 8 from 9 a.m. to 7 p.m.

Location:
Embassy Suites by Hilton Atlanta Airport
4700 Southport Road
Atlanta, GA 30337

NEXTERA
ENERGY



NextEra Energy - South West Atlanta BESS

Fulton County, Georgia

Artist impression, design subject to change



22 **WHEREAS**, the City Planner and Planning Commission recommend approval of the
23 application subject to certain conditions included in the City Staff Report and said report is hereby
24 incorporated by reference herein; and

25 **WHEREAS**, the governing body of the City has considered the criteria of a rezoning
26 request, provided in Section 14.11 (Zoning Amendment Process (ZA)) of Article 14 (Processes,
27 Permits, and Fees) in Appendix A (Zoning) of the Code of Ordinances, City of College Park,
28 Georgia; and

29 **WHEREAS**, the governing authority of the City desires to rezone the Property to M1 –
30 Industrial, subject to certain conditions to ensure consistency with the City’s comprehensive plan
31 and future land use plan; and

32 **WHEREAS**, the City has complied with the notice and hearing requirements pursuant to
33 O.C.G.A. § 36-66-1 *et seq.*; and

34 **WHEREAS**, the health, safety, and welfare of the citizens of the City will be positively
35 impacted by the adoption of this Ordinance.

36 **BE IT AND IT IS HEREBY ORDAINED BY THE MAYOR AND COUNCIL OF**
37 **THE CITY OF COLLEGE PARK, GEORGIA**, and by the authority thereof:

38 **Section 1.** That certain parcel of real property consisting of approximately 61.86 acres
39 located at 0 Welcome All Road, according to the present system of numbering property in College
40 Park, Fulton County, Georgia (Fulton County Tax Parcel Identification Numbers:
41 09F36020130086; 09F360101290669; 09F360101290545) is hereby rezoned from BP – Business
42 Park to M1 – Industrial. Such rezoning is to be noted on the official City of College Park Zoning
43 Map approved by the Mayor and Council as soon as reasonably possible following adoption of
44 this Ordinance along with an editorial note on the official City of College Park Zoning Map

45 specifying the parcel affected by this Ordinance and the date of adoption of this Ordinance. Until
46 this rezoning is indicated on the official City of College Park Zoning Map, this Ordinance and
47 Exhibit A shall govern over the official City of College Park Zoning Map to the extent of any
48 discrepancy between this Ordinance and the official City of College Park Zoning Map. This
49 rezoning is subject to the following conditions:

- 50 1. Industrial uses on the site shall be limited to storage of electric energy in batteries
51 and a utility substation. Under no circumstances shall the use include freight
52 trucks or similar other heavy equipment operations, except for material delivery
53 during the construction phase. All uses listed under BP are allowed.
- 54 2. The minimum distance from any storage containers or structure to a residential
55 property shall be 100 feet.
- 56 3. The site shall maintain a wooded buffer around the entire periphery to provide a
57 visual screen.
- 58 4. Areas within 10 feet of storage containers shall be cleared of combustible
59 vegetation and other combustible growth.
- 60 5. Access to the southern portion of site shall be restricted to Welcome All Road
61 and access to the northern portion shall be restricted to one entrance on Delano
62 Road.
- 63 6. FAA approval of height of transmission towers shall be submitted to Building
64 Official prior to issuance of land disturbance permit.
- 65 7. **Training.** Prior to operations, Applicant shall provide training to public safety
66 personnel for emergency response. Training shall occur annually. Training shall
67 be provided to both City of South Fulton and City of College Park personnel.

68 8. **Emergency Operations Plan.** Applicant shall prepare and provide a copy of an
69 Emergency Operations Plan to the College Park fire department and local fire
70 code officials. A permanent copy shall also be accessible to facility personnel,
71 fire code officials, and emergency responders. The emergency operations plan
72 shall include the following information:

73 a. Procedures for safe shutdown, de-energizing, or isolation of equipment
74 and systems under emergency conditions to reduce the risk of fire,
75 electric shock, and personal injuries, and for safe start-up following
76 cessation of emergency conditions.

77 b. Procedures for inspection and testing of associated alarms, interlocks,
78 and controls.

79 c. Procedures to be followed in response to notifications from the Battery
80 Energy Storage Management System, when provided, that could signify
81 potentially dangerous conditions, including shutting down equipment,
82 summoning service and repair personnel, and providing agreed upon
83 notification to fire department personnel for potentially hazardous
84 conditions in the event of a system failure.

85 d. Emergency procedures to be followed in case of fire, explosion, release
86 of liquids or vapors, damage to critical moving parts, or other
87 potentially dangerous conditions. Procedures may include sounding the
88 alarm, notifying the fire department, evacuating personnel, de-
89 energizing equipment, and controlling and extinguishing the fire.

- 90 e. Procedures for dealing with battery energy storage system equipment
91 damaged in a fire or other emergency event, including maintaining
92 contact information for personnel qualified to safely remove damaged
93 battery energy storage system equipment from the facility.
- 94 f. Procedures and schedules for conducting drills of these procedures and
95 for training local first responders on the contents of the plan and
96 appropriate response procedures.

97 **Section 2.** The preamble of this Ordinance shall be considered to be and is hereby
98 incorporated by reference as if fully set out herein.

99 **Section 3.** (a) It is hereby declared to be the intention of the Mayor and Council that all
100 sections, paragraphs, sentences, clauses, and phrases of this Ordinance are or were, upon their
101 enactment, believed by the Mayor and Council to be fully valid, enforceable, and constitutional.

102 (b) It is hereby declared to be the intention of the Mayor and Council that, to the greatest
103 extent allowed by law, each and every section, paragraph, sentence, clause, or phrase of this
104 Ordinance is severable from every other section, paragraph, sentence, clause, or phrase of this
105 Ordinance. It is hereby further declared to be the intention of the Mayor and Council that, to the
106 greatest extent allowed by law, no section, paragraph, sentence, clause, or phrase of this Ordinance
107 is mutually dependent upon any other section, paragraph, sentence, clause, or phrase of this
108 Ordinance.

109 (c) In the event that any phrase, clause, sentence, paragraph, or section of this Ordinance
110 shall, for any reason whatsoever, be declared invalid, unconstitutional, or otherwise unenforceable
111 by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of
112 the Mayor and Council that such invalidity, unconstitutionality, or unenforceability shall, to the

113 greatest extent allowed by law, not render invalid, unconstitutional, or otherwise unenforceable
114 any of the remaining phrases, clauses, sentences, paragraphs, or sections of the Ordinance and that,
115 to the greatest extent allowed by law, all remaining phrases, clauses, sentences, paragraphs, and
116 sections of the Ordinance shall remain valid, constitutional, enforceable, and of full force and
117 effect.

118 **Section 4.** All ordinances and parts of ordinances in conflict herewith are hereby expressly
119 repealed.

120 **Section 5.** Penalties in effect for violations of the Zoning Ordinance of the City of College
121 Park, Georgia at the time of the effective date of this Ordinance shall be and are hereby made
122 applicable to this Ordinance and shall remain in full force and effect.

123 **Section 6.** The effective date of this Ordinance shall be the date of adoption unless
124 otherwise specified herein.

(SIGNATURES ON FOLLOWING PAGE)

ORDAINED, this _____ day of _____, 2021.

CITY OF COLLEGE PARK, GEORGIA

BIANCA MOTLEY BROOM, Mayor

ATTEST:

SHAVALA MOORE, City Clerk

APPROVED AS TO FORM:

City Attorney

EXHIBIT A

[Staff Report Attached]



UL 9540 Energy Storage Systems and Equipment

Prepared for:
Name
Street Address
City, State, Zipcode

Rev. 0
Issued: 25 August 2021



Issued by:
Paul Hayes, FPE

American Fire Technologies
2120 Capital Drive
Wilmington, NC 28405



Vibration issues and how it is addressed

What is the new standard of vibration, how will that standard be enforced? Are the containers on shock mounts? Are the shock mounts in battery? Is it adequate for vibration? What is blasting quarry standards?

Summary

Vibration evaluation will be provided per the below requirements and will be incorporated into the Hazard Mitigation Analysis (HMA); This is a code requirement to provide under both the International Fire Code (IFC) and NFPA 855- Standard for the Installation of Stationary Energy Storage Systems. The outcome of the evaluation will be implemented.

UL 9540 Energy Storage Systems and Equipment

Here is what the 2nd edition of UL9540 states

37 Special Environment Installations

37.1 General

37.1.1 Energy storage systems intended for installation in special environments shall be evaluated for their ability to operate safely in those environments. These environmental conditions can include exposure to salt fog for marine environments, testing for seismic ratings, high altitudes, etc. The requirements of 37.2, 37.3 and 37.4 shall apply depending upon the particular exposure. The installation instructions and nameplate labels on the ESS shall identify the special environmental conditions in accordance with 41.3, 41.11, and Section 42.

Exception: Testing need not be conducted on systems or parts of the system if already covered as part of the specific technology safety standard."

Effectively, it is a risk that must be evaluated.

The ESS equipment will be listed to the UL 9540 Standard.

UL 1973-ANSI/CAN/UL Standard for Batteries for Use in Stationary, Vehicle Auxiliary Power and Light Electric Rail (LER) Applications

Extracted from UL 1973

Regarding 1973, requirement, there is a vibration and mechanical shock tests (typically assigned to rail applications). But would be applicable to other vibrational issues Section 25 & 26 of 1973 (2nd ed.) states

MECHANICAL TESTS



25 Vibration Test (LER Motive Applications)

25.1 The purpose of this test is to determine the battery system's resistance to anticipated vibration in LER motive installations and applies only to those systems intended for installation in that application.

25.2 The sample shall be secured to the testing machine by means of a rigid mount, which supports all mounting surfaces of the sample.



Exception: The sample may be mounted within a mounting fixture representative of the intended end use application.

25.3 The fully charged sample (MOSOC per 8.1) shall be subjected to a vibration test in accordance with the Simulated Long Life Testing at Increased Random Vibration Levels Tests of IEC 61373, for the appropriate Category and Class of equipment as determined by the intended rail installation. (Category and Class of equipment is defined in IEC 61373.)

25.4 The DUT shall be subjected to vibration in 3 mutually perpendicular directions. During the test the OCV of the DUT and temperatures on the center cell/module shall be monitored for information purposes.

25.5 During the test, one of the detection methods outlined in Section 9 shall be used to detect the presence of combustible vapor concentrations. If required based upon system design or installation, venting of toxic releases shall be continuously monitored during the testing per Section 13.

25.6 If the DUT is operational after the test it shall be subjected to a discharge and charging cycle in accordance with the manufacturer's specifications. See 12.2 for details regarding user resettable devices. An observation period per 8.5 is then conducted.

25.7 At the conclusion of the observation period, the DUT shall be subjected to an "as received" dielectric voltage withstand test in accordance with Section 20. The DUT shall be examined for signs of rupture and evidence of leakage.

25.8 As a result of the vibration test, the following in (a) – (h) are considered non-compliant results. For additional information on non-complying results refer to Table 12.1.

- a) E – Explosion;
- b) F – Fire;
- c) C – Combustible vapor concentrations;
- d) V – Toxic vapor release;
- e) S – Electric shock hazard (dielectric breakdown);
- f) L – Leakage (external to enclosure of DUT);
- g) R – Rupture (of DUT enclosure exposing hazardous parts as determined by 7.3.3);
- h) P – Loss of protection controls.



26 Shock Test (LER Motive Applications)

26.1 The purpose of this test is to determine the battery system's resistance to anticipated shock in LER motive installations and applies only to those systems intended for installation in that application.

26.2 The sample shall be secured to the testing machine by means of a rigid mount, which supports all mounting surfaces of the sample. During the test, temperatures on the center module are monitored for information purposes.

Exception: This sample may be mounted within a mounting fixture representative of the intended end-use rail application.

26.3 A fully charged sample (MOSOC per 8.1) shall be subjected to a shock test in accordance with IEC

61373 for the appropriate Category and Class of equipment as determined by the intended rail installation.

(Category and Class of equipment is defined in IEC 61373.)

Exception: This test may be conducted at the module level if it can be shown that testing shall be representative of the battery system.

26.4 Both positive and negative direction shocks shall be applied in each of 3 mutually perpendicular directions for a total of 18 shocks.

26.5 During the test, one of the detection methods outlined in Section 9 shall be used to detect the presence of combustible vapor concentrations. If required based upon system design or installation, venting of toxic releases shall be continuously monitored during the testing per Section 13.

26.6 If the DUT is operational after the test it shall be subjected to a discharge and charging cycle in accordance with the manufacturer's specifications. An observation period per 8.5 is then conducted.

26.7 At the conclusion of the observation period, the DUT shall be subjected to an "as received" dielectric voltage withstand test in accordance with Section 20. The DUT shall be examined for signs of rupture and evidence of leakage.

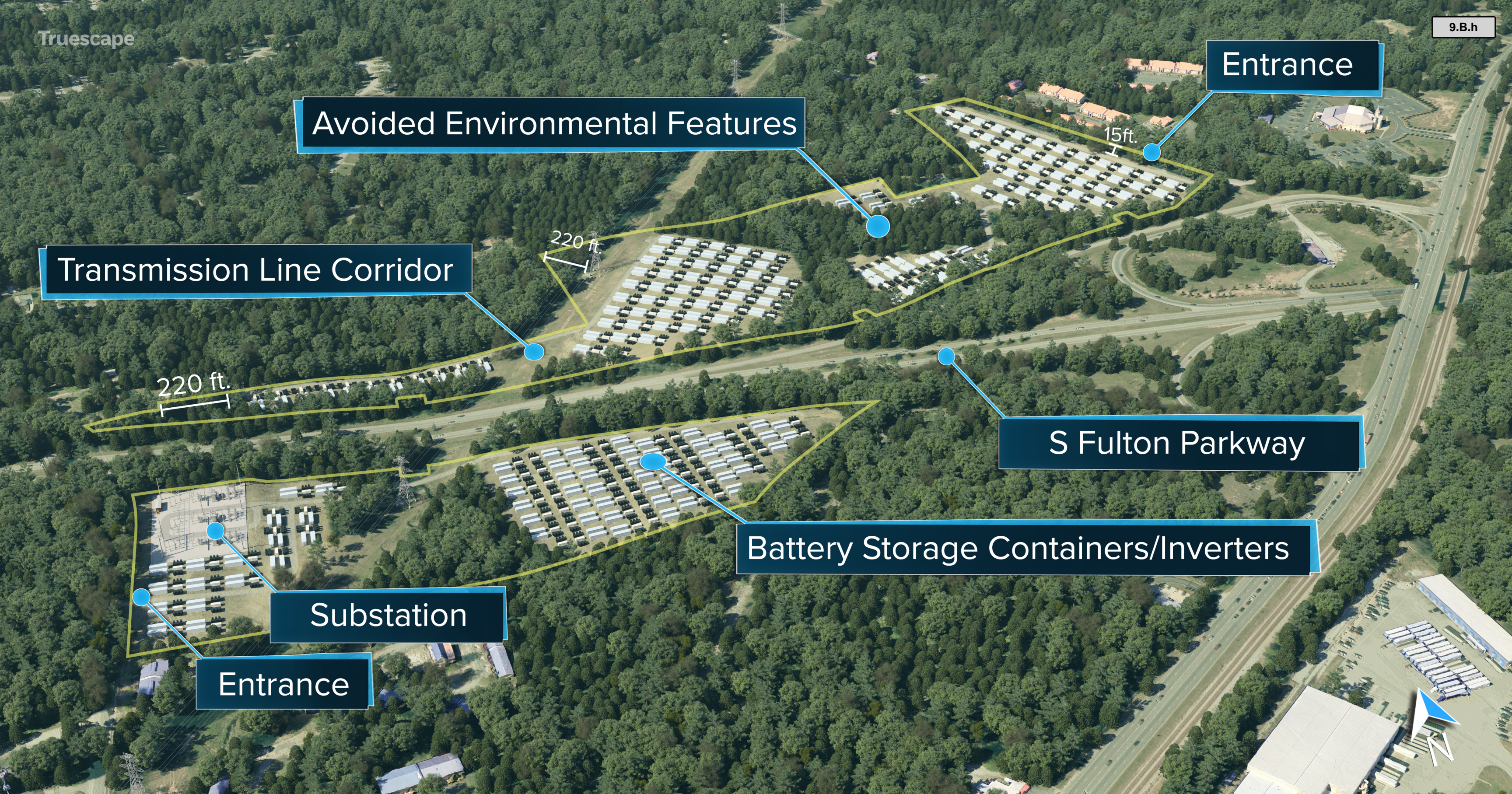
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- g) R – Rupture (of DUT enclosure exposing hazardous parts as determined by 7.3.3);
- h) P – Loss of protection controls"



Summary

Vibration will be provided per the above requirements and will be incorporated into the Hazard Mitigation Analysis (HMA); This is a code requirement to provide under both the International Fire Code (IFC) and NFPA 855- Standard for the Installation of Stationary Energy Storage Systems.

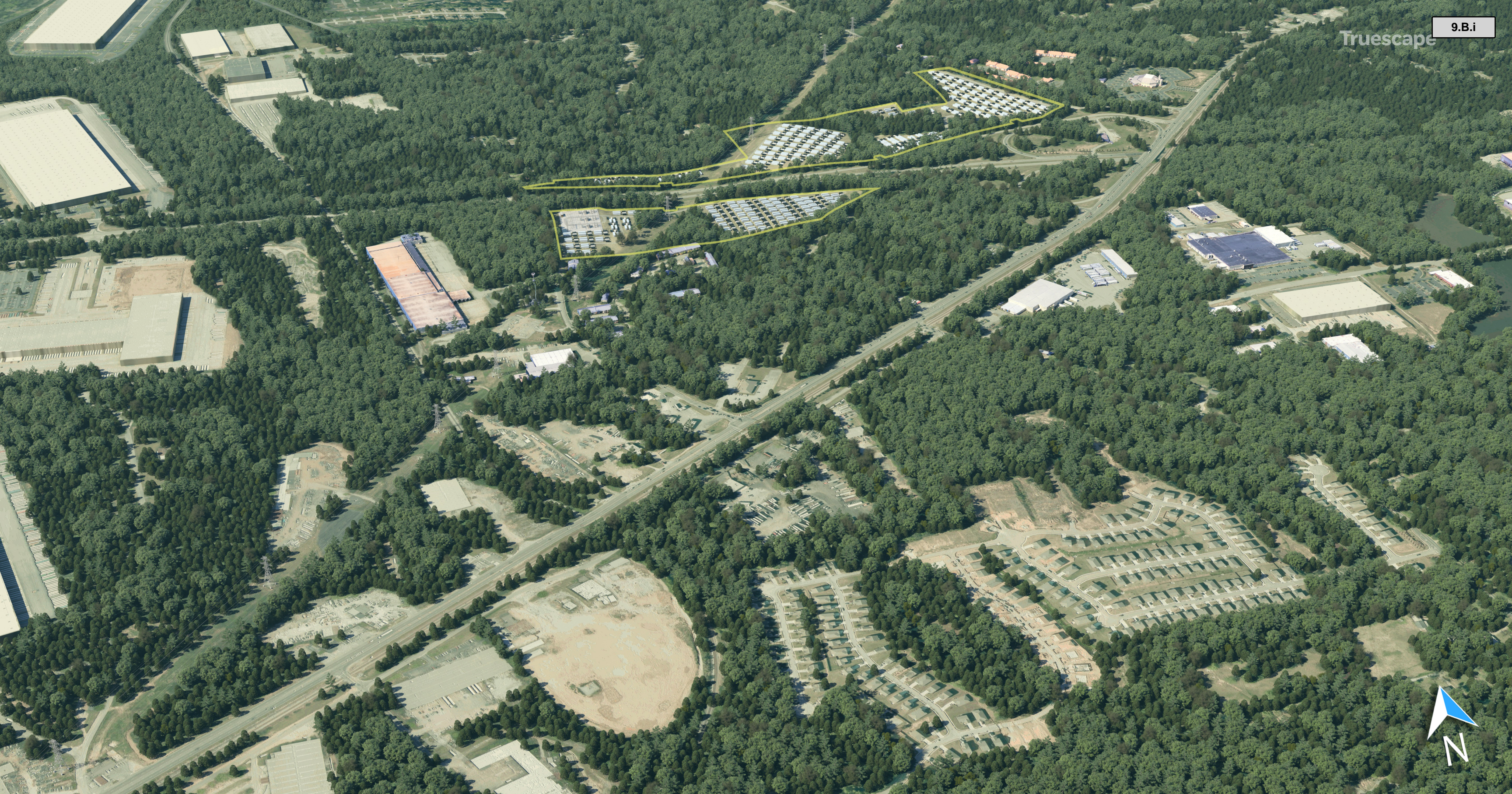


NextEra Energy - South West Atlanta BESS

Fulton County, Georgia

Artist impression, design subject to change



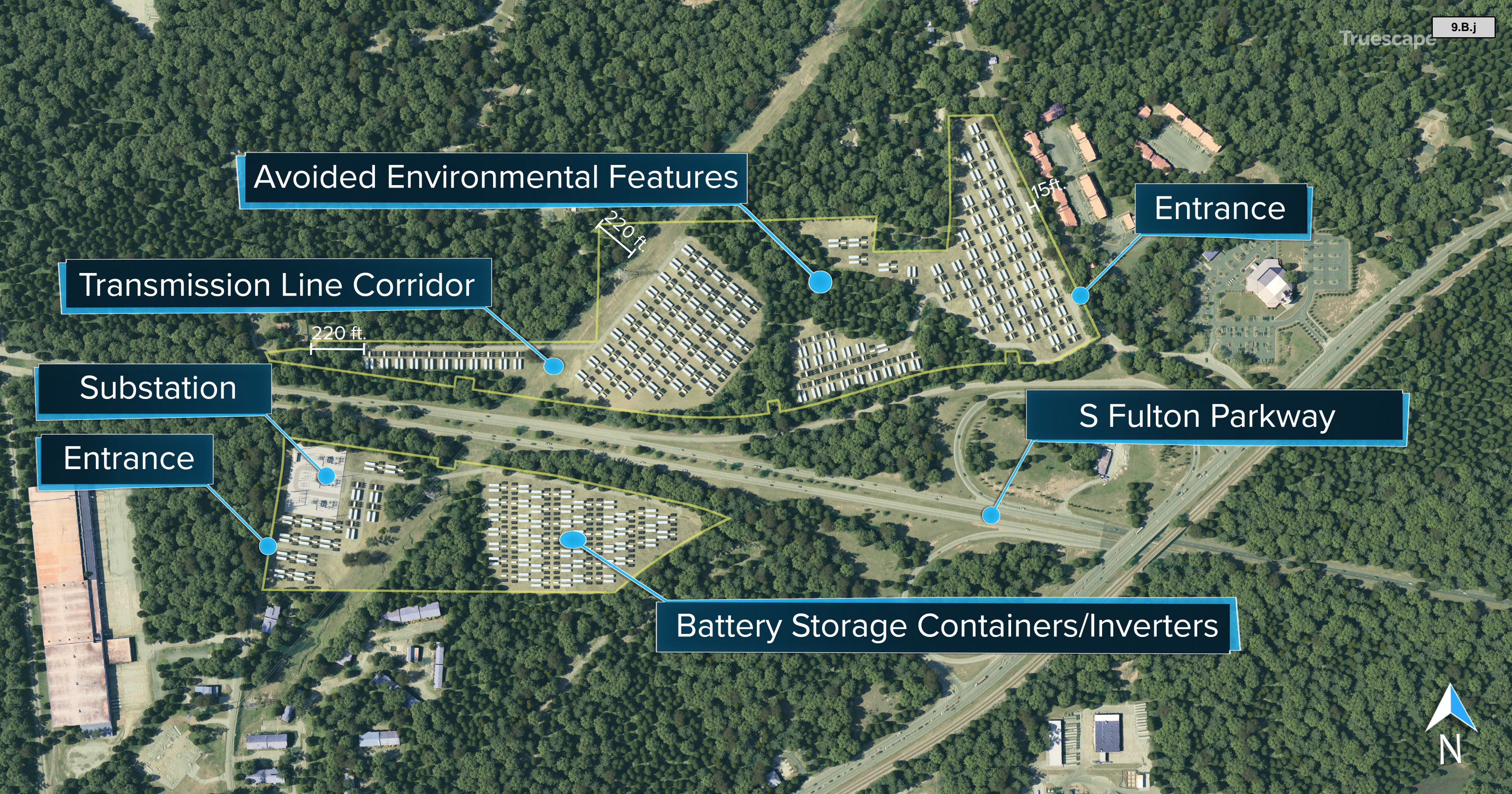


NextEra Energy - South West Atlanta BESS

Fulton County, Georgia

Artist impression, design subject to change





NextEra Energy - South West Atlanta BESS

Fulton County, Georgia

Artist impression, design subject to change





NextEra Energy - South West Atlanta BESS

Fulton County, Georgia

Artist impression, design subject to change





CITY OF COLLEGE PARK

P.O. BOX 87137 · COLLEGE PARK, GA 30337 · 404.767.1537

REG SESSION AGENDA REQUEST

DOC ID: 9098

DATE: September 10, 2021

TO: The Honorable Mayor and Members of City Council

THROUGH: Mercedes Miller, Interim City Manager

FROM: Danielle Matricardi, City Attorney

RE: Moratorium on Acceptance of New Alcohol License Applications

PURPOSE: To impose a ninety (90) day moratorium on the acceptance of applications for new alcoholic beverage licenses.

REASON: The City's ongoing review and revision of its Alcoholic Beverage Ordinance requires a temporary cessation of the issuance of new alcoholic beverage licenses to be enacted. It is necessary and in the public interest to delay, for a reasonable period of time, the processing of any applications for new alcoholic beverage licenses to ensure that the procedure for the issuance of alcoholic beverage licenses is consistent with the long-term objectives of the City.

COST TO CITY: N/A

BUDGETED ITEM: N/A

REVENUE TO CITY: N/A

CITY COUNCIL HEARING DATE: September 20, 2021

CONSIDERATION BY OTHER GOVERNMENT ENTITIES: N/A

AFFECTED AGENCIES: N/A

RELATIONSHIP TO EXISTING ORDINANCE OR RESOLUTION: Alcoholic Beverage Ordinance

REQUIRED CHANGES TO WORK PROGRAMS: N/A

STAFF: Interim City Manager, City Clerk

Updated: 9/10/2021 11:21 AM by Sonya Harold

Page 1

ATTACHMENTS:

- CP- Alcohol License Application Moratorium (Sept. 2021) (002) (DOCX)

Review:

- Danielle Matricardi Completed 09/09/2021 11:37 AM
- Rosylene Robinson Completed 09/10/2021 11:59 AM
- Shavala Moore Completed 09/15/2021 8:15 AM
- Mercedes Miller Completed 09/15/2021 8:59 AM
- Mayor & City Council Pending 09/20/2021 7:30 PM

STATE OF GEORGIA

CITY OF COLLEGE PARK

ORDINANCE NO. 2021-

1 AN ORDINANCE BY THE MAYOR AND COUNCIL OF THE CITY OF COLLEGE PARK,
 2 GEORGIA ESTABLISHING A NINETY (90) DAY MORATORIUM ON THE ACCEPTANCE
 3 OF APPLICATIONS FOR NEW ALCOHOL LICENSES; TO REPEAL CONFLICTING
 4 ORDINANCES; TO PROVIDE FOR SEVERABILITY; TO PROVIDE FOR AN ADOPTION
 5 DATE AND AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

6 **WHEREAS**, the City of College Park (“City”) has been vested with substantial powers,
 7 rights and functions to generally regulate the practice, conduct or use of property for the purposes
 8 of maintaining health, morals, safety, security, peace, and the general welfare of the City; and

9 **WHEREAS**, Georgia law recognizes that local governments may impose moratoria on
 10 zoning decisions, building permits, and other development approvals where exigent circumstances
 11 warrant the same, pursuant to case law found at *City of Roswell et al v. Outdoor Systems, Inc.*, 274
 12 Ga. 130, 549 S.E.2d 90 (2001); *Lawson v. Macon*, 214 Ga. 278, 104 S.E.2d 425 (1958); *Taylor v.*
 13 *Shetzen*, 212 Ga. 101, 90 S.E.2d 572 (1955); and

14 **WHEREAS**, the Courts take judicial notice of a local government's inherent ability to
 15 impose moratoria on an emergency basis; and

16 **WHEREAS**, the Georgia Supreme Court, in the case of *DeKalb County v. Townsend*, 243
 17 Ga. 80 (1979), held that, "To justify a moratorium, it must appear first, that the interests of the
 18 public generally, as distinguished from those of a particular class, require such interference; and
 19 second, that the means are reasonably necessary for the accomplishment of the purpose, and not
 20 unduly oppressive upon individuals." The City of College Park has found that the interests of the

21 public necessitate the enactment of a moratorium for health, safety, morals and general welfare
22 purposes by means which are reasonable and not unduly oppressive; and

23 **WHEREAS**, the Mayor and Council have been in review of the City's Code of Ordinances
24 related to alcoholic beverage licenses and have determined that substantial revisions are necessary
25 to establish classes of licenses, consistent enforcement procedures, and to update ordinances in
26 accordance with the comprehensive plan; and

27 **WHEREAS**, the Mayor and Council deem it important to develop a regulatory scheme
28 which integrates all of these concerns and therefore consider this moratorium a proper exercise of
29 its police powers; and

30 **WHEREAS**, the Mayor and Council, therefore, consider it paramount that land use
31 regulation continue in the most orderly and predictable fashion with the least amount of
32 disturbance to landowners and to the citizens of the City of College Park. The Mayor and Council
33 have always had a strong interest in growth management so as to promote the traditional police
34 power goals of health, safety, morals, aesthetics and the general welfare of the community; in
35 particular, the lessening of congestion on City streets, security of the public from crime and other
36 dangers, promotion of health and general welfare of its citizens, protection of the aesthetic qualities
37 of the City including access to air and light, and facilitation of the adequate provision of
38 transportation and other public requirements; and

39 **WHEREAS**, it is the belief of the Mayor and Council of the City of College Park that the
40 concept of "public welfare" is broad and inclusive; that the values it represents are spiritual as well
41 as physical, aesthetic as well as monetary; and that it is within the power of the City "to determine
42 that a community should be beautiful as well as healthy, spacious as well as clean, well balanced
43 as well as carefully patrolled," *Berman v. Parker*, 348 U.S. 26, 75 S.Ct. 98 (1954); *Kelo v. City of*

44 *New London*, 545 U.S. 469, 125 S. Ct. 2655, 162 L. Ed. 2d 439 (2005). It is also the opinion of
45 the City that "general welfare" includes the valid public objectives of aesthetics, conservation of
46 the value of existing lands and buildings within the City, making the most appropriate use of
47 resources, preserving neighborhood characteristics, enhancing and protecting the economic well-
48 being of the community, facilitating adequate provision of public services, and the preservation of
49 the resources of the City; and

50 **WHEREAS**, the Mayor and Council are, and have been interested in, developing cohesive
51 and coherent regulations governing alcoholic beverage applications, licenses, and certain uses in
52 the City, and have intended to promote community development through stability, predictability,
53 and balanced growth that is in adherence to the City's Comprehensive Plan which will further the
54 prosperity of the City as a whole; and

55 **WHEREAS**, the health, safety, welfare, aesthetics, and morals of the citizens of the City
56 of College Park will be improved and protected by the adoption and implementation of this
57 ordinance.

58 **BE IT AND IT IS HEREBY ORDAINED BY THE MAYOR AND COUNCIL OF**
59 **THE CITY OF COLLEGE PARK** and by the authority of the same:

60 **SECTION I.**

61 **FINDINGS OF FACT**

62 The Mayor and Council of the City of College Park hereby make the following findings of
63 fact:

64 (a) It appears that the City's Code of Ordinances require additional review by the City
65 as it relates to the issuance of new alcoholic beverage licenses, the regulatory

66 scheme to prevent violations of the Alcoholic Beverage Code, and the types of
67 establishments eligible for licensure under the Code.

68 (b) Substantial disorder, detriment and irreparable harm would result to the citizens,
69 businesses and City of College Park if the current alcoholic beverage license
70 procedures were continued prior to a more thorough review by the City;

71 (c) The City's ongoing review and revision of its Alcoholic Beverage Ordinance
72 requires a temporary cessation of the issuance of new alcoholic beverage licenses
73 to be enacted;

74 (d) It is necessary and in the public interest to delay, for a reasonable period of time,
75 the processing of any applications for new alcoholic beverage licenses to ensure
76 that the procedure for the issuance of alcoholic beverage licenses is consistent with
77 the long-term objectives of the City; and

78 (e) That the Georgia Supreme Court has ruled that limited moratoria are reasonable
79 and do not constitute land use when such moratoria are applied throughout the City
80 under *City of Roswell et al v. Outdoor Systems Inc.*, 274 Ga. 130, 549 S.E.2d 90
81 (2001).

82 SECTION II.

83 IMPOSITION OF MORATORIUM

84 (a) There is hereby imposed a moratorium on the acceptance by the City of College Park of
85 any alcoholic beverage applications for “new licenses,” as that term is defined by Section
86 3-1 of the City Code;

87 (b) The duration of this moratorium shall be until the City adopts a revision to the Alcoholic
88 Beverage Code; or until ninety (90) days from the effective date of this Ordinance,
89 whichever occurs first.

90 (c) This moratorium shall be effective as of the date of its adoption.

91 (d) This moratorium shall have no effect upon applications submitted prior to the effective
92 date of this Ordinance, nor to approvals or permits previously issued by the City.

93 (e) As of the effective date of this Ordinance, no applications for alcoholic beverage licenses
94 will be accepted by any agent, employee or officer of the City with respect to any property
95 in the City. Any applications so accepted for filing will be deemed in error, null and void
96 and of no affect whatsoever; and shall constitute no assurance whatsoever of any right to
97 engage in any act, and any action in reliance on any such license shall be unreasonable.

98 (f) Under *Cannon v. Clayton County*, 255 Ga. 63, 335 S.E.2d 294 (1985); *Meeks v. City of*
99 *Buford*, 275 Ga. 585, 571 S.E.2d 369 (2002); and *City of Duluth v. Riverbroke Props.*, 233
100 Ga. App. 46, 502 S.E.2d 806 (1998), the Supreme Court stated, "Where a landowner makes
101 a substantial change in position by expenditures and reliance on the probability of the
102 issuance of a building permit, based upon an existing zoning ordinance and the assurances
103 of zoning officials, he acquires vested rights and is entitled to have the permit issued despite
104 a change in the zoning ordinance which would otherwise preclude the issuance of a permit."
105 Pursuant to this case law, the City of College Park recognizes that, unknown to the City,
106 de facto vesting may have occurred.

107 SECTION III.

108 The following procedures are established to provide exemptions from the moratorium
109 where vesting has occurred:

- 110 (1) During the term of this moratorium, any person may file a written application
111 for exemption from this moratorium with the Mayor and Council. Said
112 application shall include verified supporting data, documents and facts or
113 circumstances which the applicant believes substantiates a claim for vesting and
114 the grant of an exemption.
- 115 (2) The Mayor and Council may grant such exemption where the proposed
116 application(s) is/are deemed to be in conformity with the proposed changes to
117 the Alcoholic Beverage Code that are to be considered during the term of this
118 moratorium.
- 119 (3) Any exemption granted by the Mayor and Council shall not constitute final
120 approval of such requests by the City. Any granted exemption shall merely
121 grant the City staff the ability to accept and process the subject application in
122 accordance with all City laws.

123 SECTION IV.

- 124 (a) It is hereby declared to be the intention of the Mayor and Council that all sections,
125 paragraphs, sentences, clauses and phrases of this Ordinance are and were, upon their enactment,
126 believed by the Mayor and Council to be fully valid, enforceable and constitutional.
- 127 (b) It is hereby declared to be the intention of the Mayor and Council that, to the
128 greatest extent allowed by law, each and every section, paragraph, sentence, clause or phrase of
129 this Chapter is severable from every other section, paragraph, sentence, clause or phrase of this
130 Ordinance. It is hereby further declared to be the intention of the Mayor and Council that, to the
131 greatest extent allowed by law, no section, paragraph, sentence, clause or phrase of this Ordinance

132 is mutually dependent upon any other section, paragraph, sentence, clause or phrase of this
133 Ordinance.

134 (c) In the event that any phrase, clause, sentence, paragraph or section of this
135 Ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise
136 unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the
137 express intent of the Mayor and Council that such invalidity, unconstitutionality or
138 unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional
139 or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or
140 sections of the Ordinance and that, to the greatest extent allowed by law, all remaining phrases,
141 clauses, sentences, paragraphs and sections of the Ordinance shall remain valid, constitutional,
142 enforceable, and of full force and effect.

143 **SECTION V.**

144 All Ordinances or parts of Ordinances in conflict with this Ordinance are, to the extent of
145 such conflict, hereby repealed.

146 **SECTION VI.**

147 The preamble of this Ordinance shall be considered to be and is hereby incorporated by
148 reference, as if fully set out herein.

ORDAINED this _____ day of _____, 2021.

CITY OF COLLEGE PARK, GEORGIA

Bianca Motley Broom, Mayor

ATTEST:

Shavala Moore, City Clerk

APPROVED AS TO FORM BY:

City Attorney