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## COUNCIL MEETING AGENDA

Mike Mason, Mayor

Phil Sadd – Post 1, Council Member  
James Lowe – Post 2, Council Member  
Alex Wright – Post 3, Council Member

Jeanne Aulbach – Post 4, Council Member  
Lorri Christopher – Post 5, Council Member  
Weare Gratwick – Post 6, Council Member

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November 17, 2015

### COUNCIL AGENDA

7:00 PM

PEACHTREE CORNERS CITY HALL

147 TECHNOLOGY PARKWAY, PEACHTREE CORNERS, GA 30092

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#### A) CALL TO ORDER

#### B) ROLL CALL

#### C) PLEDGE OF ALLEGIANCE

#### D) MAYOR'S OPENING REMARKS

#### E) CONSIDERATION OF MINUTES – October 20, 2015

#### F) CONSIDERATION OF MEETING AGENDA

#### G) PUBLIC COMMENTS

#### H) CONSENT AGENDA - No Items

#### I) PRESENTATIONS AND REPORTS

1. **Diana Wheeler** Staff Activity Report
2. **Greg Ramsey** Staff Activity Report
3. **Adam Fraley** FY2015 Audit Report

#### J) OLD BUSINESS

1. **O2015-10-56**  
**(Diana Wheeler)** Second Read and Consideration of an Ordinance to amend the City of Peachtree Corners Zoning Map pursuant to RZ2015-004 / V2015-009, Jay Bird Alley Townhomes, request to rezone from M-1, Light Industry, to R-TH, Townhouses, and provide associated variances for the development of a townhouse subdivision on a 15.76 acre site located at Jay Bird Alley and Parkway Lane in District 6, Land Lot 284, Parcel 54.
2. **O2015-10-57**  
**(Diana Wheeler)** Second Read and Consideration of an Ordinance to amend the City of Peachtree Corners Zoning Map pursuant to RZ2015-005, Everland,

request to rezone from R-100, Single Family Residential, to MUD, Mixed Use Development, pursuant to the Town Center Development on a .84 acre site located at 3775 and 3785 Medlock Bridge Road in District 6, Land Lot 301.

## K) NEW BUSINESS

1. **APH 2015-09-024**  
**(Diana Wheeler)** Consideration of Approval of Alcoholic Beverage License Application for Atlanta Beer Inc. at 6400 Atlantic Blvd, Ste. 120, Peachtree Corners GA 30071.
2. **APH 2015-09-025**  
**(Diana Wheeler)** Consideration of Approval of Alcoholic Beverage License Application for Norcross Entertainment LLC DBA: Slingshot at 6344 Cash Ct NW, Peachtree Corners GA 30071.
3. **Action Item**  
**(K. Chereck)** Request to approve the 2016 Meeting Calendar.
4. **Action Item**  
**(Greg Ramsey)** Consideration of Awarding a Construction Contract to the Lowest Responsible bidder pursuant to the RFP for CIP Project 15.05, Construction of Sidewalks, Walls, Landscaping & Pedestrian Facilities along Technology Parkway.
5. **Action Item**  
**(Greg Ramsey)** Consideration of Awarding a Construction Contract to the Lowest Responsible bidder pursuant to the RFP for CIP Project 15.15, Resurfacing City Streets.
6. **Action Item**  
**(Greg Ramsey)** Consideration of approval of a Developer Participation and Sewer Capacity Improvement Cost Sharing Agreement between the City of Peachtree Corners and Gwinnett County.
7. **O2015-11-58**  
**(Diana Wheeler)** First Read and Consideration of an Ordinance to amend the City of Peachtree Corners Property Maintenance Code Chapter 3, Sec. 302.4, Yards, in order to require the maintenance of right-of-way immediately in front of private property; repealing conflicting regulations, and setting an effective date. **(Second Read: Dec. 15, 2015)**
8. **O2015-11-59**  
**(Diana Wheeler)** First Read and Consideration of an Ordinance to amend the City of Peachtree Corners Zoning Resolution, Art. XIII, by adding Sec. 1319, Trails and Open Space, along with a 'T-O' zoning map classification. **(Second Read: Dec. 15, 2015)**

## L) WORK SESSION

1. **Chuck Warbington** GR8 Exchange Presentation
2. **TY Lin** Peachtree Parkway Bridge Update
3. **Adam Williamson** TSW's Town Green Update
4. **Brandon Branham** Discussion on Occupational Tax ordinance
5. **Brandon Branham** Discussion on Alcohol ordinance
6. **Greg Ramsey** Discussion on traffic control devices & crosswalks

7. **Alex Wright**                      Discussion concerning Short-term Rental Housing  
**Diana Wheeler**
8. **Diana Wheeler**                    Discussion concerning Trails and Open Space zoning code amendment

**M) EXECUTIVE SESSION**

**N) ADJOURNMENT**

# **Minutes**

**10/20/15**

**CITY OF PEACHTREE CORNERS**  
**COUNCIL MEETING MINUTES**  
**OCTOBER 20, 2015, @ 7:00PM**

The Mayor and Council of the City of Peachtree Corners held a Council Meeting at City Hall, 147 Technology Parkway, Suite 200, Peachtree Corners, GA, 30092. The following were in attendance:

Mayor	Mike Mason
Council Member	Phil Sadd – Post 1
Council Member	James Lowe – Post 2
Council Member	Alex Wright – Post 3
Council Member	Jeanne Aulbach – Post 4
Council Member	Lorri Christopher – Post 5
Council Member	Weare Gratwick – Post 6
City Manager	Julian Jackson
City Clerk	Kym Chereck
Com. Dev. Director	Diana Wheeler
City Attorney	Bill Riley
Public Works Director	Greg Ramsey
Comm. Director	Judy Putnam
Accounting Manager	Brandon Branham

**PLEDGE OF ALLEGIANCE:** Mayor Mason led the Pledge of Allegiance.

**MAYOR'S OPENING REMARKS:** Mayor Mason welcomed Boy Scout Troup 525 to the Council Meeting.

**MINUTES:**

**MOTION TO APPROVE THE MINUTES FROM THE SEPTEMBER 15, 2015 COUNCIL MEETING.**

**By: Council Member Christopher**

**Seconded by: Council Member Gratwick**

**Vote: (7-0) (Christopher, Gratwick, Mason, Sadd, Lowe, Wright, Aulbach)**

**PUBLIC COMMENT:** There were no public comments.

**PRESENTATIONS AND REPORTS:**

**Staff Activity Report – Community Development**

Mrs. Diana Wheeler, Community Development Director, provided her report on staff activities that occurred during the period of September 21, 2015 – October 9, 2015. These activities included, among other items, meetings with consultants and subcommittees regarding the pedestrian bridge, town green and multi-use trail, meeting with Fuqua Development and attorneys to review the Town Center easement, and meeting with the Downtown Development Authority to approve the Town Center bond financing and Easement Agreement. Mrs. Wheeler introduced Jennifer Howard, the new Volunteers Coordinator for the City of Peachtree Corners.

**Staff Activity Report – Public Works**

Mr. Greg Ramsey, Public Works Director, provided his report on staff activities that occurred in the period ending with October 12, 2015. These activities included, among other items, attending the Gwinnett County Soil and Water Conservation District meeting, attending the Peachtree Parkway Retail meeting, attending the Winters Chapel sidewalk project construction meeting, and attending the Georgia Urban Forestry Council Fall Ramble.

**OLD BUSINESS:**

**O2015-09-55**

Second Read and consideration of an Ordinance authorizing the execution, delivery and performance of an Intergovernmental Contract, between the Downtown Development Authority of the City of Peachtree Corners, Georgia (the “authority”) and the City of Peachtree Corners, Georgia (the “city”); approving the form of a bond resolution to be adopted by the authority relating to the issuance of not to exceed \$15,250,000 in revenue bonds to finance or refinance, in whole or in part, the acquisition, construction and equipping of certain parking facilities and related improvements and the costs of issuance of the bonds; and for other purposes.

**MOTION TO APPROVE O2015-09-55.**

**By: Council Member Lowe**

**Seconded: Council Member Gratwick**

**Vote: (5-2) (Lowe, Gratwick, Mason, Aulbach, Christopher) (Sadd and Wright opposed)**

**O2015-09-53**

Second Read and consideration of an Ordinance to adopt the Georgia Stormwater Manual (Blue Book) as part of the Development Regulations, repealing conflicting regulations, and setting an effective date.

**MOTION TO APPROVE O2015-09-53.**

**By: Council Member Christopher**

**Seconded: Council Member Aulbach**

**Vote: (7-0) (Christopher, Aulbach, Mason, Sadd, Lowe, Wright, Gratwick)**

**O2015-09-54**

Second Read and Consideration of an Ordinance to amend the City of Peachtree Corners Zoning Map pursuant to SUP2015-004 / RZ2015-003, 4805 Buford Hwy, request to rezone from M-1, Light Industry, to C-2, Commercial, and approve a Special Use Permit for automobile sales on a 4.01 acre site located at 4805 Buford Hwy. in District 6, Land Lot 257, Parcel 7.

**MOTION TO APPROVE O2015-09-54**

**By: Council Member Wright**

**Seconded: Council Member Christopher**

**Vote: (7-0) (Wright, Christopher, Mason, Sadd, Lowe, Aulbach, Gratwick)**

**NEW BUSINESS:**

**APH 2015-09-23**

Consideration of Approval of Alcoholic Beverage License Application for Manobhirama, LLC: DBA Gino's NY Pizza & Bar at 5975 Peachtree Pkwy, Ste 102, Peachtree Corners GA.

**MOTION TO APPROVE APH 2015-09-23.**

**By: Council Member Christopher**

**Seconded: Council Member Gratwick**

**Vote: (7-0) (Christopher, Christopher, Mason, Sadd, Lowe, Wright, Aulbach)**

**ACTION ITEM**

Consideration of Awarding a Contract to the Most Responsive On Call Consultant for Survey, Engineering & Construction Documents for the

Intersection Improvements at Jimmy Carter Blvd and Holcomb Bridge Road.

**MOTION TO APPROVE BARGE WAGGONER SUMNER & CANNON, INC. FOR THE INTERSECTION IMPROVEMENTS AT JIMMY CARTER BLVD AND HOLCOMB BRIDGE ROAD.**

**By: Council Member Christopher**

**Seconded: Council Member Gratwick**

**Vote: (7-0) (Christopher, Gratwick, Mason, Sadd, Lowe, Wright, Aulbach)**

**ACTION ITEM**

Consideration of Awarding a Contract to the Most Responsive On Call Consultant for Survey, Engineering & Construction Documents for the Intersection Improvements located at Peachtree Corners Circle at Medlock Bridge Road and Peachtree Corners Circle at Eastman Trail.

**MOTION TO APPROVE POND & COMPANY FOR SURVEY, ENGINEERING & CONSTRUCTION DOCUMENTS FOR THE INTERSECTION IMPROVEMENTS LOCATED AT PEACHTREE CORNERS CIRCLE AT MEDLOCK BRIDGE ROAD AND PEACHTREE CORNERS CIRCLE AT EASTMAN TRAIL.**

**By: Council Member Aulbach**

**Seconded: Council Member Gratwick**

**Vote: (7-0) (Aulbach, Gratwick, Mason, Sadd, Lowe, Wright, Christopher)**

**ACTION ITEM**

Consideration of Awarding a Contract to the Most Responsive On Call Consultant for Traffic Analysis and Intersection Improvement Concept Development for four intersections on Peachtree Parkway.

**MOTION TO APPROVE WOLVERTON & ASSOCIATES FOR TRAFFIC ANALYSIS AND INTERSECTION IMPROVEMENT CONCEPT DEVELOPMENT FOR FOUR INTERSECTIONS ON PEACHTREE PARKWAY.**

**By: Council Member Aulbach**

**Seconded: Council Member Christopher**

**Vote: (7-0) (Aulbach, Christopher, Mason, Sadd, Lowe, Wright, Gratwick)**

**ACTION ITEM**

Consideration of Awarding a Contract to the Most Responsive On Call

Consultant for Materials Testing, Evaluation and Inspection Services for the 2015 Resurfacing Program.

**MOTION TO APPROVE UNITED CONSULTING FOR MATERIALS TESTING, EVALUATION AND INSPECTION SERVICES FOR THE 2015 RESURFACING PROGRAM.**

**By: Council Member Christopher**

**Seconded: Council Member Aulbach**

**Vote: (7-0) (Christopher, Aulbach, Mason, Sadd, Lowe, Wright, Gratwick)**

**O2015-10-56**

First Read and Consideration of an Ordinance to amend the City of Peachtree Corners Zoning Map pursuant to RZ2015-004 / V2015-009, Jay Bird Alley Townhomes, request to rezone from M-1, Light Industry, to R-TH, Townhouses, and provide associated variances for the development of a townhouse subdivision on a 15.76 acre site located at Jay Bird Alley and Parkway Lane in District 6, Land Lot 284, Parcel 54. (Second Read Nov. 17, 2015.)

**O2015-10-57**

First Read and Consideration of an Ordinance to amend the City of Peachtree Corners Zoning Map pursuant to RZ2015-005, Everland, request to rezone from R-100, Single Family Residential, to MUD, Mixed Use Development, pursuant to the Town Center Development on a .84 acre site located at 3775 and 3785 Medlock Bridge Road in District 6, Land Lot 301. (Second Read Nov. 17, 2015.)

**WORK SESSION:**

**Holcomb Bridge Road Corridor Study**

Mr. Matt Cherry of Lord, Aeck, Sargent gave a brief presentation on the Holcomb Bridge Road Corridor Study. The discussion topics were as follows:

1. Process and Schedule Update
2. Planning Strategies and Preliminary Projects
3. Diversifying the Housing Stock
4. Next Steps – Third Public Meeting on October 27, 2015

**Discussion concerning Open Space Preservation Ordinance**

Diana Wheeler, Community Development Director, informed the Mayor and Council of the benefits and incentives of an Open Space Preservation Ordinance.

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After discussion it was determined that Mrs. Wheeler would come before the Mayor and Council at the next meeting for consideration of approval of the Ordinance.

### **Discussion on Budget for Incubator**

Mr. Brandon Branham, Finance Manager, Mr. Wayne Hodges of Georgia Tech's ATDC (Advanced Technology Development Center), and Mr. Sanjay Parekh presented the Mayor and Council with the Incubator Launch Budget. The budget total is \$300,000.00 for the fiscal year 2016 budget. Mayor Mason requested that a motion be made to approve this budget in order to get the Incubator started.

### **MOTION TO APPROVE \$300,000 FOR THE INCUBATOR LAUNCH BUDGET.**

**By: Council Member Lowe**

**Seconded by: Council Member Aulbach**

**Vote: (7-0) (Lowe, Aulbach, Mason, Sadd, Wright, Christopher, Aulbach)**

### **Discussion on 2014 & 2015 Solid Waste Collections**

Mr. Brandon Branham, Finance Manager, informed the Mayor and Council that there are over 600 residents who have not paid their 2015 Solid Waste bills. A final notice sent out on Friday, October 23, 2015. If the bill has not been paid by October 30<sup>th</sup> at 4:00 PM the trash receptacle will be picked-up on Monday, November 2, 2015 from the resident's house and will not be returned until the bill has been paid. There will be \$15.00 return of trash receptacle fee.

### **EXECUTIVE SESSION:**

There was no Executive Session.

### **ADJOURNMENT:**

### **MOTION TO ADJOURN AT 8:45 PM.**

**By: Council Member Sadd**

**Seconded by: Council Member Wright**

**Vote: (7-0) (Sadd, Wright, Mason, Lowe, Aulbach, Christopher, Gratwick)**

Approved,

Attest:

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Mike Mason, Mayor

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Kymerly Chereck, City Clerk  
(Seal)

**D. Wheeler**  
**Staff Report**



# Memo

TO: Mayor and Council

CC: Julian Jackson, City Manager

FROM: Diana Wheeler, Community Development Director

DATE: November 17, 2015

SUBJECT: Staff Activity Report

The following is a summary of Staff activity during the period of 10/26/15 – 11/13/15.

- A. Meetings with:
  1. Consultants and subcommittees regarding, pedestrian bridge, multi-use trail, town green, and Holcomb Bridge Road Corridor study.
  2. Consultant to discuss Urban Forestry Plan to meet Tree City USA requirement.
  3. Fuqua to review prospective restaurant tenants.
- B. Green Committee planted a peach tree in front of city hall to complete a measure toward Tree City USA certification.
- C. applications are being prepared to submit to ARC for funding assistance for Holcomb Bridge Road Corridor Study and Multi-use Trail Study.
- D. Preparations are being made for Boards and Committees Appreciation Reception at 6PM on 12/15 .
- E. The following permits were issued:

DATE	Permit #	NAME	ADDRESS	TYPE
PP15-1023		KINZEY CONSTRUCTION COMPANY	3577 PARKWAY LN STE 100	INTERIOR FINISH
PP15-1024		ALTERRA HOME LOANS	3680 HOLCOMB BRIDGE RD STE 200	CERTIFICATE OF OCCUPANCY
PP15-1025		ANDY MAY CONSTRUCTION	6402 ATLANTIC BLVD STE 225	CERTIFICATE OF OCCUPANCY
PP15-1026		CREOLA HOLDINGS, INC	145 TECHNOLOGY PKWY STE 200	CERTIFICATE OF OCCUPANCY
PP15-1027		BENTON ELECTRIC/CONSTRUCTION	5160 NORTH HAMPTON RIDGE	ELECTRICAL
PP15-1028		DIVERSE PLUMBING AND MECHANICAL	6427 DEERINGS LN	PLUMBING
PP15-1029		UNIVERSAL HEATING AND COOLING	4695 STONEHEDGE DR	HVAC
PP15-1030		UNIVERSAL HEATING AND COOLING	4366 RIDGEGATE DR	HVAC
PP15-1031		UNIVERSAL HEATING AND COOLING	6290 FOREST HILLS DR	HVAC
PP15-1032		ITELNETWORKS, INC	4875 AVALON RIDGE PKWY	ELECTRICAL
PP15-1033		CALVIN F CONREY	4148 ALLENHURST DRIVE	REMODEL
PP15-1034		UNIVERSAL HEATING AND COOLING	4080 AMBERFIELD CIR	HVAC
PP15-1035		UNIVERSAL HEATING AND COOLING	5314 MEDLOCK CORNERS DR	HVAC
PP15-1036		NORTHWEST SIGNS	6135 PEACHTREE PKWY STE 501	PERMANENT SIGN
PP15-1037		EXCEL SIGNS & DESIGNS, INC	6600 JIMMY CARTER BLVD STE A	PERMANENT SIGN
PP15-1038		THROWER ELECTRIC, INC	6154 WOODLANDS DRIVE	ELECTRICAL
PP15-1039		TRIDENT BUILDING SOLUTIONS, LLC	5550 TRIANGLE PKWY STE 205	INTERIOR FINISH
PP15-1040		SOUTHLAND DEVELOPMENT SERVICE	4092 GLEN MEADOW DR	REROOF
PP15-1041		SHUMATE MECHANICAL	4516 GRAYWOOD TRACE	HVAC
PP15-1042		CHRISTMAS IN THE CORNERS	147 TECHNOLOGY PKWY	TEMPORARY SIGN
PP15-1043		ROYAL BISTRO	6365 SPALDING DRIVE STE A	TEMPORARY SIGN

DATE	Permit #	NAME	ADDRESS	TYPE
		ALPA CONSTRUCTION	1 TECHNOLOGY S PARKWAY	ADDITION
		DC ENCLOSURES	3806 GRANDFOREST DR	RENOVATION
		ELECTRIC MAN INC	3466 HOLCOMB BRIDGE RD STE G	ELECTRIC
		DOVE CONTRACTING INC	3470 DAVINCI COURT	INTERIOR FINISH
		SHUMATE MECHANICAL	5405 METRIC PL	HVAC
		SHUMATE MECHANICAL	5824 PEACHTREE CORNERS EAST	HVAC
		TPC CUSTOM HOMES LLC	4549 HOLSTEIN HILL DR	ADDITION
		RED LIGHT ELECTRIC	5491 SPALDING DRIVE	ELECTRICAL
		VICTORY INTERNATIONAL GROUP INC	6400 ATLANTIC BLVD STE 145	CERTIFICATE OF OCCUPANCY
		STYLENQUAZA LLC DBA VICOSTORE	5075 BUFORD HWY STE 200	CERTIFICATE OF OCCUPANCY
		KINZEY CONSTRUCTION COMPANY	5445 TRIANGLE PKWY STE 300	INTERIOR FINISH
		SUPERIOR SIGN SERVICES	5155 PEACHTREE PKWY STE 325	PERMANENT SIGN
		SUPERIOR SIGN SERVICES	5155 PEACHTREE PKWY STE 325	PERMANENT SIGN
		PENDLEY CONSTRUCTION GROUP, LLC	6375 SPALDING DRIVE STE F	INTERIOR FINISH
		D.P. TRAN LLC	5081 STAVERLY LN	ELECTRICAL
		FANTASTIC NAILS	3380 HOLCOMB BRIDGE RD STE 2	TEMPORARY SIGN
		STANLEY CONVERGENT SECURITY	5160 NORTH HAMPTON RIDGE	HVAC
		GOODTIMES DISTRIBUTIONS	190 TECHNOLOGY PKWY SOUTH STE 100	ELECTRIC
		K & K HOME SERVICES	4995 BUFORD HWY STE 105	CERTIFICATE OF OCCUPANCY
		CASTEEL HEATING, COOLING, PLBG AND ELECTRIC	5081 STAVERLY LN	DETACHED GARAGE
		STEFAN MECHANICAL	3638 KINNARD DR	ELECTRICAL
		GEORGIA DELTA MECHANICAL, INC	3375 HOLCOMB BRIDGE RD STE A-1	HVAC
		1IX, LLC	6140 RACHEL RIDGE	PLUMBING
		UNITED SIGNS	333 RESEARCH CT STE 250	CERTIFICATE OF OCCUPANCY
		UNITED SIGNS	5250 PEACHTREE PKWY	PERMANENT SIGN
		ATLANTA GREASE TRAP, LLC	6063 PEACHTREE PKWY STE 201A	PERMANENT SIGN
		BEST CHOICE ROOFING AND HOME	6125 PEACHTREE PKWY	PLUMBING
		TEMPMASTER MECHANICAL, INC	7058 LAKEVIEW LN	REROOF
		RUIZ CONTRACTORS LLC	3700 HOLCOMB BRIDGE RD STE 5	HVAC
		ADVANCE ONE LLC	6991 PEACHTREE IND BLVD STE 400	REROOF
		GEORGIA DELTA MECHANICAL, INC	6025 PEACHTREE PKWY STE 13	ELECTRICAL
		JOSE QUINTERO	3853 MEADOW GREEN CT	PLUMBING
		DOTY & ASSOCIATES, INC	6260 INDIAN RIVER DR	REMODEL

## Code Enforcement Summary – October 2015

New Cases	220
NOV's issued	108
Citations issued	2
Signs Removed from ROW	20 <i>(approximate)</i>
Citizen Complaints	14
Field Generated Cases:	206

### Cases by Type:

Residential: 64                      Commercial: 156

### Violations by Type

Property Maintenance	<u>12</u>	Parking Illegally	<u>1</u>
Trash	<u>1</u>	Open Storage	<u>6</u>
RV/ Non-motor vehicle	<u>3</u>	Junk Vehicle	<u>2</u>
High Grass/Weeds	<u>5</u>	Other (Code Enforcement)	<u>1</u>
Illegal Signs	<u>4</u>	Other (Property Violation)	<u>2</u>
No Business License	<u>162</u>	Trees	<u>1</u>
Building w/o Permit	<u>0</u>	Animated Signs	<u>18</u>

**G. Ramsey**  
**Staff Report**



## MEMO

TO: Mayor & Council  
 CC: Julian Jackson, City Manager  
 FROM: Greg Ramsey, P.E., Public Works Director  
 DATE: November 17, 2015  
 SUBJECT: Public Works Activity Report

The following is a summary of the Public Works Activities in the monthly period ending 11-09-15:

A. Attended the following meetings:

1. Gwinnett County Soil & Water Conservation District meeting 10-21-15
2. Winters Chapel Preconstruction Meeting, 10-22-15
3. Womens' Transportation Seminar annual scholarship luncheon, 10-29-15
4. Atlanta Regional Commission State of the Region Breakfast, 10-30-15
5. Pedestrian Bridge Committee Meeting, 11-3-15
6. Gwinnett County Stormwater Roundtable, 11-5-15
7. ACEC Annual Transportation Summit, 11-10-15
8. GC DOT Comprehensive Transportation Plan update, 11-12-15
9. Various development project meetings

B. Field Services Operations 10-10-15 thru 11-09-15

1. # of Work Orders Initiated = 153
2. # of Fix It App submittals for PW = 4
3. # of Field Generated Work Orders = 142
4. # of Work Orders Completed = 141
5. # of Work Orders Referred to Other Departments = 7
6. Please see below for summaries of Work Orders & Fix-It App submittals

**Work Orders Initiated:**

Order Number	Scheduled	Description	Address	Status Type	Completion
15-001115	10/14/2015	Install Street Sign	Grove Hill Ct	Completed	10/29/2015
15-001116	10/15/2015	Repair Pothole	4612 Bentley Pl to South Old Peachtree Rd	In Progress	
15-001117	10/12/2015	Landscaping	147 Technology Pkwy	Completed	10/12/2015

Order Number	Scheduled	Description	Address	Status Type	Completion
15-001118	10/13/2015	Remove Trash in R.O.W.	Jones Mill Rd	Completed	10/13/2015
15-001119	10/13/2015	Remove Object in R.O.W.	Peachtree Industrial Blvd South	Completed	10/13/2015
15-001120	10/13/2015	Remove Trash in R.O.W.	Peachtree Industrial Blvd South	Completed	10/13/2015
15-001121	10/13/2015	Remove Trash in R.O.W.	Peachtree Industrial Blvd North	Completed	10/13/2015
15-001122	10/14/2015	Median Clean Up	Peachtree Pkwy	Completed	10/14/2015
15-001123	10/14/2015	Median Clean Up	Peachtree Pkwy/ East Jones Bridge Rd	Completed	10/14/2015
15-001124	10/14/2015	High Grass/Weeds	Industrial Park Dr	Completed	10/14/2015
15-001125	10/14/2015	High Grass/Weeds	East Jones Bridge Rd	Completed	10/14/2015
15-001126	10/15/2015	Remove Trash in R.O.W.	Peachtree Industrial Blvd South	Completed	10/15/2015
15-001127	10/15/2015	Remove Trash in R.O.W.	Peachtree Industrial Blvd North	Completed	10/15/2015
15-001128	10/15/2015	Remove Trash in R.O.W.	Industrial Park Dr / S. Old Peachtree Rd	Completed	10/15/2015
15-001129	10/15/2015	Remove Deceased Animal	Park Industrial Dr / S. Old Peachtree Rd	Completed	10/15/2015
15-001130	10/15/2015	High Grass/Weeds	Industrial Park Dr / S. Old Peachtree Rd	Completed	10/15/2015
15-001131	10/16/2015	High Grass/Weeds	Technology Pkwy / Peachtree Pkwy	Completed	10/16/2015
15-001132	10/16/2015	High Grass/Weeds	Peachtree Pkwy / Hwy 141	Completed	10/16/2015
15-001133	10/16/2015	Remove Trash in R.O.W.	Peachtree Pkwy / Hwy 141	Completed	10/16/2015
15-001134	10/16/2015	High Grass/Weeds	Peachtree Pkwy 141 / Westech Dr	Completed	10/16/2015
15-001135	10/12/2015	High Grass/Weeds	East Jones Bridge Rd	Completed	10/12/2015
15-001136	10/12/2015	High Grass/Weeds	Medlock Bridge Radl	Completed	10/12/2015
15-001137	10/12/2015	High Grass/Weeds	Spalding Dr	Completed	10/12/2015
15-001138	10/13/2015	High Grass/Weeds	Winters Chapel Rd	Completed	10/13/2015
15-001139	10/13/2015	High Grass/Weeds	Holcomb Bridge Rd	Completed	10/13/2015
15-001140	10/13/2015	High Grass/Weeds	Jones Mill Rd	Completed	10/13/2015
15-001141	10/14/2015	High Grass/Weeds	PIB Interchange	Completed	10/14/2015
15-001142	10/14/2015	High Grass/Weeds	147 Technology Pkwy	Completed	10/14/2015
15-001143	10/15/2015	High Grass/Weeds	Industrial Park Dr	Completed	10/15/2015
15-001144	10/16/2015	High Grass/Weeds	Hwy 141	Completed	10/16/2015
15-001145	10/16/2015	High Grass/Weeds	Lou Ivy Rd	Completed	10/16/2015
15-001146	10/14/2015	High Grass/Weeds	PIB Interchange North	Completed	10/14/2015
15-001147	10/13/2015	Clean Street Signs	Spalding Glen Dr/Winters Chapel Rd	Completed	10/13/2015
15-001148	10/13/2015	Clean Street Signs	Fitzpatrick Way	Completed	10/13/2015

Order Number	Scheduled	Description	Address	Status Type	Completion
15-001149	10/13/2015	Clean Street Signs	Jones Bridge Cir	Completed	10/13/2015
15-001150	10/14/2015	Re-Stabilize Medians	Hwy 141	Completed	10/14/2015
15-001151	10/15/2015	Replace Stop Signs	Fox Hill Dr / East Jones Bridge Rd	Completed	10/15/2015
15-001152	10/15/2015	Replace Stop Sign	Fitzpatrick Way / Jones Bridge Cir	Completed	10/15/2015
15-001153	10/15/2015	Replace Street Signs	Stilson Cir	Completed	10/15/2015
15-001154	10/15/2015	Replace Street Signs	Gallatree	Completed	10/15/2015
15-001155	10/15/2015	Replace Street Sign	Gallatree Land	Completed	10/15/2015
15-001156	10/22/2015	Deceased Animal	Frank Neely Rd	Completed	10/22/2015
15-001157	10/16/2015	Landscape Maintenance	N & S Jones Mill Interchanges At PIB	Completed	10/16/2015
15-001158	10/19/2015	Remove Object in R.O.W.	3200 Peachtree Pkwy	Completed	10/19/2015
15-001159	10/24/2015	Remove Deceased Animal	Hwy 141 SB South of Chattahoochee River	Completed	10/24/2015
15-001160	10/26/2015	Remove Deceased Animal	Hwy 141 NB / Rivergate Dr	Completed	10/26/2015
15-001161	10/19/2015	Remove Deceased Animal	150 Technology Pkwy	Completed	10/19/2015
15-001162	10/19/2015	Remove Trash in R.O.W.	PIB South Of Jones Mill Access Rd	Completed	10/19/2015
15-001163	10/19/2015	Remove Deceased Animal	5095 Peachtree Pkwy	Completed	10/19/2015
15-001164	10/19/2015	Remove Trash in R.O.W.	Hwy 141 / NE Medlock Bridge Rd	Completed	10/19/2015
15-001165	10/19/2015	High Weeds in R.O.W.	Thamesgate Close	Completed	10/19/2015
15-001166	10/20/2015	Remove Trash and Debris	147 Technology Pkwy	Completed	10/20/2015
15-001167	10/20/2015	R.O.W. Landscaping	Hwy 141 / Jay Bird Aly / Woodhill Dr	Completed	10/20/2015
15-001168	10/20/2015	R.O.W. Landscape Maintenance	Spalding Dr @ Peachtree Corners Cir	Completed	10/20/2015
15-001169	10/20/2015	R.O.W. Landscape Maintenance	Jay Bird Aly/ PTC Circle/ Spalding Dr	Completed	10/20/2015
15-001170	10/21/2015	Clean Median Walls	PIB South/ Paul Duke / Winters Chapel Rd	Completed	10/21/2015
15-001171	10/22/2015	R.O.W. Landscape Maintenance	Thamesgate Close	Completed	10/22/2015
15-001172	10/29/2015	Tree Down in R.O.W.	Jay Bird Aly / Crooked Creek Rd	Completed	10/29/2015
15-001173	10/22/2015	Clean Gutter	Buford Hwy / S. Old Peachtree Rd	Completed	10/22/2015
15-001175	10/22/2015	Remove Object in R.O.W.	Buford Hwy / South Berkley Lake Rd	Completed	10/22/2015
15-001176	10/19/2015	Remove Trash in R.O.W.	Hwy 141 To River	Completed	10/19/2015
15-001178	10/19/2015	Remove Trash in R.O.W.	PIB North	Completed	10/19/2015
15-001179	10/19/2015	High Grass	PIB South / Jimmy Carter Blvd	Completed	10/19/2015
15-001180	10/19/2015	High Grass	PIB South	Completed	10/19/2015

Order Number	Scheduled	Description	Address	Status Type	Completion
15-001181	10/20/2015	R.O.W. Landscape Maintenance	Hwy 141 / Technology Pkwy	Completed	10/20/2015
15-001182	10/21/2015	Eliminate Weeds in R.O.W.	Hwy 141 Southbound	Completed	10/21/2015
15-001183	10/21/2015	Remove Trash in R.O.W.	Hwy 141 / Holcomb Bridge Rd	Completed	10/21/2015
15-001184	10/21/2015	Remove Trash in R.O.W.	Hwy 141 South / Holcomb Bridge Rd	Completed	10/21/2015
15-001185	10/23/2015	High Grass	Jay Bird Aly/ Spalding Dr/ PTC Cir	Completed	10/23/2015
15-001186	10/22/2015	High Grass	Buford Hwy/ S Old P'tree Rd/ Langford Rd	Completed	10/22/2015
15-001187	10/23/2015	High Grass	South PIB / Holcomb Bridge Rd	Completed	10/23/2015
15-001188	10/22/2015	High Grass	PIB North / Holcomb Bridge Rd	Completed	10/22/2015
15-001189	10/23/2015	High Grass	PIB South / Holcomb Bridge Rd	Completed	10/23/2015
15-001190	10/23/2015	High Grass	Bush Rd	Completed	10/23/2015
15-001191	10/23/2015	High Grass	Lou Ivy Rd	Completed	10/23/2015
15-001192	10/27/2015	Remove Trash in R.O.W.	Spalding Dr / Medlock Bridge Rd	Completed	10/27/2015
15-001193	10/28/2015	Remove Trash in R.O.W.	Governors Lake Pkwy	Completed	10/28/2015
15-001194	10/28/2015	Remove Debris in R.O.W.	Governors Lake Pkwy / Governors Lake Dr	Completed	10/28/2015
15-001195	10/28/2015	Remove Objects in R.O.W.	Hwy 141	Completed	10/28/2015
15-001196	10/28/2015	Remove Trash in R.O.W.	Winters Chapel Rd	Completed	10/28/2015
15-001197	10/30/2015	Remove Deceased Animal	Medlock Bridge Rd/Spalding Dr	Completed	10/30/2015
15-001198	10/30/2015	Remove Trash in R.O.W.	Pib South/Jones Mill Rd/Winters Chapel Rd	Completed	10/30/2015
15-001199	10/30/2015	Remove Trash In R.O.W.	Hwy 141	Completed	10/30/2015
15-001200	10/30/2015	Remove Object in R.O.W.	Hwy 141	Completed	10/30/2015
15-001201	10/26/2015	Remove Debris in R.O.W.	Jay Bird Aly / Grand Forest Ct	Completed	10/26/2015
15-001202	10/26/2015	Remove Tree Limbs in R.O.W.	Peachtree Corners Cir/ Spalding Dr	Completed	10/26/2015
15-001203	10/26/2015	Remove Trash in R.O.W.	4655 Saybrook Ct	Completed	10/26/2015
15-001204	10/26/2015	Remove Deceased Animal	4745 Lou Ivy Rd	Completed	10/26/2015
15-001206	10/30/2015	Remove Trash in R.O.W.	Hwy 141 South Of The River	Completed	10/30/2015
15-001207	10/30/2015	Remove Trash in R.O.W.	Hwy 141 / PIB Southbound	Completed	10/30/2015

Order Number	Scheduled	Description	Address	Status Type	Completion
15-001208	11/2/2015	Clear Storm Drain Blockage	4000 Block of Winters Chapel Rd	Completed	11/2/2015
15-001209	11/2/2015	Remove Trash in R.O.W.	PIB Overpass at Winters Chapel Rd	Completed	11/2/2015
15-001210	11/2/2015	Remove Trash in R.O.W.	Jones Mill Cir / Bay Cir	Completed	11/2/2015
15-001211	11/2/2015	Remove Trash in R.O.W.	Jones Mill Rd at Florida Ave	Completed	11/2/2015
15-001212	11/3/2015	Rest Light Timer	Hwy 141 Paul Duke Triangle	Completed	11/3/2015
15-001213	11/3/2015	Tree Down in R.O.W.	4190 Jones Bridge Cir	Completed	11/3/2015
15-001214	11/4/2015	Tree Limbs Hanging over R.O.W.	4790 Bush Rd	Completed	11/4/2015
15-001215	11/5/2015	Remove Deceased Animal	Winters Chapel Rd	Completed	11/5/2015
15-001216	11/6/2015	Remove Trash in R.O.W.	PIB Northbound / Winters Chapel Rd	Completed	11/6/2015
15-001217	10/29/2015	Remove Trash in R.O.W.	PIB/Hwy 141 SB / Jimmy Carter Blvd	Completed	10/29/2015
15-001218	10/30/2015	Clean Gutter	Hwy 141 North & South Near River	Completed	10/30/2015
15-001219	11/3/2015	Remove Trash in R.O.W.	Jones Mill Rd	Completed	11/3/2015
15-001220	11/3/2015	Reinstalled Street Sign	South Old Peachtree Rd	Completed	11/3/2015
15-001221	11/3/2015	Tree Limbs Hanging over R.O.W.	Jones Bridge Cir	Completed	11/4/2015
15-001222	11/4/2015	Install Street Sign	Parkway Ln / Jay Bird Aly	Completed	11/4/2015
15-001223	11/4/2015	Replaced Stop Sign	Stinson Cir	Completed	11/4/2015
15-001224	11/4/2015	Replaced Stop Sign	Jones Bridge Circle	Completed	11/4/2015
15-001225	11/5/2015	Replaced Stop Sign	River Walk Dr/ Bush Rd	Completed	11/5/2015
15-001226	11/2/2015	Remove Trash in R.O.W.	Jones Mill Rd	Completed	11/2/2015
15-001227	11/2/2015	Remove Object in R.O.W.	PIB North Access Rd	Completed	11/2/2015
15-001228	11/3/2015	Remove Trash in R.O.W.	PIB Northbound	Completed	11/3/2015
15-001230	11/3/2015	Remove Trash in R.O.W.	Hwy 141 Near River	Completed	11/3/2015
15-001231	11/4/2015	Remove Trash in R.O.W.	East Jones Bridge Rd	Completed	11/4/2015
15-001232	11/9/2015	Repair Pothole	4093 Jones Bridge Cir	In Progress	
15-001233	11/5/2015	Repair Pothole	105 Technology Pkwy	In Progress	
15-001234	11/4/2015	Remove Trash in R.O.W.	Crooked Creek Rd	Completed	11/4/2015
15-001235	11/5/2015	Remove Deceased Animal	Winters Chapel Rd	Completed	11/5/2015
15-001236	11/5/2015	Remove Trash in R.O.W.	Medlock Bridge Rd/ Peachtree Corners Cir	Completed	11/5/2015
15-001237	11/5/2015	Remove Trash in R.O.W.	Crooked Creek Rd	Completed	11/5/2015

Order Number	Scheduled	Description	Address	Status Type	Completion
15-001238	11/5/2015	Replace Stop Sign	Goose Creek Cir	Completed	11/5/2015
15-001239	11/5/2015	Replace Street Signs	Springfield Dr/ Jones Bridge Cir	Completed	11/5/2015
15-001240	11/5/2015	Replace Street Sign	Stilson Cir	Completed	11/5/2015
15-001241	11/5/2015	Replace Street Sign	Patrick Track/ Jones Bridge Cir	Completed	11/5/2015
15-001242	11/5/2015	Replace Street Signs	Amhurst Dr/ West Jones Bridge Rd	Completed	11/5/2015
15-001243	11/5/2015	Replace Street Sign	Valleycrest Court / West Jones Bridge Rd	Completed	11/5/2015
15-001244	11/5/2015	Replace Street Sign	Creek Brook Dr	Completed	11/5/2015
15-001245	11/6/2015	Replace Street Sign	Mainstream Cir/ West Jones Bridge Rd	Completed	11/6/2015
15-001246	11/6/2015	Replace Street Sign	Inlet Court	Completed	11/6/2015
15-001247	11/6/2015	Remove Trash in R.O.W.	PIB Northbound/ Jimmy Carter Blvd	Completed	11/6/2015
15-001248	11/6/2015	Remove Trash in R.O.W.	PIB North & South / Jones Mill Rd	Completed	11/6/2015
15-001249	11/6/2015	Reset Light Timers	Peachtree Industrial Blvd	Completed	11/6/2015
15-001250	11/6/2015	Remove Debris in R.O.W.	Bush Rd	Completed	11/6/2015
15-001251	11/6/2015	Removed Brush and Debris	Bush Rd	Completed	11/6/2015
15-001252	11/6/2015	Remove Object in R.O.W.	Jones Mill Rd @ Mechanicsville Rd	Completed	11/6/2015
15-001253	11/6/2015	Remove Trash in R.O.W.	PIB North / Jones Mill Rd	Completed	11/6/2015
15-001254	11/6/2015	Remove Trash in R.O.W.	PIB South / Winters Chapel Rd	Completed	11/6/2015
15-001255	11/6/2015	Remove Trash in R.O.W.	East Jones Bridge Rd	Completed	11/6/2015
15-001256	11/6/2015	Replace Street Signs	Wickershire Dr & W Jones Bridge Rd	Completed	11/6/2015
15-001257	11/6/2015	Replace Street Signs	Wickershire Dr & W Jones Bridge Rd	Completed	11/6/2015
15-001258	11/6/2015	Replace Street Signs	Linnadine Way / Jones Bridge Cir	Completed	11/6/2015
15-001259	11/6/2015	Replace Street Sign	Sunburst Dr	Completed	11/6/2015
15-001260	11/6/2015	Remove Trash in R.O.W.	PIB/Hwy 141	Completed	11/6/2015
15-001261	11/6/2015	Remove Trash in R.O.W.	Holcomb Bridge Rd	Completed	11/6/2015

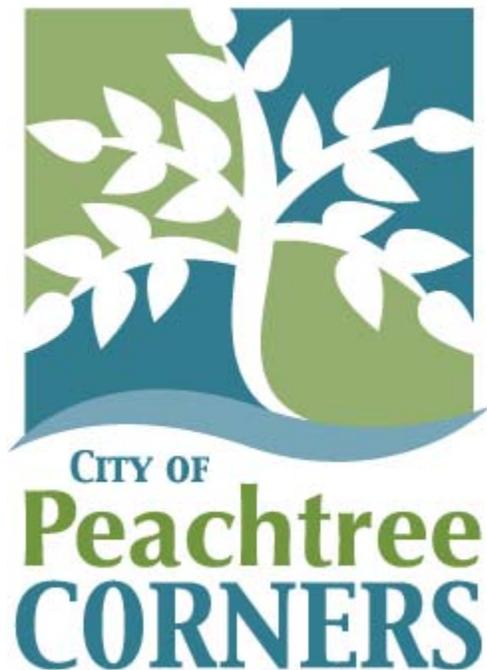
**Work Orders Referred to other Departments:**

<b>Date Created</b>	<b>Request Type</b>	<b>Address</b>	<b>Status Type</b>	<b>Referred to Other Departments</b>
10/18/2015	Bollards Removed	Corner of Spalding and Holcomb Bridge	In-Process	Gwinnett County DOT Service request # 873738
10/19/2015	State Pedestrian Stop Sign Down	7000 Jimmy Carter Blvd	In-Process	
10/19/2015	Gutter/Curb Damage	6375 Peachtree Industrial Blvd	In-Process	Gwinnett County DWRS Work Request #15-008846.
10/23/2015	Tree Down	5888 Spalding Drive	In-Process	Gwinnett County DOT Service request # 874700
10/23/2015	Tree Down (Possible Threat to GA Power Lines)	5888 Spalding Drive	In-Process	Georgia Power #1887679 Forestry and R.O.W. Service Dept.
11/02/2015	Crushed Catch Basin Lid	6018 Spalding Dr. just west of Crooked Creek	In-Process	Gwinnett County DWRS Work Request #15-009214
11/03/2015	Hole and Rotted Wood in the Bridge Decking	4411 E Jones Bridge Rd	In-Process	Gwinnett County DOT Service request 876658

# **FY2015 Audit Report**

# *City of Peachtree Corners, Georgia*

**Auditor's Discussion & Analysis**  
**Financial & Compliance Audit Summary**  
**June 30, 2015**



Presented by:

**MAULDIN  
& JENKINS**

# City of Peachtree Corners, Georgia

## *Auditor's Discussion & Analysis (AD&A)*

June 30, 2015

### PURPOSE OF ANNUAL AUDIT AGENDA

- ◆ Engagement Team and Firm Information.
  
- ◆ Overview of:
  - Independent Auditor's Report;
  - Financial Statements, Footnotes and Supplementary Information;
  - Compliance Reports;
  
- ◆ Required Communications under Government Auditing Standards.
  
- ◆ Accounting Recommendations and Other Matters.
  
- ◆ Other Items and Closing Thoughts.
  
- ◆ Answer Questions.



# City of Peachtree Corners, Georgia

## *Auditor's Discussion & Analysis (AD&A)*

June 30, 2015

### MAULDIN & JENKINS – GOVERNMENTAL PRACTICE

#### **General Information:**

- Founded in 1920.
- Large regional firm serving the Southeastern United States.
- Offices located in Macon, Atlanta, Albany, Bradenton, Chattanooga, and Birmingham.
- Approximately 260 personnel are employed at Mauldin & Jenkins.

#### **Governmental Sector:**

- Largest specific industry niche served by Firm representing 25% of Firm practice.
- Serve more governmental entities in the Southeast than any other certified public accounting firm requiring over 70,000 hours of service on an annual basis.
- Approximately 90 professional staff persons with current governmental experience.
- In past three (3) years, have served approx. 300 governments in the Southeast, including:
  - ✓ 75 cities;
  - ✓ 40 counties;
  - ✓ 40 school systems (8 of the 10 largest in Georgia and 9 of the 30 largest in Georgia and Florida combined) and 20 charter schools;
  - ✓ 30 state entities;
  - ✓ 115 special purpose entities (stand-alone entities: water/sewer, transit, gas, electric, airports, housing, development, other educational, retirement, libraries, etc.);
  - ✓ 78 governments receiving the GFOA's Certificate of Achievement for Excellence in Financial Reporting.
- Auditor of a substantial part of the state of Georgia including approximately 30% of the State's General Fund, and a substantial number of the state of Georgia's component units.
- Experience performing forensic audit services and information technology consultations.
- Experience performing municipal bond debt issuance attestation services serving clients with over \$8.7 billion in aggregate publicly issued debt instruments.
- 10<sup>th</sup> highest level of Single Audits conducted in U.S.A. approximating \$8.0 billion annually.

#### **Engagement Team Leaders for City of Peachtree Corners Include:**

- Adam Fraley - Engagement Lead Partner - 18 years experience, 100% governmental
- Christopher McKellar – Engagement Manager - 10 years experience, 100% governmental

# City of Peachtree Corners, Georgia

## *Auditor's Discussion & Analysis (AD&A)*

June 30, 2015

### MAULDIN & JENKINS – ADDITIONAL INFORMATION

#### **Other Industries & Services by Mauldin & Jenkins:**

Each of Mauldin & Jenkins' offices provides a wide variety of services to a broad range of clientele. We have partners and managers who are responsible for specialized practice areas of auditing and accounting, taxes and management advisory services. Their purpose, as leaders in the particular practice area, is to establish policies with respect to technical matters in these specific areas and ensure that the quality of the Firm's practice is maintained.

**Industries Served:** Over the years our partners have developed expertise in certain industries representative of a cross section of the Georgia economy, including:

- Governmental Entities (state entities, cities, counties, school systems, business type operations, libraries, and other special purpose entities)
- SEC Registrants
- Wholesale Distribution
- Agri-Businesses
- Manufacturing
- Professional Services
- Employee Benefit Plans
- Financial Institutions (community banks, savings & loans, thrifts, credit unions, mortgage companies, and finance companies)
- Non-Profit Organizations
- Retail Businesses
- Long-term Healthcare
- Construction & Development
- Individuals, Estates and Trusts
- Real Estate Management

**Services Provided:** This diversity of practice enables our personnel to experience a wide variety of business, accounting and tax situations. We provide the traditional and not-so-traditional services such as:

- Financial Audit / Review / Compilation
- Compliance Audits & Single Audits
- Agreed-Upon Procedures
- Forensic Audits
- Bond Issuance Services
- Performance Audits
- State Sales Tax Matters
- International Tax Matters
- Business & Strategic Planning
- Profitability Consulting
- Budgeting
- Buy-Sell Agreements & Business Valuation Issues
- Income Tax Planning & Preparation
- Multi-State Income Tax Issues
- Information Systems Consulting
- Cost Accounting Analysis
- Healthcare Cost Reimbursement
- Outsourced Billing Services
- Fixed Asset Inventories
- Succession & Exit Strategy Consulting
- Estate Planning
- Management Information Systems
- Employee Benefit Plan Administration
- Merger / Acquisition & Expansion Financing

# City of Peachtree Corners, Georgia

## *Auditor's Discussion & Analysis (AD&A)*

June 30, 2015

### INDEPENDENT AUDITOR'S REPORT

The independent auditor's report has specific significance to readers of the financial report.

#### Management's Responsibility for the Financial Statements

The financial statements are the responsibility of management.

#### Auditor's Responsibility

Our responsibility, as external auditors, is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. We planned and performed our audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

#### Opinion

We have issued an unmodified audit report (i.e., "clean opinion"). The respective financial statements are considered to present fairly the financial position and results of operations as of, and for the year ended June 30, 2015.

#### Other Reporting

*Government Auditing Standards* require auditors to issue a report on our consideration of internal control over financial reporting and on our tests of compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. We have issued such a report and reference to this report is included in the independent auditor's report.

# City of Peachtree Corners, Georgia

## *Auditor's Discussion & Analysis (AD&A)*

June 30, 2015

### OVERVIEW OF FINANCIAL STATEMENTS

The City's basic financial statements include three components:

- 1) Government-wide financial statements;
- 2) Fund financial statements; and
- 3) Notes to the financial statements.

The **government-wide financial statements** provide a broad overview of all of the City's funds, as well as its discretely presented component unit – Development Authority. The *Statement of Net Position* presents information on all assets and liabilities of the City, with the resulting difference reported as net position. The *Statement of Activities* presents information showing how the City's net position changed during the most recent fiscal year. Revenues are categorized as program revenues or general revenues. Expenses are categorized by function.

The **fund financial statements** more closely resemble the financial statements as presented prior to the adoption of GASB Statement No. 34. All of the funds of the City can be divided into two (2) categories: governmental funds (includes the General Fund) and business-type funds.

The City also includes, as part of the financial statements, the Special Purpose Local Option Sales Tax (SPLOST) Schedules and Report.

### Government-Wide (Full-Accrual) Financial Statements

As noted above, the financial report of the Government includes two (2) entity-wide financial statements: a *Statement of Net Position*; and a *Statement of Activities*.

Highlights of the government-wide statements note total assets of approximately \$33,900,000 offset by liabilities of approximately \$4,500,000. This results in the Government reported net position (or equity) of approximately \$29,400,000. A substantial element of the net position is composed of a net investment in capital assets in the approximate amount of \$17,000,000. Restricted net position amounts to approximately \$6,200,000 leaving unrestricted net position at \$6,300,000.

The *Statement of Activities* attempts to report expenses in the first column with direct offsetting program revenues to the adjacent columns to arrive a net cost of the functional areas of operation. General revenues (primarily franchise taxes, business taxes and other taxes) come to the rescue of the net cost functional areas resulting in the Government reporting a change in net position of approximately \$2,800,000 for the fiscal year ended June 30, 2015.

# City of Peachtree Corners, Georgia

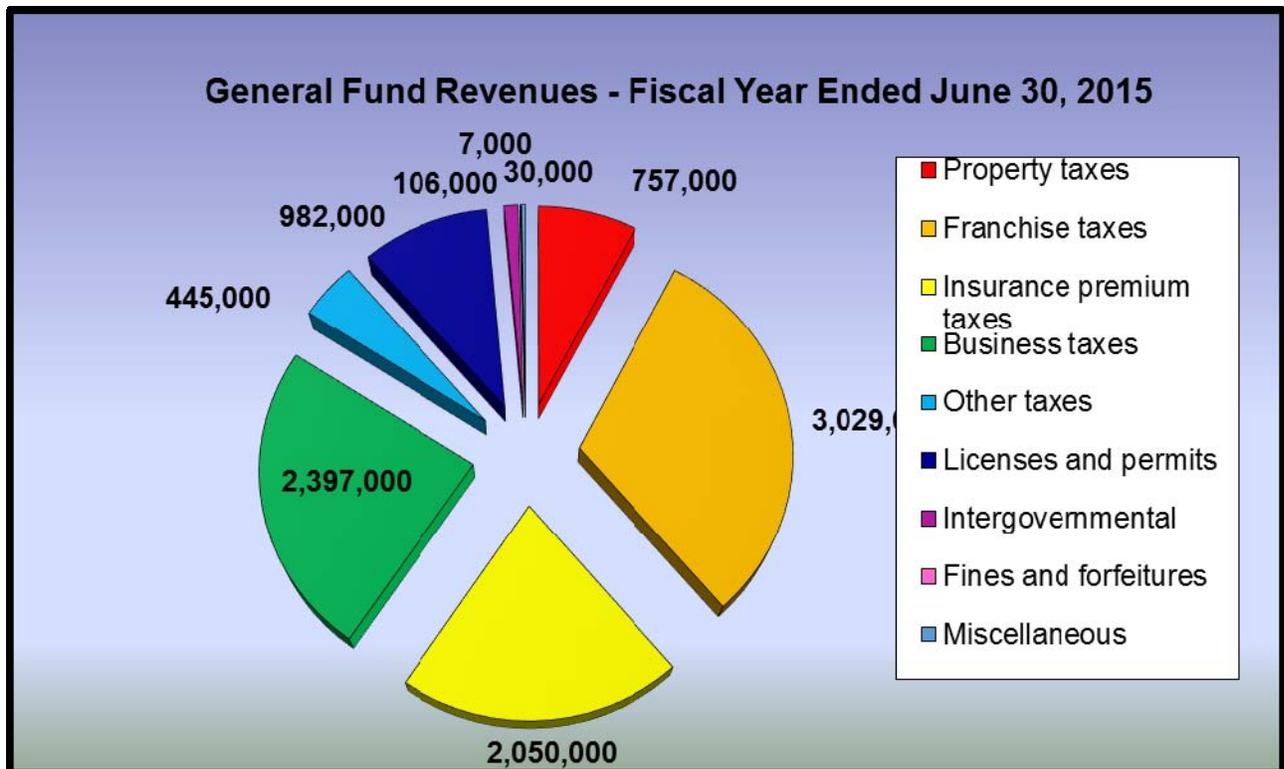
## Auditor's Discussion & Analysis (AD&A)

June 30, 2015

### General Fund

Of primary interest to the City is the **General Fund**, which accounts for the majority of revenues received and funds expended in the operations of the City, including general government activities, tax assessment and collection, transportation and development. The following charts present the sources of revenues and the expenditures of the General Fund for the fiscal year ended June 30, 2015:

**General Fund Revenues:** The following chart depicts the primary revenue sources of the General Fund for the 2015 fiscal year.

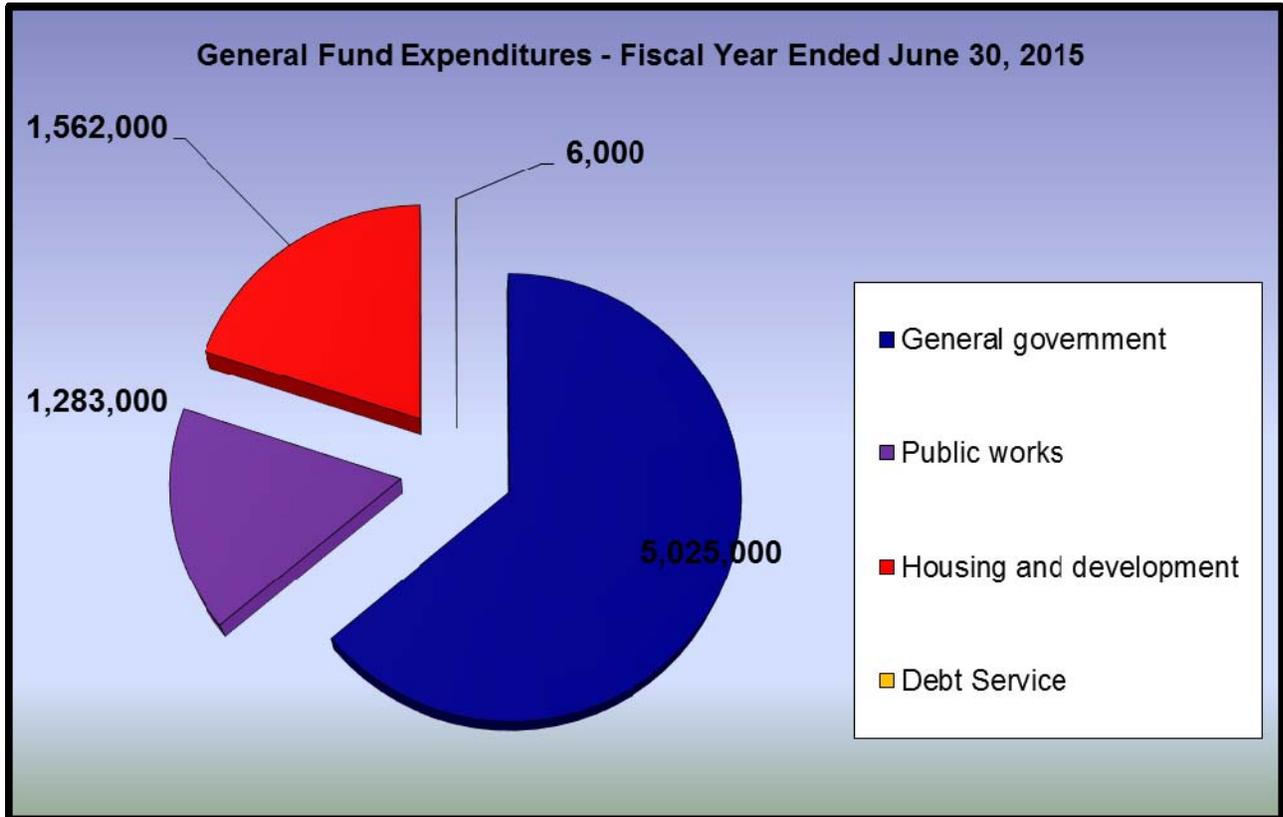


# City of Peachtree Corners, Georgia

## Auditor's Discussion & Analysis (AD&A)

June 30, 2015

**General Fund Expenditures:** The following chart presents the General Fund's expenditures by major function for the fiscal year ended June 30, 2015. As expected, public safety is the primary expenditure of the City.



### Other Governmental Funds

The City also maintains one (1) *capital projects fund*. The Special Purpose Local Option Sales Tax (SPLOST) Fund accounts for the revenues and expenditures relating to the City's 2013 Special Purpose Local Option Sales Tax referendum.

### Business-Type Funds

The City maintains one (1) *enterprise fund*, which is used to account for operations in a manner similar to private business enterprises. The enterprise fund maintained is the Solid Waste Fund.

# City of Peachtree Corners, Georgia

## *Auditor's Discussion & Analysis (AD&A)*

June 30, 2015

### Footnotes

**Note 1 – Accounting Policies:** This footnote discusses the overall organization of the City and the nature of its operations. This note also discloses pertinent information regarding the governing body of the City.

**Note 2 – Reconciliation of Government-wide Financial Statements and Fund Financial Statements:** This footnote provides additional detailed information that is not already shown within the financial statements themselves, on the differences between the City's fund level financial statements and its government-wide financial statements.

**Note 3 – Legal Compliance – Budgets:** This footnote discloses the City's procedures in establishing its annual budget and discloses excesses of actual expenditures over appropriations for the year, if any.

**Note 4 – Deposits:** This disclosure addresses common deposit risks related to custodial credit risk which is the risk that, in the event of the failure of a depository financial institution, a government will not be able to recover deposits or collateral securities that are in the possession of an outside party.

**Note 5 – Receivables:** This footnote discloses the City's property tax calendar and detailed information on various receivable (and allowances for doubtful receivables) balances.

**Note 6 – Capital Assets:** This footnote discloses the City's capital asset activity and its related accumulated depreciation for the year.

**Note 7 – Long-Term Debt:** This footnote discloses the City's long-term debt activity for the year, and other information and maturities for this long-term debt.

**Note 8 – Operating Leases:** This footnote discloses detailed information on the City's operating lease for the City Hall building and office facilities and the future lease payments.

**Note 9 – Interfund Receivables and Payables:** This footnote discloses detailed information on the City's interfund balances and the purpose of these balances and transactions.

**Note 10 – Commitments and Contingencies:** This footnote discloses the City's exposure to potential losses related to lawsuits and other items which occur in the normal course of operations. This footnote also discloses information about the public/private partnership for outsourced services and operations of the City.

# City of Peachtree Corners, Georgia

## *Auditor's Discussion & Analysis (AD&A)*

June 30, 2015

**Note 11 – Defined Contribution Retirement Plan:** This footnote discloses the details of the City's Defined Contribution Retirement Plan. This footnote discloses information regarding the City's defined contribution plan, including funding policies and the amount of required contributions as compared to actual contributions.

**Notes 12 – Joint Venture:** This footnote discloses the City's relationship with the Atlanta Regional Commission (ARC).

**Note 13 – Risk Management:** This footnote discloses the City's various risks of loss and the measures the City has taken to mitigate those potential losses.

### COMPLIANCE REPORT

**Yellow Book Report:** The first compliance report is a report on our tests of the City's internal controls and compliance with laws, regulations, etc. The tests of internal controls were those we determined to be required as a basis for designing our financial statement auditing procedures. Such tests also considered the City's compliance with certain provisions of laws, regulations, contracts and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. In accordance with the respective standards, the report is **not** intended to provide an opinion, but to provide a form of negative assurance as to the City's internal controls and compliance with applicable rules and regulations.



# City of Peachtree Corners, Georgia

## *Auditor's Discussion & Analysis (AD&A)*

June 30, 2015

### REQUIRED COMMUNICATIONS

#### The Auditor's Responsibility Under *Government Auditing Standards* and Auditing Standards Generally Accepted in the United States of America

Our audit of the financial statements of City of Peachtree Corners, Georgia (the "City") for the year ended June 30, 2015 was conducted in accordance with auditing standards generally accepted in the United States of America and *Government Auditing Standards* issued by the Comptroller General of the United States. Those standards require we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement, whether caused by error, fraudulent financial reporting or misappropriation of assets. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. Accordingly, the audit was designed to obtain reasonable, rather than absolute, assurance about the financial statements. We believe our audit accomplishes that objective.

In accordance with *Government Auditing Standards*, we have also performed tests of controls and compliance with laws and regulations that contribute to the evidence supporting our opinion on the financial statements. However, they do not provide a basis for opining on the City's internal control or compliance with laws and regulations.

#### Accounting Policies

Management has the ultimate responsibility for the appropriateness of the accounting policies used by the City. There are several new accounting standards which will be required to be implemented in the coming years. These are discussed later in this document.

In considering the qualitative aspects of the City's accounting policies, we did not identify any significant or unusual transactions or significant accounting policies in controversial or emerging areas for which there is a lack of authoritative guidance or consensus. The City's policies relative to the timing of recording of transactions are consistent with GAAP and typical government organizations.

#### Management Judgments and Accounting Estimates

Accounting estimates are an integral part of the preparation of financial statements and are based upon management's current judgment. The process used by management encompasses their knowledge and experience about past and current events and certain assumptions about future events. Management has informed us they used all the relevant facts available to them at the time to make the best judgments about accounting estimates and we considered this information

# City of Peachtree Corners, Georgia

## *Auditor's Discussion & Analysis (AD&A)*

June 30, 2015

in the scope of our audit. We considered this information and the qualitative aspects of management's calculations in evaluating the City's significant accounting policies. Estimates significant to the financial statements include such items as: the estimated lives of depreciable assets; actuarial assumptions and concepts relative to the benefit plans; deferred revenues; valuation of financial and non-financial instruments; the estimated incurred-but-not-reported liabilities; conservation commitments; extraordinary items; and the estimated allowance for uncollectible accounts.

### **Financial Statement Disclosures**

The footnote disclosures to the financial statements are also an integral part of the financial statements. The process used by management to accumulate the information included in the disclosures was the same process used in accumulating the financial statements, and the accounting policies described above are included in those disclosures. The overall neutrality, consistency, and clarity of the disclosures was considered as part our audit and in forming our opinion on the financial statements.

### **Significant Difficulties Encountered in Performing the Audit**

We encountered no difficulties in dealing with management relating to the performance of the audit.

### **Disagreements with Management**

We encountered no disagreements with management over the application of significant accounting principles, the basis for management's judgments on significant matters, the scope of the audit or significant disclosures to be included in the financial statements.

### **Representation from Management**

We requested written representations from management relating to the accuracy of information included in the financial statements and the completeness and accuracy of various information requested by us, during the audit. Management provided those written representations without a problem.

### **Management's Consultations with Other Accountants**

We are not aware of any consultations management had with other accountants about accounting or auditing matters.

# City of Peachtree Corners, Georgia

## *Auditor's Discussion & Analysis (AD&A)*

June 30, 2015

### Significant Issues Discussed with Management

There were no significant issues discussed with management related to business conditions, plans, or strategies that may have affected the risk of material misstatement of the financial statements. We are not aware of any consultations management had with us or other accountants about accounting or auditing matters. No major issues were discussed with management prior to our retention to perform the aforementioned audit.

### Audit Adjustments

During our audit of the City's basic financial statements as of and for the year ended June 30, 2015, there were some adjustments proposed to the funds of the City. The detail of all proposed adjustments for each fund are included with our Audit Agenda package of information for your review and discussion. All adjustments have been discussed with management.

### Uncorrected Misstatements

We had no passed adjustments.

### Independence

We are independent of the City, and all related organizations, in accordance with auditing standards promulgated by the American Institute of Public Accountants and *Government Auditing Standards*, issued by the Comptroller General of the United States.

### Other Information in Documents Containing Audited Financial Statements

We are not aware of any other documents that contain the audited basic financial statements. If such documents were to be published, we would have a responsibility to determine that such financial information was not materially inconsistent with the audited statements of the City.

## ACCOUNTING RECOMMENDATIONS AND RELATED MATTERS

### Other Recommendations

#### 1) SPLOST Cash Management

During our review of the SPLOST fund it was noted that the fund did not include any investment income. We recommend that the City invest SPLOST funds in an interest bearing investment account to yield investment income to further approved SPLOST projects.

# City of Peachtree Corners, Georgia

## *Auditor's Discussion & Analysis (AD&A)*

June 30, 2015

### Matters for Communication to the Board and Management

During our audit of the financial statements as of and for the year ended June 30, 2015, we noted other matters which we wish to communicate to you in an effort to keep the City abreast of accounting matters that could present challenges in financial reporting in future periods.

#### 1) New Governmental Accounting Standards Board (GASB) Pronouncements



As has been the case for the past 10 years, GASB has issued several other new pronouncements which will be effective in future years. The following is a brief summary of the new standards:

- a) **Statement No. 69, *Government Combinations and Disposals of Government Operations*** is effective for the City's fiscal year ended June 30, 2015. This pronouncement primarily applies to governments involved in some form of mergers, acquisitions, transfers of operations or disposal of operations. Unless the City enters into any agreements whereby such actions are anticipated, this pronouncement should not affect the City. As of June 30, 2015, we are not aware of any applications of this pronouncement to the Government, but Government officials should proceed forward always considering the potential effects of any prospective government combinations and disposal of operations.
  
- b) **Statement No. 72, *Fair Value Measurement and Application*** was issued in February of 2015, and is effective for financial statements for periods beginning after June 15, 2015 resulting in the City's fiscal year ending June 30, 2016.

This statement addresses accounting and financial reporting issues related to fair value measurements. The definition of *fair value* is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. This statement provides guidance for determining a fair value measurement for financial reporting purposes, and also provides guidance for applying fair value to certain investments and disclosures related to all fair value measurements.

This statement generally requires investments to be measured at fair value. An *investment* is defined as a security or other asset that: (a) a government holds primarily for the purpose of income or profit, and (b) has a present service capacity based solely on its ability to generate cash or to be sold to generate cash. Investments not measured at fair value continue to include, for example, money market investments, 2a7-like external investment pools, investments in life insurance contracts, common stock meeting the criteria for applying the equity method, unallocated insurance contracts, and synthetic guaranteed investment contracts. A government is permitted in certain circumstances to establish the fair value of an investment that does not have a readily determinable fair

# City of Peachtree Corners, Georgia

## *Auditor's Discussion & Analysis (AD&A)*

June 30, 2015

value by using the net asset value per share (or its equivalent) of the investment.

This statement requires measurement at acquisition value (an entry price) for donated capital assets, donated works of art, historical treasures, and similar assets and capital assets received in a service concession arrangement. These assets were previously required to be measured at fair value.

This statement requires disclosures to be made about fair value measurements, the level of fair value hierarchy, and valuation techniques. Governments should organize these disclosures by type of asset or liability reported at fair value. It also requires additional disclosures regarding investments in certain entities that calculate net asset value per share (or its equivalent).

- c) **Statement No. 74, *Financial Reporting for Postemployment Benefit Plans Other Than Pension Plans*** was issued in June of 2015, and is effective for financial statements for periods beginning after June 15, 2016 resulting in the City's fiscal year ending June 30, 2017. This statement could easily be described as the GASB No. 67 for postemployment benefit plans due to the fact that it will closely follow the provisions of GASB No. 67 for pension plans. As of June 30, 2015, we are not aware of any applications of this pronouncement to the Government, but Government officials should proceed forward always considering the potential effects of any prospective government combinations and disposal of operations.
- d) **Statement No. 75, *Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions*** was issued in June of 2015, and is effective for financial statements for periods beginning after June 15, 2017 resulting in the City's fiscal year ending June 30, 2018. This statement could easily be described as the GASB No. 68 for postemployment benefit plans due to the fact that it will closely follow the provisions of GASB No. 68 for pension plans. As of June 30, 2015, we are not aware of any applications of this pronouncement to the Government, but Government officials should proceed forward always considering the potential effects of any prospective government combinations and disposal of operations.
- e) **Statement No. 76, *The Hierarchy of Generally Accepted Accounting Principles for State and Local Governments*** was issued in June of 2015, and is effective for financial statements for periods beginning after June 15, 2015 resulting in the City's fiscal year ending June 30, 2016. This statement supersedes Statement No. 55, *The Hierarchy of Generally Accepted Accounting Principles for State and Local Governments*.

The objective of this statement is to identify (in the context of the current governmental financial reporting environment) the hierarchy of generally accepted accounting principles

# City of Peachtree Corners, Georgia

## *Auditor's Discussion & Analysis (AD&A)*

June 30, 2015

(GAAP). The “GAAP hierarchy” consists of the sources of accounting principles used to prepare financial statements of state and local governmental entities in conformity with GAAP and the framework for selecting those principles. This statement reduces the GAAP hierarchy to two (2) categories of authoritative GAAP and addresses the use of authoritative and non-authoritative literature in the event that the accounting treatment for a transaction or other event is not specified within a source of authoritative GAAP.

The requirements in this statement improve financial reporting by: (1) raising the category of GASB Implementation Guides in the GAAP hierarchy, thus providing the opportunity for broader public input on implementation guidance; (2) emphasizing the importance of analogies to authoritative literature when the accounting treatment for an event is not specified in authoritative GAAP; and (3) requiring the consideration of consistency with the GASB Concepts Statements when evaluating accounting treatments specified in non-authoritative literature. As a result, governments will apply financial reporting guidance with less variation, which will improve the usefulness of financial statement information for making decisions and assessing accountability and enhance the comparability of financial statement information among governments.

- **Statement No. 77, Tax Abatement Disclosures** was issued in August of 2015, and is effective for financial statements for periods beginning after December 15, 2015 resulting in the City’s fiscal year ending June 30, 2017.

Tax abatements are widely used by state and local governments, particularly to encourage economic development. For financial reporting purposes, this statement defines tax abatement as resulting from an agreement between a government and an individual or entity in which the government promises to forgo tax revenues and the individual or entity promises to subsequently take a specific action that contributes to economic development or otherwise benefits the government or its citizens.

This statement requires disclosure of tax abatement information about: (1) a reporting government’s own tax abatement agreements; and (2) those that are entered into by other governments and that reduce the reporting government’s tax revenues.

This statement requires governments that enter into tax abatement agreements to disclose the following information about the agreements:

- Brief descriptive information, such as the tax being abated, the authority under which tax abatements are provided, eligibility criteria, the mechanism by which taxes are abated, provisions for recapturing abated taxes, and the types of commitments made by tax abatement recipients,
- The gross dollar amount of taxes abated during the period, and

# City of Peachtree Corners, Georgia

## *Auditor's Discussion & Analysis (AD&A)*

June 30, 2015

- Commitments made by a government, other than to abate taxes, as part of a tax abatement agreement.

Governments should organize those disclosures by major tax abatement program and may disclose information for individual tax abatement agreements within those programs.

Tax abatement agreements of other governments should be organized by the government that entered into the tax abatement agreement and the specific tax being abated. Governments may disclose information for individual tax abatement agreements of other governments within the specific tax being abated. For those tax abatement agreements, a reporting government should disclose:

- The names of the governments that entered into the agreements.
- The specific taxes being abated.
- The gross dollar amount of taxes abated during the period.

**f) Other Pending or Current GASB Projects.** As noted by the numerous pronouncements issued by GASB over the past decade, the GASB continues to research various projects of interest to governmental units. Subjects of note include:

- **External investment pools.** Current standards allow pools that are considered to be 2a7-like to report investments at amortized cost rather than fair value; however, the SEC recently made significant changes to Rule 2a7 making it hard to be 2a7-like. An exposure draft created criteria (which are based on old 2a7 criteria) for an external investment pools to continue to be accounted for using amortized cost. Final standard expected in the fall/winter of 2015.
- **Irrevocable split-interest agreements** which are prevalent at colleges and universities whereby split-interest agreements in which an asset is given to government in trust. During stated term of the trust the income generated by the trust goes to the donor and when the trust ends then the assets become the governments. Final standard expected in 2016.
- **Capital leases or operating leases** continues to be a hot topic. Looking into whether all leases should be treated the same way. Final standard expected in 2016.
- **Asset retirement obligations** in which the GASB is considering standards for reporting liabilities related to obligations to perform procedures to close certain capital assets, such as nuclear power plants. This concept would not change existing standards such as GASB 18 (landfills) or GASB 49 (pollution remediation). Final standard expected in 2016.

# City of Peachtree Corners, Georgia

## *Auditor's Discussion & Analysis (AD&A)*

June 30, 2015

- **Fiduciary responsibilities** and new definitions for fiduciary funds and use of whether a government has “control” and who benefits to determine accounting as fiduciary. Final standard expected in 2016.
- **Blending requirements for certain business-type activities.** GASB is considering revising the standards regarding how certain component units of business-type activities should be presented. There is diversity in practice, with some component units blended for reasons not included in Statement 14 (such as sole member of an LLC). Final standard expected in 2016.
- **Re-Examination of the Financial Reporting Model.** GASB has added this project to its technical agenda to make improvements to the existing financial reporting model (established via GASB 34). Improvements are meant to enhance the effectiveness of the model in providing information for decision-making and assessing a government’s accountability. GASB anticipates issuing an initial due process document on this project by the end of 2016.
- **Conceptual Framework** is a constant matter being looked at by GASB. Current measurement focus statements (for governmental funds) to change to near-term financial resources measurement. May dictate a period (such as 60 days) for revenue and expenditure recognition. May expense thing such as supplies and prepaid assets at acquisition. Will look into which balances (at all statement levels) are measured at acquisition and which need to be re-measured at year-end. Project placed on hold for now.
- **Economic Condition Reporting** is another long-term matter being looked into by GASB. Includes presentation of information on fiscal sustainability (including projections). Tabled for now pending resolution to issues raised on GASBs scope.

### Summations of Thoughts Noted Above

We believe the implementation of these suggestions will enhance both the control environment and the financial reporting process, making both more effective. We also believe these recommendations can be easily implemented, and all problems resolved quite timely should management elect to employ the corrective measures.

# City of Peachtree Corners, Georgia

## *Auditor's Discussion & Analysis (AD&A)*

June 30, 2015

### FREE QUARTERLY CONTINUING EDUCATION AND NEWSLETTERS FOR GOVERNMENTAL CLIENTS

**Free Continuing Education.** We provide free continuing education (quarterly is the goal and objective) for all of our governmental clients. Each quarter we pick a couple of significant topics tailored to be of interest to governmental entities. In an effort to accommodate our entire governmental client base, we offer the sessions several times per quarter at a variety of client provided locations resulting in greater networking among our governmental clients. We normally see approximately 100 people per quarter. We obtain the input and services of experienced outside speakers along with providing the instruction utilizing our in-house professionals. We hope City staff and officials have been able to participate in this opportunity, and that it has been beneficial to you. Examples of subjects addressed in the past few quarters include:

- Accounting for Debt Issuances
- American Recovery & Reinvestment Act (ARRA) Updates
- Best Budgeting Practices, Policies and Processes
- CAFR Preparation (several times including a two (2) day hands-on course)
- Capital Asset Accounting Processes and Controls
- Collateralization of Deposits and Investments
- Evaluating Financial and Non-Financial Health of a Local Government
- GASB No. 51, Intangible Assets
- GASB No. 54, Governmental Fund Balance (subject addressed twice)
- GASB No. 60, Service Concession Arrangements (webcast)
- GASB No. 61, the Financial Reporting Entity (webcast)
- GASB No.'s 63 & 65, Deferred Inflows and Outflows (webcast)
- GASB No.'s 67 & 68, New Pension Stds. (presented several occasions)
- GASB Updates (ongoing and several sessions)
- Grant Accounting Processes and Controls
- Internal Controls Over Accounts Payable, Payroll and Cash Disbursements
- Internal Controls Over Receivables & the Revenue Cycle
- Internal Revenue Service (IRS) Issues, Primarily Payroll Matters
- Legal Considerations for Debt Issuances & Disclosure Requirements
- Policies and Procedures Manuals
- Segregation of Duties
- Single Audits for Auditees
- Special Purpose Local Option Sales Tax (SPLOST) Accounting, Reporting & Compliance
- Uniform Grant Reporting Requirements and the New Single Audit

# City of Peachtree Corners, Georgia

## *Auditor's Discussion & Analysis (AD&A)*

June 30, 2015

**Governmental Newsletters.** We periodically produce newsletters tailored to meet the needs of governments. The newsletters have addressed a variety of subjects and are intended to be timely in their subject matter. The newsletters are authored by Mauldin & Jenkins partners and managers, and are not purchased from an outside agency. The newsletters are intended to keep you informed of current developments in the government finance environment.

**Communication.** In an effort to better communicate our free continuing education plans and newsletters, please email Paige Vercoe at [pvercoe@micpa.com](mailto:pvercoe@micpa.com) (send corresponding copy to [afraley@micpa.com](mailto:afraley@micpa.com)), and provide to her individual names, mailing addresses, email addresses and phone numbers of anyone you wish to participate and be included in our database.

### CLOSING

This information is intended solely for the use of the City's management, and others within the City's organization and is not intended to be and should not be used by anyone other than these specified parties.

We appreciate the opportunity to serve City of Peachtree Corners, Georgia and look forward to serving the City in the future. Thank you.



Client: *City of Peachtree Corners, Georgia*  
Engagement: *City of Peachtree Corners, Georgia*  
Period Ending: *6/30/2015*  
Workpaper: *General Fund AJEs*

Account	Description	Debit	Credit
<b>Adjusting Journal Entries JE # 1</b>			
To accrue franchise fees receivable from Comcast at 6/30/15			
100-00000-11190	ACCOUNT RECEIVABLE	95,509.15	
100-00000-31370	FRANCHISE FEES		95,509.15
<b>Total</b>		<b><u>95,509.15</u></b>	<b><u>95,509.15</u></b>
<b>Adjusting Journal Entries JE # 2</b>			
To accrue BellSouth receivable.			
100-00000-11190	ACCOUNT RECEIVABLE	45,628.18	
100-00000-31370	FRANCHISE FEES		45,628.18
<b>Total</b>		<b><u>45,628.18</u></b>	<b><u>45,628.18</u></b>
<b>Adjusting Journal Entries JE # 3</b>			
To true up transfers/due to between the General Fund and DDA			
100-57200-51280	INTERGOVERNMENTAL EXPENDITURES - DDA DEBT	261,729.05	
100-57200-51280	INTERGOVERNMENTAL EXPENDITURES - DDA DEBT	403,181.63	
100-51590-53132	INTEREST		403,181.63
100-61000-61850	Transfer to DDA		261,729.05
<b>Total</b>		<b><u>664,910.68</u></b>	<b><u>664,910.68</u></b>
<b>Adjusting Journal Entries JE # 4</b>			
To book intergovernmental expense on the Ameris Loan			
100-57200-51280	INTERGOVERNMENTAL EXPENDITURES - DDA DEBT	27,395.21	
100-00000-21385	DUE TO COMPONENT UNIT		27,395.21
<b>Total</b>		<b><u>27,395.21</u></b>	<b><u>27,395.21</u></b>

Client: *City of Peachtree Corners, Georgia*  
 Engagement: *City of Peachtree Corners, Georgia*  
 Period Ending: *6/30/2015*  
 Workpaper: *Development Authority Fund AJEs*

Account	Description	Debit	Credit
<b>Adjusting Journal Entries JE # 1</b>			
To reclass proceeds from debt to fund balance to convert to modified accrual.			
850-00000-12270	ST LOAN PIEDMONT BANK	11,500,000.00	
850-00000-34100	FUND BALANCE		11,500,000.00
<b>Total</b>		<b><u>11,500,000.00</u></b>	<b><u>11,500,000.00</u></b>
<b>Adjusting Journal Entries JE # 2</b>			
To reclassify transfers in from City to intergovernmental revenues for reporting purposes.			
850-00000-39110	TRANSFERS FROM CITY	664,910.68	
850-00000-12000	INTERGOVERNMENTAL REVENUES - CITY		664,910.68
<b>Total</b>		<b><u>664,910.68</u></b>	<b><u>664,910.68</u></b>
<b>Adjusting Journal Entries JE # 3</b>			
To book principal payment on Ga Commerce loan from loan refinace			
850-00000-58500	DEBT PRINCIPAL PAYMENTS	11,500,000.00	
850-00000-12280	ST LOAN AMERIS BANK		11,500,000.00
<b>Total</b>		<b><u>11,500,000.00</u></b>	<b><u>11,500,000.00</u></b>
<b>Adjusting Journal Entries JE # 4</b>			
To accrue interest on the new Ameris Loan			
850-00000-11190	DUE FROM CITY	27,395.21	
850-00000-21240	ACCRUED INTEREST		27,395.21
<b>Total</b>		<b><u>27,395.21</u></b>	<b><u>27,395.21</u></b>
<b>Adjusting Journal Entries JE # 5</b>			
To book interest expense for the Ameris loan.			
850-57200-58240	INTEREST AMERIS NOTE PAYMENTS	27,395.21	
850-00000-12000	INTERGOVERNMENTAL REVENUES - CITY		27,395.21
<b>Total</b>		<b><u>27,395.21</u></b>	<b><u>27,395.21</u></b>

**CITY OF PEACHTREE CORNERS, GEORGIA**  
**FINANCIAL REPORT**  
**FOR THE YEAR ENDED JUNE 30, 2015**

**Prepared by:**  
**Finance Department**

## INTRODUCTORY SECTION

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# CITY OF PEACHTREE CORNERS, GEORGIA

## FINANCIAL REPORT FOR THE YEAR ENDED JUNE 30, 2015

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## FINANCIAL SECTION

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## INDEPENDENT AUDITOR'S REPORT

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The Honorable Mayor and Members  
of the City Council of the  
City of Peachtree Corners, Georgia

### Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities, the business-type activities, the discretely presented component unit, and each major fund of the **City of Peachtree Corners, Georgia** (the "City"), as of the year ended June 30, 2015, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

### *Management's Responsibility for the Financial Statements*

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

### *Auditor's Responsibility*

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

---

### ***Opinions***

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, the discretely presented component unit, and each major fund of the City of Peachtree Corners, Georgia as of June 30, 2015, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

### ***Other Matters***

#### ***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that the General Fund – Schedule of Revenues, Expenditures and Changes in Fund Balances – Budget and Actual (GAAP Basis), as listed in the table of contents, be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Management has omitted the management's discussion and analysis that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. Our opinion on the basic financial statements is not affected by this missing information.

---

*Other Information*

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The individual fund financial statements and schedules and the schedule of expenditures of special purpose local option sales tax, as required by the Official Code of Georgia 48-8-121, are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The individual fund financial statements and schedules and the schedule of expenditures of special purpose local option sales tax are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the individual fund financial statements and schedules and the schedule of expenditures of special purpose local option sales tax are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

**Other Reporting Required by *Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated October 9, 2015, on our consideration of the City's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control over financial reporting and compliance.

*Mauldin & Jenkins, LLC*

Atlanta, Georgia  
October 9, 2015

**CITY OF PEACHTREE CORNERS, GEORGIA**

**STATEMENT OF NET POSITION  
JUNE 30, 2015**

	Primary Government			Component Unit
	Governmental Activities	Business-type Activities	Total	Development Authority
<b>ASSETS</b>				
Cash and cash equivalents	\$ 15,046,106	\$ 939,952	\$ 15,986,058	\$ 1,247
Land held for resale	-	-	-	11,508,434
Accounts receivable	324,685	74,294	398,979	-
Prepays	22,176	-	22,176	-
Due from other governments	500,771	-	500,771	-
Due from primary government	-	-	-	27,395
Capital assets:				
Depreciable, net of accumulated depreciation	16,969,489	-	16,969,489	-
<b>Total assets</b>	<b>32,863,227</b>	<b>1,014,246</b>	<b>33,877,473</b>	<b>11,537,076</b>
<b>LIABILITIES</b>				
Accounts payable	328,046	203,998	532,044	-
Due to component unit	27,395	-	27,395	-
Accrued liabilities	482	-	482	27,395
Unearned revenue	-	657,963	657,963	-
Compensated absences due within one year	23,721	-	23,721	-
Compensated absences due in more than one year	55,348	-	55,348	-
Capital lease due within one year	4,983	-	4,983	-
Notes payable due within one year	-	-	-	11,500,000
Nonexchange financial guarantee payable due within one year	3,153,289	-	3,153,289	-
<b>Total liabilities</b>	<b>3,593,264</b>	<b>861,961</b>	<b>4,455,225</b>	<b>11,527,395</b>
<b>NET POSITION</b>				
Net investment in capital assets	16,964,506	-	16,964,506	-
Restricted for:				
Capital projects	6,153,466	-	6,153,466	-
Unrestricted	6,151,991	152,285	6,304,276	9,681
<b>Total net position</b>	<b>\$ 29,269,963</b>	<b>\$ 152,285</b>	<b>\$ 29,422,248</b>	<b>\$ 9,681</b>

The accompanying notes are an integral part of these financial statements.

CITY OF PEACHTREE CORNERS, GEORGIA

STATEMENT OF ACTIVITIES  
FOR THE YEAR ENDED JUNE 30, 2016

Functions/Programs	Program Revenues				Net (Expenses) Revenues and Changes in Net Position			Component Unit Development Authority
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Primary Government		Total	
					Governmental Activities	Business-type Activities		
Primary government:								
Governmental activities:								
General government	\$ 4,903,523	\$ 371,106	\$ 131,610	\$ -	\$ (4,400,807)	\$ -	\$ (4,400,807)	\$ -
Public works	3,415,879	-	-	6,065,266	2,649,387	-	2,649,387	-
Housing and development	4,873,257	618,159	-	-	(4,255,098)	-	(4,255,098)	-
Interest on long-term debt	958	-	-	-	(958)	-	(958)	-
Total governmental activities	<u>13,193,617</u>	<u>989,265</u>	<u>131,610</u>	<u>6,065,266</u>	<u>(6,007,476)</u>	<u>-</u>	<u>(6,007,476)</u>	<u>-</u>
Business-type activities:								
Solid waste	1,157,119	1,275,180	-	-	-	118,061	118,061	-
Total business-type activities	<u>1,157,119</u>	<u>1,275,180</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>118,061</u>	<u>118,061</u>	<u>-</u>
Total primary government	<u>\$ 14,350,736</u>	<u>\$ 2,264,445</u>	<u>\$ 131,610</u>	<u>\$ 6,065,266</u>	<u>(6,007,476)</u>	<u>118,061</u>	<u>(5,889,415)</u>	<u>-</u>
Component Unit:								
Development Authority	\$ 430,592	\$ -	\$ 692,305	\$ -	-	-	-	261,713
	<u>\$ 430,592</u>	<u>\$ -</u>	<u>\$ 692,305</u>	<u>\$ -</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>261,713</u>
General revenues:								
Property taxes					756,524	-	756,524	-
Franchise taxes					3,028,563	-	3,028,563	-
Business taxes					2,396,689	-	2,396,689	-
Other taxes					2,495,463	-	2,495,463	-
Interest earned					3,971	2,240	6,211	-
Total general revenues					<u>8,681,210</u>	<u>2,240</u>	<u>8,683,450</u>	<u>-</u>
Change in net position					2,673,734	120,301	2,794,035	261,713
Net position, beginning of year					26,596,229	31,984	26,628,213	(252,032)
Net position, end of year					<u>\$ 29,269,963</u>	<u>\$ 152,285</u>	<u>\$ 29,422,248</u>	<u>\$ 9,681</u>

The accompanying notes are an integral part of these financial statements.

**CITY OF PEACHTREE CORNERS, GEORGIA**

**BALANCE SHEET  
GOVERNMENTAL FUNDS  
JUNE 30, 2015**

ASSETS	General Fund	SPLOST Fund	Total Governmental Funds
Cash and cash equivalents	\$ 9,393,411	\$ 5,652,695	\$ 15,046,106
Accounts receivable	324,685	-	324,685
Due from other governments	-	500,771	500,771
Prepaid items	22,176	-	22,176
<b>Total assets</b>	<b>\$ 9,740,272</b>	<b>\$ 6,153,466</b>	<b>\$ 15,893,738</b>
<b>LIABILITIES AND FUND BALANCE</b>			
<b>LIABILITIES</b>			
Accounts payable	\$ 328,046	\$ -	\$ 328,046
Due to component unit	27,395	-	27,395
Accrued liabilities	482	-	482
<b>Total liabilities</b>	<b>355,923</b>	<b>-</b>	<b>355,923</b>
<b>FUND BALANCE</b>			
Fund balance:			
Nonspendable:			
Prepays	22,176	-	22,176
Restricted:			
Capital projects	-	6,153,466	6,153,466
Unassigned	9,362,173	-	9,362,173
<b>Total fund balance</b>	<b>9,384,349</b>	<b>6,153,466</b>	<b>15,537,815</b>
<b>Total liabilities and fund balance</b>	<b>\$ 9,740,272</b>	<b>\$ 6,153,466</b>	
Amounts reported for governmental activities in the statement of net position are different because:			
Capital assets used in governmental activities are not current financial resources and, therefore, are not reported in the funds.			16,969,489
Long-term liabilities are not due and payable in the current period and, therefore, are not reported in the funds.			(3,237,341)
<b>Net position of governmental activities</b>			<b>\$ 29,269,963</b>

The accompanying notes are an integral part of these statements.

**CITY OF PEACHTREE CORNERS, GEORGIA**

**STATEMENT OF REVENUES, EXPENDITURES, AND  
CHANGES IN FUND BALANCES  
GOVERNMENTAL FUNDS  
FOR THE YEAR ENDED JUNE 30, 2015**

	<u>General Fund</u>	<u>SPLOST Fund</u>	<u>Total Governmental Funds</u>
<b>Revenues:</b>			
Property taxes	\$ 756,524	\$ -	\$ 756,524
Franchise taxes	3,028,563	-	3,028,563
Insurance Premium Taxes	2,050,115	-	2,050,115
Business taxes	2,396,689	-	2,396,689
Other taxes	445,348	-	445,348
Licenses and permits	982,359	-	982,359
Fines and forfeitures	6,906	-	6,906
Intergovernmental	105,610	6,065,266	6,170,876
Interest earned	3,971	-	3,971
Contributions from private sources	26,000	-	26,000
Total revenues	<u>9,802,085</u>	<u>6,065,266</u>	<u>15,867,351</u>
<b>Expenditures:</b>			
Current:			
General government	4,867,436	-	4,867,436
Public works	1,182,956	1,590,994	2,773,950
Housing and development	1,719,968	-	1,719,968
Debt service:			
Principal	4,824	-	4,824
Interest	958	-	958
Total expenditures	<u>7,776,142</u>	<u>1,590,994</u>	<u>9,367,136</u>
Net change in fund balances	2,025,943	4,474,272	6,500,215
<b>Fund balance, beginning of year</b>	<u>7,358,406</u>	<u>1,679,194</u>	<u>9,037,600</u>
<b>Fund balance, end of year</b>	<u>\$ 9,384,349</u>	<u>\$ 6,153,466</u>	<u>\$ 15,537,815</u>

The accompanying notes are an integral part of these financial statements.

**CITY OF PEACHTREE CORNERS, GEORGIA**  
**RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES,**  
**AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS**  
**TO THE STATEMENT OF ACTIVITIES**  
**FOR THE YEAR ENDED JUNE 30, 2015**

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Amounts reported for governmental activities in the statement of activities are different because:

Net change in fund balances - total governmental funds	\$	6,500,215
Governmental funds report capital outlays as expenditures. However, in the statement of activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense. This is the amount by which depreciation expense exceeded capital outlays in the current period.		(657,818)
The issuance of long-term debt provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position. This amount is the principal retirement of long-term debt.		4,824
Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.		<u>(3,173,487)</u>
Change in net position - governmental activities	\$	<u>2,673,734</u>

**The accompanying notes are an integral part of these financial statements.**

**CITY OF PEACHTREE CORNERS, GEORGIA**

**STATEMENT OF NET POSITION  
PROPRIETARY FUND  
JUNE 30, 2015**

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<b>ASSETS</b>	<b>Solid Waste Fund</b>
<b>CURRENT ASSETS</b>	
Cash and cash equivalents	\$ 939,952
Accounts receivable, net of allowances	<u>74,294</u>
Total assets	<u>1,014,246</u>
 <b>LIABILITIES</b>	
<b>CURRENT LIABILITIES</b>	
Accounts payable	203,998
Unearned revenue	<u>657,963</u>
Total liabilities	<u>861,961</u>
 <b>NET POSITION</b>	
Unrestricted	<u>152,285</u>
Total net position	<u><u>\$ 152,285</u></u>

The accompanying notes are an integral part of these financial statements.

**CITY OF PEACHTREE CORNERS, GEORGIA**

**STATEMENT OF REVENUES, EXPENSES, AND  
CHANGES IN NET POSITION  
PROPRIETARY FUND  
FOR THE YEAR ENDED JUNE 30, 2015**

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	<u>Solid Waste Fund</u>
<b>OPERATING REVENUES</b>	
Charges for sales and services	\$ 1,275,144
Other operating income	36
Total operating revenues	<u>1,275,180</u>
<b>OPERATING EXPENSES</b>	
General operating expenses	<u>1,157,119</u>
Total operating expenses	<u>1,157,119</u>
Operating income	<u>118,061</u>
<b>NON-OPERATING REVENUES</b>	
Interest income	<u>2,240</u>
Total non-operating revenue	<u>2,240</u>
Change in net position	120,301
Net position, beginning of year	<u>31,984</u>
Net position, end of year	<u>\$ 152,285</u>

The accompanying notes are an integral part of these financial statements.

**CITY OF PEACHTREE CORNERS, GEORGIA**

**STATEMENT OF CASH FLOWS  
 PROPRIETARY FUND  
 FOR THE YEAR ENDED JUNE 30, 2015**

	<b>Solid Waste Fund</b>
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>	
Receipts from customers and users	\$ 1,270,450
Payments to suppliers	<u>(1,057,187)</u>
Net cash provided by operating activities	<u>213,263</u>
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>	
Interest received	<u>2,240</u>
Net cash provided by investing activities	<u>2,240</u>
Net increase in cash and cash equivalents	215,503
Cash and cash equivalents, beginning of year	<u>724,449</u>
Cash and cash equivalents, end of year	<u>\$ 939,952</u>
<b>RECONCILIATION OF OPERATING INCOME        TO NET CASH PROVIDED BY        OPERATING ACTIVITIES</b>	
Operating income	\$ 118,061
Adjustments to reconcile operating income to net cash provided by operating activities:	
Change in assets and liabilities:	
Increase in accounts receivable	(1,632)
Increase in accounts payable	99,932
Decrease in unearned revenue	<u>(3,098)</u>
Net cash provided by operating activities	<u>\$ 213,263</u>

The accompanying notes are an integral part of these financial statements.

# CITY OF PEACHTREE CORNERS, GEORGIA

## NOTES TO FINANCIAL STATEMENTS JUNE 30, 2015

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### NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the City of Peachtree Corners, Georgia (the "City") have been prepared in conformity with accounting principles generally accepted in the United States of America (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The more significant of the City's accounting policies are described below.

#### A. Reporting Entity

The City, which was incorporated on 2012, operates under a charter adopted July 1, 2012, as a municipal corporation governed by an elected mayor and a six-member council. The government provides such services as code enforcement, building and zoning, housing and development and public works.

The accompanying financial statements present the City and its component unit, an entity for which the City is considered to be financially accountable. The discretely presented component unit is reported in a separate column in the government-wide financial statements to emphasize that it is legally separate from the City.

The Downtown Development Authority of the City of Peachtree Corners (the "DDA") has been included as a discretely presented component unit in the accompanying financial statements. A voting majority of the DDA's governing body is appointed by the City. The DDA does not have the power to levy taxes or determine its own aggregate budget without the approval of the City of Peachtree Corners, Georgia. Financial information with regard to the component unit can be obtained from the DDA's administrative offices at 147 Technology Parkway NW, Suite 200, Peachtree Corners, Georgia 30092. Separate financial statements for the DDA are not prepared.

#### B. Government-wide and Fund Financial Statements

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government and its component unit. Government-wide financial statements do not provide information by fund, but distinguish between the City's governmental activities and business-type activities. Governmental activities, which are normally supported by taxes and intergovernmental revenues, are reported separately from business-type activities, which rely to a significant extent on fees and charges for support. Likewise, the primary government is reported separately from its discretely presented component unit. The statement of net position will include non-current assets and non-current liabilities. In addition, the government-wide statement of activities reflects depreciation expense on the City's capital assets. As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. However, any interfund services provided and used are not eliminated as this process would distort the direct costs and program revenues reported in the various functions.

## NOTES TO FINANCIAL STATEMENTS

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### NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

#### B. Government-wide and Fund Financial Statements (Continued)

The statement of activities demonstrates the degree to which the direct expenses of a given function or segments are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include 1) charges to those who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as general revenues.

Separate financial statements are provided for governmental funds and the proprietary fund. Major individual governmental funds and major individual enterprise funds are reported as separate columns in the fund financial statements.

#### C. Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting, as are the proprietary fund financial statements. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of the related cash flows. Property taxes are recognized as revenues in the year for which they are levied. As such, property tax revenues are recognized in the current fiscal year for the previous tax year's levy. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the City considers property taxes to be available if they are collected within 60 days of the end of the current fiscal period for which they are levied. Other revenues susceptible to accrual are considered available if they are collected within 180 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to long-term liabilities, such as compensated absences and claims and judgments, are recorded only when payment is due.

## NOTES TO FINANCIAL STATEMENTS

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### NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

#### C. Measurement Focus, Basis of Accounting and Financial Statement Presentation (Continued)

Property taxes, sales taxes, franchise taxes, business taxes, and licenses and permits associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. All other revenue items are considered to be measurable and available only when cash is received by the City.

In accordance with GASB Statement No. 33, "Accounting and Financial Reporting for Non-exchange Transactions," the corresponding assets (receivables) in non-exchange transactions are recognized in the period in which the underlying exchange occurs, when an enforceable legal claim has arisen, when all eligibility requirements have been met, or when resources are received, depending on the revenue source.

In accordance with GASB Statement No. 34, major individual governmental funds and major individual enterprise funds are reported as separate columns in the fund financial statements.

The City reports the following major governmental funds:

The **General Fund** is the City's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

The **Special Purpose Local Option Sales Tax Fund (SPLOST)** is used to account for the revenues and expenditures relating to the City's 2013 Special Purpose Local Option Sales Tax agreement.

The City reports the following major enterprise fund:

The **Solid Waste Fund** accounts for the activities associated with the collection of residential garbage, including recyclables, non-recyclables and yard waste. Activity is rendered on a user charge basis.

In accounting and reporting for its proprietary operations, the government applies all GASB pronouncements. GASB Statement No. 62, *Codification of Accounting and Financial Reporting Guidance Contained in Pre-November 30, 1989 FASB and AICPA Pronouncements* incorporated into the GASB's authoritative literature certain accounting and financial reporting guidance issued on or before November 30, 1989 which does not conflict with or contradict GASB pronouncements.

## NOTES TO FINANCIAL STATEMENTS

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### NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

#### C. Measurement Focus, Basis of Accounting and Financial Statement Presentation (Continued)

Amounts reported as program revenues include 1) charges to customers or applicants for goods, services, or privileges provided, 2) operating grants and contributions, and 3) capital grants and contributions. Internally dedicated resources are reported as general revenues rather than as program revenues. Likewise, general revenues include all taxes.

Proprietary funds distinguish *operating* revenues and expenses from *non-operating* items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the enterprise fund include the cost of these goods and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

#### D. Budgets

Formal budgetary accounting is employed as a management control device for the funds of the City. The governmental fund budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America. An annual operating budget is adopted each fiscal year through passage of an annual budget ordinance and amended as required for the governmental funds. During the fiscal period ended June 30, 2015, the original budget was amended through supplemental appropriations. These changes are reflected in the budgetary comparison schedule. All appropriations lapse at fiscal year end. The City does not use encumbrance accounting, under which purchase orders, contracts, and other commitments for the expenditure of monies are recorded in order to reserve that portion of the applicable appropriation.

## NOTES TO FINANCIAL STATEMENTS

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### NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

#### E. Cash and Cash Equivalents

Cash and cash equivalents include amounts in demand deposits as well as short-term investments with a maturity date within three months of the date acquired by the City. The City pools cash resources of its various funds in order to facilitate the management of cash. Cash applicable to a particular fund is readily identifiable. The balance in the pooled cash accounts is available to meet current operating requirements.

#### F. Receivables

All receivables are reported at their gross value and, where appropriate, are reduced by the estimated portion that is expected to be uncollectible.

#### G. Interfund Receivables and Payables

Activity between funds that is representative of lending/borrowing arrangements outstanding at the end of the fiscal year as well as all other outstanding balances between funds are reported as "due to/from other funds." Any residual balances outstanding between the governmental activities and business-type activities are reported in the government wide financial statements as "internal balances."

#### H. Prepaid Items

Payments made to vendors for services that will benefit periods beyond June 30, 2015, are recorded as prepaid items in both government-wide and fund financial statements. These items are accounted for using the consumption method.

#### I. Capital Assets

Capital assets, which include machinery and equipment, are reported in the government-wide financial statements. Capital assets are defined by the City as assets with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation.

## NOTES TO FINANCIAL STATEMENTS

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### NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

#### I. Capital Assets (Continued)

The cost of normal maintenance and repairs that do not add to the value of the asset or materially extend assets' lives is not capitalized.

Capital assets of the City are depreciated using the straight line method over the following useful lives:

Furniture	7 years
Software	7 years
Infrastructure	40-100 years

Fully depreciated assets still in service are carried in the capital asset accounts.

#### J. Deferred Outflows / Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net position that applies to future period(s) and so will not be recognized as an outflow of resources (expense / expenditure) until that time. The City has no items that qualify for reporting in this category.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The City has no items that qualify for reporting in this category.

#### K. Compensated Absences

It is the City's policy to permit employees to accumulate earned but unused vacation benefits. There is no liability for non-vesting accumulated rights to receive sick pay benefits since the City does not have a policy to pay any amounts when employees separate from service with the City. All vacation pay is accrued when incurred in the government-wide financial statements. A liability for these amounts is reported in the governmental funds only if they have matured, for example, as a result of employee resignations and retirements.

## NOTES TO FINANCIAL STATEMENTS

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### NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

#### L. Long-Term Obligations

In the government-wide financial statements and proprietary fund types in the fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary fund type statement of net position. Bond premiums and discounts are accrued and amortized over the terms of the bonds using the effective interest method. Bonds payable are reported net of the applicable discount or premium. Bond issuance costs are expensed in the year of issuance.

In the fund financial statements, governmental fund types recognize bond premiums and discounts during the current period. The face amount of the debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

#### M. Fund Equity

Fund equity at the governmental fund financial reporting level is classified as "fund balance." Fund equity for all other reporting is classified as "net position."

**Fund Balance** – Generally, fund balance represents the difference between the assets and liabilities and deferred inflows of resources under the current financial resources measurement focus of accounting. In the fund financial statements, governmental funds report fund balance classifications that comprise a hierarchy based primarily on the extent to which the City is bound to honor constraints on the specific purposes for which amounts in those funds can be spent. Fund balances are classified as follows:

- **Nonspendable** – Fund balances are reported as nonspendable when amounts cannot be spent because they are either (a) not in spendable form (i.e., items that are not expected to be converted to cash) or (b) legally or contractually required to be maintained intact.
- **Restricted** – Fund balances are reported as restricted when there are limitations imposed on their use either through the enabling legislation adopted by the City or through external restrictions imposed by creditors, grantors or laws or regulations of other governments.
- **Committed** – Fund balances are reported as committed when they can be used only for specific purposes pursuant to constraints imposed by formal action of the City Council through the adoption of a resolution. Only the City Council may modify or rescind the commitment, also through a resolution.

## NOTES TO FINANCIAL STATEMENTS

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### NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

#### M. Fund Equity (Continued)

- **Assigned** – Fund balances are reported as assigned when amounts are constrained by the City's intent to be used for specific purposes, but are neither restricted nor committed. The authority to assign fund balances remains with the City Council.
- **Unassigned** – Fund balances are reported as unassigned as the residual amount when the balances do not meet any of the above criterion. The City reports positive unassigned fund balance only in the general fund. Negative unassigned fund balances may be reported in all funds.

**Flow Assumptions** – When both restricted and unrestricted amounts of fund balance are available for use for expenditures incurred, it is the City's policy to use restricted amounts first and then unrestricted amounts as they are needed. For unrestricted amounts of fund balance, it is the City's policy to use fund balance in the following order: (1) Committed, (2) Assigned, and (3) Unassigned.

**Net Position** – Net position represents the difference between assets and deferred outflows of resources and liabilities and deferred inflows of resources, in reporting which utilizes the economic resources measurement focus. Net investment in capital assets consists of capital assets, net of accumulated depreciation, reduced by the outstanding balances of any borrowing used (i.e., the amount that the City has spent) for the acquisition, construction or improvement of those assets.

Net position is reported as restricted using the same definition as used for restricted fund balance as described in the section above. All other net position is reported as unrestricted.

The City applies restricted resources first when an expense is incurred for purposes for which both restricted and unrestricted net position is available.

#### N. Use of Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, the disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

## NOTES TO FINANCIAL STATEMENTS

### NOTE 2. RECONCILIATION OF GOVERNMENT-WIDE FINANCIAL STATEMENTS AND FUND FINANCIAL STATEMENTS

#### A. Explanation of Certain Differences Between the Governmental Fund Balance Sheet and the Government-wide Statement of Net Position

The governmental fund balance sheet includes a reconciliation between *fund balance – total governmental funds* and *net position-governmental activities* as reported in the government-wide statement of net position. One element of that reconciliation explains that “long-term liabilities are not due and payable in the current period and therefore are not reported in the funds.” The details of this \$3,237,341 difference are as follows:

Capital leases	\$	(4,983)
Nonexchange financial guarantee payable		(3,153,289)
Compensated absences		(79,069)
Net adjustment to decrease fund balance - <i>total governmental funds</i> to arrive at <i>net position - governmental activities</i>	\$	(3,237,341)

#### B. Explanation of Certain Differences Between the Governmental Fund Statement of Revenues, Expenditures, and Changes in Fund Balances and the Government-wide Statement of Activities

The governmental fund statement of revenues, expenditures, and changes in fund balances includes a reconciliation between *net change in fund balances – total governmental funds* and *change in net position of governmental activities* as reported in the government-wide statement of activities. One element of that reconciliation explains that “Governmental funds report capital outlays as expenditures. However, in the statement of activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense.” The details of this \$657,818 difference are as follows:

Capital outlay	\$	51,179
Depreciation expense		(708,997)
Net adjustment to decrease <i>net change in fund balances - total governmental funds</i> to arrive at <i>change in net position - governmental activities</i>	\$	(657,818)

## NOTES TO FINANCIAL STATEMENTS

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### NOTE 2. RECONCILIATION OF GOVERNMENT-WIDE FINANCIAL STATEMENTS AND FUND FINANCIAL STATEMENTS (CONTINUED)

#### B. Explanation of Certain Differences Between the Governmental Fund Statement of Revenues, Expenditures, and Changes in Fund Balances and the Government-wide Statement of Activities (Continued)

Another element of that reconciliation explains that "some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds." The details of this \$3,173,487 difference are as follows:

Compensated absences (i.e., vacation)	\$ (20,198)
Nonexchange financial guarantee	<u>(3,153,289)</u>
Net adjustment to decrease <i>net change in fund balances - total governmental funds</i> to arrive at <i>change in net position - governmental activities</i>	<u>\$ (3,173,487)</u>

### NOTE 3. LEGAL COMPLIANCE – BUDGETS

#### A. Budgets and Budgetary Accounting

The budget is officially adopted by the governing body prior to the beginning of its fiscal year, or a resolution authorizing the continuation of necessary and essential expenditures to operate the City will be adopted. The legal level of budgetary control (i.e., the level at which expenditures may not legally exceed appropriations) is the department level, within the fund.

Transfers of appropriations within a department budget or within a non-departmental expenditure category require the approval of the City Council. Increases in appropriations in a departmental budget or in a non-departmental expenditure category, require approval of the governing body in the form of amendments to the budget resolution.

#### B. Excess Expenditures Over Appropriations

For the period ended June 30, 2015 expenditures of the Public Information, Community Development, and Protective Inspection Administration exceeded their appropriations by \$193, \$702,267, and \$73,456, respectively. The excess of expenditures over budget were primarily funded by greater than anticipated revenues.

## NOTES TO FINANCIAL STATEMENTS

### NOTE 4. DEPOSITS

**Custodial Credit Risk – Deposits:** Custodial credit risk for deposits is the risk that, in the event of the failure of a depository financial institution, a government will not be able to recover deposits or will not be able to recover collateral securities that are in the possession of an outside party. State statutes require all deposits and investments (other than federal or state government instruments) to be collateralized 110% by depository insurance, obligations of the U.S. government, or bonds of public authorities, counties, or municipalities. As of June 30, 2015, all of the City's bank balances were insured and/or collateralized as defined by State Statutes.

### NOTE 5. RECEIVABLES

Property taxes are levied on property values assessed as of January 1. The City contracts with Gwinnett County to bill and collect property taxes. The taxes were due in a single installment on October 15 based on the assessed value of property as listed on the previous January 1 and were due 60 days following the billing date each year. Property taxes are recorded as receivables and unavailable revenues when levied as they are intended to fund that fiscal year. Revenues are recognized when available.

Receivables at June 30, 2015, for the City's individual major funds, including any applicable allowances for uncollectible accounts are as follows:

	General	SPLOST	Solid Waste
Receivables:			
Taxes	\$ -	\$ -	\$ -
Accounts	324,685	-	122,294
Other governments	-	500,771	-
Less allowance for uncollectible	-	-	48,000
Net total receivable	\$ 324,685	\$ 500,771	\$ 74,294

## NOTES TO FINANCIAL STATEMENTS

### NOTE 6. CAPITAL ASSETS

Capital asset activity for the City for the year ended June 30, 2015 is as follows:

	<u>Beginning Balance</u>	<u>Increases</u>	<u>Decreases</u>	<u>Ending Balance</u>
<b>Governmental activities:</b>				
Capital assets, being depreciated:				
Machinery and equipment	\$ 253,750	\$ 51,179	\$ -	\$ 304,929
Infrastructure	17,730,303	-	-	17,730,303
Total	<u>17,984,053</u>	<u>51,179</u>	<u>-</u>	<u>18,035,232</u>
Less accumulated depreciation for:				
Machinery and equipment	(23,502)	(42,509)	-	(66,011)
Infrastructure	(333,244)	(666,488)	-	(999,732)
Total	<u>(356,746)</u>	<u>(708,997)</u>	<u>-</u>	<u>(1,065,743)</u>
Total capital assets being depreciated, net	<u>17,627,307</u>	<u>(657,818)</u>	<u>-</u>	<u>16,969,489</u>
Governmental activities capital assets, net	<u>\$ 17,627,307</u>	<u>\$ (657,818)</u>	<u>\$ -</u>	<u>\$ 16,969,489</u>

Depreciation expense was charged to functions/programs of the City as follows:

Governmental activities:	
General government	\$ 42,509
Public works	666,488
Total depreciation expense - governmental activities	<u>\$ 708,997</u>

## NOTES TO FINANCIAL STATEMENTS

### NOTE 7. LONG-TERM DEBT

#### A. Primary Government

#### Changes in Long-Term Liabilities

The following is a summary of long-term debt activity for the year ended June 30, 2015:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<b>Governmental activities:</b>					
Capital Lease	\$ 9,807	\$ -	\$ (4,824)	\$ 4,983	\$ 4,983
Non-exchange financial guarantee payable	-	3,153,289	-	3,153,289	3,153,289
Compensated absences	58,871	37,020	(16,822)	79,069	23,721
Governmental activity Long-term liabilities	<u>\$ 68,678</u>	<u>\$ 3,190,309</u>	<u>\$ (21,646)</u>	<u>\$ 3,237,341</u>	<u>\$ 3,181,993</u>

For governmental activities, the non-exchange financial guarantee and compensated absences are expected to be liquidated by the General Fund.

#### Capital Lease

In July 2011, the City entered into a capital lease to purchase document retention software through Eclipse, Inc. for \$14,398. Monthly payments of \$482, including interest at a rate of 12.53% began in June 2013 and will continue through May 2016. As of June 30, 2015 the City had \$14,398 of retention software, with associated accumulated depreciation of \$4,285 financed under the capital lease. Expense resulting from the amortization of assets recorded under this capital lease is included in depreciation expense.

The total debt service requirements to maturity for the City's capital lease is as follows:

Year Ending June 30,	
2016	\$ 5,301
Total minimum lease payments	<u>5,301</u>
Less amounts representing interest	<u>(318)</u>
Present value of minimum lease payments	<u>\$ 4,983</u>

## NOTES TO FINANCIAL STATEMENTS

### NOTE 7. LONG-TERM DEBT (CONTINUED)

#### B. Downtown Development Authority of the City of Peachtree Corners

##### Notes Payable

The following is a summary of notes payable activity of the DDA for the year ended June 30, 2015:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Notes payable	\$ 11,500,000	\$ 11,500,000	\$ (11,500,000)	\$ 11,500,000	\$ 11,500,000

During May 2013, the Downtown Development Authority of the City of Peachtree Corners ("DDA") entered into an agreement through a financial institution to borrow \$11,500,000 for the purchase of land which was to be rezoned and sold as multi-use development projects. The note was refinanced in May 2015 and the terms of the note are for principal and all accrued interest, at a rate of 1.85%, to be due in one lump sum payment in May 2016. The debt service requirements to maturity are as follows:

Fiscal year ending June 30,	Principal	Interest	Total
2016	\$ 11,500,000	\$ 212,750	\$ 11,712,750
	\$ 11,500,000	\$ 212,750	\$ 11,712,750

At the time of issuance, the City guaranteed, through a non-exchange financial guarantee, the full amount of the above note payable of the DDA for repayment. The non-exchange financial guarantee with the discretely presented component unit, Downtown Development Authority, was authorized through resolution by City Council. During the year ended June 30, 2015, the City determined that it is more likely than not that the City will repay \$4,793,848 of the remaining outstanding note payable and in return will receive \$1,640,559 of land from the DDA, based on the original purchase price. The remaining \$3,153,289 of the expected payment by the City has been reported as a liability in governmental activities. The City does not expect repayment of this amount from the DDA. The DDA expects to be able to repay the remaining amount of the note payable with proceeds from the sale of land.

**NOTES TO FINANCIAL STATEMENTS**

**NOTE 8. OPERATING LEASES**

The leases for the City Hall building and office facilities are under non-cancelable operating leases. Total costs for these leases were \$107,030 for the fiscal year ended June 30, 2015. The future minimum lease payments for these leases are as follows:

Year Ending June 30,		
2016	\$	117,708
2017		119,606
2018		80,478
Total	\$	317,792

**NOTE 9. INTERFUND RECEIVABLES AND PAYABLES**

The composition of accounts receivable from the component unit as of June 30, 2015 is as follows:

Receivable Entity	Payable Entity	Amount
Development Authority	General Fund	\$ 27,395

The balances above resulted from the City making a loan to the Development Authority to help cover interest costs of the Authority's note payable for the purchase of the land held for resale.

**NOTE 10. COMMITMENTS AND CONTINGENT LIABILITIES**

The government is the defendant in an ongoing lawsuit. Although the outcome of this lawsuit is not presently determinable, in the opinion of management and legal counsel, the resolution of this matter will not have a material adverse effect on the financial condition of the City.

The City has entered into several public/private contractual partnerships for outsourced services and operations. Through these contracts with the private companies, an array of operational services is provided via outsourcing. These contracts are operating contracts for which the City is continually monitoring its outsourcing needs as compared to the cost of providing these services in-house. Currently, the cost of these contracts is approximately \$2,097,000 annually. The total is derived from the following contracts CH2MHill \$1,582,793, Charles Abbot Associates \$432,000, TerraMark \$46,250, and Sophicity \$35,700. The contract with Charles Abbott Associates (CAA) is based on CAA receiving 68% of all building fees collected.

## NOTES TO FINANCIAL STATEMENTS

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### **NOTE 11. DEFINED CONTRIBUTION RETIREMENT PLAN**

The City of Peachtree Corners' defined contribution retirement plan is a single employer defined contribution plan established and administered by the Georgia Municipal Association ("GMA") for all City employees. At June 30, 2015, there were 3 plan members. The City contributes 12% of eligible employees' base salary and matches 100% for each dollar of employee contributions up to 5% of the employee's salary. Employees are not required to contribute to the Plan. Employees are eligible and fully vested immediately upon entering the Plan. Plan provisions and contribution requirements are established and may be amended by the City's Council. For the fiscal year ending June 30, 2015, contributions to the Plan were \$70,500 by the employees and \$66,848 by the City.

### **NOTE 12. JOINT VENTURE**

Under Georgia law, the City, in conjunction with other cities around the Metropolitan Atlanta Georgia area, is a member of the Atlanta Regional Commission (ARC) and is required to pay annual dues thereto, which Gwinnett County has paid on behalf of the City of Peachtree Corners. Membership in ARC is required by the Official Code of Georgia Annotated (OCGA) Section 50-8-34, which provides for the organization structure of ARC. ARC Board membership includes the chief elected official of each county and municipality of the area. OCGA 50-8-39.1 provides that the member governments are liable for any debts or obligations of the ARC. Separate financial statements may be obtained from ARC, 40 Courtland Street NE, Atlanta, Georgia 30303.

### **NOTE 13. RISK MANAGEMENT**

The City is exposed to various risks of losses related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. The City carries commercial insurance for these risks of losses. There have been no significant reductions in insurance coverage. Settlement amounts have not exceeded insurance coverage in the past three years.

**REQUIRED SUPPLEMENTARY INFORMATION**

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**CITY OF PEACHTREE CORNERS, GEORGIA**

**GENERAL FUND  
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES  
IN FUND BALANCES - BUDGET AND ACTUAL (GAAP BASIS)  
FOR THE YEAR ENDED JUNE 30, 2015**

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Variance With Final Budget</u>
<b>Revenues:</b>				
Property taxes	\$ 600,000	\$ 627,600	\$ 756,524	\$ 128,924
Franchise taxes	1,900,000	2,500,000	3,028,563	528,563
Business taxes	2,000,000	2,200,000	2,396,689	196,689
Insurance premium taxes	-	2,000,000	2,050,115	50,115
Other taxes	349,000	399,900	445,348	45,448
Licenses and permits	775,000	865,000	982,359	117,359
Fines and forfeitures	15,000	7,000	6,906	(94)
Intergovernmental	-	120,000	105,610	(14,390)
Interest earned	1,500	3,300	3,971	671
Contributions	-	26,000	26,000	-
<b>Total revenues</b>	<u>5,640,500</u>	<u>8,748,800</u>	<u>9,802,085</u>	<u>1,053,285</u>
<b>Expenditures:</b>				
<b>Current:</b>				
<b>General government:</b>				
Legislative	111,611	107,361	94,010	13,351
Executive	280,013	268,876	245,186	23,690
City clerk	134,190	161,582	158,658	2,924
General administration	1,235,500	1,385,000	1,042,591	342,409
Financial administration	330,000	340,000	336,816	3,184
Legal	225,000	225,000	161,607	63,393
General buildings and ground	185,000	2,195,000	2,172,632	22,368
Code enforcement	440,000	425,000	420,743	4,257
Public information	255,000	235,000	235,193	(193)
<b>Total general government</b>	<u>3,196,314</u>	<u>5,342,819</u>	<u>4,867,436</u>	<u>475,383</u>
<b>Public Works</b>	<u>1,500,000</u>	<u>1,275,500</u>	<u>1,182,956</u>	<u>92,544</u>
<b>Housing and development</b>				
Community development	341,237	390,899	1,093,166	(702,267)
Protective inspection administration	306,000	319,600	393,056	(73,456)
Planning and zoning	220,000	235,000	233,746	1,254
<b>Total housing and development</b>	<u>867,237</u>	<u>945,499</u>	<u>1,719,968</u>	<u>(774,469)</u>
<b>Debt service:</b>				
Principal	-	4,200	4,824	(624)
Interest	-	900	958	(58)
<b>Total debt service</b>	<u>-</u>	<u>5,100</u>	<u>5,782</u>	<u>(682)</u>
<b>Total expenditures</b>	<u>5,563,551</u>	<u>7,568,918</u>	<u>7,776,142</u>	<u>(207,224)</u>
<b>Net change in fund balance</b>	76,949	1,179,882	2,025,943	846,061
<b>Fund balance, beginning of year</b>	<u>7,358,406</u>	<u>7,358,406</u>	<u>7,358,406</u>	<u>-</u>
<b>Fund balance, end of year</b>	<u>\$ 7,435,355</u>	<u>\$ 8,538,288</u>	<u>\$ 9,384,349</u>	<u>\$ 846,061</u>

Note: See footnotes 1 and 3 of the basic financial statements for budgetary policies.

**COMPONENT UNIT**

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**CITY OF PEACHTREE CORNERS, GEORGIA**

**BALANCE SHEET  
COMPONENT UNIT - DEVELOPMENT AUTHORITY  
JUNE 30, 2015**

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<b>ASSETS</b>	
Cash	\$ 1,247
Due from primary government	27,395
Land held for resale	<u>11,508,434</u>
Total assets	<u>\$ 11,537,076</u>
<b>LIABILITIES AND FUND BALANCE</b>	
<b>LIABILITIES</b>	
Short-term note payable	\$ 11,500,000
Accrued interest payable	<u>27,395</u>
Total liabilities	<u>11,527,395</u>
<b>FUND BALANCES</b>	
Fund balances:	
Nonspendable - land held for resale	11,508,434
Unassigned	<u>(11,498,753)</u>
Total fund balance	<u>9,681</u>
Total liabilities and fund balance	<u>\$ 11,537,076</u>

**CITY OF PEACHTREE CORNERS, GEORGIA**  
**STATEMENT OF REVENUES, EXPENDITURES, AND**  
**CHANGES IN FUND BALANCE**  
**COMPONENT UNIT - DEVELOPMENT AUTHORITY**  
**FOR THE YEAR ENDED JUNE 30, 2015**

<b>Revenues:</b>	
Intergovernmental	\$ 692,305
Total revenues	<u>692,305</u>
 <b>Expenditures:</b>	
Debt service:	
Principal	11,500,000
Interest and fiscal charges	<u>430,592</u>
Total expenditures	<u>11,930,592</u>
Net change in fund balance	(11,238,287)
<b>Fund balance, beginning of year</b>	<u>11,247,968</u>
<b>Fund balance, end of year</b>	<u><u>\$ 9,681</u></u>

**CITY OF PEACHTREE CORNERS, GEORGIA**  
**SCHEDULE OF EXPENDITURES OF SPECIAL PURPOSE**  
**LOCAL OPTION SALES TAX**  
**FOR THE YEAR ENDED JUNE 30, 2015**

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<u>Project</u>	<u>Original Estimated Cost</u>	<u>Current Estimated Cost</u>	<u>Prior Years</u>	<u>Current Year</u>	<u>Total</u>
<b>2013 SPLOST Program:</b>					
Transportation Projects	<u>\$ 19,970,315</u>	<u>\$ 19,970,315</u>	<u>\$ -</u>	<u>\$ 1,590,994</u>	<u>\$ 1,590,994</u>

## COMPLIANCE SECTION

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**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS**

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The Honorable Mayor and Members  
of the City Council of the  
City of Peachtree Corners, Georgia

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, the discretely presented component unit, and each major fund of the City of Peachtree Corners, Georgia (the "City") as of and for the fiscal year ended June 30, 2015, and the related notes to the financial statements, which collectively comprise the City's basic financial statements, and have issued our report thereon dated October 9, 2015.

**Internal Control Over Financial Reporting**

In planning and performing our audit of the financial statements, we considered the City's internal control over financial reporting ("internal control") to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we do not express an opinion on the effectiveness of the City's internal control.

*A deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. *A material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. *A significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

**Internal Control Over Financial Reporting (Continued)**

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

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### **Compliance and Other Matters**

As part of obtaining reasonable assurance about whether the City's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

### **Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

*Mauldin & Jenkins, LLC*

Atlanta, Georgia  
October 9, 2015

**02015-10-56**

**D. Wheeler**

**AN ORDINANCE TO AMEND THE CITY OF PEACHTREE CORNERS ZONING MAP PURSUANT TO RZ2015-004 / V2015-009, JAY BIRD ALLEY TOWNHOMES, REQUEST TO REZONE FROM M-1, LIGHT INDUSTRY, TO R-TH, TOWNHOME, AND APPROVE ASSOCIATED VARIANCES ON A 15.76 ACRE SITE LOCATED ON JAY BIRD ALLEY AND PARKWAY LANE, DISTRICT 6, LAND LOT 284, PARCEL 54, PEACHTREE CORNERS, GEORGIA**

**WHEREAS:** Notice to the public regarding said modification to conditions of zoning has been duly published in The Gwinnett Daily Post, the Official News Organ of Peachtree Corners; and

**WHEREAS:** Public Hearings were held by the Mayor and City Council of Peachtree Corners on October 20, 2015 and November 17, 2015;

**NOW THEREFORE,** The Mayor and City Council of the City of Peachtree Corners while in Regular Session on November 17, 2015 hereby ordain and approve the Zoning Case RZ2015-004 / V2015-009, for the above referenced property with the following enumerated conditions:

- 1. The site shall be limited to 100 attached single-family townhomes with a minimum of 2,400 square feet of heated floor area.**
- 2. The townhome units shall be developed in general conformance with the site plan submitted with this application and prepared by Watts and Browning Engineers dated 8/24/15 (with revisions to meet these conditions and zoning and development regulations).**
- 3. Development shall include no more than one (1) full-access driveway on Parkway Lane as shown on the submitted site plan.**
- 4. Developer shall construct on-site stormwater detention facilities to meet the standards of the Gwinnett County Stormwater Ordinances.**
- 5. All stormwater facilities shall be owned and maintained by the Homeowner's Association in accordance with the Gwinnett County Stormwater Ordinances.**
- 6. The developer shall provide minimum five-foot-wide publicly accessible sidewalks along the entire right-of-way along Jay Bird Alley and Parkway Lane.**
- 7. The developer shall provide a minimum five-foot-wide internal sidewalk network that provides access from all buildings on the property to the external sidewalk network along Parkway Lane and Jay Bird Alley, along with pedestrian access to the adjacent parcel to the southeast.**
- 8. The developer shall provide a minimum 10-foot-wide multi-use trail for the entire length of the Colonial Pipeline easement that is located on the developer's property. This path shall include infrastructure for safe bicycle and pedestrian crossing of Parkway Lane, Jay Bird Alley, and the stream in the southern portion of the property.**
- 9. The developer shall provide a central mail box for the subdivision with adequate parking and pedestrian access.**
- 10. A minimum 18" offset shall be provided between the front building elevations and roof lines of adjoining units. No more than four units within a single building grouping shall have the same front setback or roof line.**
- 11.**

- 12. Front elevation materials and colors shall be varied so that none of the units within a single building grouping repeat the same combination of materials and colors.**
- 13. Building setbacks may be reduced to five feet from the back of the sidewalk, provided that direct pedestrian access is in place between the front of units along the perimeter of the site and Parkway Lane.**
- 14. All townhome units located along Parkway Lane shall face (or be designed to appear to face) Parkway Lane. The backs of units shall not be visible from adjoining roadways.**
- 15. Townhouse units and clubhouse building shall utilize brick, stone and/or stucco on all building sides.**
- 16. Except at the entryway to the subdivision, all fences shall be black wrought iron (or equivalent).**
- 17. A tree survey showing the type and location of specimen trees shall be provided and every effort shall be made to preserve specimen trees.**
- 18. Walking trails located within the undisturbed creek area (not including the cleared easement area) shall be soft paths. No heavy equipment shall be used within the undisturbed areas.**
- 19. Construction entrance for the project shall be established on Parkway Lane.**

Effective this 17th day of November, 2015.

So signed and Witnessed

Approved :

this \_\_\_\_\_ day of \_\_\_\_\_, 2015

Attest:

\_\_\_\_\_  
Kymerly Chereck, City Clerk

\_\_\_\_\_  
Mike Mason, Mayor

**CITY OF PEACHTREE CORNERS  
COMMUNITY DEVELOPMENT DEPARTMENT**

**REZONING ANALYSIS**

PLANNING COMMISSION DATE:	October 13, 2015
CITY COUNCIL DATE:	November 17, 2015
CASE NUMBER	<b>RZ2015-004; VC2015-009</b>
APPLICATION REQUEST	Rezone to R-TH (Single Family Residence Townhouse) with associated variances
LOCATION	Jay Bird Alley and Parkway Lane
PROPERTY SIZE	15.76 acres
MAP NUMBER	6 <sup>th</sup> District, Land Lot 284
CURRENT ZONING	M-1 (Light Industrial)
FUTURE DEVELOPMENT MAP	Preferred Office (Gwinnett County) Central Business District (Peachtree Corners Character Area)
APPLICANT	Pacific Group, Inc. c/o Mill Creek Consulting 4480 Commerce Drive Buford, GA 30518
CONTACT:	Mitch Peevy millcreekconsulting@gmail.com 770-614-6511
OWNER:	Peterson Real Estate, Inv. LLC 3 Plus Limited Partnership 2870 Peachtree Road NW Suite 401 Atlanta, GA 30305
RECOMMENDATION:	APPROVE WITH CONDITIONS

**PROJECT DATA:**

The applicant is requesting the rezoning of a 15.76-acre parcel from M-1 (Light Industry District) to R-TH (Single Family Residence Townhouse) in order to construct 100 attached single-family townhomes with a minimum size of 2,400 heated square feet, along with a variance to reduce the 50-foot landscape strip and building setback along Parkway Lane. The property, which is currently wooded and undeveloped, is located on the south side of Parkway Lane, approximately one quarter mile northwest of its intersection with Peachtree Parkway. A stream and stream buffer run near the eastern edge of the property line along Jay Bird Alley, and a 75-foot-wide Colonial Pipeline easement runs roughly east-to-west across the southern portions of the site.

The site plan submitted by the applicant indicates a single gated full-access entry point on Parkway Lane approximately 400 feet northeast of its intersection with Jay Bird Alley, with no direct automobile or bicycle/pedestrian inter-parcel connectivity shown. Internal streets are to be private, with townhomes around the site's exterior facing Parkway Lane and interior townhomes facing common areas within the property. On all units, rear facades with two-car garage doors would face internal streets.

Properties located immediately to the north, east and west of the subject property are all zoned M-1, while parcels to the southwest across Jay Bird Alley are zoned C-2 (General Business). All adjacent properties are developed with office buildings from one to six stories in height. While the area is largely characterized by office parks, stand-alone office buildings, and small-scale retail development, several townhome developments are located within a half mile of the site.

The subject property is located within the Preferred Office district on the Peachtree Corners Future Development Map and is within Peachtree Corners' Central Business District Character Area. The property is also located within the City's Livable Centers Initiative (LCI) Study Area. The Preferred Office area encourages office/professional and mixed-use development, while discouraging "all residential, except in mixed-use". The Central Business District is intended to be "a mix of retail and commercial uses, offices, mixed-use, government and institutional properties", and "high quality mid-rise mixed-use development with significant residential components is desired." Townhouses are specifically listed as an appropriate use.

#### DENSITY:

The site plan shows 100 units with a pool and clubhouse located at the center. The R-TH zoning designation permits a maximum density of 8 units per acre. A 15.76 acre site, would, therefore, yield a maximum of 126 units. However, the first 200 ft. of the subject site along Jay Bird Alley includes a creek and undisturbed buffers which make that portion of the site undevelopable.

#### ZONING HISTORY:

There is no previous rezoning case on record for this site. However, it was originally planned as part of a larger two-building office complex with shared parking. After the first six-story building was constructed to the southeast of the subject property, the decline in the economy led to the cancellation of plans for a second building.

#### ZONING STANDARDS:

Zoning Code Section 1702 identifies specific criteria that should be evaluated when considering a zoning decision. These criteria are enumerated as 'A' through 'F', below. Following each item is the applicant's response followed by Staff's comment.

**A. Will this proposed rezoning, special use permit, or change in conditions permit a use that is suitable in view of the use and development of adjacent and nearby property?**

*Applicant's Response: The applicant believes the proposed use is suitable.*

Staff Comments: Attached single-family residences are unlikely to have an adverse effect on the use and value of adjoining and nearby property. All adjacent properties are currently developed with office or institutional uses with relatively high vacancy rates. Developing the subject site with additional office uses would add to this supply, and may be detrimental to the use and value of nearby properties. The addition of new residences to the Central Business District Character Area would help support nearby retail and commercial property.

**B. Will this proposed rezoning, special use permit, or change in conditions adversely affect the existing use or usability of adjacent or nearby property?**

*Applicant's Response: The proposed use will not adversely affect the use of the surrounding properties.*

Staff Comment: The proposed use of attached single-family townhomes would not negatively affect the existing usability of adjacent or nearby property. The property is currently undeveloped, and nearby office and commercial vacancy rates suggest that redevelopment as allowable under current zoning conditions could adversely affect nearby properties. The density of the proposed development would not be excessive, compared to current allowable office space.

**C. Does the property to be affected by a proposed rezoning, special use permit, or change in conditions have reasonable economic use as currently zoned?**

*Applicant's Response: The applicant believes that the subject property does not have a reasonable economic use as currently zoned.*

Staff Comment: The site has a reasonable economic use as currently zoned. However, the timing of development would likely be delayed under the current zoning due to the amount of existing office vacancy in the area.

**D. Will the proposed rezoning, special use permit, or change in conditions result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?**

*Applicant's Response: The proposed use will not produce an adverse effect on existing infrastructure.*

Staff Comment: Trip generation estimates, using ITE Land Use #230 (Residential Condominium/Townhouse) indicate approximately seven weekday trips per unit, for a total of 700 trips generated per weekday. Comparatively, General Office uses (ITE Land Use #710) can be expected to generate 11.01 trips per 1,000 square feet. Therefore, 100 townhouse units would be expected to generate a similar amount of daily weekday traffic to a 64,000-square-foot office building, and less traffic than any office buildings larger than 64,000 square feet. Gwinnett County's Tax Assessor lists the office building immediately to the southeast of the subject property as having 159,084 square feet. A second such building would be likely to generate more than twice the traffic as the proposed townhomes. Therefore, it is unlikely that transportation facilities would be overburdened by the proposed development.

Likewise, the construction of 100 townhomes on a site zoned for an office building is unlikely to place a significant new burden on water, drainage, emergency, or educational facilities.

**E. Is the proposed rezoning, special use permit, or change in conditions in conformity with the policy and intent of the land use plan?**

*Applicant's Response: The subject property is designated as preferred office.*

Staff Comment: See "Comprehensive Plan" section analysis below.

**F. Are there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposed rezoning, special use permit, or change in conditions?**

*Applicant's Response: See letter of intent.*

Staff Comment: The proposed attached townhome development would be located in an area characterized in large part by office and institutional uses. This proposal is supported by the fact that nearby offices currently face higher-than-desirable vacancy rates, which would likely be exacerbated by the development of new office uses on the subject property under its current zoning. New residential units would likely support nearby commercial areas, while not adding to the pool of vacant offices. Additionally, the City's Comprehensive Plan expressly encourages mixed-use development in the area of the proposed development. While this proposal is residential-only, its close proximity to office, institutional, and commercial areas would be a step toward meeting the Comprehensive Plan's goals of a Central Business District with a more balanced mix of land uses, provided that adequate connectivity with adjacent and nearby properties is ensured.

**COMPREHENSIVE PLAN:**

The Peachtree Corners Comprehensive Plan lists the subject property in the Central Business District Character Area. This area is intended to be the "economic heart" of the city, with primarily non-residential uses. At the same time, mixed-use development is encouraged and two to four-story townhouses that allow workers to live near offices are listed as an appropriate use.

The Comprehensive Plan also states that pedestrian access is crucial to the Central Business District's future development, and "internal streets will be pedestrian-oriented, with safe crossings, traffic calming measures, and attractive amenities." While the proposed site plan shows a sidewalk encircling much of the property, the goals of the Comprehensive Plan would be more fully met by the inclusion of direct inter-parcel pedestrian and bicycle connectivity and a minimum 10-foot-wide multi-use trail along the Colonial Pipeline easement as shown in the LCI report.

The subject property is also located within the Preferred Office Area on the City's Future Development Map. This designation encourages office and mixed-used development, while discouraging all residential uses except in mixed-use environments. While the residential-only

use of the proposed development would not be in strict keeping with this designation, it is important to recall that this property is actually part of a larger site that was originally designed for two office buildings

#### DEPARTMENT ANALYSIS:

The proposed 15.76-acre development is on the south side of Parkway Lane, approximately one quarter mile northwest of its intersection with Peachtree Parkway. The site is currently zoned M-1 as part of a previously approved two-building office project with shared parking. The first six-story building was constructed on the parcel immediately to the southeast, but demand for the second building has not materialized and the property has remained undeveloped. Nearby office vacancy rates are currently around 17%, which would indicate that encouraging additional office space supply in this location should not be a high priority for the City at this time; nor would it benefit existing office properties.

The Peachtree Corners Comprehensive Plan shows the property located in the Central Business District Character Area, and properties located immediately to the north, east and west of the subject property are developed with office buildings from one to six stories in height. While the area is largely characterized by office parks, stand-alone office buildings, and small-scale retail development, several townhome developments are located within a half mile of the site. The proposed development would be compatible in use and scale with these surrounding and nearby areas. The development of new office space under the current M-1 zoning designation would likely exacerbate the area's vacancy issues, while the development of residential units in the area would make the area more mixed-use in accordance with the recommendations of the Comprehensive Plan and the Town Center LCI study.

The proposed site plan does not, however, fully meet the Comprehensive Plan's emphasis on pedestrian access within the Central Business District or the LCI report's call for improved bicycle and pedestrian connectivity. The site plan should clearly show an internal sidewalk network connecting all residential units to external sidewalks along Parkway Lane and Jay Bird Alley, along with inter-parcel access to the southeast in as direct a manner as feasible. The applicant should also show how the site will comply with the LCI's designation of the Colonial Pipeline easement as part of the multi-use trail system connecting to adjacent and nearby properties to the north and south. This trail should be a minimum of 10 feet in width and should have infrastructure in place to cross the roads on either side of the property and the stream on its eastern edge. The unbuildable portion of the property along Jay Bird Alley also provides the opportunity to create an amenity area for the proposed townhome development. The applicant's site plan suggests some amenity features, but the plan for this area has not been designed. There is only a 5 ft. trail shown through the buffer area that connects with the 5 ft. required sidewalk along the perimeter of the property.

The proposed 100 townhouses are not likely to place an excessive burden on existing streets, transportation systems, or utilities, and would not adversely affect surrounding office, institutional, and commercial properties. The proximity of this property to Peachtree Elementary may be attractive to families, but the townhouse building type, house size, and lot size would not likely make this development the first choice for those with younger children. There are numerous single-family detached home subdivisions that surround the school to the north and west of the subject site. Those properties have larger yards and are likely considered more desirable for active youngsters and pets. The townhome subdivision includes a pool and clubhouse, but no playground, swing set or other amenities to serve younger children. In addition, Gwinnett County School planning staff indicated that based on their estimates, a 100 unit townhome development would likely generate no more than 15 – 18 elementary school age children

The Comprehensive Plan also places an emphasis on visually high-quality residential development. The building elevations provided by the applicant should be updated to include greater visual distinction between units and increased roofline variation. Individual units within the same building should also avoid repeating wall and roof materials and colors more often than every fourth unit.

The applicant has also requested a variance to reduce the building setback and landscape strip requirements along Parkway Lane from 50 feet to 5 feet. The site plan shows townhouse units with direct access to Parkway Lane and with rear-access parking via internal streets. The required 50-foot building setback does not promote the goals of the Comprehensive Plan for an increasingly connected and walkable Central Business District. In addition, the 50 ft. setback requirement is not well suited to the townhouse building type which is intended to be more of an urban residential form located closer to the street. The 50 ft. setback requirement is more appropriate in detached single-family developments than in townhome districts. These observations support the applicant's variance request and also support the need to revise the code.

#### RECOMMENDATION:

**After review of the applicant's proposal and other relevant information, it is recommended that RZ2015-04 /V2015-009 be approved with the following conditions:**

1. The site shall be limited to 100 attached single-family townhomes with a minimum of 2,400 square feet of heated floor area.
2. The townhome units shall be developed in general conformance with the site plan submitted with this application and prepared by Watts and Browning Engineers dated 8/24/15 (with revisions to meet these conditions and zoning and development regulations).
3. Development shall include no more than one (1) full-access driveway on Parkway Lane as shown on the submitted site plan.
4. Developer shall construct on-site stormwater detention facilities to meet the standards of the Gwinnett County Stormwater Ordinances.

5. All stormwater facilities shall be owned and maintained by the Homeowner's Association in accordance with the Gwinnett County Stormwater Ordinances.
6. The developer shall provide minimum five-foot-wide publicly accessible sidewalks along the entire right-of-way along Jay Bird Alley and Parkway Lane.
7. The developer shall provide a minimum five-foot-wide internal sidewalk network that provides access from all buildings on the property to the external sidewalk network along Parkway Lane and Jay Bird Alley, along with pedestrian access to the adjacent office parcel to the southeast.
8. The developer shall construct a minimum 10-foot-wide multi-use trail for the entire length of the Colonial Pipeline easement that is located on the developer's property. This path shall include infrastructure for safe bicycle and pedestrian crossing of Parkway Lane, Jay Bird Alley, and the stream in the southern portion of the property. The path shall also include lighting and other trail features identified in a multi-use trail master plan.
9. The developer shall provide a central mail box for the subdivision with adequate parking and pedestrian access.
10. A minimum 18" offset shall be provided between the front building elevations and roof lines of adjoining units. No more than four units within a single building grouping shall have the same front setback or roof line.
11. Front elevation materials and colors shall be varied so that none of the units within a single building grouping repeat the same combination of materials and colors.
12. Building setbacks may be reduced to five feet from the back of the sidewalk, provided that direct pedestrian access is in place between the front of units along the perimeter of the site and Parkway Lane.
13. All townhome units located along Parkway Lane shall face (or be designed to appear to face) Parkway Lane. The backs of units shall not be visible from adjoining roadways.
14. Townhouses and clubhouse building elevations shall consist of at least 80% (excluding window area) brick, stone and/or stucco on all sides.
15. Except at the entryway to the subdivision, all fences shall be made of black wrought iron (or equivalent).
16. A tree survey showing the type and location of specimen trees shall be provided and every effort shall be made to preserve specimen trees.
17. Walking trails located within the undisturbed creek area (not including the cleared easement area) shall consist of soft paths. No heavy equipment shall be used within the undisturbed areas.
18. Construction entrance for the project shall be established on Parkway Lane.



## PUBLIC HEARING APPLICATION

### REZONING, SPECIAL USE PERMIT, OR CHANGE IN CONDITIONS

A properly completed application and fees are due at the time of submittal. **An incomplete application will not be accepted.** Original signatures are required for the Application.

REQUIRED ITEMS	NUMBER OF COPIES	CHECK
✓ Completed Application Form	• 10 Copies	<input type="checkbox"/>
✓ Boundary Survey with Legal Description	• 10 Copies	<input type="checkbox"/>
Site Plan	• 2 full size Copies • 10- 8-1/2" x 11" or 11" x 17" reductions	<input type="checkbox"/>
✓ Letter of Intent	• 10 Copies	<input type="checkbox"/>
✓ Applicant Certification with Notarized Signature	• 10 Copies	<input type="checkbox"/>
✓ Property Owner Certification with Notarized Signature	• 10 Copies	<input type="checkbox"/>
✓ Standards Governing Exercise of the Zoning Power	• 10 Copies	<input type="checkbox"/>
✓ Disclosure Report Form (Conflict of Interest Certification/Campaign Contributions)	• 10 Copies	<input type="checkbox"/>
✓ Verification of Paid Property Taxes (most recent year)	• One (1) Copy (for each tax parcel included)	<input type="checkbox"/>
Electronic copy of all of the above	• One (1) copy	<input type="checkbox"/>
Application Fee	• Make checks payable to the City of Peachtree Corners	<input type="checkbox"/>
<b>ADDITIONAL EXHIBITS (IF REQUIRED)</b>		
Additional site plan requirements for R-TH, R-ZT, Modified, CSO, OBP, HRR, R-SR, MUD or MUO rezoning requests	• 10 Copies	<input type="checkbox"/>
Traffic Study	• 10 Copies	<input type="checkbox"/>
Development of Regional Impact Review Form	• 2 Copies	<input type="checkbox"/>
Building Compliance Inspection	• 2 Copies	<input type="checkbox"/>

**RESIDENTIAL DEVELOPMENT**

No. of Lots/Dwelling Units 100

Dwelling Unit Size (Sq. Ft.): ~~2,400~~ 2,400

**NON-RESIDENTIAL DEVELOPMENT**

No. of Buildings/Lots: \_\_\_\_\_

Total Bldg. Sq. Ft.: \_\_\_\_\_

Gross Density: \_\_\_\_\_

**FEE SCHEDULE**

**1. Rezoning, Change-in-Conditions and Special Use Permit Fees – Residential Zoning Districts**

(note: a Special Use Permit related to a rezoning case shall not incur an additional fee)

A. For the following single-family residential zoning districts: RA-200, R-140, R-LL, R-100, R-75, RL, MHS.

- 0 - 5 Acres = \$ 500
- > 5 - 10 Acres = \$ 1,000
- > 10 - 20 Acres = \$ 1,500
- > 20 - 100 Acres = \$ 2,000
- > 100 - Acres = \$ 2,500 plus \$40 for each additional acre over 100
- Maximum Fee: \$10,000

B. For the following single and multifamily residential zoning districts: R-TH, RMD, RM-6, RM-8, RM-10, RM-13, R-SR, MH, R-60, R-ZT, R-75 MODIFIED or CSO, and R-100 MODIFIED or CSO.

- 0 - 5 Acres = \$ 850
- > 5 - 10 Acres = \$1,600
- > 10 - 20 Acres = \$2,100 —
- > 20 - 100 Acres = \$2,600
- > 100 - Acres = \$3,200 plus \$40 for each additional acre over 100

**2. Rezoning, Change-in-Conditions and Special Use Permit Fees - Non-Residential Zoning Districts**

(note: a Special Use Permit related to a rezoning case shall not incur an additional fee)

For the following office, commercial and industrial zoning districts: C-1, C-2, C-3, O-1, OBP, M-1, M-2, HS, NS.

- 0 - 5 Acres = \$ 850
- > 5 - 10 Acres = \$1,600
- > 10 - 20 Acres = \$2,100
- > 20 - 100 Acres = \$2,600
- > 100 - Acres = \$3,200 plus \$50 for each additional acre over 100

**3. Mixed-Use (MUD and MUO) or High Rise Residential (HRR)**

Application Fee – \$1,200 plus \$75 per acre (maximum fee - \$10,000)

- 4. Chattahoochee Corridor Review (involving a public hearing) - \$150.
- 5. Buffer Reduction (Greater than 50%) Application Fee - \$500.
- 6. Zoning Certification Letter - \$100 (per non-contiguous parcel).

**REZONING, SPECIAL USE PERMIT, OR CHANGE IN CONDITIONS APPLICATION**

AN APPLICATION TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF PEACHTREE CORNERS, GEORGIA

APPLICANT INFORMATION	OWNER INFORMATION
NAME: <u>PACIFIC Group Inc</u> C/O <u>MILL CREEK CONSULTING</u>	<u>PETERSON REAL ESTATE INV. LLC</u> NAME: <u>3PLUS LIMITED Partnership</u>
ADDRESS: <u>4480 Commerce Dr.</u>	ADDRESS: <u>2870 Peachtree Rd. N.W.</u> <u>STE 401</u>
CITY: <u>BUFFORD</u>	CITY: <u>ATLANTA</u>
STATE: <u>GA</u> ZIP: <u>30518</u>	STATE: <u>GA</u> ZIP: <u>30305</u>
PHONE: <u>770-614-6511</u>	PHONE: _____
E-MAIL: <u>millcreekconsulting@gmail.com</u>	E-MAIL: _____
CONTACT PERSON: <u>MITCH PERUY</u> PHONE: <u>770-614-6511</u>	
CONTACT'S E-MAIL: <u>MILLCREEKCONSULTING@GMAIL.COM</u>	

**APPLICANT IS THE:**

OWNER'S AGENT       PROPERTY OWNER       CONTRACT PURCHASER

PRESENT ZONING DISTRICTS(S): M-1 REQUESTED ZONING DISTRICT: R-TH

LAND DISTRICT(S): 6 LAND LOT(S): 284 ACREAGE: 15.76

ADDRESS OF PROPERTY: PARKWAY LANE

PROPOSED DEVELOPMENT: Townhomes

*Staff Use Only This Section*

Case Number: \_\_\_\_\_ Hearing Date: PIC \_\_\_\_\_ C/C \_\_\_\_\_ Received Date: \_\_\_\_\_

Fees Paid: \_\_\_\_\_ By: \_\_\_\_\_

Related Cases & Applicable Conditions:

\_\_\_\_\_

Description: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Description of Property**  
**Jay Bird Alley Tract**

All of that tract or parcel of land lying and being in Land Lot 284 of the 6th District of Gwinnett County, Georgia and being more particularly described as follows:

**Beginning at a point** formed by the intersection of the southeasterly r/w of Parkway Lane (60'r/w) and the easterly r/w of Jay Bird Alley (100'r/w), proceed thence along the southeasterly r/w of Parkway Lane (60'r/w) the following courses and distances;

1. North 55°17'21" East for a distance of 123.16 feet to a point;
2. North 59°06'42" East for a distance of 161.14 feet to a point;
3. 383.19 feet along the arc of a curve to the Left, said curve having a radius of 667.00 feet and being subtended by a chord of North 42°39'12" East, 377.94 feet to a point;
4. North 26°11'43" East for a distance of 78.72 feet to a point;
5. thence 587.03 feet along the arc of a curve to the Right, said curve having a radius of 242.84 feet and being subtended by a chord of South 84°33'02" East, 454.18 feet to a point;
6. South 15°17'48" East for a distance of 382.26 feet to a point;
7. 261.71 feet along the arc of a curve to the Left, said curve having a radius of 793.94 feet and being subtended by a chord of South 24°44'25" East, 260.53 feet to a point;

thence departing the southeasterly r/w of Parkway Lane (60'r/w) proceed South 81°10'02" West for a distance of 61.92 feet to a point; thence 683.73 feet along the arc of a curve to the Left, said curve having a radius of 604.00 feet and being subtended by a chord of North 87°38'47" West, 647.81 feet to a point; thence 246.26 feet along the arc of a curve to the Left, said curve having a radius of 134.01 feet and being subtended by a chord of South 07°16'21" West, 213.04 feet to a point; thence South 45°22'22" East for a distance of 122.76 feet to a point; thence 120.34 feet along the arc of a curve to the Left, said curve having a radius of 122.98 feet and being subtended by a chord of South 04°29'21" West, 115.60 feet to thence South 30°13'18" East for a distance of 182.00 feet to a point; thence 164.93 feet along the arc of a curve to the Right, said curve having a radius of 105.00 feet and being subtended by a chord of South 14°46'42" West, 148.49 feet to a point; thence South 59°46'42" West for a distance of 41.50 feet to a point; thence South 74°09'35" West for a distance of 40.26 feet to a point on the easterly r/w of Jay Bird Alley (100'r/w); thence along the easterly r/w of Jay Bird Alley (100'r/w) the following courses and distances;

1. North 30°13'18" West for a distance of 717.99 feet to a point;
2. 297.43 feet along the arc of a curve to the Left, said curve having a radius of 11509.16 feet and being subtended by a chord of North 30°57'43" West, 297.42 feet to the **point of beginning**.

Said tract or parcel containing 15.76040 Acres or 686,523 square feet.



## REZONING APPLICANT'S LETTER OF INTENT

The Applicant, Pacific Group, Inc., requests rezoning on 15.76 acres for the purpose of developing a townhome community. In order to develop the site as proposed, the Applicant respectfully requests a rezoning from M-1 to R-TH. The subject property is located on Parkway Lane and is found in the 6th district, land lot 284 in Peachtree Corners.

The enclosed site plan indicates 100 units on the subject site. The site plan shows that the project will utilize a gated entrance from Parkway Lane. The minimum heated square footage for the homes will be 2,400 sf with a maximum height for the proposed dwellings 35'. The exterior of all dwellings will consist of brick, stone or of fiber cement siding. Price range for the units will be from the low \$300s to mid-\$300's. The applicant is proposing to reduce the required 50 foot setback along all street frontages to 5 feet to accommodate rear entry townhomes with a 2 car garage from the interior private streets. The project will also have several small pocket parks as well as an active recreation area with a cabana and swimming pool. All landscape maintenance will be performed by the mandatory home owners association.

This property is located in the Livable Center Initiative (LCI) focus area for the City of Peachtree Corners. That study recommends the City should make it a major priority to facilitate a broader diversity of housing types to attract and provide more housing alternatives for millennials. The LCI further states that this is especially needed in the Technology Park area for the emerging "Millennial" generation. This proposed project is planned to supply the millennial housing need in the Tech Park area. The two older office buildings across Parkway Lane were recently sold. It is our hope that these building will be renovated to attract new businesses and promote a viable live/ work community.

## REZONING APPLICANT'S LETTER OF INTENT

The LCI also recommends that a trail system be constructed along the gas pipeline that runs through the Tech Park area and part of this property is bisected by that easement. The applicant is proposing to have approximately 6 acres or 38% of the property as open space with most of that being next to Jay Bird Alley and in that area they would construct the beginning of the proposed trail along the gas pipeline easement.

Finally, this proposed development meets the five key LCI strategies:

1. Address Traffic Issues, this community is a walkable location to the existing office buildings in the Tech Park area and will hopefully help attract new companies to relocate in the area as well.

2. Facilitate More Housing Choices to serve the younger “millennial” workforce as recommended by the LCI.

3. Refresh & Redevelop, this will hopefully induce new companies to locate in the area and create more jobs.

4. Amenitize & Connect, we are proposing to begin the construction of the integrated trail system.

5. Create Remarkable Spaces, this community will be a catalyst for the younger work force and aid Peachtree Corners to attract new businesses.

The Pacific Group in conjunction with Taylor Morrison Homes is excited to bring this type of quality project to the City of Peachtree Corners and looks forward to meeting with the citizens and the Mayor and Council to discuss this proposed development.

APPLICANT'S CERTIFICATION

The undersigned below states under oath that they are authorized to make this application. The undersigned is aware that no application or reapplication affecting the same land shall be acted upon within 12 months from the date of last action by the city council unless waived by the city council. In no case shall an application or reapplication be acted upon in less than six (6) months from the date of last action by the city council.

The Pacific Group, Inc.

[Signature]

8-26-15

Signature of Applicant

Date

Michael Kilsallon, President

Type or Print Name and Title

Geri Lynn Kelly

8/26/15

Signature of Notary Public

Date



PROPERTY OWNER'S CERTIFICATION

The undersigned below states under oath that they are authorized to make this application. The undersigned is aware that no application or reapplication affecting the same land shall be acted upon within 12 months from the date of last action by the city council unless waived by the city council. In no case shall an application or reapplication be acted upon in less than six (6) months from the date of last action by the city council. As the property owner, I authorize the above noted applicant to act on my behalf with regard to this application.

3 PLUS LIMITED PARTNERSHIP

By [Signature]

08-18-15

Signature of Property Owner

Date

J. Robert Mobley, General Partner

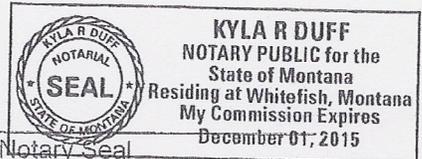
Type or Print Name and Title

[Signature]

Kyla R. Duff 08/18/2015

Signature of Notary Public

Date



County of Flathead

**APPLICANT'S RESPONSE**  
**STANDARDS GOVERNING EXERCISE OF THE ZONING POWER**

PURSUANT TO SECTION 1702 OF THE 2012 ZONING RESOLUTION, THE CITY COUNCIL FINDS THAT THE FOLLOWING STANDARDS ARE RELEVANT IN BALANCING THE INTEREST IN PROMOTING THE PUBLIC HEALTH, SAFETY, MORALITY, OR GENERAL WELFARE AGAINST THE RIGHT TO THE UNRESTRICTED USE OF PROPERTY AND SHALL GOVERN THE EXERCISE OF THE ZONING POWER.

PLEASE RESPOND TO THE FOLLOWING STANDARDS IN THE SPACE PROVIDED OR USE AN ATTACHMENT AS NECESSARY:

(A) WILL THIS PROPOSED REZONING, SPECIAL USE PERMIT, OR CHANGE IN CONDITIONS PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:  
THE APPLICANT BELIEVES THE PROPOSED USE IS SUITABLE.

(B) WILL THIS PROPOSED REZONING, SPECIAL USE PERMIT, OR CHANGE IN CONDITIONS ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY:  
THE PROPOSED USE WILL NOT ADVERSELY AFFECT THE USE OF THE SURROUNDING PROPERTIES.

(C) DOES THE PROPERTY TO BE AFFECTED BY A PROPOSED REZONING, SPECIAL USE PERMIT, OR CHANGE IN CONDITIONS HAVE A REASONABLE ECONOMIC USE AS CURRENTLY ZONED?  
THE APPLICANT BELIEVES THAT THE SUBJECT PROPERTY DOES NOT HAVE A REASONABLE ECONOMIC USE AS CURRENTLY ZONED.

(D) WILL THE PROPOSED REZONING, SPECIAL USE PERMIT, OR CHANGE IN CONDITIONS RESULT IN A USE WHICH WILL OR COULD CAUSE AN EXCESSIVE OR BURDENSOME USE OF EXISTING STREETS, TRANSPORTATION FACILITIES, UTILITIES OR SCHOOLS:  
THE PROPOSED USE WILL NOT PRODUCE AN ADVERSE AFFECT ON THE EXISTING INFRASTRUCTURE.

(E) WILL THE PROPOSED REZONING, SPECIAL USE PERMIT, OR CHANGE IN CONDITIONS IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE LAND USE PLAN:  
THE SUBJECT PROPERTY IS DESIGNATED AS PREFERRED OFFICE.

(F) ARE THERE OTHER EXISTING OR CHANGING CONDITIONS AFFECTING THE USE AND DEVELOPMENT OF THE PROPERTY WHICH GIVE SUPPORTING GROUNDS FOR EITHER APPROVAL OR DISAPPROVAL OF THE PROPOSED REZONING, SPECIAL USE PERMIT OR CHANGE IN CONDITIONS:  
SEE LETTER OF INTENT.

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Based upon the above reasons, the applicant feels that this is a reasonable request and that action contradictory to the zoning request will constitute a taking of property in violation of the Just Compensation Clause of the Fifth Amendment and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States, and Article P, Section 1, Paragraph 1, and Article 1, Section 3, Paragraph 1 of the Constitution of Georgia, denying the owner viable use of its land.

.....  
PLANNING DIVISION USE ONLY

CASE NUMBER \_\_\_\_\_

RECEIVED BY: \_\_\_\_\_

**DISCLOSURE REPORT FORM  
CONFLICT OF INTEREST CERTIFICATION/CAMPAIGN CONTRIBUTIONS**

WITHIN THE (2) YEARS IMMEDIATELY PRECEDING THE FILING OF THIS ZONING PETITION HAVE YOU, AS THE APPLICANT FOR THE REZONING, SPECIAL USE PERMIT, OR CHANGE IN CONDITIONS PETITION, OR AN ATTORNEY OR AGENT OF THE APPLICANT FOR THE REZONING, SPECIAL USE PERMIT, OR CHANGE IN CONDITIONS PETITION, MADE ANY CAMPAIGN CONTRIBUTIONS AGGREGATING \$250.00 OR MORE OR MADE GIFTS HAVING AN AGGREGATE VALUE OF \$250.00 TO THE MAYOR OR ANY MEMBER OF THE CITY COUNCIL?

CHECK ONE:       YES       NO  
(If yes, please complete the "Campaign Contributions" section below)

*The Pacific Group, Inc.*  
*Michael Kilgallon*  
\_\_\_\_\_  
Print Name

1. CAMPAIGN CONTRIBUTIONS

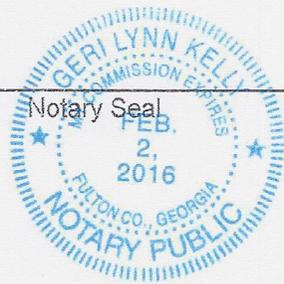
Name of Government Official	Total Dollar Amount	Date of Contribution	Enumeration and Description of Gift Valued at \$250.00 or more

2. THE UNDERSIGNED ACKNOWLEDGES THAT THIS DISCLOSURE IS MADE IN ACCORDANCE WITH THE OFFICIAL CODE OF GEORGIA, SECTION 36-67A-1 ET. SEQ. CONFLICT OF INTEREST IN ZONING ACTIONS, AND THAT THE INFORMATION SET FORTH HEREIN IS TRUE TO THE UNDERSIGNED'S BEST KNOWLEDGE, INFORMATION AND BELIEF.

*The Pacific Group, Inc.*  
*[Signature]*      *8-26-15*      *Michael Kilgallon, President*  
\_\_\_\_\_  
Signature of Applicant      Date      Type or Print Name and Title

*[Signature]*      *8-26-15*      *Mitch Perry, President*  
\_\_\_\_\_  
Signature of Applicant's Attorney or Representative      Date      Type or Print Name and Title

*[Signature]*      *8/26/15*  
\_\_\_\_\_  
Signature of Notary      Date



VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED CERTIFIES THAT ALL CITY OF PEACHTREE CORNERS PROPERTY TAXES BILLED TO DATE FOR THE PARCEL LISTED BELOW HAVE BEEN PAID IN FULL TO THE TAX COMMISSIONER OF GWINNETT COUNTY, GEORGIA. IN NO CASE SHALL A PUBLIC HEARING APPLICATION BE PROCESSED WITHOUT SUCH PROPERTY VERIFICATION.

A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE REZONING REQUEST.

PARCEL I.D. NUMBER: 6 - 284 - 054  
(Map Reference Number) District Land Lot Parcel

*The Pacific Group, Inc*  
*MTC*

Signature of Applicant

8-26-15  
Date

*Michael Kulgallon, President*

Type or Print Name and Title

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*Tax Commissioners Use Only*

(PAYMENT OF ALL PROPERTY TAXES BILLED TO DATE FOR THE ABOVE REFERENCED PARCEL HAVE BEEN VERIFIED AS PAID CURRENT AND CONFIRMED BY THE SIGNATURE BELOW)

NAME

TITLE

DATE

Collection Cart    Items: 0    Total: \$0.00    [Checkout](#)    [View](#)

Tax Account		
Parcel ID	Property Type	Last Update
R6284 054	Real Property	5/18/2015 1:08:42 AM
Mailing Address: PETERSON REAL ESTATE INVESTMENTS LLC 2870 PEACHTREE RD NW STE 401 ATLANTA, GA 30305-2918		Situs: 0 PARKWAY LN
<a href="#">Change Mailing Address</a> 		Tax District: PEACHTREE CORNERS
Legal Description PT L1 BB ROYAL PTREE CORNERS 1		

Tax Bills							
Tax Year	Bill Type	Net Tax	Total Paid	Penalty/Fees	Interest	Due Date	Amount Due
2014	Original	\$8,640.16	\$8,899.36	\$0.00	\$0.00	12/1/2014	\$0.00
2013	Original	\$11,480.96	\$11,480.96	\$0.00	\$0.00	12/1/2013	\$0.00
2012	Original	\$12,720.18	\$12,720.18	\$0.00	\$0.00	1/1/2013	\$0.00
2011	Original	\$14,598.84	\$14,598.84	\$0.00	\$0.00	4/1/2012	\$0.00
Total							\$0.00

**Print Tax Bill**

\* This bill is good through Oct 1, 2014 only.



# Taylor Morrison Townhome Product

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## Elevations & Color Schemes

August 31, 2015

TaylorMorrison<sup>inc</sup>



Plan 1 - Elevation C

Plan 1 - Elevation A

Plan 2 - Elevation A

Plan 2 - Elevation B

Plan 1 - Elevation D

Plan 1 - Elevation B





Plan 1 - Elevation C

Plan 1 - Elevation A

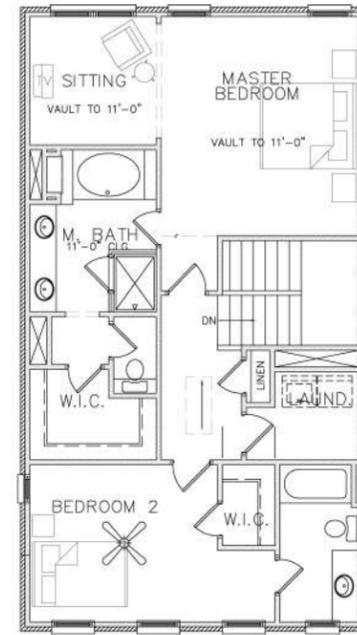
Plan 2 - Elevation A

Plan 2 - Elevation B

Plan 1 - Elevation D

Plan 1 - Elevation B

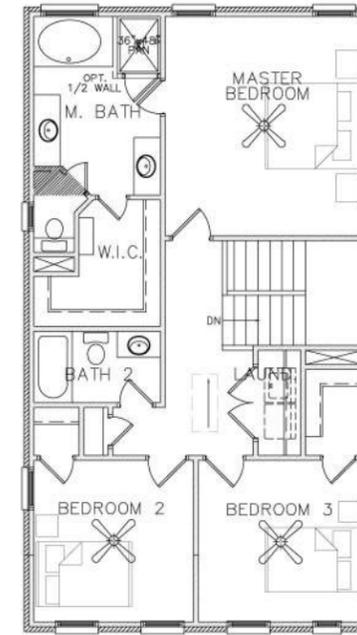
Air Conditioner  
Unit Location



2nd Floor  
Option 1

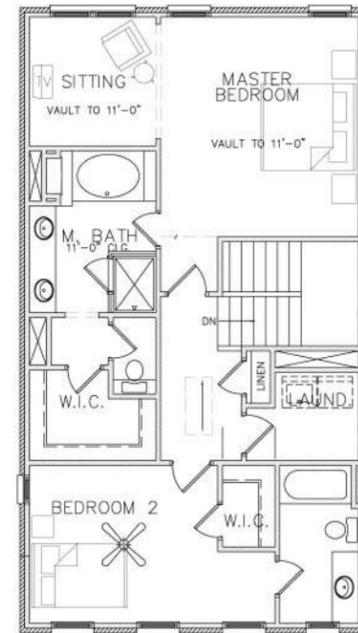


2nd Floor  
Option 2

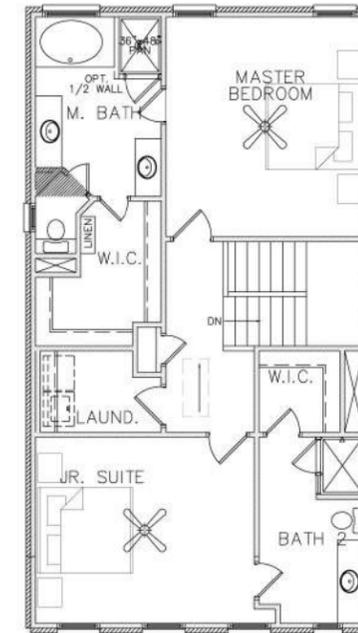


2nd Floor  
Option 3

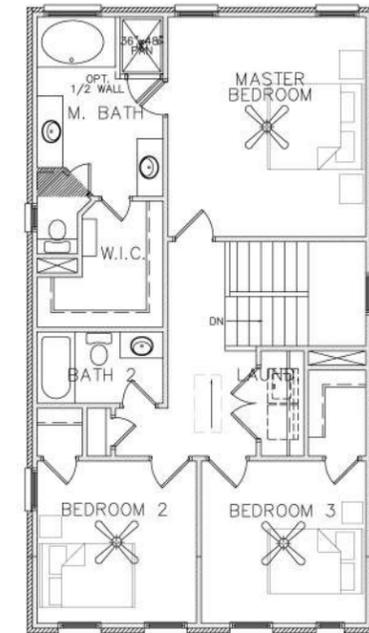
Air Conditioner  
Unit Location



2nd Floor  
Option 1

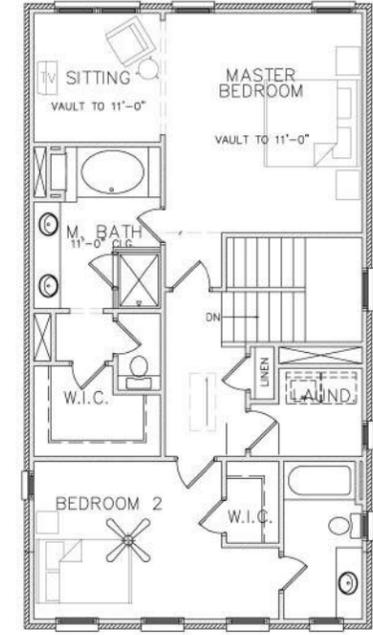
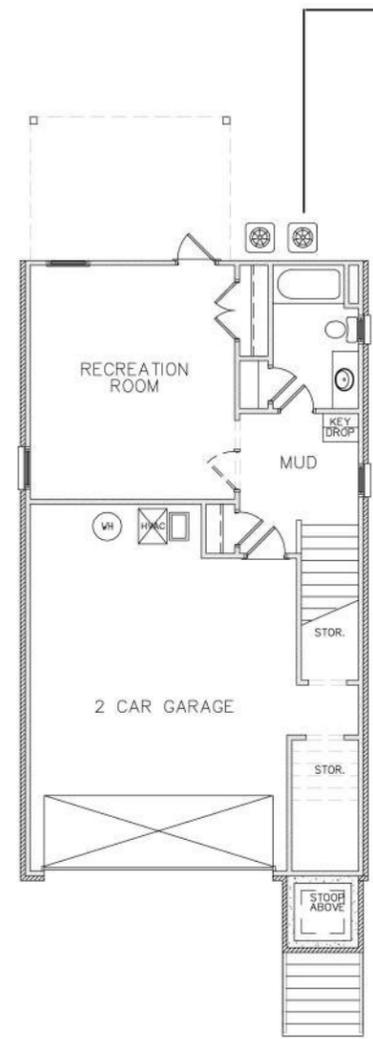


2nd Floor  
Option 2

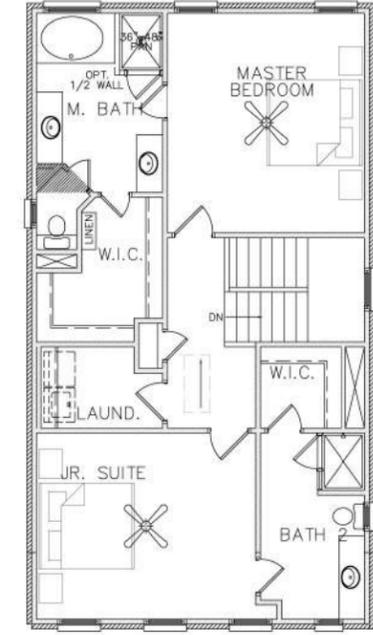


2nd Floor  
Option 3

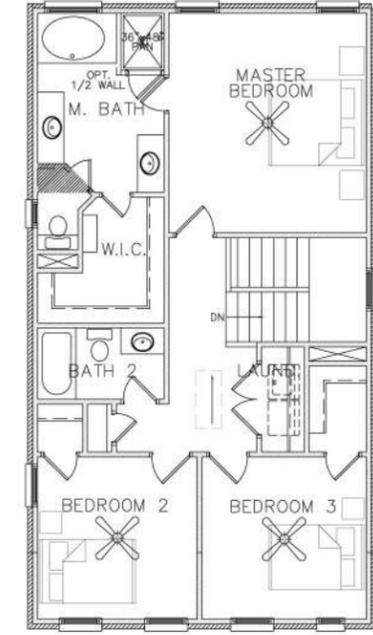
Air Conditioner  
Unit Location



2nd Floor  
Option 1



2nd Floor  
Option 2



2nd Floor  
Option 3



Plan 3 - Elevation A

Plan 4 - Elevation A

Plan 3 - Elevation B

Plan 4 - Elevation C

Plan 4 - Elevation B





Plan 3 - Elevation A

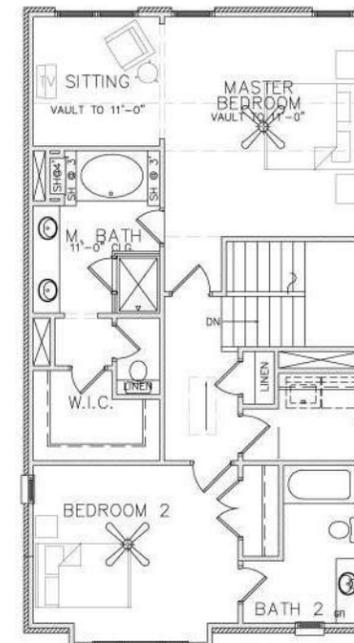
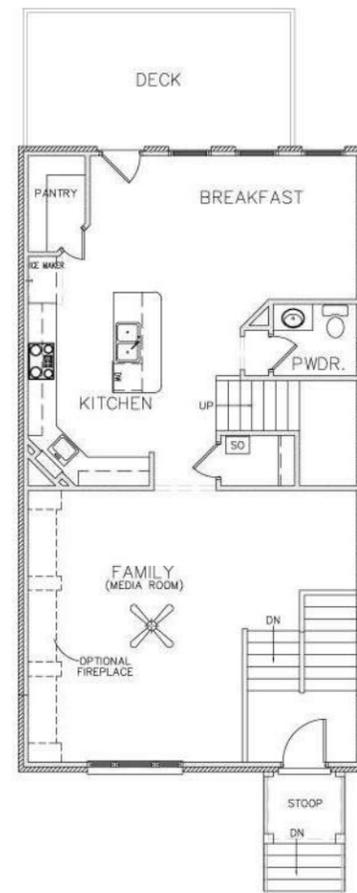
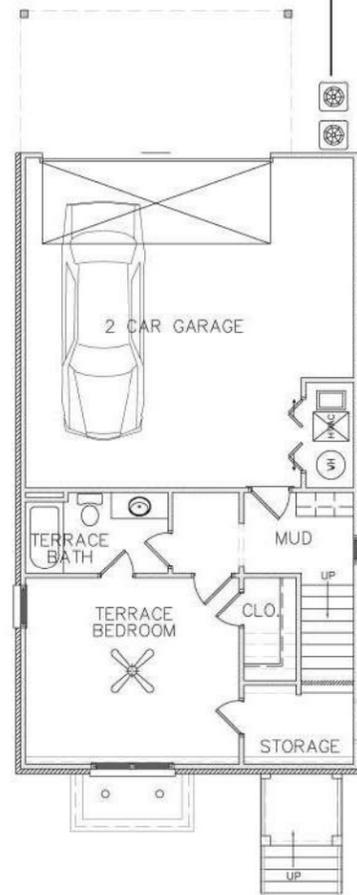
Plan 4 - Elevation A

Plan 3 - Elevation B

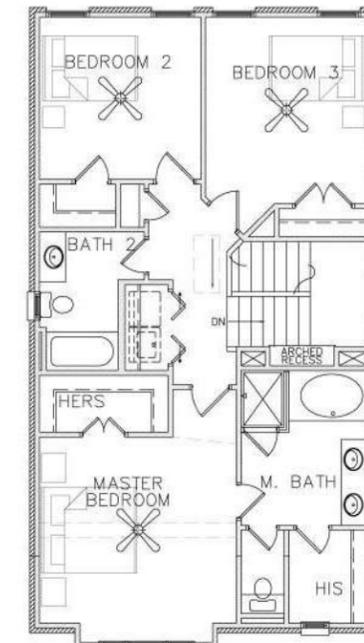
Plan 4 - Elevation C

Plan 4 - Elevation B

Air Conditioner  
Unit Location

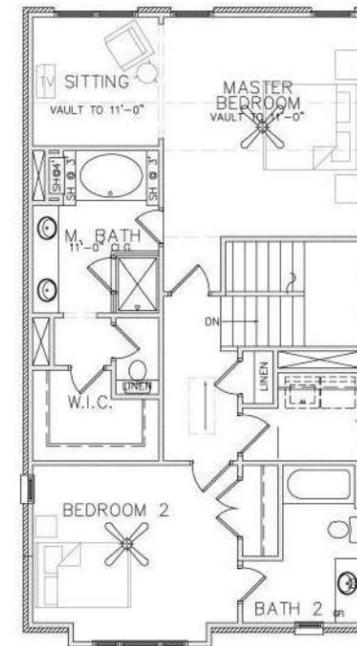
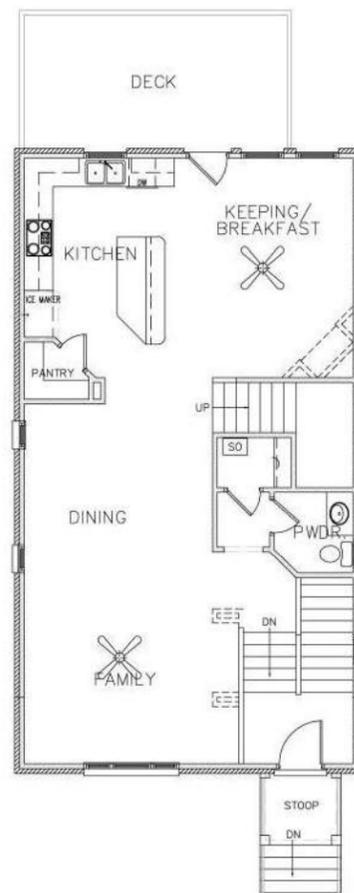
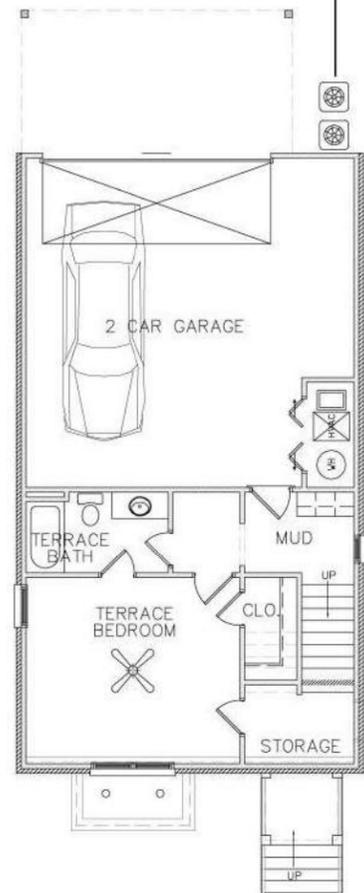


2nd Floor  
Option 1

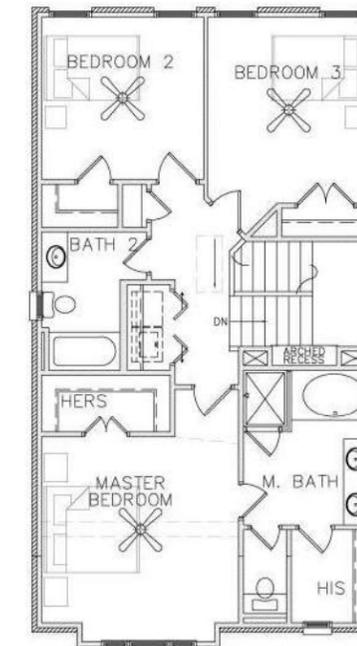


2nd Floor  
Option 2

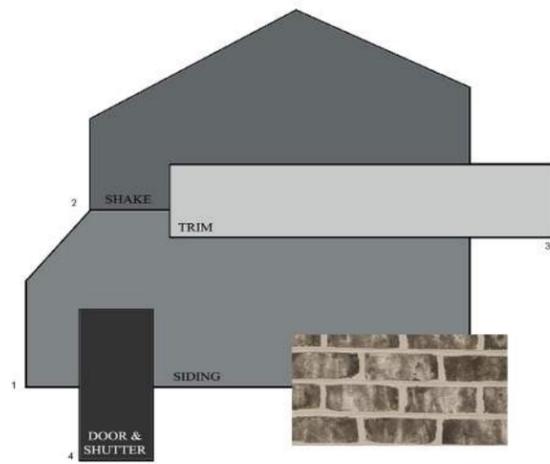
Air Conditioner  
Unit Location



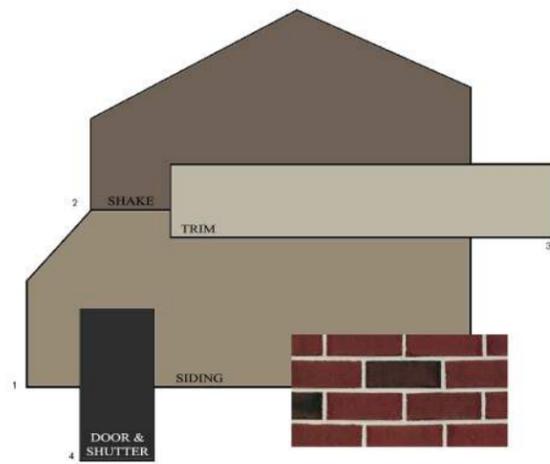
2nd Floor  
Option 1



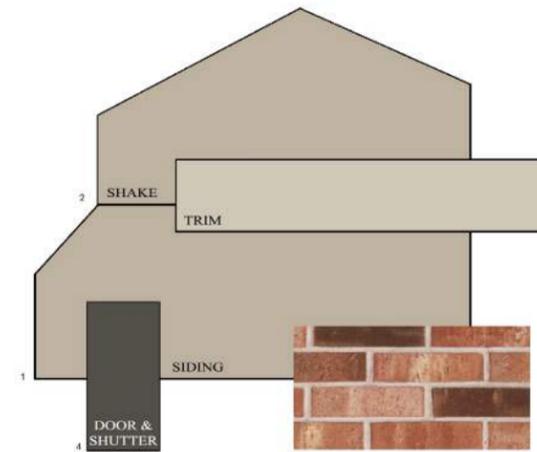
2nd Floor  
Option 2



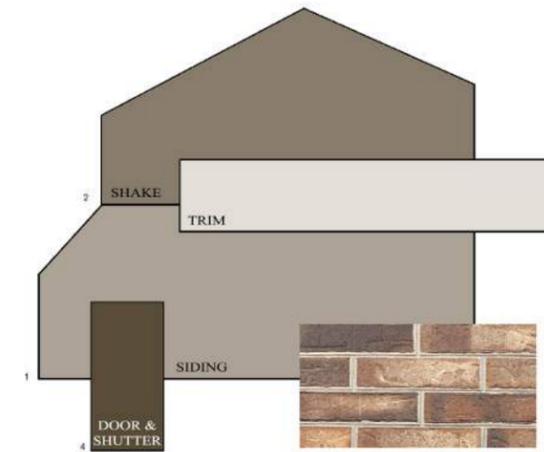
1. Software - SW 7074
  2. Web Gray - SW 7075
  3. Gray Screen - SW 7071
  4. Black Magic - SW 6991
- Everst Gray Tudor Brick



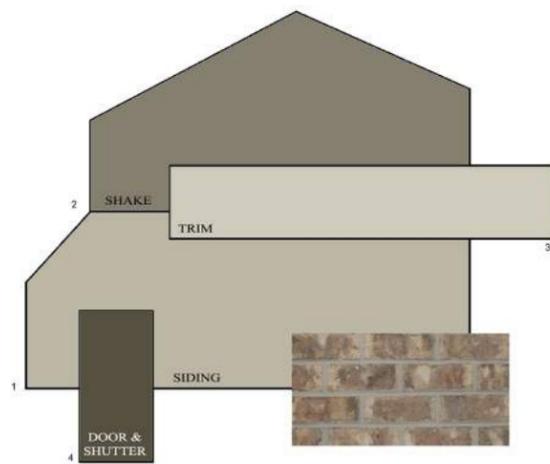
1. Curio Gray - SW 0024
  2. Homestead Brown - SW 7515
  3. Analytical Gray - SW 7051
  4. Tricorn Black - SW 6258
- Farmington Brick



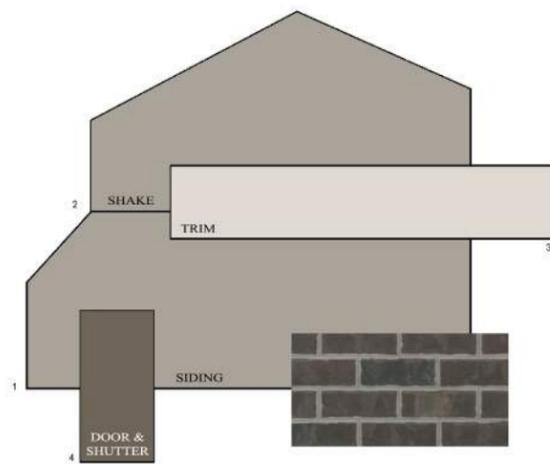
1. Balanced Beige - SW 7037
  2. Balanced Beige - SW 7037
  3. Accessible Beige - SW 7036
  4. Urbane Bronze - SW 7048
- Hallmark Bluffton Brick



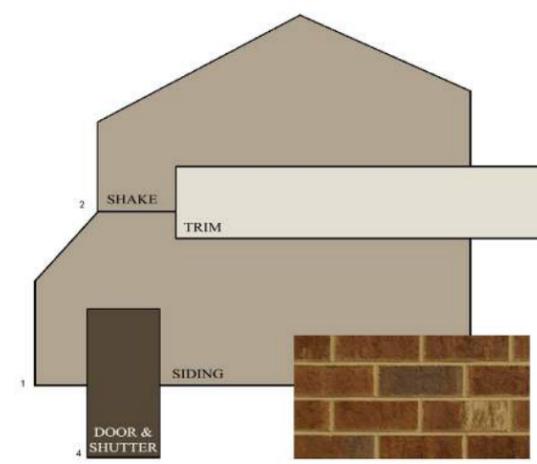
1. Mega Greige - SW 7031
  2. Warm Stone - SW 7032
  3. Incredible White - SW 7028
  4. Status Bronze - SW 7034
- Old Savannah Brick



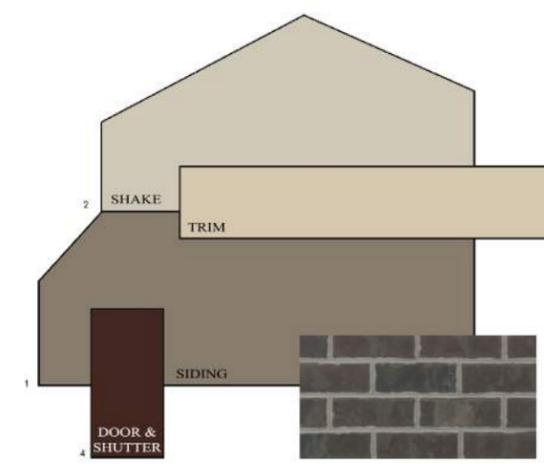
1. Analytical Gray - SW 7051
  2. Adaptive Shade - SW 7053
  3. Useful Gray - SW 7050
  4. Enduring Bronze - SW 7055
- Harbour Shoals Brick



1. Functional Gray - SW 7024
  2. Functional Gray - SW 7024
  3. Simple White - SW 7021
  4. Griffin - SW 7026
- Cypress Cove Brick



1. Tony Taupe - SW 7038
  2. Tony Taupe - SW 7038
  3. Aesthetic White - SW 7035
  4. Van Dyke Brown - SW 7041
- Northbridge Brick

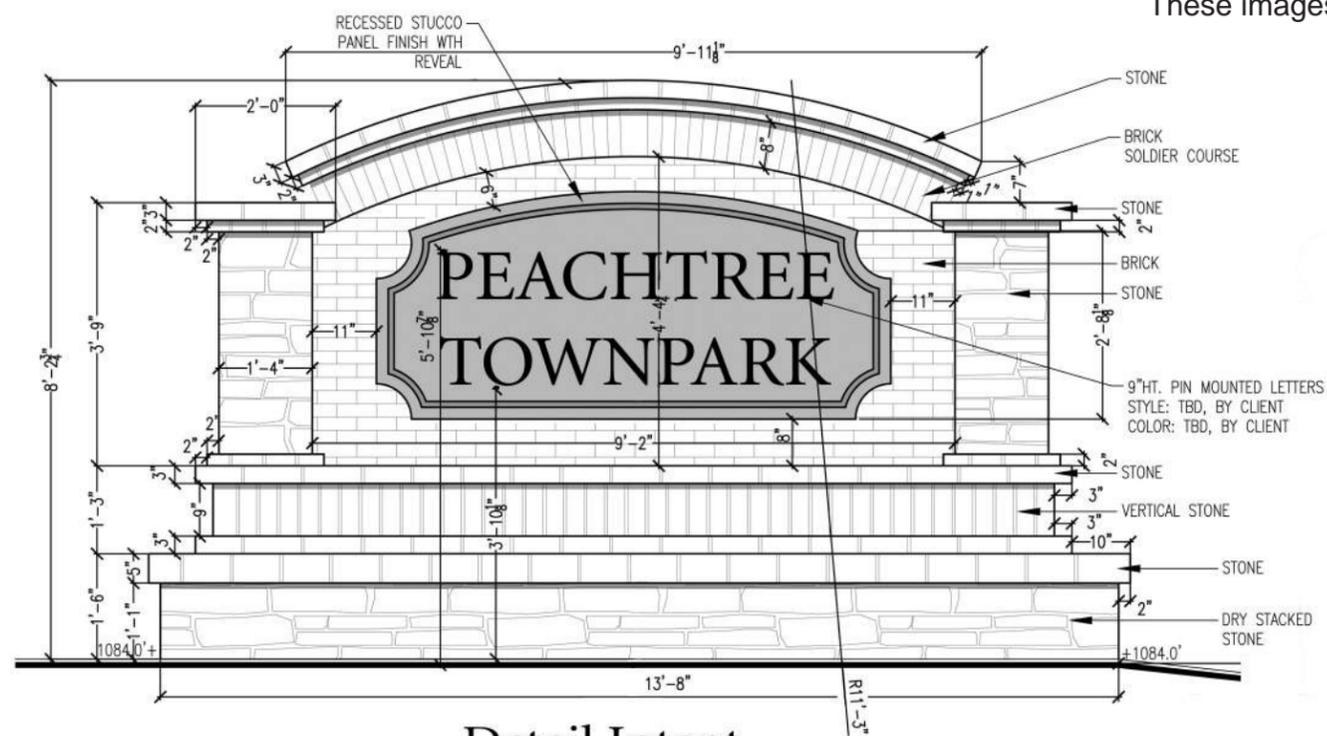


1. Warm Stone - SW 7032
  2. Accessible Beige - SW 7036
  3. Kilim Beige - SW 6106
  4. Polished Mahogany - SW 2838
- Cypress Point Brick



Design Intent

These images are to show design intent only.



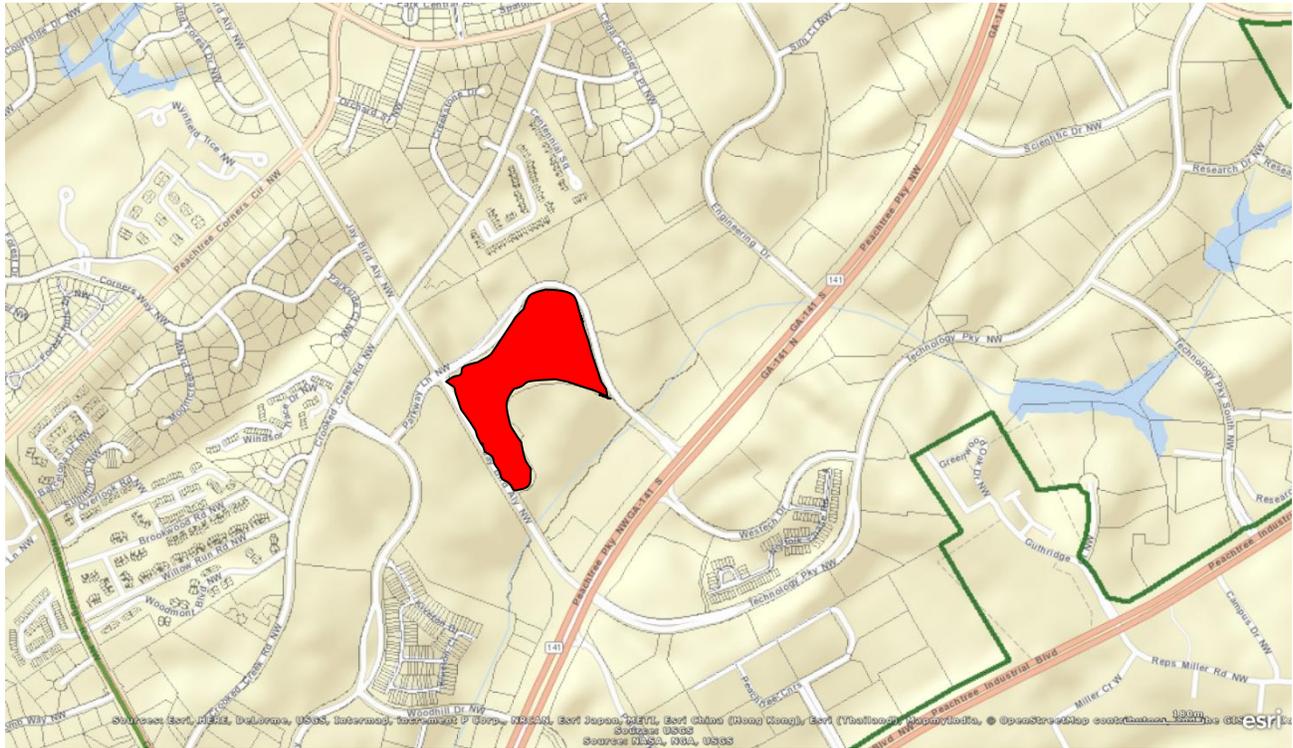
Detail Intent



Representative Elevation

## PROPERTY LOCATION MAP

### Jay Bird Alley Townhomes



**CASE NUMBER:**

**RZ2015-004**

**PLANNING  
COMMISSION**

**CITY COUNCIL  
1<sup>ST</sup> READING**

**CITY COUNCIL  
2<sup>ND</sup> READING**

**HEARING DATES:**

**OCT. 13, 2015**

**OCT. 20, 2015**

**NOVEMBER 17, 2015**

**PROPERTY ADDRESS:**

**JAY BIRD ALLEY AT PARKWAY LANE**

**02015-10-57**

**D. Wheeler**

**AN ORDINANCE TO AMEND THE CITY OF PEACHTREE CORNERS ZONING MAP  
PURSUANT TO RZ2015-005, EVERLAND, REQUEST TO REZONE FROM R-100,  
SINGLE-FAMILY RESIDENTIAL, TO MUD, MIXED-USE DEVELOPMENT, ON A .84  
ACRE SITE LOCATED AT 3775 AND 3785, DISTRICT 6, LAND LOT 301, PARCELS  
003B AND 003C, PEACHTREE CORNERS, GEORGIA**

**WHEREAS:** Notice to the public regarding said modification to conditions of zoning has been duly published in The Gwinnett Daily Post, the Official News Organ of Peachtree Corners; and

**WHEREAS:** Public Hearings were held by the Mayor and City Council of Peachtree Corners on October 20, 2015 and November 17, 2015;

**NOW THEREFORE,** The Mayor and City Council of the City of Peachtree Corners while in Regular Session on November 17, 2015 hereby ordain and approve the Zoning Case RZ2015-005, Everland, subject to the condition that the development of the properties be consistent with the approved Town Center master plan.

Effective this 17th day of November, 2015.

So signed and Witnessed

Approved :

this \_\_\_\_\_ day of \_\_\_\_\_, 2015

Attest:

\_\_\_\_\_  
Kymerly Chereck, City Clerk

\_\_\_\_\_  
Mike Mason, Mayor

**CITY OF PEACHTREE CORNERS  
COMMUNITY DEVELOPMENT DEPARTMENT**

**REZONING ANALYSIS**

PLANNING COMMISSION DATE: OCTOBER 13, 2015  
CITY COUNCIL DATE: NOVEMBER 17, 2015

CASE NUMBER : **RZ2015-005**  
ZONING : MIXED USE DEVELOPMENT (MUD)  
LOCATION : 3775 + 3785 MEDLOCK BRIDGE RD.  
MAP NUMBERS : 6<sup>th</sup> DISTRICT, LAND LOT 301, PARCELS 003B + 003C  
ACREAGE : .845 ACRES  
REQUEST : REZONE TO MUD (MIXED-USE DEVELOPMENT)  
FUTURE DEVELOPMENT MAP : PREFERRED OFFICE  
CURRENT ZONING : R-100

APPLICANT : HEATHER CORREA ON BEHALF OF FUQUA  
ACQUISITIONS II, LLC

CONTACT : HEATHER CORREA

OWNER : EVERLAND INC. AND CF PEACHTREE CORNERS  
INVESTMENTS, LLC

**RECOMMENDATION : APPROVE WITH CONDITION THAT  
DEVELOPMENT IS CONSISTENT WITH  
APPROVED MASTER PLAN**

**BACKGROUND:**

The subject property consists of two residential lots located along Medlock Bridge Rd. These lots are part of the Town Center project, but are not owned by the City's Downtown Development Authority. When zoning on the DDA's property (surrounding these two lots) was amended to MUD on July 2, 2013, the subject properties were not included. However, when the Town Center plans were developed, these two lots were swept into the design. Over time, the properties' R-100 zoning was overlooked. As the work was being done to prepare the DDA property for its upcoming sale, the issue of the existing residential zoning on these two lots surfaced.

The master plan for the Town Center was adopted on December 16, 2014. The master plan calls for a mixed use project with retail, restaurants, theater, townhomes, deck parking and a town green. In addition, the adopted development standards identify specific uses that would be allowed and the architectural treatment of the buildings to be developed. The two lots that comprise this application are included in the townhome portion of the project. In order for townhouses to be built, the zoning must be amended.

**REQUEST:**

The applicant would like the properties to be rezoned so that their zoning is consistent with the remainder of the Town Center project and the land can be developed for townhomes as shown on the master plan.

**DEPARTMENT ANALYSIS:**

Since the Town Center plan has already been reviewed at public hearing and approved, this rezoning can be considered a technical change. It will serve to further the objective of the master plan which is to develop the applicant's property for townhomes.

**Therefore, after review of the applicant's request and other relevant information, it is recommended that RZ2015-005 be approved with the condition that development of the two properties be consistent with the approved Town Center master plan.**

**REZONING, SPECIAL USE PERMIT, OR CHANGE IN CONDITIONS APPLICATION**

AN APPLICATION TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF PEACHTREE CORNERS, GEORGIA

APPLICANT INFORMATION	OWNER INFORMATION
NAME: <u>Heather Correa</u>	NAME: <u>CF Peachtree Parkway Holdings, LLC</u>
ADDRESS: <u>Fifteen Piedmont Center 3575 Piedmont Rd., NE, Ste. 800</u>	ADDRESS: <u>Fifteen Piedmont Center 3575 Piedmont Rd., NE, Ste. 800</u>
CITY: <u>Atlanta</u>	CITY: <u>Atlanta</u>
STATE: <u>GA</u> ZIP: <u>30305</u>	STATE: <u>GA</u> ZIP: <u>30305</u>
PHONE: <u>(404) 907-1709</u>	PHONE: <u>(404) 907-1709</u>
E-MAIL: <u>heather.correa@fuquadev.com</u>	E-MAIL: <u>heather.correa@fuquadev.com</u>
CONTACT PERSON: <u>Heather Correa</u> PHONE: <u>(404) 907-1709</u>	
CONTACT'S E-MAIL: <u>heather.correa@fuquadev.com</u>	

**APPLICANT IS THE:**

OWNER'S AGENT       PROPERTY OWNER       CONTRACT PURCHASER

PRESENT ZONING DISTRICTS(S): Towncenter REQUESTED ZONING DISTRICT: NA

LAND DISTRICT(S): 6 LAND LOT(S): 301 ACREAGE: 0.895

ADDRESS OF PROPERTY: 3785 Medlock Bridge Rd., Peachtree Corners, GA

PROPOSED DEVELOPMENT: Mixed Use Town Center/ Townhomes

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*Staff Use Only This Section*

Case Number: RZ 2015-005 Hearing Date: P/C 10/13 C/C 11/17/15 Received Date: \_\_\_\_\_

Fees Paid: Waived By: DW

**Related Cases & Applicable Conditions:**

\_\_\_\_\_  
Description: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**DISCLOSURE REPORT FORM**  
**CONFLICT OF INTEREST CERTIFICATION/CAMPAIGN CONTRIBUTIONS**

WITHIN THE (2) YEARS IMMEDIATELY PRECEDING THE FILING OF THIS ZONING PETITION HAVE YOU, AS THE APPLICANT FOR THE REZONING, SPECIAL USE PERMIT, OR CHANGE IN CONDITIONS PETITION, OR AN ATTORNEY OR AGENT OF THE APPLICANT FOR THE REZONING, SPECIAL USE PERMIT, OR CHANGE IN CONDITIONS PETITION, MADE ANY CAMPAIGN CONTRIBUTIONS AGGREGATING \$250.00 OR MORE OR MADE GIFTS HAVING AN AGGREGATE VALUE OF \$250.00 TO THE MAYOR OR ANY MEMBER OF THE CITY COUNCIL?

CHECK ONE:       YES       NO      Jeff Fuqua - CF Peachtree Parkway  
 (If yes, please complete the "Campaign Contributions" section below)      Print Name Holdings, LLC

1. **CAMPAIGN CONTRIBUTIONS - Charitable Contributions**

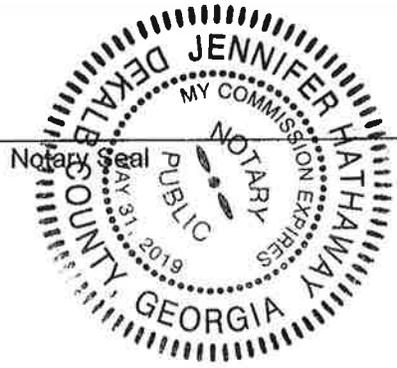
Name of Government Official	Total Dollar Amount	Date of Contribution	Enumeration and Description of Gift Valued at \$250.00 or more
<u>Christmas in the Corners</u>	<u>\$1000.00</u>	<u>10/20/14</u>	<u>North Pole Sponsor</u>
<u>Peachtree Corners Festival</u>	<u>\$2,500.00</u>	<u>5/21/15</u>	<u>Gold Sponsor</u>

2. THE UNDERSIGNED ACKNOWLEDGES THAT THIS DISCLOSURE IS MADE IN ACCORDANCE WITH THE OFFICIAL CODE OF GEORGIA, SECTION 36-67A-1 ET. SEQ. CONFLICT OF INTEREST IN ZONING ACTIONS, AND THAT THE INFORMATION SET FORTH HEREIN IS TRUE TO THE UNDERSIGNED'S BEST KNOWLEDGE, INFORMATION AND BELIEF.

[Signature]      9/30/15      Jeff Fuqua, Manager  
 Signature of Applicant      Date      Type or Print Name and Title  
CF Peachtree Parkway Holdings, LLC

Signature of Applicant's Attorney or Representative      Date      Type or Print Name and Title

[Signature]      9/30/15  
 Signature of Notary      Date



**APPLICANT'S CERTIFICATION**

The undersigned below states under oath that they are authorized to make this application. The undersigned is aware that no application or reapplication affecting the same land shall be acted upon within 12 months from the date of last action by the city council unless waived by the city council. In no case shall an application or reapplication be acted upon in less than six (6) months from the date of last action by the city council.

[Signature] \_\_\_\_\_ Date 9/30/2015

HEATHER CORREA, VP CF Peachtree Parkway Holdings, LLC  
Type or Print Name and Title

[Signature] \_\_\_\_\_ Date 9/30/15

Signature of Notary Public



**PROPERTY OWNER'S CERTIFICATION** 3785

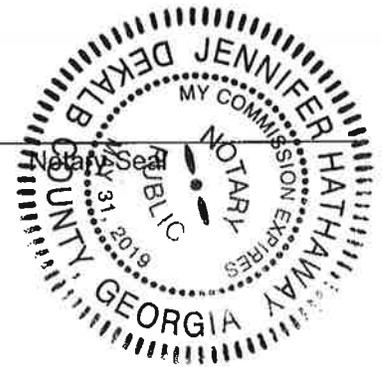
The undersigned below states under oath that they are authorized to make this application. The undersigned is aware that no application or reapplication affecting the same land shall be acted upon within 12 months from the date of last action by the city council unless waived by the city council. In no case shall an application or reapplication be acted upon in less than six (6) months from the date of last action by the city council. As the property owner, I authorize the above noted applicant to act on my behalf with regard to this application.

[Signature] \_\_\_\_\_ Date 9/30/15

Jeff Fugua, Manager - CF Peachtree Parkway Holdings, LLC  
Type or Print Name and Title

[Signature] \_\_\_\_\_ Date 9/30/15

Signature of Notary Public

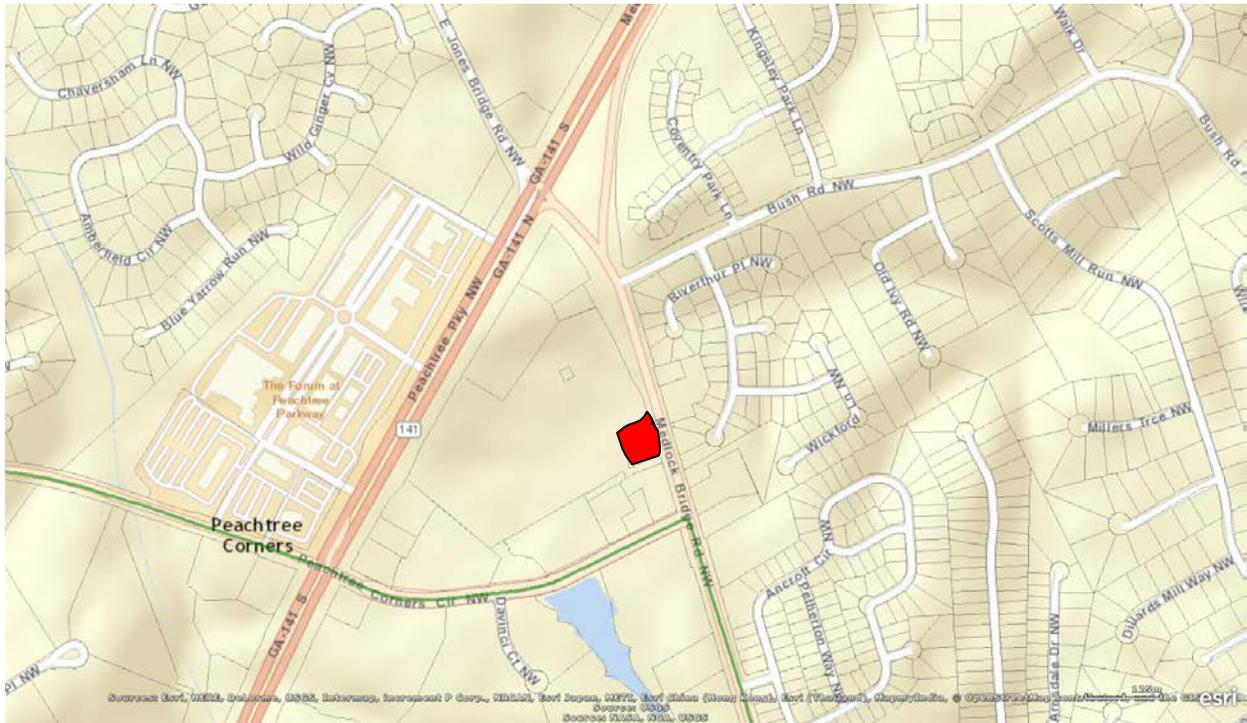


**CITY OF PEACHTREE CORNERS  
COMMUNITY DEVELOPMENT**

147 Technology Parkway, Suite 200, Peachtree Corners, GA 30092  
Tel: 678.691.1200 | [www.cityofpeachtreecornersga.com](http://www.cityofpeachtreecornersga.com)

**PROPERTY LOCATION MAP**

**Everland Property**



**CASE NUMBER:**

**RZ2015-005**

**PLANNING  
COMMISSION**

**CITY COUNCIL  
1<sup>ST</sup> READING**

**CITY COUNCIL  
2<sup>ND</sup> READING**

**HEARING DATES:**

**OCT. 13, 2015**

**OCT. 20, 2015**

**NOVEMBER 17, 2015**

**PROPERTY ADDRESS:**

**3775 and 3785 Medlock Bridge Rd.**

**APH 2015-09-024**

**D. Wheeler**



Mike Mason, Mayor

Phil Sadd - Post 1, Council Member  
Alex Wright - Post 3, Council Member  
Lorri Christopher - Post 5, Council Member

James Lowe - Post 2, Council Member  
Jeanne Aulbach - Post 4, Council Member  
Weare Gratwick - Post 6, Council Member

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To: Mayor and City Council  
Cc: Julian Jackson, City Manager  
From: Diana Wheeler, Community Development Director  
Date: November 17<sup>th</sup>, City Council Meeting

Agenda Item: APH 2015-09-024- Approval of Alcoholic Beverage License Application for Atlanta Beer Inc at 6400 Atlantic Blvd, Ste 120, Peachtree Corners GA 30071. Applicant is James Ha applying for Wholesale Wine, Malt, & Distilled Spirits Beverage License.

**Staff Recommendation:**

Approve the application for Wholesale Wine, Malt, & Distilled Spirits Beverage License. Beverage License for Atlanta Beer Inc at 6400 Atlantic Blvd, Ste 120, Peachtree Corners GA 30071.

**Background:**

Applicant submitted a completed application on October 22, 2015. Required advertising for the application was published in the Gwinnett Daily Post on Nov 6th and November 13h, applicant has passed the background investigation and meets all requirements.

**Discussion:**

New Business  
Staff has reviewed this application and recommends approval.

**Alternatives:**

None

**APH 2015-09-025**

**D. Wheeler**



Mike Mason, Mayor

Phil Sadd - Post 1, Council Member  
Alex Wright - Post 3, Council Member  
Lorri Christopher - Post 5, Council Member

James Lowe - Post 2, Council Member  
Jeanne Aulbach - Post 4, Council Member  
Weare Gratwick - Post 6, Council Member

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To: Mayor and City Council  
Cc: Julian Jackson, City Manager  
From: Diana Wheeler, Community Development Director  
Date: November 17<sup>th</sup>, City Council Meeting

Agenda Item: APH 2015-09-025- Approval of Alcoholic Beverage License Application for Norcross Entertainment LLC DBA: Slingshot at 6344 Cash Ct NW, Peachtree Corners GA 30071. Applicant is Dusten Estes applying for Consumption on the Premise Distilled Spirits, Wine & Beer Beverage License.

**Staff Recommendation:**

Approve the application for Consumption on the Premise Distilled Spirits, Wine & Beer Beverage License for Norcross Entertainment LLC DBA: Slingshot at 6344 Cash Ct NW, Peachtree Corners, GA 30071.

**Background:**

Applicant submitted a completed application on Nov 3th, 2015. Required advertising for the application was published in the Gwinnett Daily Post on Nov 6th and November 13h, applicant has passed the background investigation and meets all requirements.

**Discussion:**

New Business  
Staff has reviewed this application and recommends approval.

**Alternatives:**

None

# **Meeting Calendar**

**K. Chereck**

# 2016 MEETING CALENDAR

January							July						
S	M	T	W	T	F	S	S	M	T	W	T	F	S
					1	2						1	2
3	4	5	6	7	8	9	3	4	5	6	7	8	9
10	11	12	13	14	15	16	10	11	12	13	14	15	16
17	18	19	20	21	22	23	17	18	19	20	21	22	23
24	25	26	27	28	29	30	24	25	26	27	28	29	30
31							31						
February							August						
S	M	T	W	T	F	S	S	M	T	W	T	F	S
	1	2	3	4	5	6		1	2	3	4	5	6
7	8	9	10	11	12	13	7	8	9	10	11	12	13
14	15	16	17	18	19	20	14	15	16	17	18	19	20
21	22	23	24	25	26	27	21	22	23	24	25	26	27
28	29						28	29	30	31			
March							September						
S	M	T	W	T	F	S	S	M	T	W	T	F	S
		1	2	3	4	5					1	2	3
6	7	8	9	10	11	12	4	5	6	7	8	9	10
13	14	15	16	17	18	19	11	12	13	14	15	16	17
20	21	22	23	24	25	26	18	19	20	21	22	23	24
27	28	29	30	31			25	26	27	28	29	30	
April							October						
S	M	T	W	T	F	S	S	M	T	W	T	F	S
					1	2							1
3	4	5	6	7	8	9	2	3	4	5	6	7	8
10	11	12	13	14	15	16	9	10	11	12	13	14	15
17	18	19	20	21	22	23	16	17	18	19	20	21	22
24	25	26	27	28	29	30	23	24	25	26	27	28	29
						31	30	31					
May							November						
S	M	T	W	T	F	S	S	M	T	W	T	F	S
1	2	3	4	5	6	7			1	2	3	4	5
8	9	10	11	12	13	14	6	7	8	9	10	11	12
15	16	17	18	19	20	21	13	14	15	16	17	18	19
22	23	24	25	26	27	28	20	21	22	23	24	25	26
29	30	31					27	28	29	30			
June							December						
S	M	T	W	T	F	S	S	M	T	W	T	F	S
			1	2	3	4					1	2	3
5	6	7	8	9	10	11	4	5	6	7	8	9	10
12	13	14	15	16	17	18	11	12	13	14	15	16	17
19	20	21	22	23	24	25	18	19	20	21	22	23	24
26	27	28	29	30			25	26	27	28	29	30	31

- Council Meeting – 7PM
  - Planning Commission Mtg. – 7PM
  - Zoning Board of Appeals Mtg. – 7PM
  - Observed Holidays
  - 1/1 New Year's Day
  - 1/18 MLK Day
  - 2/15 Presidents Day
  - 5/30 Memorial Day
  - 7/4 4<sup>th</sup> of July
  - 9/5 Labor Day
  - 11/11 Veteran's Day
  - 11/24-25 Thanksgiving
  - 12/23-26 Christmas Eve/Day
  - 2015 Gwinnett Cty. School Calendar
  - April 4-8 Spring Break
  - May 25 Last Day of School
  - August 10 First Day of School\*
  - Nov. 21-25 Thanksgiving\*
  - Dec 19-Jan 4 Winter Holiday\*
- \* Date Options – 2016-17 School Calendar have not be adopted.

2014 GMA Conference

# **CIP Project 15.05**

**G. Ramsey**



## MEMO

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TO: Mayor & Council  
CC: Julian Jackson, City Manager  
FROM: Greg Ramsey, P.E., Public Works Director  
DATE: November 17, 2015  
SUBJECT: Construction Contractor Recommendation

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Seven submittals were received from contractors in response to the Request for Proposals (RFP) on Project PTC 15.05, Construction of Sidewalks along Technology Parkway. This is a SPLOST & GDOT LMIG funded project. The bids are tabulated in the attached Letter from our Engineering Consultant, Keck & Wood, Inc. The lowest bidder was Autaco Development, LLC from East Point, GA. Their bid was \$199,050.00. They met the requirements of the RFP, including a 5% bid bond, work experience, contractor's license and all the appropriate certifications and affidavits.

The LMIG allocation for this project was \$242,023.85, which requires a match of 30% and brings the total project budget to \$314,632. A construction allowance of \$95,940.01 is needed to bring the project total up to the LMIG budget. Part of the limits of this project were found to be included in a Gwinnett DOT SPLOST project, so that section was removed from the construction scope and brought the construction fee below the original budget. The allowance will be used to include additional wall heights, increase the shoulder area at the intersection of Technology Parkway at Peachtree Parkway, and add LCI items such as benches, trash receptacles and landscaping.

Public Works staff recommends entering into a construction contract per the RFP, contractor's submittal and all required bonding and attachments for a Not to Exceed amount of \$315,000.00 with Autaco Development, LLC.



**Keck & Wood, Inc.**

3090 Premiere Parkway  
Suite 200  
Duluth, Georgia 30097  
Office: (678) 417-4000  
Fax: (678) 417-4055  
[www.keckwood.com](http://www.keckwood.com)

November 3, 2015

Honorable Mayor and Council Members  
City of Peachtree Corners  
147 Technology Parkway, Suite 200  
Peachtree Corners, Georgia 30092

Re: Technology Parkway Pedestrian  
Improvements  
Our Reference No. 150128

Dear Mayor and Council:

We have reviewed the bids received at City Hall, at 2:00 p.m., local time on November 2, 2015 for construction of the referenced project. Seven (7) bids were received. The following is a summary of the three (3) low bids.

	<u>Bidder</u>	<u>Bid Amount</u>
1.	Autaco Development LLC 3099 Washington Road East Point, Georgia 30344	\$199,050.00
2.	Quantum-Mac International, Inc. P. O. Box 92600 Atlanta, Georgia 30314	\$215,151.90
3.	CMEC, LLC 2605 Mountain Industrial Boulevard, Suite 10 Tucker, Georgia 30084	\$221,435.00

A certified tabulation of all bids received is attached. A copy of the tabulation has been mailed to each bidder for their information.

Each bidder submitted a 5% bid bond from a surety company listed on U. S. Treasury Circular 570 (07/01/15). The low bid of \$199,050.00 is within the funds allocated for the project.

The low bidder, Autaco Development LLC provided a Statement of qualifications. Information in the statement of qualifications appears to indicate that Autaco Development LLC is qualified to perform the work and have satisfactorily completed similar projects. We contacted references provided by Autaco Development LLC and they stated they were satisfied with the work performed and would use Autaco Development LLC on future projects. Keck & Wood has also worked with Autaco Development LLC on a similar project and we were pleased with their work.

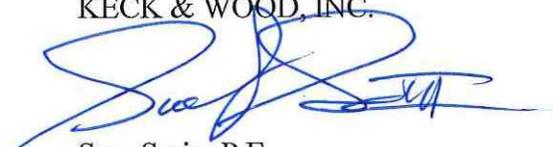
**Keck & Wood, Inc., therefore, recommends contract award to Autaco Development LLC in the amount of \$199,050.00 for construction of the Technology Parkway Pedestrian Improvements.**

Pennsylvania National Mutual Casualty Insurance Company is the surety company for the recommended bidder's bid bond and will likely be the surety company used for the payment and performance bonds on the project. In addition to being listed on the U.S. Treasury Department Circular 570, the surety is shown as being licensed in Georgia, having an Active/Compliance status, and with an underwriting limitation that is greater than the bond amount. Please note that in accordance with Georgia Law (OCGA 36-91-40 (a)(2)), the City must have an "officer of the government entity" to "approve as to form and as to the solvency of the surety" for the proposed surety company named above. We recommend that your legal counsel be contacted to handle or suggest the procedures necessary to comply with this Georgia law. We can provide additional information on this issue if needed.

If there are any questions, please contact our office.

Very truly yours,

KECK & WOOD, INC.



Sam Serio, P.E.

Associate Vice President

Enclosure

**BID TABULATION**  
**TECHNOLOGY PARKWAY PEDESTRIAN IMPROVEMENTS**  
**CITY OF PEACHTREE CORNERS, GEORGIA**

RECEIVED BY: CITY OF PEACHTREE CORNERS, GEORGIA  
 AT CITY HALL

2:00 P.M., LOCAL TIME, NOVEMBER 2, 2015

ITEM NO.	ITEM DESCRIPTION	QUANTITY	UNIT	BIDDER NO. 1		BIDDER NO. 2		BIDDER NO. 3		BIDDER NO. 4	
				Autaco Development, LLC 3099 Washington Road East Point, Georgia 30344	Quantum-Mac International, Inc. P.O. Box 92600 Atlanta, Georgia 30314	CMEC, LLC 2605 Mountain Industrial Blvd. Suite 10 Tucker, Georgia 30084	Excellere Construction LLC 3442 Orange Wood Court Marietta, Georgia 30052				
				UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
1	Grading Complete	1	LS	\$10,000.00	\$10,000.00	\$19,559.50	\$19,559.50	\$74,951.00	\$74,951.00	\$99,750.77	\$99,750.77
2	Traffic Control	1	LS	\$2,000.00	\$2,000.00	\$15,000.00	\$15,000.00	\$7,840.00	\$7,840.00	\$5,786.65	\$5,786.65
3	Erosion Control	1	LS	\$7,000.00	\$7,000.00	\$7,805.00	\$7,805.00	\$5,980.00	\$5,980.00	\$9,881.03	\$9,881.03
4	Conc Sidewalk, 4 in	1,200	SY	\$71.00	\$85,200.00	\$38.44	\$46,128.00	\$26.00	\$31,200.00	\$32.17	\$38,604.00
5	Mortar Rubble Masonry Retaining Wall	2,000	SF	\$32.00	\$64,000.00	\$45.00	\$90,000.00	\$31.50	\$63,000.00	\$25.30	\$50,600.00
6	Reconstr Catch Basin Top	5	EA	\$2,500.00	\$12,500.00	\$2,780.00	\$13,900.00	\$1,550.00	\$7,750.00	\$1,214.07	\$6,070.35
7	Reset Sign	6	EA	\$100.00	\$600.00	\$75.00	\$450.00	\$129.00	\$774.00	\$29.40	\$176.40
8	Adjust Minor Utility to Grade	10	EA	\$150.00	\$1,500.00	\$400.00	\$4,000.00	\$279.00	\$2,790.00	\$88.20	\$882.00
9	Concrete Header Curb, 6 in, TP 2	20	LF	\$25.00	\$500.00	\$15.47	\$309.40	\$30.00	\$600.00	\$13.44	\$268.80
10	Sod	3,000	SY	\$5.25	\$15,750.00	\$6.00	\$18,000.00	\$8.85	\$26,550.00	\$3.46	\$10,380.00
<b>TOTAL BID AMOUNT</b>					<b>\$199,050.00</b>		<b>\$215,151.90</b>		<b>\$221,435.00</b>		<b>\$222,400.00</b>
				5% (1)		5% (1)		5% (1)		5% (1)	
NOTE REFERENCE LICENSE NUMBER					GCOA 000300		UC 302162		000010983		GCCO 004851

**BID TABULATION**  
**TECHNOLOGY PARKWAY PEDESTRIAN IMPROVEMENTS**  
**CITY OF PEACHTREE CORNERS, GEORGIA**

RECEIVED BY: CITY OF PEACHTREE CORNERS, GEORGIA  
 AT CITY HALL

2:00 P.M., LOCAL TIME, NOVEMBER 2, 2015

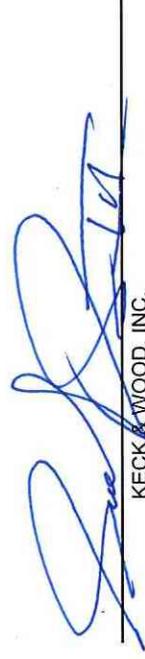
ITEM NO.	ITEM DESCRIPTION	QUANTITY	UNIT	BIDDER NO. 5		BIDDER NO. 6		BIDDER NO. 7	
				UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
1	Grading Complete	1	LS	\$65,000.00	\$65,000.00	\$26,840.00	\$26,840.00	\$134,487.00	\$134,487.00
2	Traffic Control	1	LS	\$15,000.00	\$15,000.00	\$28,371.00	\$28,371.00	\$15,020.00	\$15,020.00
3	Erosion Control	1	LS	\$10,000.00	\$10,000.00	\$7,079.00	\$7,079.00	\$29,725.00	\$29,725.00
4	Conc Sidewalk, 4 in	1,200	SY	\$32.00	\$38,400.00	\$47.00	\$56,400.00	\$39.50	\$47,400.00
5	Mortar Rubble Masonry Retaining Wall	2,000	SF	\$30.00	\$60,000.00	\$56.00	\$112,000.00	\$54.50	\$109,000.00
6	Reconstr Catch Basin Top	5	EA	\$2,000.00	\$10,000.00	\$1,241.00	\$6,205.00	\$2,250.00	\$11,250.00
7	Reset Sign	6	EA	\$100.00	\$600.00	\$125.00	\$750.00	\$450.00	\$2,700.00
8	Adjust Minor Utility to Grade	10	EA	\$250.00	\$2,500.00	\$217.00	\$2,170.00	\$950.00	\$9,500.00
9	Concrete Header Curb, 6 in, TP 2	20	LF	\$15.00	\$300.00	\$20.00	\$400.00	\$16.50	\$330.00
10	Sod	3,000	SY	\$10.00	\$30,000.00	\$13.00	\$39,000.00	\$6.95	\$20,850.00
<b>TOTAL BID AMOUNT</b>					<b>\$231,800.00</b>		<b>\$279,215.00</b>		<b>\$380,262.00</b>
BID BOND					5%		5%		5%
NOTE REFERENCE					(1)		(1)		(1)
LICENSE NUMBER					UC 302253		GCCO 003826		UC 302166

**NOTES:**

\* DENOTES CORRECTED VALUE

(1) SURETY COMPANY LISTED ON U. S. TREASURY CIRCULAR 570 (7/11/15).

THIS IS TO CERTIFY THAT THIS IS A TRUE AND CORRECT TABULATION OF BIDS RECEIVED AT THE TIME AND PLACE STATED ABOVE. BIDS WERE SEALED WHEN RECEIVED AND OPENED AND READ IN THE PRESENCE OF THE OWNER'S REPRESENTATIVE.



KECK & WOOD, INC.

**CIP Project 15.15**

**G. Ramsey**



## MEMO

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TO: Mayor & Council  
CC: Julian Jackson, City Manager  
FROM: Greg Ramsey, P.E., Public Works Director  
DATE: November 17, 2015  
SUBJECT: Resurfacing Contractor Recommendation

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Four submittals were received from contractors in response to the Request for Proposals (RFP) on Project PTC 15.15, Street Resurfacing. The bids are tabulated and shown in the attached chart. The lowest bidder was Stewart Brothers, Inc. with an amount of \$678,073.50. They met the requirements of the RFP, including a 5% bid bond, work experience, contractor's license and all the appropriate documentation.

Public Works staff recommends entering into a construction contract per the RFP, contractor's submittal and all required bonding and attachments for a Not to Exceed amount of \$678,073.50 with Stewart Brothers, Inc.

Invitation to Bid 2015-003  
 PTC 15.15 Street Resurfacing 2015

				HEH Paving, Inc.		CW Matthews, Inc.		Stewart Brothers, Inc.		Shepco Paving, Inc.	
				Bidder 1		Bidder 2		Bidder 3		Bidder 4	
ITEM NO.	DESCRIPTION	UNIT	Total Quantity	Unit Cost	TOTAL	Unit Cost	TOTAL	Unit Cost	TOTAL	Unit Cost	TOTAL
100-1001	ADJUST MANHOLES & VALVES TO GRADE	EA	37	\$1,021.62	\$37,799.94	\$585.54	\$21,665.00	\$104.05	\$3,850.00	\$378.38	\$14,000.00
100-2001	GRADING COMPLETE	LS	1	\$34,008.93	\$34,008.93	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
402-1802	RECYCLED ASPH CONC PATCHING INCL BITUM MATL & H LIME	TN	970	\$173.84	\$168,624.80	\$137.90	\$133,763.00	\$134.55	\$130,513.50	\$175.00	\$169,750.00
402-4510	RECYCLED ASPH CONC 9.5 MM SUPERPAVE, GP 2 ONLY, INCL BITUM MATL & H LIME (1.25')	TN	3,050	\$92.25	\$281,362.50	\$113.07	\$344,863.50	\$82.55	\$251,777.50	\$106.00	\$323,300.00
402-3190	RECYCLED ASPH CONC - D.Mix (.75')	TN	1,800	\$105.93	\$190,674.00	\$108.51	\$195,318.00	\$94.00	\$169,200.00	\$107.00	\$192,600.00
432-0206	MILLING ASPH CONC PVMT, VARIABLE DEPTH	SY	22,000	\$3.78	\$83,160.00	\$3.68	\$80,960.00	\$4.85	\$106,700.00	\$6.00	\$132,000.00
653-0120	THERMOPLASTIC PVMT MARKING, ARROW, TP 2	EA	4	\$120.00	\$480.00	\$100.00	\$400.00	\$110.00	\$440.00	\$100.00	\$400.00
653-1501	THERMOPLASTIC SOLID TRAF STRIPE, 5 IN, WHITE	LF	4,000	\$0.90	\$3,600.00	\$0.50	\$2,000.00	\$0.55	\$2,200.00	\$0.70	\$2,800.00
653-1502	THERMOPLASTIC SOLID TRAF STRIPE, 5 IN, YELLOW	LF	8,000	\$0.90	\$7,200.00	\$0.50	\$4,000.00	\$0.55	\$4,400.00	\$0.70	\$5,600.00
653-1704	THERMOPLASTIC SOLID TRAF STRIPE, 24 IN, WHITE	LF	200	\$9.30	\$1,860.00	\$7.50	\$1,500.00	\$8.25	\$1,650.00	\$5.00	\$1,000.00
653-1804	THERMOPLASTIC SOLID TRAF STRIPE, 8 IN, WHITE	LF	270	\$3.00	\$810.00	\$2.50	\$675.00	\$2.75	\$742.50	\$2.45	\$661.50
N/A	TRAFFIC SIGNAL LOOP (6'x50')	EA	4	\$3,600.00	\$14,400.00	\$1,550.00	\$6,200.00	\$1,650.00	\$6,600.00	\$3,500.00	\$14,000.00
				<b>TOTAL BID:</b>	<b>\$823,980.17</b>	<b>TOTAL BID:</b>	<b>\$791,344.50</b>	<b>TOTAL BID:</b>	<b>\$678,073.50</b>	<b>TOTAL BID:</b>	<b>\$856,111.50</b>

**Sewer Capacity  
Improvement  
G. Ramsey**

**DEVELOPER PARTICIPATION AND SEWER CAPACITY  
IMPROVEMENTS COST SHARING AGREEMENT**

This Developer Participation and Sewer Capacity Improvements Cost Sharing Agreement (the "Agreement") is made this \_\_\_\_\_ day of \_\_\_\_\_, 2015, by and between the City of Peachtree Corners, Georgia (hereinafter, the "City") a municipal corporation organized under the laws of the State of Georgia, Roberts Properties, Inc., (hereinafter, "Roberts") a Georgia corporation and Gwinnett County, Georgia (hereinafter, the "County") a body corporate and politic and a political subdivision of the State of Georgia. The City, the County and Roberts, collectively, are the "Parties."

RECITALS

I.

WHEREAS, the County owns and operates a public utility system which provides sewer service within the City's corporate limits in accordance with the terms and conditions of the October 23, 2014 Sewer Service Delivery Strategy agreement.

II.

WHEREAS, the County is the sole provider of sewer service within the City's corporate limits.

III.

WHEREAS, the City owns a certain tract of vacant land located in the triangle formed by Peachtree Parkway, Peachtree Corners Circle and Medlock Bridge Road, with Tax Parcel Identification Numbers 6301 183 and 6301 185, (hereinafter, collectively, the "City's Property") containing a total of approximately 20.60 acres on which the City

plans to develop a Town Center consisting of residential, commercial and office uses which shall require significant water and sewer utility service.

IV.

WHEREAS, Roberts owns a certain tract of vacant land located in the triangle formed by Peachtree Parkway, Peachtree Corners Circle and Medlock Bridge Road, with Tax Parcel Identification Number 6301 031 (hereinafter, "Roberts' Property") containing a total of approximately 6.47 acres on which Roberts plans to develop a restaurant building and two retail commercial buildings which shall require significant water and sewer utility service.

V.

WHEREAS, the City's Property and Roberts' Property are shown on Exhibit "A" attached hereto and incorporated herein by reference.

VI.

WHEREAS, the County will not allow either the City or Roberts to connect the proposed development on their respective Property to the County's sewer system using pump stations, which are expensive to operate, maintain and repair, which regularly result in odor complaints and which eventually have to be decommissioned at great expense.

VII.

WHEREAS, the City has provided to the County a proposed development plan for its Property, a true and correct copy of which is attached hereto and incorporated herein by reference as Exhibit "B."

VIII.

WHEREAS, Roberts has provided to the County a proposed development plan for its Property, a true and correct copy of which is attached hereto and incorporated herein by reference as Exhibit "C."

IX.

WHEREAS, the County has relied upon the proposed development plans shown on Exhibit "B" and on Exhibit "C" to determine that the total volume of sewage anticipated from development of the City's Property and Roberts' Property is 91,500 gallons per day. The County has relied on the proposed development plans to determine the size, capacity and location of those improvements to the County's sewer collection system (hereinafter, the "Sewer Capacity Improvements") which will be required in order to provide sewer service to the City's Property and to Roberts' Property. If in the future, either the City's plans or Roberts' plans for development of their respective Property changes, the requirements for sewer capacity could change and such changes could affect the cost of providing sewer service to the Parties' respective Property.

X.

WHEREAS, the County has agreed to participate with the City and with Roberts to provide a gravity sewer connection to its existing sewer system west of Peachtree Parkway to serve the City's Property and Roberts' Property subject to payment by the City and by Roberts of their pro-rata share of the costs of building the "Sewer Capacity Improvements," including constructing a new gravity sewer main under Peachtree Parkway. The County shall pay the cost to enlarge part of the Farrell Creek

Chattahoochee River Sewer Interceptor, Facility No. 168914, from Manhole No. 213197 to Manhole No. 213073, and Facility No. 168906, from Manhole No. 213073 to Manhole No. 212965. The “Sewer Capacity Improvements,” are shown on Exhibit “D” attached hereto and incorporated herein by reference. The County shall also pay 50% of the engineering costs and 50% of material testing costs. Additionally, as set forth in Section 5, below, the City and Roberts shall pay the appropriate system development charges required by the County’s System Development Charges Ordinance, Gwinnett County Code of Ordinances Ch. 114, Art. IV, §§ 114-111 – 114-126, inclusive.

XI.

WHEREAS, the County is willing for the City to pay their pro-rata share of the cost of the Sewer Capacity Improvements as development on their Property creates a demand for sewer service. Payment of the pro-rata share of the cost of Sewer Capacity Improvements attributable to new development and the appropriate System Development Charges shall be required before a water meter is issued for the new development.

XII.

WHEREAS, the County has hired Precision Planning, Inc., (“PPI”) to design the Sewer Capacity Improvements based on the proposed development plans shown on Exhibit “B” and on Exhibit “C,” which design is anticipated to be completed by January 15, 2016.

XIII.

The County’s good faith estimate of the total cost to design and build the Sewer Capacity Improvements based on the proposed development plans shown on Exhibit “B” and on Exhibit “C” is Four Hundred Ninety Thousand Five Hundred Ninety-One

(\$490,591.00) Dollars, including Sixty Four Thousand Seven Hundred (\$64,700.00) Dollars for the engineering and design, Thirty Two Thousand (\$32,000) for material testing and Three Hundred Ninety-Three Thousand Eight Hundred Ninety-One (\$393,891.00) Dollars for construction of which One Hundred One Thousand Four Hundred Sixty one (\$101,461.00) Dollars are construction costs for enlarging part of Farrell Creek and Chattahoochee Creek Interceptor. The Parties recognize that the County's good faith estimate of the cost of the Sewer Capacity Improvements stated herein is an estimate. If the work encounters unexpected circumstances or conditions, the cost of construction the Sewer Capacity Improvements could increase. The County shall pay any such unexpected costs for construction of the Sewer Capacity Improvements.

XIV.

WHEREAS, the City's pro-rata share of the total estimated demand is calculated by  $(\text{City's Property Acreage}) / (\text{Total Acreage}) \times 100\%$ , or  $20.52 / 26.99 \times 100\% = 76.00\%$  of the total demand. The City's pro-rata share of the cost of the Sewer Capacity Improvements is estimated to be \$258,993, or  $(\$340,780.00) \times (0.76) = \$258,993.00$

XV.

WHEREAS, Roberts' pro-rata share of the total estimated demand is calculated by  $(\text{Roberts' Property Acreage}) / (\text{Total Acreage}) \times 100\%$ , or  $6.47 / 26.99 \times 100\% = 24.00\%$  of the total demand. Roberts' pro-rata share of the cost of the Sewer Capacity Improvements is \$81,787, or  $(\$340,780.00) \times (0.24) = \$81,787$ . Roberts shall pay a lump sum amount of \$60,000 and shall at its sole cost obtain all necessary permanent sewer easements and temporary construction easements for the Sewer Capacity Improvements to be constructed across the J Alexander property.

NOW, THEREFORE, in consideration of the premises and the mutual undertakings as hereinafter set out, it is jointly agreed by and between the CITY, the COUNTY and ROBERTS, each acting by and through their duly authorized officials and governing authorities, pursuant to resolutions duly, legally and properly adopted all as same appear of record on the official minutes of the City Council of the CITY OF PEACHTREE CORNERS, GEORGIA, of the Board of Commissioners of GWINNETT COUNTY, GEORGIA, and of the Directors of ROBERTS PROPERTIES, INC., as follows:

### TERMS AND CONDITIONS

#### 1. RECITALS

The above Recitals are true, correct and form a material part of this Agreement.

#### 2. CONSIDERATION

Each Party acknowledges by their signature below of the receipt of good and valuable mutual consideration for this Agreement.

#### 3. TERM OF AGREEMENT

This Agreement shall be in effect on the date of execution as shown above and shall continue in effect for Two (2) years, but if either the City or Roberts pays their full share of the cost of the Sewer Capacity Improvements as set forth herein before the expiration of this Agreement, the Agreement shall terminate as to that Party upon the County's acknowledgement of that such payment in full has cleared as "good funds."

#### 4. DESIGN AND CONSTRUCTION OF THE SEWER CAPACITY IMPROVEMENTS

4.1. The County shall at its sole discretion prepare the design, plans and specifications for the Sewer Capacity Improvements described in Paragraph IX above and shown on Exhibit "D."

4.2. The County shall allow the City and Roberts to review and comment on the design, plans and specifications for the Sewer Capacity Improvements. If there is a dispute between the Parties regarding the design, plans or specifications for the Sewer Capacity Improvements, the County shall have sole authority to resolve any dispute.

4.3. The County shall have the design, plans and specifications for the Sewer Capacity Improvements completed by January, 2016.

4.4. The County shall have the Sewer Capacity Improvements constructed by a demand services contract to be awarded within One Hundred Twenty (120) Days of the completion of the design, plans and specifications.

4.5. The County shall pay the cost to design, engineer and construct the Sewer Capacity Improvements as set out in Paragraph XIII, above. The City and Roberts shall reimburse the County for all of the costs incurred to design, engineer and construct the Sewer Capacity Improvements in accordance with Paragraphs VII, VIII, X, XIII, XIV and XV, above, and Paragraph 5, below.

5. PAYMENT TO THE COUNTY FOR THE SEWER  
CAPACITY IMPROVEMENTS

SECTION 5.1: PAYMENT TO THE COUNTY BY ROBERTS

5.1.1. Roberts shall reimburse the County for its pro-rata share of the cost to design, prepare plans and specifications for and construct the Sewer Capacity Improvements as provided in Section 5.1 of this Agreement.

5.1.2. As set forth above, the County estimates:

5.1.2.a. That the total cost to design and construct the Sewer Capacity Improvements is estimated to be \$490,591.00;

5.1.2.b. That future development on Roberts' Property shall require 19,000 gallons per day of sewer capacity;

5.1.2.c. That Roberts' pro-rata share of the Sewer Capacity Improvements is 24.00%; and

5.1.2.d. That Roberts' pro-rata share of cost of the Sewer Capacity Improvements is estimated to be \$81,787, of which Roberts agrees to pay a total sum of \$60,000 to the County. Roberts shall at its sole cost obtain all necessary permanent sewer easements and temporary construction easements for the Sewer Capacity Improvements to be constructed across the J Alexander property.

5.1.3. Roberts shall pay the County for its share of the cost of the Sewer Capacity Improvements in one (1) payment as provided in this Section 5.1.3., to be made within Thirty (30) Days of receipt of the Notice of Substantial Completion of the Sewer Capacity Improvements.

5.1.4. In addition to paying its share of the cost of the Sewer Capacity Improvements as provided for herein, each time that Roberts applies for a water meter for development on its Property, Roberts shall also pay the County all water and sewer System Development Charges applicable to development of its Property in accordance with the County's System Development Charges Ordinance, Gwinnett County Code of Ordinances Ch. 114, Art. IV, §§ 114-111 – 114-126, inclusive.

5.1.5. The County shall not approve a water meter connection for new development on Roberts' Property until it has received payment for all applicable System Development Charges and for the Sewer Capacity Improvements for the previous development.

5.1.6. Roberts' obligation to the County pursuant to this Agreement shall terminate when the County has received payments totaling \$60,000 towards Sewer Capacity Improvements, or when this Agreement expires.

#### SECTION 5.2: PAYMENT TO THE COUNTY BY THE CITY

5.2.1. The City shall reimburse the County for its pro-rata share of the cost to design, prepare plans and specifications for and construct the Sewer Capacity Improvements as provided in Section 5.2 of this Agreement.

5.2.2. As set forth above, the County estimates:

5.2.2.a. That the total cost to design and construct the Sewer Capacity Improvements is \$490,591.00;

5.2.2.b. That future development on the City's Property shall require 72,500 gallons per day of sewer capacity;

5.2.2.c. That the City's pro-rata share of the Sewer Capacity Improvements is 76%; and

5.2.2.d. That the City's pro-rata share of cost of the Sewer Capacity Improvements is \$258,993, which amount the City agrees to pay to the County as provided herein.

5.2.3. The City shall pay the County for its share of the cost of the Sewer Capacity Improvements in two (2) payments as provided in this Section 5.2.3.

5.2.3.a. The City shall make the first payment of \$129,496 to the County for its share of the cost of the Sewer Capacity Improvements within Thirty (30) days after issue of letter of notification for substantial completion of Sewer Capacity Improvements.

5.2.3.b. The City shall pay to the County the remaining amount of \$129,497 of its share of the cost of the Sewer Capacity Improvements within six (6) months of first payment.

5.2.3.c. In addition to paying its share of the cost of the Sewer Capacity Improvements, the City shall also pay the County all water and sewer System Development Charges applicable to development of its Property in accordance with the County's System Development Charges Ordinance, Gwinnett County Code of Ordinances Ch. 114, Art. IV, §§ 114-111 – 114-126, inclusive.

5.2.4. The County shall not approve a water meter connection for new development on the City's Property until it has received payment for all applicable System Development Charges and for the Sewer Capacity Improvements for the previous development.

5.2.5. The City's obligation to the County pursuant to this Agreement shall terminate when the County has received payments totaling the amount estimated to be \$258,993, or when this Agreement expires.

## 6. CHANGE ORDERS

6.1. As indicated above (Paragraphs VII, VIII, IX and XIII) the estimated cost of the Sewer Capacity Improvements set forth in this Agreement is based on the present plans of the City and of Roberts for future development of their respective Property and on the County's best good faith estimate of the construction costs. The City and Roberts recognize that the cost of providing Sewer Capacity Improvements to the Property could change if the development proposed on a Property changes or if the construction of the Sewer Capacity Improvements encountered unexpected circumstances or conditions that increased the cost above the present estimate.

6.2. The City and Roberts, by their signatures to this Agreement, agree to work in good faith with the County if in the future, changes to the land uses shown on either Exhibit "B" or Exhibit "C" increase the demand for sewer service capacity of their respective Property. The City shall approve Change Orders to this Agreement and pay the County for its share for an increase in the cost of providing the Sewer Capacity Improvements to serve changed land uses. Roberts pay the County for its share for an increase in the cost of providing the Sewer Capacity Improvements to serve changed land uses.

6.3. Any such Change Order which only affects the amount of money owed by one Party to the County shall be approved by the County and by the affected Party and shall not require approval of an Amendment to the Agreement.

6.4. The County shall bear the cost of any Change Order which increases the cost of construction of the Sewer Capacity Improvements due to unexpected changes caused by circumstances beyond the control of the Parties.

## 7. AMENDMENT

This Agreement shall only be amended by a written document executed by the each of the Parties except that a Change Order which increases the amount of money owed to the County by a Party shall become effective if signed by the County and by the affected Party.

## 8. SEVERABILITY

If any provision of this Agreement is held by a court of competent jurisdiction to be illegal or unenforceable, the remaining provisions shall remain in full force and effect as if the illegal or unenforceable provision had never been contained in this Agreement.

## 9. ENTIRE AGREEMENT

This Agreement constitutes the entire agreement between the Parties with respect to the subject matter hereof and supersedes all prior agreements, understandings, discussions, negotiations, and undertakings, whether written or oral. There are no inducements, representations, warranties, or understandings that do not appear within the terms and provisions of this Agreement. The terms of this Agreement are contractual and not mere recitals. The undersigned declare and represent that no representation, promise, inducement, or agreement not expressed in this Agreement has been made or relied upon by the undersigned.

## 10. AUTHORIZATION TO SIGN

The signature of a representative of any of the Parties to this Agreement is a warranty that the representative has authority to sign this document and to bind any and all principals to the terms and conditions hereof

## 11. NOTICE

Any notice or documentation given hereunder shall be in writing and shall be sent to the Parties by U.S. Mail or by commercial delivery as follows:

To Gwinnett County:

Gwinnett County  
Gwinnett Justice and Administration Center  
County Administrator's Office  
75 Langley Drive, Lawrenceville, Georgia 30046

With copy to:

Director  
Department of Water Resources  
684 Winder Highway  
Lawrenceville, Georgia 30045

To Peachtree Corners:

City of Peachtree Corners  
147 Technology Pkwy NW  
Suite 200 Peachtree Corners, GA 30092

To Roberts Properties, Inc.:

Roberts Properties Inc.,  
375 Northridge Rd.  
Suite 330  
Atlanta, GA 30350

Notice given by e-mail or other electronic communication shall not be effective as Notice required by this Agreement.

## 12. ASSIGNMENT

No Party to this Agreement may assign or delegate its rights or obligations hereunder without the prior written consent of the other(s), which consent shall not be unreasonably withheld. However, no consent is required for an assignment that occurs

(a) to an entity in which the transferring party owns more than 50% of the assets, or (b) as part of a transfer of all or substantially all of the assets of the transferring party to any party. Any assignment or delegation in violation of this section shall be void.

### 13. VENUE AND CONTROLLING LAW

This Agreement shall be performed in Gwinnett County, Georgia. Venue to enforce this Agreement shall lie only in the Superior Court of Gwinnett County, Georgia. All defenses to venue are hereby waived. This Agreement shall be controlled and interpreted according to the law of the state of Georgia.

IN WITNESS WHEREOF, the parties hereto acting by and through their duly authorized officers, pursuant to appropriate resolutions hereinbefore duly and properly adopted by each, have caused this Agreement to be executed in multiple copies and the official seals of each properly affixed, as of the day and year first above written.

(Signatures on following pages)

IN WITNESS WHEREOF, the undersigned has hereto set his hand this \_\_\_\_\_  
day of \_\_\_\_\_, 2015.

XXXXXXXXXX.

\_\_\_\_\_  
-----, Mayor  
City of Peachtree Corners, Georgia

Sworn to and subscribed before me  
This \_\_\_\_\_ day of \_\_\_\_\_,  
2015.

\_\_\_\_\_  
City Clerk

IN WITNESS WHEREOF, the undersigned has hereto set her hand this \_\_\_\_\_  
day of \_\_\_\_\_, 2015.

Roberts Properties, Inc.

\_\_\_\_\_  
BY: -----, (officer)

Sworn to and subscribed before me  
This \_\_\_\_\_ day of \_\_\_\_\_,  
2015.

\_\_\_\_\_  
Notary Public

My Commission Expires:

IN WITNESS WHEREOF, the undersigned has hereto set her hand this \_\_\_\_\_ day  
of \_\_\_\_\_, 2015.

GWINNETT COUNTY

By: \_\_\_\_\_  
CHARLOTTE J. NASH, CHAIRMAN  
BOARD OF COMMISSIONERS

ATTEST:

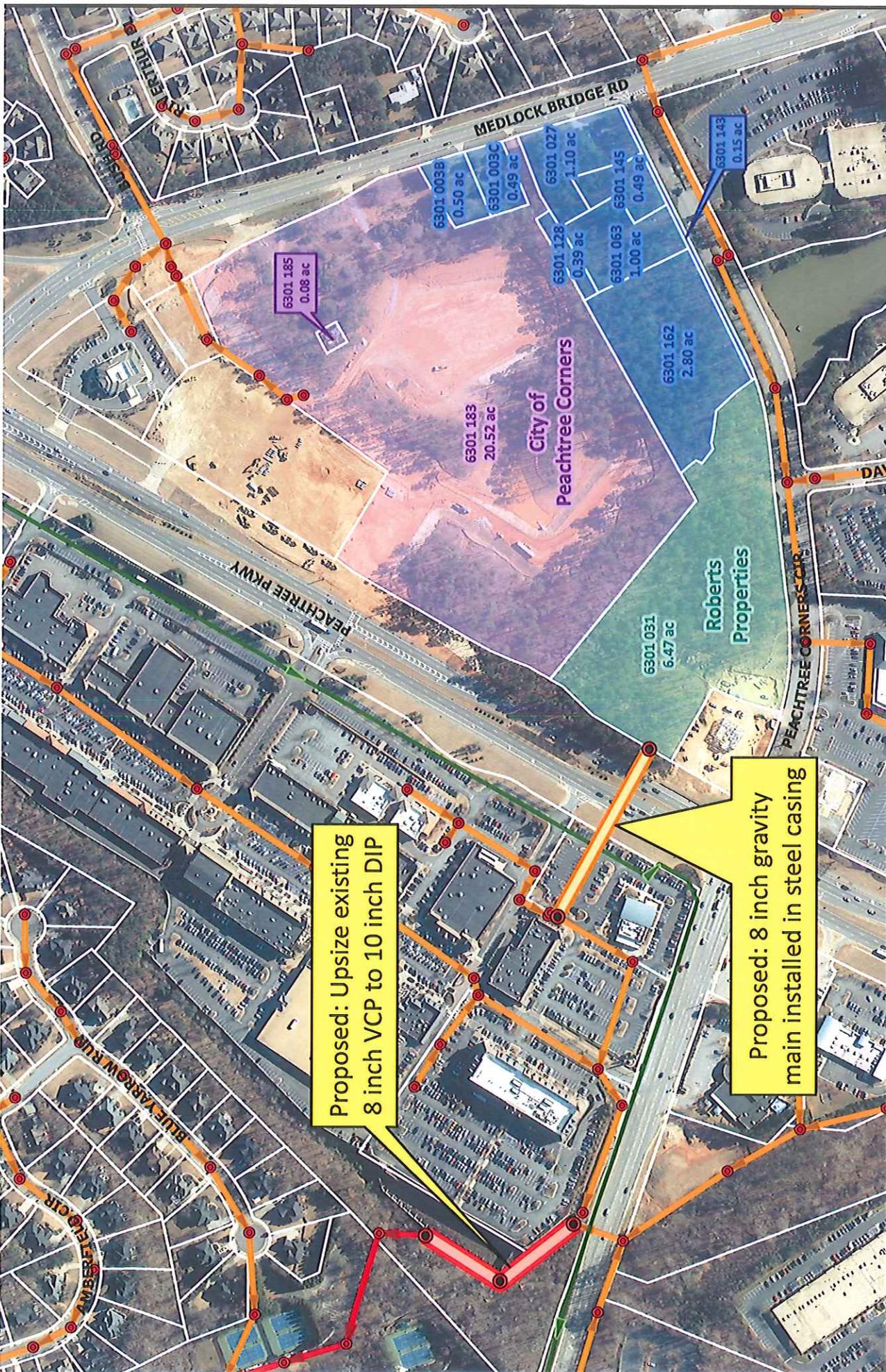
\_\_\_\_\_  
Diane Kemp  
County Clerk

This \_\_\_\_\_ day of \_\_\_\_\_,  
2015.

Approved as to Form:

\_\_\_\_\_  
Senior Assistant County Attorney

# **Exhibit “A”**



  
 Gwinnett County  
 Department Of Water Resources  
 AMIS Division  
 Data Management Section



This map was prepared by the Department of Water Resources, Gwinnett County, Georgia. It is based on data provided by the Georgia Department of Transportation and other sources. The Department of Water Resources, Gwinnett County, Georgia, does not warrant the accuracy or completeness of the information shown on this map. It is provided for informational purposes only. THE USER ASSUMES ALL LIABILITY FOR ANY USE OF THIS MAP. THE USER ASSUMES ALL LIABILITY FOR ANY DAMAGE, INCLUDING, BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. THE USER ASSUMES ALL LIABILITY FOR ANY DAMAGE, INCLUDING, BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. THE USER ASSUMES ALL LIABILITY FOR ANY DAMAGE, INCLUDING, BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.

# Peachtree Parkway Development

	Manhole		Peachtree Corners
	Pressure Main		Roberts Properties
	Effluent Outfall		Undeveloped
	Sewer Collector		
	Sewer Interceptor		

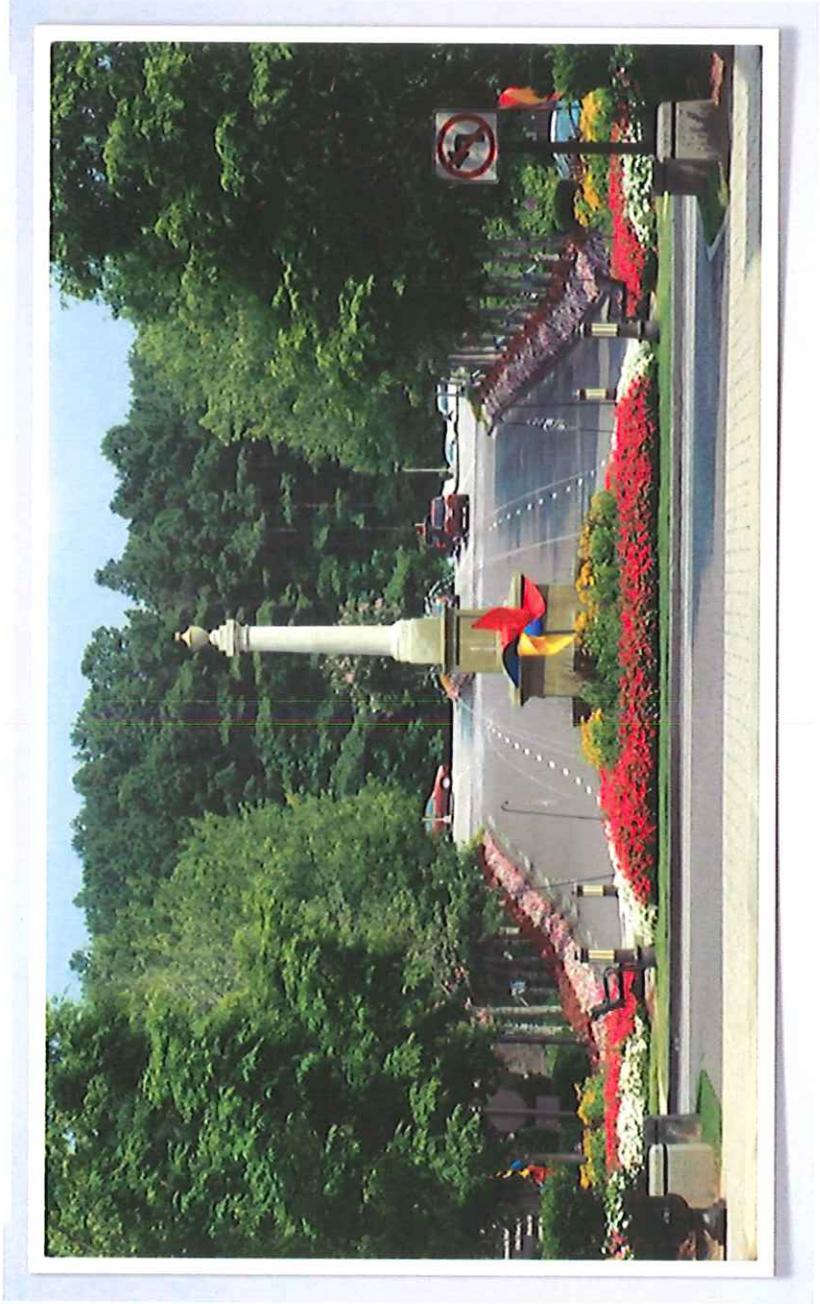


## **Exhibit “B”**



CITY OF  
**Peachtree**  
**CORNERS**

**Innovative & Remarkable**



# Plans for Town Center

- 1. Restaurant
- 2. Restaurant
- 3. Restaurant
- 4. Retail ground floor/office above
- 5. Retail ground floor/ office above
- 6. Parking deck
- 7. Cinema
- 8. Town Green
- 9. Performing Arts Theater
- 10. Restaurant
- 11. Townhouses



© 2014  
Anderson Lakes

**VIEW #1 AT ENTRANCE**



*Andrew Kline*

© 2014



© 14 Andrew K. [Signature]



**VIEW #2 AT TOWN SQUARE**

*Andrew Kline*

© 14



Arbust Inc

© 2014

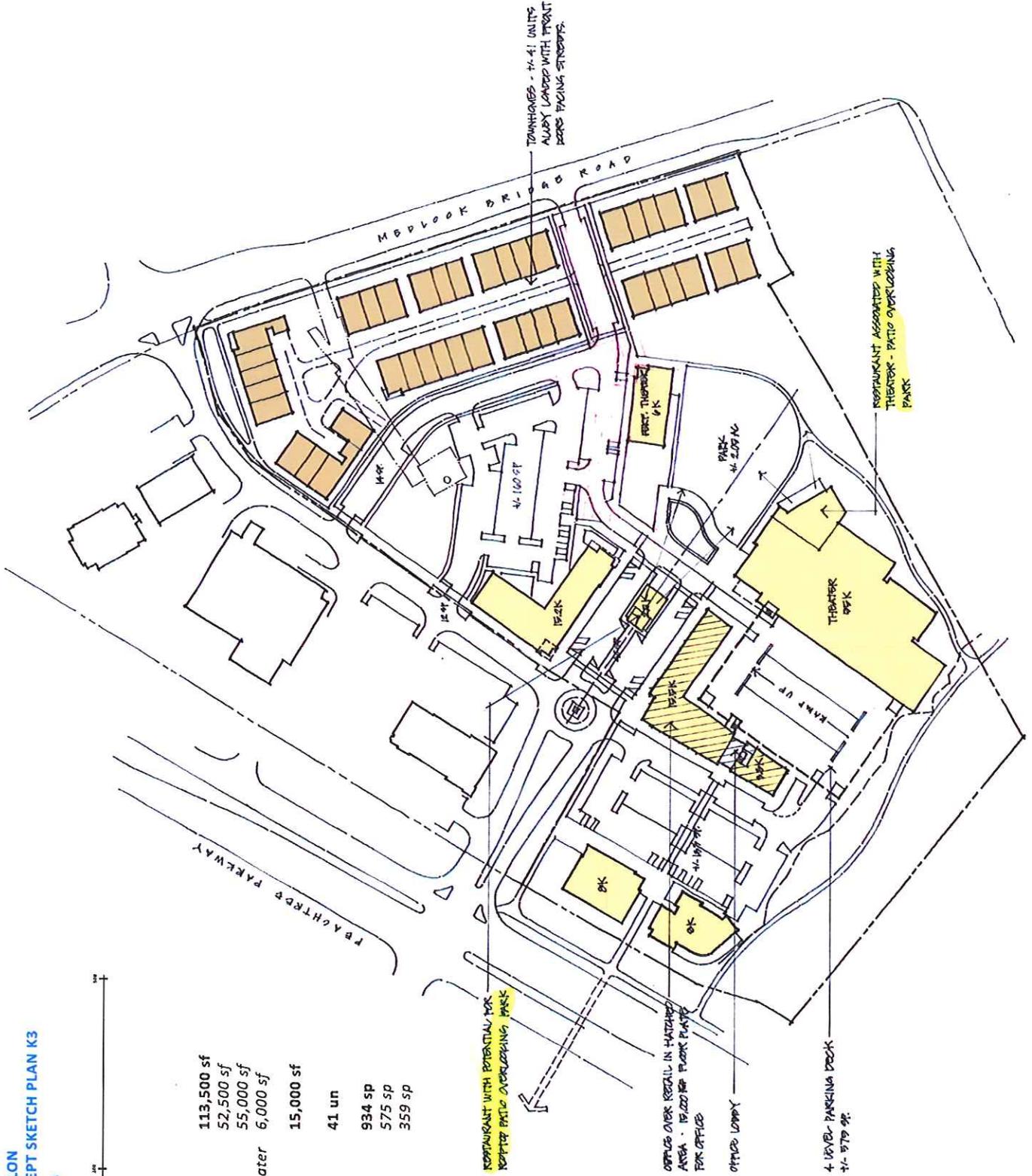
**CARILLON**  
**CONCEPT SKETCH PLAN K3**

JULY 17, 14  
 13086001



**SUMMARY**

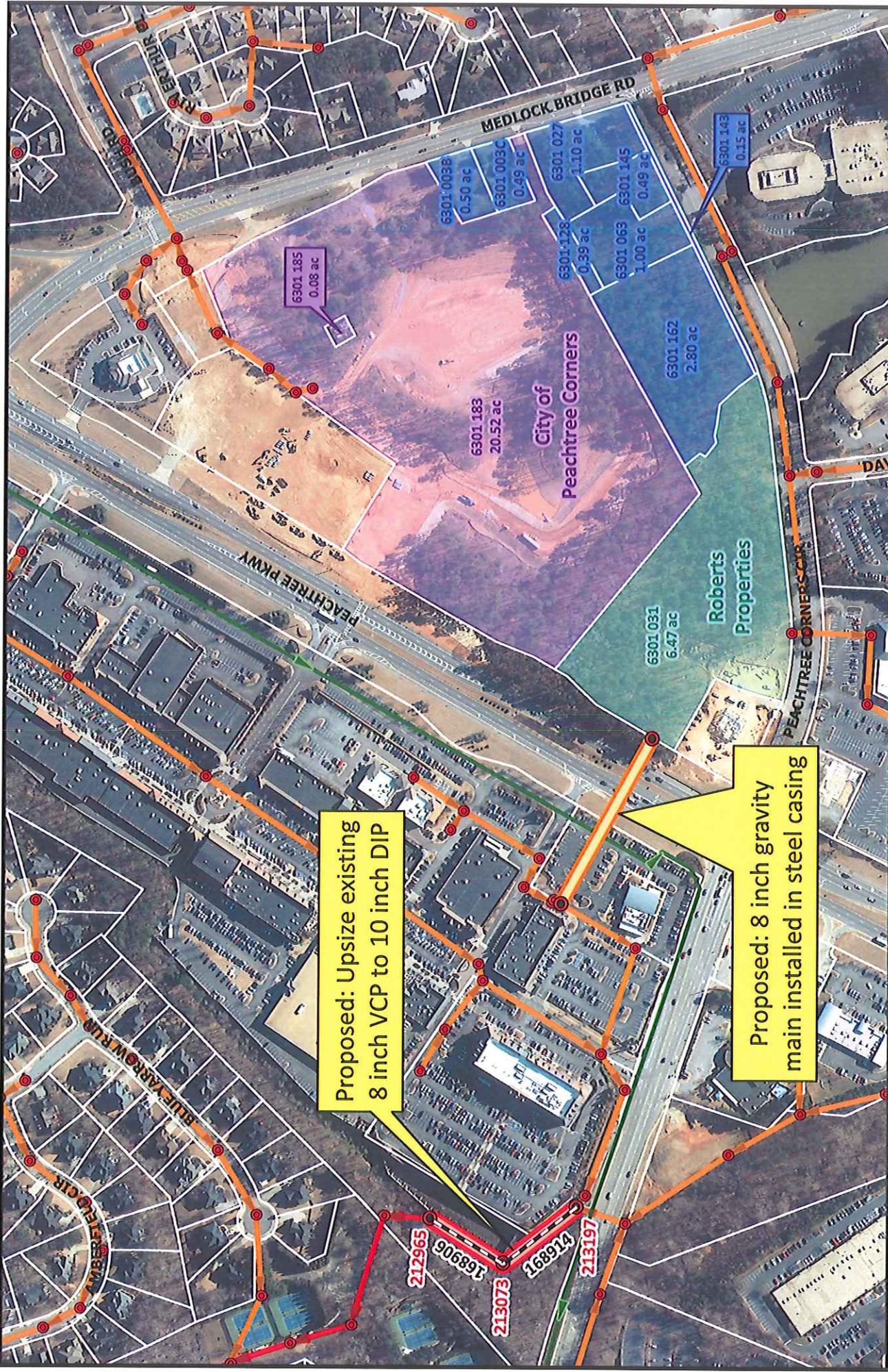
<b>RETAIL</b>	<b>113,500 sf</b>
Retail	52,500 sf
Theater	55,000 sf
Performance Theater	6,000 sf
<b>OFFICE</b>	<b>15,000 sf</b>
<b>RESIDENTIAL</b>	<b>41 un</b>
<b>PARKING</b>	<b>934 sp</b>
Deck	575 sp
Surface	359 sp



# **Exhibit “C”**



## **Exhibit “D”**

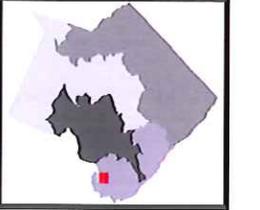


Gwinnett County  
Department of Water Resources  
AMIS Division  
Data Management Section

This map is the proprietary product of Gwinnett County and is the result of a complex process involving many individuals and departments within the County. It is provided as a public service and is not intended to be used for any purpose other than the general information it contains. ALL DATA IS PROVIDED AS IS WITHOUT WARRANTY OF ANY KIND, EXPRESS OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. The user assumes all responsibility for the use of the data and for the accuracy of the data. The user assumes all responsibility for the use of the data and for the accuracy of the data.

# Peachtree Parkway Development

	Peachtree Corners
	Roberts Properties
	Undeveloped
	Manhole
	Pressure Main
	Effluent Outfall
	Sewer Collector
	Sewer Interceptor



**02015-11-58**

**D. Wheeler**

**AN ORDINANCE TO AMEND CITY OF PEACHTREE CORNERS PROPERTY  
MAINTENANCE CODE CHAPTER 3, SECTION 302.4, YARDS, IN ORDER TO  
REQUIRE THE MAINTENANCE OF RIGHT-OF-WAY IMMEDIATELY IN FRONT  
OF PRIVATE PROPERTY; REPEALING CONFLICTING REGULATIONS; AND  
SETTING AN EFFECTIVE DATE**

**WHEREAS**, the Mayor and Council of the City of Peachtree Corners are charged with the protection of the public health, safety, and welfare of the citizens of Peachtree Corners; and

**WHEREAS**, pursuant to Section 1.12(a) of the City Charter, the City is charged with exercising the powers of zoning and, by extension, property maintenance; and

**WHEREAS**, the Mayor and Council desire to amend the current Property Maintenance Code;

**NOW THEREFORE**, the Council of the City of Peachtree Corners hereby ordains, as follows:

**Section 1:** (words **underlined** are added)

**SECTION 302 EXTERIOR PROPERTY AREAS**

**302.4 Yards.** All premises yards and exterior property shall be maintained free from **debris, litter, and rubbish, as well as grass and** weeds in excess of 12 inches in height. The term '**exterior property**' shall include **all areas on the property to the edge of street pavement**. All noxious weeds shall be prohibited.

**Section 2**

All ordinances or parts of ordinances in conflict herewith are hereby expressly repealed.

Effective this \_\_\_\_\_ day of December, 2015.

Approved by:

\_\_\_\_\_  
Mike Mason, Mayor

\_\_\_\_\_  
Kym Chereck, City Clerk

SEAL

**02015-11-59**

**D. Wheeler**

**AN ORDINANCE TO AMEND CITY OF PEACHTREE CORNERS ZONING  
RESOLUTION ART. XII, BY ADDING SEC. 1319, TRAILS AND OPEN SPACE,  
ALONG WITH A 'T-O' ZONING MAP CLASSIFICATION; REPEALING  
CONFLICTING REGULATIONS; AND SETTING AN EFFECTIVE DATE**

**WHEREAS**, the Mayor and Council of the City of Peachtree Corners are charged with the protection of the public health, safety, and welfare of the citizens of Peachtree Corners; and

**WHEREAS**, pursuant to Section 1.12(a) of the City Charter, the City is charged with exercising the powers of zoning; and

**WHEREAS**, the Mayor and Council desire to amend the 2012 Zoning Resolution;

**NOW THEREFORE**, the Council of the City of Peachtree Corners hereby ordains, as follows:

**Section 1:** The City of Peachtree Corners 2012 Zoning Resolution shall be amended by adding the following:

**SECTION 1319 T-O. Trails and Open Space**

- 1. Purpose: The purpose of the Trails and Open Space, T-O, zoning classification is to accommodate a multi-use trail system through Peachtree Corners along with the development of one or more multi-use trails and associated trail components. T-O lands are intended to serve passive recreational uses and as an alternative transportation corridor. T-O land is not intended to be used for sports facility buildings or athletic fields.**
- 2. Permitted Uses and Facilities:**
  - a. Paved and soft paths to accommodate pedestrians, bicycles, skateboards, rollerblades and other people-powered vehicles**
  - b. Trail hubs to accommodate:**
    - i. Vehicular parking lots at trail access points**
    - ii. Restroom facilities**
    - iii. Fitness related activities**
  - c. Active Recreation including:**
    - i. Boating (ramps, docks, etc.)**
    - ii. Disc golf (course baskets)**
    - iii. Exercise course (equipment at stations)**
    - iv. Bicycling (lockers and bike racks)**
  - d. Passive Recreation including:**
    - i. Picnic (tables and shelters)**
    - ii. Photography ( decks and overlooks)**
    - iii. Nature hikes (boardwalks)**

**3. Definitions:**

- a. **Trail Segment - Land located within an adopted multi-use trail system that is rezoned T-O and contributed to that trail system**
- b. **Density Credit – A development allocation awarded in exchange for land contributed to a trail system**
- c. **Density Account- a record established to keep track of Density Credits awarded to a specific recipient.**

**4. Applicability:**

- a. **Lands located along the Peachtree Corners Beltline and contributed to that multi-use trail will be reimbursed with Density Credits that can be utilized within the boundaries of the Central Business District.**
- b. **Lands located along the Crooked Creek Trail and contributed to that multi-use trail will be reimbursed with Density Credits that can be utilized within the boundaries of the Holcomb Bridge Road Corridor Study area.**

**5. Provisions:**

- a. **Trail Segments shall be contributed to the trail system through land donation, conservation easement, or other acceptable mechanism that preserves public access to the contributed land in perpetuity.**
- b. **Individuals who contribute Trail Segments shall be reimbursed with Density Credits that can only be used within the boundary of the area associated with that trail.**
- c. **Density Credits shall be granted at the rate of thirteen (13) multi-family units per acre of land contributed to a trail (or prorated portion thereof).**
- d. **The City shall establish a Density Account for each individual that makes a Trail Segment contribution.**
- e. **A Density Account holder may sell, assign, or convey his/her Density Credits in part or in total to one or more properties within the area associated with that trail (i.e. Beltline contribution can be utilized within the Central Business District; Crooked Creek Trail contribution can be utilized within the Holcomb Bridge Road Corridor Study area.)**
- f. **The use of Density Credits shall be approved by the City Council.**

**Section 2**

All ordinances or parts of ordinances in conflict herewith are hereby expressly repealed.  
Effective this \_\_\_\_\_ day of December, 2015.

Approved by:

\_\_\_\_\_  
Mike Mason, Mayor

\_\_\_\_\_  
Kym Chereck, City Clerk  
SEAL

**Short Term Rental**  
**Alex Wright &**  
**D. Wheeler**



# Memo

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TO: Mayor and Council

CC: Julian Jackson, City Manager

FROM: Diana Wheeler, Community Development Director

DATE: November 17, 2015

SUBJECT: Short-Term Rental Housing

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Over the past few years, there has been significant growth in the use of websites such as AirBnB, Homeway, and FlipKey by people who rent out their homes or portions of their homes for short-term use and by those who prefer the use of private homes over hotels. The popularity of these websites has generated discussions in many communities about the transient use of private homes and the impact that short-term rentals have on residential communities.

There has also been some concern expressed about this issue in Peachtree Corners and when a complaint was received recently, code enforcement addressed the matter in this way: the property owner was advised to cease the short-term rental of his home because the R-100 zoning classification only allows single family use of the property and the on-going rental constituted a multi-family use of the property.

The zoning code defines family as, "One or more persons related by blood, marriage, adoption, or guardianship; or not more than three persons not so related who live together in a dwelling unit as a single housekeeping unit..."

It has been staff's interpretation that having more than three unrelated people living in the home, even if they occupy the home at different times, violates the R-100 provisions of the code. However, to further clarify the zoning code and make it less dependent on interpretation, staff recommends that the definition section of the zoning code be amended by adding the underlined words, as follows:

**Dwelling Unit.** One or more rooms designed, occupied, or intended for occupancy as separate living quarters with cooking, sleeping and sanitary facilities provided with the dwelling unit for the ongoing, exclusive use of a single family maintained household and not for use as a short-term rental.

**Dwelling, Single Family.** A dwelling containing one (1) and only one (1) dwelling unit and used as a residence for a single household on an ongoing basis with no short-term rental use.

**Short-term Rental.** The use of (or contracting for use of) a dwelling unit for a period of less than six (6) months.

**OR (city attorney preferred option):**

**Short-term Rental.** The use of (or contracting for use of) a dwelling unit for a period of less than thirty-one (31) days. The rental of property for less than thirty-one (31) days shall constitute a hotel/motel use.

# **Trails & Open Space**

**D. Wheeler**

**AN ORDINANCE TO AMEND CITY OF PEACHTREE CORNERS ZONING  
RESOLUTION ART. XII, BY ADDING SEC. 1319, TRAILS AND OPEN SPACE,  
ALONG WITH A 'T-O' ZONING MAP CLASSIFICATION; REPEALING  
CONFLICTING REGULATIONS; AND SETTING AN EFFECTIVE DATE**

**WHEREAS**, the Mayor and Council of the City of Peachtree Corners are charged with the protection of the public health, safety, and welfare of the citizens of Peachtree Corners; and

**WHEREAS**, pursuant to Section 1.12(a) of the City Charter, the City is charged with exercising the powers of zoning; and

**WHEREAS**, the Mayor and Council desire to amend the 2012 Zoning Resolution;

**NOW THEREFORE**, the Council of the City of Peachtree Corners hereby ordains, as follows:

**Section 1:** The City of Peachtree Corners 2012 Zoning Resolution shall be amended by adding the following:

**SECTION 1319 T-O. Trails and Open Space**

- 1. Purpose: The purpose of the Trails and Open Space, T-O, zoning classification is to accommodate a multi-use trail system through Peachtree Corners along with the development of one or more multi-use trails and associated trail components. T-O lands are intended to serve passive recreational uses and as an alternative transportation corridor. T-O land is not intended to be used for sports facility buildings or athletic fields.**
- 2. Permitted Uses and Facilities:**
  - a. Paved and soft paths to accommodate pedestrians, bicycles, skateboards, rollerblades and other people-powered vehicles**
  - b. Trail hubs to accommodate:**
    - i. Vehicular parking lots at trail access points**
    - ii. Restroom facilities**
    - iii. Fitness related activities**
  - c. Active Recreation including:**
    - i. Boating (ramps, docks, etc.)**
    - ii. Disc golf (course baskets)**
    - iii. Exercise course (equipment at stations)**
    - iv. Bicycling (lockers and bike racks)**
  - d. Passive Recreation including:**
    - i. Picnic (tables and shelters)**
    - ii. Photography ( decks and overlooks)**
    - iii. Nature hikes (boardwalks)**

**3. Definitions:**

- a. Trail Segment - Land located within an adopted multi-use trail system that is rezoned T-O and contributed to that trail system**
- b. Density Credit – A development allocation awarded in exchange for land contributed to a trail system**
- c. Density Account- a record established to keep track of Density Credits awarded to a specific recipient.**

**4. Applicability:**

- a. Lands located along the Peachtree Corners Beltline and contributed to that multi-use trail will be reimbursed with Density Credits that can be utilized within the boundaries of the Central Business District.**
- b. Lands located along the Crooked Creek Trail and contributed to that multi-use trail will be reimbursed with Density Credits that can be utilized within the boundaries of the Holcomb Bridge Road Corridor Study area.**

**5. Provisions:**

- a. Trail Segments shall be contributed to the trail system through land donation, conservation easement, or other acceptable mechanism that preserves public access to the contributed land in perpetuity.**
- b. Individuals who contribute Trail Segments shall be reimbursed with Density Credits that can only be used within the boundary of the area associated with that trail.**
- c. Density Credits shall be granted at the rate of thirteen (13) multi-family units per acre of land contributed to a trail (or prorated portion thereof).**
- d. The City shall establish a Density Account for each individual that makes a Trail Segment contribution.**
- e. A Density Account holder may sell, assign, or convey his/her Density Credits in part or in total to one or more properties within the area associated with that trail (i.e. Beltline contribution can be utilized within the Central Business District; Crooked Creek Trail contribution can be utilized within the Holcomb Bridge Road Corridor Study area.)**
- f. The use of Density Credits shall be approved by the City Council.**

**Section 2**

All ordinances or parts of ordinances in conflict herewith are hereby expressly repealed.  
Effective this \_\_\_\_\_ day of December, 2015.

Approved by:

\_\_\_\_\_  
Mike Mason, Mayor

\_\_\_\_\_  
Kym Chereck, City Clerk  
SEAL