www.peachtreecornersga.gov

COUNCIL MEETING AGENDA

Mike Mason, Mayor

Phil Sadd – Post 1, Council Member
Eric Christ – 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

December 20, 2016 **COUNCIL AGENDA** **7:00 PM**

PEACHTREE CORNERS CITY HALL
147 TECHNOLOGY PARKWAY, PEACHTREE CORNERS, GA 30092

A) CALL TO ORDER

B) ROLL CALL

C) PLEDGE OF ALLEGIANCE

D) MAYOR'S OPENING REMARKS

E) CONSIDERATION OF MINUTES – November 15, 2016 & November 21, 2016

F) CONSIDERATION OF MEETING AGENDA

G) PUBLIC COMMENTS

H) PRESENTATIONS AND REPORTS

1. **Sanjay Parekh** Presentation on Prototype Prime
2. **Adam Fraley** FY2016 Audit Report
3. **Diana Wheeler** Staff Activity Report
4. **Greg Ramsey** Staff Activity Report

I) CONSENT AGENDA

1. **APH 2016-12-041** Approval of Alcoholic Beverage License Application for Spalding Chevron, Inc. dba Chevron Food Mart, 6399 Spalding Dr., Peachtree Corners, GA 30092. Applicant Noorallah Panjwani is applying for Retail Package Beer, Wine, and Sunday Sales Alcohol Beverage License.

2. **APH 2016-12-042** Approval of Alcoholic Beverage License Application for Corona Restaurant, LLC, 7000 Jimmy Carter Blvd., Ste. 102, Peachtree Corners, GA 30092. Applicant Maribel Chavez Arellano is applying for Consumption on Premise, Beer, Wine, Distilled Spirits, and Sunday Sales Alcohol Beverage License.

J) OLD BUSINESS

1.	**O2016-11-81** **Diana Wheeler**	Second Read and Consideration of an Ordinance to amend the City of Peachtree Corners Zoning Map pursuant to RZ2016-005 / SUP2016-004, Aztec Stone. rezoning from M-1, Light Industry, to C-2, Commercial, and approving a Special Use Permit on 2.29 acres to allow outdoor storage in order to accommodate the expansion of a stone yard at 5055 and 5039 Buford Hwy., in Dist. 6, Land Lot 257, Parcels 025 and 027, Peachtree Corners, GA.
2.	**O2016-11-82** **Diana Wheeler**	Second Reading and Consideration of PH2016-007, Vending and Lockers, to amend the City of Peachtree Corners Zoning Resolution in order to regulate outdoor vending and storage lockers.

K) NEW BUSINESS

1.	**Action Item** **Diana Wheeler**	Consideration of awarding a contract for the design of Phase 1B of the Multi-Use Trail (Technology Park Lake to Medlock Bridge Rd.)
2.	**Action Item** **Diana Wheeler**	Consideration of awarding a contract for survey work associated with Phase 1B of the Multi-Use Trail (Technology Park Lake to Medlock Bridge Rd.)
3.	**Action Item** **Brian Johnson**	Consideration of extending the consultant services contract with Charles Abbot and Associates on a month-to-month basis.
4.	**R2016-12-72** **Brian Johnson**	Consideration of a Resolution of the City of Peachtree Corners to authorize the City Manager to execute an agreement for a Lobbyist pursuant to an RFQ.
5.	**Action Item** **Brandon Branham**	Consideration of approving the budget allocation for Partnership Gwinnett.
6.	**R2016-12-68** **Diana Wheeler**	Consideration of reappointing Downtown Development Authority members, Bob Saville and Gene Witkin, whose terms are due to expire.
7.	**R2016-12-69** **Diana Wheeler**	Consideration of reappointing Zoning Board of Appeals member Amreeta Regmi, James Blum and Matthew Gries, whose terms are due to expire.
8.	**R2016-12-70** **Diana Wheeler**	Consideration of reappointing Planning Commission members, Matt Houser, Mark Willis and Italia Metts, whose terms are due to expire.
9.	**O2016-12-83**	First Read and Consideration of SUP2016-005, King David Adult Day Care Center, request for a special use permit to allow an adult day care center in an O-I, Office-Institution, zoning district on a portion of a 7.15 acre site located at 6991 Peachtree Industrial Blvd. (Bldg. 600) in Dist. 6, Land Lot 277, Peachtree Corners, GA (Second Read and Public Hearing 1-17-17)

L) WORK SESSION

1. Brian Johnson City Manager Updates

M) EXECUTIVE SESSION – One personnel matter and two real estate matters.

N) ADJOURNMENT

Meeting Minutes

November 15, 2016

&

November 21, 2016

DRAFT COPY

CITY OF PEACHTREE CORNERS
COUNCIL MEETING MINUTES
NOVEMBER 15, 2016 @ 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. An audible copy of the meeting is available from the City Clerk's office. The following were in attendance:

Mayor	Mike Mason
Council Member	Phil Sadd – Post 1
Council Member	Eric Christ – 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	Brian Johnson
City Clerk	Kym Chereck
Com. Dev. Director	Diana Wheeler
City Attorney	Bill Riley
City Attorney	Joe Leonard
Attorney	Jed Beardsley
Public Works Director	Greg Ramsey
Finance Director	Brandon Branham

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

MAYOR'S OPENING REMARKS: Mayor Mason reminded the public that this year's Christmas Parade will take place on Saturday, November 26, 2016, from 4:00 PM to 9:00 PM.

MINUTES:

MOTION TO APPROVE THE MINUTES FROM THE OCTOBER 18, 2016 COUNCIL MEETING.

By: Council Member Christopher
Seconded by: Council Member Gratwick
Vote: (7-0) (Christopher, Gratwick, Mason, Sadd, Christ, Wright, Aulbach)

MOTION TO APPROVE THE MINUTES FROM THE NOVEMBER 5, 2016 COUNCIL RETREAT.
By: Council Member Gratwick
Seconded by: Council Member Christopher
Vote: (7-0) (Gratwick, Christopher, Mason, Sadd, Christ, Wright, Aulbach)

CONSIDERATION OF MEETING AGENDA:

MOTION TO REQUEST A CHANGE TO THE MEETING AGENDA TO REMOVE ITEM J3.
By: Council Member Christ
Seconded: Council Member Aulbach
Vote: (7-0) (Christ, Aulbach, Mason, Sadd, Wright, Christopher, Gratwick)

MOTION TO REQUEST A CHANGE TO THE MEETING AGENDA TO MOVE ITEM J1 TO J8.
By: Council Member Christ
Seconded: Council Member Christopher
Vote: (7-0) (Christ, Christopher, Mason, Sadd, Wright, Aulbach, Gratwick)

PUBLIC COMMENT: There was no public comment.

PRESENTATIONS AND REPORTS:

Staff Activity Report – Community Development

Diana Wheeler, Community Development Director, provided her report on staff activities that occurred during the period of October 24, 2016 – November 11, 2016. These activities included, among other items, meetings with the DDA subcommittee to interview Innovation Hub Master Plan consultants, meeting with the TPA to discuss trail extension through Technology Park, and meeting with Pond to discuss the process and timeline for the Peachtree Corners Circle Trail design.

Staff Activity Report – Public Works

Greg Ramsey, Public Works Director, provided his report on staff activities that occurred in the period ending with November 7, 2016. These activities included, among other items, meetings concerning the Multi-use trail, meetings concerning the Stormwater workshop, meetings concerning the State Route 141 Corridor with Johns Creek, and a quarterly meeting with Gwinnett County concerning Stormwater.

OLD BUSINESS:

O2016-09-80
Second Read and Consideration of an Ordinance to prohibit hunting and celebratory gun fire within the City of Peachtree Corners. (*Motion needed to remove from table, public discussion to follow.*)

MOTION TO REMOVE O2016-09-80 FROM THE TABLE.
By: Council Member Aulbach
Seconded: Council Member Christopher
Vote: (7-0) (Aulbach, Christopher, Mason, Sadd, Wright, Christ, Gratwick)

City Attorney, Bill Riley, presented the Mayor and Council with the revised verbiage concerning this item (this information is available in the Council Packet.) Mayor Mason opened the floor to anyone wanting to speak concerning this item. Carson Saville, Craig Lindberg, David Pope, Sean Coughlin, David Copeland, Cynthia Wicker, Todd Gottlich, Chris Adams, Alan Larson, Randy Stair, Tom Beaty, and Barry Womack all spoke before the Mayor and Council. An audible copy of their comments is available from the City Clerk's office.

MOTION TO ADD SECTION 42-3 RELATING TO DISCHARGE OF WEAPONS, AND WILL READ AS FOLLOWS: SEC. 42-3 – DISCHARGE OF WEAPONS. (A) IT SHALL BE UNLAWFUL TO DISCHARGE ANY FIREARM WITHIN THE RESIDENTIAL AREAS OF THE CITY OF PEACHTREE CORNERS. THIS SECTION SHALL NOT BE CONSTRUED TO PROHIBIT ANY OFFICER OF THE LAW FROM DISCHARGING A FIREARM IN THE PERFORMANCE OF HIS/HER DUTY, OR TO PROHIBIT ANY CITIZEN FROM DISCHARGING A WEAPON WHEN LAWFULLY DEFENDING PERSONS OR PROPERTY (INCLUDING WITHOUT LIMITATION DOMESTICATED PETS), OR DESTROYING A DANGEROUS WILD ANIMAL. THIS SECTION SHALL NOT APPLY TO BB GUNS OR AIR PELLET RIFLES. (B) IT SHALL BE UNLAWFUL TO DISCHARGE ANY BOW OR CROSSBOW WITHIN THE RESIDENTIAL

AREAS OF THE CITY OF PEACHTREE CORNERS WITHOUT A CURRENT GEORGIA HUNTING LICENSE AND WRITTEN PERMISSION OF THE OWNER(S) OF ANY PROPERTY WHERE SUCH DISCHARGE OF BOW OR CROSSBOW WILL OCCUR. THIS SECTION SHALL NOT APPLY TO ARCHERY TARGET PRACTICE.
By: Council Member Christopher
Seconded: Council Member Aulbach
Vote: (7-0) (Christopher, Aulbach, Mason, Sadd, Wright, Christ, Gratwick)
(See attachment A for approved Ordinance)

NEW BUSINESS:

ACTIOIN ITEM
Consideration of awarding a contract for the development of an Innovation Hub Master Plan.

Diana Wheeler, Community Development Director, informed the Mayor and Council that the Innovation Hub subcommittee reviewed four proposals in response to the City's request for a consultant's help in preparing an Innovation Master Plan for the City. The subcommittee short-listed and interviewed three firms: Ware Malcomb, MXD and HGOR. After review, Staff recommended awarding the contract to MXD for an amount not to exceed $136,000.

MOTION TO AWARD THE INNOVATION HUB MASTER PLAN PROJECT CONTRACT TO MXD FOR AN AMOUNT NOT TO EXCEED $136,000 AND AUTHORIZE THE MAYOR TO SIGN THE CONTRACT DOCUMENTS.
By: Council Member Gratwick
Seconded: Council Member Wright
Vote: (7-0) Gratwick, Wright, Mason, Sadd, Christ, Aulbach, Christopher)

R2016-11-67
Consideration of approval of a resolution to adopt the revised emergency operations plan for Gwinnett County and its Municipalities.

MOTION TO APPROVE R2016-11-67.
By: Council Member Christopher
Seconded: Council Member Christ
Vote: (7-0) Christopher, Christ, Mason, Sadd, Wright, Aulbach, Gratwick)

ACTION ITEM
Consideration of approval of the 2017 meeting calendar.

MOTION TO APPROVE 2017 MEETING CALENDAR AS PRESENTED.
By: Council Member Aulbach
Seconded: Council Member Christopher
Vote: (7-0) (Aulbach, Christopher, Mason, Sadd, Christ, Wright, Gratwick)

O2016-11-82
First Reading and Consideration of PH2016-007, Vending and Lockers, to amend the City of Peachtree Corners Zoning Resolution in order to regulate outdoor vending and storage lockers. (Second Read and Public Hearing December 20, 2016)

O2016-11-81
First Read and Consideration of an Ordinance to amend the City of Peachtree Corners Zoning Map pursuant to RZ2016-005 / SUP2016-004, Aztec Stone, rezoning from M-1, Light Industry, to C-2, Commercial, and approving a Special Use Permit on 2.29 acres to allow outdoor storage in order to accommodate the expansion of a stone yard at 5055 and 5039 Buford Hwy., in Dist. 6, Land Lot 257, Parcels 025 and 027, Peachtree Corners, GA. (Second Read and Public Hearing December 20, 2016)

R2016-11-66
Consideration of a Resolution to amend the sale contract for the Town Center property. (to be considered after executive session)

ACTION ITEM
Consideration of Approval of Supplemental Resolution determining that the final terms of the Downtown Development Authority's Revenue Bonds (Peachtree Corners Town Center Project), Series 2016 are within the parameters approved by the City in Ordinance O2015-09-55.
(to be considered after executive session)

WORK SESSION:

Update on the City of Peachtree Corners website

Mr. Michael Powell, Website Content Specialist, gave a brief presentation to the Mayor and Council on the updates integrated into the existing website. Updates have been made to all areas of the website and the website is now more user friendly.

Spalding Drive transportation project

Mr. Greg Ramsey, Public Works Director, gave a brief presentation on the proposed Spalding Drive transportation project. Mr. Ramsey stated that the project would need to include raising and expanding the existing bridge located over Crooked Creek, as well as widening Spalding Drive.

Update on Street Lighting Program

Mr. Greg Ramsey, Public Works Director, gave a brief presentation on the street lighting program for Peachtree Corners. Mr. Ramsey stated that phase one would include adding lights to existing poles, and phase two would include adding poles and lights.

Update on Sophicity IT contract

Mr. Brandon Branham, Finance Director, informed the Mayor and Council that the Sophicity contract will be up for renewal next month. Mr. Branham stated that Staff is happy with Sophicity and that they have increased their team to 60 people which has increased their response time. Mr. Branham suggested that the contract be renewed for one year.

EXECUTIVE SESSION:

MOTION TO GO INTO EXECUTIVE SESSION FOR ONE REAL ESTATE ITEM.
By: Council Member Christopher
Seconded by: Council Member Sadd
Vote: (7-0) (Christopher, Sadd, Mason, Wright, Christ, Aulbach, Gratwick)

MOTION TO COME OUT OF EXECUTIVE SESSION.
By: Council Member Christopher
Seconded by: Council Member Sadd
Vote: (7-0) (Christopher, Sadd, Mason, Wright, Christ, Aulbach, Gratwick)

NEW BUSINESS:

MOTION TO TABLE R2016-11-66 (CONSIDERATION OF A RESOLUTION TO AMEND THE SALE CONTRACT FOR THE TOWN CENTER PROPERTY) AND THE ACTION ITEM CONCERNING THE CONSIDERATION OF APPROVAL OF SUPPLEMENTAL RESOLUTION DETERMINING THAT THE FINAL TERMS OF THE DOWNTOWN DEVELOPMENT AUTHORITY'S REVENUE BONDS (PEACHTREE CORNERS TOWN CENTER PROJECT), SERIES 2016 ARE WITHIN THE PARAMETERS APPROVED BY THE CITY IN ORDINANCE O2015-09-55 UNTIL A SPECIAL CALLED MEETING ON MONDAY, NOVEMBER 21, 2016.
By: Council Member Sadd
Seconded by: Council Member Christopher
Vote: (7-0) (Sadd, Christopher, Mason, Wright, Christ, Aulbach, Gratwick)

ADJOURNMENT:

MOTION TO ADJOURN AT 11:03 PM.
By: Council Member Christ
Seconded by: Council Member Aulbach
Vote: (7-0) (Christ, Aulbach, Mason, Sadd, Wright, Christopher, Gratwick)

Approved,

Mike Mason, Mayor

Attest:

Kymberly Chereck, City Clerk
(Seal)

Attachment A

O2016-09-80

CITY OF PEACHTREE CORNERS **ORDINANCE 2016-09-80**
COUNTY OF GWINNETT, STATE OF GEORGIA

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF PEACHTREE CORNERS, GEORGIA, TO AMEND ARTICLE I OF CHAPTER 42 OF THE PEACHTREE CORNERS CODE OF ORDINANCES, TO PROHIBIT THE DISCHARGE OF WEAPONS IN RESIDENTIAL AREAS EXCEPT AS AUTHORIZED; TO REPEAL CONFLICTING ORDINANCES; AND TO PROVIDE AN EFFECTIVE DATE;

WHEREAS, the Mayor and Council of the City of Peachtree Corners, Georgia is authorized under Article IX, Section II, Paragraph III of the Constitution of the State of Georgia to adopt reasonable ordinances to protect and improve the public health, safety, and welfare of the citizens of the City of Peachtree Corners, Georgia; and

WHEREAS, regulating the discharge of weapons in residential areas serves a public purpose and protects the public interest; and

WHEREAS, the Mayor and Council have determined that the lack of regulations concerning the discharge of weapons in residential areas is detrimental to the public welfare;

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

SECTION I: Article I of Chapter 42 relating to Nuisances is hereby amended by adding Section 42-3 relating to discharge of weapons, and will read as follows:

Sec. 42-3 – Discharge of Weapons.
a. It shall be unlawful to discharge any firearm within the residential areas of the City of Peachtree Corners. This section shall not be construed to prohibit any officer of the law from discharging a firearm in the performance of his/her duty, or to prohibit any citizen from discharging a weapon when lawfully defending persons or property (including without limitation domesticated pets), or destroying a dangerous wild animal. This section shall not apply to bb guns or air pellet rifles.

b. It shall be unlawful to discharge any bow or crossbow within the residential areas of the City of Peachtree Corners without a current Georgia hunting license and written permission of the owner(s) of any property where such discharge of bow or crossbow will occur. This section shall not apply to archery target practice.

SECTION II: Sections 42-4 - 42-22 of Article I of Chapter 42 are hereby Reserved.

SECTION III: It is the intention of the City Council and it is hereby ordained by the authority of the City Council that the provisions of this Ordinance shall become and be made a part of The Code of the City of Peachtree Corners, Georgia, and the codifier is authorized to make the specified deletions, insertions, additions, and to insert headings, article numbers and section numbers as and where appropriate.

SECTION IV: All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed to the extent of such conflict.

SECTION V: If any section, subsection, provisions, or clause of any part of this Ordinance shall be declared invalid or unconstitutional, or, if the provisions of any part of this Ordinance as applied to any particular situation or set of circumstances shall be declared invalid or unconstitutional, such invalidity shall not be construed to affect the portions of this Ordinance not so held to be invalid, or the application of this Ordinance to other circumstances not so held to be invalid. It is hereby declared as the intent of the City Council that this Ordinance would have been adopted in its current form without the invalid or unconstitutional provision contained therein.

SECTION VI: This Ordinance shall become effective immediately upon adoption.

SO ORDAINED this 15th day of November, 2016.

CITY OF PEACHTREE CORNERS, GEORGIA

By: Mike Mason
Mike Mason, Mayor

Attest:

Kym Chereck, City Clerk

(SEAL)

VOTE: ☑Y☐N☐A Sadd / ☑Y☐N☐A Christ / ☑Y☐N☐A Wright / ☑Y☐N☐A Mason / ☑Y☐N☐A Aulbach / ☑Y☐N☐A Christopher / ☑Y☐N☐A Gratwick

DRAFT COPY

CITY OF PEACHTREE CORNERS
SPECIAL CALLED COUNCIL MEETING MINUTES
NOVEMBER 21, 2016 @ 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. An audible copy of the meeting is available from the City Clerk's office. The following were in attendance:

Mayor	Mike Mason
Council Member	Phil Sadd – Post 1 - Absent
Council Member	Eric Christ – Post 2 - Absent
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	Brian Johnson
City Clerk	Kym Chereck
Com. Dev. Director	Diana Wheeler
City Attorney	Bill Riley
Attorney	Jed Beardsley
Public Works Director	Greg Ramsey
Finance Director	Brandon Branham

EXECUTIVE SESSION:

MOTION TO GO INTO EXECUTIVE SESSION FOR ONE REAL ESTATE MATTER.
By: Council Member Christopher
Seconded: Council Member Aulbach
Vote: (5-0) (Christopher, Aulbach, Mason, Wright, Gratwick)

MOTION TO COME OUT OF EXECUTIVE SESSION.
By: Council Member Gratwick
Seconded: Council Member Aulbach
Vote: (5-0) Gratwick, Aulbach, Mason, Wright, Christopher)

OLD BUSINESS:

R2016-11-66
Consideration of a Resolution to amend the sale contract for the Town Center property.

MOTION TO REMOVE R2016-11-66 FROM THE TABLE.
By: Council Member Christopher
Seconded: Council Member Gratwick
Vote: (5-0) Christopher, Gratwick, Mason, Wright, Aulbach)

MOTION TO GRANT A CONTRACT EXTENSION FOR THE SEVENTH AMENDMENT SUBJECT TO THE FOLLOWING TERMS: AN EXTENSION TO MARCH 31, 2017 TO BE GRANTED IF A CONTRACT WITH ALAMO DRAFT HOUSE IS EXECUTED BY 5PM, DECEMBER 19, 2016. FAILING THAT AN EXTENSION TO FEBRUARY 28, 2017 TO BE GRANTED IF A LEASE IS EXECUTED WITH CINEBISTRO BY 5PM JANUARY 6, 2017. THERE WILL BE AN EXTENSION FEE OF $18,024.00 PER MONTH WHICH SHALL NOT BE DEDUCTED FROM THE PURCHASE PRICE, AND THIS NEEDS TO BE EXECUTED BY NOVEMBER 29, 2016 AND THE TERMS WILL BE FINALIZED BY THE CHAIRMAN OF THE DDA AND THE MAYOR AND STAFF AND COUNCIL, AS NEEDED.
By: Council Member Christopher
Seconded: Council Member Gratwick
Vote: (5-0) Christopher, Gratwick, Mason, Wright, Aulbach)

ACTION ITEM
Consideration of Approval of Supplemental Resolution determining that the final terms of the Downtown Development Authority's Revenue Bonds (Peachtree Corners Town Center Project), Series 2016 are within the parameters approved by the City in Ordinance O2015-09-55. (This item remained on the table.)

NEW BUSINESS:

ACTION ITEM
Consideration of a Change Order to the original Intergovernmental Agreement between Gwinnett County and City of Peachtree Corners regarding jointly funded 2014 SPLOST projects (Project # F-1069).

MOTION TO APPROVE A CHANGE ORDER TO THE ORIGINAL INTERGOVERNMENTAL AGREEMENT BETWEEN GWINNETT COUNTY AND THE CITY OF PEACHTREE CORNERS REGARDING JOINTLY FUNDED 2014 SPLOST PROJECTS (PROJECT # F-1069).
By: Council Member Aulbach
Seconded: Council Member Christopher
Vote: (5-0) (Aulbach, Christopher, Mason, Wright, Gratwick)

ADJOURNMENT:

MOTION TO ADJOURN AT 8:11 PM.
By: Council Member Aulbach
Seconded: Council Member Christopher
Vote: (5-0) (Aulbach, Christopher, Mason, Wright, Gratwick)

Approved,

Mike Mason, Mayor

Attest:

Kymberly Chereck, City Clerk
(Seal)

FY2016
Audit Report

Adam Fraley

City of Peachtree Corners, Georgia

Auditor's Discussion & Analysis

Financial & Compliance Audit Summary

June 30, 2016

Presented by:

MAULDIN & JENKINS

City of Peachtree Corners, Georgia

Auditor's Discussion & Analysis (AD&A)

June 30, 2016

PURPOSE OF ANNUAL AUDIT AGENDA

- Engagement Team and Firm Information.

- Overview of:
  - Independent Auditor's Report;
  - Financial Statements, Footnotes and Supplementary Information; and
  - 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, 2016

MAULDIN & JENKINS – GOVERNMENTAL PRACTICE

General Information:

- Founded in ~1920.
- Large regional firm serving the Southeastern United States.
- Offices located in Atlanta, GA, Macon GA, Albany, GA, Bradenton, FL, Chattanooga, TN, and Birmingham, AL.
- Approximately 280 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 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.
- 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.
- In past three (3) years, have served approx. 300 governments in the Southeast, including:
  - ✓ 30 State of Georgia entities (such as DCH, GEFA, GSFIC, Lotto, GSFA, GBA, SRTA);
  - ✓ **85 cities;**
  - ✓ 40 counties;
  - ✓ 40 school systems and 20 charter schools;
  - ✓ 80 special purpose entities (stand-alone entities: water/sewer, transit, gas, electric, airports, housing, industrial, development, educational, retirement, libraries, etc.); and
  - ✓ 90 governments receiving the GFOA's Certificate of Achievement for Excellence in Financial Reporting.
- Experience performing forensic audit services and information technology consultations.
- Experience performing municipal bond debt issuance attestation services serving clients with over $11.0 billion in aggregate publicly issued debt instruments.
- 10th highest level of Single Audits conducted in U.S.A. approximating $8.0 billion annually.

Engagement Team Leaders for Douglas County Board of Education Include:

- Adam Fraley - Engagement Lead Partner - 19 years experience, 100% governmental
- Christopher McKellar - Manager - 11 years experience, 100% governmental

MAULDIN & JENKINS – ADDITIONAL INFOMATION

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

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, 2016.

Other Matters

Certain required supplementary information and other information is included in the financial report, and as directed by relevant auditing standards, we have not expressed an opinion or provided any assurance on the respective information.

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.

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*.

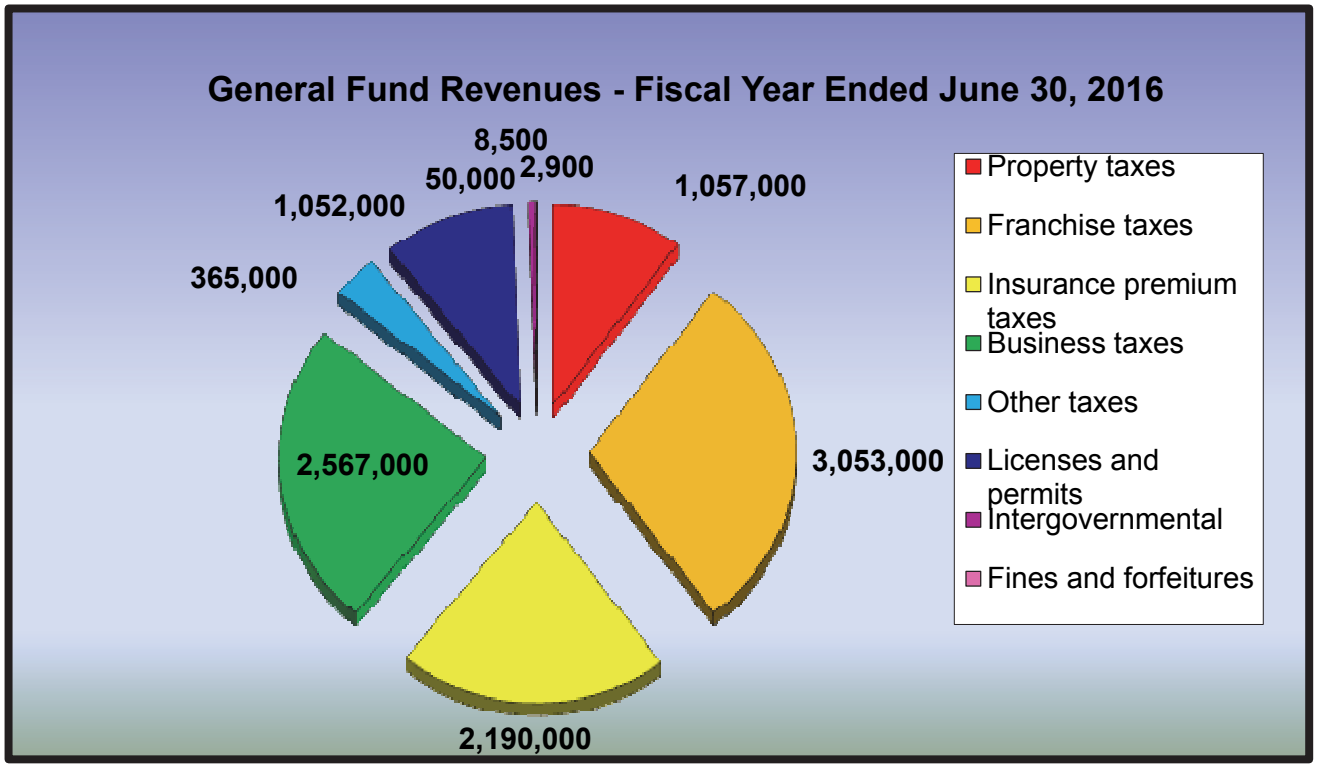
Highlights of the government-wide statements note total assets of approximately $42,000,000 offset by liabilities of approximately $5,200,000. This results in the Government reported net position (or equity) of approximately $36,900,000. A substantial element of the net position is composed of a net investment in capital assets in the approximate amount of $16,900,000. Restricted net position amounts to approximately $10,200,000 leaving unrestricted net position at $9,700,000.

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 $7,400,000 for the fiscal year ended June 30, 2016.

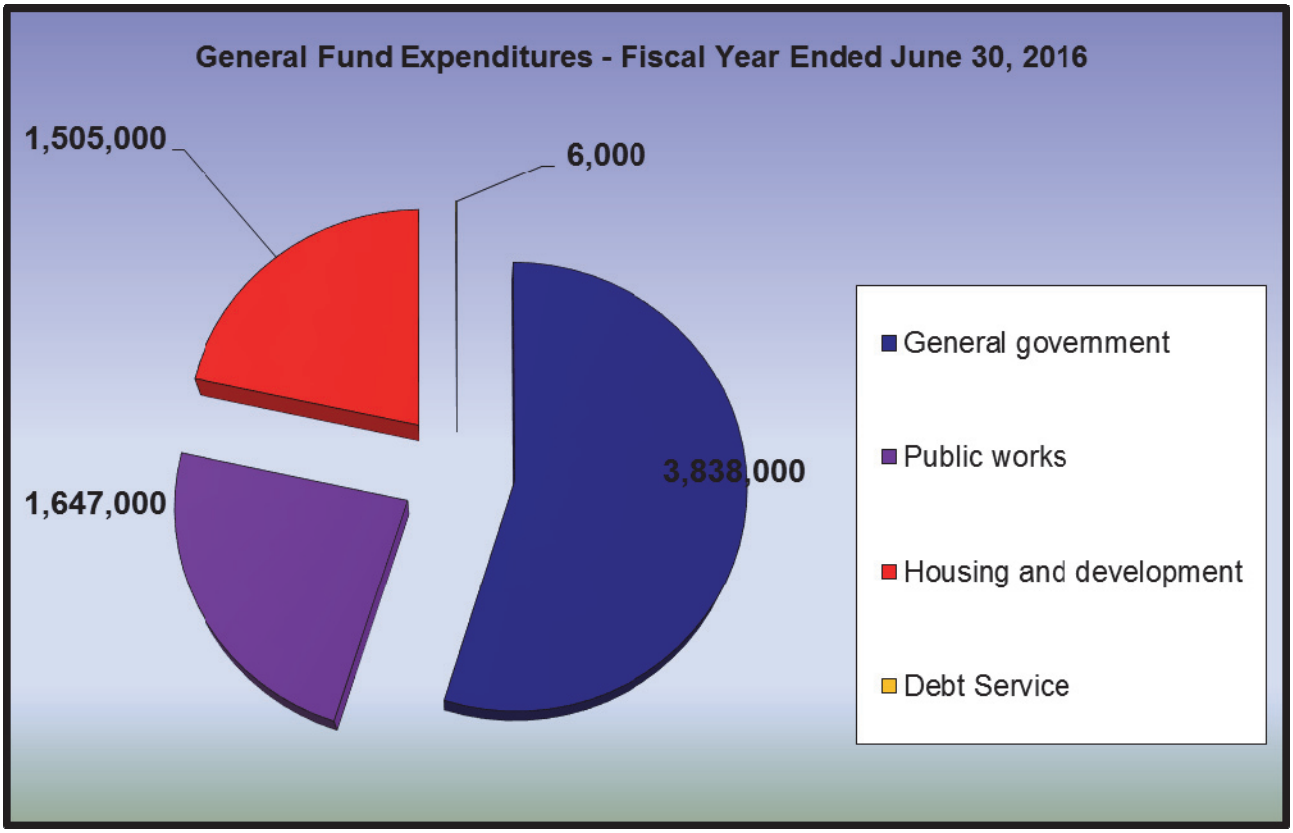
General Fund

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, 2016:

General Fund Revenues: The following chart depicts the primary revenue sources of the General Fund for the 2016 fiscal year. Franchise and other business taxes represent a key component of revenue.



General Fund Expenditures: The following chart presents the General Fund's expenditures by major function for the fiscal year ended June 30, 2016. 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.

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 and Investments: 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. It also discloses the fact that the City reports its investment at fair value.

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.

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.

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, 2016 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

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.

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, 2016, 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.

Matters for Communication to the Board and Management

During our audit of the financial statements as of and for the year ended June 30, 2016, 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. 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 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).

b) **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, 2016, 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.

c) **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, 2016, 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. 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
- 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.

e) Statement No. 79, *Certain External Investment Pools and Pool Participants* was issued in December of 2015, and is effective for financial statements for periods beginning after June 15, 2015 resulting in the School District's fiscal year ended June 30, 2016.

This pronouncement establishes criteria for an external investment pool to qualify for making the election to measure all of its investments at amortized cost for financial reporting purposes.

This new standard also establishes additional note disclosures for the pool and the pool participants. Specifically, the new disclosures address:

- How the external investment pool transacts with participants;
- Requirements for portfolio maturity, quality, diversification, and liquidity;
- Calculation and requirements of a shadow price (the amortized value rather than the assigned market value which is normally a nominal value of $1.00 per share).

If a pool does not meet the above specifics, then pool participants must measure their investments in that pool at fair value (not at amortized cost), as provided by GASB No. 31.

This new pronouncement required additional disclosures for the School District with its implementation as of June 30, 2016.

f) **Statement No. 80, *Blending Requirements for Certain Component Units – an Amendment of GASB Statement No. 14*** was issued in January of 2016, and is effective for financial statements for periods beginning after June 15, 2016 resulting in the School District's fiscal year ending June 30, 2017.

This new standard amends the blending requirements established by paragraph 53 of GASB No. 14. This statement requires blending of not-for-profit component units whose primary government is the sole corporate member. This statement does not apply to component units included in the provisions of GASB No. 39. We do not expect this pronouncement to affect the financial reporting of the School District.

g) **Statement No. 81, *Irrevocable Split-Interest Agreements*** was issued in March of 2016, and is effective for financial statements for periods beginning after December 15, 2016 resulting in the School District's fiscal year ending June 30, 2018.

Irrevocable split-interest agreements (which are prevalent at colleges and universities) whereby split-interest agreements in which an asset is given to a 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. We do not expect this pronouncement to affect the financial reporting of the School District.

h) **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:

- **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.

- **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.
- **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 things 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.

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

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@mjcpa.com (send corresponding copy to afraley@mjcpa.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: ***03009137 - City of Peachtree Corners, Georgia***
Engagement: ***0309137 - City of Peachtree Corners Georgia***
Period Ending: ***6/30/2016***
Trial Balance: ***0200.000 - General Fund Database***
Workpaper: ***0204.100 - Adjusting Journal Entries Report***

Account	Description	W/P Ref	Debit	Credit
Adjusting Journal Entries JE # 1		**PBC**		
To reclass transfers to DDA for debt service payments				
100-57200-51280	INTERGOVERNMENTAL EXPENDITURES - DDA DEBT		216,381.93	
100-51590-53132	Interest			216,381.93
Total			**216,381.93**	**216,381.93**

Client: ***03009137 - City of Peachtree Corners, Georgia***
Engagement: ***0309137 - City of Peachtree Corners Georgia***
Period Ending: ***6/30/2016***
Trial Balance: ***0200.800 - Development Authority Database***
Workpaper: ***0204.850 - Development Authority Adjusting Journal Entries Report***

Account	Description	W/P Ref	Debit	Credit
Adjusting Journal Entries JE # 1		**PBC**		
To reclass transfers to expenditures for debt service payments				
850-00000-39110	TRANSFERS FROM CITY		216,381.93	
850-00000-12000	INTERGOVERNMENTAL REVENUES - CITY			216,381.93
Total			**216,381.93**	**216,381.93**

CITY OF PEACHTREE CORNERS, GEORGIA

FINANCIAL REPORT

FOR THE YEAR ENDED JUNE 30, 2016

Prepared by:
Finance Department

INTRODUCTORY SECTION

CITY OF PEACHTREE CORNERS, GEORGIA

FINANCIAL REPORT
FOR THE YEAR ENDED JUNE 30, 2016

TABLE OF CONTENTS

Page Number

INTRODUCTORY SECTION

Table of Contents i

FINANCIAL SECTION

Independent Auditor's Report ..... 1 - 3
Basic Financial Statements:
Government-wide Financial Statements
Statement of Net Position 4
Statement of Activities 5
Fund Financial Statements
Balance Sheet – Governmental Funds 6
Statement of Revenues, Expenditures, and Changes in Fund Balances – Governmental Funds 7
Reconciliation of the Statement of Revenues, Expenditures, and Changes in Fund Balances of Governmental Funds to the Statement of Activities 8
Statement of Net Position – Proprietary Fund 9
Statement of Revenues, Expenses, and Changes in Net Position – Proprietary Fund 10
Statement of Cash Flows – Proprietary Fund 11
Notes to Financial Statements ..... 12 - 27
Required Supplementary Information:
General Fund – Schedule of Revenues, Expenditures, and Changes in Fund Balances – Budget and Actual (GAAP Basis) 28
Individual Fund Financial Statements and Schedules:
Balance Sheet – Component Unit – Development Authority 29
Statement of Revenues, Expenditures, and Changes in Fund Balance – Component Unit – Development Authority 30
Schedule of Expenditures of Special Purpose Local Option Sales Tax 31

COMPLIANCE SECTION

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 ..... 32 and 33

FINANCIAL SECTION

MAULDIN & JENKINS

INDEPENDENT AUDITOR'S REPORT

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 and for the year ended June 30, 2016, 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, 2016, 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 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 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 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 November 1, 2016, 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
November 1, 2016

CITY OF PEACHTREE CORNERS, GEORGIA

STATEMENT OF NET POSITION
JUNE 30, 2016

	Primary Government			Component Unit
	Governmental Activities	Business-type Activities	Total	Development Authority
ASSETS				
Cash and cash equivalents	$ 22,858,895	$ 970,614	$ 23,829,509	$ 30,053
Land held for resale	-	-	-	11,508,434
Accounts receivable	278,057	2,859	280,916	-
Prepaids	23,069	-	23,069	-
Due from other governments	1,011,917	-	1,011,917	-
Due from primary government	-	-	-	27,395
Capital assets:				
Nondepreciable	679,477	-	679,477	-
Depreciable, net of accumulated depreciation	16,258,036	-	16,258,036	-
Total assets	41,109,451	973,473	42,082,924	11,565,882
LIABILITIES				
Accounts payable	1,166,026	103,302	1,269,328	-
Due to component unit	27,395	-	27,395	-
Accrued liabilities	-	-	-	27,395
Unearned revenue	-	655,331	655,331	-
Compensated absences due within one year	29,644	-	29,644	-
Compensated absences due in more than one year	69,170	-	69,170	-
Notes payable due within one year	-	-	-	11,500,000
Nonexchange financial guarantee payable due within one year	3,153,289	-	3,153,289	-
Total liabilities	4,445,524	758,633	5,204,157	11,527,395
NET POSITION				
Investment in capital assets	16,937,513	-	16,937,513	-
Restricted for:				
Capital projects	10,242,980	-	10,242,980	-
Unrestricted	9,483,434	214,840	9,698,274	38,487
Total net position	$ 36,663,927	$ 214,840	$ 36,878,767	$ 38,487

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

		Program Revenues			Net (Expenses) Revenues and Changes in Net Position			
					Primary Government			Component Unit
Functions/Programs	**Expenses**	**Charges for Services**	**Operating Grants and Contributions**	**Capital Grants and Contributions**	**Governmental Activities**	**Business-type Activities**	**Total**	**Development Authority**
Primary government:								
Governmental activities:								
General government	$ 3,902,482	$ 404,620	$ 50,500	$ -	$ (3,447,362)	$ -	$ (3,447,362)	$ -
Public works	3,741,601	-	-	6,196,928	2,455,327	-	2,455,327	-
Housing and development	1,504,682	655,604	-	-	(849,078)	-	(849,078)	-
Interest on long-term debt	318	-	-	-	(318)	-	(318)	-
Total governmental activities	9,149,083	1,060,224	50,500	6,196,928	(1,841,431)	-	(1,841,431)	-
Business-type activities:								
Solid waste	1,237,324	1,299,879	-	-	-	62,555	62,555	-
Total business-type activities	1,237,324	1,299,879	-	-	-	62,555	62,555	-
Total primary government	$ 10,386,407	$ 2,360,103	$ 50,500	$ 6,196,928	(1,841,431)	62,555	(1,778,876)	-
Component Unit:								
Development Authority	$ 217,184	$ -	$ 245,956	$ -	-	-	-	28,772
	$ 217,184	$ -	$ 245,956	$ -	-			28,772
General revenues:								
Property taxes					1,056,930	-	1,056,930	-
Franchise taxes					3,053,324	-	3,053,324	-
Business taxes					2,567,228	-	2,567,228	-
Other taxes					2,555,514	-	2,555,514	-
Interest earned					2,399	-	2,399	34
Total general revenues					9,235,395	-	9,235,395	34
Change in net position					7,393,964	62,555	7,456,519	28,806
Net position, beginning of year					29,269,963	152,285	29,422,248	9,681
Net position, end of year					$ 36,663,927	$ 214,840	$ 36,878,767	$ 38,487

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

CITY OF PEACHTREE CORNERS, GEORGIA

BALANCE SHEET
GOVERNMENTAL FUNDS
JUNE 30, 2016

ASSETS	General Fund	SPLOST Fund	Total Governmental Funds
Cash and cash equivalents	$ 12,803,907	$ 10,054,988	$ 22,858,895
Accounts receivable	278,057	-	278,057
Due from other governments	-	1,011,917	1,011,917
Prepaid items	23,069	-	23,069
Total assets	$ 13,105,033	$ 11,066,905	$ 24,171,938
LIABILITIES AND FUND BALANCE			
LIABILITIES			
Accounts payable	$ 342,101	$ 823,925	$ 1,166,026
Due to component unit	27,395	-	27,395
Total liabilities	369,496	823,925	1,193,421
FUND BALANCE			
Fund balance:			
Nonspendable:			
Prepaids	23,069	-	23,069
Restricted:			
Capital projects	-	10,242,980	10,242,980
Unassigned	12,712,468	-	12,712,468
Total fund balance	12,735,537	10,242,980	22,978,517
Total liabilities and fund balance	$ 13,105,033	$ 11,066,905	

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.	16,937,513
Long-term liabilities are not due and payable in the current period and, therefore, are not reported in the funds.	(3,252,103)
Net position of governmental activities	$ 36,663,927

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

CITY OF PEACHTREE CORNERS, GEORGIA

STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES GOVERNMENTAL FUNDS FOR THE YEAR ENDED JUNE 30, 2016

	General Fund	SPLOST Fund	Total Governmental Funds
Revenues:			
Property taxes	$ 1,056,930	$ -	$ 1,056,930
Franchise taxes	3,053,324	-	3,053,324
Insurance Premium Taxes	2,190,211	-	2,190,211
Business taxes	2,567,228	-	2,567,228
Other taxes	365,303	-	365,303
Licenses and permits	1,051,717	-	1,051,717
Fines and forfeitures	8,507	-	8,507
Intergovernmental	50,000	6,196,928	6,246,928
Interest earned	2,399	-	2,399
Contributions from private sources	500	-	500
Total revenues	10,346,119	6,196,928	16,543,047
Expenditures:			
Current:			
General government	3,837,772	-	3,837,772
Public works	1,647,176	-	1,647,176
Housing and development	1,504,682	-	1,504,682
Capital outlay	-	2,107,414	2,107,414
Debt service:			
Principal	4,983	-	4,983
Interest	318	-	318
Total expenditures	6,994,931	2,107,414	9,102,345
Net change in fund balances	3,351,188	4,089,514	7,440,702
Fund balance, beginning of year	9,384,349	6,153,466	15,537,815
Fund balance, end of year	$ 12,735,537	$ 10,242,980	$ 22,978,517

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, 2016

Amounts reported for governmental activities in the statement of activities are different because:		
Net change in fund balances - total governmental funds	$	7,440,702
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.		(31,976)
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.		4,983
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. This is the current year change in compensated absences payable.		(19,745)
Change in net position - governmental activities	$	7,393,964

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

CITY OF PEACHTREE CORNERS, GEORGIA

STATEMENT OF NET POSITION
PROPRIETARY FUND
JUNE 30, 2016

ASSETS	Solid Waste Fund
CURRENT ASSETS	
Cash and cash equivalents	$ 970,614
Accounts receivable, net of allowances	2,859
Total assets	973,473
LIABILITIES	
CURRENT LIABILITIES	
Accounts payable	103,302
Unearned revenue	655,331
Total liabilities	758,633
NET POSITION	
Unrestricted	214,840
Total net position	$ 214,840

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, 2016

	Solid Waste Fund
OPERATING REVENUES	
Charges for sales and services	$ 1,299,879
Total operating revenues	1,299,879
OPERATING EXPENSES	
General operating expenses	1,237,324
Total operating expenses	1,237,324
Change in net position	62,555
Net position, beginning of year	152,285
Net position, end of year	$ 214,840

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, 2016

	Solid Waste Fund
CASH FLOWS FROM OPERATING ACTIVITIES	
Receipts from customers and users	$ 1,368,682
Payments to suppliers	(1,338,020)
Net cash provided by operating activities	30,662
Net increase in cash and cash equivalents	30,662
Cash and cash equivalents, beginning of year	939,952
Cash and cash equivalents, end of year	$ 970,614
RECONCILIATION OF OPERATING INCOME TO NET CASH PROVIDED BY OPERATING ACTIVITIES	
Operating income	$ 62,555
Adjustments to reconcile operating income to net cash provided by operating activities:	
Change in assets and liabilities:	
Decrease in accounts receivable	71,435
Decrease in accounts payable	(100,696)
Decrease in unearned revenue	(2,632)
Net cash provided by operating activities	$ 30,662

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

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.

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. For tax year 2015, the City levied taxes using a zero millage rate. 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.

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 if availability criteria are met. 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 2014 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.

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, 2016, 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.

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

E. Deposits and Investments

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.

Investments in land held for resale are recorded at fair value. Increases or decreases in the fair value during the year are recognized as a component of investment income.

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, 2016, 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 infrastructure and 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 acquisition value at the date of donation.

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	20-100 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.

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.

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.

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 $3,252,103 difference are as follows:

Nonexchange financial guarantee	$ (3,153,289)
Compensated absences	(98,814)
Net adjustment to decrease fund balance - *total governmental funds* to arrive at *net position - governmental activities*	$ (3,252,103)

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 $31,976 difference are as follows:

Capital outlay	$ 679,477
Depreciation expense	(711,453)
Net adjustment to decrease *net change in fund balances - total governmental funds* to arrive *at change in net position - governmental activities*	$ (31,976)

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, 2016 expenditures of the Protective Inspection Administration exceeded their appropriations by $58,239. The excess of expenditures over budget were primarily funded by greater than anticipated revenues.

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NOTE 4. DEPOSITS AND INVESTMENTS

The Development Authority reports land held for resale at the fair market value of $11,508,434.

Fair Value Measurements: The City categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; and Level 3 are significant unobservable inputs.

The fair value of the real estate held for resale by the DDA classified as Level 2 of the fair value hierarchy is valued using the contract price, scheduled to close subsequent to year end, for the investment.

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, 2016, all of the City's bank balances were insured and/or collateralized as defined by GASB and 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, 2016, for the City's individual major funds, including any applicable allowances for uncollectible accounts are as follows:

	General	SPLOST	Solid Waste
Receivables:			
Taxes	$ -	$ -	$ -
Accounts	278,057	-	64,557
Other governments	-	1,011,917	-
Less allowance for uncollectible	-	-	61,698
Net total receivable	$ 278,057	$ 1,011,917	$ 2,859

NOTE 6. CAPITAL ASSETS

Capital asset activity for the City for the year ended June 30, 2016 is as follows:

	Beginning Balance	Increases	Decreases	Ending Balance
Governmental activities:				
Nondepreciable capital assets:				
Construction in progress	$ -	$ 679,477	$ -	$ 679,477
Total	-	679,477	-	679,477
Capital assets, being depreciated:				
Machinery and equipment	$ 304,929	$ -	$ -	$ 304,929
Infrastructure	17,730,303	-	-	17,730,303
Total	18,035,232	-	-	18,035,232
Less accumulated depreciation for:				
Machinery and equipment	(66,011)	(44,965)	-	(110,976)
Infrastructure	(999,732)	(666,488)	-	(1,666,220)
Total	(1,065,743)	(711,453)	-	(1,777,196)
Total capital assets being depreciated, net	16,969,489	(711,453)	-	16,258,036
Governmental activities capital assets, net	$ 16,969,489	$ (31,976)	$ -	$ 16,937,513

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

Governmental activities:	
General government	$ 44,965
Public works	666,488
Total depreciation expense - governmental activities	$ 711,453

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, 2016:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Governmental activities:					
Captial Lease	$ 4,983	$ -	$ (4,983)	$ -	$ -
Non-exchange financial guarantee payable	3,153,289	-	-	3,153,289	3,153,289
Compensated absences	79,069	37,020	(17,275)	98,814	29,644
Governmental activity Long-term liabilities	$ 3,237,341	$ 37,020	$ (22,258)	$ 3,252,103	$ 3,182,933

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

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NOTE 7. LONG-TERM DEBT (CONTINUED)

B. Downtown Development Authority of the City of Peachtree Corners

Short-Term Notes Payable

The following is a summary of short-term notes payable activity of the DDA for the year ended June 30, 2016:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Notes payable	$ 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 originally due in May 2016 but was extended in May 2016 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 2017. The debt service requirements to maturity are as follows:

Fiscal year ending June 30,	Principal	Interest	Total
2017	$ 11,500,000	$ 212,750	$ 11,712,750
	$ 11,500,000	$ 212,750	$ 11,712,750

As authorized by Article IX, Section III, Paragraph I (a) of the Constitution, the City entered into an intergovernmental agreement with the Downtown Development Authority, which serves as a non-exchange financial guarantee, to 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, 2016, 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.

NOTE 8. OPERATING LEASES

The leases for the City Hall building and office facilities are under non-cancelable operating leases. The City has also entered into an operating lease for copiers. Total costs for these leases were $109,120 for the fiscal year ended June 30, 2016. The future minimum lease payments for these leases are as follows:

Year Ending June 30,	
2017	$ 125,918
2018	86,790
2019	6,312
2020	6,312
2021	6,312
2022	1,578
Total	$ 233,222

NOTE 9. INTERFUND RECEIVABLES AND PAYABLES

The composition of accounts receivable from the component unit as of June 30, 2016 is as follows:

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

The balances above resulted from the City providing funding 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 $2,497,930 annually. The total is derived from the following contracts CH2MHill $1,987,014, Charles Abbot Associates $415,238, TerraMark $48,302, and Sophicity $47,376. The contract with Charles Abbott Associates (CAA) is based on CAA receiving 68% of all building fees collected.

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, 2016, 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, 2016, contributions to the Plan were $72,000 by the employees and $70,402 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

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, 2016

	Original Budget	Final Budget	Actual	Variance With Final Budget
Revenues:				
Property taxes	$ 1,025,000	$ 1,000,543	$ 1,056,930	$ 56,387
Franchise taxes	2,300,000	2,670,000	3,053,324	383,324
Business taxes	2,200,000	2,365,000	2,567,228	202,228
Insurance premium taxes	2,000,000	2,190,210	2,190,211	1
Other taxes	320,000	309,000	365,303	56,303
Licenses and permits	808,000	938,839	1,051,717	112,878
Fines and forfeitures	13,000	5,550	8,507	2,957
Intergovernmental	-	50,000	50,000	-
Interest earned	2,002	2,200	2,399	199
Contributions	-	500	500	-
Total revenues	8,668,002	9,531,842	10,346,119	814,277
Expenditures:				
Current:				
General government:				
Legislative	111,611	112,216	83,057	29,159
Executive	297,278	294,933	272,839	22,094
City clerk	291,846	305,060	272,035	33,025
General administration	1,280,000	1,240,000	1,179,659	60,341
Financial administration	270,000	269,000	266,567	2,433
Legal	225,000	225,000	139,916	85,084
General buildings and ground	473,000	783,000	751,782	31,218
Code enforcement	622,700	589,000	588,441	559
Public information	280,000	287,750	283,476	4,274
Total general government	3,851,435	4,105,959	3,837,772	268,187
Public Works	2,014,000	1,777,000	1,647,176	129,824
Housing and development				
Community development	807,714	901,379	871,976	29,403
Protective inspection administration	312,800	357,000	415,239	(58,239)
Planning and zoning	220,000	218,000	217,467	533
Total housing and development	1,340,514	1,476,379	1,504,682	(28,303)
Debt service:				
Principal	-	5,500	4,983	517
Interest	-	400	318	82
Total debt service	-	5,900	5,301	599
Total expenditures	7,205,949	7,365,238	6,994,931	370,307
Net change in fund balance	1,462,053	2,166,604	3,351,188	1,184,584
Fund balance, beginning of year	9,384,349	9,384,349	9,384,349	-
Fund balance, end of year	$ 10,846,402	$ 11,550,953	$ 12,735,537	$ 1,184,584

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

COMPONENT UNIT

CITY OF PEACHTREE CORNERS, GEORGIA

BALANCE SHEET
COMPONENT UNIT - DEVELOPMENT AUTHORITY
JUNE 30, 2016

ASSETS		
Cash	$	30,053
Due from primary government		27,395
Land held for resale		11,508,434
Total assets	$	11,565,882
LIABILITIES AND FUND BALANCE		
LIABILITIES		
Short-term note payable	$	11,500,000
Accrued interest payable		27,395
Total liabilities		11,527,395
FUND BALANCES		
Fund balances:		
Nonspendable - land held for resale		11,508,434
Unassigned		(11,469,947)
Total fund balance		38,487
Total liabilities and fund balance	$	11,565,882

CITY OF PEACHTREE CORNERS, GEORGIA

STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
COMPONENT UNIT - DEVELOPMENT AUTHORITY
FOR THE YEAR ENDED JUNE 30, 2016

Revenues:		
Intergovernmental	$	216,382
Interest earned		34
Miscellaneous		29,574
Total revenues		245,990
Expenditures:		
Housing and development		888
Debt service:		
Interest and fiscal charges		216,296
Total expenditures		217,184
Net changes in fund balance		28,806
Fund balance, beginning of year		9,681
Fund balance, end of year	$	38,487

CITY OF PEACHTREE CORNERS, GEORGIA

SCHEDULE OF EXPENDITURES OF SPECIAL PURPOSE LOCAL OPTION SALES TAX FOR THE YEAR ENDED JUNE 30, 2016

Project	Original Estimated Cost	Current Estimated Cost	Prior Years	Current Year	Total
2013 SPLOST Program:					
Transportation Projects	$ 19,970,315	$ 19,970,315	$ 1,590,994	$ 2,107,414	$ 3,698,408

COMPLIANCE SECTION

MAULDIN & JENKINS

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*

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, 2016, and the related notes to the financial statements, which collectively comprise the City's basic financial statements, and have issued our report thereon dated November 1, 2016.

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.

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.

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
November 1, 2016

Staff Report

Diana Wheeler

Memo

TO: Mayor and Council

FROM: Diana Wheeler, Community Development Director

CC: Brian Johnson, City Manager

DATE: December 20, 2016

SUBJECT: Staff Activity Report

The following is a summary of Staff activity during the period of 11/28/16 – 12/16/16.

A. Meetings with:
1. Fuqua Dev. and attorneys for weekly status updates
2. TPA Property Owners Assoc. to solicit interest in trail ext. through Tech Park properties
3. Pond to discuss preliminary concepts for Peachtree Corners Cir. Trail design

B. Identified Innovation Hub Steering Committee Members and coordinated with MXD consultants.

C. The following permit applications were received:

	NAME	ADDRESS	TYPE
PP16-1211	K S I CONSTRUCTION, LLC	4630 BUSH RD	ALTERATION
PP16-1212	DEHART & HILL ELECTRIC, INC	3655 WESTCHASE VILLAG ELN 1-3850F	ELECTRICAL
PP16-1213	PEACHTREE SERVICE EXPERTS LLC	4291 RIVER BOTTOM DR	HVAC
PP16-1214	UNIVERSAL HEATING & COOLING	4011 KINGSLEY PARK LN	HVAC
PP16-1215	UNIVERSAL HEATING & COOLING	6405 MEADOW RUE DR	HVAC
PP16-1216	TRITEL SERVICE, LLC	5405 SPALDING DR	CO-LOCATE
PP16-1217	FINDLAY ROOFING	4194 STATION MILL CT	RE-ROOF
PP16-1218	ROMANOFF RENOVATIONS	4652 RIVEREDGE DR	REMODEL
PP16-1219	MIDWEST SIGN COMPANY	6450 JIMMY CARTER BLVD	PERMANENT SIGN
PP16-1220	AGM CONTRACTING, INC	3250 PEACHTREE CORNERS CIR STE D	RENOVATION
PP16-1221	G & C AIR CONDITIONING INC	6260 THE CORNERS PKWY	HVAC
PP16-1222	KINZEY CONSTRUCTION	3065 NORTHWOODS CIR STE B	INTERIOR FINISH
PP16-1223	ATLANTIS PLUMBING	6197 ROSECOMMON DR	DEMO
PP16-1224	THE SIGN SHOP	6025 PEACHTREE PKWY STE 6	PERMANENT SIGN
PP16-1225	HIGH PRIORITY PLUMBING & SERVICE	5790 CLINCHFIELD TRL	PLUMBING
PP16-1226	CASTEEL HEATING AND COOLING	6797 RAMUNDO DR	HVAC
PP16-1227	CORK HOWARD CONSTRUCTION COMPANY	2 SUN CT STE 300	RENOVATION
PP16-1228	JOE SIMMONS CONSTRUCTION	6497 ROSECOMMON DR	DECK
PP16-1229	ATLANTA DECKING AND FENCE CO., INC	3962 SPALDING HOLLOW	DECKS
PP16-1230	ATTAIR SIGN AND LIGHT INC	3039 AMWILER RD STE 130	PERMANENT SIGN
PP16-1231	PEACHTREE SERVICE EXPERTS LLC	6094 POPLAR BLUFF CIR	HVAC
PP16-1232	VICTORY HEATING & AIR	4964 WATERPORT WAY	HVAC
PP16-1233	VINYL SIGN CREATIONS	6135 PEACHTREE PKWY	PERMANENT SIGN
PP16-1234	VINYL SIGN CREATIONS	6135 PEACHTREE PKWY	PERMANENT SIGN
PP16-1235	DYCO ENTERPRISES	2919 NORTHEAST EXPRESSWAY	ELECTRICAL
PP16-1236	FINDLAY ROOFING	2978 SUMAC DR	RE-ROOF
PP16-1237	SAC WIRELESS	3055 JONES MILL RD	CO-LOCATE
PP16-1238	PARKER YOUNG CONSTRUCTION	6207 WILLOW RUN RD	DEMO

NAME		ADDRESS	TYPE
PP16-1239	SPALDING WOODS	4015 HOLCOMB BRIDGE RD STE 508	INSTALLATION
PP16-1240	BH PAYNE CONSTRUCTION INC	3000 NORTHWOODS PKWY STE 165	RENOVATION
PP16-1241	THD @ HOME SERVICES	6213 WILLOW RUN RD	REPLACEMENT
PP16-1242	WARREN CALVERT	3954 HEATHWOOD LN	REMODEL
PP16-1243	FIVE STAR PLUMBING	3655 WESTCHASE VILLAGE LN 1-3850F	PLUMBING
PP16-1244	FRUGAL FABRICS	6734 JIMMY CARTER BLVD	TEMPORARY SIGN
PP16-1245	LMI SYSTEMS, INC	5051 P EACHTREE CORNERS CIR STE 200	ELECTRICAL
PP16-1246	SAC WIRELESS	4708 SOUTH OLD PEACHTREE RD	CO-LOCATE
PP16-1247	CLAUSEN SERVICES, INC	3777 AVERA LN	REMODEL
PP16-1248	KUICK ARTS SIGNS, LLC	6971 PEACHTREE IND BLVD	LEASE SIGN
PP16-1249	LENNOX NATIONAL ACCOUNT	6797 JIMMY CARTER BLVD STE A	HVAC
PP16-1250	J AND D CUSTOME BUILDERS INC	4157 NAHUNTA CT	HVAC
PP16-1251	FIX-R-US	5865 GRIZZARD CT	PLUMBING
PP16-1252	KOLE BUILDERS SERVICES INC	4250 FRANK NEELY RD	REMODEL
PP16-1253	M.C. HEADLEY PROPERTIES	6991 PEACHTREE IND BLVD BLDG 600	DEMO
PP16-1254	THD @ HOME SERVICES	3915 SPALDING BLUFF DR	REPLACEMENT WINDOWS
PP16-1255	DEHART & HILL ELECTRIC, INC	3655 WESTCHASE VILLAGE LN 1-3658E	ELECTRICAL
PP16-1256	DEHART & HILL ELECTRIC, INC	3655 WESTCHASE VILLAGE LN 1-3736A	ELECTRICAL
PP16-1257	DEHART & HILL ELECTRIC, INC	3655 WESTCHASE VILLAGE LN 1-3843C	ELECTRICAL
PP16-1258	ML CONSTRUCTION LLC	3155 NORTHWOODS PL	INTERIOR RENOVATIONS
PP16-1259	CORNERSTONE & DEVELOPERS	3866 SCOTTS MILL RUN	RETAINING WALL
PP16-1260	CORNERSTONE & DEVELOPERS	3856 SCOTTS MILL RUN	RETAINING WALL
PP16-1261	POND CONSTRUCTORS, INC	3500 PARKWAY LN STE 525	INTERIOR RENOVATIONS
PP16-1262	CASTEEL HEATING AND COOLING	4219 MILLHOUSE LN	HVAC

Code Enforcement Summary – November 2016

New Cases	145	
NOV's issued	73	
Citations issued	61	
Signs Removed from ROW	35	***(approximate)***
Citizen Complaints	64	
Field Generated Cases:	81	

Cases by Type:

Residential: 68 Commercial: 77

Violations by Type

Property Maintenance	12	Parking Illegally	11
Trash	8	Open Storage	2
RV/ Non-motor vehicle	3	Illicit Discharge	2
High Grass/Weeds	4	Other (Code Enforcement)	67
Illegal Signs	7	Trees	2
No Business License	1	Swimming Pool	0
No Building Permit	1	Graffiti	0
Other	1		

Year-To-Date as of 11/30/2016

2016 Cases	1573
2016 NOV's issued	874
2016 Citations issued	163
2016 Signs Removed from ROW	558
2016 cases closed with court action:	21

Staff Report

Greg Ramsey

MEMO

TO:	Mayor & Council
CC:	Brian Johnson, City Manager
FROM:	Greg Ramsey, P.E., Public Works Director
DATE:	December 20, 2016
SUBJECT:	Public Works Activity Report

The following is a summary of the Public Works Activities in the monthly period ending 12-07-16:

A. Field Services Operations 11-07-09-16 thru 12-07-16
   1. # of Work Orders Initiated = 119
   2. # of Fix It App submittals for PW = 13
   3. # of Field Generated Work Orders = 106
   4. # of Work Orders Completed = 110
   5. # of Work Orders Referred to Other Departments = 7
   6. Please see below for summaries of Work Orders & Fix-It App submittals

B. Capital Improvement Project updates
   1. 15.14 Comprehensive Transportation Plan – project recommendations Work Session 1/20/17
   2. 15.06 Peachtree Parkway widening at Peachtree Industrial Blvd, construction scheduled for completion 6/30/17.
   3. 15.11 Roundabout on Peachtree Corners Circle – preliminary plans submitted last week, working on Right of Way requirements & Georgia Power is working on lighting plans; construction Spring 2017
   4. E. Jones Bridge & Winters Chapel Road Pedestrian Crossings – preparing final construction documents, bidding scheduled for January
   5. 16.01 Street Resurfacing – completed
   6. SR 141 Corridor Study – project kickoff held with Johns Creek 11/1/16

C. Attended the following meetings:

   1. Twin Lakes LDP update, 12/16/16
   2. LMIG meeting, 12/16/16
   3. Peachtree Corners Circle trail project, 12/15/16
   4. SPLOST Joint Project Meeting, 12/15/16
   5. GAWP Stormwater Committee, 12/9/16
   6. Gwinnett 2014 SPLOST Committee Review, 12/9/16
   7. Gwinnnett CTP update/project discussion, 12/5/16
   8. Twin Lakes LDP meeting, 11/29/16
   9. Peachtree Reserve MRPA meeting, 11/22/16

Work Orders Initiated:

Order Number	Scheduled	Description	Address	Status Type	Completion
16-002693	11/18/2016	Deceased Animal In R.O.W	S.R 141 / Spalding Dr	Completed	11/18/2016
16-002694	11/16/2016	Deceased Animal In R.O.W.	3928 Allenhurst Dr	Completed	11/16/2016
16-002695	11/21/2016	Deceased Animal In R.O.W.	5515 Colbert Trail	Completed	11/21/2016
16-002696	11/8/2016	Trash In R.O.W.	201 S Tech Pkwy	Completed	11/8/2016
16-002697	11/8/2016	Tree Limbs In R.O.W.	West Jones Bridge Rd / Amberfield Dr	Completed	11/8/2016
16-002698	11/9/2016	Trash In R.O.W.	300 Technology Pkwy	Completed	11/9/2016
16-002699	11/9/2016	Sidewalk Repair	Jones Bridge Circle / Marywalk	Pending	
16-002700	11/23/2016	Damaged Sign	High Shoals Rd / Peachtree Corners Circl	Completed	11/23/2016
16-002701	11/10/2016	Tree Limbs In R.O.W.	3800 Holcomb Bridge Rd	Pending	
16-002703	11/10/2016	Remove Illegal Sign	Holcomb Bridge Rd / Peachtree Ind Blvd	Completed	11/10/2016
16-002704	11/28/2016	Illegal sign In R.O.W	Peachtree Industrial Blvd	Completed	11/16/2016
16-002706	11/16/2016	Repair Sign In R.O.W.	Greenpoint Rd / Peachtree Ind Blvd	Completed	11/16/2016
16-002707	11/17/2016	Repair Sidewalk	Jones Bridge Circle	Completed	11/17/2016
16-002708	11/17/2016	Limbs In R.O.W.	Jones Bridge Circle	Completed	11/17/2016
16-002709	11/17/2016	Trimmed Canopy	4245 Jones Bridge Circle	Completed	11/17/2016
16-002710	11/17/2016	Trash In R.O.W.	Peachtree Industrial Blvd	Completed	11/18/2016
16-002711	11/18/2016	Object In The R.O.W.	Peachtree Industrial Blvd	Completed	11/18/2016

Order Number	Scheduled	Description	Address	Status Type	Completion
16-002712	11/18/2016	Trash In R.O.W.	Peachtree Industrial Blvd	Completed	11/18/2016
16-002713	11/18/2016	Illegal Signs In R.O.W.	Peachtree Industrial Blvd	Completed	11/18/2016
16-002714	11/18/2016	Object In R.O.W.	Peachtree Ind Blvd / Governors Lake Dr	Completed	11/19/2016
16-002715	11/21/2016	Trash In R.O.W	4900 Winters Chaprel	Completed	11/21/2016
16-002716	11/21/2016	Trash In R.O.W.	3420 Woodhill Rd	Completed	11/21/2016
16-002717	11/21/2016	Replace Sign In R.O.W.	Winters Chapel At Spring Dr	Completed	11/22/2016
16-002718	11/21/2016	Illegal Signs In R.O.W.	Winters Chapel / Peachtree Ind Blvd	Completed	11/21/2016
16-002719	11/21/2016	Remove Trash In R.O.W	Peachtree Ind Blvd / Winters Chapel Rd	Completed	11/21/2016
16-002720	11/21/2016	Clean Gutters	Peachtree Industrial Blvd	Completed	11/21/2016
16-002721	11/21/2016	Trash In R.O.W	Winters Chapel Rd / Spring Dr	Completed	11/21/2016
16-002722	11/22/2016	R.O.W Landscape Maintenance	Peachtree Corners Circle/ S.R 141	Completed	11/22/2016
16-002723	11/21/2016	Object In R.O.W.	Old S. Peachtree Rd	Completed	11/21/2016
16-002724	12/1/2016	Deceased Animal In R.O.W.	6039 Crooked Creek Rd	Completed	12/1/2016
16-002725	11/28/2016	Installed Parade Items	Peachtree Corners Circle	Completed	11/26/2016
16-002726	11/28/2016	R.O.W. Parade Set Up	Peachtree Ind Blvd/ S.R 141	Completed	11/28/2016
16-002727	11/28/2016	Decorated R.O.W.	Peachtree Ind Blvd / S.R 141	Completed	11/28/2016
16-002728	11/28/2016	R.O.W. Maintenance	147 Technology Pkwy	Completed	11/28/2016
16-002729	11/29/2016	Trash In R.O.W	Spalding Dr At Winters Chapel Rd	Completed	11/29/2016

Order Number	Scheduled	Description	Address	Status Type	Completion
16-002730	11/29/2016	Tree Limb In R.O.W.	6318 Station Mill Dr	Completed	11/29/2016
16-002731	11/29/2016	Sign Installation	Jones Mill Ct	Completed	11/29/2016
16-002732	11/29/2016	Illegal Signs In R.O.W.	S.R 141 At Technology Pkwy	Completed	11/29/2016
16-002733	11/30/2016	Cleaned Storm Drains	Peachtree Corners Cir / S.R 141	Completed	11/30/2016
16-002734	11/30/2016	Sinkhole In R.O.W.	5261 Amhurst Dr	Completed	12/6/2016
16-002735	11/30/2016	Cleaned Storm Drains	Peachtree Corners Cir / S.R 141	Completed	11/30/2016
16-002736	11/30/2016	Clear Curb Inlet	4255 Jones Bridge Circle	Completed	11/30/2016
16-002737	11/30/2016	Tree Down In R.O.W.	Jones Bridge Circle @ E Jones Bridge Rd	Completed	11/30/2016
16-002738	12/1/2016	Deceased Animal In R.O.W	3546 Spalding Park Place	Completed	12/1/2016
16-002739	12/1/2016	Object In R.O.W	3795 Jay Bird Alley Rd	Completed	12/1/2016
16-002740	12/1/2016	Object In R.O.W	Winters Chapel Rd @ Spring Dr	Completed	12/1/2016
16-002741	12/1/2016	Replace Damage Sign	Winters Chapel Rd @ Spring Dr	Completed	12/1/2016
16-002742	12/1/2016	Object In R.O.W.	Peachtree Ind Blvd @ S.R 141	Completed	12/1/2016
16-002743	12/1/2016	Illegal Sign In R.O.W	Peachtree Industrial Blvd	Completed	12/1/2016
16-002744	12/1/2016	Clean Storm Drain Inlet	Jay Bird Alley Rd	Completed	12/1/2016
16-002745	11/29/2016	Deceased Animal In R.O.W	S.R 141 At Rivergate Rd	Completed	11/29/2016
16-002746	11/28/2016	Trash In R.O.W.	S.R 141	Completed	11/28/2016
16-002747	11/28/2016	Trash In The R.O.W	Peachtree Corners Circle	Completed	11/28/2016

Order Number	Scheduled	Description	Address	Status Type	Completion
16-002748	11/29/2016	Trash In R.O.W.	S Peachtree Ind Blvd	Completed	11/29/2016
16-002749	11/29/2016	Trash In R.O.W	N Peachtree Industrial Blvd	Completed	11/29/2016
16-002750	11/30/2016	Trash In R.O.W.	Jones Bridge Circle	Completed	11/30/2016
16-002751	11/30/2016	Clean Gutters	Woodhill Dr	Completed	11/30/2016
16-002752	11/30/2016	Blew Leaves In R.O.W.	147 Technology Pkwy	Completed	11/28/2016
16-002753	11/30/2016	Clean Gutters And Drain	Peachtree Corners Circle	Completed	11/30/2016
16-002754	11/29/2016	Trash In R.O.W.	Jones Mill Rd	Completed	11/29/2016
16-002755	11/29/2016	Trash In The R.O.W.	Holcomb Bridge Rd	Completed	11/29/2016
16-002756	12/2/2016	Blew Leaves In R.O.W	147 Technology Pkwy	Completed	12/2/2016
16-002757	12/1/2016	Deceased Animal In R.O.W.	Peachtree Ind Blvd / Pointe Pkwy	Completed	12/1/2016
16-002758	12/1/2016	Tree In R.O.W.	E. Jones Bridge Rd / Jones Bridge Circle	Completed	12/1/2016
16-002759	12/1/2016	Trimmed Canopy In R.O.W	S.R 141 / East Jones Bridge Rd	Completed	12/1/2016
16-002760	12/1/2016	Trimmed Canopy In R.O.W	S.R 141/ Forum Dr	Completed	12/1/2016
16-002761	12/2/2016	Blew Leaves In R.O.W.	147 Technology Pkwy	Completed	12/2/2016
16-002762	12/2/2016	Illegal Sign In R.O.W.	Holcomb Bridge Rd / Peachtree Ind Blvd	Completed	12/2/2016
16-002763	12/2/2016	Illegal Signs In R.O.W.	Holcomb Bridge Rd At S.R 141	Completed	12/2/2016
16-002764	12/2/2016	Illegal Sign In R.O.W	S.R 141 At Jay Bird Alley Rd	Completed	12/2/2016
16-002765	12/2/2016	Landscape R.O.W. Maintenance	S.R 141 At Technology Pkwy	Completed	12/2/2016

Order Number	Scheduled	Description	Address	Status Type	Completion
16-002766	12/2/2016	Landscape Maintenance	Peachtree Corners Cir / Jay Bird Alley R	Completed	12/2/2016
16-002767	12/2/2016	R.O.W. Landscape Maintenance	S Peachtree Industrial Blvd	Completed	12/2/2016
16-002768	12/2/2016	Object In R.O.W.	2750 Amwiler Rd	Completed	12/2/2016
16-002769	12/2/2016	Trash In R.O.W.	S.R 141 / Medlock Bridge Rd	Completed	12/2/2016
16-002770	12/2/2016	R.O.W Landscape Maintenance	Bush Rd	Completed	12/2/2016
16-002771	12/2/2016	R.O.W. Landscape Maintenance	S.R 141	Completed	12/2/2016
16-002772	12/2/2016	Trash In R.O.W.	S.R 141	Completed	12/2/2016
16-002773	12/2/2016	Trash In R.O.W.	5566 Spalding Dr	Completed	12/2/2016
16-002774	12/2/2016	Trash In R.O.W.	Peachtree Ind Blvd / Jimmy Carter Blvd	Completed	12/2/2016
16-002775	12/2/2016	Cleaned Inlet Drains	Peachtree Ind Blvd	Completed	12/2/2016
16-002776	12/2/2016	Trash In R.O.W	Peachtree Industrial Blvd	Completed	12/2/2016
16-002777	12/2/2016	Trash In R.O.W.	Jones Mill Rd	Completed	12/2/2016
16-002778	12/2/2016	Illegal Sign In R.O.W.	N S.R 141	Completed	12/2/2016
16-002780	12/5/2016	Trash In R.O.W.	Peachtree Corners Cir / Spalding Dr	Completed	12/5/2016
16-002781	12/5/2016	Illegal Sign In R.O.W.	6385 Holcomb Bridge Rd	Completed	12/5/2016
16-002782	12/5/2016	Trash In R.O.W.	3700 Holcomb Bridge Rd	Completed	12/5/2016
16-002783	12/5/2016	Remove Object In R.O.W.	3229 Peachtree Corners Circle	Completed	12/5/2016
16-002784	12/5/2016	Illegal Signs In R.O.W.	Bush Rd / Kingsley Park	Completed	12/5/2016

Order Number	Scheduled	Description	Address	Status Type	Completion
16-002785	12/6/2016	Clean Storm Drain	S.R 141	Completed	12/6/2016
16-002786	12/6/2016	Tree Limb In R.O.W.	S.R 141	Completed	12/6/2016
16-002787	12/6/2016	Clean Storm Drain	6501 Jay Bird Alley Rd	Completed	12/6/2016
16-002788	12/6/2016	Clean Storm Drains	4495 East Jones Bridge Rd	Completed	12/6/2016
16-002789	12/6/2016	Tree Limbs In R.O.W	East Jones Bridge Rd	Completed	12/6/2016
16-002790	12/6/2016	Illegal Sign In R.O.W	Whitewater Dr	Completed	12/6/2016
16-002791	12/6/2016	Cut Canopy In R.O.W.	4091 Gunnin Rd	Completed	12/6/2016
16-002792	12/6/2016	Illegal Sign In R.O.W.	Spalding Dr At Medlock Bridge Rd	Completed	12/6/2016
16-002793	12/7/2016	R.O.W Landscape Maintenance	7150 Jimmy Carter Blvd	Completed	12/7/2016
16-002794	12/7/2016	Cut Canopy In R.O.W.	5301 Spalding Dr	Completed	12/7/2016
16-002795	12/7/2016	Trash In R.O.W	Peachtree Corners Cir/ Jay Bird Alley	Completed	12/7/2016
16-002796	11/28/2016	Trash In R.O.W	3766 Holcomb Bridge Rd	Completed	11/28/2016
16-002797	11/28/2016	Trash In R.O.W	Peachtree Corners Circle	Completed	12/7/2016
16-002798	12/6/2016	Remove Tree Limb In R.O.W.	3445 Bridge Mill Ct	Completed	12/8/2016
16-002799	12/7/2016	Repair Sign In R.O.W	4309 Allenhurst Dr	Completed	12/8/2016
16-002800	11/30/2016	Trash In R.O.W.	Peachtree Corners Circle	Completed	11/30/2016
16-002801	11/30/2016	Deceased Animal In R.O.W	East Jones Bridge Rd	Completed	11/30/2016
16-002802	11/30/2016	Deceased Animal In R.O.W.	Medlock Bridge Rd And Bush Rd	Completed	11/30/2016

Order Number	Scheduled	Description	Address	Status Type	Completion
16-002803	11/30/2016	Trash In R.O.W.	Peachtree Industrial Blvd	Completed	11/30/2016
16-002804	11/30/2016	Trash In R.O.W	Winters Chapel Rd	Completed	11/30/2016
16-002805	11/30/2016	Deceased Animal In R.O.W	Winters Chapel Rd	Completed	11/30/2016
16-002806	11/30/2016	Deceased Animal In R.O.W.	5993 Peachtree Industrial Blvd	Completed	11/30/2016
16-002807	12/3/2016	Deceased Animal In R.O.W.	Bush Rd / Medlock Bridge Rd	Completed	12/5/2016
16-002808	12/4/2016	Pothole In R.O.W	4152 Glen Meadow Dr	In Progress	
16-002809	11/15/2016	Damaged Around Storm Drain	Gunnin Rd / Lob Ct	Pending	
16-002810	11/29/2016	Catch Basin Full	East Jones Bridge Rd	Pending	
16-002811	11/29/2016	Sinkhole In R.O.W.	3655 Westchase Village Lane	Pending	
16-002812	12/5/2016	Water Line Leak	6855 Jimmy Carter Blvd	Pending	
16-002813	11/22/2016	Traffic Signal Out	4487 Fitzpatrick Way	Pending	
16-002814	12/6/2016	Re-Striped Line In R.O.W	6610 Peachtree Industrial Blvd	Pending	

Work Orders Referred To Other Departments:

Date Created	Request Type	Address	Status Type	Referred To Other Departments
11/15/2016	Damage around Storm Drain	Gunnin Rd / Lob Ct	In-Process ID # 16-002809	Department Water Service Request # 16-010600
11/29/2016	Catch Basin full of Debris	Vicinity of East Jone Bridge Rd near Fiserv	Complete # 16-002810	Department Water Service Request # 16-011008
11/30/2016	Sinkhole in R.O.W	3655 Westchase Village Lane	In-Process ID # 16-002811	Department Water Resources #16-011023
12/5/2016	Pothole in R.O.W	4152 Glen Meadow Dr	In-Process ID # 296521	Department Water Service Request # 16-011142
12/5/2016	Water Line Leak	6855 Jimmy Carter Blvd	Complete # 16-002812	Department Water Service Request # 16-011164
11/22/2016	Traffic Signal Out	4487 Fitzpatrick Way	In-Process ID # 293793	Gwinnett DOT # 930459
12/6/2016	Street re-striping	6610 Peachtree Industrial Blvd	In-Process ID # 282907	Gwinnett DOT #931765

Consent Agenda

APH 2016-12-041

&

APH 2016-12-042

Mike Mason, Mayor
Phil Sadd – Post 1, Council Member
Eric Christ – 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

To: Mayor and City Council

Cc: Brian Johnson, City Manager

From: Diana Wheeler, Community Development Director

Date: December 20th, 2016, City Council Meeting

Agenda Item: APH 2016-12-041- Approval of Alcoholic Beverage License Application for Spalding Chevron, Inc. dba Chevron Food Mart, 6399 Spalding Dr., Peachtree Corners, GA 30092. Applicant Noorallah Panjwani is applying for Retail Package Beer, Wine, and Sunday Sales Alcohol Beverage License.

Staff Recommendation:
Approve the application for Package Beer, Wine & Sunday Sales Alcohol Beverage License for Spalding Chevron, Inc. dba Chevron Food Mart, 6399 Spalding Dr., Peachtree Corners, GA 30092.

Background:
Applicant submitted a completed application on November 2, 2016. Required advertising for the application was published in the Gwinnett Daily Post on December 9th, and December 16th, applicant has passed the background investigation and meets all requirements.

Discussion:
New Business
Staff has reviewed this application and recommends approval.

Alternatives:
None

Mike Mason, Mayor
Phil Sadd – Post 1, Council Member
Eric Christ – 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

To: Mayor and City Council

Cc: Brian Johnson, City Manager

From: Diana Wheeler, Community Development Director

Date: December 20th, 2016, City Council Meeting

Agenda Item: APH 2016-12-042- Approval of Alcoholic Beverage License Application for Corona Restaurant, LLC, 7000 Jimmy Carter Blvd., Ste. 102, Peachtree Corners, GA 30092. Applicant Maribel Chavez Arellano is applying for Consumption on Premise, Beer, Wine, Distilled Spirits, and Sunday Sales Alcohol Beverage License.

Staff Recommendation:
Approve the application for Consumption on Premise, Beer, Wine, Distilled Spirits, and Sunday Sales Alcohol Beverage License for Corona Restaurant, LLC, 6399 Spalding Dr., Peachtree Corners, GA 30092.

Background:
Applicant submitted a completed application on November 23, 2016. Required advertising for the application was published in the Gwinnett Daily Post on December 9th, and December 16th, applicant has passed the background investigation and meets all requirements.

Discussion:
New Business
Staff has reviewed this application and recommends approval.

Alternatives:
None

O2016-11-81

Diana Wheeler

STATE OF GEORGIA **ORDINANCE 2016-11-81**
GWINNETT COUNTY

AN ORDINANCE TO AMEND THE CITY OF PEACHTREE CORNERS ZONING MAP PURSUANT TO RZ2016-005 / SUP2016-004, AZTEC STONE, TO REZONE FROM M-1, LIGHT INDUSTRY, TO C-2, COMMERCIAL, AND APPROVE A SPECIAL USE PERMIT TO ALLOW OUTDOOR STORAGE AND ACCOMMODATE THE EXPANSION OF A STONE YARD AT 5055 AND 5039 BUFORD HWY., DIST.6, LAND LOT 257, PARCELS 025 AND 027, PEACHTREE CORNERS, GA

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 November 15, 2016 and December 20, 2016;

NOW THEREFORE, The Mayor and City Council of the City of Peachtree Corners while in Regular Session on December 20, 2016 hereby ordain and approve Zoning Case RZ2016-005/ SUP2016-004, Aztec Stone, for the above referenced property with the following enumerated conditions:

1. Outdoor storage of stone products and landscape materials shall be permitted as a special use provided that all site development requirements and conditions of approval (including fencing and landscaping) are completed within 240 days of zoning approval.

2. A 25-ft. undisturbed buffer shall be provided along the northern and western (side and rear) property lines.

3. The Buford Highway frontage along the expansion property shall be improved with landscaping which shall include, at a minimum, 4-in caliper oak trees spaced a maximum of 20-feet on center and groupings of evergreen shrubs in between the trees. (Tree variety shall be selected from among those listed in Zoning Code Overlay standards sec. 1315.2-2D) Street trees required for the existing stone yard site shall be added to the front of the expansion property. The landscape plan shall be subject to approval by the city arborist.

4. Remove gravel and inactive telephone pole from along the front of the expansion site property.

5. The decorative fence shall be extended across the expansion site frontage.

6. Oversized signs shall be prohibited.

7. No additional monument signs shall be permitted.

8. No inventory shall be stored on-site until a 5-foot wide sidewalk is provided along the entire Buford Highway frontage. (Evidence of payment into the Gwinnett County

sidewalk fund for the existing stone yard site shall exempt the sidewalk requirement along the existing stone yard frontage.)

9. Within 90 days of approval, all debris shall be removed from the property.

Effective this 20th day of December, 2016.

So Signed and Witnessed Approved :

this _____day of _____, 2016
Attest:

_____ _____
Kymberly Chereck, City Clerk Mike Mason, Mayor

VOTE:□Y□N□A Sadd / □Y□N□A Christ / □Y□N□A Wright / □Y□N□A Mason / □Y□N□A Aulbach / □Y□N□A Christopher / □Y□N□A Gratwick

CITY OF PEACHTREE CORNERS
COMMUNITY DEVELOPMENT DEPARTMENT

REZONING AND SPECIAL USE PERMIT ANALYSIS

PLANNING COMMISSION DATE:	November 8, 2016
CITY COUNCIL DATE:	December 20, 2016
CASE NUMBER:	**RZ2016-005/SUP2016-004**
CURRENT ZONING:	M-1
PROPOSED ZONING:	C-2
LOCATION:	5039 AND 5055 BUFORD HIGHWAY
MAP NUMBERS:	6th DISTRICT, LAND LOT 257
ACREAGE:	4.01 ACRES
PROPOSED DEVELOPMENT:	REZONE FROM M-1 TO C-2 TO EXPAND AN EXISTING STONE YARD
FUTURE DEVELOPMENT MAP:	INDUSTRIAL CORRIDOR
CONTACT:	ERIC JOHANSEN ERIC@INLANDLC.COM 678-571-4843
RECOMMENDATION:	**APPROVE WITH CONDITIONS**

PROJECT DATA:

The applicant is seeking to rezone and acquire a special use permit on 2.29 acres on the north side of Buford Highway approximately 1000 feet north of Herrington Drive. The property owner would like to add two vacant pieces of property to his existing stone yard and expand his business. In order to do that, one of the vacant parcels would have to be rezoned from M-1 (Light Industry District) to C-2 (General Business District), and both parcels would need a Special Use Permit.

The properties immediately to the east and west of the subject property are zoned M-1 and primarily consist of by automotive uses. Pickneyville Park, also zoned M-1, is located to the north across the Norfolk Southern rail right-of-way. Light industrial and automotive uses characterize the area to the south across Buford Highway in unincorporated Gwinnett County, with several residential areas located nearby to the south. The majority of properties on the north side of Buford Highway within Peachtree Corners in this area are zoned M-1, with several properties zoned C-2 and M-2 (Heavy Industry District) and one property zoned C-3 (Highway Business District).

Currently, there is an existing stone yard with a primary building located on the C-2 zoned property immediately south of the two vacant parcels. This existing building houses the company's business office and the remainder of the site is devoted to outdoor storage of various stone materials. The two vacant parcels appear to be heavily wooded toward the rear, but with some disturbance in the areas closer to Buford Hwy. The vacant parcels were acquired because the business needs extra storage space. Temporary outdoor storage of stone

materials has been located in the parking lot of the adjoining warehouse building. However, this is not a permanent storage solution for the stone inventory.

The site is located within the Industrial Corridor Character Area on the Future Development Map. The Industrial Corridor is intended to protect industrial and manufacturing uses. Light industrial, heavy industrial, and commercial/retail uses are considered appropriate, and sidewalks, aesthetic improvements, architectural and design standards, parking behind buildings, and natural buffers are encouraged.

The City's Zoning Resolution requires that 'Building Materials Sales with Outdoor Storage' obtain a Special Use Permit to operate in C-2 zoning districts. The purpose of the Special Use Permit review is to ensure that any detrimental aspects of the proposed land use are mitigated through site specific conditions.

ZONING HISTORY:
There have been three previous zoning hearings specific to this property and its use as a stone yard. GC CIC-07-032 and GC SUP -07-101 were approved on 6/16/09 for a Change in Condition and a Special Use Permit for outdoor sales subject to conditions:

A. Retail and service commercial and accessory uses. Gas pumps and convenience stores shall be prohibited.

B. Outdoor sales and/or storage of stone products and landscape materials may be permitted as a special use, provided the applicant obtains the necessary development permit and completes the site development requirements contained herein (including fencing and landscaping) within 120 days of zoning approval.

C. Buildings shall be finished with architectural treatments of glass and/or brick or stone. Submit architectural and site plans for approval by the Director of Planning and Development prior to issuance of a building permit.

D. The Special Use Permit shall automatically terminate after 2 years from the date of approval, at which time the operation shall cease or the applicant may apply for renewal.

2. To satisfy the following site development considerations:

   A. The Buford Highway frontage shall include a 10-foot landscape strip planted with 3-inch caliper street trees as approved by the Gwinnett County Buffer, Landscape and Tree Ordinance. The street trees shall be spaced on a maximum of 20-foot centers and shall include groupings of evergreen shrubs every 50-feet on center. The landscape strip shall be in general conformity with the rendering placed in the record at the June 16, 2009, Board of Commissioners meeting. The landscape plans shall be subject to review and approval by the Director of Planning and Development.

B. Install a decorative metal fence with masonry columns. The masonry columns shall be spaced at a maximum distance of every 50 feet on center and treated with either brick or stone that is within an earth tone color scheme. The decorative metal fence shall not exceed 5-feet in height. The decorative fence shall be similar in nature to the rendering placed in the record at the June 16, 2009, Board of Commissioners meeting. The materials, design and layout of the fence shall be subject to review and approval by the Director of Planning and Development.

C. Oversized signs shall be prohibited.

D. No tents, canopies, temporary banners streamers or roping decorated with flags, tinsel or other similar material shall be displayed, hung or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard or bandit signs shall be prohibited.

E. Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to shine directly into adjacent residential property.

F. Dumpsters shall be screened by a brick wall at least 6-feet in height. Hours of pickup shall be limited to 7:00 a.m. to 7:00 p.m.

G. Peddlers or parking lot sales shall be prohibited.

H. Owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours.

I. Ground signs shall be limited to monument-type with a brick base of at least 2 feet in height and shall match the masonry construction of the building.

J. Provide a 5-foot wide sidewalk across the Buford Highway frontage.

Two years later, (on 12/13/11) , GC SUP2011-00068 was approved for the renewal of outdoor sales and storage with all the same conditions as the previous two cases except for condition 2A which was amended to read as follows:

2. To satisfy the following site development considerations:

A. Due to issues with newly installed landscaping surviving on the subject property, the required plant materials for the 10-foot landscape strip shall be provided in equal amounts, or greater, to those required by the current Buffer, Landscape and Tree Ordinance in an off-site location in Commission District 2. The location for the off-site plant materials, planting plans, and specifications must be approved by the Director of Planning and Development prior to any installations.

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: Yes, the proposed rezoning and special use permit for outdoor storage of construction materials will present a use that is suitable with respect to the adjacent and surrounding properties. Currently, there is a mixture of land uses immediately adjacent to this property.

Staff's Comment: The subject property is located within the Industrial Corridor Character Area, which is largely characterized by automotive, industrial, and warehouse-type uses. The proposed expansion of a stone yard would be suitable in this location in view of the use and development of adjacent and nearby properties.

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: No, the proposed rezoning and special use permit will not adversely affect the existing use or usability of the adjacent and nearby properties. The adjacent properties include industrial zoned land, commercial zoned land and automotive zoned land.

Staff's Comment: The City's Comprehensive Plan calls for the preservation of industrial and commercial uses in the Industrial Corridor Character Area. C-2 zoning is currently found in several parcels along Buford Highway, and rezoning from a more intense M-1 designation would

be likely to have fewer negative impacts on surrounding properties than uses allowable under the current M-1 zoning.

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: Yes, the property does have a reasonable economic use as currently zoned C-2 and M-1; however, the land does require a change of zoning and special uses to permit the property owner to utilize their land as desired and to be compatible with their business, Aztec Stone.

Staff's Comment: The property has 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?

Applicant's Response: No, the proposed use will not cause an excessive or burdensome use of the existing infrastructure, streets, transportation facilities, utilities or schools. The subject properties are located on Buford Highway which is a 4-lane road with all infrastructure already present.

Staff's Comment: The impacts of a stone yard expansion to existing streets, transportation facilities, or utilities are unlikely to be excessive or burdensome in comparison to uses allowed under the current M-1 zoning, as C-2 is a less intense zoning designation. There will be no impact on schools. Likewise, the granting of a Special Use Permit for the requested expansion at this location is unlikely to result in impacts that would be considered excessive or burdensome.

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: Yes, the proposed changes are in conformity with the policy and intent of the current land use plan for the City of Peachtree Corners.

Staff's Comment: (see Comprehensive Plan heading, next page.)

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: Yes, the subject properties are both owned by D&L Buford Properties. D&L Buford Properties are the owners and operators of Aztec Stone and the properties will be combined with the current Aztec Stone facility and utilized for their operations.

Staff's Comment: The fact that the existing stone yard has been operational at this location without code enforcement problems or other negative impacts suggests that the proposed expansion is an acceptable use at this location.

COMPREHENSIVE PLAN:

The 2030 City of Peachtree Corners Character Area Map indicates that the property is located within the Industrial Corridor Character Area. Policies for this area encourage light industrial, heavy industrial, and commercial/retail uses, which would include C-2 zoning and a building materials business. The Comprehensive Plan also calls for "improved aesthetics and transportation management" to be part of corridor redevelopment. Sidewalks along Buford Highway are desired as part of redevelopment, and parking lots should be located to the rear of buildings along the roadway whenever possible.

C-2 zoning and a Special Use Permit for a stone yard in this location would not be contrary to the goals and policies of the Comprehensive Plan, provided that conditions are put in place to upgrade the facility's appearance along Buford Highway, and that adequate pedestrian facilities are constructed along the roadway.

DEPARTMENT ANALYSIS:

The proposed rezoning from the more intense M-1 district to the less intense C-2 district and a Special Use Permit for a stone yard expansion would be unlikely to have adverse effects on adjacent and nearby properties, which are typically industrial and automotive uses. Much of the property that the applicant would like to use to expand the existing business doesn't have much frontage on Buford Hwy. Most of the outdoor storage would occur to the rear of the property.

The proposed rezoning and Special Use Permit would also be in keeping with the goals and policies of the City's Comprehensive Plan, provided that certain conditions of rezoning are put in place. The subject property is located within the Industrial Corridor Character Area, which is intended to encourage heavy industrial, light industrial, commercial, and retail uses along Buford Highway. The intensity of uses along this corridor is typically higher than in commercial areas that are primarily office or retail in use, making the subject property a preferred location for a business that sells building and landscape materials.

Imposing site specific conditions would help mitigate aesthetic impacts to the site. Although Buford Highway is not highly regarded for its appearance, effort expended on each property helps to upgrade the entire area. This site, in particular, is heavily wooded along the rear and sides. Preserving trees along the property's perimeter would provide some buffering and serve to protect adjacent and nearby properties from any negative visual effects of the proposed development.

There is a swale that runs the length of the property frontage between the front property line and the street. This swale creates a dip along the front and creates a sloped grade next to the fence in front of the existing stone yard; however, the area in front of the expansion site is more level and may be able to accommodate the required landscaping along the front of the property. The previous Gwinnett County hearing concerning this property included condition 2A which suggested that landscaping along the front of the existing stone yard property was problematic and another solution was sought. However, the expansion site does not have the topography issues of the existing site. The front of the expansion site has other challenges such as broken pavement, excess gravel, an inactive telephone pole, and weeds. However, these can be remedied with maintenance and landscaping.

Therefore, after review of the applicant's proposal and other relevant information, it is recommended that RZ2016-005 and SUP2016-004 be approved with the following conditions (based on the Gwinnett County conditions):

1. Outdoor storage of stone products and landscape materials shall be permitted as a special use provided that all site development requirements and conditions of approval (including fencing and landscaping) are completed within 240 days of zoning approval.

2. A 25-ft. undisturbed buffer shall be provided along the northern and western (side and rear) property lines.

3. The Buford Highway frontage along the expansion property shall be improved with landscaping which shall include, at a minimum, 4-in caliper oak trees spaced a maximum of 20-feet on center and groupings of evergreen shrubs in between the trees. (Tree variety shall be selected from among those listed in Zoning Code Overlay standards sec. 1315.2-2D) Street trees required for the existing stone yard site shall be added to the front of the expansion property. The landscape plan shall be subject to approval by the city arborist.

4. Remove gravel and inactive telephone pole from along the front of the expansion site property.

5. The decorative fence shall be extended across the expansion site frontage.

6. Oversized signs shall be prohibited.

7. No additional monument signs shall be permitted.

8. No inventory shall be stored on-site until a 5-foot wide sidewalk is provided along the entire Buford Highway frontage. (Evidence of payment into the Gwinnett County sidewalk fund for the existing stone yard site shall exempt the sidewalk requirement along the existing stone yard frontage.)

9. Within 90 days of approval, all debris shall be removed from the property.

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: D&L Buford Properties, LLC	NAME: D&L Buford Properties, LLC
ADDRESS: 409 Lakeshore Drive	ADDRESS: 409 Lakeshore Drive
CITY: Berkeley Lake	CITY: Berkeley Lake
STATE: GA ZIP: 30096	STATE: GA ZIP: 30096
PHONE: 678-300-0859 cell	PHONE: 678-300-0859 cell
E-MAIL: drojas@aztecstoneempire.com	E-MAIL: drojas@aztecstoneempire.com

CONTACT PERSON: Eric Johansen, RLA PHONE: 678-571-4843 cell

CONTACT'S E-MAIL: eric@inlandllc.com

APPLICANT IS THE:

☐ OWNER'S AGENT ☒ PROPERTY OWNER ☐ CONTRACT PURCHASER

PRESENT ZONING DISTRICTS(S): C2 & M1 REQUESTED ZONING DISTRICT: C-2

LAND DISTRICT(S): 6 LAND LOT(S): 257 ACREAGE: +/- 2.29 acres

ADDRESS OF PROPERTY: 5039 Buford Highway, Norcross, GA 30071

PROPOSED DEVELOPMENT: Building Material Sales with Outdoor Storage of related Construction Materials

Staff Use Only This Section

Case Number:_____ **Hearing Date: P/C**_____**C/C** **Received Date:**_____

Fees Paid: _____**By:** _____

Related Cases & Applicable Conditions:

Description:

RESIDENTIAL DEVELOPMENT

No. of Lots/Dwelling Units_____

Dwelling Unit Size (Sq. Ft.): _____

NON-RESIDENTIAL DEVELOPMENT

No. of Buildings/Lots: 0 bldgs

Total Bldg. Sq. Ft.: 0 sf

Gross Density: 0 sf/acre

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-I00, 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-I0, 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-I, C-2, C-3, O-I, OBP, M-I, 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 Hiqh 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).

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.

September 28, 2016

Signature of Applicant — Date

Daniel Rojas - Property Owner

Type or Print Name and Title

Tony Thomas — 9/29/16 — TONY THOMAS NOTARY PUBLIC GWINNETT COUNTY GA EXP. OCT. 2017

Signature of Notary Public — Date — Notary Seal

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.

September 28, 2016

Signature of Property Owner — Date

Daniel Rojas - Property Owner

Type or Print Name and Title

Tony Thomas — 9/29/16 — TONY THOMAS NOTARY PUBLIC GWINNETT

Signature of Notary Public — Date — Notary Seal

APPLICANT'S RESPONSE
STANDARDS GOVERNING THE 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?

Yes, the proposed Rezoning and Special Use Permit(s) for Outdoor Storage of Construction Materials will present a use that is suitable with respect to the adjacent and surrounding properties. Currently, there is a mixture of land uses immediately adjacent to this property.

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

No, the proposed Rezoning and Special Use Permit(s) will not adversely affect the existing use or usability of the adjacent and nearby properties. The adjacent properties include Industrial zoned land, Commerical zoned land and Automotive zoned land.

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?

Yes, the property does have a reasonable economic use as currently zoned C-2 and M-1, however, the land does require a change on zoning and special uses to permit the property owner to utilize their land as desired and to be compatible with their business, Aztec Stone.

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

No, the proposed use will not cause and excessive or burdensome use of the existing infrastructure, streets, transportation facilities, utilities or schools. The subject properties are located on Buford Highway which is a 4 lane road with all infrastructure already present.

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?

Yes, the proposed changes are in conformity with the policy and intent of the current land use plan for the City of Peachtree Corners, GA.

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?

Yes, the subject properties are both owned by D&L Buford Properties. D&L Buford Properties are the owners and operators of Aztec Stone and the two properties will be combined with the current Aztec Stone facility and utilized for their operations.

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)

Eric Johansen, Daniel Rojas
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.

	9/29/16	Daniel Rojas - Owner
Signature of Applicant	Date	Type or Print Name and Title
	09.29.2016	ERIC JOHANSEN - AGENT
Signature of Applicant's Attorney or Representative	Date	Type or Print Name and Title
Tony Thomas	9/29/16	TONY THOMAS NOTARY PUBLIC GWINNETT COUNTY, GA Exp. Oct. 23, 2017
Signature of Notary	Date	Notary Seal

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: (Map Reference Number)

6	-	257	-	025
District		Land Lot		Parcel

Signature of Applicant — Date: 9/29/16

Daniel Rojas - Property Owner

Type or Print Name and Title

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)

Cordrick Rumey — NAME

Senior Tax Services Associate — TITLE

9/29/16 — 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:
(Map Reference Number)

6	-	257	-	027
District		Land Lot		Parcel

Signature of Applicant

9/29/16
Date

Daniel Rojas - Property Owner
Type or Print Name and Title

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)

Cordrick Romey
NAME

Senior Tax Services Associate
TITLE

9/29/16
DATE

September 29, 2016

Diana Wheeler
Community Development Director
City of Peachtree Corners
147 Technology Parkway, NW
Suite 200
Peachtree Corners, GA 30092

Re: Rezoning and Special Use Permit Application
D&L Properties, LLC
5039 Buford Highway
Tax Parcels R6257 025 & R6257 027

Ms. Wheeler,

D&L Properties, LLC (the "Property Owner" and "Applicant") is requesting the Rezoning and Special Use Permits for real property located at 5039 Buford Highway consisting of approximately ±3.38 acres and further identified as Gwinnett County Tax Parcel R6257 025 and R6257 027 (the "Subject Property"). The Subject Property currently has a split zoning where parcel R6257 025 is zoned C-2 and parcel R6257 027 is zoned M-1. **The Applicant is the Property Owner of the Subject Property**. The intended use of the Subject Property would be for an expansion of the existing Aztec Stone masonry supply company, which is also owned by the Property Owner and Applicant.

The Applicant is requesting for the City of Peachtree Corners, GA (the "City") to Rezone and grant a Special Use Permit(s) for the Subject Property to permit the parcel to be utilized as an expansion of the existing Aztec Stone business under the C-2 zoning designation. This would also require the need for the Special Use Permit to be granted to allow for the Building Material Sales with Outdoor Storage of the masonry construction supplies and materials.

Currently, the Subject Property is bordered by M-1 Industrial zoned land to the south, west and north, and C-2 Commercial zoned land to the east. Buford Highway has an average daily traffic of ±23,900 ADT based on 2015 data that was obtained from the Georgia Department of Transportation. The current Aztec Stone facility was zoned and granted Special Use Permits from Gwinnett County, GA (the "County") with the most recent public hearing action under case SUP2011-00068, whereas, under SUP Condition 1B – Outdoor sales and/or storage of stone products and landscape materials may be permitted as a special use.

The Applicant is requesting the City to grant the approval of the requested changes in Zoning and Special Uses to permit the Subject Property to be utilized in the exact same manner as the adjacent Aztec Stone property that was granted final approvals under SUP2011-00068, to include the upgrades of the permanent fencing and landscaping. The Subject Property will be granted access through interparcel access from the adjacent Aztec Stone property and will also maintain its existing points of access along Buford Highway. The Subject Property will construct the appropriate storm water management facilities

to account for the new impervious surfaces. The Applicant would request the City to grant approval for the Outdoor Storage of the Construction Materials to be stored on a GRAVEL PAVED surface.

We respectfully request the City to approve this Rezoning and Special Use Application as presented. At the request of the City, we are more than happy to meet to further discuss the merits of the proposed Rezoning and Special Uses. If any additional information is needed for the review of the proposed changes please contact me at eric@inlandllc.com or by cell phone at 678-571-4843. Thank you in advance for consideration of these proposed changes to the Subject Property.

Respectfully submitted,

Eric Johansen
Agent for the Applicant and Property Owner

Cc: D&L Buford Properties, LLC
Aztec Stone Empire
File

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 257 OF THE 6TH DISTRICT, GWINNETT COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:TO ARRIVE AT THE TRUE POINT OF BEGINNING COMMENCE AT A POINT ON THE NORTHWEST LINE OF THE FORMER 100' RIGHT-OF-WAY OF U.S. HIGHWAY 23 AT A POINT LOCATED 610.86' AS MEASURED ALONG SAID FORMER RIGHT OF WAY FROM ITS INTERSECTION WITH THE LAND LOT LINE COMMON TO LAND LOTS 256 AND 257, SAID DISTRICT, THENCE N35°20'24"W A DISTANCE OF 20.35' TO AN IRON PIN SET ON THE PRESENT NORTHWEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 23 (140' R/W) WHICH IS THE TRUE POINT OF BEGINNING ; THENCE LEAVING SAID RIGHT-OF-WAY OF BUFORD HIGHWAY N35°20'24"W A DISTANCE OF 52.54' TO A 1" OPEN TOP PIPE FOUND; THENCE N35°20'24"W A DISTANCE OF 49.01' TO A 1/2" REBAR FOUND; THENCE S60°47'19"W A DISTANCE OF 100.73' TO A PK NAIL FOUND; THENCE N27°11'28"W A DISTANCE OF 261.01' TO AN IRON PIN SET; THENCE N55°07'24"E A DISTANCE OF 317.64' TO AN IRON PIN SET; THENCE S27°23'50"E A DISTANCE OF 290.54' TO AN IRON PIN SET; THENCE S58°52'15"W A DISTANCE OF 53.55' TO AN IRON PIN SET; THENCE S31°28'26"E A DISTANCE OF 56.69' TO AN IRON PIN SET ON THE RIGHT-OF-WAY OF BUFORD HIGHWAY; THENCE ALONG SAID RIGHT-OF-WAY S44°39'05"W A DISTANCE OF 159.53' TO AN IRON PIN SET AND THE TRUE POINT OF BEGINNING.

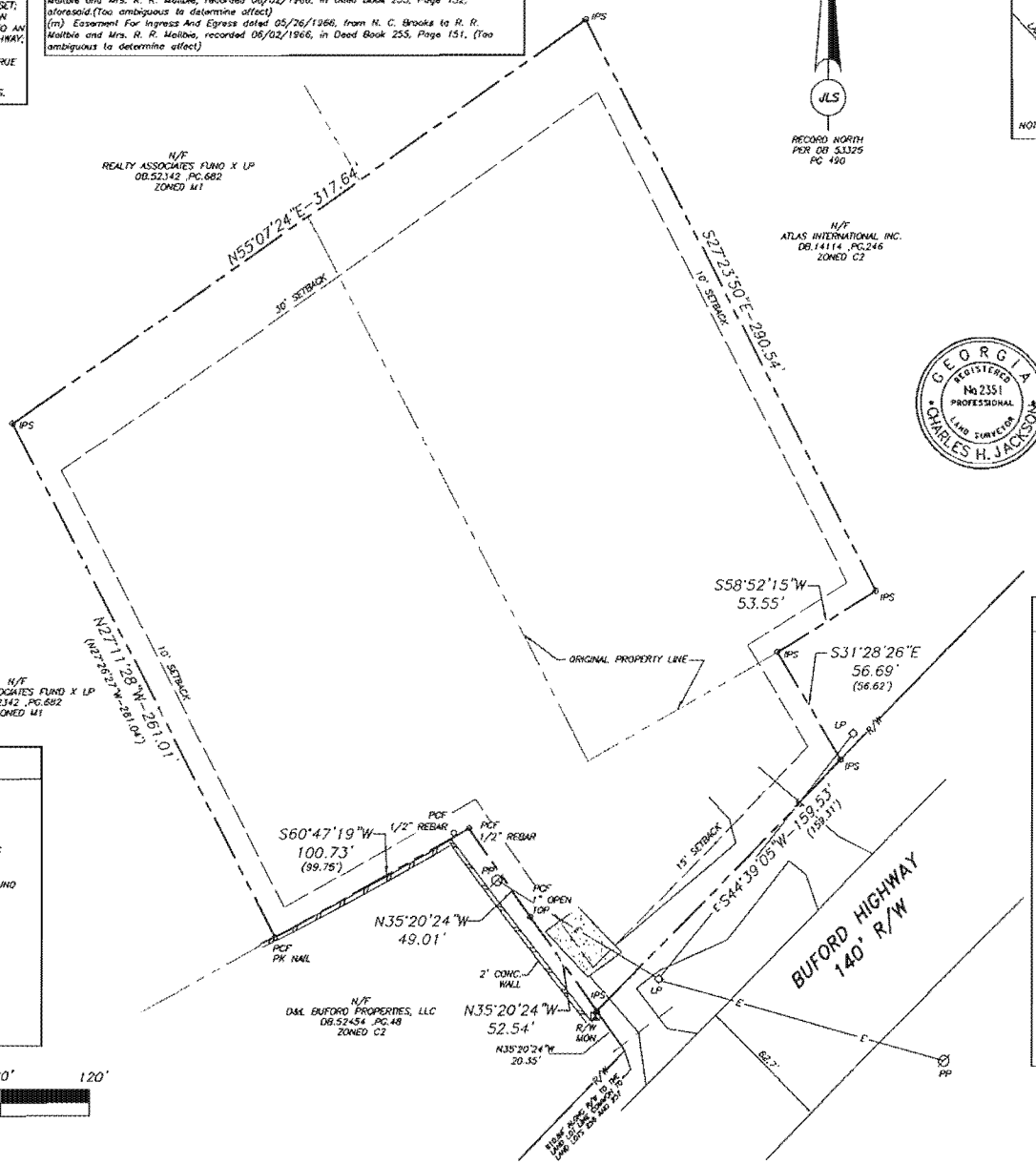
SAID TRACT OR PARCEL OF LAND CONTAINS 2.29 ACRES.

STEWART TITLE GUARANTY COMPANY--COMMITMENT 16-0145 DATED 5/24/2016

(f) Grading Easement dated 11/11/2006, from Riyadh and Julia Gibriel to Riyadh and Julia Gibriel, filed and recorded 01/11/2007, in Deed Book 47468, Page 372, Gwinnett County, Georgia records. (Affects)
(g) Easement dated 11/13/2006, between Atlas International, Inc. and Riyadh and Julia Gibriel to Riyadh and Julia Gibriel, filed and recorded 11/14/2006, in Deed Book 47253, Page 809, Gwinnett County, Georgia records. (Affects-but no improvements made)
(h) Easement dated 10/30/2006, between Atlas International, Inc. and Riyadh and Julia Gibriel to Riyadh and Julia Gibriel, filed and recorded 10/30/2006, in Deed Book 47190, Page 685, Gwinnett County, Georgia records. (Affects-but no improvements made)
(i) Maintenance Agreement dated 04/13/2006 between Julia Gibriel and Gwinnett County, Georgia, filed and recorded 06/22/2006, in Deed Book 46654, Page 238, aforesaid records. (Affects- but no improvements made)
(j) Quitclaim Deed dated 12/30/1985, from Gwinnett County to Gwinnett County Water Water and Sewerage Authority, filed and recorded 12/31/1985, in Deed Book 3310, Page 243, aforesaid records. (Too ambiguous to determine affect)
(k) Easement dated 10/05/1983, from Kimball Investment Company to Gwinnett County, Georgia, filed and recorded 10/06/1983, in Deed Book 2645, Page 670, aforesaid records. (Too ambiguous to determine affect)
(l) Boundary Line Agreement dated 05/25/1968, between N. C. Brooks and R. R. Mallble and Mrs. R. R. Mallble, recorded 06/02/1968, in Deed Book 255, Page 152, aforesaid.(Too ambiguous to determine affect)
(m) Easement For Ingress And Egress dated 05/26/1968, from N. C. Brooks to R. R. Mallble and Mrs. R. R. Mallble, recorded 06/02/1968, in Deed Book 255, Page 151, (Too ambiguous to determine affect)

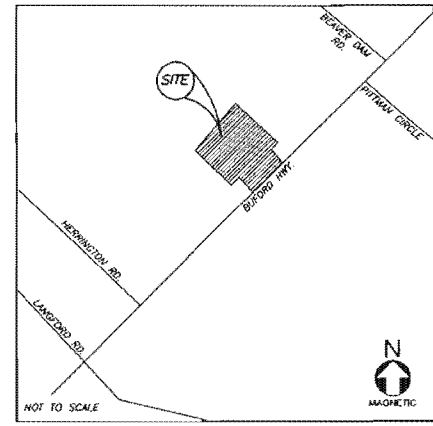
SITE SUMMARY

2.29 ACRES
99,764.99 S.F.
ZONED C2



LEGEND

Ø	POWER POLE
—— E ——	OVERHEAD ELECTRIC
	STORM DRAINAGE PIPES
	CURB AND GUTTER
PCF	PROPERTY CORNER FOUND
IPS	IRON PIN SET
WM	WATER METER
GM	GAS METER
CB	CATCH BASIN
DI	DROP INLET
JB	JUNCTION BOX
N\F	NOW OR FORMERLY
CO	CLEAN OUT
MH	MANHOLE
EM	ELECTRIC METER



LOCATION MAP

SURVEY CERTIFICATION

TO 5039, LLC, FIRST-CITIZENS BANK & TRUST, STEWART TITLE GUARANTY COMPANY, WILLIAM E. PORTER, P.C.:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6a, 6b, 7a, 8, 9, 11,, 13, 14, 16, 17 & 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 5/24/2016.

DATE OF PLAT OR MAP: 5/26/2016

GEORGIA REGISTERED LAND SURVEYOR NO. 2351
CHARLES H. JACKSON, R.L.S
200 MARILYN DRIVE EAST
FAYETTEVILLE, GEORGIA 30214

GEORGIA REGISTERED No 2351 PROFESSIONAL LAND SURVEYOR CHARLES H. JACKSON

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67, 43-15-4,43-15-6,43-15-19,43-15-22.

NOTES

1. ZONED C2
2. SETBACKS: FRONT 15'
   REAR 30'
   SIDE 10'
3. MAX. BLDG. HEIGHT: 45'
4. FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED WITH A LEICA 1103 TOTAL STATION.
5. THE REFERENCED MUNICIPALITY PROVIDED THE ZONING INFORMATION STATED ON THIS PLAT. ANY GRAPHIC DEPICTION OF SETBACK LINES AND OTHER MATTERS OF ZONING ARE THE SURVEYOR'S INTERPRETATION OF THE ZONING INFORMATION FURNISHED. THE SURVEYOR OFFERS NO CERTIFICATIONS AS TO THE ZONING OF THE SUBJECT PROPERTY OR COMPLIANCE WITH THE ZONING REGULATIONS FOR THE STRUCTURES OR BUSINESSES ON THE SUBJECT PROPERTY.
6. THE SURVEY IS PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED IN THE CERTIFICATION HEREON. SAID CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED ENTITIES WITHOUT THE EXPRESSED RECERTIFICATION BY THE SURVEYOR NAMING SAID ENTITIES.
7. ABOVE GROUND UTILITY LOCATIONS WERE OBTAINED FROM FIELD OBSERVATIONS. JACKSON LAND SURVEYING, PC HAS NOT RESEARCHED UNDERGROUND UTILITY LOCATIONS. INFORMATION SHOWN HEREON REGARDING THE EXISTENCE, SIZE, TYPE AND LOCATION OF UNDERGROUND UTILITIES IS BASED ON MARKINGS IN THE FIELD AND INFORMATION PROVIDED BY OTHERS. JACKSON LAND SURVEYING, PC IS UNABLE TO CERTIFY TO THE ACCURACY OR COMPLETENESS OF THIS INFORMATION. INDICATED LOCATIONS SHOULD BE CONFIRMED IN THE FIELD WITH UTILITY COMPANIES PRIOR TO PROCEEDING WITH PLANNING, DESIGN OR CONSTRUCTION.
8. PARKING: 0 REGULAR SPACES AND 0 HANDICAP.
9. NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
10. NO OBSERVED EVIDENCE OF SITE USED AS A SOLID WASTEDUMP, SUMP OR SANITARY LANDFILL.

FLOOD CERTIFICATION

ACCORDING TO THE F.E.M.A., F.I.R.M. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 13135C0068D DATED 3/04/2013 THE SUBJECT PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA.

JACKSON LAND SURVEYING P.C.

200 MARILYN DRIVE EAST
FAYETTEVILLE, GA. 30214

C 678.723.3433
F 678.386.5324

GEORGIA REGISTERED No 2351 PROFESSIONAL LAND SURVEYOR CHARLES H. JACKSON

ALTA / NSPS LAND TITLE SURVEY
for
5039, LLC
FIRST-CITIZENS BANK AND TRUST COMPANY
STEWART TILE GUARANTY COMPANY
WILLIAM E. PORTER, P.C

LOCATION: LAND LOT 257, 6TH DISTRICT, GWINNETT COUNTY, GEORGIA

#	DATE	REVISION DESCRIPTION
A	06/28/16	INITIAL ISSUE

PROJECT NAME:
5039
BUFORD
HIGHWAY

SHEET TITLE:
ALTA / NSPS
LAND TITLE
SURVEY

PROJECT NO.	SHEET NO.
WEP085	1
DATE: 5/20/2016 ISSUE No. 1	of 1

Site Notes:

1. THE SITE CONTAINS: 99,765 SQ FT= 2.29 ACRES AND 47,621 SQ FT =1.09
2. THE NORTH ARROW AND SCALE ARE SHOWN ON THIS PLAN
3. SURVEY INFORMATION TAKEN FROM SURVEYS PERFORMED BY JACKSON LAND SURVEYING P. C DATED 5-28-16.
4. NO PORTION OF THIS PROPERTY IS INSIDE DESIGNATED F.I.A SPECIAL FLOOD HAZARD AREA AS PER THE FLOOD INSURANCE RATE MAP #13135C0082 H, DATED MARCH 4, 2013.
5. THE EXISTING UTILITIES SHOWN ON THE PLANS ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS, SIZES, MATERIALS, OR DEPTH FOR THE UTILITIES SHOWN OR THE UTILITIES WHICH MAY EXIST ON THE SITE BUT ARE NOT SHOWN. THE CONTRACTOR SHALL HAVE THE RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES SHOWN ON THE PLANS AND REPORT ANY DISCREPANCIES TO THE ENGINEER OF RECORD. THE CONTRACTOR SHALL ALSO HAVE THE RESPONSIBILITY BEFORE STARTING ANY WORK TO MAKE SUCH EXPLORATIONS AND PROBES NECESSARY TO ASCERTAIN ANY SEWER LINES, WATER SUPPLY LINES, GAS LINES, ELECTRICAL LINES, CABLE LINES, TELEPHONE LINES, OR OTHER UTILITY LINE.
6. CONTRACTOR SHALL CONTACT THE UTILITY LOCATOR AS REQUIRED BY GEORGIA LAW AND HAVE ALL UTILITIES MARKED PRIOR TO ANY CONSTRUCTION ACTIVITY. CONTRACTOR WILL HAVE PRIVATE UTILITY LOCATOR LOCATE ALL UTILITIES WITHIN THE CONSTRUCTION LIMITS NOT COVERED BY THE UTILITY PROTECTION CENTER.
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9. ALL CONSTRUCTION MUST CONFORM TO THE APPROPRIATE CITY OF PEACHTREE CORNERS AND GEORGIA STANDARDS.
10. UNDERGROUND UTILITIES SERVING OR CROSSING THE PREMISES MAY EXIST THAT ARE NOT SHOWN. CRESCENT VIEW ENGINEERING IS UNABLE TO CERTIFY TO THE ACCURACY OR COMPLETENESS OF THE UTILITY INFORMATION SHOWN. ALL UNDERGROUND UTILITY LOCATIONS MUST BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION ACTIVITY BY THE UTILITY PROTECTION CENTER AT 1-800-282-7411 FOR RIGHT OF WAY AREA AND BY A PRIVATE UTILITY LOCATOR FOR UTILITIES NOT LOCATED WITHIN THE RIGHT OF WAY.
11. THE CONTRACTOR MUST OBTAIN ADDITIONAL "RIGHT OF WAY" PERMIT FOR ALL NECESSARY WORK DONE IN THE RIGHT OF WAY (NOT PART OF THESE PLANS).
12. THERE ARE WATERS OF THE STATE OF GEORGIA WITHIN 200 FEET OF THE SITE. ALL APPROPRIATE STATE WATER BUFFERS ARE SHOWN ON C-3.1
13. TO THE BEST OF OUR KNOWLEDGE, NO CEMETERIES, ARCHITECTURAL, OR ARCHEOLOGICAL LANDMARKS EXIST ON SITE. IN THE EVENT THAT THESE LANDMARKS ARE DISCOVERED DURING CONSTRUCTION, THE ENGINEER MUST BE CONTACTED IMMEDIATELY FOR REVIEW AND AMENDING THE CONSTRUCTION PLANS

City of Peachtree Corners Notes:

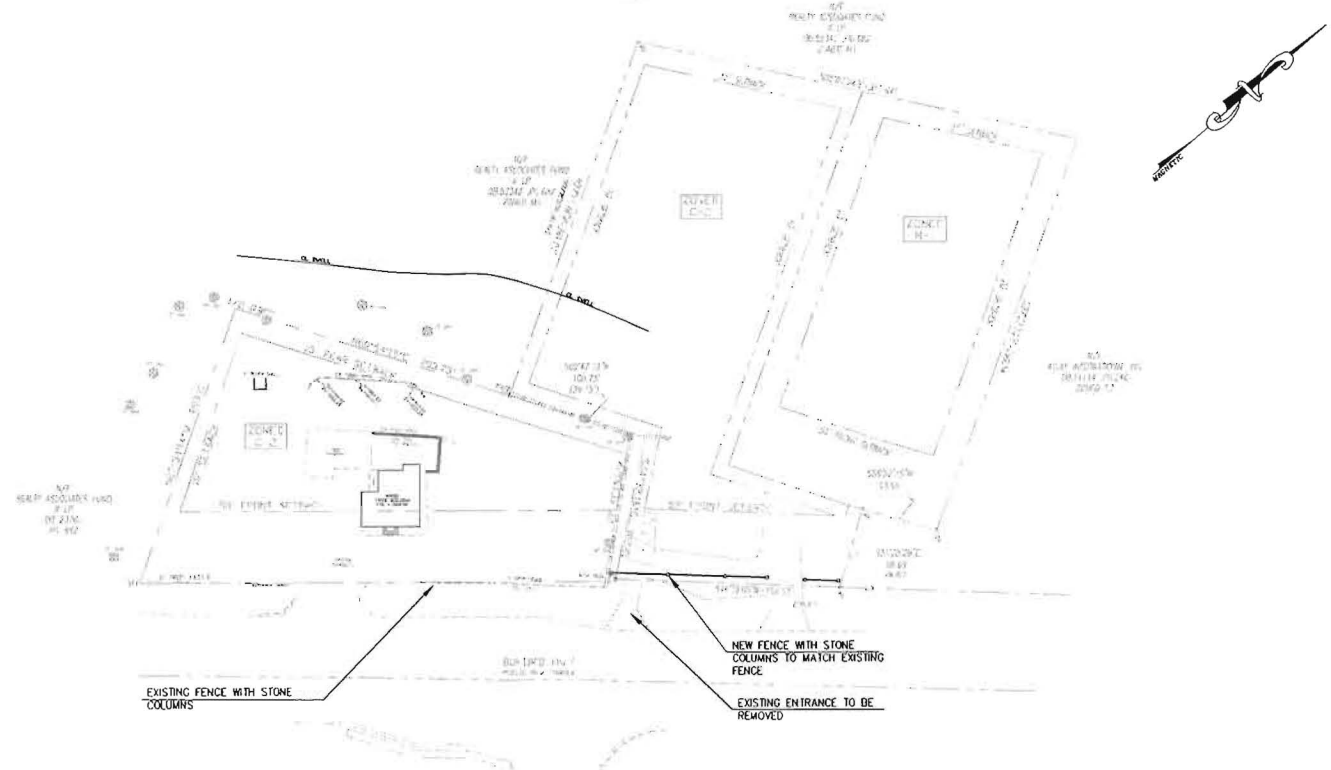
1. SITE ADDRESS: 5055 AND 5039 BUFORD HWY, NORCROSS GA
2. DISTRICT 6 LAND LOT 257 PARCEL ID NUMBER:
   5055 BUFORD HWY = 6257 001
   5039 BUFORD HWY = 6257 025 & 6257 027

Zoning Requirements:

ZONING: C-2 GENERAL BUSINESS
MINIMUM LOT AREA: NONE
MINIMUM LOT WIDTH: NONE
MINIMUM PUBLIC ROAD FRONTAGE: 40 FEET.
BUILDING SETBACKS
FRONT YARD: 50 FEET
SIDE YARD: 10 FEET/20 FEET IF ABUTS RESIDENTIAL DISTRICT
REAR YARD: 15 FEET/40 FEET IF ABUTS RESIDENTIAL DISTRICT
MAX HEIGHT: 3 STORIES NOT TO EXCEED 35 FEET

ZONING: M-1 LIGHT INDUSTRIAL DISTRICT
MINIMUM LOT AREA: 1 ACRE
MINIMUM LOT WIDTH: 100 FT
BUILDING SETBACKS
FRONT YARD: 50 FEET
SIDE YARD: 20 FEET/50 FEET IF ABUTS RESIDENTIAL DISTRICT
REAR YARD: 15 FEET/40 FEET IF ABUTS RESIDENTIAL DISTRICT
MAX HEIGHT: NOT TO EXCEED 40 FEET

24 HOUR EMERGENCY CONTACT: DANIEL ROJAS 678-300-0859



Address:

5055 & 5039 BUFORD HIGHWAY
PEACHTREE CORNERS, GA 30071

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

811
Know what's below.
Call before you dig.

Prepared By:
CRESCENT VIEW ENGINEERING, LLC:
1003 Aaron Drive
Lawrenceville, GA 30045
678-324-5410
www.crescentviewengineering.com

Prepared For
D & L Buford Properties, LLC
1430 Walnut Hill Circle
Lawrenceville, GA 30043
Phone: 678-300-0859
Fax: 770-368-9644

Site Plan

DATE	4-29-15
SCALE	1"=40'
DRAWN	GMB
CHECKED	PZ

REVISIONS

Zoning Plan For
Aztec Stone Village
Land Lot 257 6th District
Gwinnett County, Georgia

CVE Pl # 15-067

Sheet No.
C-1

Site Notes:

1. THE SITE CONTAINS: 99,765 SQ FT= 2.29 ACRES AND 47,621 SQ FT =1.09
2. THE NORTH ARROW AND SCALE ARE SHOWN ON THIS PLAN
3. SURVEY INFORMATION TAKEN FROM SURVEYS PERFORMED BY JACKSON LAND SURVEYING P. C. DATED 5-28-16.
4. NO PORTION OF THIS PROPERTY IS INSIDE DESIGNATED F.I.A SPECIAL FLOOD HAZARD AREA AS PER THE FLOOD INSURANCE RATE MAP #13135C0082 H, DATED MARCH 4, 2013.
5. THE EXISTING UTILITIES SHOWN ON THE PLANS ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS, SIZES, MATERIALS, OR DEPTH FOR THE UTILITIES SHOWN OR THE UTILITIES WHICH MAY EXIST ON THE SITE BUT ARE NOT SHOWN. THE CONTRACTOR SHALL HAVE THE RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES SHOWN ON THE PLANS AND REPORT ANY DISCREPANCIES TO THE ENGINEER OF RECORD. THE CONTRACTOR SHALL ALSO HAVE THE RESPONSIBILITY BEFORE STARTING ANY WORK TO MAKE SUCH EXPLORATIONS AND PROBES NECESSARY TO ASCERTAIN ANY SEWER LINES, WATER SUPPLY LINES, GAS LINES, ELECTRICAL LINES, CABLE LINES, TELEPHONE LINES, OR OTHER UTILITY LINE.
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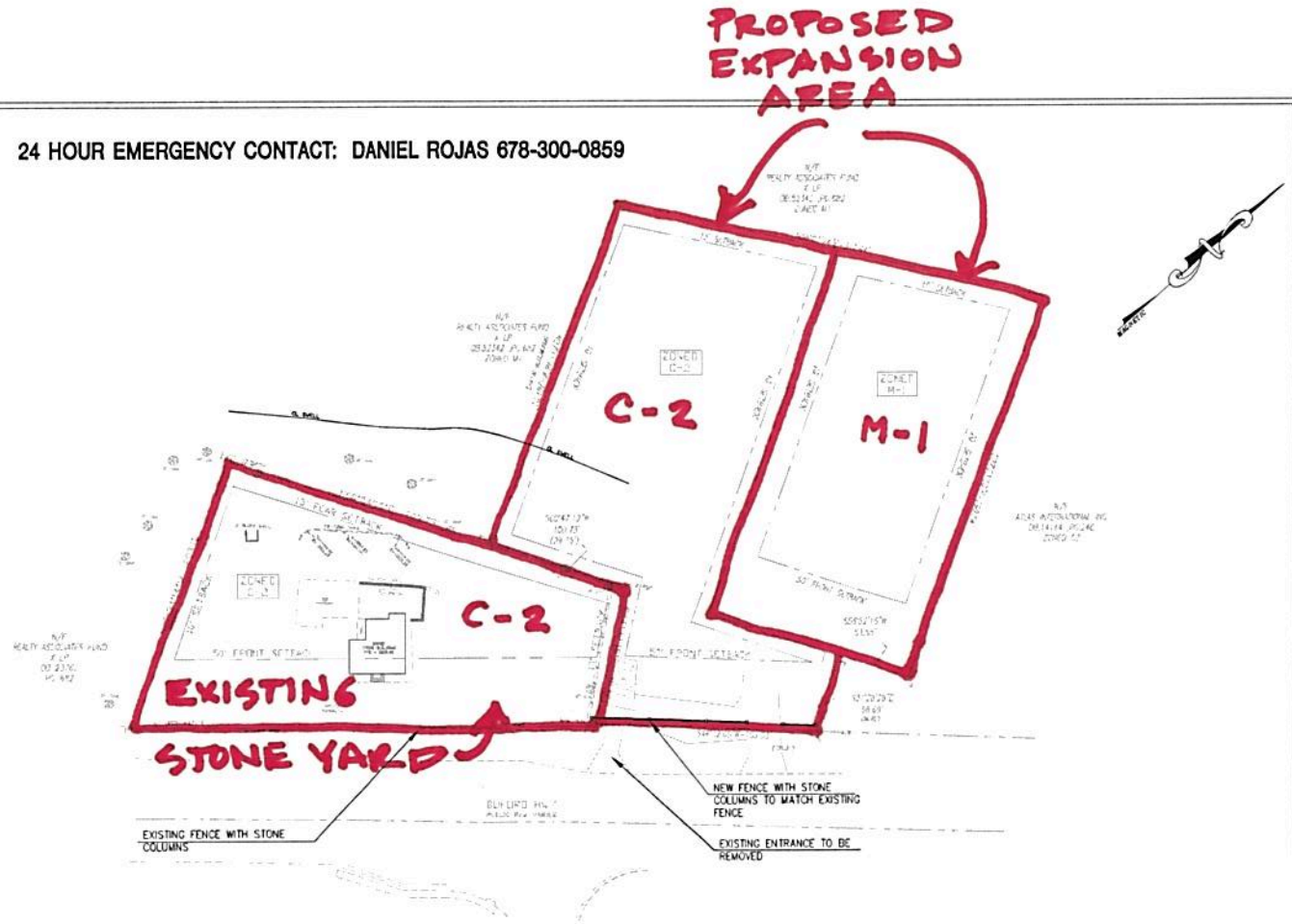

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GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

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Prepared For
D & L Buford Properties, LLC
1430 Walnut Hill Drive
Lawrenceville, GA 30043
Phone: 678-300-0859
Fax: 770-368-8644

Site Plan

DATE	8-26-16
SCALE	AS SHOWN
DRAWN BY	CVE
CHECKED	PZ

REVISIONS

Zoning Plan For
Aztec Stone Village
Land Lot 257, 6th District
Gwinnett County, Georgia

CVE PN # 15-047

Sheet No.
C-1

4995
6257 076
5015
6257,027
6257,025
5039
R/W
6257,065
5075
TAYLORS DR
BUFORD HWY
6257,001
5055
6257 029
5028
6257 018A
5038
BUFORD HWY LLC
6257,217
5028
6257 031
5070
6257 003A
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CITY OF PEACHTREE CORNERS
COMMUNITY DEVELOPMENT
147 Technology Parkway, Suite 200, Peachtree Corners, GA 30092
Tel: 678.691.1200 | www.cityofpeachtreecornersga.com

PROPERTY LOCATION MAP

5039 Buford Hwy.

CASE NUMBER:	**SUP2016-004/RZ2016-005**		
	PLANNING COMMISSION	**CITY COUNCIL 1ST READING**	**CITY COUNCIL 2ND READING**
HEARING DATES:	**NOV. 8, 2016**	**NOV. 15, 2016**	**DECEMBER 20, 2016**
PROPERTY ADDRESS:	**5039 BUFORD HIGHWAY**		

O2016-11-82

Diana Wheeler

Memo

TO: Mayor and Council

FROM: Diana Wheeler, Community Development Director

CC: Brian Johnson, City Manager

DATE: December 20, 2016

SUBJECT: Outdoor vending

At their September 13th and November 8th meetings, the Planning Commission reviewed the draft regulations for outdoor vending devices pursuant to Amazon Locker's interest in establishing outdoor units to store and dispense packages.

Discussion at the meeting included the types of materials that could be sold at vending machines, the locations of the machines and the appearance of the units. The Planning Commission asked Staff to add provisions for proximity of the units to the primary building, signage on the units, and limit the number of units per property. Based that discussion, the following amendments to the Zoning Code were considered and are recommended for adoption:

Add the following underlined definition and regulation:

ARTICLE III. – DEFINITIONS

Out of store marketing device is any facility or equipment which is located outside of a primary building on a site zoned for nonresidential uses, which is used for the primary purpose of providing a product or service without the owner's or agent's immediate presence, and which is manufactured to include a color, form, graphic, illumination, symbol, and/or writing thereon to communicate information regarding the product or service provided to the public. Examples of out-of-store marketing devices include: bank ATM units, movie and other vending machines, newspaper racks, drink machines, ice boxes, and storage lockers.

Section 600 A - Out-of-store marketing device.

(a) Out-of-store marketing devices shall be allowed in nonresidential zoning districts.

(b) The marketing device shall not exceed ten feet in height and shall not be illuminated except for illumination intrinsic to the device.

(c) A maximum of two outside storage devices that are visible from the street shall be allowed.

(d) Out-of-store marketing devices shall be located no more than five (5) feet from the primary building on the property unless an alternate location is approved by the Community Development Director.

(e) Signage on Out-of-store marketing devices shall be limited to one sign located directly on the front of the device that is no greater in area than one (1) foot high x the length of the device.

CITY OF PEACHTREE CORNERS
COUNTY OF GWINNETT, STATE OF GEORGIA ORDINANCE 2016-11-82

AN ORDINANCE TO AMEND CITY OF PEACHTREE CORNERS ZONING RESOLUTION ART. III, DEFINITIONS, AND ART. VI, GENERAL PROVISIONS, BY ADDING A DEFINITION AND SEC. 600, TO REGULATE VENDING MACHINES AND OUTDOOR STORAGE LOCKERS; 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 (underlined words):

ARTICLE III. – DEFINITIONS

Out of store marketing device is any facility or equipment which is located outside of a primary building on a site zoned for nonresidential uses, which is used for the primary purpose of providing a product or service without the owner's or agent's immediate presence, and which is manufactured to include a color, form, graphic, illumination, symbol, and/or writing thereon to communicate information regarding the product or service provided to the public. Examples of out-of-store marketing devices include: bank ATM units, movie and other vending machines, newspaper racks, drink machines, ice boxes, and storage lockers.

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Section 2

All ordinances or parts of ordinances in conflict herewith are hereby expressly repealed. Effective this 20th day of December, 2016.

Approved by:

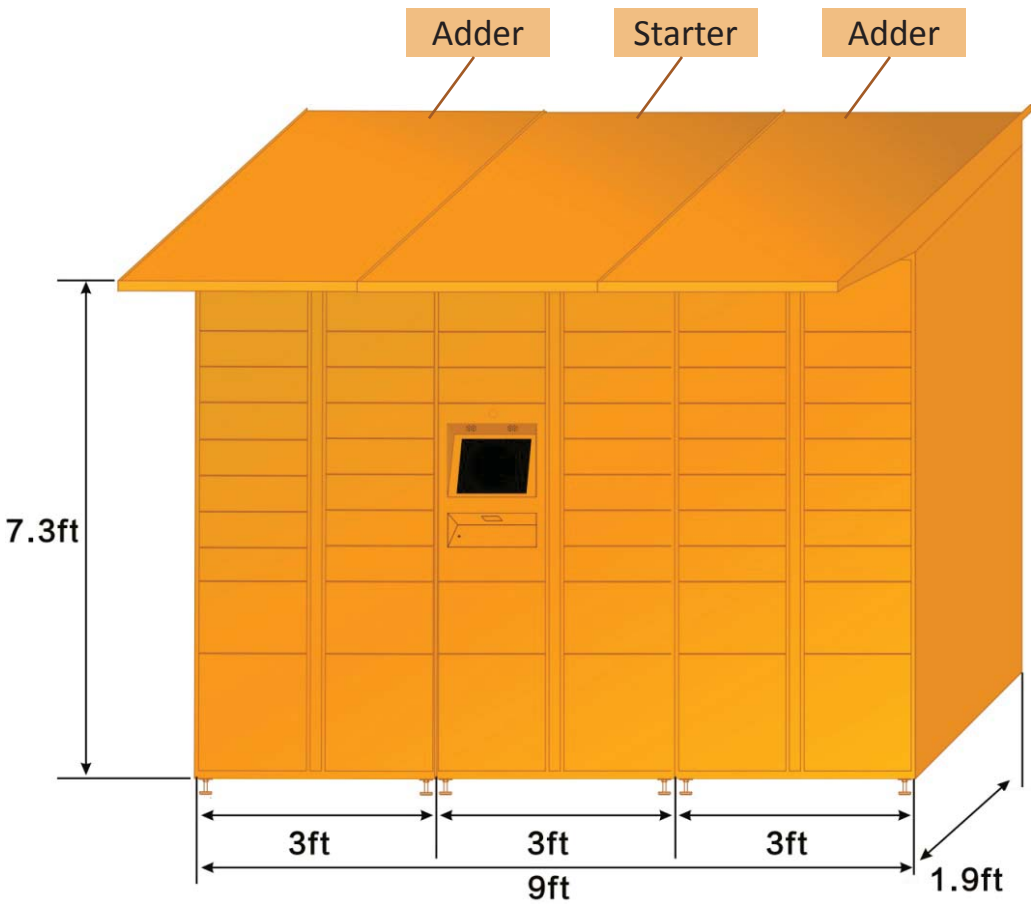
_____ _____

Kym Chereck, City Clerk Mike Mason, Mayor

SEAL

VOTE:□Y□N□A Sadd / □Y□N□A Christ / □Y□N□A Wright / □Y□N□A Mason / □Y□N□A Aulbach / □Y□N□A Christopher / □Y□N□A Gratwick

Amazon new generation Locker - Outdoor



Weather proof design

- The outdoor Locker is water proof with shelter equipped with embedded lights
- The computing equipment compartment include a built-in air conditioner
- Operating temperature ranges from -20c to 50c

Electrical (US Market)

Power consumption	840 Watt (max), 125 Watt (regular)
Input Voltage	120 AC @ 50/60Hz 8.0A
Estimated annual energy consumption	~ 14789 KWh

AMAZON.COM PROPRIETARY AND CONFIDENTIAL

Action Item

Contract for design of Phase 1B Multi-use Trail

Diana Wheeler

Memo

TO:	Mayor and Council
FROM:	Diana Wheeler, Community Development Director
CC:	Brian Johnson, City Manager
DATE:	December 20, 2016
SUBJECT:	Multi-Use Trail Phase 1(b) Construction Documents

Lord, Aeck, Sargent has been working on construction documents for the first part of the Multi-Use Trail (from Peachtree Parkway to Technology Park Lake). While this effort is underway, we have been working with TPA group on the acquisition of the remaining land between Technology Park Lake and Medlock Bridge Rd. TPA has recently acquired two, key pieces of property along the trail and is willing to dedicate land for the trail. In addition, Staff is working with the management of the Recall property to acquire trail rights through that site. The remaining segment of the trail runs through the Colonial Pipeline easement. LAS has submitted a proposal to complete construction drawings for phase 1(b) (Technology Park Lake to Medlock Bridge Rd.), for $89,000. The LAS proposal is attached.

Recommendation

Award the Multi-Use Trail Phase 1(b) contract to Lord, Aeck, Sargent in an amount not to exceed $89,000.

PEACHTREE PARKWAY
TECHNOLOGY PARKWAY
TECHNOLOGY PARKWAY SOUTH
CURRENT SCOPE
SCOPE EXTENSION
CITY LIMITS
MEDLOCK BRIDGE ROAD

LORD AECK SARGENT

PEACHTREE CORNERS SEGMENT A TRAIL (SCOPE EXTENSION)

Project Extension: From Technology Park Lake (End of Current Scope) to Medlock Bridge Road

PROPOSED SCOPE OF SERVICES

In light of recent activity along the proposed Segment A alignment, the scope of services outlined below extends our team's work to the end of this segment's alignment as indicated in the Schematic Design Package previously delivered to the City. The portion to be added by this scope runs from Technology Park Lake to Medlock Bridge Road (+/-4,100 linear feet). Documentation and Services for the previously approved scope (from Technology Parkway to Technology Park Lake) will be combined with this scope extension in order to deliver one cohesive trail package (±8,300 linear feet).

This proposal also includes services to take the project from its current Schematic Design (SD) level through Design Development (DD), Construction Documents (CD) and Bidding and Construction Observation. This scope includes Landscape Architecture and Civil Engineering (LAS-ALTA team). Additional approximate costs anticipated for sub-consultant requirements are listed below under "Scope Exclusions."

Services for the scope extension are delineated below within the same Tasks as the current scope.

Task 3: Design Development

Contracted Scope: (Peachtree Parkway to Technology Park Lake)

- Develop Conceptual Phase 1 Trail Plan into final design (Design Development – DD package)
  - Preliminary engineering, centerline, road crossings, right-of-way easements/acquisition plan, trailhead locations and design, ancillary trail connections, trail segment sections
- Coordination with survey of trail centerline (survey by others)
- Coordination with Structural Engineer relative to bridge and boardwalk designs (under separate contract)
- Client Work Session with City Staff review of final DD design package (can be remote/electronic if desired)
- Participation in one-on-one property owner discussions as needed (led by City Staff – up to 4 meetings)

Scope Extension: (Technology Park Lake to Medlock Bridge Road)

- **Development Conceptual Phase 1 Trail Plan into final design to Medlock Bridge Road (Design Development – DD package)**
  - **Preliminary engineering, centerline, additionally protected road crossing, two (2) additional trailhead locations and designs, ancillary trail connections, trail segment sections, parking lot design (if acquisition/use of abandoned parking lot by City is permitted)**
- **Coordination with survey of trail centerline to Medlock Bridge Road (survey by others)**
- **Coordination with Structural Engineer relative to potential boardwalks east and west of Technology Park South (under separate contract)**
- **Participation in up to four (4) additional meetings with property owners as needed (led City Staff). Specifically in regards to abandoned parking lot property.**

Task 4: Construction Documentation:

Contracted Scope: (Peachtree Parkway to Technology Park Lake)

- Complete full construction documentation suitable for permitting, bidding and construction
  - Site geometry, grading and drainage, land disturbance, sediment and erosion control, retaining walls, street crossings, culverts and/or pedestrian bridges, guard rails/fences, signage and landscaping
- Client Work Session with City Staff review of final CD design package (can be remote/electronic if desired)
- Work sessions with Planning Commission, City Council (as needed – up to 2 total meetings)
- Incorporation of comments by City Staff based on City review

Scope Extension: (Technology Park Lake to Medlock Bridge Road)

- **Complete full construction documentation to Medlock Bridge Road suitable for permitting, bidding and construction**
  - **Site geometry, grading and drainage, land disturbance, sediment and erosion control, retaining walls, street crossings, culverts and/or pedestrian bridges, guard rails/fences, signage and landscaping**
- **Participation in up to 3 additional meetings as needed with stakeholders / property owners (City Led)**

Task 5: Bidding & Construction Observation:

Contracted Scope: (Peachtree Parkway to Technology Park Lake)

- Assist City in the procurement of qualified bids including answering questions and making clarifications, attend pre-bid conference
- Attend pre-construction conference
- Monthly on-site construction review meetings to review the work, answer questions, make clarifications, review submittals, provide field reports, review Payment Requests (budget limit of 8 meetings)
- Site visit for punch list for Substantial Completion
- Site visit for Final Acceptance

Scope Extension: (Technology Park Lake to Medlock Bridge Road)

- **Additional time necessary for procurement of qualified bids including answering questions and making clarifications, attend pre-bid conference**
- **Additional on-site construction review meetings to review the work, answer questions, make clarifications, review submittals, provide field reports, review Payment Requests**
- **Additional time / site visits for punch list for Substantial Completion**
- **Additional time / site visits for Final Acceptance**

CONSULTING / ENGINEERING FEE

The task fees outlined below can be contracted individually in phases as needed at City's discretion. These fees include all planning, design and civil engineering fees provided directly by the LAS / ALTA team.

Current Contract Fees:	
Task 3: Design Development:	*$38,000*
Task 4: Construction Documentation:	*$32,000*
Task 5: Bidding & Construction Observation:	*$16,000*
TOTAL CURRENT CONTRACT FEES:	*$86,000*
Additional Design Fees for Scope Extension:	
Task 3: Design Development:	**$37,000**
Task 4: Construction Documentation:	**$34,600**
Task 5: Bidding & Construction Observation:	**$17,400**
TOTAL PROPOSED CONSULTING / ENGINEERING FEE FOR SCOPE EXTENSION:	**$89,000**

The above fee does not include normal and customary reimbursable expenses such as travel and printing. Reimbursable expenses will be billed at 1.1 times direct and cost and are expected to be no more than **$6,000** for tasks 3, 4 and 5. This includes reimbursable expenses for both the contracted scope and proposed scope extension.

SCOPE EXCLUSIONS

Other than coordination, the items listed below are not included in our basic scope of services but will likely be required in some form. They can be contracted separately by the City or can be included as subconsultants underneath LAS depending on the City's desire. The figures listed below are estimates for the full trail extent (from Peachtree Parkway to Medlock Bridge Road) but are only for informational purposes only. Exact estimates will be made upon completion of Design Development level alignment.

1. Structural engineering for bridge/boardwalk design (***estimated to be $15-25,000***)
2. Geotechnical exploration/engineering at two bridge sites ***(estimated to be $10-15,000)***
3. Detailed ground-run boundary/topo/natural features survey **($27,800 - TerraMark Scope Cost for survey of extension, previous scope already surveyed)**
4. Electrical engineering in the event that project lighting is added (undetermined at this time – depends on if lighting is to be added to scope)

TOTAL ALLIED SERVICES LIKELY REQUIRED (Estimated: $50,000 - $67,000)

The items listed below are not included in our basic scope of services and are not expected to be relevant. If needed, however, the items below can be addressed as additional services on a case by case basis.

5. Design of restroom buildings, parking lots and maintenance facilities.
6. Wayfinding signage design (although locations will be identified)
7. Additional property owner negotiations not outlined above
8. Detailed Design of ancillary connecting trails
9. Park design for adjacent open spaces
10. Detailed irrigation design and construction
11. Detailed lighting photometric studies
12. Attendance in stakeholder, organizational, non-profit, and/or fundraising meetings above and beyond what is outlined above
13. Additional construction site visits beyond what is budgeted in Task 5 above
14. Detailed geotechnical engineering, soil borings, etc.
15. Vehicular or pedestrian traffic counts

Action Item

Contract for survey work associated with Phase 1B Multi-use Trail

Diana Wheeler

Memo

TO:	City Council
FROM:	Diana Wheeler, Community Development Director
CC:	Brian Johnson, City Manager
DATE:	December 20, 2016
SUBJECT:	Multi-Use Trail Survey work

Preliminary work for the Phase 1a Multi-use trail construction drawings is currently underway and an opportunity to extend the trail from Technology Park Lake to Medlock Bridge (Phase 1b) has presented itself. The additional design work will require survey work in order to provide the landscape architects with the exact locations of existing utilities, topography, and details needed to prepare the construction plans. TerraMark, the City's on-call surveyor, has submitted a proposal to do the necessary survey work. They can complete this assignment in 30 days at a cost of $27,800.

Recommendation

Award the contract to TerraMark for the Multi-Use Trail Phase 1b survey work in an amount not to exceed $27,800.

1396 Bells Ferry Road
Marietta, Georgia 30066
770-421-1927

SCOPE OF SERVICES/COST SUMMARY

Technology Park Multi-use Trail – Segment A, Phase I
City of Peachtree Corners

November 8, 2016 – **Add Services (Revision No. 2)**
TERRAMARK LAND SURVEYING, INC.
Database & Easement Plats

TerraMark will complete a full database for the **added project area** in accordance to a Survey Services Request from Lord Aeck Sargent, received by e-mail on November 8, 2016. The project will begin on the east side of the original survey area and extend east as shown on an aerial image provided by the client, approximately 4,400 feet to Medlock Bridge Road. TerraMark will obtain data within an approximate 200 feet wide corridor and 100 feet north and south of the intersection with Medlock Bridge Road. Property data for approximately 12 parcels will be collected and analyzed for final evaluation. Scope will conform to the requested tasks identified in the above mentioned survey request.

Finally, proposed right of way and/or easements plats will be prepared upon completion of design to obtain appropriate rights to construct and maintain the proposed Multi-use Trail. Staking for property acquisition will not be part of this proposal.

Extension No. 1 & 2 Combined

Technology Park Multi-Use Trail (Approximately 4,400 Linear Feet)

Property Research	$ 700
Control	$ 3,400
Property Location & Analysis	$ 3,800
Underground Utility Survey (Sub-consultant – Level B)	$ 5,000
Field Survey Data Collection	$10,900
Database Delivery and QC	$ 4,000
Total	**$27,800**

Easement Plat Preparation	$ 275/Each Parcel
Property Descriptions	$ 100/Each Parcel

Additional Services, if Needed

Condemnation Plat Preparation (If Required)	$ 2,500/Each Parcel

Standard Billing Rates:

Registered Surveyor (Principal)	$125.00
Project Manager (RLS)	$110.00
Project Manager	$ 95.00
Senior Survey Technician	$ 85.00
Survey Technician	$ 75.00
2 Person Survey Crew	$115.00
3 Person Survey Crew	$150.00
Crew Chief/Administration	$ 50.00

Schedule: TerraMark will endeavor to complete the Database Survey for both Extension Areas within **35 Calendar Days** from Notice-To-Proceed

Notes:

1. Billing rates include overhead and profit.
2. Project Fees include data delivery of located points in Civil3D 2015 format and preparation of easement and condemnation plats for property acquisition, if required.
3. This proposal includes requirements of the 'Survey Services Request' provided to TerraMark in the RFP.
4. **Work allows for the following:**
   a. TerraMark will utilize the services of a private utility marking service to identify utilities and locations of underground lines within the 200 feet wide corridor, only. Location of underground utilities will be provided at Quality Level B for the area identified above.
   b. Tree location for trees that are greater than 18 inches in diameter only
   c. TerraMark will obtain GIS Topographic Data from the client for areas outside the field survey area and combine same to the field survey data for the final database
   d. TerraMark will perform research, property monumentation location, deed analysis and final provide a deed mosaic of properties along the corridor to be used for representing accurate locations of the existing right of way and adjacent properties.
   e. All survey data will be tied to control established in accordance to the NAD83 Georgia State Plane Coordinate System (West Zone) and NAVD88.

5. **Fees do not include the following:**
   a. Notification of Property Owners
   b. Field location of features shown in GIS files from City
   c. Wetland delineation and location
   d. Tree Survey other than mentioned above
   e. Centerline staking (Pre-Construction)
   f. Staking for easement acquisition
   g. Staking for construction
   h. Final record drawings of improvements

CLIENT: **City of Peachtree Corners**	**TerraMark Land Surveying, Inc.**
_____	_____
Authorized Signature Date	Authorized Signature Date
_____	_____
Type / Print Name and Title	Name and Title

R2016-12-72

Brian Johnson

STATE OF GEORGIA
CITY OF PEACHTREE CORNERS **RESOLUTION 2016-12-72**

A RESOLUTION TO APPROVE A PROFESSIONAL SERVICES AGREEMENT BY AND AMONG THE CITY OF PEACHTREE CORNERS, GEORGIA, AND A CONTRACTOR SELECTED PURSUANT TO REQUEST FOR QUALIFICATIONS #16-010

WHEREAS, the City of Peachtree Corners ("City") is a municipal corporation duly organized and existing under the laws of the State of Georgia and is charged with providing public services to its residents; and

WHEREAS, the City has determined it is necessary to acquire the professional services of a lobbying firm ("Contractor") to provide lobbying and legislative representation services that protect and promote the City's interests before the Georgia General Assembly and other State of Georgia governmental bodies; and

WHEREAS, the City wishes to enter into a professional services agreement for lobbying and intergovernmental consultant services with a qualified Contractor under terms and conditions substantially similar to industry standards and at a fair and reasonable fee ("Agreement"); and

WHEREAS, the City desires that such Contractor be evaluated and selected by the City Manager amongst respondents to a publicly posted request for qualifications ("RFQ #16-010").

NOW THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL FOR THE CITY OF PEACHTREE CORNERS, GEORGIA:

That the City is authorized to accept an Agreement by and among the City of Peachtree Corners and such Contractor as selected by the City Manager pursuant to RFQ #16-010, subject to all applicable state and federal laws. The City Manager is hereby authorized to negotiate and execute any documents necessary to further the intent of this Resolution, subject to approval by legal and finance.

RESOLVED this, the 20th day of DECEMBER, 2016.

CITY OF PEACHTREE CORNERS, GEORGIA

By: _____

Attest: Mike Mason, Mayor

_____

Kym Chereck, City Clerk

(SEAL)

VOTE: □Y□N□A Sadd / □Y□N□A Christ / □Y□N□A Wright / □Y□N□A Mason / □Y□N□A Aulbach / □Y□N□A Christopher / □Y□N□A Gratwick

Action Item

Partnership Gwinnett

Brandon Branham

Memo

TO:	Mayor and Council
FROM:	Brandon Branham, Finance Director
CC:	Brian Johnson, City Manager
DATE:	December 20, 2016
SUBJECT:	Partnership Gwinnett

Consideration of approval of a budget allocation of $30,000.00 for Partnership Gwinnett. This is consistent with prior year budget allocations.

Partnership Gwinnett PFE, Inc.
6500 Sugarloaf Parkway
Duluth, GA 30097

Voice: 770-232-3000
Fax: 678-474-1710

INVOICE

Invoice Number: 2016-21
Invoice Date: Nov 1, 2016
Page: 1

Duplicate

Bill To:
Mayor Mike Mason & Council City of Peachtree Corners, GA 147 Technology Parkway Ste 200 Peachtree Corners, GA 30092

Ship to:
Mayor Mike Mason City of Peachtree Corners, GA 147 Technology Parkway Ste 200 Peachtree Corners, GA 30092

Customer ID	Customer PO	Payment Terms	
City of Peachtree Co		Net Due	
Sales Rep ID	**Shipping Method**	**Ship Date**	**Due Date**
	Airborne		11/1/16

Quantity	Item	Description	Unit Price	Amount
		2016 Partnership Gwinnett Investment		30,000.00
		Subtotal		30,000.00
		Sales Tax		
		Total Invoice Amount		30,000.00
Check/Credit Memo No:		Payment/Credit Applied		
		TOTAL		**30,000.00**

R2016-12-68

Diana Wheeler

STATE OF GEORGIA
CITY OF PEACHTREE CORNERS **RESOLUTION 2016-12-68**

A RESOLUTION OF THE CITY OF PEACHTREE CORNERS, GEORGIA APPOINTING MEMBERS TO THE DOWNTOWN DEVELOPMENT AUTHORITY TO REPLACE MEMBERS WHOSE TERMS HAVE EXPIRED.

WHEREAS, the Downtown Development Authority was constituted in April, 2013 with seven members having staggered terms; and

WHEREAS, certain Downtown Development Authority members have terms that will expire on February 27, 2017; and

WHEREAS, these DDA members have served the City well and would like to be reappointed;

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council that the following shall be reappointed to the Downtown Development Authority as shown:

1. Bob Saville term expires 2/27/21
2. Gene Witkin term expires 2/27/21

SO RESOLVED AND EFFECTIVE, this the _____ day of _____, 2016.

Approved:

_____
Mike Mason, Mayor

Attest:

_____
Kym Chereck, City Clerk
Seal

VOTE: □Y□N□A Sadd / □Y□N□E Christ / □Y□N□A Wright / □Y□N□A Mason / □Y□N□A Aulbach / □Y□N□A Christopher / □Y□N□A Gratwick

R2016-12-69

Diana Wheeler

STATE OF GEORGIA
CITY OF PEACHTREE CORNERS **RESOLUTION 2016-12-69**

A RESOLUTION OF THE CITY OF PEACHTREE CORNERS, GEORGIA REAPPOINTING CERTAIN ZONING BOARD OF APPEALS MEMBERS WHOSE TERMS ARE SET TO EXPIRE.

WHEREAS, the Zoning Board of Appeals was constituted in September, 2012 with five members having staggered terms; and

WHEREAS, certain Zoning Board of Appeals members have terms which will expire on January 15, 2017; and

WHEREAS, these Zoning Board of Appeals members have served the City well and the City Council wishes to extend their tenure on the Zoning Board of Appeals by reappointment to a two-year term;

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council that the following Zoning Board of Appeals members shall be reappointed as shown:

1. Amreeta Regmi new term expires 1/15/19
2. James Blum new term expires 1/15/19
3. Matthew Gries new term expires 1/15/19

SO RESOLVED AND EFFECTIVE, this the 20th day of December, 2016.

Approved:

_____
Mike Mason, Mayor

Attest:

_____
Kym Chereck, City Clerk
Seal

VOTE: □Y□N□A Sadd / □Y□N□E Christ / □Y□N□A Wright / □Y□N□A Mason / □Y□N□A Aulbach / □Y□N□A Christopher / □Y□N□A Gratwick

R2016-12-70

Diana Wheeler

STATE OF GEORGIA
CITY OF PEACHTREE CORNERS **RESOLUTION 2016-12-70**

A RESOLUTION OF THE CITY OF PEACHTREE CORNERS, GEORGIA REAPPOINTING CERTAIN PLANNING COMMISSION MEMBERS WHOSE TERMS ARE SET TO EXPIRE.

WHEREAS, the Planning Commission was constituted in September, 2012 with five members having staggered terms; and

WHEREAS, certain Planning Commission members have terms which will expire on January 15, 2017; and

WHEREAS, these Planning Commission members have served the City well and the City Council wishes to extend their tenure on the Planning Commission by reappointment to a two-year term;

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council that the following Planning Commission members shall be reappointed as shown:

1. Mark Willis	new term expires	1/15/19
2. Matt Houser	new term expires	1/15/19
3. Italia Metts	new term expires	1/15/19

SO RESOLVED AND EFFECTIVE, this the 20th day of December, 2016.

Approved:

_____
Mike Mason, Mayor

Attest:

_____
Kym Chereck, City Clerk
Seal

VOTE: □Y□N□A Sadd / □Y□N□A Christ/ □Y□N□A Wright / □Y□N□A Mason / □Y□N□A Aulbach / □Y□N□A Christopher / □Y□N□A Gratwick

O2016-12-83

STATE OF GEORGIA **ORDINANCE 2016-12-83**
GWINNETT COUNTY

AN ORDINANCE TO AMEND THE CITY OF PEACHTREE CORNERS ZONING MAP PURSUANT TO SUP2016-005, KING DAVID ADULT DAY CARE, REQUEST FOR A SPECIAL USE PERMIT TO ALLOW AN ADULT DAY CARE CENTER IN AN O-I, OFFICE INSTITUTIONAL, ZONING DISTRICT ON A PORTION OF A 7.15 ACRE SITE LOCATED AT 6991 PEACHTREE INDUSTRIAL BLVD., DISTRICT 6, LAND LOT 277, 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 December 20, 2016 and January 17, 2017;

NOW THEREFORE, The Mayor and City Council of the City of Peachtree Corners while in Regular Session on January 17, 2017 hereby ordain and approve the Zoning Case SUP2016-005, for the above referenced property with the following enumerated conditions:

1. The Adult Day Care Center shall be developed in general accordance with the site plan submitted with this application. The proposed use shall be limited to space within the existing Building #600 structures on the subject property.
2. The Adult Day Care Center shall serve a maximum of 60 guests.
3. No overnight accommodations shall be provided on the subject property.

Effective this 17th day of January, 2017.

So signed and Witnessed Approved :

this _____day of _____, 2017
Attest:

_____ _____
Kymberly Chereck, City Clerk Mike Mason, Mayor

VOTE: □Y□N□A Sadd / □Y□N□E Christ / □Y□N□A Wright / □Y□N□A Mason / □Y□N□A Aulbach / □Y□N□A Christopher / □Y□N□A Gratwick