City Council of Peachtree City
REVISED AGENDA
May 15, 2014
7:00 p.m.

I. **Call to Order**

II. **Pledge of Allegiance**

III. **Announcements, Awards, Special Recognition**
Recognize Josh Crawford – 10 Years of Service
CERT Graduation
Presentation of Annual Audit

IV. **10-Minute Talk**
Margarette Coleman, President, New Neighbors League

V. **Public Comment**

VI. **Agenda Changes**

VII. **Minutes**
May 1, 2014, Regular Meeting Minutes

VIII. **Monthly Reports**

IX. **Consent Agenda**
1. **Consider Non-Profit Funding Request – Fayette Senior Services**
2. **Consider Non-Profit Funding Request – Promise Place**

X. **Old Agenda Items**
04-14-02 **Public Hearing – Consider Rezoning Request for 86.7-acre tract in Wilksmoor Village (John Wieland Homes and Neighborhoods)**
Request to rezone property from General Industrial (GI) to General Residential-4 (GR-4) to building a 204-lot age-restricted residential subdivision

XI. **New Agenda Items**
05-14-03 **Public Hearing – Consider Text Amendment and Clarification of Development Agreement Stipulations within LUC-16 Zoning Ordinance (Lexington Circle)**
Staff is initiating request to clarify and properly codify documents initially adopted by City Council as a part of the Lexington Circle rezoning request

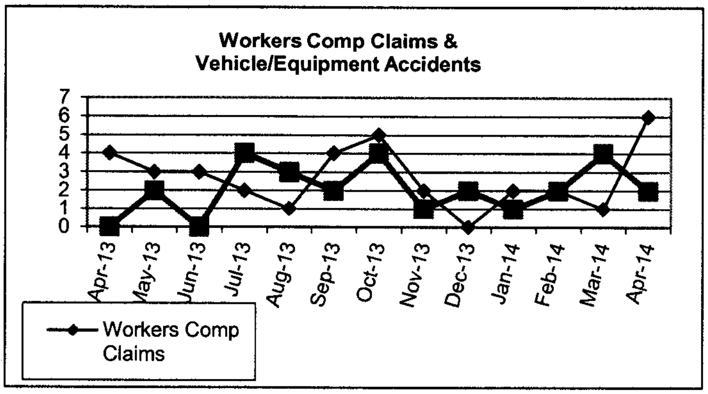
XII. **Council/Staff Topics**
Hot Topics Update

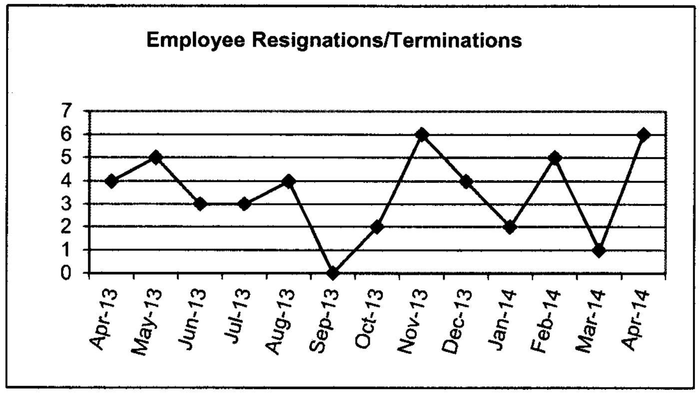
XIII. **Executive Session**

This agenda is subject to change at any time up to 24-hours prior to the scheduled meeting

Administrative Services
Monthly Report

Human Resources & Risk Management



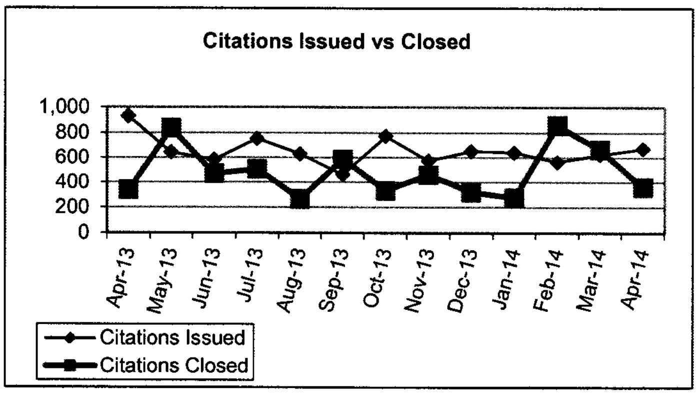


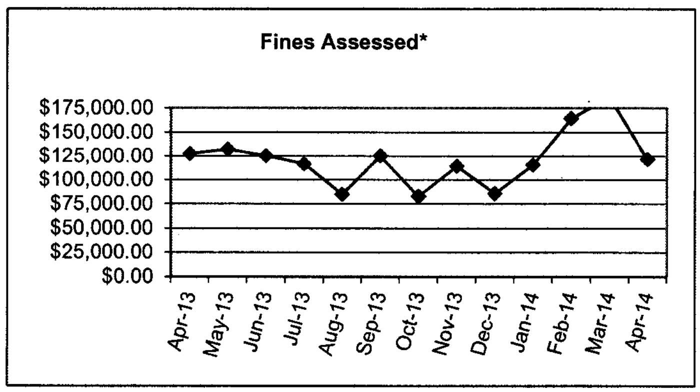
Turnover Rate (Annual)

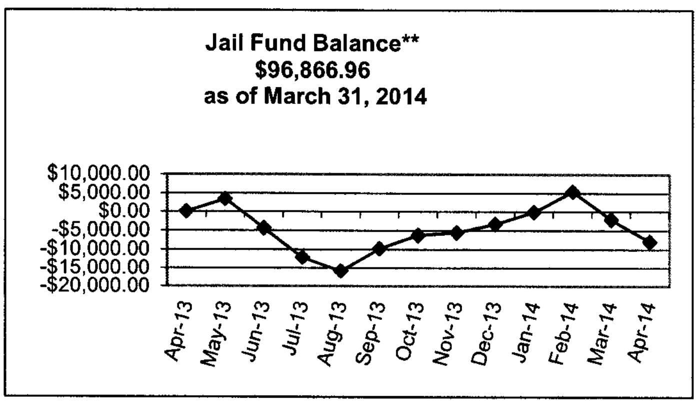
FY 2014 (YTD)	**FY 2013**
8.52%	**7.67%**

NOTES: FY 2014 figures include 3 retirements; data does not include RIFs or seasonal positions.

Municipal Court





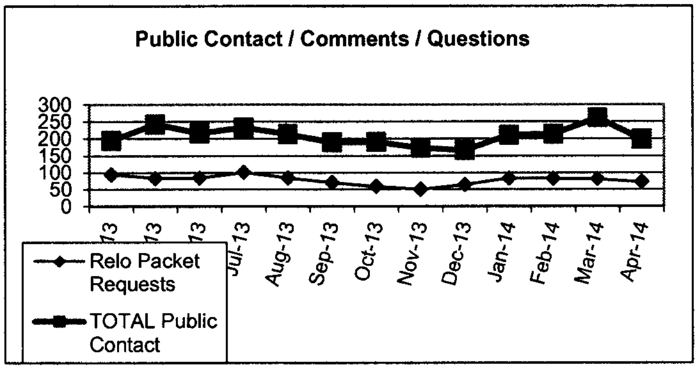


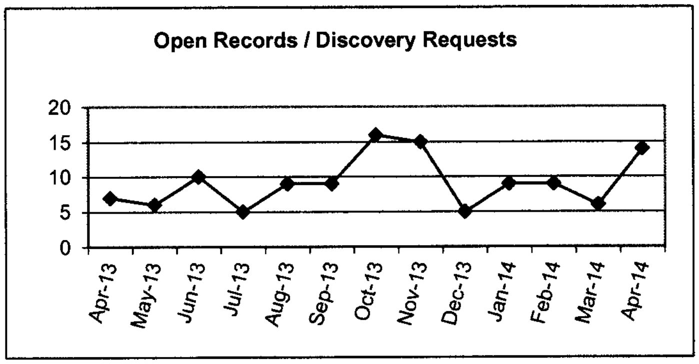
* Approximately 33% of the Municipal Court Fines Collected reflect mandated add-ons that pass through to State and other agencies. The monies reflected above are not the actual revenues received; for revenue received, please refer to Financial Services report "General Fund Revenues Received: Fines & Forfeitures"

** A positive Jail Fund Balance reflects a credit with the County based on jail fees paid versus number of prisoners housed

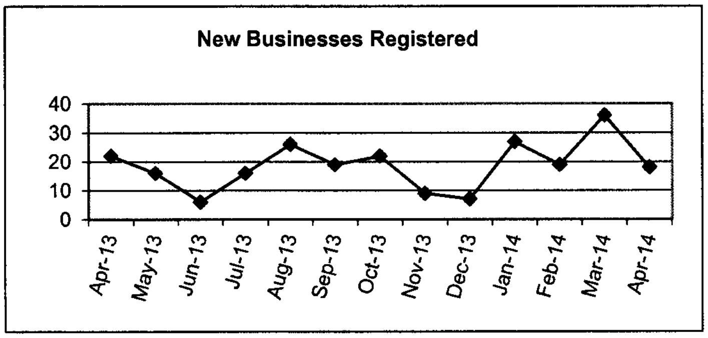
Administrative Services
Monthly Report

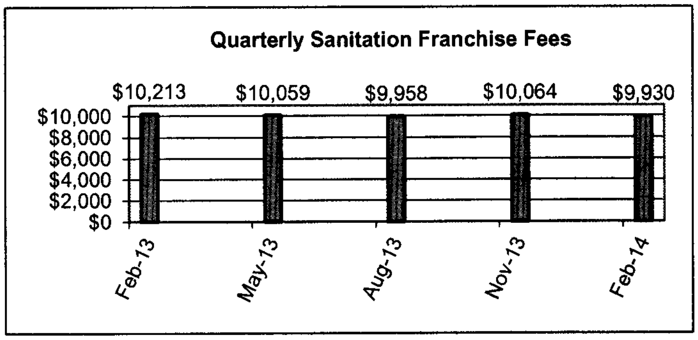
Public Information - *UPDATED Information now available*

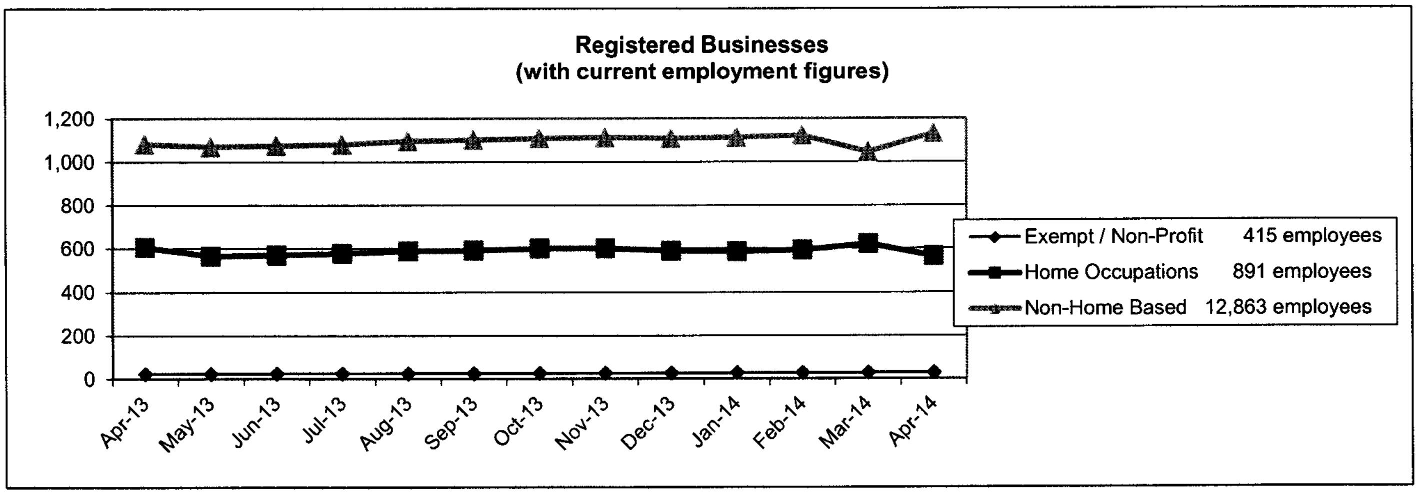




City Clerk







Note: Exempt/Non-Profit is either Home Based or Non-Home Based. April - June finalizes the annual registration and elimination of closed businesses for previous year. New businesses are added as they register.

Top 10 Employers by # of employees:
Cooper Lighting, NCR, Hoshizaki, Panasonic, Alenco, Wal-Mart, Southland Nursing Home, Avery Dennison, Comcast, Kroger (Kedron)

CA #1

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council

FROM: Jim Pennington, City Manager

DATE: May 12, 2014

SUBJECT: Non-Profit Funding Request – Fayette Senior Services
May 15, 2014 City Council Meeting

Recommendation:

That Council considers approval of this request for non-profit funding for Fayette Senior Services for the FY 2015 budget year.

Discussion:

For the past several years, Council has approved funding support of Fayette Senior Services in accordance with CAR 8-3 (attached). As required in CAR 8-3, Fayette Senior Services has included with their request, a copy of their latest completed Form 990 (attached). Per the terms of the policy, Fayette Senior Services provides services the City does not. These services meet the basic needs of some of our residents in the form of home delivered meals, congregate meal programs, in-home personal care/homemaker services, voucher transportation, and non-medical transportation services for seniors. Fayette Senior Services serves 600 clients annually with 33% or 198 clients in Peachtree City.

Attached is the request for funding for the FY 2015 budget. The request is for $15,000.00 to continue to provide social services. Should Council approve this request, both the City and Fayette Senior Services must sign an agreement indicating what services are provided.

Budget Impact:

This item will have a budgetary impact of $15,000.00 which will be included in the proposed FY 2015 Budget to be presented pending Council approval of the request.

Attachment (s)

CAR 8-3 City Council Funding for Non-Profit Organizations in Fayette County

OPR: City Hall
4/00 (Amended 02/09)

I. Purpose

The Purpose of this regulation is to establish a policy for consistent response to requests for donations on behalf of non-profit organizations, including public schools, in Fayette County.

II. Policy

While the City of Peachtree City has no financial responsibility to assist non-profit organizations, including public schools, with funding or providing labor, there have been requests in the past for this assistance, and it is anticipated that there may be requests in the future. In an effort to ensure consistency, fairness, and compliance with anti-gratuities laws, the following guidelines have been established:

A. Council will budget no more than $25,000 annually for all non-profit funding.

B. The City would assume no liability for any project for which the City provides funding and/or labor.

C. Services provided to Peachtree City residents by a non-profit organization shall be addressed in a contract between the City of Peachtree City and the organization.

D. Non-Profit Organizations

1. Basic Needs

As a general rule, funding for non-profit organizations serving Fayette County should be provided by the Fayette County Commission to ensure that Peachtree City residents are not subject to double payment through their municipal and County taxes. However, Council reserves the right to make contributions to non-profit organizations that provide services that meet the basic needs (food, shelter, protection) of Peachtree City residents based upon the merit of the request. Requests for funding for non-profit organizations that provide basic needs shall not require matching funds but such requests shall be prorated based upon the total annual budget of the organization and the percentage of Peachtree City residents served by the organization in comparison to the total number of people they serve. The amount of funding provided shall be the lesser of the amount requested, the amount of the annual budget used to serve Peachtree City residents based on the percentage of Peachtree City residents served, or $7,500.00. The percentage of Peachtree City residents served will be based on the total number of residents and non-residents served for the 12-month period ending with the month prior to the month in which the request is made. These funds, once identified, will be budgeted for annually, upon written request by the organization that would be subject to prorated allocation as noted above.

2. General Needs

Should Council approve a funding request for an organization that provides for general needs (other than food, shelter and protection), a dollar for dollar match up to a limit of $5,000 in funding/labor may be provided as a match to any non-government funding provided to the organization. If the organization serves people other than Peachtree City residents, request shall be prorated based upon the percentage of Peachtree City residents served in comparison to the total population served. The amount of funding provided shall be the lesser of the actual amount requested, the amount of the annual budget used to serve Peachtree City residents based on the percentage of Peachtree City residents served, or $5,000.00. The percentage of Peachtree City residents served will be based on the total number of residents and non-residents served for the 12-month period ending with the month prior to the month in which the request is made. Requests from a non-profit organization in the General Needs category will be considered no more often than every five years.

3. Public Schools

   a. Each request for funding/labor will be considered by the Peachtree City Recreation Commission, who will forward a recommendation to the City Council for final decision.
   b. Council will evaluate each request and make a decision based on the merit of the request.
   c. No more than one request, per school, will be considered in any five consecutive year period.
   d. Only Fayette County public schools whose attendance boundaries include Peachtree City will be eligible for consideration.
   e. Requests for funding/labor must be for enhancements to playgrounds and playing fields only. Any playground/playing field for which the City makes a contribution must be made available for use by City residents when not being used by the school. A formal agreement with the School Board would be required.
   f. Should Council approve a funding request, a dollar for dollar match up to a limit of $5,000 in funding/labor may be provided as a match to any funding provided by the school or any school organization (i.e. booster club). All funding requests must be submitted by June 1.

E. All requests for funding must be made using the attached form. 501c3 non-profit organizations should include a copy of the previous calendar year form 990. Other non-profits should attach a copy of their current fiscal year budget.

F. The City Council will have final approval on all funding requests. All funding requests must be submitted to and approved by Council by June 1 for consideration for funding in the next fiscal year budget.

G. In emergency situations (a sudden, urgent, need for help or relief, created by some unexpected financial event), the City Council may vote to provide funding outside of the provisions above from the Council Contingency Fund. Adherence to anti-gratuities requirements would still apply.

APPROVED:
Mayor and Councilmembers

PEACHTREE CITY

Funding Request
For Non-Profit Organizations

Organization Information:

Organization Name: ______________________________

Address: ______________________________

Phone #: ____________________ Fax #: ____________________

Contact Person: ______________________________

Title: ______________________________

Financial Information:

Total Annual Budget: ______________________________

Total Clients Served Annually: ______________________________

Peachtree City Residents Served Annually: ______________________________

Funding Request Information:

Funding Amount Requested: ______________________________

Funding Use(s): ______________________________

Additional Information on Organization/Services: ______________________________

____

____

____

REQUIRED ATTACHMENTS: 501c3 non-profit organizations must provide a copy of the previous calendar year form 990. Other non-profits must provide a current fiscal year budget.

Date Submitted: __________ *Council Approval Date:* __________ *Amount Approved:* __________

PEACHTREE CITY

Funding Request
For Non-Profit Organizations

Organization Information 2015

Organization Name: Fayette Senior Services

Address: 4 Center Drive

Phone #: (770) 461-0813 Fax #: (770) 461-3448

Contact Person: Nancy Meaders

Title: President + CEO

Financial Information

Total Annual Budget: $1,469,620

Total Clients Served Annually: 600

Peachtree City Residents Served Annually: 198 (33%)

Funding Request Information

Funding Amount Requested: $15,000

Funding Use(s): Social Services (MOW, transp, In-home, etc)

Additional Information on Organization/Services: We are the designated senior service provider for Fayette County

REQUIRED ATTACHMENTS: 501c3 non-profit organizations must provide a copy of the previous calendar year form 990. Other non-profits must provide a current fiscal year budget.

Date Submitted: 5-12-14 *Council Approval Date:* ____ *Amount Approved:* ____

BROWN, NELMS & CO., CPAs
300 Finance Avenue
Peachtree City, GA 30269-6848
770-461-5502

November 6, 2013

CONFIDENTIAL

FAYETTE SENIOR SERVICES, INC.
4 CENTER DRIVE
FAYETTEVILLE, GA 30214

Dear Fayette Senior Services:

We have prepared the following returns from information provided by you without verification or audit.

Return of Organization Exempt From Income Tax (Form 990)

We suggest that you examine these returns carefully to fully acquaint yourself with all items contained therein to ensure that there are no omissions or misstatements.

Federal Filing Instructions

None is required. Your Form 990 for the year ended 6/30/13 shows no balance due.

You are using a Personal Identification Number (PIN) for signing your return electronically. Sign the IRS e-file Authorization and mail it as soon as possible to:

BROWN, NELMS & CO., CPAs
300 Finance Avenue
Peachtree City, GA 30269-6848

Initial and date the copies of the IRS e-file Signature Authorization and the Form 990. Retain them for your records. If previously signed and returned no further action is required for Form 8879-EO.

Your return is being filed electronically with the IRS and is not required to be mailed. Mailing a paper copy of your return to the IRS will delay the processing of your return.

Also enclosed is any material you furnished for use in preparing the returns. If the returns are examined, requests may be made for supporting documentation. Therefore, we recommend that you retain all pertinent records for at least seven years.

In order that we may properly advise you of tax considerations, please keep us informed of any significant changes in your financial affairs or of any correspondence received from taxing authorities.

If you have any questions, or if we can be of assistance in any way, please call.

Sincerely,

Form **8879-EO**

Department of the Treasury
Internal Revenue Service

IRS e-file Signature Authorization for an Exempt Organization

For calendar year 2012, or fiscal year beginning 7/01, 2012, and ending 6/30, 20 13

▶ **Do not send to the IRS. Keep for your records.**

OMB No. 1545-1878

2012

Name of exempt organization: FAYETTE SENIOR SERVICES, INC.

Employer identification number: 58-1364158

Name and title of officer: NANCY MEADERS
PRESIDENT

Part I Type of Return and Return Information (Whole Dollars Only)

Check the box for the return for which you are using this Form 8879-EO and enter the applicable amount, if any, from the return. If you check the box on line **1a, 2a, 3a, 4a,** or **5a,** below, and the amount on that line for the return being filed with this form was blank, then leave line **1b, 2b, 3b, 4b,** or **5b,** whichever is applicable, blank (do not enter -0-). But, if you entered -0- on the return, then enter -0- on the applicable line below. **Do not** complete more than 1 line in Part I.

1a Form 990 check here ▶ [X]	**b** **Total revenue,** if any (Form 990, Part VIII, column (A), line 12)	**1b**	1,631,431
2a Form 990-EZ check here ▶ [ ]	**b** **Total revenue,** if any (Form 990-EZ, line 9)	**2b**	
3a Form 1120-POL check here ▶ [ ]	**b** **Total tax** (Form 1120-POL, line 22)	**3b**	
4a Form 990-PF check here ▶ [ ]	**b** **Tax based on investment income** (Form 990-PF, Part VI, line 5)	**4b**	
5a Form 8868 check here ▶ [ ]	**b** **Balance Due** (Form 8868, Part I, line 3c or Part II, line 8c)	**5b**	

Part II Declaration and Signature Authorization of Officer

Under penalties of perjury, I declare that I am an officer of the above organization and that I have examined a copy of the organization's 2012 electronic return and accompanying schedules and statements and to the best of my knowledge and belief, they are true, correct, and complete. I further declare that the amount in Part I above is the amount shown on the copy of the organization's electronic return. I consent to allow my intermediate service provider, transmitter, or electronic return originator (ERO) to send the organization's return to the IRS and to receive from the IRS **(a)** an acknowledgement of receipt or reason for rejection of the transmission, **(b)** the reason for any delay in processing the return or refund, and **(c)** the date of any refund. If applicable, I authorize the U.S. Treasury and its designated Financial Agent to initiate an electronic funds withdrawal (direct debit) entry to the financial institution account indicated in the tax preparation software for payment of the organization's federal taxes owed on this return, and the financial institution to debit the entry to this account. To revoke a payment, I must contact the U.S. Treasury Financial Agent at 1-888-353-4537 no later than 2 business days prior to the payment (settlement) date. I also authorize the financial institutions involved in the processing of the electronic payment of taxes to receive confidential information necessary to answer inquiries and resolve issues related to the payment. I have selected a personal identification number (PIN) as my signature for the organization's electronic return and, if applicable, the organization's consent to electronic funds withdrawal.

Officer's PIN: check one box only

[ ] I authorize ______________ (ERO firm name) to enter my PIN ______ (**Enter five numbers, but do not enter all zeros**) as my signature on the organization's tax year 2012 electronically filed return. If I have indicated within this return that a copy of the return is being filed with a state agency(ies) regulating charities as part of the IRS Fed/State program, I also authorize the aforementioned ERO to enter my PIN on the return's disclosure consent screen.

[X] As an officer of the organization, I will enter my PIN as my signature on the organization's tax year 2012 electronically filed return. If I have indicated within this return that a copy of the return is being filed with a state agency(ies) regulating charities as part of the IRS Fed/State program, I will enter my PIN on the return's disclosure consent screen.

Officer's signature ▶ ______________ Date ▶ 11/30/13

Part III Certification and Authentication

ERO's EFIN/PIN. Enter your six-digit electronic filing identification number (EFIN) followed by your five-digit self-selected PIN.

67227412345
do not enter all zeros

I certify that the above numeric entry is my PIN, which is my signature on the 2012 electronically filed return for the organization indicated above. I confirm that I am submitting this return in accordance with the requirements of **Pub. 4163,** Modernized e-File (MeF) Information for Authorized IRS e-file Providers for Business Returns.

ERO's signature ▶ DAVID A. NELMS, C.P.A. Date ▶ ______________

ERO Must Retain This Form—See Instructions
Do Not Submit This Form To the IRS Unless Requested To Do So

Form 990 — Return of Organization Exempt From Income Tax

Under section 501(c), 527, or 4947(a)(1) of the Internal Revenue Code (except black lung benefit trust or private foundation)

▶ The organization may have to use a copy of this return to satisfy state reporting requirements.

Department of the Treasury Internal Revenue Service

OMB No. 1545-0047

2012

A For the 2012 calendar year, or tax year beginning 07/01/12 , and ending 06/30/13

B Check if applicable: [ ] Address change [ ] Name change [ ] Initial return [ ] Terminated [ ] Amended return [ ] Application pending

C Name of organization: FAYETTE SENIOR SERVICES, INC.

Doing Business As:

Number and street (or P.O. box if mail is not delivered to street address): 4 CENTER DRIVE | Room/suite:

City, town or post office, state, and ZIP code: FAYETTEVILLE GA 30214

D Employer identification number: 58-1364158

E Telephone number: 770-461-0813

G Gross receipts$ 1,631,431

F Name and address of principal officer:

H(a) Is this a group return for affiliates? [ ] Yes [X] No

H(b) Are all affiliates included? [ ] Yes [ ] No

If "No," attach a list. (see instructions)

I Tax-exempt status: [X] 501(c)(3) [ ] 501(c) ( ) ◀ (insert no.) [ ] 4947(a)(1) or [ ] 527

J Website: ▶ WWW.FAYSS.ORG

H(c) Group exemption number ▶

K Form of organization: [X] Corporation [ ] Trust [ ] Association [ ] Other ▶

L Year of formation: 1982

M State of legal domicile: GA

Part I Summary

Activities & Governance

1 Briefly describe the organization's mission or most significant activities:
TO ADVANCE THE EMOTIONAL, SOCIAL, AND PHYSICAL WELL-BEING OF OLDER ADULTS THROUGH THE MANAGEMENT AND DELIVERY OF SERVICES THAT IMPROVE QUALITY OF LIFE AND FOSTER INDEPENDENT LIVING WITH DIGNITY AND RESPECT.

2 Check this box ▶[ ] if the organization discontinued its operations or disposed of more than 25% of its net assets.

3 Number of voting members of the governing body (Part VI, line 1a)	3	12
4 Number of independent voting members of the governing body (Part VI, line 1b)	4	12
5 Total number of individuals employed in calendar year 2012 (Part V, line 2a)	5	40
6 Total number of volunteers (estimate if necessary)	6	352
7a Total unrelated business revenue from Part VIII, column (C), line 12	7a	0
b Net unrelated business taxable income from Form 990-T, line 34	7b	0

	Prior Year	Current Year
Revenue		
8 Contributions and grants (Part VIII, line 1h)	1,019,211	1,099,209
9 Program service revenue (Part VIII, line 2g)	407,028	478,146
10 Investment income (Part VIII, column (A), lines 3, 4, and 7d)	6,980	3,930
11 Other revenue (Part VIII, column (A), lines 5, 6d, 8c, 9c, 10c, and 11e)	90,409	50,146
12 Total revenue – add lines 8 through 11 (must equal Part VIII, column (A), line 12)	1,523,628	1,631,431
Expenses		
13 Grants and similar amounts paid (Part IX, column (A), lines 1–3)		0
14 Benefits paid to or for members (Part IX, column (A), line 4)		0
15 Salaries, other compensation, employee benefits (Part IX, column (A), lines 5–10)	701,393	692,695
16a Professional fundraising fees (Part IX, column (A), line 11e)	17,068	1,610
b Total fundraising expenses (Part IX, column (D), line 25) ▶ 12,384		
17 Other expenses (Part IX, column (A), lines 11a–11d, 11f–24e)	814,965	961,723
18 Total expenses. Add lines 13–17 (must equal Part IX, column (A), line 25)	1,533,426	1,656,028
19 Revenue less expenses. Subtract line 18 from line 12	-9,798	-24,597

Net Assets or Fund Balances	Beginning of Current Year	End of Year
20 Total assets (Part X, line 16)	1,375,304	1,354,683
21 Total liabilities (Part X, line 26)	62,192	66,168
22 Net assets or fund balances. Subtract line 21 from line 20	1,313,112	1,288,515

Part II Signature Block

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than officer) is based on all information of which preparer has any knowledge.

Sign Here

Signature of officer | Date

NANCY MEADERS PRESIDENT

Type or print name and title

Paid Preparer Use Only

Print/Type preparer's name	Preparer's signature	Date	Check [ ] if self-employed	PTIN
DAVID A. NELMS, C.P.A.	DAVID A. NELMS, C.P.A.	11/06/13		P00400911

Firm's name ▶ BROWN, NELMS & CO., CPAS | Firm's EIN ▶ 58-1737336

Firm's address ▶ 300 FINANCE AVENUE PEACHTREE CITY, GA 30269-6848 | Phone no. 770-461-5502

May the IRS discuss this return with the preparer shown above? (see instructions) [ ] Yes [ ] No

Part III Statement of Program Service Accomplishments

Check if Schedule O contains a response to any question in this Part III ☐

1 Briefly describe the organization's mission:
TO ADVANCE THE EMOTIONAL, SOCIAL, AND PHYSICAL WELL-BEING OF OLDER ADULTS THROUGH THE MANAGEMENT AND DELIVERY OF SERVICES THAT IMPROVE QUALITY OF LIFE AND FOSTER INDEPENDENT LIVING WITH DIGNITY AND RESPECT.

2 Did the organization undertake any significant program services during the year which were not listed on the prior Form 990 or 990-EZ? ☐ Yes ☒ No
If "Yes," describe these new services on Schedule O.

3 Did the organization cease conducting, or make significant changes in how it conducts, any program services? ☐ Yes ☒ No
If "Yes," describe these changes on Schedule O.

4 Describe the organization's program service accomplishments for each of its three largest program services, as measured by expenses. Section 501(c)(3) and 501(c)(4) organizations are required to report the amount of grants and allocations to others, the total expenses, and revenue, if any, for each program service reported.

4a (Code:) (Expenses $ 1,535,306 including grants of $) (Revenue $ 478,146)
ELDERLY CARE SERVICES - PROGRAM PROVIDES INFORMATION AND REFERRAL SERVICES, CONGREGATE MEALS, HOME DELIVERED MEALS, TRANSPORTATION, COMMUNITY CARE AND IN-HOME SERVICES FOR ELDERLY PERSONS IN THE COMMUNITY.

4b (Code:) (Expenses $ including grants of $) (Revenue $)

4c (Code:) (Expenses $ including grants of $) (Revenue $)

4d Other program services. (Describe in Schedule O.)
(Expenses $ including grants of $) (Revenue $)

4e **Total program service expenses** ▶ 1,535,306

Part IV Checklist of Required Schedules

			Yes	No
1	Is the organization described in section 501(c)(3) or 4947(a)(1) (other than a private foundation)? If "Yes," complete Schedule A	1	X	
2	Is the organization required to complete Schedule B, Schedule of Contributors (see instructions)?	2	X	
3	Did the organization engage in direct or indirect political campaign activities on behalf of or in opposition to candidates for public office? If "Yes," complete Schedule C, Part I	3		X
4	**Section 501(c)(3) organizations.** Did the organization engage in lobbying activities, or have a section 501(h) election in effect during the tax year? If "Yes," complete Schedule C, Part II	4		X
5	Is the organization a section 501(c)(4), 501(c)(5), or 501(c)(6) organization that receives membership dues, assessments, or similar amounts as defined in Revenue Procedure 98-19? If "Yes," complete Schedule C, Part III	5		X
6	Did the organization maintain any donor advised funds or any similar funds or accounts for which donors have the right to provide advice on the distribution or investment of amounts in such funds or accounts? If "Yes," complete Schedule D, Part I	6	X	
7	Did the organization receive or hold a conservation easement, including easements to preserve open space, the environment, historic land areas, or historic structures? If "Yes," complete Schedule D, Part II	7		X
8	Did the organization maintain collections of works of art, historical treasures, or other similar assets? If "Yes," complete Schedule D, Part III	8		X
9	Did the organization report an amount in Part X, line 21, for escrow or custodial account liability; serve as a custodian for amounts not listed in Part X; or provide credit counseling, debt management, credit repair, or debt negotiation services? If "Yes," complete Schedule D, Part IV	9		X
10	Did the organization, directly or through a related organization, hold assets in temporarily restricted endowments, permanent endowments, or quasi-endowments? If "Yes," complete Schedule D, Part V	10		X
11	If the organization's answer to any of the following questions is "Yes," then complete Schedule D, Parts VI, VII, VIII, IX, or X as applicable.			
a	Did the organization report an amount for land, buildings, and equipment in Part X, line 10? If "Yes," complete Schedule D, Part VI	11a	X	
b	Did the organization report an amount for investments—other securities in Part X, line 12 that is 5% or more of its total assets reported in Part X, line 16? If "Yes," complete Schedule D, Part VII	11b		X
c	Did the organization report an amount for investments—program related in Part X, line 13 that is 5% or more of its total assets reported in Part X, line 16? If "Yes," complete Schedule D, Part VIII	11c		X
d	Did the organization report an amount for other assets in Part X, line 15 that is 5% or more of its total assets reported in Part X, line 16? If "Yes," complete Schedule D, Part IX	11d		X
e	Did the organization report an amount for other liabilities in Part X, line 25? If "Yes," complete Schedule D, Part X	11e	X	
f	Did the organization's separate or consolidated financial statements for the tax year include a footnote that addresses the organization's liability for uncertain tax positions under FIN 48 (ASC 740)? If "Yes," complete Schedule D, Part X	11f		X
12a	Did the organization obtain separate, independent audited financial statements for the tax year? If "Yes," complete Schedule D, Parts XI and XII	12a	X	
b	Was the organization included in consolidated, independent audited financial statements for the tax year? If "Yes," and if the organization answered "No" to line 12a, then completing Schedule D, Parts XI and XII is optional	12b		X
13	Is the organization a school described in section 170(b)(1)(A)(ii)? If "Yes," complete Schedule E	13		X
14a	Did the organization maintain an office, employees, or agents outside of the United States?	14a		X
b	Did the organization have aggregate revenues or expenses of more than $10,000 from grantmaking, fundraising, business, investment, and program service activities outside the United States, or aggregate foreign investments valued at $100,000 or more? If "Yes," complete Schedule F, Parts I and IV	14b		X
15	Did the organization report on Part IX, column (A), line 3, more than $5,000 of grants or assistance to any organization or entity located outside the United States? If "Yes," complete Schedule F, Parts II and IV	15		X
16	Did the organization report on Part IX, column (A), line 3, more than $5,000 of aggregate grants or assistance to individuals located outside the United States? If "Yes," complete Schedule F, Parts III and IV	16		X
17	Did the organization report a total of more than $15,000 of expenses for professional fundraising services on Part IX, column (A), lines 6 and 11e? If "Yes," complete Schedule G, Part I (see instructions)	17		X
18	Did the organization report more than $15,000 total of fundraising event gross income and contributions on Part VIII, lines 1c and 8a? If "Yes," complete Schedule G, Part II	18	X	
19	Did the organization report more than $15,000 of gross income from gaming activities on Part VIII, line 9a? If "Yes," complete Schedule G, Part III	19		X
20a	Did the organization operate one or more hospital facilities? If "Yes," complete Schedule H	20a		X
b	If "Yes" to line 20a, did the organization attach a copy of its audited financial statements to this return?	20b		

Part IV Checklist of Required Schedules (continued)

			Yes	No
21	Did the organization report more than $5,000 of grants and other assistance to any government or organization in the United States on Part IX, column (A), line 1? If "Yes," complete Schedule I, Parts I and II	21		X
22	Did the organization report more than $5,000 of grants and other assistance to individuals in the United States on Part IX, column (A), line 2? If "Yes," complete Schedule I, Parts I and III	22		X
23	Did the organization answer "Yes" to Part VII, Section A, line 3, 4, or 5 about compensation of the organization's current and former officers, directors, trustees, key employees, and highest compensated employees? If "Yes," complete Schedule J	23		X
24a	Did the organization have a tax-exempt bond issue with an outstanding principal amount of more than $100,000 as of the last day of the year, that was issued after December 31, 2002? If "Yes," answer lines 24b through 24d and complete Schedule K. If "No," go to line 25	24a		X
b	Did the organization invest any proceeds of tax-exempt bonds beyond a temporary period exception?	24b		
c	Did the organization maintain an escrow account other than a refunding escrow at any time during the year to defease any tax-exempt bonds?	24c		
d	Did the organization act as an "on behalf of" issuer for bonds outstanding at any time during the year?	24d		
25a	**Section 501(c)(3) and 501(c)(4) organizations.** Did the organization engage in an excess benefit transaction with a disqualified person during the year? If "Yes," complete Schedule L, Part I	25a		X
b	Is the organization aware that it engaged in an excess benefit transaction with a disqualified person in a prior year, and that the transaction has not been reported on any of the organization's prior Forms 990 or 990-EZ? If "Yes," complete Schedule L, Part I	25b		X
26	Was a loan to or by a current or former officer, director, trustee, key employee, highest compensated employee, or disqualified person outstanding as of the end of the organization's tax year? If "Yes," complete Schedule L, Part II	26		X
27	Did the organization provide a grant or other assistance to an officer, director, trustee, key employee, substantial contributor or employee thereof, a grant selection committee member, or to a 35% controlled entity or family member of any of these persons? If "Yes," complete Schedule L, Part III	27		X
28	Was the organization a party to a business transaction with one of the following parties (see Schedule L, Part IV instructions for applicable filing thresholds, conditions, and exceptions):			
a	A current or former officer, director, trustee, or key employee? If "Yes," complete Schedule L, Part IV	28a		X
b	A family member of a current or former officer, director, trustee, or key employee? If "Yes," complete Schedule L, Part IV	28b		X
c	An entity of which a current or former officer, director, trustee, or key employee (or a family member thereof) was an officer, director, trustee, or direct or indirect owner? If "Yes," complete Schedule L, Part IV	28c		X
29	Did the organization receive more than $25,000 in non-cash contributions? If "Yes," complete Schedule M	29		X
30	Did the organization receive contributions of art, historical treasures, or other similar assets, or qualified conservation contributions? If "Yes," complete Schedule M	30		X
31	Did the organization liquidate, terminate, or dissolve and cease operations? If "Yes," complete Schedule N, Part I	31		X
32	Did the organization sell, exchange, dispose of, or transfer more than 25% of its net assets? If "Yes," complete Schedule N, Part II	32		X
33	Did the organization own 100% of an entity disregarded as separate from the organization under Regulations sections 301.7701-2 and 301.7701-3? If "Yes," complete Schedule R, Part I	33		X
34	Was the organization related to any tax-exempt or taxable entity? If "Yes," complete Schedule R, Parts II, III, or IV, and Part V, line 1	34		X
35a	Did the organization have a controlled entity within the meaning of section 512(b)(13)?	35a		X
b	If "Yes" to line 35a, did the organization receive any payment from or engage in any transaction with a controlled entity within the meaning of section 512(b)(13)? If "Yes," complete Schedule R, Part V, line 2	35b		
36	**Section 501(c)(3) organizations.** Did the organization make any transfers to an exempt non-charitable related organization? If "Yes," complete Schedule R, Part V, line 2	36		X
37	Did the organization conduct more than 5% of its activities through an entity that is not a related organization and that is treated as a partnership for federal income tax purposes? If "Yes," complete Schedule R, Part VI	37		X
38	Did the organization complete Schedule O and provide explanations in Schedule O for Part VI, lines 11b and 19? **Note.** All Form 990 filers are required to complete Schedule O	38	X	

Statements Regarding Other IRS Filings and Tax Compliance

Check if Schedule O contains a response to any question in this Part V ☐

					Yes	No
1a	Enter the number reported in Box 3 of Form 1096. Enter -0- if not applicable	1a	17			
b	Enter the number of Forms W-2G included in line 1a. Enter -0- if not applicable	1b	0			
c	Did the organization comply with backup withholding rules for reportable payments to vendors and reportable gaming (gambling) winnings to prize winners?			1c	X	
2a	Enter the number of employees reported on Form W-3, Transmittal of Wage and Tax Statements, filed for the calendar year ending with or within the year covered by this return	2a	40			
b	If at least one is reported on line 2a, did the organization file all required federal employment tax returns?			2b	X	
	Note. If the sum of lines 1a and 2a is greater than 250, you may be required to e-file (see instructions)					
3a	Did the organization have unrelated business gross income of $1,000 or more during the year?			3a		X
b	If "Yes," has it filed a Form 990-T for this year? If "No," provide an explanation in Schedule O			3b		
4a	At any time during the calendar year, did the organization have an interest in, or a signature or other authority over, a financial account in a foreign country (such as a bank account, securities account, or other financial account)?			4a		X
b	If "Yes," enter the name of the foreign country: ▶					
	See instructions for filing requirements for Form TD F 90-22.1, Report of Foreign Bank and Financial Accounts.					
5a	Was the organization a party to a prohibited tax shelter transaction at any time during the tax year?			5a		X
b	Did any taxable party notify the organization that it was or is a party to a prohibited tax shelter transaction?			5b		X
c	If "Yes" to line 5a or 5b, did the organization file Form 8886-T?			5c		
6a	Does the organization have annual gross receipts that are normally greater than $100,000, and did the organization solicit any contributions that were not tax deductible as charitable contributions?			6a		X
b	If "Yes," did the organization include with every solicitation an express statement that such contributions or gifts were not tax deductible?			6b		
7	**Organizations that may receive deductible contributions under section 170(c).**					
a	Did the organization receive a payment in excess of $75 made partly as a contribution and partly for goods and services provided to the payor?			7a		
b	If "Yes," did the organization notify the donor of the value of the goods or services provided?			7b		
c	Did the organization sell, exchange, or otherwise dispose of tangible personal property for which it was required to file Form 8282?			7c		
d	If "Yes," indicate the number of Forms 8282 filed during the year	7d				
e	Did the organization receive any funds, directly or indirectly, to pay premiums on a personal benefit contract?			7e		
f	Did the organization, during the year, pay premiums, directly or indirectly, on a personal benefit contract?			7f		
g	If the organization received a contribution of qualified intellectual property, did the organization file Form 8899 as required?			7g		
h	If the organization received a contribution of cars, boats, airplanes, or other vehicles, did the organization file a Form 1098-C?			7h		
8	**Sponsoring organizations maintaining donor advised funds and section 509(a)(3) supporting organizations.** Did the supporting organization, or a donor advised fund maintained by a sponsoring organization, have excess business holdings at any time during the year?			8		
9	**Sponsoring organizations maintaining donor advised funds.**					
a	Did the organization make any taxable distributions under section 4966?			9a		
b	Did the organization make a distribution to a donor, donor advisor, or related person?			9b		
10	**Section 501(c)(7) organizations.** Enter:					
a	Initiation fees and capital contributions included on Part VIII, line 12	10a				
b	Gross receipts, included on Form 990, Part VIII, line 12, for public use of club facilities	10b				
11	**Section 501(c)(12) organizations.** Enter:					
a	Gross income from members or shareholders	11a				
b	Gross income from other sources (Do not net amounts due or paid to other sources against amounts due or received from them.)	11b				
12a	**Section 4947(a)(1) non-exempt charitable trusts.** Is the organization filing Form 990 in lieu of Form 1041?			12a		
b	If "Yes," enter the amount of tax-exempt interest received or accrued during the year	12b				
13	**Section 501(c)(29) qualified nonprofit health insurance issuers.**					
a	Is the organization licensed to issue qualified health plans in more than one state?			13a		
	Note. See the instructions for additional information the organization must report on Schedule O.					
b	Enter the amount of reserves the organization is required to maintain by the states in which the organization is licensed to issue qualified health plans	13b				
c	Enter the amount of reserves on hand	13c				
14a	Did the organization receive any payments for indoor tanning services during the tax year?			14a		X
b	If "Yes," has it filed a Form 720 to report these payments? If "No," provide an explanation in Schedule O			14b		

Governance, Management, and Disclosure For each "Yes" response to lines 2 through 7b below, and for a "No" response to line 8a, 8b, or 10b below, describe the circumstances, processes, or changes in Schedule O. See instructions.

Check if Schedule O contains a response to any question in this Part VI ..... [X]

Section A. Governing Body and Management

				Yes	No
1a	Enter the number of voting members of the governing body at the end of the tax year ..... If there are material differences in voting rights among members of the governing body, or if the governing body delegated broad authority to an executive committee or similar committee, explain in Schedule O.	1a	12		
b	Enter the number of voting members included in line 1a, above, who are independent	1b	12		
2	Did any officer, director, trustee, or key employee have a family relationship or a business relationship with any other officer, director, trustee, or key employee?		2		X
3	Did the organization delegate control over management duties customarily performed by or under the direct supervision of officers, directors, or trustees, or key employees to a management company or other person?		3		X
4	Did the organization make any significant changes to its governing documents since the prior Form 990 was filed?		4		X
5	Did the organization become aware during the year of a significant diversion of the organization's assets?		5		X
6	Did the organization have members or stockholders?		6		X
7a	Did the organization have members, stockholders, or other persons who had the power to elect or appoint one or more members of the governing body?		7a		X
b	Are any governance decisions of the organization reserved to (or subject to approval by) members, stockholders, or persons other than the governing body?		7b		X
8	Did the organization contemporaneously document the meetings held or written actions undertaken during the year by the following:				
a	The governing body?		8a	X	
b	Each committee with authority to act on behalf of the governing body?		8b	X	
9	Is there any officer, director, trustee, or key employee listed in Part VII, Section A, who cannot be reached at the organization's mailing address? If "Yes," provide the names and addresses in Schedule O		9		X

Section B. Policies (This Section B requests information about policies not required by the Internal Revenue Code.)

			Yes	No
10a	Did the organization have local chapters, branches, or affiliates?	10a		X
b	If "Yes," did the organization have written policies and procedures governing the activities of such chapters, affiliates, and branches to ensure their operations are consistent with the organization's exempt purposes?	10b		
11a	Has the organization provided a complete copy of this Form 990 to all members of its governing body before filing the form?	11a		X
b	Describe in Schedule O the process, if any, used by the organization to review this Form 990.			
12a	Did the organization have a written conflict of interest policy? If "No," go to line 13	12a	X	
b	Were officers, directors, or trustees, and key employees required to disclose annually interests that could give rise to conflicts?	12b		X
c	Did the organization regularly and consistently monitor and enforce compliance with the policy? If "Yes," describe in Schedule O how this was done	12c	X	
13	Did the organization have a written whistleblower policy?	13	X	
14	Did the organization have a written document retention and destruction policy?	14	X	
15	Did the process for determining compensation of the following persons include a review and approval by independent persons, comparability data, and contemporaneous substantiation of the deliberation and decision?			
a	The organization's CEO, Executive Director, or top management official	15a	X	
b	Other officers or key employees of the organization ..... If "Yes" to line 15a or 15b, describe the process in Schedule O (see instructions).	15b	X	
16a	Did the organization invest in, contribute assets to, or participate in a joint venture or similar arrangement with a taxable entity during the year?	16a		X
b	If "Yes," did the organization follow a written policy or procedure requiring the organization to evaluate its participation in joint venture arrangements under applicable federal tax law, and take steps to safeguard the organization's exempt status with respect to such arrangements?	16b		

Section C. Disclosure

17 List the states with which a copy of this Form 990 is required to be filed ▶ GA

18 Section 6104 requires an organization to make its Forms 1023 (or 1024 if applicable), 990, and 990-T (Section 501(c)(3)s only) available for public inspection. Indicate how you made these available. Check all that apply.

[ ] Own website [ ] Another's website [X] Upon request [ ] Other (explain in Schedule O)

19 Describe in Schedule O whether (and if so, how), the organization made its governing documents, conflict of interest policy, and financial statements available to the public during the tax year.

20 State the name, physical address, and telephone number of the person who possesses the books and records of the organization: ▶ NANCY MEADERS 4 CENTER DRIVE

FAYETTEVILLE GA 30214 770-461-0813

Part VII Compensation of Officers, Directors, Trustees, Key Employees, Highest Compensated Employees, and Independent Contractors

Check if Schedule O contains a response to any question in this Part VII ☐

Section A. Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees

1a Complete this table for all persons required to be listed. Report compensation for the calendar year ending with or within the organization's tax year.

- List all of the organization's **current** officers, directors, trustees (whether individuals or organizations), regardless of amount of compensation. Enter -0- in columns (D), (E), and (F) if no compensation was paid.
- List all of the organization's **current** key employees, if any. See instructions for definition of "key employee."
- List the organization's five **current** highest compensated employees (other than an officer, director, trustee, or key employee) who received reportable compensation (Box 5 of Form W-2 and/or Box 7 of Form 1099-MISC) of more than $100,000 from the organization and any related organizations.
- List all of the organization's **former** officers, key employees, and highest compensated employees who received more than $100,000 of reportable compensation from the organization and any related organizations.
- List all of the organization's **former directors or trustees** that received, in the capacity as a former director or trustee of the organization, more than $10,000 of reportable compensation from the organization and any related organizations.

List persons in the following order: individual trustees or directors; institutional trustees; officers; key employees; highest compensated employees; and former such persons.

☐ Check this box if neither the organization nor any related organizations compensated any current officer, director, or trustee.

(A) Name and Title	(B) Average hours per week (list any hours for related organizations below dotted line)	(C) Position: Individual trustee or director	Institutional trustee	Officer	Key employee	Highest compensated employee	Former	(D) Reportable compensation from the organization (W-2/1099-MISC)	(E) Reportable compensation from related organizations (W-2/1099-MISC)	(F) Estimated amount of other compensation from the organization and related organizations
(1) DEBBIE BRITT SECRETARY	3.00 0.00			X				25,779	0	0
(2) JACK BOWDOIN TREASURER	2.00 0.00			X				0	0	0
(3) CHRIS MALLON CHAIRMAN	2.00 0.00			X				0	0	0
(4) BOB TRUITT VICE CHAIRMAN	2.00 0.00			X				0	0	0
(5)										
(6)										
(7)										
(8)										
(9)										
(10)										
(11)										

Section A. Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees (continued)

(A) Name and title	(B) Average hours per week (list any hours for related organizations below dotted line)	(C) Position: Individual trustee or director	Institutional trustee	Officer	Key employee	Highest compensated employee	Former	(D) Reportable compensation from the organization (W-2/1099-MISC)	(E) Reportable compensation from related organizations (W-2/1099-MISC)	(F) Estimated amount of other compensation from the organization and related organizations
(12)										
(13)										
(14)										
(15)										
(16)										
(17)										
(18)										
(19)										
1b Sub-total ▶								25,779		
c Total from continuation sheets to Part VII, Section A ▶										
d Total (add lines 1b and 1c) ▶								25,779		

2 Total number of individuals (including but not limited to those listed above) who received more than $100,000 in reportable compensation from the organization ▶ 0

			Yes	No
3	Did the organization list any **former** officer, director, or trustee, key employee, or highest compensated employee on line 1a? If "Yes," complete Schedule J for such individual	3		X
4	For any individual listed on line 1a, is the sum of reportable compensation and other compensation from the organization and related organizations greater than $150,000? If "Yes," complete Schedule J for such individual	4		X
5	Did any person listed on line 1a receive or accrue compensation from any unrelated organization or individual for services rendered to the organization? If "Yes," complete Schedule J for such person	5		X

Section B. Independent Contractors

1 Complete this table for your five highest compensated independent contractors that received more than $100,000 of compensation from the organization. Report compensation for the calendar year ending with or within the organization's tax year.

(A) Name and business address	(B) Description of services	(C) Compensation
OPEN HAND ATLANTA 176 OTTLEY DRIVE NE ATLANTA GA 30384	PROVIDES MEALS	132,051

2 Total number of independent contractors (including but not limited to those listed above) who received more than $100,000 of compensation from the organization ▶ 1

Statement of Revenue

Check if Schedule O contains a response to any question in this Part VIII. ☐

					(A) Total revenue	(B) Related or exempt function revenue	(C) Unrelated business revenue	(D) Revenue excluded from tax under sections 512, 513, or 514
Contributions, Gifts, Grants and Other Similar Amounts	1a	Federated campaigns	1a					
	b	Membership dues	1b					
	c	Fundraising events	1c					
	d	Related organizations	1d					
	e	Government grants (contributions)	1e	907,617				
	f	All other contributions, gifts, grants, and similar amounts not included above	1f	191,592				
	g	Noncash contributions included in lines 1a-1f: $						
	h	Total. Add lines 1a–1f ▶			1,099,209			
Program Service Revenue			Busn. Code					
	2a	CENTER FEES			384,563	384,563		
	b	TRANSPORTATION			43,914	43,914		
	c	HOME DELIVERED MEALS			25,693	25,693		
	d	CONGREGATE PROGRAM			21,123	21,123		
	e	COST SHARE			2,642	2,642		
	f	All other program service revenue			211	211		
	g	Total. Add lines 2a–2f ▶			478,146			
	3	Investment income (including dividends, interest, and other similar amounts) ▶			3,930	3,930		
	4	Income from investment of tax-exempt bond proceeds ▶						
	5	Royalties ▶						

		(i) Real	(ii) Personal
6a	Gross rents		
b	Less: rental exps.		
c	Rental inc. or (loss)		

		(i) Securities	(ii) Other
7a	Gross amount from sales of assets other than inventory		
b	Less: cost or other basis & sales exps.		
c	Gain or (loss)		

					(A) Total revenue	(B) Related or exempt function revenue	(C) Unrelated business revenue	(D) Revenue excluded from tax under sections 512, 513, or 514
Other Revenue	6d	Net rental income or (loss) ▶						
	7d	Net gain or (loss) ▶						
	8a	Gross income from fundraising events (not including $ of contributions reported on line 1c). See Part IV, line 18	a	37,444				
	b	Less: direct expenses	b					
	c	Net income or (loss) from fundraising events ▶			37,444			37,444
	9a	Gross income from gaming activities. See Part IV, line 19	a					
	b	Less: direct expenses	b					
	c	Net income or (loss) from gaming activities ▶						
	10a	Gross sales of inventory, less returns and allowances	a					
	b	Less: cost of goods sold	b					
	c	Net income or (loss) from sales of inventory ▶						
		Miscellaneous Revenue	Busn. Code					
	11a	GIFT IN KIND INCOME			12,439	12,439		
	b	VENDOR COMPENSATION			263	263		
	c							
	d	All other revenue						
	e	Total. Add lines 11a–11d ▶			12,702			
	12	Total revenue. See instructions. ▶			1,631,431	494,778	0	37,444

Part IX Statement of Functional Expenses

Section 501(c)(3) and 501(c)(4) organizations must complete all columns. All other organizations must complete column (A).

Check if Schedule O contains a response to any question in this Part IX ☐

Do not include amounts reported on lines 6b, 7b, 8b, 9b, and 10b of Part VIII.	(A) Total expenses	(B) Program service expenses	(C) Management and general expenses	(D) Fundraising expenses
1 Grants and other assistance to governments and organizations in the U.S. See Part IV, line 21				
2 Grants and other assistance to individuals in the U.S. See Part IV, line 22				
3 Grants and other assistance to governments, organizations, and individuals outside the U.S. See Part IV, lines 15 and 16				
4 Benefits paid to or for members				
5 Compensation of current officers, directors, trustees, and key employees				
6 Compensation not included above, to disqualified persons (as defined under section 4958(f)(1)) and persons described in section 4958(c)(3)(B)				
7 Other salaries and wages	636,358	563,026	62,558	10,774
8 Pension plan accruals and contributions (include section 401(k) and 403(b) employer contributions)				
9 Other employee benefits				
10 Payroll taxes	56,337	50,703	5,634	
11 Fees for services (non-employees):				
a Management				
b Legal				
c Accounting				
d Lobbying				
e Professional fundraising services. See Part IV, line 17	1,610			1,610
f Investment management fees				
g Other. (If line 11g amount exceeds 10% of line 25, column (A) amount, list line 11g expenses on Schedule O.)				
12 Advertising and promotion				
13 Office expenses				
14 Information technology				
15 Royalties				
16 Occupancy	49,782	44,804	4,978	
17 Travel				
18 Payments of travel or entertainment expenses for any federal, state, or local public officials				
19 Conferences, conventions, and meetings				
20 Interest	79	71	8	
21 Payments to affiliates				
22 Depreciation, depletion, and amortization	101,026	90,923	10,103	
23 Insurance				
24 Other expenses. Itemize expenses not covered above (List miscellaneous expenses in line 24e. If line 24e amount exceeds 10% of line 25, column (A) amount, list line 24e expenses on Schedule O.)				
a CONTRACT EXPENSE	291,761	291,761		
b MEALS	240,546	240,546		
c PROFESSIONAL FEES	98,608	88,747	9,861	
d SUPPLIES	55,552	49,997	5,555	
e All other expenses	124,369	114,728	9,641	
25 Total functional expenses. Add lines 1 through 24e	1,656,028	1,535,306	108,338	12,384
26 Joint costs. Complete this line only if the organization reported in column (B) joint costs from a combined educational campaign and fundraising solicitation. Check here ▶ ☐ if following SOP 98-2 (ASC 958-720)				

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Balance Sheet

Check if Schedule O contains a response to any question in this Part X ☐

				(A) Beginning of year		(B) End of year
Assets						
1	Cash—non-interest bearing			222,603	1	207,099
2	Savings and temporary cash investments			765,196	2	743,137
3	Pledges and grants receivable, net				3	
4	Accounts receivable, net			84,331	4	137,074
5	Loans and other receivables from current and former officers, directors, trustees, key employees, and highest compensated employees. Complete Part II of Schedule L				5	
6	Loans and other receivables from other disqualified persons (as defined under section 4958(f)(1)), persons described in section 4958(c)(3)(B), and contributing employers and sponsoring organizations of section 501(c)(9) voluntary employees' beneficiary organizations (see instructions). Complete Part II of Schedule L				6	
7	Notes and loans receivable, net				7	
8	Inventories for sale or use				8	
9	Prepaid expenses and deferred charges				9	
10a	Land, buildings, and equipment: cost or other basis. Complete Part VI of Schedule D	10a	911,247			
b	Less: accumulated depreciation	10b	643,874	303,174	10c	267,373
11	Investments—publicly traded securities				11	
12	Investments—other securities. See Part IV, line 11				12	
13	Investments—program-related. See Part IV, line 11				13	
14	Intangible assets				14	
15	Other assets. See Part IV, line 11				15	
16	**Total assets.** Add lines 1 through 15 (must equal line 34)			1,375,304	16	1,354,683
Liabilities						
17	Accounts payable and accrued expenses			32,817	17	30,367
18	Grants payable				18	
19	Deferred revenue				19	
20	Tax-exempt bond liabilities				20	
21	Escrow or custodial account liability. Complete Part IV of Schedule D				21	
22	Loans and other payables to current and former officers, directors, trustees, key employees, highest compensated employees, and disqualified persons. Complete Part II of Schedule L				22	
23	Secured mortgages and notes payable to unrelated third parties				23	
24	Unsecured notes and loans payable to unrelated third parties				24	
25	Other liabilities (including federal income tax, payables to related third parties, and other liabilities not included on lines 17-24). Complete Part X of Schedule D			29,375	25	35,801
26	**Total liabilities.** Add lines 17 through 25			62,192	26	66,168
Net Assets or Fund Balances						
	Organizations that follow SFAS 117 (ASC 958), check here ▶ ☒ and complete lines 27 through 29, and lines 33 and 34.					
27	Unrestricted net assets			398,369	27	397,784
28	Temporarily restricted net assets			914,743	28	890,731
29	Permanently restricted net assets				29	
	Organizations that do not follow SFAS 117 (ASC 958), check here ▶ ☐ and complete lines 30 through 34.					
30	Capital stock or trust principal, or current funds				30	
31	Paid-in or capital surplus, or land, building, or equipment fund				31	
32	Retained earnings, endowment, accumulated income, or other funds				32	
33	Total net assets or fund balances			1,313,112	33	1,288,515
34	Total liabilities and net assets/fund balances			1,375,304	34	1,354,683

DAA

Reconciliation of Net Assets

Check if Schedule O contains a response to any question in this Part XI ☐

1	Total revenue (must equal Part VIII, column (A), line 12)	1	1,631,431
2	Total expenses (must equal Part IX, column (A), line 25)	2	1,656,028
3	Revenue less expenses. Subtract line 2 from line 1	3	-24,597
4	Net assets or fund balances at beginning of year (must equal Part X, line 33, column (A))	4	1,313,112
5	Net unrealized gains (losses) on investments	5	
6	Donated services and use of facilities	6	
7	Investment expenses	7	
8	Prior period adjustments	8	
9	Other changes in net assets or fund balances (explain in Schedule O)	9	
10	Net assets or fund balances at end of year. Combine lines 3 through 9 (must equal Part X, line 33, column (B))	10	1,288,515

Financial Statements and Reporting

Check if Schedule O contains a response to any question in this Part XII ☐

			Yes	No
1	Accounting method used to prepare the Form 990: ☐ Cash ☒ Accrual ☐ Other ______ If the organization changed its method of accounting from a prior year or checked "Other," explain in Schedule O.			
2a	Were the organization's financial statements compiled or reviewed by an independent accountant?	2a		X
	If "Yes," check a box below to indicate whether the financial statements for the year were compiled or reviewed on a separate basis, consolidated basis, or both: ☐ Separate basis ☐ Consolidated basis ☐ Both consolidated and separate basis			
b	Were the organization's financial statements audited by an independent accountant?	2b	X	
	If "Yes," check a box below to indicate whether the financial statements for the year were audited on a separate basis, consolidated basis, or both: ☐ Separate basis ☐ Consolidated basis ☐ Both consolidated and separate basis			
c	If "Yes" to line 2a or 2b, does the organization have a committee that assumes responsibility for oversight of the audit, review, or compilation of its financial statements and selection of an independent accountant?	2c	X	
	If the organization changed either its oversight process or selection process during the tax year, explain in Schedule O.			
3a	As a result of a federal award, was the organization required to undergo an audit or audits as set forth in the Single Audit Act and OMB Circular A-133?	3a		X
b	If "Yes," did the organization undergo the required audit or audits? If the organization did not undergo the required audit or audits, explain why in Schedule O and describe any steps taken to undergo such audits	3b		

SCHEDULE A
(Form 990 or 990-EZ)

Department of the Treasury
Internal Revenue Service

Public Charity Status and Public Support

Complete if the organization is a section 501(c)(3) organization or a section 4947(a)(1) nonexempt charitable trust.

▶ **Attach to Form 990 or Form 990-EZ.** ▶ **See separate instructions.**

OMB No. 1545-0047

2012

Name of the organization: FAYETTE SENIOR SERVICES, INC.

Employer identification number: 58-1364158

Part I Reason for Public Charity Status (All organizations must complete this part.) See instructions.

The organization is not a private foundation because it is: (For lines 1 through 11, check only one box.)

1 ☐ A church, convention of churches, or association of churches described in **section 170(b)(1)(A)(i).**

2 ☐ A school described in **section 170(b)(1)(A)(ii).** (Attach Schedule E.)

3 ☐ A hospital or a cooperative hospital service organization described in **section 170(b)(1)(A)(iii).**

4 ☐ A medical research organization operated in conjunction with a hospital described in **section 170(b)(1)(A)(iii).** Enter the hospital's name, city, and state:

5 ☐ An organization operated for the benefit of a college or university owned or operated by a governmental unit described in **section 170(b)(1)(A)(iv).** (Complete Part II.)

6 ☐ A federal, state, or local government or governmental unit described in **section 170(b)(1)(A)(v).**

7 ☒ An organization that normally receives a substantial part of its support from a governmental unit or from the general public described in **section 170(b)(1)(A)(vi).** (Complete Part II.)

8 ☐ A community trust described in **section 170(b)(1)(A)(vi).** (Complete Part II.)

9 ☐ An organization that normally receives: (1) more than 33 1/3% of its support from contributions, membership fees, and gross receipts from activities related to its exempt functions—subject to certain exceptions, and (2) no more than 33 1/3% of its support from gross investment income and unrelated business taxable income (less section 511 tax) from businesses acquired by the organization after June 30, 1975. See **section 509(a)(2).** (Complete Part III.)

10 ☐ An organization organized and operated exclusively to test for public safety. See **section 509(a)(4).**

11 ☐ An organization organized and operated exclusively for the benefit of, to perform the functions of, or to carry out the purposes of one or more publicly supported organizations described in section 509(a)(1) or section 509(a)(2). See **section 509(a)(3).** Check the box that describes the type of supporting organization and complete lines 11e through 11h.

a ☐ Type I b ☐ Type II c ☐ Type III–Functionally integrated d ☐ Type III–Non-functionally integrated

e ☐ By checking this box, I certify that the organization is not controlled directly or indirectly by one or more disqualified persons other than foundation managers and other than one or more publicly supported organizations described in section 509(a)(1) or section 509(a)(2).

f If the organization received a written determination from the IRS that it is a Type I, Type II, or Type III supporting organization, check this box ☐

g Since August 17, 2006, has the organization accepted any gift or contribution from any of the following persons?

		Yes	No
(i) A person who directly or indirectly controls, either alone or together with persons described in (ii) and (iii) below, the governing body of the supported organization?	11g(i)		
(ii) A family member of a person described in (i) above?	11g(ii)		
(iii) A 35% controlled entity of a person described in (i) or (ii) above?	11g(iii)		

h Provide the following information about the supported organization(s).

(i) Name of supported organization	(ii) EIN	(iii) Type of organization (described on lines 1–9 above or IRC section (see instructions))	(iv) Is the organization in col. (i) listed in your governing document? Yes	(iv) No	(v) Did you notify the organization in col. (i) of your support? Yes	(v) No	(vi) Is the organization in col. (i) organized in the U.S.? Yes	(vi) No	(vii) Amount of monetary support
(A)									
(B)									
(C)									
(D)									
(E)									
Total									

Support Schedule for Organizations Described in Sections 170(b)(1)(A)(iv) and 170(b)(1)(A)(vi)

(Complete only if you checked the box on line 5, 7, or 8 of Part I or if the organization failed to qualify under Part III. If the organization fails to qualify under the tests listed below, please complete Part III.)

Section A. Public Support

Calendar year (or fiscal year beginning in) ▶	(a) 2008	(b) 2009	(c) 2010	(d) 2011	(e) 2012	(f) Total
1 Gifts, grants, contributions, and membership fees received. (Do not include any "unusual grants.")	1,136,128	1,302,546	945,899	1,019,211	1,099,209	5,502,993
2 Tax revenues levied for the organization's benefit and either paid to or expended on its behalf						
3 The value of services or facilities furnished by a governmental unit to the organization without charge	12,000	12,000		12,000	12,000	48,000
4 **Total.** Add lines 1 through 3	1,148,128	1,314,546	945,899	1,031,211	1,111,209	5,550,993
5 The portion of total contributions by each person (other than a governmental unit or publicly supported organization) included on line 1 that exceeds 2% of the amount shown on line 11, column (f)						1,019,902
6 **Public support.** Subtract line 5 from line 4.						4,531,091

Section B. Total Support

Calendar year (or fiscal year beginning in) ▶	(a) 2008	(b) 2009	(c) 2010	(d) 2011	(e) 2012	(f) Total
7 Amounts from line 4	1,148,128	1,314,546	945,899	1,031,211	1,111,209	5,550,993
8 Gross income from interest, dividends, payments received on securities loans, rents, royalties and income from similar sources	30,828	22,564	10,423	7,353	3,930	75,098
9 Net income from unrelated business activities, whether or not the business is regularly carried on			34,377	56,069	36,444	126,890
10 Other income. Do not include gain or loss from the sale of capital assets (Explain in Part IV.)	25,003			33,340		58,343
11 **Total support.** Add lines 7 through 10						5,811,324

12 Gross receipts from related activities, etc. (see instructions) 12 494,778

13 **First five years.** If the Form 990 is for the organization's first, second, third, fourth, or fifth tax year as a section 501(c)(3) organization, check this box and **stop here** ▶ ☐

Section C. Computation of Public Support Percentage

14 Public support percentage for 2012 (line 6, column (f) divided by line 11, column (f)) 14 77.97 %

15 Public support percentage from 2011 Schedule A, Part II, line 14 15 61.67 %

16a **33 1/3% support test—2012.** If the organization did not check the box on line 13, and line 14 is 33 1/3% or more, check this box and **stop here.** The organization qualifies as a publicly supported organization ▶ ☒

b **33 1/3% support test—2011.** If the organization did not check a box on line 13 or 16a, and line 15 is 33 1/3% or more, check this box and **stop here.** The organization qualifies as a publicly supported organization ▶ ☐

17a **10%-facts-and-circumstances test—2012.** If the organization did not check a box on line 13, 16a, or 16b, and line 14 is 10% or more, and if the organization meets the "facts-and-circumstances" test, check this box and **stop here.** Explain in Part IV how the organization meets the "facts-and-circumstances" test. The organization qualifies as a publicly supported organization ▶ ☐

b **10%-facts-and-circumstances test—2011.** If the organization did not check a box on line 13, 16a, 16b, or 17a, and line 15 is 10% or more, and if the organization meets the "facts-and-circumstances" test, check this box and **stop here.** Explain in Part IV how the organization meets the "facts-and-circumstances" test. The organization qualifies as a publicly supported organization ▶ ☐

18 **Private foundation.** If the organization did not check a box on line 13, 16a, 16b, 17a, or 17b, check this box and see instructions ▶ ☐

Part III **Support Schedule for Organizations Described in Section 509(a)(2)**
(Complete only if you checked the box on line 9 of Part I or if the organization failed to qualify under Part II. If the organization fails to qualify under the tests listed below, please complete Part II.)

Section A. Public Support

Calendar year (or fiscal year beginning in) ▶	(a) 2008	(b) 2009	(c) 2010	(d) 2011	(e) 2012	(f) Total
1 Gifts, grants, contributions, and membership fees received. (Do not include any "unusual grants.")						
2 Gross receipts from admissions, merchandise sold or services performed, or facilities furnished in any activity that is related to the organization's tax-exempt purpose						
3 Gross receipts from activities that are not an unrelated trade or business under section 513						
4 Tax revenues levied for the organization's benefit and either paid to or expended on its behalf						
5 The value of services or facilities furnished by a governmental unit to the organization without charge						
6 **Total.** Add lines 1 through 5						
7a Amounts included on lines 1, 2, and 3 received from disqualified persons						
b Amounts included on lines 2 and 3 received from other than disqualified persons that exceed the greater of $5,000 or 1% of the amount on line 13 for the year						
c Add lines 7a and 7b						
8 **Public support** (Subtract line 7c from line 6.)						

Section B. Total Support

Calendar year (or fiscal year beginning in) ▶	(a) 2008	(b) 2009	(c) 2010	(d) 2011	(e) 2012	(f) Total
9 Amounts from line 6						
10a Gross income from interest, dividends, payments received on securities loans, rents, royalties and income from similar sources						
b Unrelated business taxable income (less section 511 taxes) from businesses acquired after June 30, 1975						
c Add lines 10a and 10b						
11 Net income from unrelated business activities not included in line 10b, whether or not the business is regularly carried on						
12 Other income. Do not include gain or loss from the sale of capital assets (Explain in Part IV.)						
13 **Total support.** (Add lines 9, 10c, 11, and 12.)						

14 **First five years.** If the Form 990 is for the organization's first, second, third, fourth, or fifth tax year as a section 501(c)(3) organization, check this box and **stop here** ▶ ☐

Section C. Computation of Public Support Percentage

15	Public support percentage for 2012 (line 8, column (f) divided by line 13, column (f))	15	%
16	Public support percentage from 2011 Schedule A, Part III, line 15	16	%

Section D. Computation of Investment Income Percentage

17	Investment income percentage for **2012** (line 10c, column (f) divided by line 13, column (f))	17	%
18	Investment income percentage from **2011** Schedule A, Part III, line 17	18	%

19a **33 1/3% support tests—2012.** If the organization did not check the box on line 14, and line 15 is more than 33 1/3%, and line 17 is not more than 33 1/3%, check this box and **stop here.** The organization qualifies as a publicly supported organization ▶ ☐

b **33 1/3% support tests—2011.** If the organization did not check a box on line 14 or line 19a, and line 16 is more than 33 1/3%, and line 18 is not more than 33 1/3%, check this box and **stop here.** The organization qualifies as a publicly supported organization ▶ ☐

20 **Private foundation.** If the organization did not check a box on line 14, 19a, or 19b, check this box and see instructions ▶ ☐

Supplemental Information. Complete this part to provide the explanations required by Part II, line 10; Part II, line 17a or 17b; and Part III, line 12. Also complete this part for any additional information. (See instructions).

PART II, LINE 10 - OTHER INCOME DETAIL

GIFTS IN KIND	$	53,025
VENDORS COMP	$	291
TEMPORARILY RESTRICICTED REVENUE	$	2,952
MISCELLANEOUS REVENUE	$	2,075

Schedule B
(Form 990, 990-EZ, or 990-PF)
Department of the Treasury
Internal Revenue Service

Schedule of Contributors

▶ **Attach to Form 990, Form 990-EZ, or Form 990-PF.**

OMB No. 1545-0047

2012

Name of the organization	**Employer identification number**
FAYETTE SENIOR SERVICES, INC.	58-1364158

Organization type (check one):

Filers of:	**Section:**
Form 990 or 990-EZ	[X] 501(c)(3) (enter number) organization
	[ ] 4947(a)(1) nonexempt charitable trust **not** treated as a private foundation
	[ ] 527 political organization
Form 990-PF	[ ] 501(c)(3) exempt private foundation
	[ ] 4947(a)(1) nonexempt charitable trust treated as a private foundation
	[ ] 501(c)(3) taxable private foundation

Check if your organization is covered by the **General Rule** or a **Special Rule.**
Note. Only a section 501(c)(7), (8), or (10) organization can check boxes for both the General Rule and a Special Rule. See instructions.

General Rule

[ ] For an organization filing Form 990, 990-EZ, or 990-PF that received, during the year, $5,000 or more (in money or property) from any one contributor. Complete Parts I and II.

Special Rules

[X] For a section 501(c)(3) organization filing Form 990 or 990-EZ that met the $33\frac{1}{3}$ % support test of the regulations under sections 509(a)(1) and 170(b)(1)(A)(vi) and received from any one contributor, during the year, a contribution of the greater of **(1)** $5,000 or **(2)** 2% of the amount on (i) Form 990, Part VIII, line 1h, or (ii) Form 990-EZ, line 1. Complete Parts I and II.

[ ] For a section 501(c)(7), (8), or (10) organization filing Form 990 or 990-EZ that received from any one contributor, during the year, total contributions of more than $1,000 for use exclusively for religious, charitable, scientific, literary, or educational purposes, or the prevention of cruelty to children or animals. Complete Parts I, II, and III.

[ ] For a section 501(c)(7), (8), or (10) organization filing Form 990 or 990-EZ that received from any one contributor, during the year, contributions for use exclusively for religious, charitable, etc., purposes, but these contributions did not total to more than $1,000. If this box is checked, enter here the total contributions that were received during the year for an exclusively religious, charitable, etc., purpose. Do not complete any of the parts unless the **General Rule** applies to this organization because it received nonexclusively religious, charitable, etc., contributions of $5,000 or more during the year . . . . ▶ $ . . . .

Caution. An organization that is not covered by the General Rule and/or the Special Rules does not file Schedule B (Form 990, 990-EZ, or 990-PF), but it **must** answer "No" on Part IV, line 2 of its Form 990; or check the box on line H of its Form 990-EZ or on Part I, line 2 of its Form 990-PF, to certify that it does not meet the filing requirements of Schedule B (Form 990, 990-EZ, or 990-PF).

Name of organization	Employer identification number
FAYETTE SENIOR SERVICES, INC.	58-1364158

Contributors (see instructions). Use duplicate copies of Part I if additional space is needed.

(a) No.	(b) Name, address, and ZIP + 4	(c) Total contributions	(d) Type of contribution
1	UNITED WAY OF METROPOLITAN ATLANTA 100 EDGEWOOD AVENUE NE ATLANTA GA 30303	$ 53,504	Person [X] Payroll [ ] Noncash [ ] (Complete Part II if there is a noncash contribution.)
2	ATLANTA REGIONAL COMMISSION 40 COURTLAND ST. NE ATLANTA GA 30303	$ 450,663	Person [X] Payroll [ ] Noncash [ ] (Complete Part II if there is a noncash contribution.)
3	FAYETTE COUNTY BOARD OF COMMISSIONER 140 STONEWALL AVENUE SUITE 100 FAYETTEVILLE GA 30214	$ 174,556	Person [X] Payroll [ ] Noncash [ ] (Complete Part II if there is a noncash contribution.)
4	CITY OF PEACHTREE CITY 151 WILLOWBEND ROAD PEACHTREE CITY GA 30269	$ 197,000	Person [X] Payroll [ ] Noncash [ ] (Complete Part II if there is a noncash contribution.)
5	CLOTHES LESS TRAVELED 459 HWY. 74S PEACHTREE CITY GA 30269	$ 31,250	Person [X] Payroll [ ] Noncash [ ] (Complete Part II if there is a noncash contribution.)
6	KIWANIS CLUB OF FAYETTE COUNTY P.O. BOX 814 FAYETTEVILLE GA 30214	$ 45,399	Person [X] Payroll [ ] Noncash [ ] (Complete Part II if there is a noncash contribution.)

SCHEDULE D (Form 990)

Department of the Treasury
Internal Revenue Service

Supplemental Financial Statements

▶ Complete if the organization answered "Yes," to Form 990, Part IV, line 6, 7, 8, 9, 10, 11a, 11b, 11c, 11d, 11e, 11f, 12a, or 12b.
▶ Attach to Form 990. ▶ See separate instructions.

OMB No. 1545-0047
2012

Name of the organization: FAYETTE SENIOR SERVICES, INC.

Employer identification number: 58-1364158

Part I Organizations Maintaining Donor Advised Funds or Other Similar Funds or Accounts. Complete if the organization answered "Yes" to Form 990, Part IV, line 6.

		(a) Donor advised funds	(b) Funds and other accounts
1	Total number at end of year	2	
2	Aggregate contributions to (during year)		
3	Aggregate grants from (during year)		
4	Aggregate value at end of year	9,814	

5 Did the organization inform all donors and donor advisors in writing that the assets held in donor advised funds are the organization's property, subject to the organization's exclusive legal control? ☐ Yes ☒ No

6 Did the organization inform all grantees, donors, and donor advisors in writing that grant funds can be used only for charitable purposes and not for the benefit of the donor or donor advisor, or for any other purpose conferring impermissible private benefit? ☐ Yes ☒ No

Part II Conservation Easements. Complete if the organization answered "Yes" to Form 990, Part IV, line 7.

1 Purpose(s) of conservation easements held by the organization (check all that apply).

- ☐ Preservation of land for public use (e.g., recreation or education)
- ☐ Protection of natural habitat
- ☐ Preservation of open space
- ☐ Preservation of an historically important land area
- ☐ Preservation of a certified historic structure

2 Complete lines 2a through 2d if the organization held a qualified conservation contribution in the form of a conservation easement on the last day of the tax year.

			Held at the End of the Tax Year
a	Total number of conservation easements	2a	
b	Total acreage restricted by conservation easements	2b	
c	Number of conservation easements on a certified historic structure included in (a)	2c	
d	Number of conservation easements included in (c) acquired after 8/17/06, and not on a historic structure listed in the National Register	2d	

3 Number of conservation easements modified, transferred, released, extinguished, or terminated by the organization during the tax year ▶

4 Number of states where property subject to conservation easement is located ▶

5 Does the organization have a written policy regarding the periodic monitoring, inspection, handling of violations, and enforcement of the conservation easements it holds? ☐ Yes ☐ No

6 Staff and volunteer hours devoted to monitoring, inspecting, and enforcing conservation easements during the year ▶

7 Amount of expenses incurred in monitoring, inspecting, and enforcing conservation easements during the year ▶ $

8 Does each conservation easement reported on line 2(d) above satisfy the requirements of section 170(h)(4)(B)(i) and section 170(h)(4)(B)(ii)? ☐ Yes ☐ No

9 In Part XIII, describe how the organization reports conservation easements in its revenue and expense statement, and balance sheet, and include, if applicable, the text of the footnote to the organization's financial statements that describes the organization's accounting for conservation easements.

Part III Organizations Maintaining Collections of Art, Historical Treasures, or Other Similar Assets. Complete if the organization answered "Yes" to Form 990, Part IV, line 8.

1a If the organization elected, as permitted under SFAS 116 (ASC 958), not to report in its revenue statement and balance sheet works of art, historical treasures, or other similar assets held for public exhibition, education, or research in furtherance of public service, provide, in Part XIII, the text of the footnote to its financial statements that describes these items.

b If the organization elected, as permitted under SFAS 116 (ASC 958), to report in its revenue statement and balance sheet works of art, historical treasures, or other similar assets held for public exhibition, education, or research in furtherance of public service, provide the following amounts relating to these items:

(i) Revenues included in Form 990, Part VIII, line 1 ▶ $

(ii) Assets included in Form 990, Part X ▶ $

2 If the organization received or held works of art, historical treasures, or other similar assets for financial gain, provide the following amounts required to be reported under SFAS 116 (ASC 958) relating to these items:

a Revenues included in Form 990, Part VIII, line 1 ▶ $

b Assets included in Form 990, Part X ▶ $

Organizations Maintaining Collections of Art, Historical Treasures, or Other Similar Assets (continued)

3 Using the organization's acquisition, accession, and other records, check any of the following that are a significant use of its collection items (check all that apply):

a ☐ Public exhibition
b ☐ Scholarly research
c ☐ Preservation for future generations
d ☐ Loan or exchange programs
e ☐ Other ....

4 Provide a description of the organization's collections and explain how they further the organization's exempt purpose in Part XIII.

5 During the year, did the organization solicit or receive donations of art, historical treasures, or other similar assets to be sold to raise funds rather than to be maintained as part of the organization's collection? ☐ Yes ☐ No

Escrow and Custodial Arrangements. Complete if the organization answered "Yes" to Form 990, Part IV, line 9, or reported an amount on Form 990, Part X, line 21.

1a Is the organization an agent, trustee, custodian or other intermediary for contributions or other assets not included on Form 990, Part X? ☐ Yes ☐ No

b If "Yes," explain the arrangement in Part XIII and complete the following table:

		Amount
c Beginning balance	1c	
d Additions during the year	1d	
e Distributions during the year	1e	
f Ending balance	1f	

2a Did the organization include an amount on Form 990, Part X, line 21? ☐ Yes ☐ No

b If "Yes," explain the arrangement in Part XIII. Check here if the explanation has been provided in Part XIII ☐

Endowment Funds. Complete if the organization answered "Yes" to Form 990, Part IV, line 10.

	(a) Current year	(b) Prior year	(c) Two years back	(d) Three years back	(e) Four years back
1a Beginning of year balance					
b Contributions					
c Net investment earnings, gains, and losses					
d Grants or scholarships					
e Other expenditures for facilities and programs					
f Administrative expenses					
g End of year balance					

2 Provide the estimated percentage of the current year end balance (line 1g, column (a)) held as:

a Board designated or quasi-endowment ▶ ...... %
b Permanent endowment ▶ ...... %
c Temporarily restricted endowment ▶ ...... %

The percentages in lines 2a, 2b, and 2c should equal 100%.

3a Are there endowment funds not in the possession of the organization that are held and administered for the organization by:

		Yes	No
(i) unrelated organizations	3a(i)		
(ii) related organizations	3a(ii)		
b If "Yes" to 3a(ii), are the related organizations listed as required on Schedule R?	3b		

4 Describe in Part XIII the intended uses of the organization's endowment funds.

Land, Buildings, and Equipment. See Form 990, Part X, line 10.

Description of property	(a) Cost or other basis (investment)	(b) Cost or other basis (other)	(c) Accumulated depreciation	(d) Book value
1a Land				
b Buildings				
c Leasehold improvements				
d Equipment				
e Other		911,247	643,874	267,373
Total. Add lines 1a through 1e. (Column (d) must equal Form 990, Part X, column (B), line 10(c).) ▶				267,373

Investments—Other Securities. See Form 990, Part X, line 12.

(a) Description of security or category (including name of security)	(b) Book value	(c) Method of valuation: Cost or end-of-year market value
(1) Financial derivatives		
(2) Closely-held equity interests		
(3) Other		
(A)		
(B)		
(C)		
(D)		
(E)		
(F)		
(G)		
(H)		
(I)		
Total. (Column (b) must equal Form 990, Part X, col. (B) line 12.) ▶		

Investments—Program Related. See Form 990, Part X, line 13.

(a) Description of investment type	(b) Book value	(c) Method of valuation: Cost or end-of-year market value
(1)		
(2)		
(3)		
(4)		
(5)		
(6)		
(7)		
(8)		
(9)		
(10)		
Total. (Column (b) must equal Form 990, Part X, col. (B) line 13.) ▶		

Other Assets. See Form 990, Part X, line 15.

(a) Description	(b) Book value
(1)	
(2)	
(3)	
(4)	
(5)	
(6)	
(7)	
(8)	
(9)	
(10)	
Total. (Column (b) must equal Form 990, Part X, col. (B) line 15.) ▶	

Other Liabilities. See Form 990, Part X, line 25.

1. (a) Description of liability	(b) Book value
(1) Federal income taxes	
(2) EMPLOYEE BENEFITS PAYABLE	14,360
(3) ACCRUED PAYROLL	11,927
(4) ACCRUED LIABILITIES	5,650
(5) PAYROLL LIABILITIES:STATE WITHHOLDIN	2,067
(6) PAYROLL LIABILITIES:SUTA	1,715
(7) SALES TAX PAYABLE	628
(8) PAYROLL LIABILITIES	185
(9) SALES TAX PAYABLE	
(10) PAYROLL LIABILITIES:UNITED WAY CONTR	
(11) ALL OTHER	-731
Total. (Column (b) must equal Form 990, Part X, col. (B) line 25.) ▶	35,801

2. FIN 48 (ASC 740) Footnote. In Part XIII, provide the text of the footnote to the organization's financial statements that reports the organization's liability for uncertain tax positions under FIN 48 (ASC 740). Check here if the text of the footnote has been provided in Part XIII ☐

Part XI Reconciliation of Revenue per Audited Financial Statements With Revenue per Return

1	Total revenue, gains, and other support per audited financial statements			1	1,631,431
2	Amounts included on line 1 but not on Form 990, Part VIII, line 12:				
a	Net unrealized gains on investments	2a			
b	Donated services and use of facilities	2b			
c	Recoveries of prior year grants	2c			
d	Other (Describe in Part XIII.)	2d			
e	Add lines **2a** through **2d**			2e	
3	Subtract line **2e** from line **1**			3	1,631,431
4	Amounts included on Form 990, Part VIII, line 12, but not on line **1**:				
a	Investment expenses not included on Form 990, Part VIII, line 7b	4a			
b	Other (Describe in Part XIII.)	4b			
c	Add lines **4a** and **4b**			4c	
5	Total revenue. Add lines **3** and **4c.** (This must equal Form 990, Part I, line 12.)			5	1,631,431

Part XII Reconciliation of Expenses per Audited Financial Statements With Expenses per Return

1	Total expenses and losses per audited financial statements			1	1,656,028
2	Amounts included on line 1 but not on Form 990, Part IX, line 25:				
a	Donated services and use of facilities	2a			
b	Prior year adjustments	2b			
c	Other losses	2c			
d	Other (Describe in Part XIII.)	2d			
e	Add lines **2a** through **2d**			2e	
3	Subtract line **2e** from line **1**			3	1,656,028
4	Amounts included on Form 990, Part IX, line 25, but not on line **1**:				
a	Investment expenses not included on Form 990, Part VIII, line 7b	4a			
b	Other (Describe in Part XIII.)	4b			
c	Add lines **4a** and **4b**			4c	
5	Total expenses. Add lines **3** and **4c.** (This must equal Form 990, Part I, line 18.)			5	1,656,028

Part XIII Supplemental Information

Complete this part to provide the descriptions required for Part II, lines 3, 5, and 9; Part III, lines 1a and 4; Part IV, lines 1b and 2b; Part V, line 4; Part X, line 2; Part XI, lines 2d and 4b; and Part XII, lines 2d and 4b. Also complete this part to provide any additional information.

Supplemental Information (continued)

SCHEDULE G (Form 990 or 990-EZ)

Department of the Treasury
Internal Revenue Service

Supplemental Information Regarding Fundraising or Gaming Activities

Complete if the organization answered "Yes" to Form 990, Part IV, lines 17, 18, or 19, or if the organization entered more than $15,000 on Form 990-EZ, line 6a.
▶ Attach to Form 990 or Form 990-EZ. ▶ See separate instructions.

OMB No. 1545-0047

2012

Name of the organization: FAYETTE SENIOR SERVICES, INC.

Employer identification number: 58-1364158

Fundraising Activities. Complete if the organization answered "Yes" to Form 990, Part IV, line 17. Form 990-EZ filers are not required to complete this part.

1 Indicate whether the organization raised funds through any of the following activities. Check all that apply.

a ☐ Mail solicitations
b ☐ Internet and email solicitations
c ☐ Phone solicitations
d ☐ In-person solicitations
e ☐ Solicitation of non-government grants
f ☐ Solicitation of government grants
g ☐ Special fundraising events

2a Did the organization have a written or oral agreement with any individual (including officers, directors, trustees or key employees listed in Form 990, Part VII) or entity in connection with professional fundraising services? ☐ Yes ☐ No

b If "Yes," list the ten highest paid individuals or entities (fundraisers) pursuant to agreements under which the fundraiser is to be compensated at least $5,000 by the organization.

(i) Name and address of individual or entity (fundraiser)	(ii) Activity	(iii) Did fund-raiser have custody or control of contributions? Yes	No	(iv) Gross receipts from activity	(v) Amount paid to (or retained by) fundraiser listed in col. (i)	(vi) Amount paid to (or retained by) organization
1						
2						
3						
4						
5						
6						
7						
8						
9						
10						
Total ▶						

3 List all states in which the organization is registered or licensed to solicit contributions or has been notified it is exempt from registration or licensing.

Part II **Fundraising Events.** Complete if the organization answered "Yes" to Form 990, Part IV, line 18, or reported more than $15,000 of fundraising event contributions and gross income on Form 990-EZ, lines 1 and 6b. List events with gross receipts greater than $5,000.

		(a) Event #1	(b) Event #2	(c) Other events	(d) Total events (add col. (a) through col. (c))
		PROJECT LOVE (event type)	SUBCONTRACT FAC (event type)	NONE (total number)	
Revenue	1 Gross receipts	22,810	13,209		36,019
	2 Less: Contributions				
	3 Gross income (line 1 minus line 2)	22,810	13,209		36,019
Direct Expenses	4 Cash prizes				
	5 Noncash prizes				
	6 Rent/facility costs				
	7 Food and beverages				
	8 Entertainment				
	9 Other direct expenses				
	10 Direct expense summary. Add lines 4 through 9 in column (d)				( )
	11 Net income summary. Combine line 3, column (d), and line 10				36,019

Part III **Gaming.** Complete if the organization answered "Yes" to Form 990, Part IV, line 19, or reported more than $15,000 on Form 990-EZ, line 6a.

		(a) Bingo	(b) Pull tabs/instant bingo/progressive bingo	(c) Other gaming	(d) Total gaming (add col. (a) through col. (c))
Revenue	1 Gross revenue				
Direct Expenses	2 Cash prizes				
	3 Noncash prizes				
	4 Rent/facility costs				
	5 Other direct expenses				
	6 Volunteer labor	☐ Yes ____ % ☐ No	☐ Yes ____ % ☐ No	☐ Yes ____ % ☐ No	
	7 Direct expense summary. Add lines 2 through 5 in column (d)				( )
	8 Net gaming income summary. Combine line 1, column d, and line 7				

9 Enter the state(s) in which the organization operates gaming activities:

a Is the organization licensed to operate gaming activities in each of these states? ☐ Yes ☐ No

b If "No," explain:

10a Were any of the organization's gaming licenses revoked, suspended or terminated during the tax year? ☐ Yes ☐ No

b If "Yes," explain:

11 Does the organization operate gaming activities with nonmembers? ☐ Yes ☐ No

12 Is the organization a grantor, beneficiary or trustee of a trust or a member of a partnership or other entity formed to administer charitable gaming? ☐ Yes ☐ No

13 Indicate the percentage of gaming activity operated in:

a The organization's facility 13a %

b An outside facility 13b %

14 Enter the name and address of the person who prepares the organization's gaming/special events books and records:

Name ▶

Address ▶

15a Does the organization have a contract with a third party from whom the organization receives gaming revenue? ☐ Yes ☐ No

b If "Yes," enter the amount of gaming revenue received by the organization ▶ $ and the amount of gaming revenue retained by the third party ▶ $.

c If "Yes," enter name and address of the third party:

Name ▶

Address ▶

16 Gaming manager information:

Name ▶

Gaming manager compensation ▶ $

Description of services provided ▶

☐ Director/officer ☐ Employee ☐ Independent contractor

17 Mandatory distributions:

a Is the organization required under state law to make charitable distributions from the gaming proceeds to retain the state gaming license? ☐ Yes ☐ No

b Enter the amount of distributions required under state law to be distributed to other exempt organizations or spent in the organization's own exempt activities during the tax year ▶ $

Part IV **Supplemental Information.** Complete this part to provide the explanations required by Part I, line 2b, columns (iii) and (v), and Part III, lines 9, 9b, 10b, 15b, 15c, 16, and 17b, as applicable. Also complete this part to provide any additional information (see instructions).

SCHEDULE O
(Form 990 or 990-EZ)

Department of the Treasury
Internal Revenue Service

Supplemental Information to Form 990 or 990-EZ

Complete to provide information for responses to specific questions on Form 990 or 990-EZ or to provide any additional information.
▶ Attach to Form 990 or 990-EZ.

OMB No. 1545-0047
2012

Name of the organization: FAYETTE SENIOR SERVICES, INC.

Employer identification number: 58-1364158

FORM 990, PART VI, LINE 11B - ORGANIZATION'S PROCESS TO REVIEW FORM 990

990 RETURN IS REVIEWED BY FINANCIAL OFFICER AND THE BOARD OF DIRECTORS ON AN ANNUAL BASIS.

FORM 990, PART VI, LINE 12C - ENFORCEMENT OF CONFLICTS POLICY

ALL PARTIES ARE NOTIFIED ANNUALLY REGARDING THE CONFLICT OF INTEREST POLICY.

FORM 990, PART VI, LINE 15A - COMPENSATION PROCESS FOR TOP OFFICIAL

ALL COMPENSATION IS REVIEWED ON AN ANNUAL BASIS.

FORM 990, PART VI, LINE 15B - COMPENSATION PROCESS FOR OFFICERS

ALL COMPENSATION IS REVIEWED ON AN ANNUAL BASIS.

FORM 990, PART VI, LINE 19 - GOVERNING DOCUMENTS DISCLOSURE EXPLANATION

UPON REQUEST.

Form **4562**
Department of the Treasury
Internal Revenue Service (99)

Depreciation and Amortization
(Including Information on Listed Property)

▶ See separate instructions. ▶ Attach to your tax return.

OMB No. 1545-0172
2012
Attachment Sequence No. **179**

Name(s) shown on return: FAYETTE SENIOR SERVICES, INC.
Identifying number: 58-1364158

Business or activity to which this form relates: INDIRECT DEPRECIATION

Election To Expense Certain Property Under Section 179

Note: If you have any listed property, complete Part V before you complete Part I.

Line	Description		Amount
1	Maximum amount (see instructions)	1	500,000
2	Total cost of section 179 property placed in service (see instructions)	2	
3	Threshold cost of section 179 property before reduction in limitation (see instructions)	3	2,000,000
4	Reduction in limitation. Subtract line 3 from line 2. If zero or less, enter -0-	4	
5	Dollar limitation for tax year. Subtract line 4 from line 1. If zero or less, enter -0-. If married filing separately, see instructions	5	

6 (a) Description of property	(b) Cost (business use only)	(c) Elected cost

Line	Description		Amount
7	Listed property. Enter the amount from line 29	7	
8	Total elected cost of section 179 property. Add amounts in column (c), lines 6 and 7	8	
9	Tentative deduction. Enter the **smaller** of line 5 or line 8	9	
10	Carryover of disallowed deduction from line 13 of your 2011 Form 4562	10	
11	Business income limitation. Enter the smaller of business income (not less than zero) or line 5 (see instructions)	11	
12	Section 179 expense deduction. Add lines 9 and 10, but do not enter more than line 11	12	
13	Carryover of disallowed deduction to 2013. Add lines 9 and 10, less line 12 ▶	13	

Note: Do not use Part II or Part III below for listed property. Instead, use Part V.

Special Depreciation Allowance and Other Depreciation (Do not include listed property.) (See instructions)

Line	Description		Amount
14	Special depreciation allowance for qualified property (other than listed property) placed in service during the tax year (see instructions)	14	
15	Property subject to section 168(f)(1) election	15	
16	Other depreciation (including ACRS)	16	101,028

MACRS Depreciation (Do not include listed property.) (See instructions.)

Section A

Line	Description		Amount
17	MACRS deductions for assets placed in service in tax years beginning before 2012	17	0
18	If you are electing to group any assets placed in service during the tax year into one or more general asset accounts, check here ▶ ☐		

Section B—Assets Placed in Service During 2012 Tax Year Using the General Depreciation System

(a) Classification of property	(b) Month and year placed in service	(c) Basis for depreciation (business/investment use only–see instructions)	(d) Recovery period	(e) Convention	(f) Method	(g) Depreciation deduction
19a 3-year property						
b 5-year property						
c 7-year property						
d 10-year property						
e 15-year property						
f 20-year property						
g 25-year property			25 yrs.		S/L	
h Residential rental property			27.5 yrs.	MM	S/L	
			27.5 yrs.	MM	S/L	
i Nonresidential real property			39 yrs.	MM	S/L	
				MM	S/L	

Section C—Assets Placed in Service During 2012 Tax Year Using the Alternative Depreciation System

20a Class life					S/L	
b 12-year			12 yrs.		S/L	
c 40-year			40 yrs.	MM	S/L	

Summary (See instructions.)

Line	Description		Amount
21	Listed property. Enter amount from line 28	21	
22	**Total.** Add amounts from line 12, lines 14 through 17, lines 19 and 20 in column (g), and line 21. Enter here and on the appropriate lines of your return. Partnerships and S corporations—see instructions	22	101,028
23	For assets shown above and placed in service during the current year, enter the portion of the basis attributable to section 263A costs	23	

For Paperwork Reduction Act Notice, see separate instructions.

THERE ARE NO AMOUNTS FOR PAGE 2

CA #2

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor and Council

FROM: Jim Pennington, City Manager

DATE: May 12, 2014

SUBJECT: Non-Profit Funding Request – Promise Place
May 15, 2014 City Council Meeting

Recommendation:

That Council considers approval of this request for non-profit funding for Promise Place for the FY 2015 budget year.

Discussion:

For the past several years, Council has approved funding support of Promise Place in accordance with CAR 8-3 (attached). As required in CAR 8-3, Promise Place has included with their request, a copy of their latest completed Form 990 (attached). Per the terms of the policy, Promise Place provides services the City does not, including crises services, emergency shelters, legal advocacy and a teen dating violence prevention program at the local high school. Promise Place serves 1,572 clients annually with 79 clients being in Peachtree City.

Attached is the request for funding for the FY 2015 budget. The request is for $7,500.00 to continue to provide these services. Should Council approve this request, both the City and Promise Place must sign an agreement indicating what services are provided.

Budget Impact:

This item will have a budgetary impact of $7,500.00 which will be included in the proposed FY 2015 Budget to be presented pending Council approval of the request.

Attachment (s)

CAR 8-3 City Council Funding for Non-Profit Organizations in Fayette County

OPR: City Hall
4/00 (Amended 02/09)

I. Purpose

The Purpose of this regulation is to establish a policy for consistent response to requests for donations on behalf of non-profit organizations, including public schools, in Fayette County.

II. Policy

While the City of Peachtree City has no financial responsibility to assist non-profit organizations, including public schools, with funding or providing labor, there have been requests in the past for this assistance, and it is anticipated that there may be requests in the future. In an effort to ensure consistency, fairness, and compliance with anti-gratuities laws, the following guidelines have been established:

A. Council will budget no more than $25,000 annually for all non-profit funding.

B. The City would assume no liability for any project for which the City provides funding and/or labor.

C. Services provided to Peachtree City residents by a non-profit organization shall be addressed in a contract between the City of Peachtree City and the organization.

D. Non-Profit Organizations

1. Basic Needs

As a general rule, funding for non-profit organizations serving Fayette County should be provided by the Fayette County Commission to ensure that Peachtree City residents are not subject to double payment through their municipal and County taxes. However, Council reserves the right to make contributions to non-profit organizations that provide services that meet the basic needs (food, shelter, protection) of Peachtree City residents based upon the merit of the request. Requests for funding for non-profit organizations that provide basic needs shall not require matching funds but such requests shall be prorated based upon the total annual budget of the organization and the percentage of Peachtree City residents served by the organization in comparison to the total number of people they serve. The amount of funding provided shall be the lesser of the amount requested, the amount of the annual budget used to serve Peachtree City residents based on the percentage of Peachtree City residents served, or $7,500.00. The percentage of Peachtree City residents served will be based on the total number of residents and non-residents served for the 12-month period ending with the month prior to the month in which the request is made. These funds, once identified, will be budgeted for annually, upon written request by the organization that would be subject to prorated allocation as noted above.

2. General Needs

Should Council approve a funding request for an organization that provides for general needs (other than food, shelter and protection), a dollar for dollar match up to a limit of $5,000 in funding/labor may be provided as a match to any non-government funding provided to the organization. If the organization serves people other than Peachtree City residents, request shall be prorated based upon the percentage of Peachtree City residents served in comparison to the total population served. The amount of funding provided shall be the lesser of the actual amount requested, the amount of the annual budget used to serve Peachtree City residents based on the percentage of Peachtree City residents served, or $5,000.00. The percentage of Peachtree City residents served will be based on the total number of residents and non-residents served for the 12-month period ending with the month prior to the month in which the request is made. Requests from a non-profit organization in the General Needs category will be considered no more often than every five years.

3. Public Schools

   a. Each request for funding/labor will be considered by the Peachtree City Recreation Commission, who will forward a recommendation to the City Council for final decision.
   b. Council will evaluate each request and make a decision based on the merit of the request.
   c. No more than one request, per school, will be considered in any five consecutive year period.
   d. Only Fayette County public schools whose attendance boundaries include Peachtree City will be eligible for consideration.
   e. Requests for funding/labor must be for enhancements to playgrounds and playing fields only. Any playground/playing field for which the City makes a contribution must be made available for use by City residents when not being used by the school. A formal agreement with the School Board would be required.
   f. Should Council approve a funding request, a dollar for dollar match up to a limit of $5,000 in funding/labor may be provided as a match to any funding provided by the school or any school organization (i.e. booster club). All funding requests must be submitted by June 1.

E. All requests for funding must be made using the attached form. 501c3 non-profit organizations should include a copy of the previous calendar year form 990. Other non-profits should attach a copy of their current fiscal year budget.

F. The City Council will have final approval on all funding requests. All funding requests must be submitted to and approved by Council by June 1 for consideration for funding in the next fiscal year budget.

G. In emergency situations (a sudden, urgent, need for help or relief, created by some unexpected financial event), the City Council may vote to provide funding outside of the provisions above from the Council Contingency Fund. Adherence to anti-gratuities requirements would still apply.

APPROVED:
Mayor and Councilmembers

Funding Request
For Non-Profit Organizations

Organization Information:

Organization Name: ____________________

Address: ____________________

Phone #: ____________________ Fax #: ____________________

Contact Person: ____________________

Title: ____________________

Financial Information:

Total Annual Budget: ____________________

Total Clients Served Annually: ____________________

Peachtree City Residents Served Annually: ____________________

Funding Request Information:

Funding Amount Requested: ____________________

Funding Use(s): ____________________

Additional Information on Organization/Services: ____________________

____

____

____

REQUIRED ATTACHMENTS: 501c3 non-profit organizations must provide a copy of the previous calendar year form 990. Other non-profits must provide a current fiscal year budget.

Date Submitted: __________ *Council Approval Date:* __________ *Amount Approved:* __________

PEACHTREE CITY

Funding Request
For Non-Profit Organizations

Organization Information:

Organization Name: Fayette County Council on Domestic Violence d/b/a

Address: P.O. Box 854 Fayetteville 30214 Promise Place

Phone #: 770/461-3839 Fax #: 770/460-6591

Contact Person: Vanessa Wilkins

Title: Executive Director

Financial Information:

Total Annual Budget: $589,892

Total Clients Served Annually: 1,572

Peachtree City Residents Served Annually: 79

Funding Request Information:

Funding Amount Requested: $7,500.00

Funding Use(s): To provide domestic violence services to residents of Peachtree City.

Additional Information on Organization/Services:

Promise Place provides crisis services and emergency shelter for victims of domestic violence in Peachtree City. We also provide legal advocacy and present a Teen dating violence prevention program at McIntosh High School.

REQUIRED ATTACHMENTS: 501c3 non-profit organizations must provide a copy of the previous calendar year form 990. Other non-profits must provide a current fiscal year budget.

Date Submitted: 5-12-14 *Council Approval Date:* ______ *Amount Approved:* ______

Promise Place

P.O. Box 854 • Fayetteville, GA 30214 • Telephone (770) 460-1604 • Fax (770) 460-6591

May 7, 2014

Director of Administrative Services
151 Willowbend Rd
Peachtree City, Ga 30269

To Whom It May Concern:

The Fayette County Council on Domestic Violence, Inc. d/b/a Promise Place wishes to take this opportunity to thank Peachtree City for its continued support of our organization. In 2013, Promise Place provided intervention services to 1,572 victims of domestic violence. Of those clients, 612 were Fayette county residents with 79 clients residing in Peachtree City. In addition, Promise Place provided shelter to 26 women and 15 children from Peachtree City. 31 of our clients were Fayette County residents but did not identify their city of residence. 95 women attended our support groups in Peachtree City. 118 victims of domestic violence were provided legal advocacy. Our Teen Dating Violence Prevention program reached 865 students and our domestic violence awareness events were presented to 1,173 community members.

Prevention/Awareness Services	Participants	No. of PTC
Teen Dating Violence Prevention Program	1,896	865
Community Awareness Presentations	1,173	109

Promise Place collaborates with the Peachtree City Police Department as well as the other law enforcement agencies in Fayette County to ensure that domestic violence victims are given our information at the time of a violent incident and that police officers are able to contact us for assistance. We believe that this is an important service because when we are able to assist DV victims in escaping violent homes, we help reduce the number of 911 calls to officers, alleviating their volume of calls and reducing the danger to them in responding to DV calls. In 2013, Promise Place received a total of 2,096 calls to our emergency hotline. 72 of those calls were from victims of domestic violence in Peachtree City.

Our domestic violence shelter provides immediate safety for victims of domestic violence and their children. Promise Place provides services and resources for the families while in shelter to maintain their safety until it is safe for them to resume life on their own. Promise Place provides for all emergency needs while the women and children are in shelter. Promise Place pays for all utilities, security and maintenance costs and must keep the facility staffed 24 hours a day year round. Additionally, Promise

Promise Place

P.O. Box 854 • Fayetteville, GA 30214 • Telephone (770) 460-1604 • Fax (770) 460-6591

Place provides counseling services and many other programs to both the victim and her children as they heal from the trauma that they have experienced.

Because of your continuing support, Promise Place is making a difference in the lives of abused women and their children in Peachtree City. To help continue this much needed service, we are requesting $7,500.00 from the FY2015 Annual Budget's designated funds for nonprofit organizations. We hope that the Peachtree City Council will continue to support us in our work and grant our request in the amount of $7,500.00.

Sincerely,

V Wilkins

Vanessa Wilkins
Executive Director

Form **990**

Department of the Treasury
Internal Revenue Service

Return of Organization Exempt From Income Tax

Under section 501(c), 527, or 4947(a)(1) of the Internal Revenue Code (except black lung benefit trust or private foundation)

▶ The organization may have to use a copy of this return to satisfy state reporting requirements.

OMB No. 1545-0047

2012

Open to Public Inspection

A For the 2012 calendar year, or tax year beginning 07-01 **, 2012, and ending** 06-30 **, 2013**

B Check if applicable:
☐ Address change
☐ Name change
☐ Initial return
☐ Terminated
☐ Amended return
☐ Application pending

C Name of organization FAYETTE COUNTY COUNCIL ON DOMESTIC VIOLENCE
Doing Business As PROMISE PLACE
Number and street (or P.O. box if mail is not delivered to street address): P O BOX 854 Room/suite:
City, town or post office, state, and ZIP code: Fayetteville, GA 30214

D Employer identification no. 58-1826445
E Telephone number (770)460-1604
G Gross receipts $ 626,572

F Name and address of principal officer: VANESSA MOTLEY
Same as C above

H(a) Is this a group return for affiliates? ☐ Yes ☒ No
H(b) Are all affiliates included? ☐ Yes ☐ No
If "No," attach a list. (see instructions)
H(c) Group exemption number ▶

I Tax-exempt status: ☒ 501(c)(3) ☐ 501(c) ( ) ◀ (insert no.) ☐ 4947(a)(1) or ☐ 527

J Website: ▶ www.promiseplace.org

K Form of organization: ☒ Corporation ☐ Trust ☐ Association ☐ Other ▶
L Year of formation: 1989
M State of legal domicile: GA

Part I Summary

Activities & Governance

1 Briefly describe the organization's mission or most significant activities: THE ORGANIZATION PROVIDES ASSISTANCE TO VICTIMS OF DOMESTIC VIOLENCE AND THEIR CHILDREN IN FOUR COUNTIES IN CENTRAL GEORGIA THROUGH EDUCATION, REFERRALS, AND SUPPORT SERVICES TO AID VICTIMS IN EXPLORING THEIR OPTIONS.

2 Check this box ▶ ☐ if the organization discontinued its operations or disposed of more than 25% of its net assets.

3	Number of voting members of the governing body (Part VI, line 1a)	3	7
4	Number of independent voting members of the governing body (Part VI, line 1b)	4	7
5	Total number of individuals employed in calendar year 2012 (Part V, line 2a)	5	22
6	Total number of volunteers (estimate if necessary)	6	
7a	Total unrelated business revenue from Part VIII, column (C), line 12	7a	0
b	Net unrelated business taxable income from Form 990-T, line 34	7b	0

			Prior Year	Current Year
Revenue	8	Contributions and grants (Part VIII, line 1h)	513,213	626,572
	9	Program service revenue (Part VIII, line 2g)		0
	10	Investment income (Part VIII, column (A), lines 3, 4, and 7d)	7	0
	11	Other revenue (Part VIII, column (A), lines 5, 6d, 8c, 9c, 10c, and 11e)		0
	12	Total revenue - add lines 8 through 11 (must equal Part VIII, column (A), line 12)	513,220	626,572
Expenses	13	Grants and similar amounts paid (Part IX, column (A), lines 1-3)	42,475	120,506
	14	Benefits paid to or for members (Part IX, column (A), line 4)		0
	15	Salaries, other compensation, employee benefits (Part IX, column (A), lines 5-10)	302,319	385,368
	16a	Professional fundraising fees (Part IX, column (A), line 11e)		0
	b	Total fundraising expenses (Part IX, column (D), line 25) ▶ 18,453		
	17	Other expenses (Part IX, column (A), lines 11a-11d, 11f-24e)	147,955	165,249
	18	Total expenses. Add lines 13-17 (must equal Part IX, column (A), line 25)	492,749	671,123
	19	Revenue less expenses. Subtract line 18 from line 12	20,471	(44,551)

			Beginning of Current Year	End of Year
Net Assets or Fund Balances	20	Total assets (Part X, line 16)	574,319	524,949
	21	Total liabilities (Part X, line 26)	326,424	321,605
	22	Net assets or fund balances. Subtract line 21 from line 20	247,895	203,344

Part II Signature Block

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than officer) is based on all information of which preparer has any knowledge.

Sign Here
▶ VANESSA MOTLEY
Signature of officer — Date
▶ VANESSA MOTLEY, EXECUTIVE DIRECTOR
Type or print name and title

Paid Preparer Use Only

Print/Type preparer's name	Preparer's signature	Date	Check ☐ if self-employed	PTIN
Sam V Stacy Jr CPA		11-30-2013		P00543887

Firm's name ▶ CAVANAUGH & COMPANY LLC — Firm's EIN ▶
Firm's address ▶ 123 WEST TAYLOR STREET, Griffin GA 30223 — Phone no. 770-412-0000

May the IRS discuss this return with the preparer shown above? (see instructions) ☒ Yes ☐ No

Part III **Statement of Program Service Accomplishments**

Check if Schedule O contains a response to any question in this Part III ☐

1 Briefly describe the organization's mission:

THE ORGANIZATION PROVIDES ASSISTANCE TO VICTIMS OF DOMESTIC VIOLENCE AND THEIR CHILDREN IN FOUR COUNTIES IN CENTRAL GEORGIA THROUGH EDUCATION, REFERRALS, AND SUPPORT SERVICES TO AID VICTIMS IN EXPLORING THEIR OPTIONS.

2 Did the organization undertake any significant program services during the year which were not listed on the prior Form 990 or 990-EZ? ☐ Yes ☒ No

If "Yes," describe these new services on Schedule O.

3 Did the organization cease conducting, or make significant changes in how it conducts, any program services? ☐ Yes ☒ No

If "Yes," describe these changes on Schedule O.

4 Describe the organization's program service accomplishments for each of its three largest program services, as measured by expenses. Section 501(c)(3) and 501(c)(4) organizations are required to report the amount of grants and allocations to others, the total expenses, and revenue, if any, for each program service reported.

4a (Code:) (Expenses $ 513,456 including grants of $) (Revenue $)

THE ORGANIZATION PROVIDES ASSISTANCE TO VICTIMS OF DOMESTIC VIOLENCE AND THEIR CHILDREN IN A FOUR COUNTY AREA OF GEORGIA THROUGH EDUCATION, REFERRALS, AND SUPPORT SERVICES TO AID VICTIMS IN EXPLORING THEIR OPTIONS.

4b (Code:) (Expenses $ including grants of $) (Revenue $)

4c (Code:) (Expenses $ including grants of $) (Revenue $)

4d Other program services. (Describe in Schedule O.)
(Expenses $ including grants of $) (Revenue $)

4e **Total program service expenses** ▶ 513,456

Part IV Checklist of Required Schedules

			Yes	No
1	Is the organization described in section 501(c)(3) or 4947(a)(1) (other than a private foundation)? If "Yes," complete Schedule A	1	X	
2	Is the organization required to complete Schedule B, Schedule of Contributors (see instructions)?	2	X	
3	Did the organization engage in direct or indirect political campaign activities on behalf of or in opposition to candidates for public office? If "Yes," complete Schedule C, Part I	3		X
4	**Section 501(c)(3) organizations.** Did the organization engage in lobbying activities, or have a section 501(h) election in effect during the tax year? If "Yes," complete Schedule C, Part II	4		X
5	Is the organization a section 501(c)(4), 501(c)(5), or 501(c)(6) organization that receives membership dues, assessments, or similar amounts as defined in Revenue Procedure 98-19? If "Yes," complete Schedule C, Part III	5		
6	Did the organization maintain any donor advised funds or any similar funds or accounts for which donors have the right to provide advice on the distribution or investment of amounts in such funds or accounts? If "Yes," complete Schedule D, Part I	6		X
7	Did the organization receive or hold a conservation easement, including easements to preserve open space, the environment, historic land areas, or historic structures? If "Yes," complete Schedule D, Part II	7		X
8	Did the organization maintain collections of works of art, historical treasures, or other similar assets? If "Yes," complete Schedule D, Part III	8		X
9	Did the organization report an amount in Part X, line 21, for escrow or custodial account liability; serve as a custodian for amounts not listed in Part X; or provide credit counseling, debt management, credit repair, or debt negotiation services? If "Yes," complete Schedule D, Part IV	9		X
10	Did the organization, directly or through a related organization, hold assets in temporarily restricted endowments, permanent endowments, or quasi-endowments? If "Yes," complete Schedule D, Part V	10		X
11	If the organization's answer to any of the following questions is "Yes," then complete Schedule D, Parts VI, VII, VIII, IX, or X as applicable.			
a	Did the organization report an amount for land, buildings, and equipment in Part X, line 10? If "Yes," complete Schedule D, Part VI	11a	X	
b	Did the organization report an amount for investments - other securities in Part X, line 12 that is 5% or more of its total assets reported in Part X, line 16? If "Yes," complete Schedule D, Part VII	11b		X
c	Did the organization report an amount for investments - program related in Part X, line 13 that is 5% or more of its total assets reported in Part X, line 16? If "Yes," complete Schedule D, Part VIII	11c		X
d	Did the organization report an amount for other assets in Part X, line 15 that is 5% or more of its total assets reported in Part X, line 16? If "Yes," complete Schedule D, Part IX	11d		X
e	Did the organization report an amount for other liabilities in Part X, line 25? If "Yes," complete Schedule D, Part X	11e	X	
f	Did the organization's separate or consolidated financial statements for the tax year include a footnote that addresses the organization's liability for uncertain tax positions under FIN 48 (ASC 740)? If "Yes," complete Schedule D, Part X	11f		X
12a	Did the organization obtain separate, independent audited financial statements for the tax year? If "Yes," complete Schedule D, Parts XI and XII	12a	X	
b	Was the organization included in consolidated, independent audited financial statements for the tax year? If "Yes," and if the organization answered "No" to line 12a, then completing Schedule D, Parts XI and XII is optional	12b		X
13	Is the organization a school described in section 170(b)(1)(A)(ii)? If "Yes," complete Schedule E	13		X
14a	Did the organization maintain an office, employees, or agents outside of the United States?	14a		X
b	Did the organization have aggregate revenues or expenses of more than $10,000 from grantmaking, fundraising, business, investment, and program service activities outside the United States, or aggregate foreign investments valued at $100,000 or more? If "Yes," complete Schedule F, Parts I and IV	14b		X
15	Did the organization report on Part IX, column (A), line 3, more than $5,000 of grants or assistance to any organization or entity located outside the United States? If "Yes," complete Schedule F, Parts II and IV	15		X
16	Did the organization report on Part IX, column (A), line 3, more than $5,000 of aggregate grants or assistance to individuals located outside the United States? If "Yes," complete Schedule F, Parts III and IV	16		X
17	Did the organization report a total of more than $15,000 of expenses for professional fundraising services on Part IX, column (A), lines 6 and 11e? If "Yes," complete Schedule G, Part I (see instructions)	17		X
18	Did the organization report more than $15,000 total of fundraising event gross income and contributions on Part VIII, lines 1c and 8a? If "Yes," complete Schedule G, Part II	18	X	
19	Did the organization report more than $15,000 of gross income from gaming activities on Part VIII, line 9a? If "Yes," complete Schedule G, Part III	19		X
20a	Did the organization operate one or more hospital facilities? If "Yes," complete Schedule H	20a		X
b	If "Yes" to line 20a, did the organization attach a copy of its audited financial statements to this return?	20b		

Part IV Checklist of Required Schedules (continued)

			Yes	No
21	Did the organization report more than $5,000 of grants and other assistance to any government or organization in the United States on Part IX, column (A), line 1? If "Yes," complete Schedule I, Parts I and II	21		X
22	Did the organization report more than $5,000 of grants and other assistance to individuals in the United States on Part IX, column (A), line 2? If "Yes," complete Schedule I, Parts I and III	22	X	
23	Did the organization answer "Yes" to Part VII, Section A, line 3, 4, or 5 about compensation of the organization's current and former officers, directors, trustees, key employees, and highest compensated employees? If "Yes," complete Schedule J	23	X	
24a	Did the organization have a tax-exempt bond issue with an outstanding principal amount of more than $100,000 as of the last day of the year, that was issued after December 31, 2002? If "Yes," answer lines 24b through 24d and complete Schedule K. If "No," go to line 25	24a		X
b	Did the organization invest any proceeds of tax-exempt bonds beyond a temporary period exception?	24b		
c	Did the organization maintain an escrow account other than a refunding escrow at any time during the year to defease any tax-exempt bonds?	24c		
d	Did the organization act as an "on behalf of" issuer for bonds outstanding at any time during the year?	24d		
25a	**Section 501(c)(3) and 501(c)(4) organizations.** Did the organization engage in an excess benefit transaction with a disqualified person during the year? If "Yes," complete Schedule L, Part I	25a		X
b	Is the organization aware that it engaged in an excess benefit transaction with a disqualified person in a prior year, and that the transaction has not been reported on any of the organization's prior Forms 990 or 990-EZ? If "Yes," complete Schedule L, Part I	25b		X
26	Was a loan to or by a current or former officer, director, trustee, key employee, highest compensated employee, or disqualified person outstanding as of the end of the organization's tax year? If "Yes," complete Schedule L, Part II	26		X
27	Did the organization provide a grant or other assistance to an officer, director, trustee, key employee, substantial contributor or employee thereof, a grant selection committee member, or to a 35% controlled entity or family member of any of these persons? If "Yes," complete Schedule L, Part III	27		X
28	Was the organization a party to a business transaction with one of the following parties (see Schedule L, Part IV instructions for applicable filing thresholds, conditions, and exceptions):			
a	A current or former officer, director, trustee, or key employee? If "Yes," complete Schedule L, Part IV	28a		X
b	A family member of a current or former officer, director, trustee, or key employee? If "Yes," complete Schedule L, Part IV	28b		X
c	An entity of which a current or former officer, director, trustee, or key employee (or a family member thereof) was an officer, director, trustee, or direct or indirect owner? If "Yes," complete Schedule L, Part IV	28c		X
29	Did the organization receive more than $25,000 in non-cash contributions? If "Yes," complete Schedule M	29		X
30	Did the organization receive contributions of art, historical treasures, or other similar assets, or qualified conservation contributions? If "Yes," complete Schedule M	30		X
31	Did the organization liquidate, terminate, or dissolve and cease operations? If "Yes," complete Schedule N, Part I	31		X
32	Did the organization sell, exchange, dispose of, or transfer more than 25% of its net assets? If "Yes," complete Schedule N, Part II	32		X
33	Did the organization own 100% of an entity disregarded as separate from the organization under Regulations sections 301.7701-2 and 301.7701-3? If "Yes," complete Schedule R, Part I	33		X
34	Was the organization related to any tax-exempt or taxable entity? If "Yes," complete Schedule R, Part II, III, or IV, and Part V, line 1	34		X
35a	Did the organization have a controlled entity within the meaning of section 512(b)(13)?	35a		X
b	If "Yes" to line 35a, did the organization receive any payment from or engage in any transaction with a controlled entity within the meaning of section 512(b)(13)? If "Yes," complete Schedule R, Part V, line 2	35b		X
36	**Section 501(c)(3) organizations.** Did the organization make any transfers to an exempt non-charitable related organization? If "Yes," complete Schedule R, Part V, line 2	36		X
37	Did the organization conduct more than 5% of its activities through an entity that is not a related organization and that is treated as a partnership for federal income tax purposes? If "Yes," complete Schedule R, Part VI	37		X
38	Did the organization complete Schedule O and provide explanations in Schedule O for Part VI, lines 11b and 19? **Note.** All Form 990 filers are required to complete Schedule O	38	X	

Part V Statements Regarding Other IRS Filings and Tax Compliance

Check if Schedule O contains a response to any question in this Part V ☐

				Yes	No
1a	Enter the number reported in Box 3 of Form 1096. Enter -0- if not applicable	1a 0			
b	Enter the number of Forms W-2G included in line 1a. Enter -0- if not applicable	1b 0			
c	Did the organization comply with backup withholding rules for reportable payments to vendors and reportable gaming (gambling) winnings to prize winners?		1c	X	
2a	Enter the number of employees reported on Form W-3, Transmittal of Wage and Tax Statements, filed for the calendar year ending with or within the year covered by this return	2a 22			
b	If at least one is reported on line 2a, did the organization file all required federal employment tax returns?		2b	X	
	Note. If the sum of lines 1a and 2a is greater than 250, you may be required to e-file (see instructions)				
3a	Did the organization have unrelated business gross income of $1,000 or more during the year?		3a		X
b	If "Yes," has it filed a Form 990-T for this year? If "No," provide an explanation in Schedule O		3b		
4a	At any time during the calendar year, did the organization have an interest in, or a signature or other authority over, a financial account in a foreign country (such as a bank account, securities account, or other financial account)?		4a		X
b	If "Yes," enter the name of the foreign country: ▶				
	See instructions for filing requirements for Form TD F 90-22.1, Report of Foreign Bank and Financial Accounts.				
5a	Was the organization a party to a prohibited tax shelter transaction at any time during the tax year?		5a		X
b	Did any taxable party notify the organization that it was or is a party to a prohibited tax shelter transaction?		5b		X
c	If "Yes" to line 5a or 5b, did the organization file Form 8886-T?		5c		
6a	Does the organization have annual gross receipts that are normally greater than $100,000, and did the organization solicit any contributions that were not tax deductible as charitable contributions?		6a		X
b	If "Yes," did the organization include with every solicitation an express statement that such contributions or gifts were not tax deductible?		6b		
7	**Organizations that may receive deductible contributions under section 170(c).**				
a	Did the organization receive a payment in excess of $75 made partly as a contribution and partly for goods and services provided to the payor?		7a		X
b	If "Yes," did the organization notify the donor of the value of the goods or services provided?		7b		
c	Did the organization sell, exchange, or otherwise dispose of tangible personal property for which it was required to file Form 8282?		7c		X
d	If "Yes," indicate the number of Forms 8282 filed during the year	7d			
e	Did the organization receive any funds, directly or indirectly, to pay premiums on a personal benefit contract?		7e		X
f	Did the organization, during the year, pay premiums, directly or indirectly, on a personal benefit contract?		7f		X
g	If the organization received a contribution of qualified intellectual property, did the organization file Form 8899 as required?		7g		X
h	If the organization received a contribution of cars, boats, airplanes, or other vehicles, did the organization file a Form 1098-C?		7h		X
8	**Sponsoring organizations maintaining donor advised funds and section 509(a)(3) supporting organizations.** Did the supporting organization, or a donor advised fund maintained by a sponsoring organization, have excess business holdings at any time during the year?		8		
9	**Sponsoring organizations maintaining donor advised funds.**				
a	Did the organization make any taxable distributions under section 4966?		9a		
b	Did the organization make a distribution to a donor, donor advisor, or related person?		9b		
10	**Section 501(c)(7) organizations.** Enter:				
a	Initiation fees and capital contributions included on Part VIII, line 12	10a			
b	Gross receipts, included on Form 990, Part VIII, line 12, for public use of club facilities	10b			
11	**Section 501(c)(12) organizations.** Enter:				
a	Gross income from members or shareholders	11a			
b	Gross income from other sources (Do not net amounts due or paid to other sources against amounts due or received from them.)	11b			
12a	**Section 4947(a)(1) non-exempt charitable trusts.** Is the organization filing Form 990 in lieu of Form 1041?		12a		
b	If "Yes," enter the amount of tax-exempt interest received or accrued during the year	12b			
13	**Section 501(c)(29) qualified nonprofit health insurance issuers.**				
a	Is the organization licensed to issue qualified health plans in more than one state?		13a		
	Note. See the instructions for additional information the organization must report on Schedule O.				
b	Enter the amount of reserves the organization is required to maintain by the states in which the organization is licensed to issue qualified health plans	13b			
c	Enter the amount of reserves on hand	13c			
14a	Did the organization receive any payments for indoor tanning services during the tax year?		14a		X
b	If "Yes," has it filed a Form 720 to report these payments? If "No," provide an explanation in Schedule O		14b		

Part VI **Governance, Management, and Disclosure** For each "Yes" response to lines 2 through 7b below, and for a "No" response to line 8a, 8b, or 10b below, describe the circumstances, processes, or changes in Schedule O. See instructions.

Check if Schedule O contains a response to any question in this Part VI . . . . ☒

Section A. Governing Body and Management

					Yes	No
1a	Enter the number of voting members of the governing body at the end of the tax year. If there are material differences in voting rights among members of the governing body, or if the governing body delegated broad authority to an executive committee or similar committee, explain in Schedule O.	1a	7			
b	Enter the number of voting members included in line 1a, above, who are independent	1b	7			
2	Did any officer, director, trustee, or key employee have a family relationship or a business relationship with any other officer, director, trustee, or key employee?			2		X
3	Did the organization delegate control over management duties customarily performed by or under the direct supervision of officers, directors, or trustees, or key employees to a management company or other person?			3		X
4	Did the organization make any significant changes to its governing documents since the prior Form 990 was filed?			4		X
5	Did the organization become aware during the year of a significant diversion of the organization's assets?			5		X
6	Did the organization have members or stockholders?			6		X
7a	Did the organization have members, stockholders, or other persons who had the power to elect or appoint one or more members of the governing body?			7a		X
b	Are any governance decisions of the organization reserved to (or subject to approval by) members, stockholders, or persons other than the governing body?			7b		X
8	Did the organization contemporaneously document the meetings held or written actions undertaken during the year by the following:					
a	The governing body?			8a	X	
b	Each committee with authority to act on behalf of the governing body?			8b	X	
9	Is there any officer, director, trustee, or key employee listed in Part VII, Section A, who cannot be reached at the organization's mailing address? If "Yes," provide the names and addresses in Schedule O			9		X

Section B. Policies (This Section B requests information about policies not required by the Internal Revenue Code.)

			Yes	No
10a	Did the organization have local chapters, branches, or affiliates?	10a		X
b	If "Yes," did the organization have written policies and procedures governing the activities of such chapters, affiliates, and branches to ensure their operations are consistent with the organization's exempt purposes?	10b		
11a	Has the organization provided a complete copy of this Form 990 to all members of its governing body before filing the form?	11a	X	
b	Describe in Schedule O the process, if any, used by the organization to review this Form 990.			
12a	Did the organization have a written conflict of interest policy? If "No," go to line 13	12a	X	
b	Were officers, directors or trustees, and key employees required to disclose annually interests that could give rise to conflicts?	12b	X	
c	Did the organization regularly and consistently monitor and enforce compliance with the policy? If "Yes," describe in Schedule O how this was done	12c	X	
13	Did the organization have a written whistleblower policy?	13	X	
14	Did the organization have a written document retention and destruction policy?	14	X	
15	Did the process for determining compensation of the following persons include a review and approval by independent persons, comparability data, and contemporaneous substantiation of the deliberation and decision?			
a	The organization's CEO, Executive Director, or top management official	15a	X	
b	Other officers or key employees of the organization	15b	X	
	If "Yes" to line 15a or 15b, describe the process in Schedule O (see instructions.)			
16a	Did the organization invest in, contribute assets to, or participate in a joint venture or similar arrangement with a taxable entity during the year?	16a		X
b	If "Yes," did the organization follow a written policy or procedure requiring the organization to evaluate its participation in joint venture arrangements under applicable federal tax law, and take steps to safeguard the organization's exempt status with respect to such arrangements?	16b		

Section C. Disclosure

17 List the states with which a copy of this Form 990 is required to be filed ▶ GA

18 Section 6104 requires an organization to make its Forms 1023 (or 1024 if applicable), 990, and 990-T (Section 501(c)(3)s only) available for public inspection. Indicate how you made these available. Check all that apply.

☐ Own website ☐ Another's website ☒ Upon request ☐ Other (explain in Schedule O)

19 Describe in Schedule O whether (and if so, how), the organization made its governing documents, conflict of interest policy, and financial statements available to the public during the tax year.

20 State the name, physical address, and telephone number of the person who possesses the books and records of the organization: ▶ VANESSA MOTLEY (770)461-3839 P O BOX 854 Fayetteville, GA 30214

Part VII **Compensation of Officers, Directors, Trustees, Key Employees, Highest Compensated Employees, and Independent Contractors**

Check if Schedule O contains a response to any question in this Part VII . . . . ☐

Section A. Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees

1a Complete this table for all persons required to be listed. Report compensation for the calendar year ending with or within the organization's tax year.

- List all of the organization's **current** officers, directors, trustees (whether individuals or organizations), regardless of amount of compensation. Enter -0- in columns (D), (E), and (F) if no compensation was paid.
- List all of the organization's **current** key employees, if any. See instructions for definition of "key employee."
- List the organization's five **current** highest compensated employees (other than an officer, director, trustee, or key employee) who received reportable compensation (Box 5 of Form W-2 and/or Box 7 of Form 1099-MISC) of more than $100,000 from the organization and any related organizations.
- List all of the organization's **former** officers, key employees, and highest compensated employees who received more than $100,000 of reportable compensation from the organization and any related organizations.
- List all of the organization's **former directors or trustees** that received, in the capacity as a former director or trustee of the organization, more than $10,000 of reportable compensation from the organization and any related organizations.

List persons in the following order: individual trustees or directors; institutional trustees; officers; key employees; highest compensated employees; and former such persons.

☐ Check this box if neither the organization nor any related organization compensated any current officer, director, or trustee.

(A) Name and Title	(B) Average hours per week (list any hours for related organizations below dotted line)	(C) Position (do not check more than one box, unless person is both an officer and a director/trustee): Individual trustee or director	Institutional trustee	Officer	Key employee	Highest compensated employee	Former	(D) Reportable compensation from the organization (W-2/1099-MISC)	(E) Reportable compensation from related organizations (W-2/1099-MISC)	(F) Estimated amount of other compensation from the organization and related organizations
(1) CATHERINE SANDERSON DIRECTOR	2.00	X						0	0	0
(2) DAN GREATHOUSE DIRECTOR	2.00	X						0	0	0
(3) DAWN HURST DIRECTOR	2.00	X						0	0	0
(4) DENISE BILES SECRETARY	5.00	X						0	0	0
(5) JESSE BUTCH ARMISTEAD CO-PRESIDENT	5.00	X						0	0	0
(6) LYNN VICKERS CO-PRESIDENT	5.00	X						0	0	0
(7) REBEKAH BETSILL DIRECTOR	2.00	X						0	0	0
(8) VANESSA MOTLEY EXECUTIVE DIRECTOR	40.00			X		X		52,548	0	0
(9) AMY LEUENBERGER DIRECTOR EMERITUS							X			
(10) CHERYL MULLIKIN BOARD MEMBER EMERITUS							X	0	0	0
(11) GEORGE MARTIN DIRECTOR EMERITUS							X	0	0	0
(12) LANCE GAUNTT DIRECTOR EMERITUS							X	0	0	0
(13) MICHAEL POWELL BOARD MEMBER EMERITUS							X	0	0	0
(14) MIKE MULLIKIN DIRECTOR EMERITUS							X	0	0	0

Part VII **Section A. Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees** (continued)

(A) Name and title	(B) Average hours per week (list any hours for related organizations below dotted line)	(C) Position: Individual trustee or director	Institutional trustee	Officer	Key employee	Highest compensated employee	Former	(D) Reportable compensation from the organization (W-2/1099-MISC)	(E) Reportable compensation from related organizations (W-2/1099-MISC)	(F) Estimated amount of other compensation from the organization and related organizations
(15)										
(16)										
(17)										
(18)										
(19)										
(20)										
(21)										
(22)										
(23)										
(24)										
(25)										
1b Sub-total										
c Total from continuation sheets to Part VII, Section A										
d Total (add lines 1b and 1c)								52,548	0	0

2 Total number of individuals (including but not limited to those listed above) who received more than $100,000 of reportable compensation from the organization ▶ 0

		Yes	No
3 Did the organization list any **former** officer, director, or trustee, key employee, or highest compensated employee on line 1a? If "Yes," complete Schedule J for such individual	3	X	
4 For any individual listed on line 1a, is the sum of reportable compensation and other compensation from the organization and related organizations greater than $150,000? If "Yes," complete Schedule J for such individual	4		X
5 Did any person listed on line 1a receive or accrue compensation from any unrelated organization or individual for services rendered to the organization? If "Yes," complete Schedule J for such person	5		X

Section B. Independent Contractors

1 Complete this table for your five highest compensated independent contractors that received more than $100,000 of compensation from the organization. Report compensation for the calendar year ending with or within the organization's tax year.

(A) Name and business address	(B) Description of services	(C) Compensation

2 Total number of independent contractors (including but not limited to those listed above) who received more than $100,000 of compensation from the organization ▶

Part VIII Statement of Revenue

Check if Schedule O contains a response to any question in this Part VIII . . . ☐

			(A) Total revenue	(B) Related or exempt function revenue	(C) Unrelated business revenue	(D) Revenue excluded from tax under sections 512, 513, or 514
Contributions, Gifts, Grants and Other Similar Amounts						
1a Federated campaigns	1a					
b Membership dues	1b					
c Fundraising events	1c	53,115				
d Related organizations	1d					
e Government grants (contributions)	1e	331,150				
f All other contributions, gifts, grants, and similar amounts not included above	1f	242,307				
g Noncash contributions included in lines 1a-1f: $						
h **Total.** Add lines 1a-1f			626,572			
Program Service Revenue		Business Code				
2a						
b						
c						
d						
e						
f All other program service revenue						
g **Total.** Add lines 2a-2f						
Other Revenue						
3 Investment income (including dividends, interest, and other similar amounts)						
4 Income from investment of tax-exempt bond proceeds						
5 Royalties						
	(i) Real	(ii) Personal				
6a Gross rents						
b Less: rental expenses						
c Rental income or (loss)						
d Net rental income or (loss)						
7a Gross amount from sales of assets other than inventory	(i) Securities	(ii) Other				
b Less: cost or other basis and sales expenses						
c Gain or (loss)						
d Net gain or (loss)						
8a Gross income from fundraising events (not including $ 53,115 of contributions reported on line 1c). See Part IV, line 18	a					
b Less: direct expenses	b					
c Net income or (loss) from fundraising events						
9a Gross income from gaming activities. See Part IV, line 19	a					
b Less: direct expenses	b					
c Net income or (loss) from gaming activities						
10a Gross sales of inventory, less returns and allowances	a					
b Less: cost of goods sold	b					
c Net income or (loss) from sales of inventory						
Miscellaneous Revenue		Business Code				
11a						
b						
c						
d All other revenue						
e **Total.** Add lines 11a-11d						
12 **Total revenue.** See instructions			626,572	0	0	0

Part IX Statement of Functional Expenses

Section 501(c)(3) and 501(c)(4) organizations must complete all columns. All other organizations must complete column (A).

Check if Schedule O contains a response to any question in this Part IX ☐

Do not include amounts reported on lines 6b, 7b, 8b, 9b, and 10b of Part VIII.	(A) Total expenses	(B) Program service expenses	(C) Management and general expenses	(D) Fundraising expenses
1 Grants and other assistance to governments and organizations in the United States. See Part IV, line 21				
2 Grants and other assistance to individuals in the United States. See Part IV, line 22	120,506	120,506		
3 Grants and other assistance to governments, organizations, and individuals outside the United States. See Part IV, lines 15 and 16				
4 Benefits paid to or for members				
5 Compensation of current officers, directors, trustees, and key employees	52,548		52,548	
6 Compensation not included above, to disqualified persons (as defined under section 4958(f)(1)) and persons described in section 4958(c)(3)(B)				
7 Other salaries and wages	270,406	235,718	34,688	
8 Pension plan accruals and contributions (include section 401(k) and 403(b) employer contributions)				
9 Other employee benefits	29,111	18,315	10,796	
10 Payroll taxes	33,303	24,308	8,995	
11 Fees for services (non-employees):				
a Management				
b Legal				
c Accounting	4,725		4,725	
d Lobbying				
e Professional fundraising services. See Part IV, line 17				
f Investment management fees				
g Other. (If line 11g amount exceeds 10% of line 25, column (A) amount, list line 11g expenses on Schedule O.)				
12 Advertising and promotion				
13 Office expenses	11,878	9,584	2,294	
14 Information technology	936	936		
15 Royalties				
16 Occupancy	12,574	11,959	615	
17 Travel	19,492	11,059	8,433	
18 Payments of travel or entertainment expenses for any federal, state, or local public officials				
19 Conferences, conventions, and meetings	692		692	
20 Interest	16,974	14,598	2,376	
21 Payments to affiliates				
22 Depreciation, depletion, and amortization	24,017	22,713	1,304	
23 Insurance	11,699	8,973	2,726	
24 Other expenses. Itemize expenses not covered above (List miscellaneous expenses in line 24e. If line 24e amount exceeds 10% of line 25, column (A) amount, list line 24e expenses on Schedule O.)				
a TRAINING	547	547		
b DUES AND SUBSCRIPTIONS	1,547	517	1,030	
c FUND RAISING EXPENSE	18,453			18,453
d TELEPHONE & UTILITIES	38,467	32,159	6,308	
e All other expenses	3,248	1,564	1,684	
25 **Total functional expenses.** Add lines 1 through 24e	671,123	513,456	139,214	18,453
26 **Joint costs.** Complete this line only if the organization reported in column (B) joint costs from a combined educational campaign and fundraising solicitation. Check here ▶ ☐ if following SOP 98-2 (ASC 958-720)				

Part X **Balance Sheet**

Check if Schedule O contains a response to any question in this Part X ☐

				(A) Beginning of year		(B) End of year
Assets	1	Cash - non-interest-bearing		29,416	1	7,961
	2	Savings and temporary cash investments			2	
	3	Pledges and grants receivable, net		63,475	3	55,350
	4	Accounts receivable, net			4	
	5	Loans and other receivables from current and former officers, directors trustees, key employees, and highest compensated employees. Complete Part II of Schedule L			5	
	6	Loans and other receivables from other disqualified persons (as defined under section 4985(f)(1)), persons described in section 4958(c)(3)(B), and contributing employers and sponsoring organizations of section 501(c)(9) voluntary employees' beneficiary organizations (see instructions). Complete Part II of Schedule L			6	
	7	Notes and loans receivable, net			7	
	8	Inventories for sale or use			8	
	9	Prepaid expenses and deferred charges			9	
	10a	Land, buildings, and equipment: cost or other basis. Complete Part VI of Schedule D	10a 680,801			
	b	Less: accumulated depreciation	10b 223,084	477,299	10c	457,717
	11	Investments - publicly traded securities			11	
	12	Investments - other securities. See Part IV, line 11			12	
	13	Investments - program-related. See Part IV, line 11			13	
	14	Intangible assets			14	
	15	Other assets. See Part IV, line 11		4,129	15	3,921
	16	**Total assets.** Add lines 1 through 15 (must equal line 34)		574,319	16	524,949
Liabilities	17	Accounts payable and accrued expenses		4,887	17	8,067
	18	Grants payable			18	
	19	Deferred revenue			19	
	20	Tax-exempt bond liabilities			20	
	21	Escrow or custodial account liability. Complete Part IV of Schedule D			21	
	22	Loans and other payables to current and former officers, directors, trustees, key employees, highest compensated employees, and disqualified persons. Complete Part II of Schedule L			22	
	23	Secured mortgages and notes payable to unrelated third parties		312,212	23	305,371
	24	Unsecured notes and loans payable to unrelated third parties			24	
	25	Other liabilities (including federal income tax, payables to related third parties, and other liabilities not included on lines 17-24). Complete Part X of Schedule D		9,325	25	8,167
	26	**Total liabilities.** Add lines 17 through 25		326,424	26	321,605
Net Assets of Fund Balances		**Organizations that follow SFAS 117 (ASC 958), check here ▶ ☒ and complete lines 27 through 29, and lines 33 and 34.**				
	27	Unrestricted net assets		247,895	27	203,344
	28	Temporarily restricted net assets			28	
	29	Permanently restricted net assets			29	
		Organizations that do not follow SFAS 117 (ASC 958), check here ▶ ☐ and complete lines 30 through 34.				
	30	Capital stock or trust principal, or current funds			30	
	31	Paid-in or capital surplus, or land, building, or equipment fund			31	
	32	Retained earnings, endowment, accumulated income, or other funds			32	
	33	Total net assets or fund balances		247,895	33	203,344
	34	Total liabilities and net assets/fund balances		574,319	34	524,949

Part XI Reconciliation of Net Assets

Check if Schedule O contains a response to any question in this Part XI ☐

1	Total revenue (must equal Part VIII, column (A), line 12)	1	626,572
2	Total expenses (must equal Part IX, column (A), line 25)	2	671,123
3	Revenue less expenses. Subtract line 2 from line 1	3	(44,551)
4	Net assets or fund balances at beginning of year (must equal Part X, line 33, column (A))	4	247,895
5	Net unrealized gains (losses) on investments	5	
6	Donated services and use of facilities	6	
7	Investment expenses	7	
8	Prior period adjustments	8	
9	Other changes in net assets or fund balances (explain in Schedule O)	9	0
10	Net assets or fund balances at end of year. Combine lines 3 through 9 (must equal Part X, line 33, column (B))	10	203,344

Part XII Financial Statements and Reporting

Check if Schedule O contains a response to any question in this Part XII ☐

			Yes	No
1	Accounting method used to prepare the Form 990: ☐ Cash ☒ Accrual ☐ Other If the organization changed its method of accounting from a prior year or checked "Other," explain in Schedule O.			
2a	Were the organization's financial statements compiled or reviewed by an independent accountant?	2a		X
	If "Yes," check a box below to indicate whether the financial statements for the year were compiled or reviewed on separate basis, consolidated basis, or both: ☐ Separate basis ☐ Consolidated basis ☐ Both consolidated and separate basis			
b	Were the organization's financial statements audited by an independent accountant?	2b	X	
	If "Yes," check a box below to indicate whether the financial statements for the year were audited on a separate basis, consolidated basis, or both: ☐ Separate basis ☒ Consolidated basis ☐ Both consolidated and separate basis			
c	If "Yes" to line 2a or 2b, does the organization have a committee that assumes responsibility for oversight of the audit, review, or compilation of its financial statements and selection of an independent accountant?	2c	X	
	If the organization changed either its oversight process or selection process during the tax year, explain in Schedule O.			
3a	As a result of a federal award, was the organization required to undergo an audit or audits as set forth in the Single Audit Act and OMB Circular A-133?	3a		X
b	If "Yes," did the organization undergo the required audit or audits? If the organization did not undergo the required audit or audits, explain why in Schedule O and describe any steps taken to undergo such audits	3b		

SCHEDULE A
(Form 990 or 990-EZ)

Department of the Treasury
Internal Revenue Service

Public Charity Status and Public Support

Complete if the organization is a section 501(c)(3) organization or a section 4947(a)(1) nonexempt charitable trust.

▶ **Attach to Form 990 or Form 990-EZ.** ▶ **See separate instructions.**

OMB No. 1545-0047
2012
Open to Public Inspection

Name of the organization: FAYETTE COUNTY COUNCIL ON DOMESTIC VIOLENCE

Employer identification number: 58-1826445

Part I Reason for Public Charity Status (All organizations must complete this part.) See instructions.

The organization is not a private foundation because it is: (For lines 1 through 11, check only one box.)

1 ☐ A church, convention of churches, or association of churches described in **section 170(b)(1)(A)(i).**

2 ☐ A school described in **section 170(b)(1)(A)(ii).** (Attach Schedule E.)

3 ☐ A hospital or a cooperative hospital service organization described in **section 170(b)(1)(A)(iii).**

4 ☐ A medical research organization operated in conjunction with a hospital described in **section 170(b)(1)(A)(iii).** Enter the hospital's name, city, and state:

5 ☐ An organization operated for the benefit of a college or university owned or operated by a governmental unit described in **section 170(b)(1)(A)(iv).** (Complete Part II.)

6 ☐ A federal, state, or local government or governmental unit described in **section 170(b)(1)(A)(v).**

7 ☒ An organization that normally receives a substantial part of its support from a governmental unit or from the general public described in **section 170(b)(1)(A)(vi).** (Complete Part II.)

8 ☐ A community trust described in **section 170(b)(1)(A)(vi).** (Complete Part II.)

9 ☐ An organization that normally receives: (1) more than 33 1/3% of its support from contributions, membership fees, and gross receipts from activities related to its exempt functions - subject to certain exceptions, and (2) no more than 33 1/3% of its support from gross investment income and unrelated business taxable income (less section 511 tax) from businesses acquired by the organization after June 30, 1975. See **section 509(a)(2).** (Complete Part III.)

10 ☐ An organization organized and operated exclusively to test for public safety. See **section 509(a)(4).**

11 ☐ An organization organized and operated exclusively for the benefit of, to perform the functions of, or to carry out the purposes of one or more publicly supported organizations described in section 509(a)(1) or section 509(a)(2). See **section 509(a)(3).** Check the box that describes the type of supporting organization and complete lines 11e through 11h.

a ☐ Type I b ☐ Type II c ☐ Type III-Functionally integrated d ☐ Type III-Non-funtionally integrated

e ☐ By checking this box, I certify that the organization is not controlled directly or indirectly by one or more disqualified persons other than foundation managers and other than one or more publicly supported organizations described in section 509(a)(1) or section 509(a)(2).

f If the organization received a written determination from the IRS that it is a Type I, Type II, or Type III supporting organization, check this box . . . . ☐

g Since August 17, 2006, has the organization accepted any gift or contribution from any of the following persons?

		Yes	No
(i) A person who directly or indirectly controls, either alone or together with persons described in (ii) and (iii) below, the governing body of the supported organization?	11g(i)		
(ii) A family member of a person described in (i) above?	11g(ii)		
(iii) A 35% controlled entity of a person described in (i) or (ii) above?	11g(iii)		

h Provide the following information about the supported organization(s).

(i) Name of supported organization	(ii) EIN	(iii) Type of organization (described on lines 1-9 above or IRC section (see instructions))	(iv) Is the organization in col. (i) listed in your governing document? Yes	No	(v) Did you notify the organization in col. (i) of your support? Yes	No	(vi) Is the organization in col. (i) organized in the U.S.? Yes	No	(vii) Amount of monetary support
(A)									
(B)									
(C)									
(D)									
(E)									
Total									

Part II **Support Schedule for Organizations Described in Sections 170(b)(1)(A)(iv) and 170(b)(1)(A)(vi)**
(Complete only if you checked the box on line 5, 7, or 8 of Part I or if the organization failed to qualify under Part III. If the organization fails to qualify under the tests listed below, please complete Part III.)

Section A. Public Support

Calendar year (or fiscal year beginning in) ▶	(a) 2008	(b) 2009	(c) 2010	(d) 2011	(e) 2012	(f) Total
1 Gifts, grants, contributions, and membership fees received. (Do not include any "unusual grants.")	380,850	405,517	510,494	513,213	626,572	2,436,646
2 Tax revenues levied for the organization's benefit and either paid to or expended on its behalf						
3 The value of services or facilities furnished by a governmental unit to the organization without charge						
4 **Total.** Add lines 1 through 3	380,850	405,517	510,494	513,213	626,572	2,436,646
5 The portion of total contributions by each person (other than a governmental unit or publicly supported organization) included on line 1 that exceeds 2% of the amount shown on line 11, column (f)						541,162
6 **Public support.** Subtract line 5 from line 4						1,895,484

Section B. Total Support

Calendar year (or fiscal year beginning in) ▶	(a) 2008	(b) 2009	(c) 2010	(d) 2011	(e) 2012	(f) Total
7 Amounts from line 4	380,850	405,517	510,494	513,213	626,572	2,436,646
8 Gross income from interest, dividends, payments received on securities loans, rents, royalties and income from similar sources	156	19	1	7		183
9 Net income from unrelated business activities, whether or not the business is regularly carried on						
10 Other income. Do not include gain or loss from the sale of capital assets (Explain in Part IV.)						
11 **Total support.** Add lines 7 through 10						2,436,829

12 Gross receipts from related activities, etc. (see instructions) 12

13 **First five years.** If the Form 990 is for the organization's first, second, third, fourth, or fifth tax year as a section 501(c)(3) organization, check this box and **stop here** ▶ ☐

Section C. Computation of Public Support Percentage

14 Public support percentage for 2012 (line 6, column (f) divided by line 11, column (f)) 14 77.78 %

15 Public support percentage from 2011 Schedule A, Part II, line 14 15 89.44 %

16a **33 1/3% support test - 2012.** If the organization did not check the box on line 13, and line 14 is 33 1/3% or more, check this box and **stop here.** The organization qualifies as a publicly supported organization ▶ ☒

b **33 1/3% support test - 2011.** If the organization did not check a box on line 13 or 16a, and line 15 is 33 1/3% or more, check this box and **stop here.** The organization qualifies as a publicly supported organization ▶ ☐

17a **10%-facts-and-circumstances test - 2012.** If the organization did not check a box on line 13, 16a, or 16b, and line 14 is 10% or more, and if the organization meets the "facts-and-circumstances" test, check this box and **stop here.** Explain in Part IV how the organization meets the "facts-and-circumstances" test. The organization qualifies as a publicly supported organization ▶ ☐

b **10%-facts-and-circumstances test - 2011.** If the organization did not check a box on line 13, 16a, 16b, or 17a, and line 15 is 10% or more, and if the organization meets the "facts-and-circumstances" test, check this box and **stop here.** Explain in Part IV how the organization meets the "facts-and-circumstances" test. The organization qualifies as a publicly supported organization ▶ ☐

18 **Private foundation.** If the organization did not check a box on line 13, 16a, 16b, 17a, or 17b, check this box and see instructions ▶ ☐

Part III **Support Schedule for Organizations Described in Section 509(a)(2)**
(Complete only if you checked the box on line 9 of Part I or if the organization failed to qualify under Part II. If the organization fails to qualify under the tests listed below, please complete Part II.)

Section A. Public Support

Calendar year (or fiscal year beginning in) ▶	(a) 2008	(b) 2009	(c) 2010	(d) 2011	(e) 2012	(f) Total
1 Gifts, grants, contributions, and membership fees received. (Do not include any "unusual grants.")						
2 Gross receipts from admissions, merchandise sold or services performed, or facilities furnished in any activity that is related to the organization's tax-exempt purpose						
3 Gross receipts from activities that are not an unrelated trade or bus. under sec 513						
4 Tax revenues levied for the organization's benefit and either paid to or expended on its behalf						
5 The value of services or facilities furnished by a governmental unit to the organization without charge						
6 **Total.** Add lines 1 through 5						
7a Amounts included on lines 1, 2, and 3 received from disqualified persons						
b Amounts included on lines 2 and 3 received from other than disqualified persons that exceed the greater of $5,000 or 1% of the amount on line 13 for the year						
c Add lines 7a and 7b						
8 **Public support** (Subtract line 7c from line 6.)						

Section B. Total Support

Calendar year (or fiscal year beginning in) ▶	(a) 2008	(b) 2009	(c) 2010	(d) 2011	(e) 2012	(f) Total
9 Amounts from line 6						
10a Gross income from interest, dividends, payments received on securities loans, rents, royalties and income from similar sources						
b Unrelated business taxable income (less section 511 taxes) from businesses acquired after June 30, 1975						
c Add lines 10a and 10b						
11 Net income from unrelated business activities not included in line 10b, whether or not the business is regularly carried on						
12 Other income. Do not include gain or loss from the sale of capital assets (Explain in Part IV.)						
13 **Total support.** (Add lines 9, 10c, 11, and 12.)						

14 **First five years.** If the Form 990 is for the organization's first, second, third, fourth, or fifth tax year as a section 501(c)(3) organization, check this box and **stop here** ▶ ☐

Section C. Computation of Public Support Percentage

15 Public support percentage for 2012 (line 8, column (f) divided by line 13, column (f)) | 15 | %

16 Public support percentage from 2011 Schedule A, Part III, line 15 | 16 | %

Section D. Computation of Investment Income Percentage

17 Investment income percentage for **2012** (line 10c, column (f) divided by line 13, column (f)) | 17 | %

18 Investment income percentage from **2011** Schedule A, Part III, line 17 | 18 | %

19a **33 1/3% support tests - 2012.** If the organization did not check the box on line 14, and line 15 is more than 33 1/3%, and line 17 is not more than 33 1/3%, check this box and **stop here.** The organization qualifies as a publicly supported organization ▶ ☐

b **33 1/3% support tests - 2011.** If the organization did not check a box on line 14 or line 19a, and line 16 is more than 33 1/3%, and line 18 is not more than 33 1/3%, check this box and **stop here.** The organization qualifies as a publicly supported organization ▶ ☐

20 **Private foundation.** If the organization did not check a box on line 14, 19a, or 19b, check this box and see instructions ▶ ☐

Schedule B
(Form 990, 990-EZ, or 990-PF)
Department of the Treasury
Internal Revenue Service

Schedule of Contributors

▶ **Attach to Form 990, Form 990-EZ, or Form 990-PF.**

OMB No. 1545-0047

2012

Name of the organization	**Employer identification number**
FAYETTE COUNTY COUNCIL ON DOMESTIC VIOLENCE	58-1826445

Organization type (check one):

Filers of:	**Section:**
Form 990 or 990-EZ	☒ 501(c)(3) (enter number) organization
	☐ 4947(a)(1) nonexempt charitable trust **not** treated as a private foundation
	☐ 527 political organization
Form 990-PF	☐ 501(c)(3) exempt private foundation
	☐ 4947(a)(1) nonexempt charitable trust treated as a private foundation
	☐ 501(c)(3) taxable private foundation

Check if your organization is covered by the **General Rule** or a **Special Rule.**

Note. Only a section 501(c)(7), (8), or (10) organization can check boxes for both the General Rule and a Special Rule. See instructions.

General Rule

☒ For an organization filing Form 990, 990-EZ, or 990-PF that received, during the year, $5,000 or more (in money or property) from any one contributor. Complete Parts I and II.

Special Rules

☐ For a section 501(c)(3) organization filing Form 990 or 990-EZ that met the 33 1/3% support test of the regulations under sections 509(a)(1) and 170(b)(1)(A)(vi) and received from any one contributor, during the year, a contribution of the greater of **(1)** $5,000 or **(2)** 2% of the amount on (i) Form 990, Part VIII, line 1h or (ii) Form 990-EZ, line 1. Complete Parts I and II.

☐ For a section 501(c)(7), (8), or (10) organization filing Form 990 or 990-EZ that received from any one contributor, during the year, total contributions of more than $1,000 for use exclusively for religious, charitable, scientific, literary, or educational purposes, or the prevention of cruelty to children or animals. Complete Parts I, II, and III.

☐ For a section 501(c)(7), (8), or (10) organization filing Form 990 or 990-EZ that received from any one contributor, during the year, contributions for use exclusively for religious, charitable, etc., purposes, but these contributions did not total to more than $1,000. If this box is checked, enter here the total contributions that were received during the year for an exclusively religious, charitable, etc., purpose. Do not complete any of the parts unless the **General Rule** applies to this organization because it received nonexclusively religious, charitable, etc., contributions of $5,000 or more during the year . . . . ▶ $ ______________

Caution. An organization that is not covered by the General Rule and/or the Special Rules does not file Schedule B (Form 990, 990-EZ, or 990-PF), but it **must** answer "No" on Part IV, line 2 of its Form 990; or check the box on line H of its Form 990-EZ or on Part I, line 2 of its Form 990-PF, to certify that it does not meet the filing requirements of Schedule B (Form 990, 990-EZ, or 990-PF).

Name of organization: FAYETTE COUNTY COUNCIL ON DOMESTIC VIOLENCE

Employer identification number: 58-1826445

Part I **Contributors** (see instructions). Use duplicate copies of Part I if additional space is needed.

(a) No.	(b) Name, address, and ZIP + 4	(c) Total contributions	(d) Type of contribution
1	GOVERNOR'S OFFICE FOR CHILDREN AND FAMILIES 55 PARK PLACE SUITE 410 Atlanta, GA 30303	$ 231,629	Person ☒ Payroll ☐ Noncash ☐ (Complete Part II if there is a noncash contribution.)
2	GOVERNOR'S OFFICE FOR CHILDREN AND FAMILIES VICTIMS OF CRIME ACT CJCC 55 PARK PLACE SUITE 410 Atlanta, GA 30303	$ 89,521	Person ☒ Payroll ☐ Noncash ☐ (Complete Part II if there is a noncash contribution.)
3	GEORGIA HOUSING and FINANCE AUTHORITY DEPARTMENT OF COMMUNITY AFFAIRS 60 EXECUTIVE PARK SOUTH NE Atlanta, GA 30329	$ 10,000	Person ☒ Payroll ☐ Noncash ☐ (Complete Part II if there is a noncash contribution.)
4	CLOTHES LESS TRAVELED THRIFT SHOP 459 HWY 74 SOUTH Peachtree City, GA 30269	$ 11,964	Person ☒ Payroll ☐ Noncash ☐ (Complete Part II if there is a noncash contribution.)
5	ABRAHAM and PHYLLIS KATZ FOUNDATION 1579F MONROE DR SUITE 933 Atlanta, GA 30324	$ 10,000	Person ☒ Payroll ☐ Noncash ☐ (Complete Part II if there is a noncash contribution.)
		$	Person ☐ Payroll ☐ Noncash ☐ (Complete Part II if there is a noncash contribution.)

SCHEDULE D (Form 990)

Department of the Treasury
Internal Revenue Service

Supplemental Financial Statements

▶ Complete if the organization answered "Yes," to Form 990, Part IV, line 6, 7, 8, 9, 10, 11a, 11b, 11c, 11d, 11e, 11f, 12a, or 12b.

▶ Attach to Form 990. ▶ See separate instructions.

OMB No. 1545-0047

2012

Open to Public Inspection

Name of the organization: FAYETTE COUNTY COUNCIL ON DOMESTIC VIOLENCE

Employer identification number: 58-1826445

Part I — Organizations Maintaining Donor Advised Funds or Other Similar Funds or Accounts. Complete if the organization answered "Yes" to Form 990, Part IV, line 6.

		(a) Donor advised funds	(b) Funds and other accounts
1	Total number at end of year		
2	Aggregate contributions to (during year)		
3	Aggregate grants from (during year)		
4	Aggregate value at end of year		

5 Did the organization inform all donors and donor advisors in writing that the assets held in donor advised funds are the organization's property, subject to the organization's exclusive legal control? ☐ Yes ☐ No

6 Did the organization inform all grantees, donors, and donor advisors in writing that grant funds can be used only for charitable purposes and not for the benefit of the donor or donor advisor, or for any other purpose conferring impermissible private benefit? ☐ Yes ☐ No

Part II — Conservation Easements. Complete if the organization answered "Yes" to Form 990, Part IV, line 7.

1 Purpose(s) of conservation easements held by the organization (check all that apply).

- ☐ Preservation of land for public use (e.g., recreation or education)
- ☐ Preservation of an historically important land area
- ☐ Protection of natural habitat
- ☐ Preservation of a certified historic structure
- ☐ Preservation of open space

2 Complete lines 2a through 2d if the organization held a qualified conservation contribution in the form of a conservation easement on the last day of the tax year.

			Held at the End of the Tax Year
a	Total number of conservation easements	2a	
b	Total acreage restricted by conservation easements	2b	
c	Number of conservation easements on a certified historic structure included in (a)	2c	
d	Number of conservation easements included in (c) acquired after 8/17/06, and not on a historic structure listed in the National Register	2d	

3 Number of conservation easements modified, transferred, released, extinguished, or terminated by the organization during the tax year ▶ ______

4 Number of states where property subject to conservation easement is located ▶ ______

5 Does the organization have a written policy regarding the periodic monitoring, inspection, handling of violations, and enforcement of the conservation easements it holds? ☐ Yes ☐ No

6 Staff and volunteer hours devoted to monitoring, inspecting, and enforcing conservation easements during the year ▶ ______

7 Amount of expenses incurred in monitoring, inspecting, and enforcing conservation easements during the year ▶ $ ______

8 Does each conservation easement reported on line 2(d) above satisfy the requirements of section 170(h)(4)(B)(i) and section 170(h)(4)(B)(ii)? ☐ Yes ☐ No

9 In Part XIII, describe how the organization reports conservation easements in its revenue and expense statement, and balance sheet, and include, if applicable, the text of the footnote to the organization's financial statements that describes the organization's accounting for conservation easements.

Part III — Organizations Maintaining Collections of Art, Historical Treasures, or Other Similar Assets. Complete if the organization answered "Yes" to Form 990, Part IV, line 8.

1a If the organization elected, as permitted under SFAS 116 (ASC 958), not to report in its revenue statement and balance sheet works of art, historical treasures, or other similar assets held for public exhibition, education, or research in furtherance of public service, provide, in Part XIII, the text of the footnote to its financial statements that describes these items.

b If the organization elected, as permitted under SFAS 116 (ASC 958), to report in its revenue statement and balance sheet works of art, historical treasures, or other similar assets held for public exhibition, education, or research in furtherance of public service, provide the following amounts relating to these items:

(i) Revenues included in Form 990, Part VIII, line 1 ▶ $ ______

(ii) Assets included in Form 990, Part X ▶ $ ______

2 If the organization received or held works of art, historical treasures, or other similar assets for financial gain, provide the following amounts required to be reported under SFAS 116 (ASC 958) relating to these items:

a Revenues included in Form 990, Part VIII, line 1 ▶ $ ______

b Assets included in Form 990, Part X ▶ $ ______

For Paperwork Reduction Act Notice, see the Instructions for Form 990.

EEA

Part III **Organizations Maintaining Collections of Art, Historical Treasures, or Other Similar Assets** (continued)

3 Using the organization's acquisition, accession, and other records, check any of the following that are a significant use of its collection items (check all that apply):

a ☐ Public exhibition
b ☐ Scholarly research
c ☐ Preservation for future generations
d ☐ Loan or exchange programs
e ☐ Other

4 Provide a description of the organization's collections and explain how they further the organization's exempt purpose in Part XIII.

5 During the year, did the organization solicit or receive donations of art, historical treasures, or other similar assets to be sold to raise funds rather than to be maintained as part of the organization's collection? ☐ Yes ☐ No

Part IV **Escrow and Custodial Arrangements.** Complete if the organization answered "Yes" to Form 990, Part IV, line 9, or reported an amount on Form 990, Part X, line 21.

1a Is the organization an agent, trustee, custodian or other intermediary for contributions or other assets not included on Form 990, Part X? ☐ Yes ☐ No

b If "Yes," explain the arrangement in Part XIII and complete the following table:

		Amount
c Beginning balance	1c	
d Additions during the year	1d	
e Distributions during the year	1e	
f Ending balance	1f	

2a Did the organization include an amount on Form 990, Part X, line 21? ☐ Yes ☐ No

b If "Yes," explain the arrangement in Part XIII. Check here if the explanation has been provided in Part XIII ☐

Part V **Endowment Funds.** Complete if the organization answered "Yes" to Form 990, Part IV, line 10.

	(a) Current year	(b) Prior year	(c) Two years back	(d) Three years back	(e) Four years back
1a Beginning of year balance					
b Contributions					
c Net investment earnings, gains, and losses					
d Grants or scholarships					
e Other expenditures for facilities and programs					
f Administrative expenses					
g End of year balance					

2 Provide the estimated percentage of the current year end balance (line 1g, column (a)) held as:

a Board designated or quasi-endowment ▶ ______ %

b Permanent endowment ▶ ______ %

c Temporarily restricted endowment ▶ ______ %

The percentages in lines 2a, 2b, and 2c should equal 100%.

3a Are there endowment funds not in the possession of the organization that are held and administered for the organization by:

		Yes	No
(i) unrelated organizations	3a(i)		
(ii) related organizations	3a(ii)		
b If "Yes" to 3a(ii), are the related organizations listed as required on Schedule R?	3b		

4 Describe in Part XIII the intended uses of the organization's endowment funds.

Part VI **Land, Buildings, and Equipment.** See Form 990, Part X, line 10.

Description of property	(a) Cost or other basis (investment)	(b) Cost or other basis (other)	(c) Accumulated depreciation	(d) Book value
1a Land		102,143		102,143
b Buildings		519,001	176,735	342,266
c Leasehold improvements				
d Equipment		59,657	46,349	13,308
e Other				
Total. Add lines 1a through 1e. (Column (d) must equal Form 990, Part X, column (B), line 10(c).) ▶				457,717

Part VII **Investments - Other Securities.** See Form 990, Part X, line 12.

(a) Description of security or category (including name of security)	(b) Book value	(c) Method of valuation: Cost or end-of-year market value
(1) Financial derivatives		
(2) Closely-held equity interests		
(3) Other		
(A)		
(B)		
(C)		
(D)		
(E)		
(F)		
(G)		
(H)		
(I)		
Total. (Column (b) must equal Form 990, Part X, col. (B) line 12.) ▶		

Part VIII **Investments - Program Related.** See Form 990, Part X, line 13.

(a) Description of investment type	(b) Book value	(c) Method of valuation: Cost or end-of-year market value
(1)		
(2)		
(3)		
(4)		
(5)		
(6)		
(7)		
(8)		
(9)		
(10)		
Total. (Column (b) must equal Form 990, Part X, col. (B) line 13.) ▶		

Part IX **Other Assets.** See Form 990, Part X, line 15.

(a) Description	(b) Book value
(1)	
(2)	
(3)	
(4)	
(5)	
(6)	
(7)	
(8)	
(9)	
(10)	
Total. (Column (b) must equal Form 990, Part X, col. (B) line 15.) ▶	

Part X **Other Liabilities.** See Form 990, Part X, line 25.

1. (a) Description of liability	(b) Book value
(1) Federal income taxes	
(2) ACCRUED VACATION	8,167
(3)	
(4)	
(5)	
(6)	
(7)	
(8)	
(9)	
(10)	
(11)	
Total. (Column (b) must equal Form 990, Part X, col. (B) line 25.) ▶	8,167

2. FIN 48 (ASC 740) Footnote. In Part XIII, provide the text of the footnote to the organization's financial statements that reports the organization's liability for uncertain tax positions under FIN 48 (ASC 740). Check here if the text of the footnote has been provided in Part XIII ☐

Part XI Reconciliation of Revenue per Audited Financial Statements With Revenue per Return

1	Total revenue, gains, and other support per audited financial statements			1	626,572
2	Amounts included on line 1 but not on Form 990, Part VIII, line 12:				
a	Net unrealized gains on investments	2a			
b	Donated services and use of facilities	2b			
c	Recoveries of prior year grants	2c			
d	Other (Describe in Part XIII.)	2d			
e	Add lines **2a** through **2d**			2e	
3	Subtract line **2e** from line **1**			3	626,572
4	Amounts included on Form 990, Part VIII, line 12, but not on line **1**:				
a	Investment expenses not included on Form 990, Part VIII, line 7b	4a			
b	Other (Describe in Part XIII.)	4b			
c	Add lines **4a** and **4b**			4c	
5	Total revenue. Add lines **3** and **4c.** (This must equal Form 990, Part I, line 12.)			5	626,572

Part XII Reconciliation of Expenses per Audited Financial Statements With Expenses per Return

1	Total expenses and losses per audited financial statements			1	671,123
2	Amounts included on line 1 but not on Form 990, Part IX, line 25:				
a	Donated services and use of facilities	2a			
b	Prior year adjustments	2b			
c	Other losses	2c			
d	Other (Describe in Part XIII.)	2d			
e	Add lines **2a** through **2d**			2e	
3	Subtract line **2e** from line **1**			3	671,123
4	Amounts included on Form 990, Part IX, line 25, but not on line **1**:				
a	Investment expenses not included on Form 990, Part VIII, line 7b	4a			
b	Other (Describe in Part XIII.)	4b			
c	Add lines **4a** and **4b**			4c	
5	Total expenses. Add lines **3** and **4c.** (This must equal Form 990, Part I, line 18.)			5	671,123

Part XIII Supplemental Information

Complete this part to provide the descriptions required for Part II, lines 3, 5, and 9; Part III, lines 1a and 4; Part IV, lines 1b and 2b; Part V, line 4; Part X, line 2; Part XI, lines 2d and 4b; and Part XII, lines 2d and 4b. Also complete this part to provide any additional information.

SCHEDULE G
(Form 990 or 990-EZ)

Department of the Treasury
Internal Revenue Service

Supplemental Information Regarding Fundraising or Gaming Activities

Complete if the organization answered "Yes" to Form 990, Part IV, lines 17, 18, or 19, or if the organization entered more than $15,000 on Form 990-EZ, line 6a.
▶ Attach to Form 990 or Form 990-EZ. ▶ See separate instructions.

OMB No. 1545-0047
2012
Open to Public Inspection

Name of the organization: FAYETTE COUNTY COUNCIL ON DOMESTIC VIOLENCE

Employer identification number: 58-1826445

Part I **Fundraising Activities.** Complete if the organization answered "Yes" to Form 990, Part IV, line 17. Form 990-EZ filers are not required to complete this part.

1 Indicate whether the organization raised funds through any of the following activities. Check all that apply.

a ☐ Mail solicitations
b ☐ Internet and email solicitations
c ☐ Phone solicitations
d ☐ In-person solicitations
e ☐ Solicitation of non-government grants
f ☐ Solicitation of government grants
g ☐ Special fundraising events

2a Did the organization have a written or oral agreement with any individual (including officers, directors, trustees or key employees listed in Form 990, Part VII) or entity in connection with professional fundraising services? ☐ Yes ☐ No

b If "Yes," list the ten highest paid individuals or entities (fundraisers) pursuant to agreements under which the fundraiser is to be compensated at least $5,000 by the organization.

	(i) Name and address of individual or entity (fundraiser)	(ii) Activity	(iii) Did fundraiser have custody or control of contributions? Yes	No	(iv) Gross receipts from activity	(v) Amount paid to (or retained by) fundraiser listed in col. (i)	(vi) Amount paid to (or retained by) organization
1							
2							
3							
4							
5							
6							
7							
8							
9							
10							
Total ▶							

3 List all states in which the organization is registered or licensed to solicit contributions or has been notified it is exempt from registration or licensing.

Part II **Fundraising Events.** Complete if the organization answered "Yes" to Form 990, Part IV, line 18, or reported more than $15,000 of fundraising event contributions and gross income on Form 990-EZ, lines 1 and 6b. List events with gross receipts greater than $5,000.

		(a) Event #1 5K RACE (event type)	(b) Event #2 (event type)	(c) Other events None (total number)	(d) Total events (add col. (a) through col. (c))
Revenue	1 Gross receipts				
	2 Less: Contributions				
	3 Gross income (line 1 minus line 2)				
Direct Expenses	4 Cash prizes				
	5 Noncash prizes				
	6 Rent/facility costs				
	7 Food and beverages				
	8 Entertainment				
	9 Other direct expenses				
	10 Direct expense summary. Add lines 4 through 9 in column (d)				( )
	11 Net income summary. Combine line 3, column (d), and line 10				

Part III **Gaming.** Complete if the organization answered "Yes" to Form 990, Part IV, line 19, or reported more than $15,000 on Form 990-EZ, line 6a.

		(a) Bingo	(b) Pull tabs/instant bingo/progressive bingo	(c) Other gaming	(d) Total gaming (add col. (a) through col. (c))
Revenue	1 Gross revenue				
Direct Expenses	2 Cash prizes				
	3 Noncash prizes				
	4 Rent/facility costs				
	5 Other direct expenses				
	6 Volunteer labor	☐ Yes ___ % ☐ No	☐ Yes ___ % ☐ No	☐ Yes ___ % ☐ No	
	7 Direct expense summary. Add lines 2 through 5 in column (d)				( )
	8 Net gaming income summary. Combine line 1, column d, and line 7				

9 Enter the state(s) in which the organization operates gaming activities: ___

a Is the organization licensed to operate gaming activities in each of these states? ☐ Yes ☐ No

b If "No," explain: ___

10a Were any of the organization's gaming licenses revoked, suspended or terminated during the tax year? ☐ Yes ☐ No

b If "Yes," explain: ___

SCHEDULE I
(Form 990)

Department of the Treasury
Internal Revenue Service

Grants and Other Assistance to Organizations, Governments, and Individuals in the United States

Complete if the organization answered "Yes" to Form 990, Part IV, line 21 or 22.

▶ **Attach to Form 990.**

OMB No. 1545-0047

2012

Open to Public Inspection

Name of the organization: FAYETTE COUNTY COUNCIL ON DOMESTIC VIOLE

Employer identification number: 58-1826445

Part I General Information on Grants and Assistance

1 Does the organization maintain records to substantiate the amount of the grants or assistance, the grantees' eligibility for the grants or assistance, and the selection criteria used to award the grants or assistance? . . . . ☒ Yes ☐ No

2 Describe in Part IV the organization's procedures for monitoring the use of grant funds in the United States.

Part II Grants and Other Assistance to Governments and Organizations in the United States.

Complete if the organization answered "Yes" to Form 990, Part IV, line 21, for any recipient that received more than $5,000. Part II can be duplicated if additional space is needed.

1 (a) Name and address of organization or government	(b) EIN	(c) IRC section if applicable	(d) Amount of cash grant	(e) Amount of non-cash assistance	(f) Method of valuation (book, FMV, appraisal, other)	(g) Description of non-cash assistance	(h) Purpose of grant or assistance
(1)							
(2)							
(3)							
(4)							
(5)							
(6)							
(7)							
(8)							
(9)							
(10)							
(11)							
(12)							

2 Enter total number of section 501(c)(3) and government organizations listed in the line 1 table . . . . ▶

3 Enter total number of other organizations listed in the line 1 table . . . . ▶

Part III **Grants and Other Assistance to Individuals in the United States.** Complete if the organization answered "Yes" to Form 990, Part IV, line 22. Part III can be duplicated if additional space is needed.

(a) Type of grant or assistance	(b) Number of recipients	(c) Amount of cash grant	(d) Amount of non-cash assistance	(e) Method of valuation (book, FMV, appraisal, other)	(f) Description of non-cash assistance
1 Housing for Abuse Victims					
2 Food Clothing Etc for Abuse Victims					Clothing and Toys
3 Transportation for Abuse Victims					
4					
5					
6					
7					

Part IV **Supplemental Information.** Complete this part to provide the information required in Part I, line 2, Part III, column (b), and any other additional information.

1. Monitoring procedures (Part I, line 2)

The staff works with local law enforcement and district attorneys offices in cases of domestic abuse involving the legal system. In other cases, case workers and victim's advocates review facts on a case-by-case basis to determine eligibility for assistance.

SCHEDULE J
(Form 990)

Department of the Treasury
Internal Revenue Service

Compensation Information

For certain Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees

▶ **Complete if the organization answered "Yes" to Form 990, Part IV, line 23.**

▶ **Attach to Form 990.** ▶ **See separate instructions.**

OMB No. 1545-0047

2012

Open to Public Inspection

Name of the organization: FAYETTE COUNTY COUNCIL ON DOMESTIC VIOLE

Employer identification number: 58-1826445

Part I Questions Regarding Compensation

			Yes	No
1a	Check the appropriate box(es) if the organization provided any of the following to or for a person listed in Form 990, Part VII, Section A, line 1a. Complete Part III to provide any relevant information regarding these items. ☐ First-class or charter travel ☐ Housing allowance or residence for personal use ☐ Travel for companions ☐ Payments for business use of personal residence ☐ Tax indemnification and gross-up payments ☐ Health or social club dues or initiation fees ☐ Discretionary spending account ☐ Personal services (e.g., maid, chauffeur, chef)			
b	If any of the boxes on line 1a are checked, did the organization follow a written policy regarding payment or reimbursement or provision of all of the expenses described above? If "No," complete Part III to explain	1b		
2	Did the organization require substantiation prior to reimbursing or allowing expenses incurred by all officers, directors, trustees, and the CEO/Executive Director, regarding the items checked in line 1a?	2		
3	Indicate which, if any, of the following the filing organization used to establish the compensation of the organization's CEO/Executive Director. Check all that apply. Do not check any boxes for methods used by a related organization to establish compensation of the CEO/Executive Director, but explain in Part III. ☒ Compensation committee ☒ Written employment contract ☐ Independent compensation consultant ☒ Compensation survey or study ☐ Form 990 of other organizations ☐ Approval by the board or compensation committee			
4	During the year, did any person listed in Form 990, Part VII, Section A, line 1a, with respect to the filing organization or a related organization:			
a	Receive a severance payment or change-of-control payment?	4a		X
b	Participate in, or receive payment from, a supplemental nonqualified retirement plan?	4b		X
c	Participate in, or receive payment from, an equity-based compensation arrangement? If "Yes" to any of lines 4a-c, list the persons and provide the applicable amounts for each item in Part III.	4c		X
	Only section 501(c)(3) and 501(c)(4) organizations must complete lines 5-9.			
5	For persons listed in Form 990, Part VII, Section A, line 1a, did the organization pay or accrue any compensation contingent on the revenues of:			
a	The organization?	5a		X
b	Any related organization? If "Yes" to line 5a or 5b, describe in Part III.	5b		X
6	For persons listed in Form 990, Part VII, Section A, line 1a, did the organization pay or accrue any compensation contingent on the net earnings of:			
a	The organization?	6a		X
b	Any related organization? If "Yes" to line 6a or 6b, describe in Part III.	6b		X
7	For persons listed in Form 990, Part VII, Section A, line 1a, did the organization provide any non-fixed payments not described in lines 5 and 6? If "Yes," describe in Part III	7		X
8	Were any amounts reported in Form 990, Part VII, paid or accrued pursuant to a contract that was subject to the initial contract exception described in Regulations section 53.4958-4(a)(3)? If "Yes," describe in Part III	8		X
9	If "Yes" to line 8, did the organization also follow the rebuttable presumption procedure described in Regulations section 53.4958-6(c)?	9		

Part II Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees. Use duplicate copies if additional space is needed.

For each individual whose compensation must be reported in Schedule J, report compensation from the organization on row (i) and from related organizations, described in the instructions, on row (ii). Do not list any individuals that are not listed on Form 990, Part VII.

Note. The sum of columns (B)(i)-(iii) for each listed individual must equal the total amount of Form 990, Part VII, Section A, line 1a, applicable column (D) and (E) amounts for that individual.

(A) Name and Title		(B) Breakdown of W-2 and/or 1099-MISC compensation			(C) Retirement and other deferred compensation	(D) Nontaxable benefits	(E) Total of columns (B)(i)-(D)	(F) Compensation reported as deferred in prior Form 990
		(i) Base compensation	(ii) Bonus & incentive compensation	(iii) Other reportable compensation				
AMY LEUENBERGER	(i)	0	0	0	0	0	0	0
1 DIRECTOR EMERITUS	(ii)	0	0	0	0	0	0	0
CHERYL MULLIKIN	(i)	0	0	0	0	0	0	0
2 BOARD MEMBER EMERITU	(ii)	0	0	0	0	0	0	0
MICHAEL POWELL	(i)	0	0	0	0	0	0	0
3 BOARD MEMBER EMERITU	(ii)	0	0	0	0	0	0	0
LANCE GAUNTT	(i)	0	0	0	0	0	0	0
4 DIRECTOR EMERITUS	(ii)	0	0	0	0	0	0	0
MIKE MULLIKIN	(i)	0	0	0	0	0	0	0
5 DIRECTOR EMERITUS	(ii)	0	0	0	0	0	0	0
GEORGE MARTIN	(i)	0	0	0	0	0	0	0
6 DIRECTOR EMERITUS	(ii)	0	0	0	0	0	0	0
	(i)							
7	(ii)							
	(i)							
8	(ii)							
	(i)							
9	(ii)							
	(i)							
10	(ii)							
	(i)							
11	(ii)							
	(i)							
12	(ii)							
	(i)							
13	(ii)							
	(i)							
14	(ii)							
	(i)							
15	(ii)							
	(i)							
16	(ii)							

SCHEDULE O
(Form 990 or 990-EZ)

Department of the Treasury
Internal Revenue Service

Supplemental Information to Form 990 or 990-EZ

Complete to provide information for responses to specific questions on Form 990 or 990-EZ or to provide any additional information.

▶ Attach to Form 990 or 990-EZ.

OMB No. 1545-0047

2012

Open to Public Inspection

Name of the organization: FAYETTE COUNTY COUNCIL ON DOMESTIC VIOLENCE

Employer identification number: 58-1826445

01. Officer, directors, etc. family relationship (Part VI, line 2)

DIRECTORS CHERYL MULLIKIN AND MIKE MULLIKIN ARE MARRIED.

02. Form 990 governing body review (Part VI, line 11)

The Board of Directors Reviews the Form 990 prior to filing.

03. Conflict of interest policy compliance (Part VI, line 12c)

The Organization maintains a written conflict of interest policy that is monitored by the Board of Directors on an ongoing basis.

04. CEO, executive director, top management comp (Part VI, line 15a)

The Board of Directors determines executive pay based on market conditions and individual qualifications.

05. Other officer or key employee compensation (Part VI, line 15b

The Board of Directors reviews officer or key employee compensation based on market conditions and individual qualifications.

06. Governing documents, etc, available to public (Part VI, line 19)

Governing documents are available to the general public on request; however, assistance recipients names are kept confidential for legal and ethical reasons.

Form **4562**

Department of the Treasury
Internal Revenue Service (99)

Depreciation and Amortization
(Including Information on Listed Property)

▶ See separate instructions. ▶ Attach to your tax return.

OMB No. 1545-0172
2012
Attachment Sequence No. **179**

Name(s) shown on return	Business or activity to which this form relates	Identifying number
FAYETTE COUNTY COUNCIL ON DOMEST	FORM 990 - 1	58-1826445

Part I **Election To Expense Certain Property Under Section 179**

Note: If you have any listed property, complete Part V before you complete Part I.

1	Maximum amount (see instructions)	1	
2	Total cost of section 179 property placed in service (see instructions)	2	
3	Threshold cost of section 179 property before reduction in limitation (see instructions)	3	
4	Reduction in limitation. Subtract line 3 from line 2. If zero or less, enter -0-	4	
5	Dollar limitation for tax year. Subtract line 4 from line 1. If zero or less, enter -0-. If married filing separately, see instructions	5	

6	(a) Description of property	(b) Cost (business use only)	(c) Elected cost

7	Listed property. Enter the amount from line 29	7	
8	Total elected cost of section 179 property. Add amounts in column (c), lines 6 and 7	8	
9	Tentative deduction. Enter the **smaller** of line 5 or line 8	9	
10	Carryover of disallowed deduction from line 13 of your 2011 Form 4562	10	
11	Business income limitation. Enter the smaller of business income (not less than zero) or line 5 (see instructions)	11	
12	Section 179 expense deduction. Add lines 9 and 10, but do not enter more than line 11	12	
13	Carryover of disallowed deduction to 2013. Add lines 9 and 10, less line 12 ▶	13	

Note: Do not use Part II or Part III below for listed property. Instead, use Part V.

Part II **Special Depreciation Allowance and Other Depreciation** (**Do not** include listed property.) (See instructions.)

14	Special depreciation allowance for qualified property (other than listed property) placed in service during the tax year (see instructions)	14	
15	Property subject to section 168(f)(1) election	15	
16	Other depreciation (including ACRS)	16	20,569

Part III **MACRS Depreciation** (**Do not** include listed property.) (See instructions.)

Section A

17	MACRS deductions for assets placed in service in tax years beginning before 2012	17	3,260
18	If you are electing to group any assets placed in service during the tax year into one or more general asset accounts, check here ▶ ☐		

Section B - Assets Placed in Service During 2012 Tax Year Using the General Depreciation System

(a) Classification of property	(b) Month and year placed in service	(c) Basis for depreciation (business/investment use only-see instructions)	(d) Recovery period	(e) Convention	(f) Method	(g) Depreciation deduction
19a 3-year property						
b 5-year property						
c 7-year property						
d 10-year property		2,425	10	HY	SL	121
e 15-year property		2,010	15	HY	SL	67
f 20-year property						
g 25-year property			25 yrs.		S/L	
h Residential rental property			27.5 yrs.	MM	S/L	
			27.5 yrs.	MM	S/L	
i Nonresidential real property			39 yrs.	MM	S/L	
				MM	S/L	

Section C - Assets Placed in Service During 2012 Tax Year Using the Alternative Depreciation System

(a) Classification of property	(b)	(c)	(d)	(e)	(f)	(g)
20a Class life					S/L	
b 12-year			12 yrs.		S/L	
c 40-year			40 yrs.	MM	S/L	

Part IV **Summary** (See instructions.)

21	Listed property. Enter amount from line 28	21	
22	**Total.** Add amounts from line 12, lines 14 through 17, lines 19 and 20 in column (g), and line 21. Enter here and on the appropriate lines of your return. Partnerships and S corporations - see instructions	22	24,017
23	For assets shown above and placed in service during the current year, enter the portion of the basis attributable to section 263A costs	23	

Form **8879-EO**

Department of the Treasury
Internal Revenue Service

IRS e-file Signature Authorization for an Exempt Organization

For calendar year 2012, or fiscal year beginning 07-01-2012, and ending 06-30-2013

▶ **Do not send to the IRS. Keep for your records.**

OMB No. 1545-1878

2012

Name of exempt organization
FAYETTE COUNTY COUNCIL ON DOMESTIC VIOLENCE

Employer identification number
58-1826445

Name and title of officer
VANESSA MOTLEY, EXECUTIVE DIRECTOR

Part I Type of Return and Return Information (Whole Dollars Only)

Check the box for the return for which you are using this Form 8879-EO and enter the applicable amount, if any, from the return. If you check the box on line **1a, 2a, 3a, 4a,** or **5a,** below, and the amount on that line for the return being filed with this form was blank, then leave line **1b, 2b, 3b, 4b,** or **5b,** whichever is applicable, blank (do not enter -0-). But, if you entered -0- on the return, then enter -0- on the applicable line below. **Do not** complete more than 1 line in Part I.

1a Form 990 check here ▶ ☒	**b Total revenue,** if any (Form 990, Part VIII, column (A), line 12)	**1b**	626,572
2a Form 990-EZ check here ▶ ☐	**b Total revenue,** if any (Form 990-EZ, line 9)	**2b**	
3a Form 1120-POL check here ▶ ☐	**b Total tax** (Form 1120-POL, line 22)	**3b**	
4a Form 990-PF check here ▶ ☐	**b Tax based on investment income** (Form 990-PF, Part VI, line 5)	**4b**	
5a Form 8868 check here ▶ ☐	**b Balance Due** (Form 8868, Part I, line 3c or Part II, line 8c)	**5b**	

Part II Declaration and Signature Authorization of Officer

Under penalties of perjury, I declare that I am an officer of the above organization and that I have examined a copy of the organization's 2012 electronic return and accompanying schedules and statements and to the best of my knowledge and belief, they are true, correct, and complete. I further declare that the amount in Part I above is the amount shown on the copy of the organization's electronic return. I consent to allow my intermediate service provider, transmitter, or electronic return originator (ERO) to send the organization's return to the IRS and to receive from the IRS **(a)** an acknowledgement of receipt or reason for rejection of the transmission, **(b)** the reason for any delay in processing the return or refund, and **(c)** the date of any refund. If applicable, I authorize the U.S. Treasury and its designated Financial Agent to initiate an electronic funds withdrawal (direct debit) entry to the financial institution account indicated in the tax preparation software for payment of the organization's federal taxes owed on this return and the financial institution to debit the entry to this account. To revoke a payment, I must contact the U.S. Treasury Financial Agent at 1-888-353-4537 no later than 2 business days prior to the payment (settlement) date. I also authorize the financial institutions involved in the processing of the electronic payment of taxes to receive confidential information necessary to answer inquiries and resolve issues related to the payment. I have selected a personal identification number (PIN) as my signature for the organization's electronic return and, if applicable, the organization's consent to electronic funds withdrawal.

Officer's PIN: check one box only

☒ I authorize CAVANAUGH & COMPANY LLC (ERO firm name) to enter my PIN 26445 (Enter five numbers, but do not enter all zeros) as my signature on the organization's tax year 2012 electronically filed return. If I have indicated within this return that a copy of the return is being filed with a state agency(ies) regulating charities as part of the IRS Fed/State program, I also authorize the aforementioned ERO to enter my PIN on the return's disclosure consent screen.

☐ As an officer of the organization, I will enter my PIN as my signature on the organization's tax year 2012 electronically filed return. If I have indicated within this return that a copy of the return is being filed with a state agency(ies) regulating charities as part of the IRS Fed/State program, I will enter my PIN on the return's disclosure consent screen.

Officer's signature ▶ Date ▶ 11-18-2013

Part III Certification and Authentication

ERO's EFIN/PIN. Enter your six-digit electronic filing identification number (EFIN) followed by your five-digit self-selected PIN. 670235 31224 (do not enter all zeros)

I certify that the above numeric entry is my PIN, which is my signature on the 2012 electronically filed return for the organization indicated above. I confirm that I am submitting this return in accordance with the requirements of **Pub. 4163,** Modernized e-File (MeF) Information for Authorized IRS e-file Providers for Business Returns.

ERO's signature ▶ Sam V Stacy Jr CPA Date ▶ 11-30-2013

ERO Must Retain This Form - See Instructions
Do Not Submit This Form To the IRS Unless Requested To Do So

For Paperwork Reduction Act Notice, see instructions.

EEA

990 **Overflow Statement** 2012

Page 1

Name(s) as shown on return	FEIN
FAYETTE COUNTY COUNCIL ON DOMESTIC VIOLENCE	58-1826445

GOVERNMENT GRANTS (CONTRIBUTIONS)

Description	Amount
GOVERNMENTAL GRANTS - GOCF	$ 231,629
GOVERNMENTAL GRANTS - VOCA	89,521
GOVERNMENTAL GRANTS - GHFA	10,000
Total:	$ 331,150

OTHER REVENUE

Description	Amount
CONTRIBUTIONS	$ 195,244
OTHER GRANTS	10,363
FOUNDATION GRANTS	10,000
CITY/COUNTY GRANTS	26,700
Total:	$ 242,307

OTHER EXPENSES - PROGRAM SERVICES

Description	Amount
PAYROLL SERVICE BUREAU	$ 1,564
Total:	$ 1,564

OTHER EXPENSES - MANAGEMENT & GENERAL

Description	Amount
AMORTIZATION	$ 83
BANK CHARGES	1,022
PAYROLL SERVICE BUREAU	579
Total:	$ 1,684

Form 990 Worksheet

Schedule A, Line 5 - Excess 2% Limitation Contributors

(Keep for your records)

2012

Name of the organization: FAYETTE COUNTY COUNCIL ON DOMESTIC VIOLENCE

Employer identification number: 58-1826445

2% of the amount on Schedule A, part II, line 11, column (f) 48,737

Name	(a) 2008	(b) 2009	(c) 2010	(d) 2011	(e) 2012	(f) Total	(g) Excess contributions (col. (f) minus the 2% limit)
GOVERNOR'S OFFICE FOR CHILDREN AND				236,952	231,629	468,581	419,844
GOVERNOR'S OFFICE FOR CHILDREN AND				80,534	89,521	170,055	121,318
GEORGIA HOUSING & FINANCE AUTHORITY					10,000	10,000	
CLOTHES LESS TRAVELED THRIFT SHOP					11,964	11,964	
ABRAHAM & PHYLLIS KATZ FOUNDATION					10,000	10,000	
Total							541,162

* Item was disposed of during current year.

Depreciation Detail Listing

Program Services

For your records only

2012

PAGE 1

Name(s) as shown on return: FAYETTE COUNTY COUNCIL ON DOMESTIC VIOLENCE

Social security number/EIN: 58-1826445

No.	Description	Date	Cost	Salvage	Business percentage	Section 179	Depreciation Basis	Life	Method	Rate	Current depr.	Accumulated Depreciation	Prior expense	Bonus depreciation	AMT Current
1	SECURITY SYSTEM - SHE	20070601	7,300		100.00		7,300	7	SL MQ	14.286	1,043	6,345			1,043
2	REFRIGERATOR	20021001	389		100.00		389	7		0		332			
3	WASHER AND DRYER	20031201	1,346		100.00		1,346	7		0		1,157			
4	REFRIGERATOR	20040101	671		100.00		671	7		0		686			
5	BUILDING - N JEFF DAV	19910701	154,288		100.00		154,288	31	SL MM	3.226	4,977	106,492			4,977
6	BUILDING - SHELTER -	20080404	345,795		100.00		345,795	31.5	SL MM	3.175	10,978	57,179			10,978
9	BEDROOM FURNITURE - S	20070601	16,500		100.00		16,500	7	SL MQ	14.286	2,357	14,338			2,357
11	DISHWASHER	20101004	699		100.00		699	5	200 DB HY	19.2	134	498			125
12	COOKTOP.	20100818	699		100.00		699	5	200 DB HY	19.2	134	498			125
13	WASHING MACHINE	20100818	1,100		100.00		1,100	5	200 DB HY	19.2	211	783			196
14	DRYER	20100818	1,150		100.00		1,150	5	200 DB HY	19.2	221	819			205
15	REFRIGERATOR	20100818	1,301		100.00		1,301	5	200 DB HY	19.2	250	926			232
16	REFRIGERATOR	20100818	1,301		100.00		1,301	5	200 DB HY	19.2	250	926			232
17	IMPROVEMENTS - SHELTE	20070601	5,000		100.00		5,000	7	SL MQ	14.286	714	4,344			714
19	IMPROVEMENTS - SHELTE	20071231	2,542		100.00		2,542	15	150 DB HY	6.23	158	1,116			158
20	HVAC - SHELTER	20081222	4,650		100.00		4,650	7	200 DB HY	8.93	415	3,612			570
21	PLUMBING SYSTEM	20100526	4,138		100.00		4,138	7	200 DB MQ	14.06	582	2,684			533
22	LAND - N JEFF DAVIS D	19910701	17,143	17,143	100.00		0	0		0					
23	LAND - SHELTER	20080404	85,000	85,000	100.00		0	0		0					
34	COMPUTER	20100729	876		100.00		876	5	200 DB HY	19.2	168	623			156
36	AC UNIT	20120806	2,425		100.00		2,425	10	SL HY	5	121	121			121
	Totals		654,313	102,143			552,170				22,713	203,479			22,722

Land Amount

Net Depreciable Cost 654,313

ST ADJ:

* Item was disposed of during current year.

Depreciation Detail Listing

Management & General

For your records only

Name(s) as shown on return: FAYETTE COUNTY COUNCIL ON DOMESTIC VIOLENCE

Social security number/EIN: 58-1826445

No.	Description	Date	Cost	Salvage	Business percentage	Section 179	Depreciation Basis	Life	Method	Rate	Current depr.	Accumulated Depreciation	Prior expense	Bonus depreciation	AMT Current
7	FURNITURE - 2,3	19910701	9,792		100.00		9,792	5		0		6,568			
8	FURNITURE - 7	20010101	697		100.00		697	7		0		629			
10	OFFICE FURNITURE	20071231	2,100		100.00		2,100	7	SL HY	14.286	300	1,650			300
18	FURNACE/HVAC 5	20051130	1,598		100.00		1,598	7	200 DB HY	4.46	71	1,565			51
24	COMPUTER	19970301	1,648		100.00		1,648	5		0		1,648			
25	SHREDDER	20000701	443		100.00		443	7		0		392			
26	COMPUTER AND PRINTER	20031201	1,291		100.00		1,291	5		0		1,179			
27	COMPUTER	20051014	708		100.00		708	5		0		650			
28	COMPUTER - ADM OFFICE	20071231	2,000		100.00		2,000	5	SL HY	20	200	2,000			200
29	DATA LINK PHONES	20080919	882		100.00		882	5	200 DB HY	11.52	102	831			108
30	LAPTOP	20081015	500		100.00		500	5	200 DB HY	11.52	58	472			61
31	DELL LAPTOP	20100503	635		100.00		635	5	200 DB MQ	13.68	87	505			104
32	LAPTOP	20100930	585		100.00		585	5	200 DB HY	19.2	112	416			104
33	COPIER	20110422	999		100.00		999	5	200 DB HY	19.2	192	712			178
35	COMPUTER	20110630	600		100.00		600	5	200 DB HY	19.2	115	427			107
37	LANDSCAPING	20120710	2,010		100.00		2,010	15	SL HY	3.333	67	67			67
	Totals		26,488				26,488				1,304	19,711			1,280

Land Amount

Net Depreciable Cost 26,488

ST ADJ:

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: **Mayor & Council Members**

VIA: **Community Services Director**
City Manager

FROM: **Planning and Zoning Administrator** David

DATE: **May 13, 2014**

SUBJECT: **Consider rezoning request for 87.6-acre tract of land on MacDuff Parkway (John Wieland Homes and Neighborhoods)**
May 15, 2014 City Council Agenda

Overview:
This item was discussed in a Public Hearing at the May 12 Planning Commission meeting. After a lengthy discussion about the project and the conditions being recommended by City Staff (previously provided in the City Council packet), the Planning Commission took the following action ***(note several of these conditions were amended as a part of the motion and are different from those previously provided to City Council)***:

Motion:
At their meeting last night, the Planning Commission voted unanimously to forward the proposed rezoning request to City Council with a recommendation that it be approved subject to the following understandings and conditions:

1. *The Applicant, or their successor, shall be responsible for funding a traffic study of the existing intersections on MacDuff Parkway, including the HWY 54/ MacDuff Parkway intersection, to determine if improvements are warranted at these intersections based on the additional traffic that may be generated by the proposed subdivision. The Applicant shall also be responsible for funding enhancements to these intersections, at their sole expense, if and when traffic warrants justify these improvements. The city shall be responsible for right-of-way acquisition to accommodate these improvements and, based on the recommendations of the City Engineer and/ or the city's Traffic Consultant, shall make the final determination as to the need for such enhancements.*
2. *The portion of MacDuff Parkway that will be constructed to provide access to these tracts shall be constructed in accordance with the road construction plans on file with the City Engineer.*

3. *A detailed multi-use path plan shall be submitted along with the concept plat.*

4. *A city-owned greenbelt of no less than 50' wide shall be maintained along the southern property line. Except for perpendicular utility crossings, clearing and/ or grading shall not be permitted. Stormwater detention and/ or water quality features shall not be permitted within this greenbelt. This property shall be deeded to the city as a part of the final platting process.*

5. *A city-owned greenbelt of no less than 50' wide shall be maintained along the northern property line. Except for perpendicular utility crossings, clearing and/ or grading shall not be permitted. Stormwater detention and/ or water quality features shall not be permitted within this greenbelt. This property shall be deeded to the city as a part of the final platting process.*

6. *A tree save and landscape buffer of no less than twenty-five (25) feet in width shall be maintained at the rear of all lots abutting the Oglethorpe Transmission power line easement. Clearing and/ or grading within this buffer, except for perpendicular utility crossings, shall not be permitted. This buffer shall be identified on the final plat and included within the Deeds and Covenants recorded for the subdivision.*

   It is understood the homes on these lots will have garages located behind the homes and the garages will be placed in such a manner as to provide additional buffering between these lots and the transmission line easement. Where applicable, a fence will also be provided between the garage and the home on the adjoining property.

7. *Existing vegetation in all areas identified as open space and/ or buffer along the perimeter of the overall development shall be preserved to the greatest extent practicable prior to, during and following construction activities. It is understood stormwater facilities may be located within these areas. It is also understood the areas identified as internal parks and open space will be cleared and graded to create open, passive park areas within the development similar to those within the adjoining Centennial subdivision.*

8. *The overall development shall comply with the city's post-construction stormwater runoff management ordinance and provide water quality Best Management Practices (BMP's) on greenbelt areas dedicated to the city.*

9. *The location of the floodplain shall be field located and surveyed prior to preparation of the engineering drawings. Absolutely no development shall be permitted within the floodplain.*

10. *The maintenance of all internal parks, landscaped areas, signage and subdivision entrances shall be the sole responsibility of the developer and/ or the Homeowner's Association.*

11. *The Applicant shall establish deed covenants for the overall subdivision that shall limit rental units to no more than 20 percent of the total number of dwelling units in the subdivision. The covenants shall provide for the strict enforcement of the limit on rental units, and the developer shall establish the administrative structure for that enforcement prior to sale of the first dwelling unit in the subdivision.*

12. *The developer shall pay impact fees for each residential lot within the subdivision as identified within the city's Impact Fee Ordinance.*

13. *No less than a one hundred (100) foot-wide city-owned greenbelt shall be provided between the rear property line of all lots along the eastern property boundary and the CSX rail line. Clearing and grading shall not be permitted within this area. This area shall be deeded to the city as a part of the final plat process.*

    A statement addressing the proximity of the development to the CSX rail line shall be developed with the involvement of City Staff, the City Attorney and the developer. This statement shall appear on the final plat and in the Deed Restrictions and Covenants for the overall development.

14. *It is understood the rezoning applies to the entire tract of land, and the property is zoned for no more than 204 residential units. It is also understood that, until such time that MacDuff Parkway is complete and open to traffic, no units shall be permitted for construction.*

UNAPPROVED EXCERPT OF MINUTES
PLANNING COMMISSION MEETING
May 12, 2014

PUBLIC HEARING

PH-14-02 Consider Request to Rezone 87.6 acres on MacDuff Parkway, John Wieland Homes and Neighborhoods

After considerable discussion, a motion was made by Mr. Conner, seconded by Mr. Napoli, and unanimously adopted that the proposed rezoning of the 87.6 acres on MacDuff Parkway owned by John Wieland Homes be forwarded to City Council with a recommendation that it be approved subject to the following understandings and conditions:

1. *The Applicant, or their successor, shall be responsible for funding a traffic study of the existing intersections on MacDuff Parkway, including the HWY 54/ MacDuff Parkway intersection, to determine if improvements are warranted at these intersections based on the additional traffic that may be generated by the proposed subdivision. The Applicant shall also be responsible for funding enhancements to these intersections, at their sole expense, if and when traffic warrants justify these improvements. The city shall be responsible for right-of-way acquisition to accommodate these improvements and, based on the recommendations of the City Engineer and/ or the city's Traffic Consultant, shall make the final determination as to the need for such enhancements.*
2. *The portion of MacDuff Parkway that will be constructed to provide access to these tracts shall be constructed in accordance with the road construction plans on file with the City Engineer.*
3. *A detailed multi-use path plan shall be submitted along with the concept plat.*
4. *A city-owned greenbelt of no less than 50' wide shall be maintained along the southern property line. Except for perpendicular utility crossings, clearing and/ or grading shall not be permitted. Stormwater detention and/ or water quality features shall not be permitted within this greenbelt. This property shall be deeded to the city as a part of the final platting process.*
5. *A city-owned greenbelt of no less than 50' wide shall be maintained along the northern property line. Except for perpendicular utility crossings, clearing and/ or grading shall not be permitted. Stormwater detention and/ or water quality features shall not be permitted within this greenbelt. This property shall be deeded to the city as a part of the final platting process.*
6. *A tree save and landscape buffer of no less than twenty-five (25) feet in width shall be maintained at the rear of all lots abutting the Oglethorpe*

Transmission power line easement. Clearing and/ or grading within this buffer, except for perpendicular utility crossings, shall not be permitted. This buffer shall be identified on the final plat and included within the Deeds and Covenants recorded for the subdivision.

It is understood the homes on these lots will have garages located behind the homes and the garages will be placed in such a manner as to provide additional buffering between these lots and the transmission line easement. Where applicable, a fence will also be provided between the garage and the home on the adjoining property.

7. *Existing vegetation in all areas identified as open space and/ or buffer along the perimeter of the overall development shall be preserved to the greatest extent practicable prior to, during and following construction activities. It is understood stormwater facilities may be located within these areas. It is also understood the areas identified as internal parks and open space will be cleared and graded to create open, passive park areas within the development similar to those within the adjoining Centennial subdivision.*

8. *The overall development shall comply with the city's post-construction stormwater runoff management ordinance and provide water quality Best Management Practices (BMP's) on greenbelt areas dedicated to the city.*

9. *The location of the floodplain shall be field located and surveyed prior to preparation of the engineering drawings. Absolutely no development shall be permitted within the floodplain.*

10. *The maintenance of all internal parks, landscaped areas, signage and subdivision entrances shall be the sole responsibility of the developer and/ or the Homeowner's Association.*

11. *The Applicant shall establish deed covenants for the overall subdivision that shall limit rental units to no more than 20 percent of the total number of dwelling units in the subdivision. The covenants shall provide for the strict enforcement of the limit on rental units, and the developer shall establish the administrative structure for that enforcement prior to sale of the first dwelling unit in the subdivision.*

12. *The developer shall pay impact fees for each residential lot within the subdivision as identified within the city's Impact Fee Ordinance.*

13. *No less than a one hundred (100) foot-wide city-owned greenbelt shall be provided between the rear property line of all lots along the eastern property boundary and the CSX rail line. Clearing and grading shall not be permitted within this area. This area shall be deeded to the city as a part of the final plat process.*

A statement addressing the proximity of the development to the CSX rail line shall be developed with the involvement of City Staff, the City Attorney and the developer. This statement shall appear on the final plat and in the Deed Restrictions and Covenants for the overall development.

14. *It is understood the rezoning applies to the entire tract of land, and the property is zoned for no more than 204 residential units. It is also understood that, until such time that MacDuff Parkway is complete and open to traffic, no units shall be permitted for construction.*

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: Mayor & Council

VIA: City Manager
Community Services Director

FROM: Planning and Zoning Administrator David

DATE: May 13, 2014

SUBJECT: Consider text amendments to LUC-16 zoning ordinance related to Lexington Circle
May 15, 2014 City Council agenda

Overview
This item was discussed in a Public Hearing at the May 12 Planning Commission meeting. After a brief discussion, the Planning Commission took the following action ***(note there were no changes to the text amendments proposed by City Staff)***:

Motion
After discussion, a motion was made by Mr. Conner, seconded by Ms. Wojcik, and unanimously adopted that the proposed text amendments to the LUC-16 zoning ordinance be forwarded to City Council with a recommendation that they be approved as written.

Attachment

UNAPPROVED EXCERPT OF MINUTES
PLANNING COMMISSION MEETING
May 12, 2014

PUBLIC HEARING

PH-14-03 **Consider Text Amendment and Clarification of Development Agreement Stipulations within LUC-16 Zoning Ordinance (Lexington Circle)**

After discussion, a motion was made by Mr. Conner, seconded by Ms. Wojcik, and unanimously adopted that the proposed text amendments to the LUC-16 zoning ordinance be forwarded to City Council with a recommendation that they be approved.

City Council of Peachtree City
Meeting Minutes
May 1, 2014
7:00 p.m.

The Mayor and Council of Peachtree City met on Thursday, May 1, 2014, at City Hall. Mayor Vanessa Fleisch called the meeting to order at 7:00 p.m. Other Council Members attending: Terry Ernst, Eric Imker, Mike King, and Kim Learnard.

Announcements, Awards, Special Recognition

Mayor Fleisch read a proclamation for Armed Forces Day, and members of the local veterans' organizations attended to receive a copy. Fleisch also recognized the following City employees who serve in the National Guard/Reserves: Josh Crawford, Ricky Howard, Tony Whitley, Brett Bentley, Keith Isaac, Chineka McKenzie, Joe Sewall, and Rob Todd. Members of the South Side Cycling Club accepted a proclamation for National Bike Month from Fleisch. Dan Christensen, president of the club, said they were working with the Recreation and Special Events Department in its application to become a "Bike Friendly Community." The application should be completed by August 14. The objectives included engineering (safe and convenient places to ride and park and to adopt streetwise design standards for roadways and path systems), education, encouragement (creating a bike culture that welcomed and celebrated biking), enforcement (ensuring safe roads for all users), and evaluation and planning (planning for biking as a safe and viable transportation option).

10-Minute Talk

Wendy Maguire, Executive Director, Pedal for Pets

Pedal for Pets began in 2011 when Wendy Maguire and her son rode their bicycles to Savannah. Pedal for Pets' mission is to reduce pet overpopulation by subsidizing free and low-cost spay/neuter programs, and by raising awareness and support for spaying and neutering pets. Events such as the three-day tour to Savannah, South Side Cycling's Century Ride, and Foodies for Fido, as well as donations, support the organization. Maguire said Pedal for Pets received its 501(c)(3) status in May 2013, and since that time, they had honed in on becoming a grant provider working with seven different counties to provide matching grants to help with spay/neuter programs. They also work with a veterinary practice in Coweta County to provide low-cost spaying and neutering for pets.

Minutes

April 17, 2014, Regular Meeting Minutes

Learnard moved to make a change to the April 17, 2014, regular meeting minutes on page 3 of the Council packet, noting that the sentence that read "Pennington said he had also communicated with the same resident and agreed," should read "Pennington said he had read the Council communication and agreed." Imker seconded. Motion carried unanimously.

Ernst moved to approve the April 17, 2014, regular meeting minutes as amended. King seconded. Motion carried 4-0-1 (Imker).

Consent Agenda

1. **Consider Tot Lot Lease Agreement with Sequoia Golf LLC**
2. **Consider Elimination/Replacement of Two (2) Positions in Community Services Division**
3. **Consider Amendments to the Alcoholic Beverage Ordinance**
4. **Consider Budget Adjustment – FY 2014**
5. **Consider Intergovernmental Agreement on FCDA**
6. **Consider Council Appointment to FCDA – Mike King**

Fleisch noted there were additional documents for Consent Agenda items 4, 5, and 6 on the dais – staff memos for each.

Learnard moved to approve the Consent Agenda items 1 – 6. Ernst seconded. Motion carried unanimously.

New Agenda Items

05-14-01 Consider/Discuss List of Projects for Public Facilities Bond

Community Services Director/Interim Public Services Director Jon Rorie addressed Council, saying a key component for a project to be considered as a Facilities bond project was the asset had to provide at least 10 years of service after the project was completed. He noted that the 2011 Facilities Authority bond was for $3 million, and included 36 identified projects. Thirty of those projects had been funded, and 27 projects had been completed. Three were in various stages of completion, including the Battery Way dock/pier, which would be completed when the Lake Peachtree water level was where it needed to be following the repairs to the spillway; the BMX tower, which was waiting for a Request for Proposal (RFP); and the electrical upgrades at the pools as noted in the Recreation Master Plan. Rorie noted the electrical upgrades at the pools had been postponed until the update to the Recreation Master Plan had been completed to see whether any facilities would be repurposed. The 2011 unfunded projects included the Station 81 driveway and parking lots ($50,000 for supplies only), Baseball Soccer Complex building improvements (SR 74 maintenance building, addressed separately from facilities bond), BMX tower ($75,000 funded and unfunded), BC parking lots ($500,000 – would receive a 10-year return on investment, but would not meet requirements for parking needed), and Riley Field sewer upgrade ($39,000 –a septic system that should be converted to sewer in the long run).

Rorie continued that the 2014 budget had items funded through the issuance of facilities bonds, and the question was whether those items should be programmed through General Fund line items or whether a new bond should be issued. The pros for General Fund programming included spreading the costs over multiple fiscal years, and it was good financial planning if it was committed to an identified maintenance/replacement plan. The cons included the economic volatility or the "kick the can down the road" concept to which the General Fund was susceptible. There was limited ability to catch up on maintenance issues, as repairs would be more costly "down the road," funding had to be prioritized, and a reduction in purchasing power over time.

The pros for a Facility Authority bond included expediting the needed repairs and replacements, spreading the costs evenly over multiple fiscal years, liquidity in cash reserves, and spreading the costs over the life of an asset. The negative perception of long-term debt was the con.

Rorie pointed out that staff had done a good job of watching the targets on the 2011 Facilities Bond list, and the projects were nearing the end. He noted a $3 million 10-year bond had a principle payment of $300,000 annually. The interest payment at 3.5% was $61,000 annually, for a total payment of $361,000 annually for 10 years. The cost of borrowing $3 million was not necessarily $610,000. The underwriter's estimate on the interest rate was closer to 2.5%, which would cost $330,000 over the 10-year period. The interest rate was a moving target.

Rorie went over the 2015 potential Facilities Bond project list, which included many items carried over from the 2014 list. Much of the work could be insourced, which should substantially reduce the cost. Rorie said the City had employees with the skill and capacity to the jobs, but the issue was finding time.
The total for the Public Services Division was $265,000. The potential projects included HVAC and generator replacement for the administrative building, ancillary building roof recoating, gate replacement, storage bin cover, and generator/transfer switch replacement.

The Leisure Services Division list totaled $1,317,591. The project list included demolition of Clover Reach pool; Kedron Aquatic Center wall restoration; Kedron Aquatic Center HVAC replacement; Tennis Center roof, HVAC, and awing replacements; playground equipment replacement; skate park renovations; BMX tower and irrigation system (waiting for RFP); Glenloch Recreation Center HVAC; Library windows repair/replacement; Braelinn basketball courts; Kedron hockey rink wall/roof restoration; expansion of the Baseball Soccer Complex [BSC – now the Peachtree City Athletic Center (PAC)] irrigation pond; and four new roofs at the PAC.

Public Safety Services projects totaled $1,038,000. The list included Burn Building railings, sealant; replacement of HVAC and roof at Police headquarters; replacement of roof and HVAC at Station 81; seal coat exterior at Stations 83 and 84; roof replacement at Station 83; replacement of old section of roof at Station 84; and parking lot resurfacing at Stations 81 and 82.

The total for Administrative Services projects was $225,000, and the list included electrical upgrades at City Hall and Drake Field, replacing the windows at City Hall, and fire protection systems upgrades at all buildings. One of the reasons for the electrical upgrade at Drake Field was to allow more community events, which currently relied on a generator to provide power.

The contingency fund for all the projects was $35,000, for a total expenditure of $2,880,591.

Rorie said staff recommended a Facilities bond over putting the items in the General Fund. He cited the immediate need for repairs and upgrades and avoiding the decline in purchasing power of the funds over time as the primary reasons. Using a bond also provided liquidity of cash reserves and provided budgetary and financial stability since the costs would be fixed going forward at $361,000 annually for principal and interest for the bond. He added that the costs were a moving target, but were essentially the same for a $2.5 million or $3 million bond. Moving forward depended on where Council wanted to be from a maintenance perspective. He made no apologies for fixing/repairing facilities the residents used. It was the City's duty to do that. He supported a Facilities bond since the City was still catching up on maintenance from the recession years.

Imker said he wanted more information/estimates on the insourcing costs, including time, which could lower the amount of the bond. The potential list was quite large, and he would prefer to cut the amount of the bond if possible by insourcing. He noted the FY 2011 Facilities bond was for $3 million, and it included an additional refinancing for an equivalent Facilities Authority bond, winding up at $5.4 million ($3 million for the actual list of projects). The interest rate for the 2011 10-year bond was 2.095%. He continued that the bond underwriter usually gave a conservative estimate for interest, but the City could get interest rates as low was 2% to 2.5%, and the impact of getting the projects done for $20,000 in interest was advantageous.

Pennington agreed with Imker. When a cost value of money was done over the 10-year time period, the projection was practically nothing. Imker noted the General Fund debt was $16 million four years ago, and the current General Fund debt was $10.5 million, an incredible accomplishment given the disastrous budget, in his opinion, at that time. All but two of 10 debt items would be paid off within three years. Imker said the City also had $2.8 million in General Obligation Debt, which was a separate line item on the tax bill. The Stormwater Utility debt was $9.4 million in bonds that were 10 years at 3% interest. The utility's semi-annual fees paid the principle and interest on those bonds. Imker said he was not prepared to fund another bond when he did not know how it would impact the overall FY 2015 budget and beyond. He was ready to approve the proposed bond, but he wanted confirmation from the proposed FY 2015 budget and a better picture of where the City stood. There were too many unknowns at this point.

Imker had asked Meeker prior to the meeting if the City could reimburse the General Fund from the bond proceeds if needed for items that needed to be done as soon as possible, and Imker reported Meeker had said yes. Imker added he needed to know which projects were critical and which were advantageous to start right away.

Ernst noted there were some items appearing on both the 2011 bond list and the 2015 potential bond list, noting the HVAC at the Police Department on both lists. Rorie said the Police Department HVAC units were on both lists, adding that the HVAC units had been moved to the 2015 list because a new roof was programmed and it made sense to replace the HVAC units when a crane was available.

City Engineer Dave Borkowski added that there was originally $95,000 budgeted for the HVAC system in 2011, and that was for operational upgrades, monitoring, and automation. The roof units were not done at that time because they would be moved twice with the installation of a new roof. Pennington added that no matter what the project was, staff had found double what was expected when something was opened up.

King said he agreed the City had to catch-up with facility maintenance, and Council had to make hard decisions. A better job needed to be done selling the idea of a bond to the general public. The amount of interest on a bond was next to nothing when spread out over 10 years. The reality was the perception was the City was borrowing money to pay for maintenance that should be included in the budget. King said he was not saying he would vote against a bond, but he needed more information, asking if reserve funds could be used to offset any of the cost. Some citizens were not opposed to paying more in taxes to keep the City nice, and there probably were some items that could be cut from the budget. Council had to look at all the options.

Pennington said staff had looked closely at everything. There would be changes and adjustments upward in the operating budget because it was necessary. There was money in the cash reserve, but the City had a AAA credit rating, which was very important. Without that rating, the City would spend as much as it had before due to the purchase of insurance as protection. It all balanced out. Something needed to be done in the next month.

Financial Services Director Paul Salvatore said $800,000 in cash reserves had been budgeted for "pay as you go" projects. Due to budget amendments, that number was now up to $2.2 million, including the bridge work, technology upgrades, and more. The City was hitting the cash reserves now, which was another reason staff recommended a bond.

King asked if a decision was needed that night. Pennington said staff would like a decision, but staff wanted Council to understand either the money had to come from the cash reserves or General Fund or from the low-cost methodology of the bond. The cash reserves and General Fund fluctuated day to day. The City was still sitting at the 25% range in cash reserves.

Salvatore said the first budget workshop was scheduled for June 16, and the capital requests had been due from staff two weeks prior to this meeting. The operating budget requests were due May 9. This year, the City was on track with the budget, a little ahead on revenues with a favorable variance on expense projections. Pennington asked Salvatore to have the current revenue and budget information to Council for the next meeting.

Imker asked Rorie if the City would fall apart in two months. Rorie said no, they had been waiting for six months already. Imker suggested placing the consideration of the Facilities Authority bond on the agenda for the second meeting in June, which would be after the first look at the FY 2015 budget. Imker said he would be more comfortable with his understanding of what he would be voting for.

Rorie said the capital items had already been submitted for FY 2015 and were being added to the budget document. Pennington asked Salvatore if the debt service for bonds had been added to the budget. Salvatore said he had already included the debt service on the proposed bond in the current budget and in the future years budgets.

Imker said he was aware payments for a bond should have started in April, and the savings would be added to the bottom line of FY 2014, but he wanted to see the impact on the future years. He wanted to change some things for the future years too, which included changing the cash reserves from 20% to 25%. After speaking with Salvatore on why the City had the AAA credit rating, he wanted to ensure the rating was not jeopardized.

Salvatore said one of the threats to the AAA rating was when large chunks of the cash reserve were eaten up. If a decision was made to pay as you go next year, taking money out of the cash reserves in addition to the $2.2 million used this year could jeopardize the credit rating. He clarified that Council was not approving the bond resolution at this meeting. Approval of the agenda item meant staff could move forward with the underwriters and the process.

Imker asked if there were any critical items that had to be taken care of immediately. Rorie said the fire protection upgrades at City Hall and the Tennis Center roof, but waiting six to eight weeks would not hurt. Pennington added Council would have plenty of information by then.

Fleisch said that, when the 2011 bond list had been done, there were estimates that were not accurate. She asked how the cost estimates were done. Rorie said some of the estimates were actual quotes the City had received, and others were means estimates, which were typically plus or minus 10%. There were other costs that they would not know until the work had begun. Fleisch asked if there was another tier of projects that would come after the new bond. Rorie said the proposed list represented staff's best effort to identify projects for the next 10 years. Pennington said completing the projects would catch the City up on maintenance and provide a launching pad for the future. Maintenance never ended.

Fleisch commended staff on getting the work done since the 2011 bond was approved. Having the assessment done by Pond & Company made a great deal of difference.

No action was taken. Council consensus was to move the agenda item to the June 19 agenda.

05-14-02 Consider Use of Eminent Domain to Acquire Stormwater Easements at 100 Chase Court

City Attorney Ted Meeker said this was another issue where the property owners agreed with the amount the City planned to pay for the easements, but the bank would not respond. Learnard asked if this agreement had been friendly. Meeker said it had, and the agreement with the property owners had been signed nearly one year ago.

King moved to approve 05-14-02 Consider Use of Eminent Domain to Acquire Stormwater Easements at 100 Chase Court. Learnard seconded. Motion carried unanimously.

Council/Staff Topics

Pennington said representatives from the state's Safe Dams program had collected all the data and reports on the Lake Peachtree spillway for review after meeting with Fayette County Water System staff and the City Engineer. Staff hoped to get a response the next week that would tell the Water System which way to proceed. The lake would stay as it was until a decision was made by Safe Dams.

Fleisch noted that the state had allowed a permit so the "Get Stoked" tri-sport fitness challenge (swimming, stand-up paddle board race, and skateboard race) on June 27 could be moved to Lake McIntosh. Pennington said there were some other triathlons, but the big issue would be the International Festival and Dragonboat Races held in September. Lake McIntosh did not have the capacity or the set-up for that event. The state had issued permits for two events at Lake McIntosh, and the Water System officials had been told the state hoped those were the last they asked for. Everything was now dependent on Safe Dams.

Pennington said the Georgia Department of Transportation (GDOT) was working on the traffic responsive system along SR 54, and GDOT had met with the City's engineering consultant, Pond & Company. A lot of data had been collected on SR 54 and SR 74, and staff hoped to have more information within a week.

The replacement of the rails on the multi-use bridge on Lake Peachtree had been scheduled and the bridge would close on May 19 for 30 days. Map stands were posted that showed alternative routes.

Pennington said staff hoped to have the information on the SR 54 corridor study by mid-May or the end of May. Pond & Company had coordinated efforts with the state for a complete picture. There was a lot of available data.

Imker said he was out of town, asking if the Kedron pool bubble had been taken down. Rorie said it had.

Imker continued that he noticed there was still a lot of debris along the main arteries from the recent storms. He asked if more people could go out with blowers to clear the roads and paths. Rorie said 25 trees had gone down on the cart paths, and City employees were still out trying to take care of everything. Pennington said the crews were out at 4:00 a.m. during the last storm to get the roads cleared. Imker asked citizens report any problem areas, noting it could be done via the City's website.

Imker continued that there had been a 100% difference in how Council worked together over the last four months. It was a night and day situation compared to the previous four years, and he thanked Fleisch for leading the charge. Fleisch noted that Keep Peachtree City Beautiful also had trucks on the path system and were helping with the clean-up.

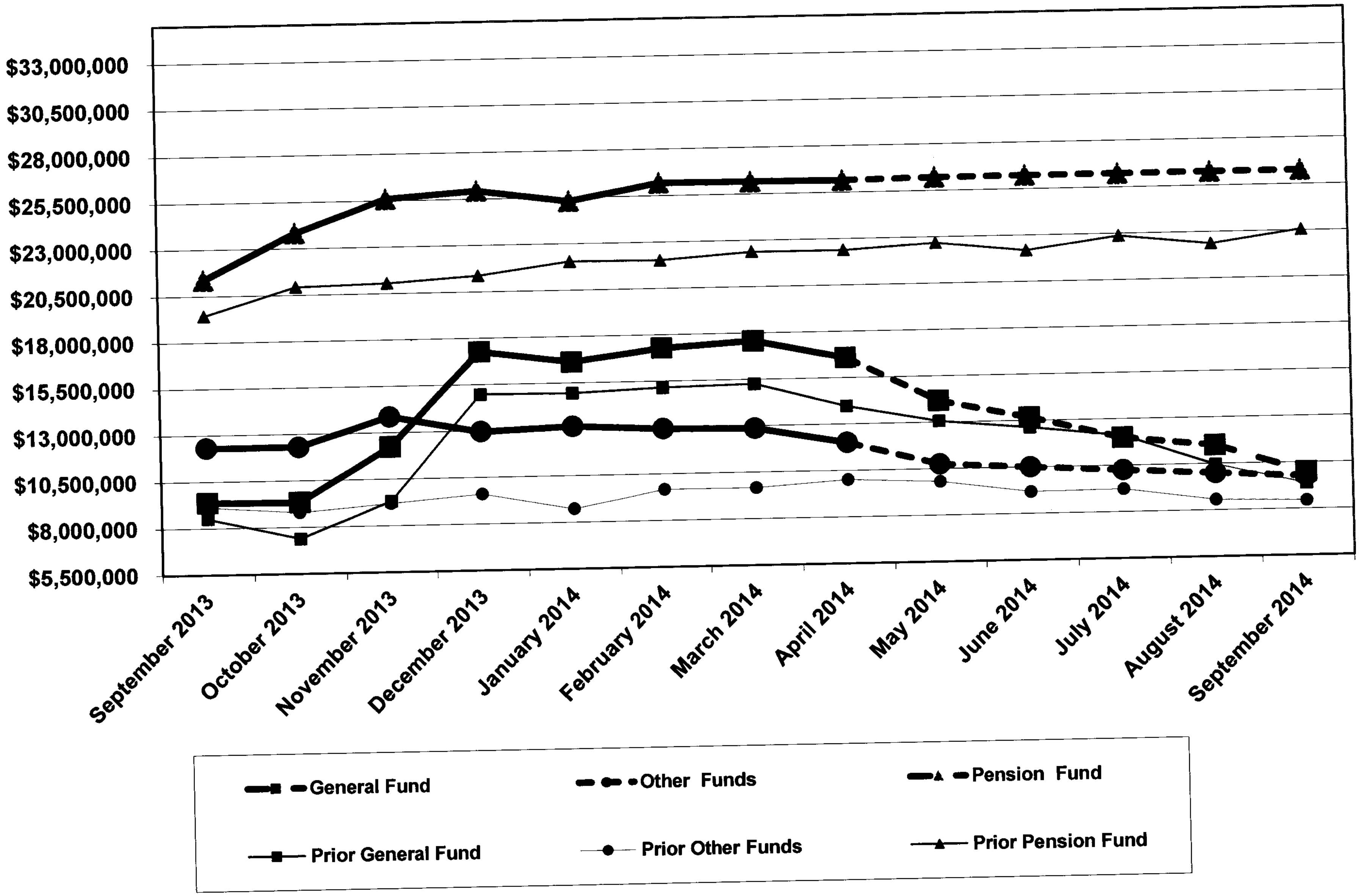
Meeker said there was no need for an executive session.

There being no further business, Imker moved to adjourn the meeting. King seconded. Motion carried unanimously. The meeting adjourned at 8:49 p.m.

____
Pamela Dufresne, Deputy City Clerk

____
Vanessa Fleisch, Mayor

CITY OF PEACHTREE CITY
FISCAL YEAR 2014 (with prior year comparison and current year estimates)
MONTHLY ENDING CASH/INVESTMENT BALANCES
(UNAUDITED)



CITY OF PEACHTREE CITY
MONTHLY REPORT
GENERAL FUND AND HOTEL/MOTEL TAX FUND
BUDGET COMPARISON (UNAUDITED)
FOR THE SEVEN MONTHS ENDED APRIL 30, 2014

PERCENTAGE OF BUDGET YEAR COMPLETED 58.3% (ACTUAL TRANSACTIONS STILL PENDING)

GENERAL FUND REVENUES BY MAJOR CATEGORIES

Description	2014 Budget	YTD Actual	Dollar Difference	Percentage To-Date
General Property Taxes	$ 11,854,549	$ 11,701,883	$ (152,666)	98.71%
Franchise Taxes	2,551,090	2,117,139	(433,951)	82.99%
Local Option Sales Tax	6,767,857	3,737,121	(3,030,736)	**55.22%**
Other Sales & Use Taxes	759,290	433,609	(325,681)	**57.11%**
Business Taxes	2,229,271	2,201,075	(28,196)	98.74%
Licenses & Permits	725,199	586,790	(138,409)	80.91%
Intergovernmental/Grants	464,279	379,472	(84,807)	81.73%
Charges for Services	1,159,332	627,917	(531,415)	**54.16%**
EMS Billings	598,820	283,844	(314,976)	**47.40%**
Fines & Forfeitures	1,158,684	528,305	(630,379)	**45.60%**
Investment Income	55,994	20,906	(35,088)	**37.34%**
Other Revenue	109,704	117,207	7,503	106.84%
Other Financing Sources	634,200	378,782	(255,418)	**59.73%**
Total General Fund Revenues	$ 29,068,269	$ 23,114,050	$ (5,954,219)	79.52%
Surplus Carryover	2,200,977			
Total General Fund	$ 31,269,246			

GENERAL FUND EXPENDITURES BY DIVISION AND/OR TYPE

Division and/or Type	2014 Budget	YTD Actual	Dollar Difference	Percentage To-Date
Executive Services	$ 492,750	$ 211,958	$ 280,792	43.02%
Administrative Services	1,271,834	599,991	671,843	47.18%
Financial Services	1,285,915	730,832	555,083	56.83%
Police Services/Code Enforcement	7,072,455	3,649,303	3,423,152	51.60%
Fire/EMS Services	6,994,385	3,660,855	3,333,530	52.34%
Public Works/Buildings & Grounds/Engineering	6,342,850	2,365,994	3,976,856	37.30%
Community Services	4,371,610	2,161,641	2,209,969	49.45%
Non-Divisional:				
Unemployment Insurance	20,000	-	20,000	0.00%
Non-Profit Organizations	22,500	22,500	-	100.00%
Transfer to Airport Authority	102,000	59,500	42,500	0.00%
Transfers to Other Funds	3,514,655	1,444,519	2,070,136	**41.10%**
Liability Insurance	146,665	85,334	61,331	**58.18%**
Litigation Services	104,040	71,602	32,438	**68.82%**
General Administration/Miscellaneous	60,354	6,839	53,515	11.33%
Budgeted Savings	(532,767)	-	(532,767)	0.00%
Total General Fund	$ 31,269,246	$ 15,070,868	$ 16,198,378	48.20%

HOTEL/MOTEL FUND REVENUES

Description	2014 Budget	YTD Actual	Dollar Difference	Percentage To-Date
Total Hotel/Motel Taxes	$ 1,138,400	$ 749,875	$ (388,525)	**65.87%**

HOTEL/MOTEL TRANSFERS OUT

Type	2014 Budget	YTD Actual	Dollar Difference	Percentage To-Date
Transfer to General Fund	$ 569,200	$ 374,938	$ 194,262	**65.87%**
Transfer to Tourism Association	569,200	374,937	194,263	**65.87%**
Total Hotel/Motel Transfers Out	$ 1,138,400	$ 749,875	$ 388,525	65.87%

CITY OF PEACHTREE CITY
FINANCIAL SERVICES
MONTHLY REPORT
(UNAUDITED)
AS OF APRIL 30, 2014

SUMMARY OF PURCHASE ORDERS ISSUED OVER $25,000 APPROVED BY CITY MANAGER
APRIL 2014

Description	Vendor	Award	Date
Class & compensation Study	Condrey & Assoc.	39,500	4/16/2014
Kedron Pond East Dam Construction	Integrated Science & Engineering	$ 25,000	4/23/2014
2015 F250 Quad Cab Truck - PW	Allan Vigil Ford	32,492	4/24/2014

PURCHASING REPORT
FOR MONTH ENDED APRIL 30, 2014 AND APRIL 30, 2013

Activity	Fiscal Year 2014	Fiscal Year 2013
Purchase Orders / Requisitions Processed	242	212
City Store Requisitions Processed	15	15
Sealed Bids Requested	0	0
Requests for Proposals	0	1
Bids Awarded	1	1
Requests for Proposals Awarded	1	2
Contracts Prepared	2	3
Electronic Auction	0	0
Fixed Assets Purchases	2	1
F250 P/U Truck		
P-Vbrent-VS- Backup and Replacement VMWare		

CITY OF PEACHTREE CITY
DONATIONS RECEIVED
APRIL 2014

None to Report	-
TOTAL MONTH OF APRIL 2014	$ -

CITY OF PEACHTREE CITY
LITIGATION SERVICES
FISCAL YEAR 2014
PAID AS OF April, 2014

Litigation Services (100-1505-579130)

Vendor	Month Paid	Project	Amount
Sumner Meeker	October	EEOC Claim	$ 1,017.72
Sumner Meeker	October	Breedlove	286.00
Sumner Meeker	October	EEOC Claim	329.24
Sumner Meeker	October	Mrosek	1,452.00
Sumner Meeker	November	EEOC Claim	2,925.24
Sumner Meeker	November	Mrosek	880.00
Sumner Meeker	November	Triad	528.00
Sumner Meeker	December	EEOC Claim	990.00
Sumner Meeker	December	Mrosek	2,833.62
Sumner Meeker	December	Triad	473.00
Sumner Meeker	January	Mrosek	1,868.94
Sumner Meeker	January	Triad	2,596.00
Sumner Meeker	February	EEOC Claim	1,167.00
Sumner Meeker	February	Mrosek	1,661.80
Sumner Meeker	February	Triad	2,020.00
Sumner Meeker	March	Abudl-Karim	1,965.00
Sumner Meeker	March	EEOC Claim	2,688.60
Sumner Meeker	March	Mrosek	1,725.00
Sumner Meeker	March	Triad	2,810.84
Sumner Meeker	March	Wynnmeade	4,227.52
Sumner Meeker	April	Abdul-Karim	1,335.00
Sumner Meeker	April	Cruz	600.00
Sumner Meeker	April	Golfview	1,320.00
Sumner Meeker	April	Mrosek	3,014.80
Sumner Meeker	April	Triad	5,783.32
Sumner Meeker	April	USA Pools	1,200.00
Sumner Meeker	April	Wynnmeade	900.00
GIRMA	October	Vehicle Accident	1,009.91
GIRMA	November	EEOC Claim	10,585.83
GIRMA	December	EEOC Claim	1,124.60
GIRMA	December	Vehicle Accident	5,000.00
GIRMA	December	Vehicle Accident	2,596.44
GIRMA	December	Vehicle Accident	5,000.00
GIRMA	January	Vehicle Accident	972.41
GIRMA	April	Vehicle Accident	809.19

Total Litigation Services to Date	$ 75,697.02
* Less Amount Charged back to FY2013	(4,094.87)
April FY2014 Litigation Expenses	$ 14,962.31

* Note: The claims paid in October 2013 were charged to fiscal year 2013 for financial reporting purposes, as the expenditures were incurred prior to 9/30/13.

Business Retention & Expansion Program Report:
April, 2014

- Held several meetings with various elected officials with regard to FCDA and future community needs.

- Met with leadership of local university and technical college to discuss future workforce training needs and programming.

- Working extensively with Company A to coordinate future event.
  -Guest List requirements
  -Event logistics and planning
  -Resources for event

- Held meetings with FCDA Board Members/potential Board Members regarding organization leadership.

- Worked with Company B regarding future business development
  -Assistance with new product line launch
  -Resources for business/leadership development
  -Company resource assistance with operations management

- Working with Company B with extensive workforce needs
  -Held meetings with regional partner organization to acquire support funding for training programs
  -Assisting company with navigation of program requirements for training dollars

- Attended Atlanta Regional Commission committee meeting for Innovation at the request of ARC.

- Attended economic development partner meetings to establish a broader regional network.

- Meetings with USPS regarding service delivery concerns for Company C.
  -Coordinated meeting with USPS and Company C to address issues

- Assisting Company D with transition of leadership
  -Sale of assets
  -Assistance with future workforce, recruitment of new employee in key role

- Met with local developers and County leader to discuss future projects in Peachtree City, as development will likely impact Industrial land.

- Assisting with State-level event that will impact PTC

- Participated in regional advisory Board for industry with local university.

- Company E
  -Considering Peachtree City as future headquarters location
  -Held several conference calls with company executives regarding project
  -Working closely with state-level partners to provide information and host company leadership, as needed.

As of: 5/8/2014

City Council Monthy Report

DEPARTMENT: PLANNING & ZONING
SUPERVISOR: DAVID RAST

FISCAL YEAR: 2014
CREATOR: KATHY GRAY

COMPARISON CHART

MONTH:	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	YTD FY 2014	APR of FY 2013	APR of FY 2012
BUILDING DEPARTMENT															
Single Family Units:	1	2	3	1	2	1	1						11	16	3
Single Family C.O.'s	2	6	2	0	1	0	1						12	17	1
Multi Family Units:	0	0	0	0	0	0	0						0	0	0
Multi Family C.O.'s	0	0	96	0	0	0	0						96	0	0
Miscellaneous*:	16	25	27	15	21	33	41						178	190	42
INSPECTIONS:	245	188	123	191	122	110	245						1,224	1,197	206
New Construction:	1	0	0	1	0	1	0						3	4	0
Non-Residenital C.O.'s	5	3	4	3	3	3	5						26	24	1
Expansion\Renovation\Tenant Finish:	9	6	7	3	9	3	5						42	44	7
Miscellaneous*:	1	2	1	2	3	1	0						10	19	2
INSPECTIONS:	123	96	131	60	73	85	90						658	607	133
DEVELOPMENT PERMITS	3	4	3	2	3	2	0						17	17	0
POPULATION ESTIMATE^	34,503	34,516	34,723	34,723	34,726	34,726	34,729						34,729	34,444	34,477
BUILDING PERMIT FEES	$40,298	$24,693	$19,477	$64,619	$28,419	$60,992	$24,307						$262,805	261,232	56,261
PLANNING DEPARTMENT															
Tree Removal Permits:	69	40	38	50	59	0	0						256	478	116
Sign Permits:	$200	$400	$200	$400	$600	$600	$200						$2,600	$2,830	$600
Banner/ Special Event Permits:	$215	$195	$60	$260	$130	$100	$170						$1,130	$880	$220
New Construction Plan Reviews:	$1,830	$1,200	$300	$1,168	$901	$300	$300						$5,999	$8,251	$900
Other Plan Reviews\Permits±:	$1,100	$525	$275	$7,987	$605	$0	$728						$11,220	$6,156	$350
Misc permit fees	$120	$161	$5	$53	$250	$45	$150						$784	$1,075	$225
Fire Department Permit Fees:	$885	$1,538	$650	$2,567	$1,976	$1,000	$858						$9,474	$9,375	$1,048
TOTAL PLAN REVIEW FEES	$4,350	$4,019	$1,490	$12,435	$4,462	$2,045	$2,406						$31,207	$28,567	$3,343
TOTAL FEES COLLECTED	$44,648	$28,712	$20,967	$77,054	$32,881	$63,037	$26,713						$294,012	$289,799	$59,604

* Miscellaneous permits are: Fences, Pools, Additions/Renovations, Reroofings, etc

^ Based on 2.09 people per residenital CO

± Other plan reviews: Soil Erosion permits, Land Disturbance Fee, Site Plan & Final Site Plan reviews

PEACHTREE CITY POLICE DEPARTMENT
2014 MONTHLY REPORT

	MARCH 2014	APRIL 2014	2014 Calendar Year to Date	2013 Calendar Year to Date
PART I CRIMES: Criminal Homicide, Forcible Rape, Robbery, Aggravated Assault, Arson, Motor Vehicle Theft, Theft, Burglary				
TOTAL PART I CRIMES	**32**	**41**	**146**	**127**
DUI ARRESTS	10	9	37	43
DRUG ARRESTS: Marijuana, Methamphetamine, Cocaine, Other (opium, heroin, etc)				
TOTAL DRUG ARRESTS:	11	14	34	36
OTHER ARRESTS				
PROPERTY CRIMES	14	13	69	54
PERSON CRIMES	7	9	27	29
TRAFFIC OFFENSES	15	15	64	74
OTHER	48	30	113	113
CALLS ANSWERED:	4,263	4,010	15,855	16,169
TRAFFIC:				
CITATIONS ISSUED	601	607	2,393	2,563
CITY ORDINANCES	39	33	105	105
WARNINGS	715	718	2,907	2,569
ACCIDENTS	90	82	354	343

CITY OF PEACHTREE CITY
RECREATION & SPECIAL EVENTS REVENUE
AS OF APRIL 30, 2014
WITH COMPARISONS TO APRIL 30, 2011, 2012 & 2013

RECREATION REVENUE	ACTUAL THRU APRIL FY 2011	ACTUAL THRU APRIL FY 2012	ACTUAL THRU APRIL FY 2013	ORIGINAL BUDGET FY 2014	BUDGET ADJUSTMENTS	CURRENT BUDGET FY 2014	ACTUAL THRU APRIL FY 2014
Program Fees - Recreation	$ 90,301	$ 84,988	$ 94,168	$ 189,113.00	$ -	$ 189,113	$ 76,522
Program Fees - Kedron	93,460	68,525	69,236	172,122	-	172,122	83,409
Program Fees - Kedron Open Gym	-	10,078	9,936	15,638	-	15,638	9,454
Program Fees- Athletic Tournaments	10,851	-	3,580	3,380		3,380	2,367
Facility Maintenance Rec.- Athletic Assoc.	-	-	60,695	93,000	-	93,000	62,451
Facility Maintenance Ked- Athletic Assoc.	-	-	12,130	$13,000	-	13,000	11,905
Events	-	-	5,627				5,794
Facility Rental - Recreation	5,096	2,430	7,624	10,000	-	10,000	7,181
Facility Rental - Kedron	5,088	10,377	11,614	19,630	-	19,630	10,496
	-						
Program Fees - Pool Fees/Passes	66,670	15,809	30,870	76,066	-	76,066	33,944
Program Fees - Kedron Swim Teams	-	5,358	25,693	59,843	-	59,843	42,997
Program Fees - Kedron Swim Lessons	-	4,136	3,355	12,193	-	12,193	2,801
Program Fees - Rec Pool Revenue	-	475	297	24,053	-	24,053	173
	$ 271,466	**$ 202,176**	**$ 334,825**	**$ 688,038**	**$ -**	**$ 688,038**	**$ 349,494**

Recreation Programming- We had a Lego "Spring Break Camp" at Kedron with 18 participants between the ages of 5- 11yrs. The Kedron pools closed at the end of the day on the 13th to remove the bubble and re-opened on the 26th to the public.
Special Events Notes- The Breast Cancer 1 Day Walk was at Drake Field on the 5th with an estimated 600 participants. Picnic Park reopened to the public on the 18th with a Grand Re-opening. March for Babies was held at Picnic Park on the 19th with an estimated 400 participants. The Huddleston Hustle was held at Huddleston Elementary on the 19th with an estimated 350 participants. The Optimist Easter Egg Hunt was held at Shakerag Knoll on the 26th with an estimated 350 in attendance. WWII Heritage Days was held at Falcon Field on the 26th & 27th with an estimated 2,000 in attendance. The Piedmont Hospital "Walk with a Doc" was held at Drake Field on the 26th with an estimated 35 in attendance. Bark for Life was held at Drake Field on the 27th with an estimated 100 in attendance.
Tournaments Notes- A Judo Tournament was held at Kedron on the 5th with an estimated 250 in attendance. BMX races were held on the 5th & 6th and again on the 12th with an estimated 200 participants each weekend. We had a PTB baseball tournament at BSC on the 5th & 6th and again on the 12th & 13th with an estimated 950 people in attendance each weekend. BMX State Qualifier was held on the 19th with an estimated 200 participants.

PLANNING COMMISSION ATTENDANCE RECORD

3-Year Term
Term of Appointment

April 2014 - 1
Report Date: Month Year

Name & Term Length (start/end)	Meetings Held Past 12 Months	# of Meetings Member Eligible to Attend	# Meetings Attended	# Meetings Absent	Meeting Dates Absent	Percentage Attendance
David Conner, Vice Chairman *10/07/10 - 09/30/16*	14	14	13	1	3/10/2014	**93%**
Aaron Daily *10/10/11 - 09/30/14*	14	14	12	2	6/10/2013 4/14/2014	**86%**
Frank Destadio, Chairman *04/21/11 - 09/30/15*	14	14	14	0		**100%**
Robert Napoli *10/01/12 - 09/30/15*	14	14	13	1	10/14/2013	**93%**
Lynda Wojcik *02/23/09 - 09/30/16*	14	14	14	0		**100%**

PLANNING COMMISSION ATTENDANCE RECORD

3-Year Term
Term of Appointment

April 2014 - 2
Report Date: Month Year

Name & Term Length (start/end)	Meetings Held Past 12 Months	# of Meetings Member Eligible to Attend	# Meetings Attended	# Meetings Absent	Meeting Dates Absent	Percentage Attendance
David Conner, Vice Chairman *10/07/10 - 09/30/16*	14	14	13	1	3/10/2014	**93%**
Aaron Daily *10/10/11 - 09/30/14*	14	14	12	2	6/10/2013 4/14/2014	**86%**
Frank Destadio, Chairman *04/21/11 - 09/30/15*	14	14	14	0		**100%**
Robert Napoli *10/01/12 - 09/30/15*	14	14	13	1	10/14/2013	**93%**
Lynda Wojcik *02/23/09 - 09/30/16*	14	14	14	0		**100%**

PEACHTREE CITY CONVENTION & VISITORS BUREAU ATTENDANCE RECORD

2 Year Term (unless specified below)
Term of Appointment

April-14
Report Date: Month Year

Name & Term Length (start/end)	Meetings Held Past 12 Months	# of Meetings Member Eligible to Attend	# Meetings Attended	# Meetings Absent	Meeting Dates Absent	Percentage Attendance
Byron Perryman *01/01/14-12/31/15*	11	11	9	2	8/21/2013 11/20/2013	**82%**
Shayne Robinson *Until no longer Recreation & Special Events Chairperson*	11	11	10	1	3/19/2014	**91%**
Sherri Smith Brown *01/01/14-12/31/15*	11	11	9	2	6/25/2013 7/17/2013	**82%**
Andy Dunn *1/1/2013 - 12/13/14*	11	11	8	3	9/18/2013 11/20/2013 01/22/2014	**73%**
Mike King *01/01/14-12/31/14*	11	4	3	1	2/26/2014	**75%**
Hope Macaluso *01/01/14-12/31/15*	11	2	2	0		**100%**
Rick Barnes *01/01/14-12/31/15*	11	11	11	0		**100%**
Wende Blumberg *01/01/14-12/31/15*	11	4	1	3	2/26/2014 3/19/2014 4/16/2014	**25%**

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: **Mayor & Council Members**

VIA: **Community Services Director**
City Manager

FROM: **Planning and Zoning Administrator** David

DATE: **May 8, 2014**

SUBJECT: **Consider rezoning request for 87.6-acre tract of land on MacDuff Parkway (John Wieland Homes and Neighborhoods)**
May 15, 2014 City Council Agenda

This item is being discussed in a public hearing before the Planning Commission on Monday, May 12. A memo describing the action taken will be provided after that date.

Attachments

POSITION PAPER

Planning and Zoning Administrator David
May 6, 2014

Applicant:	**John Wieland Homes and Neighborhoods, LLC**
Property address:	**Parcels 0734 101 and 0734 016, MacDuff Parkway**
Current zoning:	**GI General Industrial**
Current land use:	**IND Industrial**
Rezoning request:	**To change the zoning of the property from GI to GR-4 General Residential to accommodate a 204-lot age-targeted residential subdivision. The zoning change would also change the Land Use designation from IND Industrial to SFC Single-family Cluster.**

Situation:

The Applicant owns two tracts of land within Wilksmoor Village and desires to rezone the property from GI General Industrial to GR-4 General Residential. Both tracts of land are designated as IND Industrial on the city's Land Use Plan. If the property is rezoned, the Applicant intends to develop a 204-lot single-family detached residential subdivision with a density of 2.34 units per acre.

Because the property is not currently zoned for residential use, the Applicant is requesting that it be rezoned to an appropriate classification. A copy of the application is included as Attachment "A".

Facts:

1. The subject tracts have been zoned GI General Industrial since 1977. The Land Use Plan, adopted in 1985, indicates that the property should be developed for industrial purposes.

2. In 1995, the Land Use Plan was updated with the anticipation of developing a new village on the west side of HWY 74. The proposed village would include the subject tracts. In the event the village was to materialize, it was recommended the land use designation of the subject tracts be reclassified to SFC Single-family Cluster at a density not to exceed four units per acre.

3. The property is bordered on the south by the 182-acre Centennial subdivision, which was rezoned from GI General Industrial to GR-4 General Residential to permit no more than 350 residential units. The land use designation was also

changed from IND Industrial to SFC Single-family Cluster as a part of that rezoning. The Centennial subdivision was developed at a density of 2.34 units per acre.

4. The property is bordered on the east by the CSX rail line and HWY 74.

5. The property is bordered on the west by the 379.5-acre Wieland tract which was annexed into the city limits and zoned LUR-15 Limited Use Residential to permit the development of 475 single-family detached residential homes. The density of this subdivision will be 1.25 units per acre.

6. The property is bordered on the north by the undeveloped McWilliams tract, which is also zoned GI General Industrial. There are no immediate development plans for this tract of land.

7. A schematic master plan for the property was initially included within the Development of Regional Impact (DRI) study for the overall 782.59-acre Scarbrough, Stillwell and Wieland tracts. The DRI was submitted on August 3, 2006, and included the potential development of 335 townhome units on the subject tract (Attachment "B").

8. On June 14, 2007, City Council appointed a 9-member citizen task force "to evaluate possible uses for an 88-acre tract owned by John Wieland Homes in Peachtree City's West Village, and to help Council to provide direction for any future development proposals for the property."

9. The plan recommended by the task force included a total of 340 residential units, including 127 single-family detached units, 155 townhome units and 58 condominiums (Attachment "C").

10. The Applicant later modified the plan and submitted a request to rezone the property for no more than 321 residential units, which would have included 125 single-family detached and 196 townhome units. That application was withdrawn on December 8, 2008.

11. The Applicant has modified the plan once again and is now proposing no more than 204 single-family detached and age-targeted homes. MacDuff Parkway would be extended approximately 1,500 LF to provide access to the proposed subdivision.

Recommendation

City Staff recommends that the Planning Commission forward the proposed rezoning request to City Council with a recommendation that it be approved subject to the following understandings and conditions:

1. The Applicant, or their successor, shall be responsible for funding a traffic study of the existing intersections on MacDuff Parkway, including the HWY 54/ MacDuff Parkway intersection, to determine if improvements are warranted at these intersections based on the additional traffic that may be generated by the proposed subdivision. The Applicant shall also be responsible for funding enhancements to these intersections, at their sole expense, if and when traffic warrants justify these improvements. The city shall be responsible for right-of-way acquisition to accommodate these improvements and, based on the recommendations of the City Engineer and/ or the city's Traffic Consultant, shall make the final determination as to the need for such enhancements.

2. The portion of MacDuff Parkway that will be constructed to provide access to these tracts shall be constructed in accordance with the road construction plans on file with the City Engineer.

3. A detailed multi-use path plan shall be submitted along with the concept plat.

4. A city-owned greenbelt of no less than 50' wide shall be maintained along the southern property line. Except for perpendicular utility crossings, clearing and/ or grading shall not be permitted. Stormwater detention and/ or water quality features shall not be permitted within this greenbelt. This property shall be deeded to the city as a part of the final platting process.

5. A city-owned greenbelt of no less than 50' wide shall be maintained along the northern property line. Except for perpendicular utility crossings, clearing and/ or grading shall not be permitted. Stormwater detention and/ or water quality features shall not be permitted within this greenbelt. This property shall be deeded to the city as a part of the final platting process.

6. A tree save and landscape buffer of no less than fifty (50) feet in width shall be maintained at the rear of all lots abutting the Oglethorpe Transmission power line easement. Clearing and/ or grading within this buffer, except for perpendicular utility crossings, shall not be permitted. Stormwater detention and/ or water quality features shall not be permitted within this buffer. This buffer shall be identified on the final plat and included within the Deeds and Covenants recorded for the subdivision.

7. Existing vegetation in all areas identified as open space and/ or buffer shall be preserved to the greatest extent practicable prior to, during and following construction activities.

8. The overall development shall comply with the city's post-construction stormwater runoff management ordinance and provide water quality Best Management Practices (BMP's) on greenbelt areas dedicated to the city.

9. The location of the floodplain shall be field located and surveyed prior to preparation of the engineering drawings. Absolutely no development shall be permitted within the floodplain.

10. The maintenance of all internal parks, landscaped areas, signage and subdivision entrances shall be the sole responsibility of the developer and/ or the Homeowner's Association.

11. The Applicant shall establish deed covenants for the overall subdivision that shall limit rental units to no more than 20 percent of the total number of dwelling units in the subdivision. The covenants shall provide for the strict enforcement of the limit on rental units, and the developer shall establish the administrative structure for that enforcement prior to sale of the first dwelling unit in the subdivision.

12. The developer shall pay impact fees for each residential lot within the subdivision as identified within the city's Impact Fee Ordinance.

13. A statement addressing the proximity of the development to the CSX rail line shall be developed with the involvement of City Staff, the City Attorney and the developer. This statement shall appear on the final plat and in the Deed Restrictions and Covenants for the overall development.

14. It is understood the rezoning applies to the entire tract of land, and the property is zoned for no more than 204 residential units. It is also understood that, until such time that MacDuff Parkway is complete and open to traffic, no more than ___ units shall be permitted for construction.

Attachments

JOHN WIELAND HOMES
AND NEIGHBORHOODS

March 8, 2014

Mr. David E. Rast, ASLA
Planning and Zoning Administrator
Community Services Division
153 Willowbend Road
Peachtree City, Georgia 30269

Re: Application ("*Application*") by John Wieland Homes and Neighborhoods ("*Applicant*") to rezone 87.26 acres of land identified as Tax Parcels 0734 010 and 0734 016 ("*87.26-Acre Property*")

CONSTITUTIONAL CHALLENGE

Dear Mr. Rast:

Applicant respectfully submits this constitutional challenge in connection with the referenced Application. Please include this constitutional challenge as a formal part of the Application.

The 87.26-Acre Property is located north of Applicant's Centennial Subdivision in Peachtree City. The 87.26-Acre Property currently is zoned GI (General Industrial). The 87.26-Acre Property abuts the CSX rail line on the property's eastern boundary and includes the former Peach Pit Landfill and a Georgia Power substation. Applicant seeks to rezone the 87.26-Acre Property to GR-4 (General Residential) to build an upscale, master-planned residential community of 204 dwelling units and approximately 40 acres of active open space. Applicant intends for this large open space to serve Applicant's other nearby communities as well as the 87.26 Acre Property.

Applicant's proposed use of the 87.26-Acre Property is consistent with the City's published vision for this area as a sustainable, residential community, and Applicant has shown in the Application that the 87.26-Acre Property is suitable for the proposed use. Further, the Application satisfies all applicable criteria and standards for obtaining the requested rezoning.

Zoning classifications and restrictions (including, without limitation, rezoning denials and conditional approvals) are subject to constitutional limitations. The limited purposes of this letter are (1) to give the City notice (as required by Georgia law as a condition to appealing to the Superior Court) that the current GI zoning classification, as applied to the 87.26-Acre Property, violates the Constitution of the United States, as amended, and the Constitution of the State of Georgia, as amended, and (2) to give the City the opportunity to grant the Application and to cure the constitutional violations described herein.

All zoning restrictions (including classifications and conditions) are subject to the U.S. and Georgia constitutional prohibitions against taking private property for public purposes without first paying just compensation.[1] Zoning restrictions must bear a substantial relationship to the public health, safety, morals and general welfare. If zoning restrictions do not satisfy the "substantial relationship" requirement, then they are arbitrary, unreasonable and unconstitutional. If a zoning restriction results in relatively little gain or benefit to the public while inflicting serious injury or loss on the property owner, it is confiscatory and void.[2]

The two crucial questions identified by the Georgia Supreme Court in assessing the constitutionality of a zoning restriction are: (1) is the zoning restriction significantly detrimental to the property owner? And, if it is, (2) is the zoning restriction substantially related to the public health, safety, morals and general welfare? If a zoning restriction is significantly detrimental to the owner, and it is not substantially related to the public health, safety, morals and welfare, then it is unconstitutional.[3]

To answer these two crucial questions Georgia courts generally consider six factors: (1) the existing uses and zonings of nearby property; (2) the extent to which property values are diminished by the particular zoning restrictions; (3) the extent to which the destruction of property values promotes the health, safety, morals and general welfare of the public; (4) the relative gain to the public compared to the hardship imposed upon the individual property owner; (5) the suitability of the subject property for the zoned purposes; and (6) the length of time the property has been vacant as zoned, considered in the context of land development in the areas near the property.[4] Consideration of those factors with respect to the 87.26-Acre Property shows that the current GI zoning classification, as applied to the 87.26-Acre Property, is unconstitutional.

Addressing the first question, the current GI zoning classification applied to the 87.26-Acre Property is significantly detrimental to the Applicant. The 87.26-Acre Property is abandoned and has no utility as currently zoned. The current GI zoning deprives Applicant of all of the highest and best uses of the 87.26-Acre Property, significantly diminishing, if not destroying, the value to Applicant of the 87.26-Acre Property. In the nearby and surrounding properties, only residential development is proceeding, and residential zoning predominates in the nearby areas, including 380 acres of land to the north and west of the 87.26-Acre Property. The 87.26-Acre Property ideally is suited for the proposed upscale residential community, and it is not suited for industrial development under the existing GI zoning classification. Refusing to rezone the 87.26-Acre Property and refusing to allow Applicant to develop the 87.26-Acre

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[1] Ga. Const. 1983, Art. I, § 3, para. 1(a); U.S. Const. Amend. 5.
[2] See, e.g., Barrett v. Hamby, 235 Ga. 262, 265-66 (1975).
[3] DeKalb County v. Albritton Properties, 256 Ga. 103, 107-08 (1986).
[4] Guhl v. Holcomb Bridge Road Corp., 238 Ga. 322, 323-24 (1977); see also Board of Commissioners of Hall County v. Skelton, 248 Ga. 855 (1982) (applying Guhl factors); Albritton Properties, 256 Ga. 103 (same).

Property as proposed in the Application would be significantly detrimental to the Applicant and the 87.26-Acre Property under Georgia's constitutional zoning jurisprudence[5] and federal constitutional zoning jurisprudence.[6]

Addressing the second question, the current GI zoning, as applied to the 87.26-Acre Property, is not substantially related to the public health, safety, morals and general welfare. In point of fact, the proposed development of the 87.26-Acre Property as a sustainable residential community is consistent with the 2007 Peachtree City Task Force's vision for the 87.26-Acre Property and the surrounding areas. Maintaining the 87.26-Acre Property's GI zoning classification does not serve any public interest. It does not protect or maintain the character of the surrounding areas.[7] In fact, industrial development of the 87.26-Acre Property would be inconsistent with and harmful to the surrounding upscale residences and sustainable communities. Therefore, the current zoning GI classification of the 87.26-Acre Property is unconstitutional under Article I, Section 3, Paragraph 1(a) of the Georgia Constitution and the Fifth Amendment to the United States Constitution.

Likewise, any restriction or zoning classification placed on the 87.26-Acre Property that would not allow development consistent with the GR-4 zoning classification would be unconstitutional, and would constitute a taking of Applicant's valuable property rights in violation of the just compensation clause of Article I, Section 3, Paragraph 1(a) of the Georgia Constitution and the just compensation clause of the Fifth Amendment to the United States Constitution. To the extent that the applicable regulations and provisions of The 1977 Zoning Ordinance of Peachtree City, Georgia, as amended ("***Zoning Ordinance***"), together with the Comprehensive Plan, Official Zoning Map of Peachtree City, the Land Use Map and any amendments thereto, together with all other regulations adopted by Peachtree City, Georgia

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[5] See Albritton Properties, 256 Ga. at 108-09 (property owners established a significant detriment for constitutional purposes where there was a change in the surrounding community); Guhl, 238 Ga. at 324 (current zoning classification was unconstitutional because, in light of the uses of surrounding properties, the property was not "reasonably and economically suited" for the zoned use).

[6] Pennsylvania Coal Co. v. Mahon, 260 U.S. 393, 415, 43 S.Ct. 158, 160 (1922) ("The general rule at least is, that while property may be regulated to a certain extent, if regulation goes too far it will be recognized as a taking.").

[7] See Albritton Properties, 256 Ga. at 108-11 (the changing nature of the surrounding community, among other factors, showed that the benefit to the public of the existing zoning classification did not justify maintaining that classification in light of the detriment caused to the subject property and its owner); Guhl, 238 Ga. at 324 (government failed to establish substantial relationship between the zoning restriction and the general health, safety, morals, or general welfare where the zoning change requested by the property owner would not increase traffic any more than any other development of the property); Skelton, 248 Ga. at 856 (challenged current zoning classification was not substantially related to the public health, safety, morals, or general welfare and was therefore arbitrary, unreasonable, and unconstitutional).

(collectively, the *"**Zoning Regulations**"*) allow such an action by the Mayor and City Council, the Zoning Regulations are unconstitutional.

Denying the Application or placing new conditions or restrictions on the 87.26-Acre Property inconsistent with the GR-4 zoning classification also would violate Applicant's Federal and State Constitutional rights to equal protection under Article I, Section I, Paragraph 2 of the Georgia Constitution and the Equal Protection Clause of the Fourteenth Amendment to the United States Constitution. Any such action by the City would discriminate between Applicant and owners of similarly situated property in an arbitrary, capricious, unreasonable and unconstitutional manner.[8]

Similarly, denying the Application or placing new conditions or restrictions on the use of the 87.26-Acre Property inconsistent with the GR-4 zoning classification would be a gross abuse and misuse of governmental discretion in violation of Applicant's rights to substantive and procedural due process as guaranteed under Article I, Section 1, paragraph 1 of the Georgia Constitution and the Fifth and Fourteenth Amendments to the United States Constitution.[9]

To the extent that the Zoning Regulations could be read or interpreted to allow the City to deny the Application or to place new conditions or restrictions on the use of the 87.26-Acre Property inconsistent with the requested unconditional GR-4 zoning classification, the Zoning Regulations are unconstitutional under the same provisions for lack of objective standards, guidelines or criteria limiting the City Council's discretion in making decisions on land use applications.

In conclusion, Applicant is optimistic and hopeful that the City will decide the Application properly based upon the current law and evidence submitted in connection with the Application. Nevertheless, Applicant must submit this letter to comply with Georgia law requiring an applicant for rezoning to inform the City that denying the Application or placing new conditions or restrictions on Applicant's use of the 87.26-Acre Property would violate the Applicant's rights under the United States and Georgia Constitutions, the Zoning Ordinance and Federal and State laws.

Sincerely,

Dan Fields

Dan Fields
For John Wieland Homes and Neighborhoods

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[8] Matthews v. Fayette County, 233 Ga. 220, 226 (1974); City of Smyna v. Parks, 240 Ga. 699, 706 (1978).
[9] Ga. Const. 1983, Art. I, § 1, para. 1; U.S. Const. Amend. 5 and 14.

Please use blue or black ink to fill out this form.

PEACHTREE CITY™

REZONING PERMIT APPLICATION

153 Willowbend Rd, Peachtree City, GA 30269
P: 770-487-5731 F: 770-631-2552
WWW.PEACHTREE-CITY.ORG

Fee: $600 + $50/acre
Receipt # 285680
Date Filed 01/09/14
Case # 2014-02-MAP
Office Use Only

SITE LOCATION

Address: Proposed Macduff Parkway

Proposed Use: G-R.4 Residential

Site in which Village: ☐ Aberdeen ☐ Braelinn ☐ Glenloch ☐ Kedron ☑ Wilksmoor ☐ Industrial

SITE INFORMATION

Parcel #(s): 0734-10, 0734-16,

Existing Zoning: GI

Proposed Zoning: GR-4

Property Size: ____ Square Feet | 88+/- Ac Acres

APPLICANT

Name: JW Homes, LLC
Address: 4125 Atlanta Rd SE
City, State, Zip: Smyrna GA 30080
Phone #: 404.391.6803
Email: danfields@fieldstonerp.com

OWNER

Name:
Address:
City, State, Zip:
Phone #:
Email:

IMPACTED AREAS

	Sq ft | Acres		Total acres ÷ Impacted acres
	Square Feet	Acres	
Disturbed Area			%
Impervious Area			%
Open Space & Greenbelts			%

LAND USE & ZONING

Please record all surrounding property within 200ft of site

	Land Use	Zoning
North		
East		
South		
West		

LOCATION OF

Entrance to Site: Proposed MacDuff Parkway
Tree Save and Landscape Buffers:
Other Buffers: yes - pocket parks - active park area
Greenbelts (to be dedicated to the city): 50' along Parkway
Multi-Use Path Connections: Yes
Historical Resources: No
Natural Features: No
Stormwater Retention: per plan

BUILDING INFORMATION

Building type: Residential
Hrs of operation: ____ to ____
# of stories: ____ Building height: ____
Floor Area (Sq ft): ____ Existing | ____ Proposed
# of dwelling units: ~~204~~ 0 Units\acre: 204
# of employees: ____ Existing | ____ Proposed

Briefly describe proposed use of property:
(A separate detailed report is still required to be attached to this application)

Parking: ____ # Required | ____ # Existing | ____ # Proposed | ____ # Pervious

TYPE OF CONSTRUCTION

Structural Material: ☑ Wood ☐ Metal ☑ Concrete ☑ Brick ☐ Other ____
Roof Material: ☐ Metal ☐ Tar ☐ Shingles ☐ Slate ☐ Other ____
Interior Finish: ☑ Drywall ☑ Wood ☐ Concrete ☐ Stucco ☐ Other ____
Exterior Finish: ☑ Wood ☐ Metal ☑ Concrete ☑ Brick ☐ Other ____

SETBACKS

	Required	Proposed
Front (Building)	ft	ft
Front (Parking)	ft	ft
Side	ft	ft
Rear	ft	ft

RECEIVED JAN 09 2014

TRANSPORTATION INFORMATION

Name of access or adjacent street	# of access points	ROW width (ft)	Pavement width (ft)	# of lanes	Paved? (Y or N)	Roadway design capacity[1]	Traffic volume (ADT)[2]	Est. traffic generated (ADT)[3]
MacDuff Parkway								

[1] See GADOT Highway Capacity Manual [2] See GADOT Traffic Survey Unit (ADT – Average Daily Traffic) [3] Base on Institute of Transportation Engineers ratios – ratio used for estimate (e.g., x trips per y sf)

Estimated traffic generated by heavy vehicles:

Types of vehicles(s): ____________ ADT: ____________
(vehicles other than automobiles and light trucks - Delivery, Waste, Equipment trucks, etc)

UTILITIES & SERVICES INFO

Solid waste collection: ~~yes~~ No

Natural gas: yes

Electrical Service: yes
Underground? ☑ Yes ☐ No

Telephone Service: yes
Underground? ☐ Yes ☐ No

Cable TV Service: yes
Underground? ☐ Yes ☐ No

**** Please attach letters from utilities indicating that their services can support the proposed development ****

Water supply:
☐ Individual Well(s) ☐ Community System
☑ Municipal System: (Fayette County Water Dept)

Estimated total water demand (gpd): ____________

Wastewater collection\treatment:
☐ Individual Onsite ☐ Community System
☑ Municipal System: (Peachtree City WASA)

Estimated total wastewater discharge (gpd): ____________

FIRE INFORMATION

Automatic Fire Sprinklers:
☐ Yes ☐ No, why? ____________

Automatic Fire Alarm:
☐ Yes ☐ No, why? ____________

# of Fire Hydrants: ____________ (Existing) | ____________ (Proposed)

Briefly describe daily operations:
(A separate detailed report is still required to be attached to this application)

Hazardous Material On Site? ☐ Yes ☐ No
(If yes, describe type and method of storage to the right:)

Material(s): ____________ Storage: ____________

With the signing and submittal of this application, the property owner authorizes the Peachtree City Staff to enter onto the subject property to collect data and other information in order to accurately prepare reports or other documentation for review by the Planning Commission and City Council.

By signing below I hereby certify that the above listed information and the accompanying materials as requested are accurate.

Applicant Signature: [signature] agent for JW Homes LLC Date: 1/17/14

Property Owner Signature: [signature] Date: 1/17/14

Please complete the attached checklist.

OFFICE ONLY

This request, along with the required fee and supplemental documents, has been properly submitted and is hereby accepted for consideration by the Planning Commission and the City Council:

Signature: David E. Rast Date: 01·09·14 03.24

Date & Time of Planning Commission Public Hearing: 02·10 workshop | 03·10 workshop | ~~03·03~~ PH

Date of City Council Public Hearing: 04·03 Case Number: 2014·02·MAP

John Wieland

JOHN WIELAND HOMES AND NEIGHBORHOODS

Written Narrative Reference

MacDuff Parkway (87.26 acres)

In conjunction with the proposed rezoning of 87.26 acres, the Applicant is proposing to rezone an 87.26-acre tract fronting on MacDuff Parkway. The Applicant is seeking to rezone the tract from General Industrial to General Residential–4. In 2007, a Peachtree City Task Force was assigned by the Peachtree City Council to make a recommendation on how the tract should be developed. About twelve months later the committee recommended a sustainable community that included a combination of over 300 attached and detached homes. Although the Applicant intends to maintain superior architectural details and attractive streetscapes proposed by the committee, the Applicant is proposing fewer beautiful homes that are perfectly suited for today's active adult lifestyles. The homes have been designed with main-floor living, featuring first floor owner suites, gourmet kitchens and elegant courtyard spaces. The proposed neighborhood is intended to be age targeted, but not age restricted. There are a series of proposed parks throughout the neighborhood and the Applicant believes that the proposed land plan provides a more livable, sustainable neighborhood.

1. **Land Use:** Whether the proposed zoning and/or land uses are consistent with the long range land use designations.

   The proposed zoning and/or land use compliments the residential nature of the surrounding Wilksmoor Village neighborhoods. With the proposed recreation fields, cart paths, pocket parks and playfields consistent with the long range land use designation of Peachtree City. The proposed density is 2.34 compared to Cedarcroft (4.85), Centennial (2.6), Chadsworth (3.54). The Applicant purchased approximately 380 acres to the north that was annexed into the city and rezoned to LUR-15 with a 1.30 density.

   The proposed maximum number of 204 dwelling units should have a nominal impact on public and educational facilities since the homes will be specially designed for active adults. The maximum height of the homes will be 3 stories. Homeowners will enjoy access to the Applicant's proposed master-planned amenities to the west that include a neighborhood clubhouse, fitness center, pool, tennis, neighborhood parks and more.

   The existing zoning is not consistent with the surrounding area.

2. **Community Design:** How the proposal will address the principles and standards of community design.

   The proposed neighborhood is intended to blend with the design and quality of other homes in Wilksmoor Village. The Applicant is developing Cadence at Woodmont, a most successful age targeted neighborhood located in Canton, Georgia. The home designs and styles will be similar to the homes in Cadence at Woodmont. Photos have been included in this application. The land plan features interior pocket parks with interconnected streets with a 50' greenbelt buffer along MacDuff Parkway. There will be a single park area large enough for a few multi-purpose fields. It is anticipated that the parks will be owned and operated by the homeowners association.

3. **Economic Development:**

It is anticipated that the property tax generated at completion of the project will be approximately $1,069,000 annually. In addition to property taxes, there would be additional revenue generated from impact fees, licenses, permits and increased sales taxes. While there will be additional expenses related to the addition of homes, it is anticipated that the benefit of additional homes will support the commercially and industrially zoned land throughout the City. There is no benefit to the City to allow industrially-zoned property to exist surrounded by residential neighborhoods.

4. **Fire and Rescue:**

The proposed neighborhood is located on MacDuff Parkway currently served by fire protection and rescue services. No adverse impact on fire, police, prevention or suppression of services of Peachtree City is anticipated. The proposed homes will be constructed in accordance with the City's fire safety standards.

5. **Potable Water:**

No adverse impact is anticipated on the Fayette County Water System for either treatment or distribution of potable water. Water service is present in the MacDuff Parkway right-of-way. No water related improvements are needed to service the proposed neighborhood. The additional water lines with the additional customers will benefit the existing system.

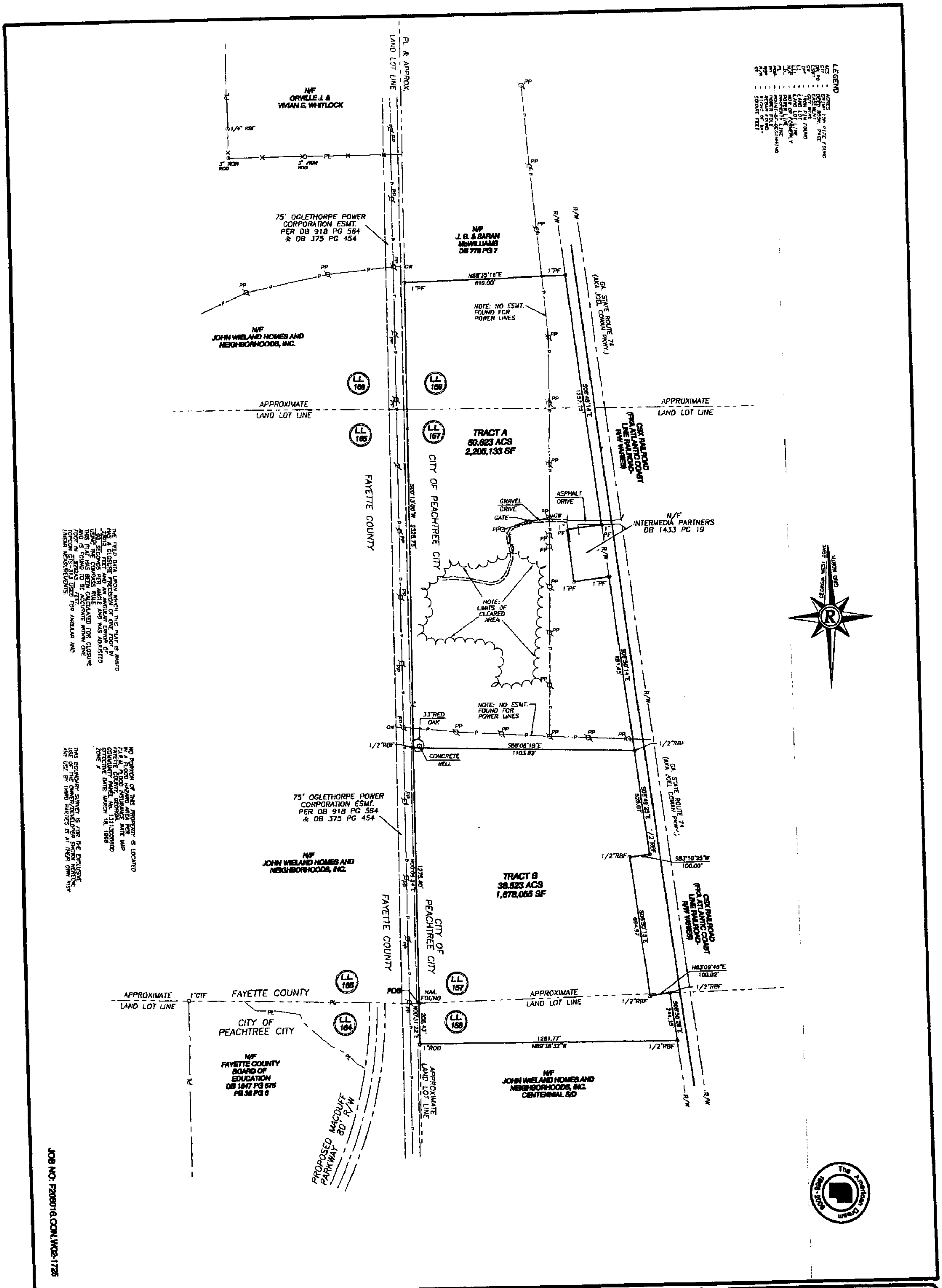
6. **Sewer:**

No adverse impact is anticipated on the existing waste water collection and treatment system. It is anticipated that existing sewer lines will be accessed to the south of the subject property.

7. **Transportation:**

It is anticipated that the development of this property will provide funding needed to complete MacDuff Parkway extension/connection north to Kedron Drive (permitted). GRTA's Notice of Decision (dated December 20, 2006) and Kimberly Horn and Associates' Transportation Analysis anticipated 335 townhomes on the tract. The proposed rezoning of subject property and the proposed rezoning for the tract significantly reduces the number of homes to 238 and eliminates townhomes. The cost of the parkway is to be fully funded by the developers and parkway enhancements are to constructed based upon an agreement between Brent West Village, LLC and Applicant.

Cart paths exist along the existing portion of MacDuff Parkway and is planned to be extended northward as part of a multi-use path system master plan.



SHEET 1 OF 1

DATE: 6/30/08
SCALE: 1" = 200'
JOB NO.: F206016.CON.W02
FILE NO.: JWH-PP-BDRY
DRAWN BY: MAB

THIS PLAT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE, IN INK, OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.

GRAPHIC SCALE

100' 0' 200' 400'

NO.	DATE	DESCRIPTION
		REVISIONS

SURVEY FOR:

JOHN WIELAND HOMES & NEIGHBORHOODS, INC.

LOCATED IN LAND LOTS 156, 157 & 158 • 7TH DISTRICT
CITY OF PEACHTREE CITY
FAYETTE COUNTY, GEORGIA

Rochester & Associates, Inc.
286 Highway 314, Suite A • Fayetteville, Georgia 30214
(770)716-8123 (770)716-8124 Fax • www.rochester-assoc.com

EXHIBIT "A"

PHOTO SCIENCE
Geospatial Solutions
PHOTO SCIENCE, INC.
1410 INDIAN TRAIL ROAD
NORCROSS, GEORGIA 30093
(770) 564-9843

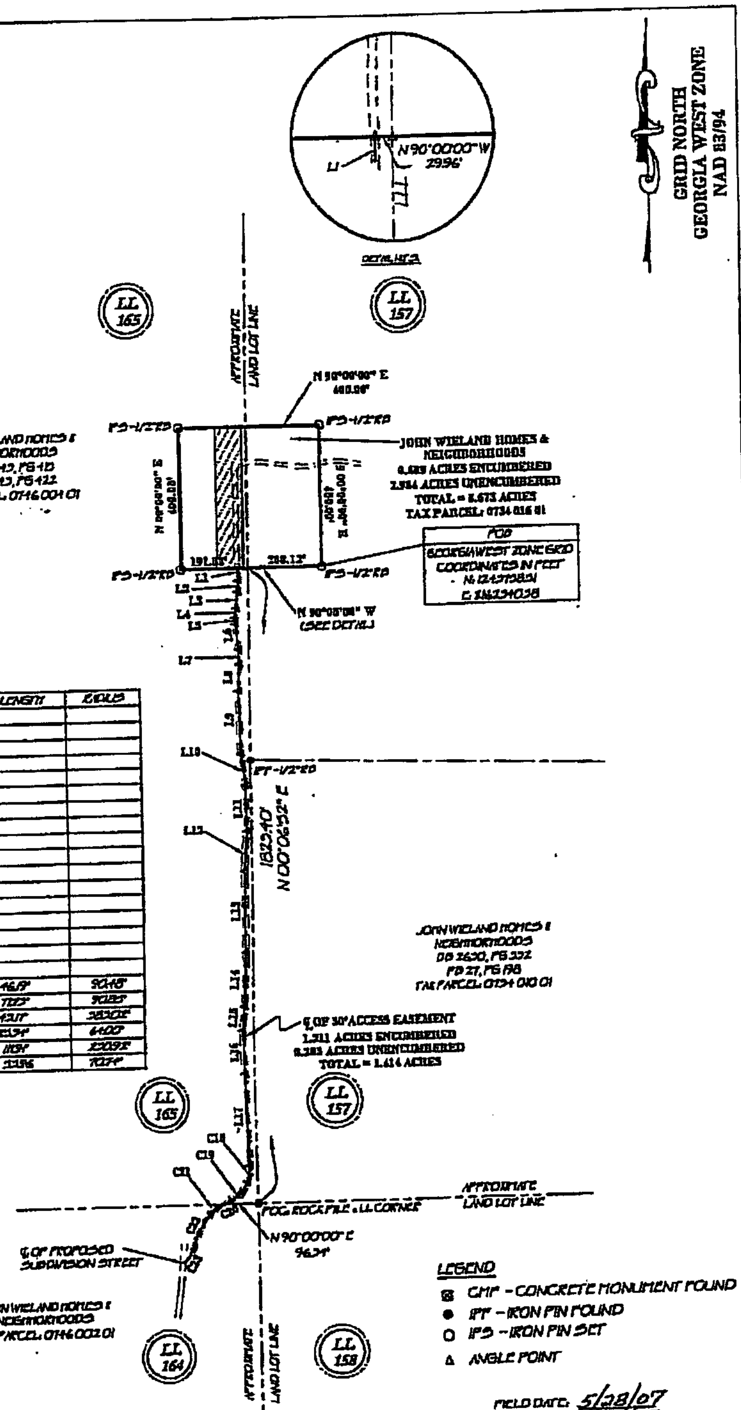
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 54,250+ FEET AND AN ANGULAR ERROR OF 02 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING - RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,040,000+ FEET.

GEORGIA REGISTERED LAND SURVEYOR No. 2178 ALBERT M. WYNN, JR. 7/27/07

ALBERT M. WYNN, JR.
GA REG. LAND SURVEYOR NO. 2178
ELECTRONIC TOTAL STATION USED

LINE	BEARING	DISTANCE	ARC LENGTH	RADIUS
L1	S 01°12'58" E	34.76'		
L2	S 02°31'14" W	32.37'		
L3	S 06°41'32" W	43.08'		
L4	S 08°02'20" W	26.07'		
L5	S 05°17'08" E	18.57'		
L6	S 06°47'16" E	73.57'		
L7	S 01°31'06" E	41.65'		
L8	S 02°39'26" W	77.06'		
L9	S 01°17'48" E	179.22'		
L10	S 07°08'16" E	92.69'		
L11	S 00°37'19" E	120.23'		
L12	S 04°22'50" W	116.24'		
L13	S 00°08'07" E	320.87'		
L14	S 08°00'22" W	154.07'		
L15	S 03°04'30" W	67.63'		
L16	S 01°22'34" E	120.20'		
L17	S 01°14'28" E	243.17'		
C18	S 10°28'40" W	47.69'	46.51'	90.48'
C19	S 44°08'45" W	69.85'	72.27'	90.25'
C20	S 63°10'31" W	43.20'	43.17'	383.05'
C21	S 51°30'01" W	22.18'	22.34'	64.00'
C22	S 28°00'23" W	110.85'	111.54'	320.95'
C23	S 36°39'21" W	22.37'	22.56'	70.74'



LEGEND
- CMF - CONCRETE MONUMENT FOUND
- IPF - IRON PIN FOUND
- IPS - IRON PIN SET
- ANGLE POINT

NOTE:
ACCESS EASEMENT WIDTH = 30'
(15' EACH SIDE OF CENTERLINE)

FIELD DATE: 5/28/07
PLAT DATE: 7/27/07

REFERENCES
JOHN WIELAND HOMES & NEIGHBORHOODS
DB 2443, PG 415
DB 2443, PG 422
TAX PARCEL: 0734 016 01, 0734 010 01, 0746 004 01 & 0746 002 001

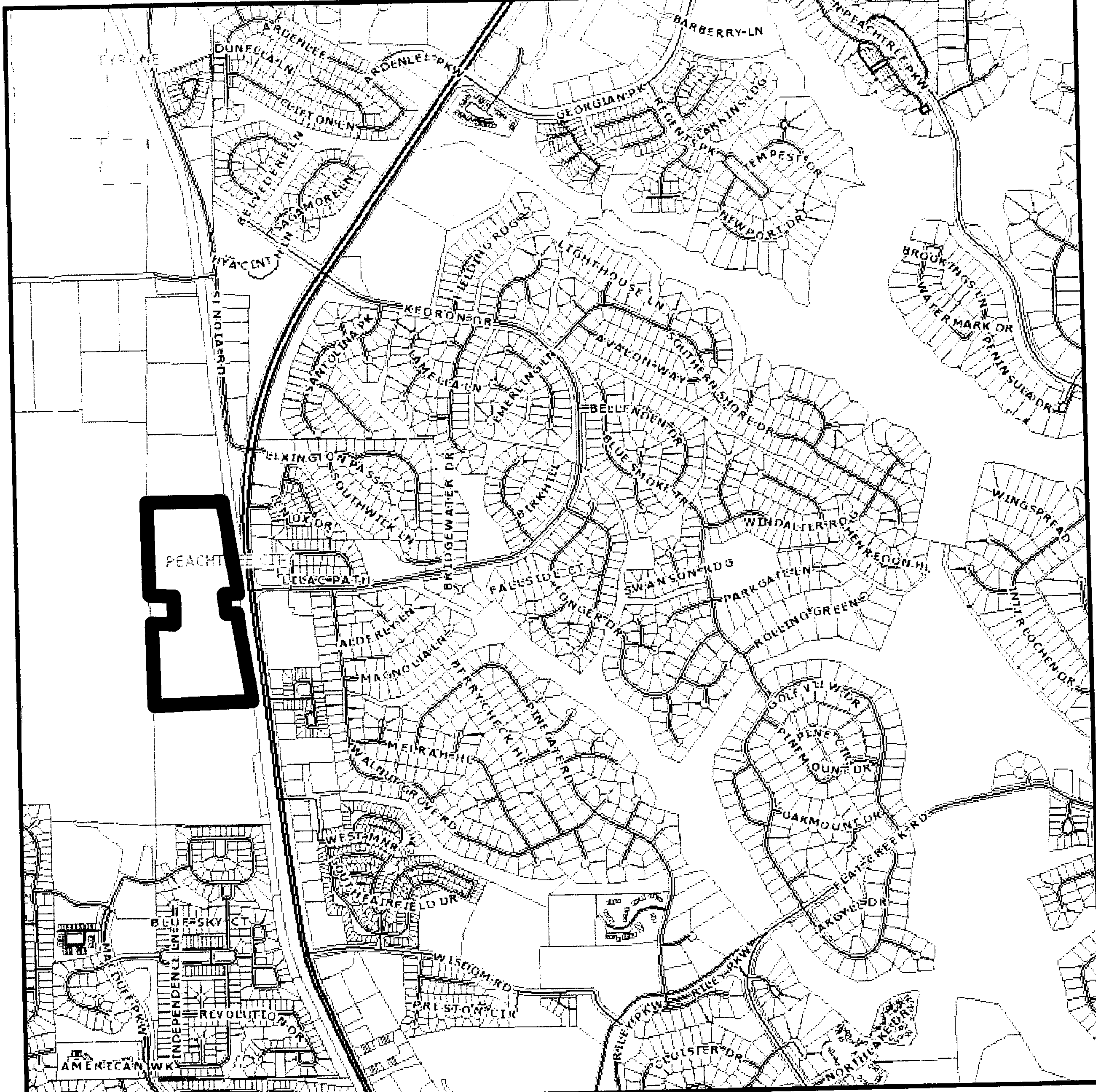
300 0 300 600
GRAPHIC SCALE - FEET

COWETA-FAYETTE EMC — METERPOINT 22
MACDUFF PARKWAY
115/12 kV SUBSTATION
PROPERTY PLAT

Georgia Transmission
Owned By Georgia's Electric Cooperatives
2100 E. EXCHANGE PL., P.O. BOX 1038, TUCKER, GA 30085-1038 (770) 270-7400

Drawn TNB	Approved	Scale 1"= 300'	
Checked AMW	Approved	1119-PP	
Checked	Approved		
Project P19131	Date 5/28/07	Sheet 1 of 1	

LAND LOTS 157, 164 & 165, 7th DISTRICT, FAYETTE COUNTY, GEORGIA



JW Homes 85 acres

1:18,000

0 900 1,800 Feet

N S E W

State Roads

County And City Roads

Other Roads

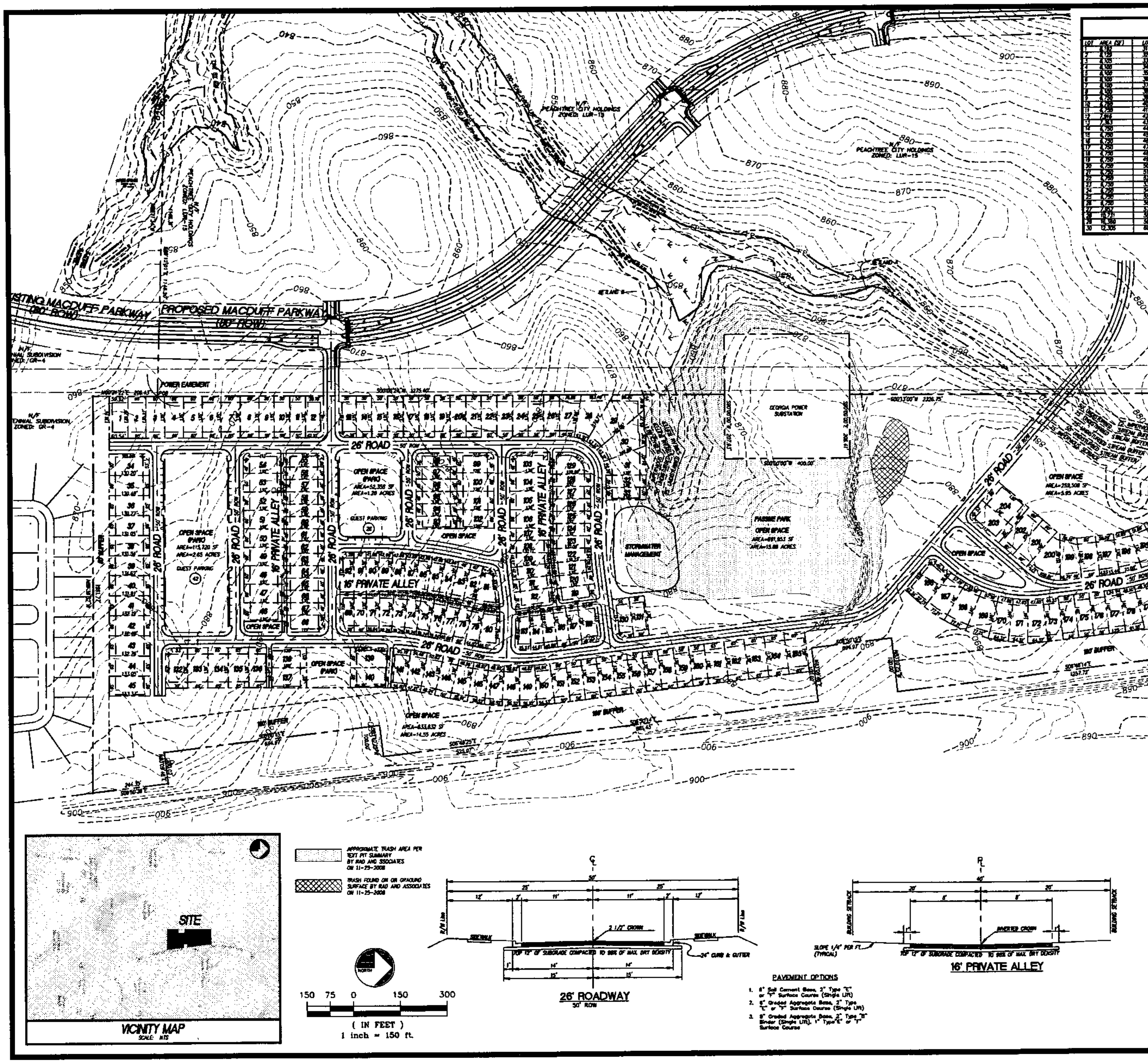
Major Rivers

Minor Rivers

City Limits

Parcels

89 Acre - Parcels within 200'					
Parcel	Owner	Address		Present Zoning	Land Use
0734056	Peachtree City Christian Church	500 Kedron Drive	PEACHTREE CITY, GA 30269	GR-10	CS
0734028	Intermedia Partners	482 Highway 74 N	PEACHTREE CITY, GA 30269	OS-P	CS
0734013	Unnisa Fiyaz	501 Highway 74 N	PEACHTREE CITY, GA 30269	OI	OFF
0734063	Bobbie Gray	Highway 74	PEACHTREE CITY, GA 30269	OI	OFF
0735039	Anders Peachtree City Properties LLC	101 McWilliams Drive	PEACHTREE CITY, GA 30269	OI	OFF
0735001	Bobby McWilliams	No Address- Land	PEACHTREE CITY, GA 30269	GI	IND
0746004	JW Homes LLC	4125 Atlanta Road Se	Smyrna, GA 30080	LUR-15	SFM
073442041	Peachtree City	0 Box 2371	PEACHTREE CITY, GA 30269	OS-C	OS
0734015	Smith & West Inc.	423 Highway 74 N	PEACHTREE CITY, GA 30269	GC	COM
0734023	Atlas Services LLC	427 Highway 74 N	PEACHTREE CITY, GA 30269	LC	COM
073442039	Cemetery Leach	No address provided	PEACHTREE CITY, GA 30269	OS-C	OS
0734026	Natures Nursery & Landscape Co Inc	407 Highway 74 N	PEACHTREE CITY, GA 30269	LC	COM
0734009	Pedville Proerties LLC	375 Highway 74 N Building	PEACHTREE CITY, GA 30269	OI	OFF
0734029	Newton Wilcox et al	403 Highway 74	PEACHTREE CITY, GA 30269	OI	OFF
0734054	RPC LLC	399 Highway 74	PEACHTREE CITY, GA 30269	LUC-19	OFF
0734055	Jody Gannon	401 Highway 74 N	PEACHTREE CITY, GA 30269	OI	OFF
073455010	Anthony Marshall	832 Richmond	PEACHTREE CITY, GA 30269	GR-4	SFC
073455009	AYALA JOSE A EDNA J VELEZ	834 RICHMOND CIR	PEACHTREE CITY, GA 30269	GR-4	SFC
073455008	TOLEDO PINTO MARIO ANTIONO TOLEDO BARBARA ANNE	836 RICHMOND CIR	PEACHTREE CITY, GA 30269	GR-4	SFC
073455007	THOMPSON CHARLES R JR KAREN A	838 RICHMOND CIR	PEACHTREE CITY, GA 30269	GR-4	SFC
073455006	JOLIN WILLIAM J. JOLIN LAURA D.	840 RICHMOND CIR	PEACHTREE CITY, GA 30269	GR-4	SFC
073455005	LIM YUNG BIN HYUN JOUNG IM	842 RICHMOND CIR	PEACHTREE CITY, GA 30269	GR-4	SFC
073455004	BEAR BRYAN L. BEAR KATHLEEN M.	844 RICHMOND CIR	PEACHTREE CITY, GA 30269	GR-4	SFC
073454008	LASHLEY JEFFREY R. LASHLEY JEANNA W.	858 RICHMOND CIR	PEACHTREE CITY, GA 30269	GR-4	SFC
073455003	HALL SEAN S. HALL LEISHA R.	846 RICHMOND CIR	PEACHTREE CITY, GA 30269	GR-4	SFC
073455002	PAPARO MARK PAPARO HILLARY	848 RICHMOND CIR	PEACHTREE CITY, GA 30269	GR-4	SFC
073454011	COSTICK LAUREN COSTICK PAUL	852 RICHMOND CIR	PEACHTREE CITY, GA 30269	GR-4	SFC
073455001	CRUTCHFIELD ROBERT J CRUTCHFIELD MICHELE SMITH	850 RICHMOND CIR	PEACHTREE CITY, GA 30269	GR-4	SFC
073454010	BROWN DENISE J	854 RICHMOND CIR	PEACHTREE CITY, GA 30269	GR-4	SFC
073454009	DAVIDSON, II HOLLIS DAVIDSON LENNON G.DAVIDSON, II HOLLIS DAVIDSON LENNON G.	856 RICHMOND CIR	PEACHTREE CITY, GA 30269	GR-4	SFC
073443030	CENTENNIAL NEIGHBORHOOD ASSOC INC	1465 NORTHSIDE DR #128	ATLANTA, GA 30318	OS-P	SFC
073454007	RONANKI NARAYANA RONANKI SWARNALATA	860 RICHMOND CIR	PEACHTREE CITY, GA 30269	GR-4	SFC
073455014	SATTENAPALLI BABU S MADHAVI KONDAPALLI	825 RICHMOND CIR	PEACHTREE CITY, GA 30269	GR-4	SFC
073455015	HARRISON MICHAEL HARRISON DANAH M	1112 PRESIDENTIAL PL	PEACHTREE CITY, GA 30269	GR-4	SFC
073455021	THOMPSON JANET RIVERS THOMPSON GARY L	829 RICHMOND CIR	PEACHTREE CITY, GA 30269	GR-4	SFC
073454012	CALTA ROBERT F CYNTHIA D	831 RICHMOND CIR	PEACHTREE CITY, GA 30269	GR-4	SFC
073455011	WILLIAMSON DANIEL & DAWN	830 RICHMOND CIR	PEACHTREE CITY, GA 30269	GR-4	SFC
0746002	JW Homes LLC	4125 Atlanta Road Se	Smyrna GA 30080	OS-C	OS



LOT AREA CHART

LOT	AREA (SF)	LOT	AREA (SF)	LOT	AREA (SF)	LOT	AREA (SF)	LOT	AREA (SF)	LOT	AREA (SF)	LOT	AREA (SF)
1	8,182	31	9,258	61	5,200	91	5,200	121	5,418	151	6,500	181	9,700
2	8,129	32	5,200	62	5,200	92	5,788	122	5,841	152	6,500	182	9,213
3	8,105	33	5,200	63	5,200	93	5,200	123	5,284	153	6,500	183	9,713
4	8,100	34	9,241	64	5,200	94	5,200	124	5,200	154	6,500	184	9,213
5	8,100	35	8,470	65	5,200	95	5,200	125	5,200	155	6,500	185	9,321
6	8,100	36	8,487	66	5,200	96	5,200	126	5,200	156	6,500	186	7,881
7	8,100	37	8,324	67	5,200	97	5,200	127	5,200	157	6,500	187	8,514
8	8,100	38	8,570	68	7,000	98	5,788	128	5,200	158	6,500	188	14,198
9	6,750	39	8,538	69	5,788	99	7,739	129	7,987	159	6,500	189	11,604
10	6,750	40	8,555	70	5,200	100	7,200	130	7,000	160	6,500	190	11,287
11	6,750	41	8,572	71	5,350	101	7,200	131	6,500	161	8,450	191	8,189
12	7,916	42	8,589	72	5,424	102	7,200	132	8,638	162	8,450	192	8,340
13	7,363	43	8,606	73	5,424	103	8,399	133	8,450	163	8,450	193	8,162
14	6,750	44	8,623	74	5,424	104	7,800	134	8,450	164	8,450	194	8,162
15	6,750	45	8,640	75	5,424	105	7,800	135	8,450	165	8,450	195	8,162
16	6,750	46	7,800	76	5,424	106	7,800	136	8,450	166	11,438	196	8,162
17	6,750	47	7,800	77	5,229	107	5,200	137	7,800	167	9,408	197	7,872
18	6,750	48	7,800	78	5,200	108	5,207	138	7,800	168	9,408	198	7,806
19	6,750	49	7,800	79	5,372	109	5,408	139	8,217	169	9,408	199	8,627
20	6,750	50	7,800	80	7,666	110	5,233	140	7,840	170	7,838	200	10,076
21	6,750	51	7,800	81	7,863	111	5,209	141	7,910	171	7,838	201	9,000
22	6,750	52	7,800	82	5,200	112	8,261	142	6,630	172	7,838	202	9,000
23	6,750	53	7,800	83	5,201	113	5,877	143	8,389	173	7,063	203	9,038
24	6,750	54	8,398	84	5,265	114	5,282	144	6,500	174	7,000	204	10,400
25	6,750	55	5,788	85	5,265	115	5,219	145	6,779	175	7,000		
26	6,750	56	5,200	86	5,265	116	5,200	146	6,847	176	7,000		
27	7,957	57	5,200	87	5,265	117	5,200	147	6,847	177	7,126		
28	10,731	58	5,200	88	5,265	118	8,237	148	6,847	178	7,676		
29	15,360	59	5,200	89	5,263	119	7,340	149	6,847	179	7,676		
30	12,305	60	5,200	90	5,246	120	5,200	150	6,834	180	7,676		

DEVELOPMENT SUMMARY

ZONING	
EXISTING ZONING	GI
PROPOSED ZONING	GR-4
TOTAL SITE AREA	87.259 ACRES
LOTS	204
DENSITY	2.34 LOTS/ACRE
OPEN SPACE	40.23 ACRES (46%)
SETBACKS	
FRONT	20 FEET
SIDE	5 FEET
REAR	20 FEET

LOT ANALYSIS

DESCRIPTION	LOT DIMENSIONS	PRODUCT	TOTAL
REAR ENTRY VIA ALLEY	40' x 100' MIN.	R-SERIES	70 LOTS
DETACHED REAR GARAGE	50' x 100' MIN.	R-SERIES	55 LOTS
REAR ENTRY VIA ALLEY	60' x 100' MIN.	CADENCE	21 LOTS
FRONT ENTRY	60' x 100' MIN.	CADENCE	34 LOTS
FRONT ENTRY	65' x 100' MIN.	GATES	24 LOTS
TOTAL RESIDENTIAL LOTS			204 LOTS

RIDGE PLANNING AND ENGINEERING
1785 WHITE CIRCLE - SUITE 202 - MARIETTA, GA 30066
JEFF SMITH, P.E. DIRECT 404.928.6280 - FAX 866.319.0672

ZONING PLAN

WILKSMOOR VILLAGE

LAND LOTS 156, 157 AND 158
7TH DISTRICT
PEACHTREE CITY, GEORGIA

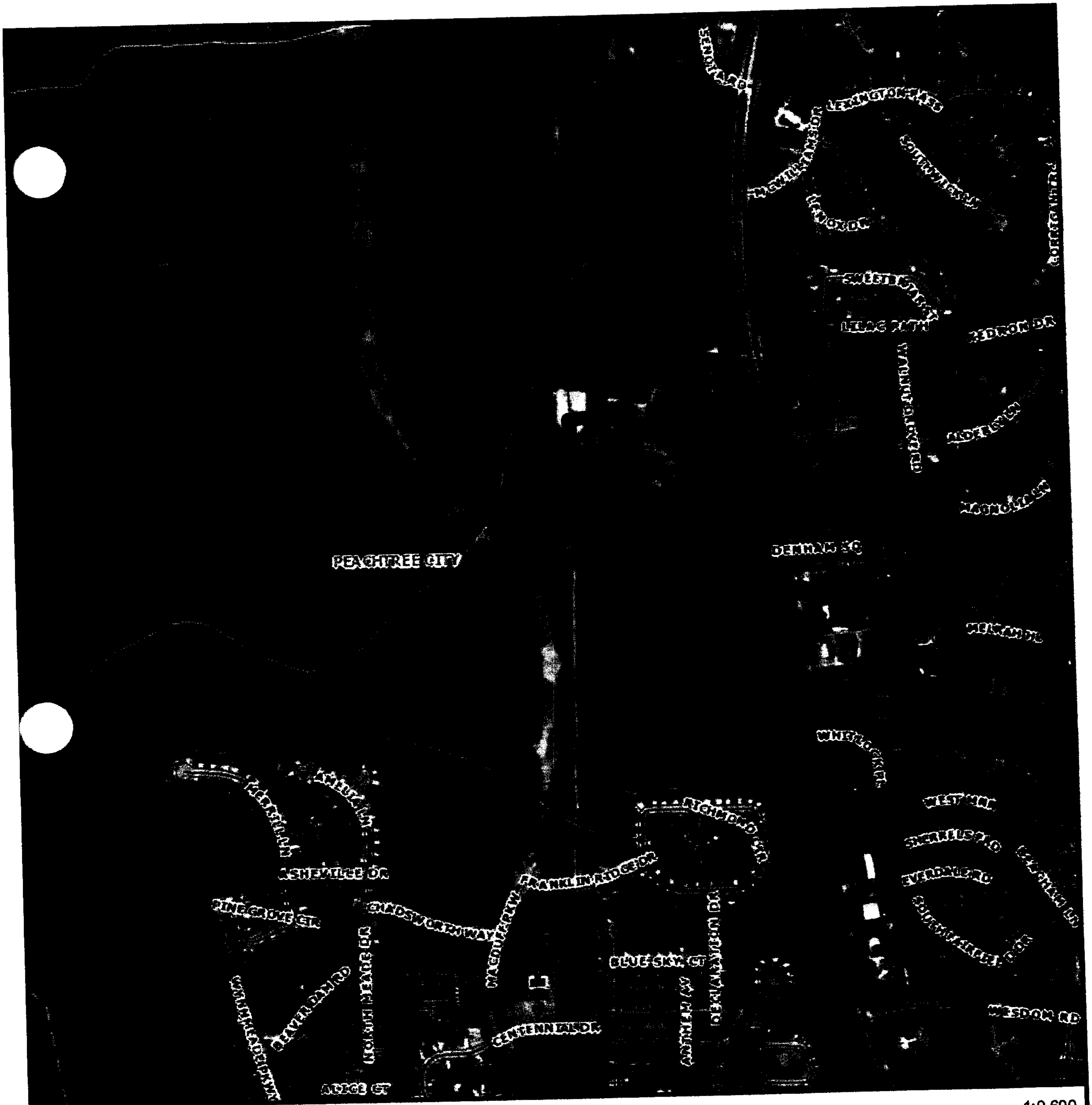
OWNER / DEVELOPER
Owner/Developer:
JOHN WIELAND HOMES AND NEIGHBORHOODS
jwhomes.com
4125 Atlanta Road SE • Smyrna, GA 30080
24 Hour Contact: Jason Gorman 770.703.1646

GSWCC CERTIFICATION NUMBER: 56629
EXPIRATION DATE: 07.20.2015

REVISIONS

ZONING PLAN

Z.100



JW Homes 85 acres

1:9,600

0 480 960 Feet

N E S W

- State Roads
- County And City Roads
- Other Roads
- Major Rivers
- Minor Rivers
- City Limits
- Parcels

CITY OF PEACHTREE CITY

INTEROFFICE MEMORANDUM

TO: **Mayor & Council**

VIA: **City Manager**
Community Services Director

FROM: **Planning and Zoning Administrator** David

DATE: **May 7, 2014**

SUBJECT: **Consider text amendments to LUC-16 zoning ordinance related to Lexington Circle**
May 15, 2014 City Council agenda

This item is being discussed in a public hearing before the Planning Commission on Monday, May 12. A memo describing the action taken will be provided after that date.

Recommendation:
That City Council approve the text amendments to the LUC-16 zoning ordinance as proposed.

Discussion:
The LUC-16 zoning ordinance for the Lexington Circle mixed-use development was adopted by City Council on March 16, 2000. The zoning established specific uses for the property.

The Development Agreement for Lexington Circle was approved on June 13, 2001, with the intent being "to finalize the terms of the rezoning and all conditions to which the parties have agreed." An Addendum to the Development Agreement included specific uses that would be and would not be permitted within the development.

Our records show the rezoning request followed the Zoning Procedures Law and was properly advertised, discussed and voted on in a public meeting.

Our records also show the Development Agreement was *not* referenced in the LUC-16 zoning ordinance nor was it mentioned within any of the meeting minutes when the rezoning request was being considered. We are concerned that approval of the Development Agreement may have not followed the Zoning Procedures Law.

In an effort to rectify this situation and to clear up the inconsistencies between these documents, Staff has prepared an amended LUC-16 ordinance for consideration.

Attached are copies of the existing ordinance with the changes inserted and a draft of the amended ordinance. The amended ordinance incorporates those changes proposed by the Planning Commission at their workshop on April 28.

Attachments

Ordinance Number _____ (LUC-16 - amended)

AN ORDINANCE TO AMEND ARTICLE X, REQUIREMENTS BY DISTRICT, SECTION 1006B.16 LIMITED-USE COMMERCIAL DISTRICT NO. 16, TO CORRECT INCONSISTENCIES BETWEEN THE EXISTING LUC-16 ORDINANCE AND THE ASSOCIATED DEVELOPMENT AGREEMENT, AND FOR OTHER PURPOSES.

NOW THEREFORE BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF PEACHTREE CITY, and it is hereby ordained by authority of the same, that:

Section 1. Article X, Requirements by District, Section 1006B.16 Limited-use Commercial District No. 16 of the Peachtree City Zoning Ordinance, be repealed in its entirety and replaced as follows:

(1006B.16) *Limited-use commercial district no. 16.*

The LUC-16 zoning district created by this section replaces the following existing zoning classifications:

(a) LUC-7 Palm Beach property,
(b) LUR-8 Lallande property,
(c) LUR-9 Lallande/Scott property, and
(d) R-43 Heard property.

(1006B.16.1) *Conformance with master plan.*

Development shall take place in conformance with the Ozell Stankus master plan dated December 2, 1999 and attached hereto as Exhibit "A" (Master Plan); Group VI Roadway/ Parcel layout plan dated January 16, 2001, (Exhibit "B") and Main Boulevard and Parking Specifications (Exhibit "C"). Any substantive change to this plan or any of the conditions and requirements of this section will require a new rezoning action.

(1006B.16.2) *Permitted Uses.*

(a) Single-Family Detached Residences.

(b) Multi-Family Residences shall be upper level (second and/ or third floor) residences and may have a rear entry ground level garage;

(c) The following commercial and office uses shall be permitted within the LUC-16 zoning district (The examples under the categories are not intended to be exhaustive. Businesses of like characteristics may be permitted, although not specifically listed as an example.)

(1) All retail oriented business involving the sale of merchandise on the premises (for example, the retail sale of foodstuffs, coffee shops,

wearing apparel, computers and appliances, office supplies, household goods, books, toys, florists, pharmaceutical related items, hardware-related items, pet stores, notions/ arts/ craft shops; jewelry shops, art galleries, businesses such as video-tape rental centers, shoe stores and other retail businesses normally found in shopping centers).

(2) Business involving the rendering of a personal service on the premises (for example, the installation of goods and parts sold through retail; insurance; medical, dental, optometry, chiropractic, and other medical-related items; veterinary offices (excluding facilities with outdoor kennel facilities); dry-cleaning establishments; dancing and other instructional businesses; health and fitness clubs; banking establishments; photography studios; and hair salons and barber shops).

(3) Office for governmental, business, professional or general purposes (for example, rendering services of the following nature: insurance; attorney's offices; accountants, investment brokers, and income tax preparation centers; advertising agencies, travel agencies, architectural and engineering services, interior designers, medical, dental, optometry, chiropractic, and other medical-related items; and real estate agencies.)

(4) Commercial recreation facility located entirely within a building.

(5) Building, facility or land for non-commercial park, recreation, thoroughfare or open space purposes.

(6) Private or semi-private club, lodge or social center.

(7) Building, facility or land for off-street automobile parking.

(8) Restaurant/ lounge (whose gross sales of non-food items, including liquor sales, do not collectively exceed 40% of total gross sales (for example: fast food, deli, restaurant beverage sale, cafeteria style, sit-down style, and specialty house (steak, Chinese, Italian, etc.).

(9) Theater, movie and/ or live, including dinner-theater.

(10) Hotel or motel.

(d) The following uses shall not be permitted within the LUC-16 zoning district: (The examples under the categories are not intended to be exhaustive. Businesses of like characteristics may be prohibited, although not specifically listed as an example.)

(1) Ambulance service

(2) Agricultural implement sales and service.

(3) Automobile repair garages.

(4) Automobile sales, new and used or leasing facility (excepting a car rental agency that does not park or store its vehicles in the development).

(5) Automobile part sales, including tires,

(6) Automobile washing establishments.

(7) Boat sales, new and used.

(8) Drive-in theaters.

(9) Animal hospitals or veterinary clinics with outdoor kennel facilities.

(10) Service stations.

(11) Drive-through restaurants that have no seating for customers.

(12) Cocktail lounge, disco or dance hall (provided that this restriction shall not prohibit the sale of beer, wine and alcohol and other beverages from a restaurant).

(13) Peepshows, massage parlors, adult book store, adult theater, adult amusement facility.

(14) Bingo parlor, bowling alley, pool hall, billiard parlor, skating rink, or roller rink.

(15) Blood bank.

(16) Any industrial use, assembly, manufacture, distillation, refining, smelting, agriculture, or mixing operation.

(17) Any "second-hand" store, Army-Navy or government "surplus" store, odd lot, closeout or liquidation store, any fire or bankruptcy sale, auction or flea market.

(18) Any dumping, disposal, incineration or reduction of garbage or refuse.

(19) Labor camp, junkyard, stockyard, or animal raising (except for boarding of animals incidental to a reasonable pet store operation).

(1006B.16.4) *Conditional uses.*

No conditional uses shall be permitted in this district.

(1006B.16.5) *Other requirements.*

(a) General Retail: Minimum Floor Area 150,000 square feet

Maximum Floor Area 225,000 square feet

(b) Restaurants: Minimum Floor Area 15,000 square feet

Maximum Floor Area 40,000 square feet

(c) Offices: Minimum Floor Area 30,000 square feet

Maximum Floor Area 80,000 square feet

(d) Maximum Commercial Area:

The overall area of general retail, restaurants, and offices shall not exceed 300,000 square feet.

(e) Maximum Residential Units:

Single-Family Detached - 135 units

Fee-simple townhomes - no more than 80 units

(f) Minimum Open Space Area:

At least 20 percent of the tract must be exclusively devoted to permanent green space in the form of park land, greenbelts, and buffers.

(g) Commercial Tenants:

The largest single commercial tenant in the Center shall have a floor area of less than 50,000 square feet; the second largest tenant shall have a floor area of less than 40,000 square feet; and the third largest tenant shall have a floor area of less than 32,000 square feet. No businesses shall be located within the Center if they rely on drive-through traffic for more than 50 percent of their revenue. In addition, all drive-through facilities shall be located away from the main shopping street, the traffic circle, and the secondary access street; and no direct access is provided to these areas.

(h) Single-Family Detached Residential:

There shall be two types of single-family detached residential lots: Type "A" shall have a minimum width of 82 feet and shall be located adjacent to the greenbelt along the west property line of the tract. There shall be at least 22 Type "A" lots. All other lots shall be Type "B," and they shall have a minimum width of 52 feet.

(i) Minimum Residential Lot Area:

Type "A" - 7,800 square feet

Type "B" - 5,600 square feet

Fee-simple townhomes - N/A

(j) Minimum Residential Floor Area:

Type "A" - 2,400 square feet

Type "B" - 1,600 square feet

Fee-simple townhomes - 800 square feet

(k) Minimum Front Setback:

Type "A" - 30 feet from back of curb

Type "B" - 15 feet from back of curb

All Other Uses - 10 feet from back of curb

(l) Minimum Side Setback:

Type "A" - 5 feet

Type "B" - 3 feet

All Other Uses - 0 feet

(m) Minimum Rear Setback:

Type "A" - 20 feet

Type "B" - 17 feet

All Other Uses - 0 feet

(n) Building Separation:

If any buildings within the tract are not attached, there must be a minimum separation of 10 feet between them.

(o) Parking: As set forth in section 909.

(p) Signs: As set forth in the sign ordinance and in accordance with a sign program for the tract which shall be approved by the planning commission as a part of the overall design criteria for the tract.

(q) Maximum Building Height:

Three (3) stories plus a basement.

(r) Buffers. The following buffers and greenbelts shall be provided:

(1) A minimum 35-foot wide city-owned greenbelt along the north property line adjoining the Mathis property;

(2) A minimum 50-foot wide city-owned greenbelt along the west property line adjoining the Southern Trace and Parkway Estates subdivisions.

(3) A minimum 60-foot wide city-owned greenbelt along the east property line adjacent to GA 54 in all areas where residential lots are platted;

(4) A minimum 60-foot wide landscaped buffer along the eastern property line adjacent to GA 54 in all areas where residential lots are not platted;

(5) A minimum 50-foot wide landscaped buffer along the southern property line adjacent to Walt Banks Road where residential lots are not platted;

(6) A minimum 60-foot wide greenbelt along the southern property line adjacent to Walt Banks Road where residential lots are platted.

(s) Curb Cuts:

The tract shall be limited to one curb cut on GA 54 and one curb cut on Walt Banks Road to serve the single-family detached lots.

The tract shall be limited to three commercial curb cuts on GA 54 (one at the existing median cut and two other right-in, right-out cuts about equally spaced between the median cut and Walt Banks Road). The tract shall be limited to one commercial curb cut on Walt Banks Road.

(t) Architectural Concept:

All proposed development shall comply with the overall master plan and shall be designed in accordance with the Lexington Circle Design Guidelines (hereinafter "Guidelines") which shall be approved by the

Planning Commission as a part of the ordinance approval process. The Guidelines shall be consistent with the concept illustrated by the Ozell Stankus master plan. As a part of the conceptual site plan approval process, the Applicant shall submit schematic building elevations to City Staff for review prior to presenting them to the Planning Commission for approval.

(u) Landscape Concept:

In addition to an architectural concept, the overall tract must be developed in accordance with an approved landscape concept that includes islands at each entrance, all medians, and all landscape areas shown on the master plan.

(v) Tree-Save Areas:

In developing the tract, the developer shall make every reasonable effort to provide meaningful tree-save areas in addition to the required greenbelts and buffers.

(w) Watershed Protection:

The developer must take whatever steps are necessary to assure that the quality of stormwater runoff from the tract is properly controlled in accordance with established "best management practices."

Section 2. All other provisions of Section 1006B of the Zoning Ordinance of the City of Peachtree City, Georgia which are not amended by this Ordinance shall remain in full force and effect.

Section 3. All ordinances or parts thereof which conflict with the provisions of this ordinance are, to the extent of such conflict and except as hereinafter provided, hereby repealed.

Section 4. Should any provision of this ordinance be declared invalid by a Court of competent jurisdiction, such decision shall not affect the validity of this ordinance as a whole or any provision thereof other than the provisions specifically declared to be invalid. The City Council declares that it would have passed this ordinance and each subsection, sentence, clause and phrase thereof, irrespective of the fact that any one or more subsections, sentences, clauses or phrases may be declared invalid.

Section 5. This ordinance shall be in full force and effect upon its official adoption by the City Council.

This ________ day of ______________________ 2014.

____
Vanessa Fleisch, Mayor

____

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Attest: ______________________________
City Clerk

(1006B.16) *Limited-use commercial district no. 16.*

The LUC-16 zoning district created by this section replaces the following existing zoning classifications:

(a) LUC-7 Palm Beach property,

(b) LUR-8 Lallande property,

(c) LUR-9 Lallande/Scott property, and

(d) R-43 Heard property.

(1006B.16.1) *Conformance with master plan.*

1. Development shall take place in conformance with the Ozell Stankus master plan dated December 2, 1999 and attached hereto as Exhibit "A" (Master Plan); Group VI Roadway/ Parcel layout plan dated January 16, 2001, (Exhibit "B") and Main Boulevard and Parking Specifications, (Exhibit "C"). Any substantive change to this plan or any of the conditions and requirements of this section will require a new rezoning action.

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(1006B.16.2) *Permitted Uses.*

(a) Single-Family Detached Residences.

(b) ~~Multi-Family Residences in Second-Floor Loft Apartments~~Multi-Family Residences shall be upper level (second and/ or third floor) residences and may have a rear entry ground level garage;

(c) The following commercial and office uses shall be permitted within the LUC-16 zoning district: (The examples under the categories are not intended to be exhaustive. Businesses of like characteristics may be permitted, although not specifically listed as an example.)

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(1) All retail oriented business involving the sale of merchandise on the premises (for example, the retail sale of: foodstuffs, coffee shops, wearing apparel, computers and appliances, office supplies, household goods, books, toys, florists, pharmaceutical related items, hardware-related items, pet stores, notions/ arts/ craft shops; jewelry shops, art galleries, businesses such as video-tape rental centers, shoe stores and other retail businesses normally found in shopping centers)).

(2) Business involving the rendering of a personal service on the premises (for example: the installation of goods and parts sold through retail; insurance; medical, dental, optometry, chiropractic, and other medical-related items; veterinary offices (excluding facilities with outdoor kennel facilities); dry-cleaning establishments; dancing and other instructional

businesses; health and fitness clubs; banking establishments; photography studios; and hair salons and barber shops).

(3) Office for governmental, business, professional or general purposes (for example, rendering services of the following nature: insurance; attorney's offices; accountants, investment brokers, and income tax preparation centers; advertising agencies, travel agencies, architectural and engineering services, interior designers, medical, dental, optometry, chiropractic, and other medical-related items; and real estate agencies.)

(4) Commercial recreation facility located entirely within a building.

(5) Building, facility or land for non-commercial park, recreation, thoroughfare or open space purposes.

(6) Private or semi-private club, lodge or social center.

(7) Building, facility or land for off-street automobile parking.

(8) Restaurant/ lounge (whose gross sales of non-food items, including liquor sales, do not collectively exceed 40% of total gross sales (for example: fast food, deli, restaurant beverage sale, cafeteria style, sit-down style, and specialty house (steak, Chinese, Italian, etc.).

(9) Theater, movie and/ or live, including dinner-theater

(10) Hotel or motel.

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(d) The following commercial and office uses shall not be permitted within the LUC-16 zoning district: (The examples under the categories are not intended to be exhaustive. Businesses of like characteristics may be prohibited, although not specifically listed as an example.)

(1) Ambulance service
(2) Agricultural implement sales and service.
(3) Automobile repair garages.
(4) Automobile sales, new and used or leasing facility (excepting a car rental agency that does not park or store its vehicles at Lexington Commons).
(5) Automobile part sales, including tires.
(6) Automobile washing establishments.

(7) Boat sales, new and used.
(8) Drive-in theaters.
(9) Animal hospitals or veterinary clinics with outdoor kennel facilities.
(10) Service stations.
(11) Drive-through restaurants that have no seating for customers.
(12) Cocktail lounge, disco or dance hall (provided that this restriction shall not prohibit the same of beer, wine and alcohol and other beverages from a restaurant).
(13) Peepshows, massage parlors, adult book store, adult theater, adult amusement facility.
(14) Bingo parlor, bowling alley, pool hall, billiard parlor, skating rink, or roller rink.
(15) Blood bank.
(16) Any industrial use, assembly, manufacture, distillation, refining, smelting, agriculture, or mixing operation.
(17) Any "second-hand" store, Army-Navy or government "surplus" store, odd lot, closeout or liquidation store, any fire or bankruptcy sale, auction or flea market.
(18) Any dumping, disposal, incineration or reduction of garbage or refuse.
(19) Labor camp, junkyard, stockyard, or animal raising (except for boarding of animals incidental to a reasonable pet store operation.

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~~(c) General Retail Commercial.~~

~~(d) Theater and Restaurant Commercial.~~

~~(e) General Office Commercial.~~

(1006B.16.4) *Conditional uses.*

No conditional uses shall be permitted in this district.

(1006B.16.5) *Other requirements.*

(a) General Retail: Minimum Floor Area 150,000 square feet

Maximum Floor Area 225,000 square feet

(b) Restaurants: Minimum Floor Area 15,000 square feet

Maximum Floor Area 40,000 square feet

(c) Offices: Minimum Floor Area 30,000 square feet

Maximum Floor Area 80,000 square feet

(d) Maximum Commercial Area:

The overall area of general retail, restaurants, and offices shall not exceed 300,000 square feet.

(e) Maximum Residential Units:

Single-Family Detached - 135 units

~~Multi-Family Loft Apartments~~Fee-simple townhomes - no more than 80 units

(f) Minimum Open Space Area:

At least 20 percent of the tract must be exclusively devoted to permanent green space in the form of park land, greenbelts, and buffers.

(g) Commercial Tenants:

The largest single commercial tenant in the Center shall have a floor area of less than 50,000 square feet; the second largest tenant shall have a floor area of less than 40,000 square feet; and the third largest tenant shall have a floor area of less than 32,000 square feet. No businesses shall be located within the Center if they rely on drive-through traffic for more than 50 percent of their revenue. In addition, all drive-through facilities shall be located away from the main shopping street, the traffic circle, and the secondary access street; and no direct access is provided to these areas.

(h) Single-Family Detached Residential:

There shall be two types of single-family detached residential lots: Type "A" shall have a minimum width of 82 feet and shall be located adjacent to the greenbelt along the west property line of the tract. There shall be at least 22 Type "A" lots. All other lots shall be Type "B," and they shall have a minimum width of 52 feet.

(i) Minimum Residential Lot Area:

Type "A" - 7,800 square feet

Type "B" - 5,600 square feet

~~Multi-Family~~Fee-simple townhomes - N/A

(j) Minimum Residential Floor Area:

Type "A" - 2,400 square feet

Type "B" - 1,600 square feet

~~Multi-Family Loft Apartments~~Fee-simple townhomes - 800 square feet

(k) Minimum Front Setback:

Type "A" - 30 feet from back of curb

Type "B" - 15 feet from back of curb

All Other Uses - 10 feet from back of curb

(l) Minimum Side Setback:

Type "A" - 5 feet

Type "B" - 3 feet

All Other Uses - 0 feet

(m) Minimum Rear Setback:

Type "A" - 20 feet

Type "B" - 17 feet

All Other Uses - 0 feet

(n) Building Separation:

If any buildings within the tract are not attached, there must be a minimum separation of 10 feet between them.

(o) Parking: As set forth in section 909.

(p) Signs: As set forth in the sign ordinance and in accordance with a sign program for the tract which shall be approved by the planning commission as a part of the overall design criteria for the tract.

(q) Maximum Building Height:

Three (3) stories plus a basement.

(r) Buffers. The following buffers and greenbelts shall be provided:

(1) A minimum 35-foot wide city-owned greenbelt along the north property line adjoining the Mathis property;

(2) A minimum 50-foot wide city-owned greenbelt along the west property line adjoining the Southern Trace and Parkway Estates subdivisions.

(3) A minimum 60-foot wide city-owned greenbelt along the east property line adjacent to GA 54 in all areas where residential lots are platted;

(4) A minimum 60-foot wide landscaped buffer along the eastern property line adjacent to GA 54 in all areas where residential lots are not platted;

(5) A minimum 50-foot wide landscaped buffer along the southern property line adjacent to Walt Banks Road where residential lots are not platted;

(6) A minimum 60-foot wide greenbelt along the southern property line adjacent to Walt Banks Road where residential lots are platted.

(s) Curb Cuts:

The tract shall be limited to one curb cut on GA 54 and one curb cut on Walt Banks Road to serve the single-family detached lots.

The tract shall be limited to three commercial curb cuts on GA 54 (one at the existing median cut and two other right-in, right-out cuts about equally spaced between the median cut and Walt Banks Road). The tract shall be limited to one commercial curb cut on Walt Banks Road.

(t) Architectural Concept:

The Developer shall implement the master plan in accordance with the

~~Architectural~~Lexington Circle Design Guidelines (hereinafter "Guidelines") which shall be approved by the Planning Commission as a part of the ordinance approval process.~~Bob Adams Homes, Inc. and Palm Beach Development Corp. before submittal tot eh City and which then will be approved by the City as a part of the ordinance approval process.~~ The Guidelines shall be consistent with the concept illustrated by the Ozell Stankus master plan. As a part of the conceptual site plan approval process, the Applicant shall submit schematic building elevations to City Staff for review prior to presenting them to the Planning Commission for approval.~~ individual site elevations plans are developed, these shall be submitted for review to Bob Adams Homes, Inc. or Palm Beach Development Corp. (and must be approved by at least one) before submittal tot he City and which will then be approved by the City based on compliance with the approved Architectural Design Guidelines~~~~The overall tract must be developed in accordance with an architectural concept for the commercial and multi-family residential uses. The architectural concept shall be approved by the planning commission as a part of the overall design criteria for the tract.~~

(u) Landscape Concept:

In addition to an architectural concept, the overall tract must be developed in accordance with an approved landscape concept that includes islands at each entrance, all medians, and all landscape areas shown on the master plan.

(v) Tree-Save Areas:

In developing the tract, the developer shall make every reasonable effort to provide meaningful tree-save areas in addition to the required greenbelts and buffers.

(w) Watershed Protection:

The developer must take whatever steps are necessary to assure that the quality of stormwater runoff from the tract is properly controlled in accordance with established "best management practices."

~~(x) Traffic improvements:~~

~~Based on the traffic study that was prepared for this project and a careful analysis of that study, the developer shall be responsible for the implementation of the following traffic system improvements subject to the approval of the city engineer:~~

~~(1) install a new roundabout at the intersection of Peachtree Parkway and Walt Banks Road; or~~

~~(2) install a new traffic signal at the intersection along with proper turn lanes in all four directions; and~~

~~(3) install left-turn lanes and right-turn deceleration lanes at all school driveway intersections, at all church driveway intersections, and at all project intersections on Walt Banks Road; and~~

~~(4) install concrete curb and gutter on all new improvements to Walt Banks Road.~~

~~(1006B.16.6) *Application of requirements and conditions.*~~

~~The requirements and conditions specified in this section shall remain in effect unless specifically amended or revoked by subsequent action of city council in accordance with the established procedure for zoning amendments; and, in addition, if it is determined that the property will not be developed in substantially the same manner as depicted on the Ozell Stankus master plan referenced above, and each condition of that plan substantially complied with, the zoning of this property shall automatically revert back to the zoning the property currently holds.~~

(Ord. No. 835, 9-2-2004)