WEST POINT

AGENDA
WORK SESSION

TUESDAY, MAY 27TH
WORK SESSION
@ 6:00 PM

MEETING CALLED TO ORDER

AGENDA REVIEWED IN ITS ENTIRETY BEFORE DISCUSSION

PUBLIC COMMENT ON ANY ISSUE (5 MINUTE LIMIT)

PRESENTERS (IF ANY)

- Robyn Underwood to present Audit
- Amy Grantham, CHIP Policy & Procedures

NEW BUSINESS

- Zoning Ordinance Amendment - Churches
- Forward Fund Request Hwy 18 & O.G. Skinner Drive
- Rezoning Request at The Summit at Harris Creek
- City Facilities Relocation / Downtown River Park Development

SPECIAL CALLED MEETING

- **Supplemental 2014 Bond Ordinance**

CONSIDER AGENDA ITEMS FOR WORK SESSION # 2

MAYOR & COUNCIL COMMENTS

ADJOURNED

Next Meeting: **Work Session Thursday, June 5th @ 8:15 AM**

LEWIS, TAYLOR & TODD, P.C.
ATTORNEYS AT LAW
SUITE 3
205 NORTH LEWIS STREET
POST OFFICE DRAWER 1027
LAGRANGE, GEORGIA 30241

JOHN M. TAYLOR
JEFFREY M. TODD
BRYAN G. FORSYTH

JAMES R. LEWIS
(1928-1996)
GEORGE E. SIMS, JR.
(1917-1967)
FAX (706) 882-4905
TELEPHONE (706) 882-2501

May 22, 2014

VIA EMAIL

Mr. Ed Moon, City Manager
CITY OF WEST POINT
P.O. Box 487
West Point, Georgia 31833-0487
emoon@cityofwestpointga.com

RE: Churches Zoning Ordinance Amendment

Dear Ed:

Pursuant to your request, enclosed herewith please find a proposed ordinance which negates the requirement that churches be allowed in certain districts only upon Council approval. In my review, it appears that churches are currently referenced in the R-1A, R-1, R-2, MXD-1, CBD, CGN and CHV districts. The enclosed ordinance modifies each of those district sections to allow that churches are a permitted use and do not require Council approval.

Of course, I look forward to hearing from either you or Sammy as to any changes you might require.

With best regards, I am

Very truly yours,

LEWIS, TAYLOR & TODD, P.C.

Jeffrey M. Todd

JT/atb
Enclosure
cc: Sammy Osborne

14-___

AN ORDINANCE

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF WEST POINT, GEORGIA, TO AMEND THE CODE OF THE CITY; TO AMEND THE ZONING ORDINANCE OF THE CITY IN ORDER TO REMOVE THE CONDITION OF COUNCIL APPROVAL FROM THE USE OF LAND AS A CHURCH; TO REPEAL CONFLICTING ORDINANCES; TO FIX AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

BE IT ORDAINED BY THE CITY COUNCIL OF WEST POINT, AS FOLLOWS:

SECTION 1:

That Section 5 of the Zoning Ordinance of the City of West Point be amended by removing therefrom subsection (2)(b) related to churches, re-designating in proper alphabetical order the remaining subsections thereof. Section 5 of the zoning ordinance is further amended by inserting within subsection (1) ("Uses Permitted") a new subsection (c) as follows:

"(c) Churches."

SECTION 2:

That Section 6 of the Zoning Ordinance of the City of West Point be amended by removing therefrom subsection (2)(b) related to churches, re-designating in proper alphabetical order the remaining subsections thereof. Section 6 of the zoning ordinance is further amended by inserting within subsection (1) ("Uses Permitted") a new subsection (c) as follows:

"(c) Churches."

SECTION 3:

That Section 7 of the Zoning Ordinance of the City of West Point be amended by removing therefrom subsection (2)(c) related to churches, re-designating in proper alphabetical order the remaining subsections thereof. Section 7 of the zoning ordinance is further amended by inserting within subsection (1) ("Uses Permitted") a new subsection (i) as follows:

"(i) Churches."

SECTION 4:

That Section 9 of the Zoning Ordinance of the City of West Point, relating to the MXD-1 zone, be amended by removing therefrom subsection (1)(d)(2) (relating to churches), renumbering the remaining subsections within Section 1(d). Section 9 of the zoning ordinance is further amended by inserting a new subsection (1)(e) to read as follows:

"(e) *Other uses, no council approval required*:

(1) Churches."

SECTION 5:

That Section 11 of the Zoning Ordinance of the City of West Point be amended by deleting subsection (1)(e), in its entirety, inserting in lieu therein a new Subsection (1)(e) to read as follows:

"(e) Churches."

SECTION 6:

That Section 12 of the Zoning Ordinance of the City of West Point be amended by deleting therefrom subsection (1)(b)(6) relating to churches. Section 12 is further amended by inserting therein a new subsection (1) (c) to read as follows:

"(c) Other uses, no council approval required:

(1) Churches."

SECTION 7:

That Section 13 of the Zoning Ordinance of the City of West Point be amended by deleting therefrom subsection (1)(b)(6) relating to churches. Section 13 is further amended by inserting therein a new subsection (1) (c) to read as follows:

"(c) Other uses, no council approval required:

(1) Churches."

SECTION 8:

All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

SECTION 9:

If any section, clause, sentence or phrase of this ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way effect the validity of the remaining portions of this ordinance.

SECTION 10:

This ordinance shall become effective immediately upon its adoption by the City Council.

READ AND ADOPTED _____

_____
A. Drew Ferguson, IV, Mayor

ATTEST:

_____
City Clerk

_____
Joseph R. Downs, III, Councilmember

_____
Gerald W. Ledbetter, Councilmember

_____
Gloria R. Marshall, Councilmember

_____
Sandra Thornton, Councilmember

_____
Steve Tramell, Councilmember

_____
Benjamin F. Wilcox, Councilmember

CITY OF WEST POINT FORWARD FUND LOAN PROGRAM APPLICATION
SECTION A – GENERAL INFORMATION

1. **Name of Applicant:** West Point Village, LLC

   Mailing Address: PO Box 2871

   City: Gainesville State: Georgia Zip Code: 30503

   Applicant Contact Person: Brian Rochester

   Telephone Number: (678) 316-1687

   Email Address: bkrochester@rochester-assoc.com

2. **Name of Sub-recipient:** _____

   Mailing Address: _____

   City: _____ State: _____ Zip Code: _____

   Sub-recipient Contact Person: _____

   Telephone Number: _____

   Email Address: _____

3. **Project Address:** 1602 10th Street East, West Point, Georgia

4. **Total Project Cost:** $ 539,300 **Forward Fund Loan Requested:** $ 250,000

5. **Applicant Certification:** I, the undersigned authorized representative of the applicant, certify to the best of my knowledge that the information contained in this application is true and correct.

Authorized Signature: _____ **Date:** May 2, 2014

Name (printed): Brian K. Rochester **Title (printed):** Managing Member

CITY OF WEST POINT FORWARD FUND LOAN PROGRAM APPLICATION

SECTION B – PROJECT SPECIFIC INFORMATION

Please provide a description of the project for which you are seeking a Forward Fund Loan, making sure to be as specific as possible in addressing each of the following items. Please provide typed responses on a separate attachment for all questions below (1-9).

1. **Project Description**

West Point Village will be a new retail and office development located on 10th Street. The project will serve as the Gateway to downtown West Point. West Point Village is planned for more than 150,000 square feet on approximately 45 acres within the 10th Street Area Redevelopment District. It is anticipated that the center piece of the development will be a Grocery anchored retail center. The balance of the development may include other uses such as office space, restaurants, pharmacy, banks, hotel, day care, convenience store, and neighborhood retail establishments.

The Forward Fund Loan Program proceeds will be used for the installation of a traffic signal at the intersection of 10th Street East (State Route 18) and OG Skinner Drive. This is intersection improvement is critical for the City of West Point, the existing businesses located along OG Skinner Drive, and for West Point Village. The intersection improvement will provide better safety for the workers in the industrial park, better transportation flow for goods and services, and provide a critical requirement along SR 18 to attract an anchor tenant in West Point Village.

The balance of the proposed funds will be contributed by West Point Village LLC. These funds will cover any short fall in the design and installation of the signal, as well as construct improvements for the intersection within West Point Village's property.

The project will be developed by Leigh Ann Green with Development Site Services, Inc.

2. **Financing Structure**

The intersection improvement project will be funded through the Forward Fund Loan Program and through cash from West Point Village, LLC. No financing will be needed for this portion of the project. All of the permanent improvements made within the intersection will become the property of the City of West Point or Georgia Department of Transportation (GDOT) at the conclusion of the project. The real estate is already owned by West Point Village, LLC.

3. **Collateral**

The collateral for the project will be the signal and roadway improvements.

4. **Timetable and Stages**

The roadway improvements to SR 18 were previously approved by GDOT for the entire frontage of West Point Village. The construction plans will be modified to only address the improvements associated with this intersection. A warrant study for the signal and the signal design will be commissioned as part of this agreement.

Schedule: It is anticipated the that the warrant study would be conducted in late August or early September 2014 with the signal design following shortly thereafter. It is anticipated that the permitting process will be completed by December 2014. Construction would begin in January of 2015 with completion in spring of 2015.

It is anticipate that $20,000 of Forward Fund proceeds would be needed in 4th quarter of 2014. The balance of the funds would be needed in 1st and 2nd quarter of 2015.

5. **Eligible Activity**

The following eligible Forward Fund Loan Program activities will be undertaking in this project:

Infrastructure improvements including: road improvements, waterline improvements, drainage improvements, and a traffic signal. This project lies within the 10th Street Area Redevelopment Plan designated district.

6. **Map of Project Location**

See Attached

7. **The purpose of the Forward Fund Loan Program is to finance activities that will assist applicants in promoting the economic security and creation and retention of economic opportunities for the citizens of West Point through the development and retention of employment opportunities in the City of West Point. Does this project meet this stated purpose? If not, please explain.**

Yes. This intersection improvement will allow existing businesses within West Point to grow by improving the safety of the primary entrance into the industrial park. The project will also serve as a critical element in recruiting a grocer anchor to West Point Village and then the other tenants on the project. West Point Village will ultimately employee hundreds of people provide much needed retail services to the community.

8. **Describe the project's impact using the following measures.**

- The number of jobs to be created or retained: 525 (at Ultimate build out of West Point Village)
- The quality of jobs to be created or retained: Jobs will range for entry level hourly positions to management positions.
- The amount of new private leverage;
- The amount of new and/or retained taxes to be generated: At Build out the project will be approximately $37.5 M
- Verification that the project is within the 10th Street Area Redevelopment Plan designated district: See attached

9. **Additional required documentation:**

- A preliminary engineering report (unless staff agrees the project does not necessitate one)
- Any additional information requested by the staff.

Sources and Uses of Funds

In the "Source of Funds" column, indicate the amount of Forward Fund Loan Program financing requested and identify the sources and amounts of the balance of funding for your project (for example, bank financing, owner's cash investment). In the "Use of Funds" column, please show the uses of all of the proposed sources of funding (for example, property acquisition, renovation, construction). If a particular source of funding will be used for more than one activity, please indicate so. Be sure to identify the amount of equity in the project. **Note that the Forward Fund Loan Program generally requires an owner's equity injection in order for the project to be competitive.**

SOURCES AND USES STATEMENT
USE OF FUNDS

Use: Traffic Signal at intersection of 10th St and OG Skinner Dr **Amount: $** 336,000

Use: West Point Village Entrance Improvements **Amount: $** 203,300

Use:_____ **Amount: $**_____

Use:_____ **Amount: $**_____

Use:_____ **Amount: $**_____

Use:_____ **Amount: $**_____

Use:_____ **Amount: $**_____

TOTAL COSTS = $_____

SOURCE OF FUNDS

Lender/Equity Investor: City of West Point **Amount: $** 250,000

Lender/Equity Investor: West Point Village, LLC **Amount: $** 203,300

Lender/Equity Investor: OG Skinner Drive Businesses **Amount: $** 86,000

Lender/Equity Investor:_____ **Amount: $**_____

Lender/Equity Investor:_____ **Amount: $**_____

Lender/Equity Investor:_____ **Amount: $**_____

Lender/Equity Investor:_____ **Amount: $**_____

TOTAL SOURCES = $_____

NOTE – SOURCES MUST EQUAL USES

PERSONAL FINANCIAL STATEMENT

CONFIDENTIAL

To: Mr. Ed Moon

Address: City of West Point

Personal Financial Statement as of May 2, 2014 (DATE)

APPLICANT'S NAME(S): West Point Village, LLC Members

HOME ADDRESS PO Box 2871 Gainesville, Ga. 30503

~~HOME~~ PHONE (678) 316-1687

IMPORTANT: DIRECTIONS TO APPLICANT

Read directions before completing Financial Statement.

Please check appropriate box N/A

☐ Individual credit—If relying on your own income and assets and not the income and assets of a spouse or another person as a basis for extension or repayment or credit, complete the Financial Statement below only as it applies to you, individually. Do not provide any information about a spouse or other person. Sign the Financial Statement.

☐ Joint Credit — If applying for joint credit or for individual credit relying on income or assets of a spouse or another person for extension and repayment of credit requested, complete the Financial Statement below. Include information about income, assets and liabilities of the spouse or other person. Both Applicant and Spouse or Co-Applicant sign this statement.

☐ Individual relying upon income or assets of spouse or other person.

Please do not leave any questions unanswered. Use "no" or "none" where necessary.

Assets	*In Even Dollars* *	*Liabilities and Net Worth*	*In Even Dollars* *
Cash on hand and in Banks—See Schedule A	$ 4.5	Notes Payable: This Bank—See Schedule A	$
U.S. Government Securities—See Schedule B		Notes Payable: Other Institutions—See Schedule A	1.7
Listed Securities—See Schedule B	2.5		
Unlisted Securities—See Schedule B	4.0	Notes Payable—Relatives	
Other Equity Interests—See Schedule B	37.0	Notes Payable—Others	
Accounts and Notes Receivable		Accounts and Bills Due	
Real Estate Owned—See Schedule C	10.0	Unpaid Taxes	
Mortgages and Land Contracts Receivable—See Schedule D		Real Estate Mortgages Payable—See Schedule C or D	0.8
Cash Value Life Insurance—See Schedule E		Land Contracts Payable—See Schedule C or D	
Other Assets: Itemize		Life Insurance Loans—See Schedule E	
		Other Liabilities: Itemize	
		TOTAL LIABILITIES	$2.5
		NET WORTH	$52.5
TOTAL ASSETS	$ 55.0	**TOTAL LIABILITIES AND NET WORTH**	$55.0

Sources of Income	*In Even Dollars*	*General Information*	
Salary	$	Employer	
Bonus and Commissions		Position or Profession	No. Years
Dividends		Employer's Address	
Real Estate Income			Phone No.
*Other Income: Itemize		Partner, officer or owner in any other venture? ☐ No ☐ Yes If so, explain:	
TOTAL	$		
*Alimony, child support or separate maintenance payments need not be disclosed unless relied upon as a basis for extension of credit. If disclosed, payments received under ☐ court order ☐ written agreement ☐ oral understanding.		Are any assets pledged? ☐ No ☐ Yes Detail in Schedule A	
		Income taxes settled through (Date)	

* in $000,000's.

Contingent Liabilities	*In Even Dollars*	*General Information (continued)*
As endorser, co-maker or guarantor	$	Are you a defendant in any suits or legal action? ☐ No ☐ Yes If so, explain:
On leases		
Legal claims		Have you ever taken bankruptcy? ☐ No ☐ Yes If so, explain:
Provision for federal income taxes		
Other special debt, e.g., recourse or repurchase liability		Do you have a will? ☐ No ☐ Yes With whom?
		Do you have a trust? ☐ No ☐ Yes With whom?
TOTAL	$	Number of dependents _____ Ages _____

Schedule A: Banks, Brokers, Savings & Loan Association, Finance Companies or Credit Unions. List here the names of all the institutions at which you maintain a deposit account and/or where you have obtained loans.

Name of Institution	*Name on Account*	*Balance on Deposit*	*High Credit*	*Amount Owing*	*Monthly Payment*	*Secured by What Assets*
	TOTAL		TOTAL			

Schedule B: U.S. Governments, Stocks (Listed & Unlisted), Bonds (Gov't & Comm.), and Partnership Interests (General & Ltd.)

Number of Shares, Face Value (Bonds), or % of Ownership	*Indicate:* *1. Agency or name of company issuing security or name of partnership* *2. Type of investment or equity classification* *3. Number of shares, bonds or % of ownership held* *4. Basis of valuation**	*In Name of*	**Market Value*	*Pledged*	
				Yes (▨)	*No* (▨)
			TOTAL		

*If unlisted security or partnership interest, provide current financial statements to support basis for valuation.

Schedule C: Real Estate Owned (and related debt, if applicable)

Description of Property or Address	*Title in Name Of*	*Date Acq.*	*Cost + Improvements*	*Present Mkt. Value*	*Mortgage or Land Contract Payable*		
					Bal. Owing	*Mo. Payt.*	*Holder*
		TOTAL					

Schedule D: Real Estate: Mortgages & Land Contracts Receivable (and related debt, if applicable)

Description of Property or Address	*Title in Name Of*	*Date Acq.*	*Balance Receivable*	*Monthly Payment*	*Mortgage or Land Contract Payable*		
					Bal. Owing	*Mo. Payt.*	*Holder*
		TOTAL					

Schedule E: Life Insurance Carried

Name of Company	*Face Amount*	*Cash Surrender Value*	*Loans*	*Beneficiary*
TOTAL				

I/we have carefully read and submitted the foregoing information provided on all three pages of this statement to the Lender named above. The information is presented as a true and accurate statement of my/our financial condition on the date indicated. ~~This statement is provided for the purpose of obtaining and maintaining credit with said Lender~~. I/we agree that if any material change(s) occur(s) in my/our financial condition that I/we will immediately notify said Lender of said change(s) and unless said Lender is so notified it may continue to rely upon this financial statement and the representations made herein as a true and accurate statement of my/our financial condition.

~~I/we authorize the Lender to make whatever credit inquiries it deems necessary in connection with this financial statement. I/we authorize and instruct any person or consumer reporting agency to furnish to the Lender any information that it may have or obtain in response to such credit inquiries~~.

I/we also hereby certify that no payment requirements listed herein are delinquent or in default except as follows; if "NONE" so state.

_____

Applicant's Signature _____ Date Signed 5/5/14 Social Security No. _____ Date of Birth _____

Spouse's or Co-Applicant's Signature _____ Date Signed _____ Social Security No. _____ Date of Birth _____

Schedule of Debts

Loan #1

Name of Lender: United Community Bank

Account #: _____

Loan Type (business or personal): Business

Original Loan Amount: _____

Loan Term (in years): _____

Interest Rate: _____

Current Loan Balance: $1,707,428.49

Monthly Debt Service: $11,950

Is the loan current? Circle Yes or No

Loan #2

Name of Lender: _____

Account #: _____

Loan Type (business or personal): _____

Original Loan Amount: _____

Loan Term (in years): _____

Interest Rate: _____

Current Loan Balance: _____

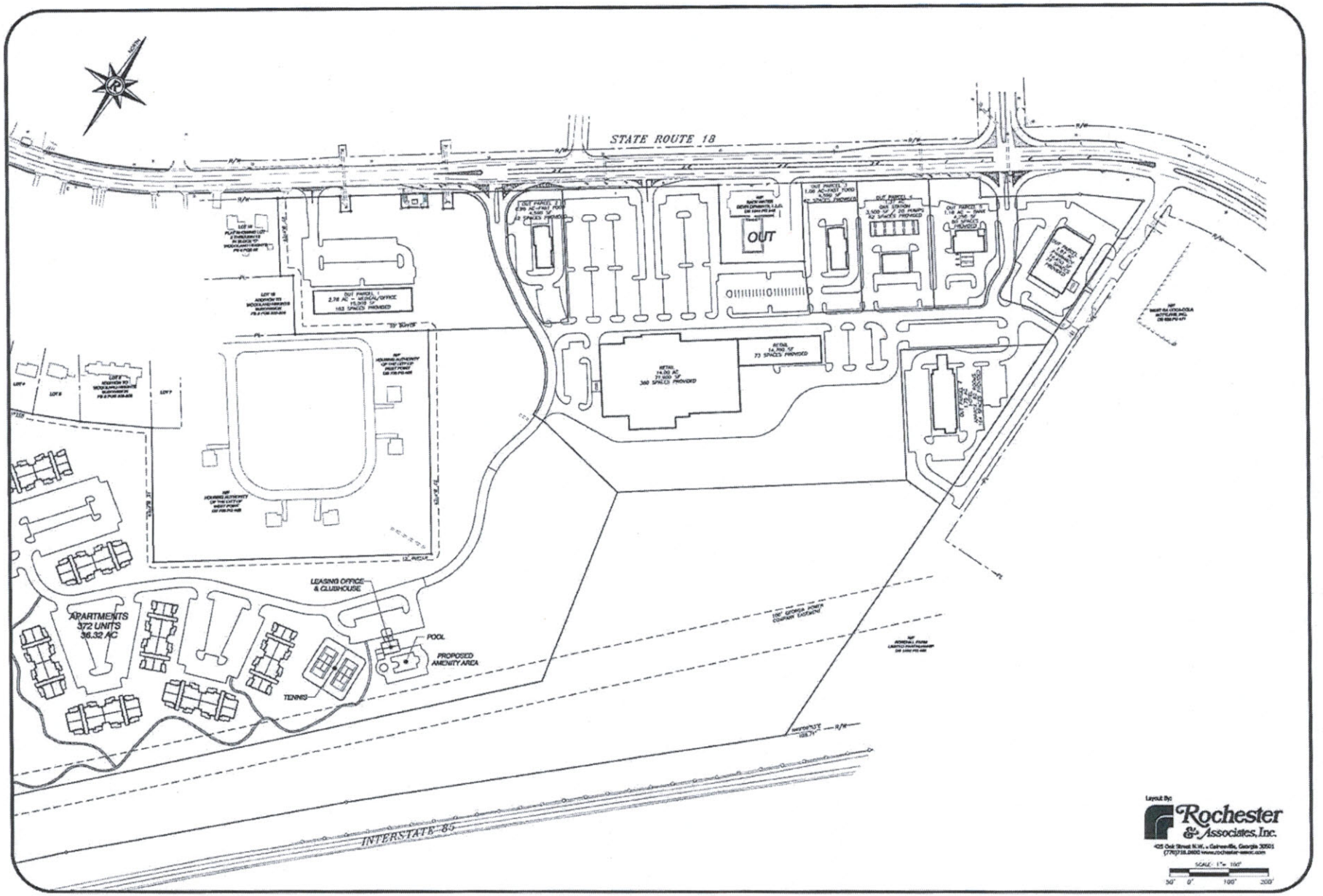
Monthly Debt Service: _____

Is the loan current? Circle Yes or No

Development Site Services, Inc.
Job Cost Detail

Schedule of Values		BUDGET
Survey	$	6,000.00
Engnieering	$	8,500.00
Warrant Study/Signal Design	$	10,500.00
Erosion Control	$	21,500.00
Demolition	$	12,500.00
Clearing	$	2,500.00
Grading	$	19,700.00
Storm Drain	$	88,500.00
Curb & Gutter	$	13,200.00
Reprographics	$	250.00
Water Line	$	41,900.00
Monitoring	$	1,950.00
Paving Overlay	$	48,000.00
Grassing	$	1,500.00
Traffic Signal	$	175,000.00
Decell Paving	$	62,000.00
Traffic Control	$	8,500.00
Signs & Striping	$	10,300.00
Monitoring'	$	2,000.00
Management Fees	$	5,000.00
	$	**539,300.00**

West Point
Subject Property
Emory Clinic
West Point Industrial Park
Coca-Cola
INTERSTATE
85
18
Kia Blvd
Exit 2
5 miles to Kia


STATE ROUTE 18
OUT
LEASING OFFICE & CLUBHOUSE
APARTMENTS
372 UNITS
36.32 AC
POOL
PROPOSED AMENITY AREA
TENNIS
INTERSTATE 85
Layout By:
Rochester & Associates, Inc.
SCALE: 1"= 100'
50' 0' 100' 200'

320 Acres
2007
Annexation

222.53 - The Summit at Harris Creek

97.37 - The Villages at Harris Creek

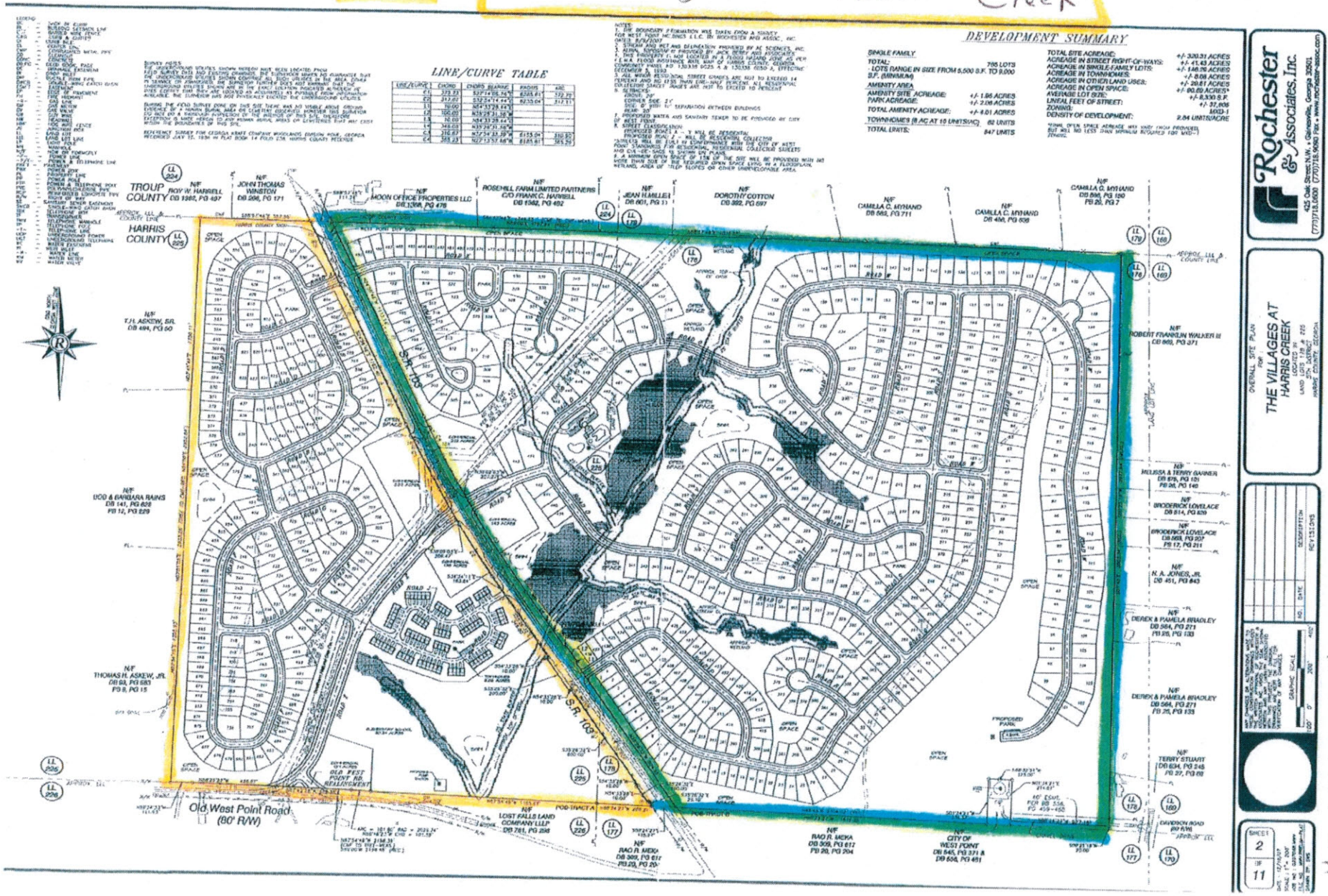


Exhibit C

CITY OF
WEST POINT
P.O. Box 487
West Point, GA 31833

May 20, 2014

Agenda Item: Rezoning Application – The Summit at Harris Creek

Purpose: Request to rezone approximately 222.53 acres on the east side of Highway 103 from MXD-1 to R-2 (see "Exhibit B").

Background: This property was annexed and zoned into the City of West Point from Harris County on August 13, 2007 as MXD-1 (Mixed Use). The initial annexation and rezoning was known as the Villages at Harris Creek. At that time, the property was 320.31 acres and located on both sides of Highway 103. There were approximately 222.53 acres on the west side of Hwy 103 and 97.37 acres on the east side of Hwy 103 (see "Exhibit C" for entire tract annexed in 2007).

Due to financial reasons, the 97.37 acres on the west side of Hwy 103 is the only portion of the original 320 acres that still belongs to the Villages at Harris Creek. The 222.53 acres on the east side of Hwy 103 being requested for rezoning is under new ownership. The new owners of the property are John H. Jones and Robert Baral with headquarters in Peachtree City. The property owner's representative is Leigh Ann Green. These property owners are in no way associated with the previous owner of this portion of the property.

The applicants are requesting to rezone the property to R-2 which will allow them to build single-family homes and apartments. The reason for changing the property from MXD-1 (Mixed Use) is to eliminate the commercial requirement that goes along with the Mixed Use zoning. The applicants are in the residential business and do not feel that this property lends itself to commercial development.

The Conceptual Zoning Plan (see attached) is very similar to plan previously approved for The Villages at Harris Creek without the two (2) commercial lots. The only exception to the plan would come in the layout of Phase 1 which would consist of 250 multi-family units and 27 single-family lots. The initial plan also showed townhomes instead of apartments which was an annexation condition placed on the property by Harris County. The condition of no apartments had to remain in effect for a period one (1) year and can now be removed with this rezoning.

Staff Recommendation: Staff has always felt that this property provides the best opportunity for residential growth in Harris County. We understand the applicants desire to change from Mixed Use to R-2 in order to remove the commercial aspects of the zoning. The city has a lot of land available near Exit 2 and Exit 6 that is zoned commercial and not yet taken off. There is no reason to assume this property would do any better. The rezoning application will be forwarded to the Mayor and Council for a public hearing at their June 5th work session. If approved, the applicant shall submit a site plan for approval by the Planning Board before any work can begin. Staff recommends rezoning this property R-2.

The Planning Board recommended approving the rezoning by a vote of 5 – 0 at their May 5, 2014 meeting.

JHJ HARRIS 65, LLC
RCB HARRIS 35, LLC
475 SWANSON ROAD
TYRONE, GA 30290

April 14, 2014

City of West Point Georgia
730 1st Avenue
West Point, GA 31833

Please let this letter serve as our official request to rezone the 222 acres of property we own located on Hwy. 103 in West Point, Georgia.

The property is currently zoned MXD1 and we are requesting that the property be rezoned to R-2.

Our proposed plan shows a maximum of 382 single-family lots and 250 multi-family units. We are not requesting any modifications to the existing buffers proposed. The City of West Point does have water and sewer accessible to the property.

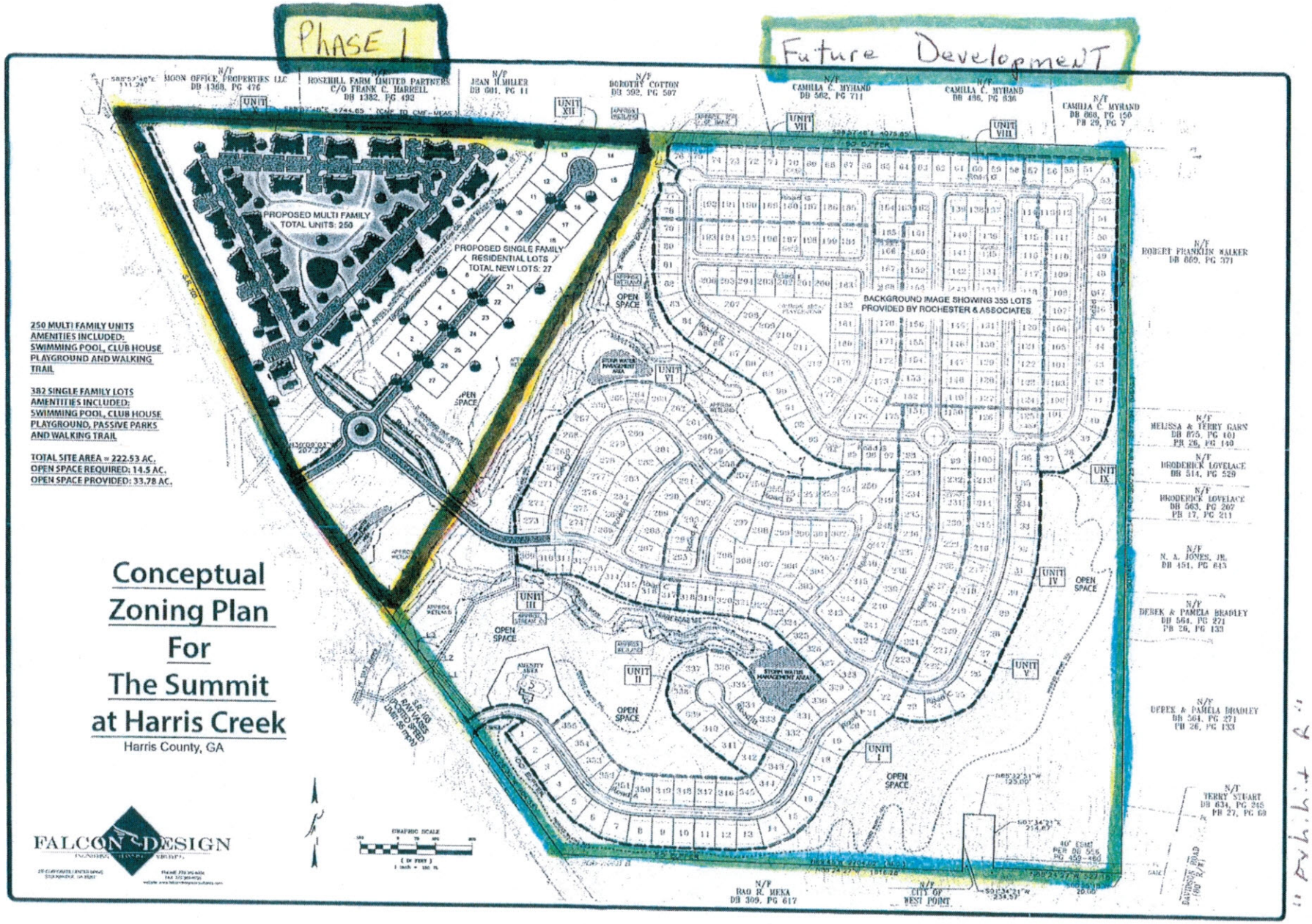
Your consideration in this matter is greatly appreciated.

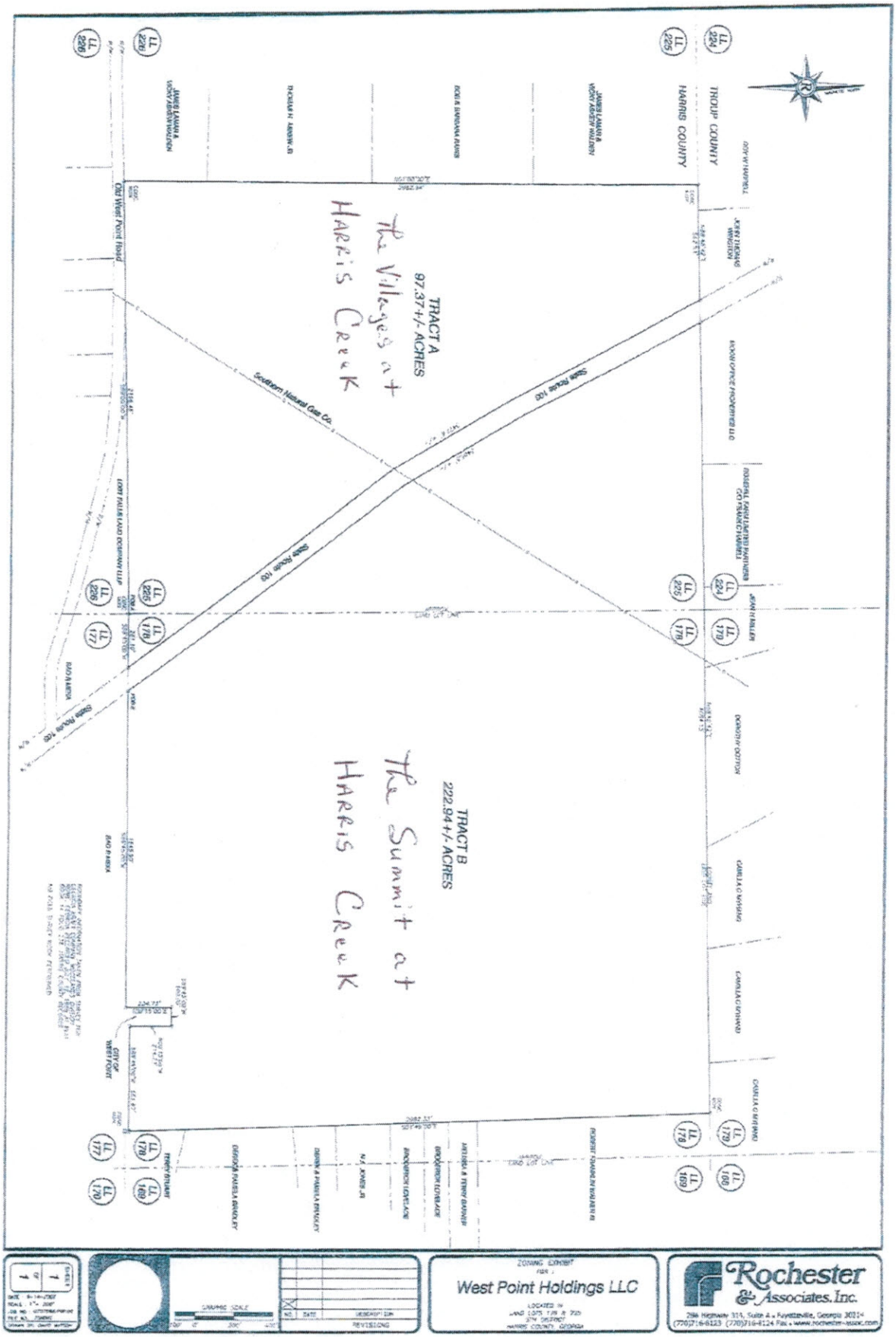
Sincerely,

Leigh Ann Green

Leigh Ann Green
Applicant / Property Manager

"Exhibit A"


Phase 1
Future Development
PROPOSED MULTI FAMILY
TOTAL UNITS: 250
PROPOSED SINGLE FAMILY
RESIDENTIAL LOTS
TOTAL NEW LOTS: 27
BACKGROUND IMAGE SHOWING 355 LOTS
PROVIDED BY ROCHESTER & ASSOCIATES
250 MULTI FAMILY UNITS
AMENITIES INCLUDED:
SWIMMING POOL, CLUB HOUSE
PLAYGROUND AND WALKING
TRAIL
382 SINGLE FAMILY LOTS
AMENITIES INCLUDED:
SWIMMING POOL, CLUB HOUSE
PLAYGROUND, PASSIVE PARKS
AND WALKING TRAIL
TOTAL SITE AREA = 222.53 AC.
OPEN SPACE REQUIRED: 14.5 AC.
OPEN SPACE PROVIDED: 33.78 AC.
Conceptual
Zoning Plan
For
The Summit
at Harris Creek
Harris County, GA
FALCON DESIGN
GRAPHIC SCALE
N/F MOON OFFICE PROPERTIES LLC DB 1369, PG 476
N/F ROSEHILL FARM LIMITED PARTNERS C/O FRANK C. HARRELL DB 1382, PG 492
N/F JEAN H. MILLER DB 601, PG 11
N/F DOROTHY COTTON DB 502, PG 507
N/F CAMILLA C. MYHAND DB 502, PG 711
N/F CAMILLA C. MYHAND DB 486, PG 836
N/F CAMILLA C. MYHAND DB 860, PG 150 PB 26, PG 7
N/F ROBERT FRANKLIN WALKER DB 869, PG 371
N/F MELISSA & TERRY GARN DB 875, PG 401 PB 26, PG 140
N/F BRODERICK LOVELACE DB 514, PG 529
N/F BRODERICK LOVELACE DB 563, PG 207 PB 17, PG 211
N/F N. A. JONES, JR. DB 451, PG 643
N/F DEREK & PAMELA BRADLEY DB 564, PG 271 PB 26, PG 133
N/F DEREK & PAMELA BRADLEY DB 564, PG 271 PB 26, PG 133
N/F TERRY STUART DB 634, PG 315 PB 27, PG 69
N/F RAO R. MEKA DB 309, PG 617
N/F CITY OF WEST POINT
UNIT I
UNIT II
UNIT III
UNIT IV
UNIT V
UNIT VI
UNIT VII
UNIT VIII
UNIT IX
UNIT XII
OPEN SPACE
STORM WATER MANAGEMENT AREA
AMENITY AREA
APPROX. WETLANDS
APPROX. STREAM
APPROX. BUFFER
S.R. 103 (LANEVILLE ROAD) (VARIABLE WIDTH)
BATTLE CREEK ROAD (VARIABLE WIDTH)
40' EASEMENT PER DB 556 PG 459-460
Exhibit A


TROUP COUNTY
HARRIS COUNTY
TRACT A
97.37+/- ACRES
The Villages at
Harris Creek
TRACT B
222.94+/- ACRES
The Summit at
Harris Creek
Old West Point Road
Southern Natural Gas Co.
State Route 100
ZONING EXHIBIT
West Point Holdings LLC
Rochester & Associates, Inc.

"Exhibit D"

CITY OF WEST POINT, GEORGIA

Planning & Zoning Department
730 1ST Avenue
West Point, Georgia 31833
Office (706) 645-3534
Fax (706) 643-8150

APPLICATION TO AMEND ZONING MAP

Note to Applicant: Please be sure to complete all entries on the application form. If you are uncertain to the applicability of an item, contact The Planning & Zoning Department at 706-645-3534. Incomplete applications or applications submitted after the deadline *will not be accepted*.

Name of Applicant: Leigh Ann Green

Mailing Address: 475 Swanson Rd., Tyrone, GA 30290

Telephone: (770) 318-9912

Property Owner (Use back if multiple names): JHJ Harris 65, LLC & RCB Harris 35, LLC

Mailing Address: 252 Smokerise Trace, Peachtree City, GA 30269

Telephone: (678) 416-2498

Address/Location of Property: Hwy. 103, West Point, GA

Map #: _____ Block #: _____ Parcel #: _____ Land Lot: 178 & 225

District/Section: 5th Size of Property (Square Feet or Acres): 222

Present Zoning Classification: MXD Proposed Zoning Classification: R-2

Present Land Use: Vacant Land

To the best of your ability, please answer the following questions regarding the application:

Explain how conditions have changed that renders the zoning map designation invalid and no longer applicable: Property is not conducive to commercial & there is a market need for multi-family units

If the proposed zoning map change is an extension of an existing adjacent zoning district, provide an explanation why the proposed extension should be made: ~~Property across Hwy. 103 is currently zoned R-2.~~ 4/14/14

If the requested change is not designed to extend an adjacent zoning district, explain why this property should be placed in a different zoning district than all adjoining property. In other words, how does this property differ from adjoining property and why should it be subject to different restrictions? N/A

"Exhibit E"

8. For multiple owners, a *Property Owner's Authorization* form shall be submitted for each owner.

9. Fees for Amending the Zoning Map shall be made payable to the **City of West Point** in the amount shown in the fee schedule.

PLEASE NOTE: THIS APPLICATION MUST BE FILED BY THE 25th DAY OF THE MONTH TO BE CONSIDERED FOR THE PLANNING BOARD MEETING IN THE FOLLOWING MONTH.

I (We) hereby authorize the staff of the City of West Point to inspect the premises of the above-described property. I (We) do hereby certify the information provided herein is both complete and accurate to the best of my (our) knowledge, and I (we) understand that any inaccuracies may be considered just cause for invalidation of this application and any action taken on this application.

Sworn to and subscribed before me this

14th day of April 2014 Signature of Applicant _____

Linda L. Rohrer *(Affix Raised Seal Here)*
Notary Public My Commission expires: Dec. 26, 2016

LINDA L ROHRER
MY COMMISSION EXPIRES
NOTARY
PUBLIC
DECEMBER 26, 2016
FAYETTE COUNTY, GEORGIA

FOR OFFICIAL USE ONLY

DATE OF PRE-APPLICATION CONFERENCE 4/17/2014
RECEIVED BY Dayna Osborne
DATE OF FILING 4/14/2014
FILING FEE RECEIVED $ 300.00 Pd by Check # 1032 BBFT
DATE OF NOTICE TO NEWSPAPER 5/16/2014
DATE OF PUBLIC HEARING ~~June~~ 5 2014 6/5/2014
PLANNING BOARD RECOMMENDATION (DATE) _____

DATE OF TRANSMITTAL TO CITY COUNCIL 6/5/2014 & 6/9/2014
CITY COUNCIL DECISION (DATE) _____

SUPPLEMENTAL 2014 BOND ORDINANCE

WHEREAS, the City of West Point (the "City") adopted a 2014 Bond Ordinance on May 12, 2014 (the "2014 Ordinance") providing for the issuance of the CITY OF WEST POINT WATER AND SEWER REFUNDING REVENUE BONDS, SERIES 2014, in the principal amount of $7,850,000 (the "Series 2014 Bonds"); and

WHEREAS, Section 2.01 of the 2014 Ordinance stated that the Series 2014 Bonds shall bear interest at the rate of 3.07%; and

WHEREAS, in accordance with a revised term sheet provided by JPMorgan Chase Bank, NA (the "Bank"), dated April 14, 2014, the Bank has agreed to purchase the Series 2014 Bonds at a rate of 3.03% in lieu of the rate of 3.07%; and

WHEREAS, the lower interest rate of 3.03% is in the best interests of the City in that such lower rate will produce additional savings to the City in its debt service payments for the Series 2014 Bonds.

NOW THEREFORE, BE IT ORDAINED by the City of West Point, Georgia, as follows:

1. Section 2.01(a) of the 2014 Ordinance is hereby amended to reflect that the Series 2014 Bonds shall bear interest at the rate of 3.03%, calculated on the basis of a 360-day year of twelve 30-day months. The form of the bond contained in Section 2.05 of the 2014 Ordinance is further amended to reflect the interest rate of 3.03%.

2. The proper officers and agents of the City are hereby authorized, empowered, and directed to do all such acts and things and to execute all such documents as may be necessary to carry out and comply with the provisions of this Supplemental 2014 Bond Ordinance and are further authorized to take any and all further actions and execute and deliver any and all other documents as may be necessary in the issuance of the Series 2012 Bonds.

Adopted and approved this 27th day of May, 2014.

CITY OF WEST POINT, GEORGIA

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Mayor

CLERK'S CERTIFICATE

I, the undersigned City Clerk of the City of West Point, Georgia, keeper of the records and seal thereof, hereby certify that the foregoing is a true and correct copy of a supplemental bond ordinance adopted by the Mayor and Council of the City of West Point in public meeting properly and lawfully assembled on May 27, 2014, the original of which ordinance has been entered in the official records of the City under my supervision and is in my official possession, custody and control.

I further certify that the meeting was held in conformity with the requirements of Title 50, Chapter 14 of the Official Code of Georgia Annotated.

(S E A L)

_____

City Clerk