



To: Tina Garver, Community Development Director

Fr: Rob Hosack, Interim Zoning Coordinator

Date: May 25, 2016

Re: Staff Report – Stipulation Amendment – GW Investments/ Rea Ventures Group

Background:

GW Investments/Rea Ventures Group have requested an amendment to the stipulations and approved site plan for the subject property located at Richard D. Sailors Parkway, Florence Road and C.H. James Parkway (Zoning Map and Aerial View attached). The site is zoned MXU and has been considered for a number of stipulation amendments; the last being denied by Mayor and Council. The most current stipulations and site plan applying to the property are attached (July 21, 2014). The current proposal for stipulation and site plan amendment is summarized as follows:

- 80 units of senior housing over 5,000 square feet of ground level medical office space These additional residential units are exceeding the “60-unit tax credit maximum established for the southern parcel” via the July 21, 2014 stipulations.
- Unit mix will consist of 8 1-bedroom units; 64 2-bedroom units and 8 3-bedroom units. 20 % of the 80 units are proposed as market rate apartments.
- 80 units of senior housing and ground level retail to be located in a single 3 story building with architectural features and EarthCraft development standards to match Phase 1 of the project.
- Applicant proposes interior building amenities such as library space, computer center, on site laundering and exercise/fitness room.
- Applicant also proposes pedestrian streetscape amenities, community garden and Porte Cochere and outdoor public green area.
- Remainder of site will be developed with a 6,600 square foot retail restaurant site, 4 story 65,200 square foot hotel and 3 story 30,000 square foot free standing office building (which appear to be consistent with the July 21, 2014 stipulations).

Applicable Unified Development Code and Staff Analysis:

Section 11-2 of the UDC establishes the following standards the Planning and Zoning Commission and Mayor and City Council to consider in evaluating zoning petitions:

- 1. Is the proposed use compatible with the purpose and intent of the Comprehensive Plan?** It is staff's opinion that the applicant's proposed use is compatible with the purpose and intent of the Comprehensive Plan. The Future Development Map adopted in the Comprehensive Plan 2005-2025 designate the property as Community Activity Center, which accommodates a "mix of commercial, professional, civic, public and in some areas higher density residential uses." The Community Activity Center "should include a retail commercial component consistent with the city's mixed-use zoning designation." The proposed development complies with the use distribution in Table 2-5 "Distribution of Residential and Commercial/Office Portions of a Mixed-Use Development" as more than 40 percent of the development is comprised of residential and open spaces uses. However, it does not comply with the Total Density Allowed, as the UDC allows 12 du/acre while the development proposes 20 du/acre. The proposed MXU district is also compatible with Table 4-Future Land Use and Zoning Comparison found in the Community Agenda section of the Comprehensive Plan. The proposed development provides a housing mix that advances Housing goals via the comprehensive plan and somewhat addresses open space preservation espoused in the Natural and Cultural Resources Element of the plan.
- 2. Is the proposed use consistent with the stated purpose of the zoning district?** It is staff's opinion that the applicant's proposal provides a suitable mix of residential and non-residential space, including a vertical integration of medical office and senior living space as well as non-residential uses oriented to arterial roadways and public green space.
- 3. Is the proposed use suitable in view of the zoning and development of adjacent and nearby property?** It is staff's opinion the proposed use is suitable in view of the zoning and development of adjacent and nearby property. As shown on the attached zoning map, adjoining properties are zoned LI, CRC and MXU.
- 4. Will the existing use or usability of adjacent or nearby property be adversely affected by the proposed use?** It is staff's opinion that adjacent and nearby properties are being used for multifamily, commercial and light industrial use; thus no adverse effect is anticipated.
- 5. Are there substantial reasons why the property cannot or should not be used as currently zoned?** The property has been zoned MXU, subject to stipulations and a site plan (July 21, 2014). These stipulations were intended to allow development of a motel, office condos, housing over retail and 60 senior independent living units eligible for Department of Community Affairs tax credits. The applicant contends that the market has changed so that the originally approved plan is long longer feasible.
- 6. Are or will public facilities such as schools, water or sewer utilities and police or fire protection be adequate to serve the proposed use?** It is staff's opinion that there are adequate infrastructure utilities and public services existing to accommodate the applicant's proposed use. Given the target age group for the proposed residential uses, it is staff's opinion that there will be little to no impact on the public school system.
- 7. Is the proposed use supported by new or changing conditions not anticipated by the Comprehensive Plan or reflected in the existing zoning on the property or surrounding properties?** As previously stated, the applicant contends that the market has changed so that the previously approved plan is no longer viable.
- 8. Does the proposed use reflect a reasonable balance between the promotion of public health, safety, morality or general welfare and the right to unrestricted use of the property?** It is staff's opinion that the proposed use with the attenuate stipulations and certain modifications

could provide a reasonable balance between protecting the health, safety and welfare of the community and the rights of the property owner.

Staff Recommendation:

Based on the above analysis, staff recommends approval subject to the following:

- All previous stipulations except those modified herein remain in effect.
- The development shall comply with all standards of the Unified Development Code unless specifically varied from site plan submitted. Additionally, unless otherwise varied by the current action, all previous conditions and stipulations assigned to the property shall be re-adopted and assigned to the development.
- 80 units of senior housing proposed must be vertically integrated with ground level medical office space in a single structure and in substantial compliance with site plan submitted.
- Applicant to submit proposed leasing agreements to demonstrate that occupants of the project will be limited to age 62 and older in accordance with Fair Housing Act, prior to the issuance of a land disturbance permit.
- Proposed hotel site must be permitted concurrently with proposed senior housing to maintain a suitable land use mix per the MXU standards. Vertical construction of hotel site must be substantially complete prior to proposed senior housing and medical office space receiving a Certificate of Occupancy.
- Applicant to contribute to streetscaping initiatives along Richard Sailors Parkway (2 landscaped medians instead of traffic circle) including potential installation of curb and gutter along all adjacent roadways.
- Applicant to comply with Cobb County Department of Transportation recommendations and comments including limiting access along Dallas-Powder Springs Road to “right in, right out” or providing left turn storage into the site. Applicant to submit traffic study including all proposed uses which addresses project and system impacts and improvements to the Cobb County Department of Transportation prior to issuance of a land disturbance permit.
- Within 60 days of approval, developers for this and property adjacent to the east prepare and submit a stormwater management agreement that provides for the appropriate retention and detention facility operation and maintenance.
- Within 6 months of this approval or prior to the issuance of a land disturbance permit, whichever occurs first, the applicant/owner shall submit a third party market analysis in support of the proposal and to support the assertion that the original proposal for a greater mix of uses is not feasible in Powder Springs, subject to review and approval by the City of Powder Springs.
- Applicant/Owner shall provide inter-parcel pedestrian and vehicular access between all properties.
- Parking plan to be submitted, reviewed and approved by Community Development Department prior to issuance of land disturbance permit. Parking plan to demonstrate that no parking areas will be adjacent to public roadways; rather oriented behind the structures as depicted on site plan submitted.
- Additional restaurant space (in excess of amount depicted on site plan submitted) may be considered as part of parking plan to be considered by Community Development Department.

Attachments:

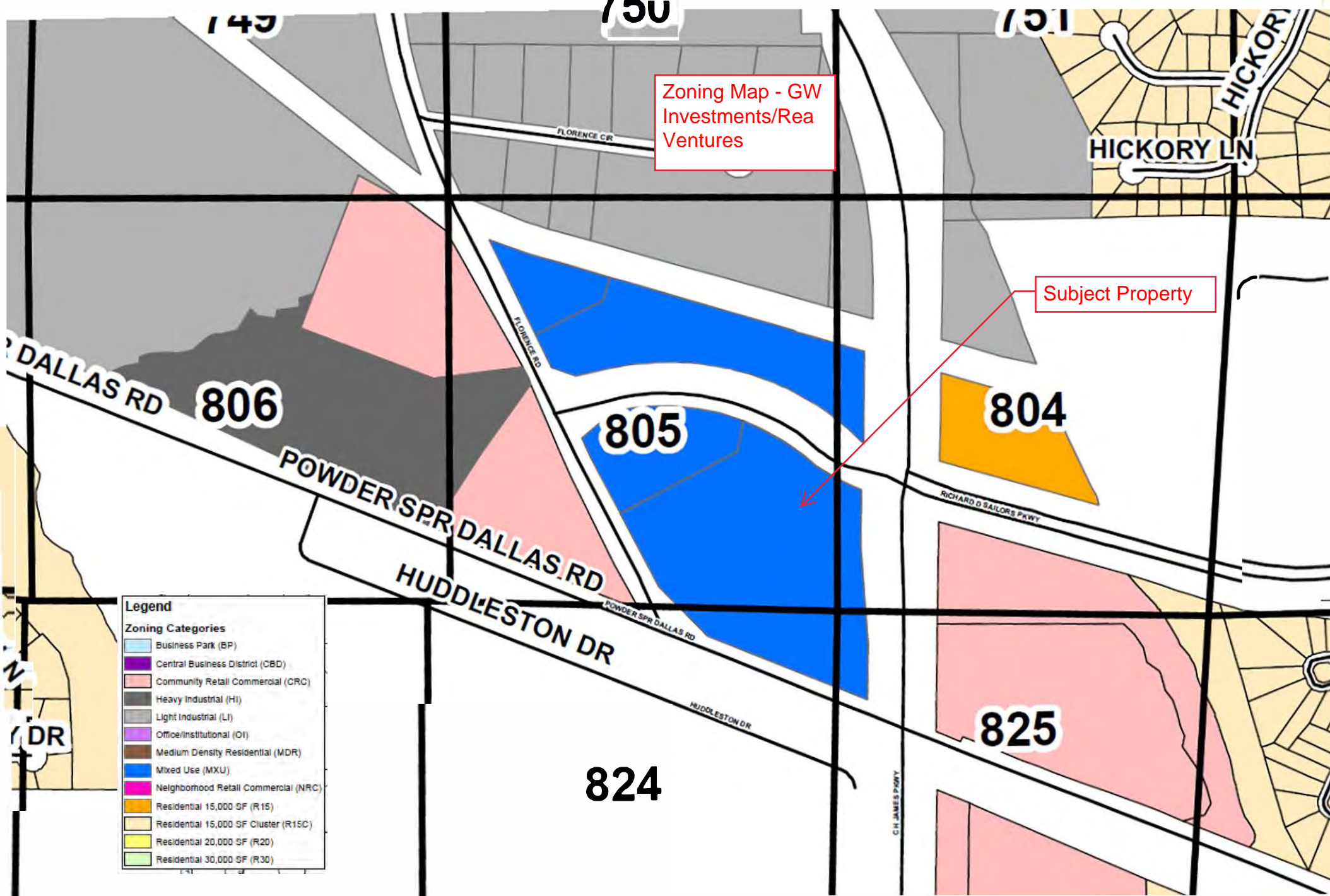
Zoning Map

Aerial View

July 21, 2014 Stipulations

Zoning Map - GW Investments/Rea Ventures

Subject Property



**Legend**

**Zoning Categories**

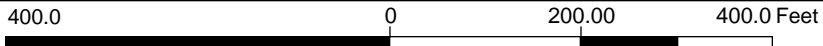
Business Park (BP)
Central Business District (CBD)
Community Retail Commercial (CRC)
Heavy Industrial (HI)
Light Industrial (LI)
Office/Institutional (OI)
Medium Density Residential (MDR)
Mixed Use (MXU)
Neighborhood Retail Commercial (NRC)
Residential 15,000 SF (R15)
Residential 15,000 SF Cluster (R15C)
Residential 20,000 SF (R20)
Residential 30,000 SF (R30)



# Aerial View - Rea Ventures Group



Subject Property



WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
© Cobb County Georgia

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

1: 2,400



Site of Stipulation Amendment - 5/27/16



**City of Powder Springs  
Council Minutes  
City Council**

City of Powder Springs  
4484 Marietta Street  
Powder Springs, GA  
30127

**Mayor  
Patricia C. Vaughn**

**Council Members:  
Rosalyn Neal, Chris Wizner  
Cheryl Sarvis, Al Thurman, Nancy Hudson**

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**Monday, July 21, 2014**

**7:00 PM**

**Council Chambers**

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**1. Call to Order**

The Mayor called the meeting to order. All Council Members were present. Also present were City Attorney Richard Calhoun, City Manager Brad Hulse, City Clerk Dawn Davis, Finance Director Diana Belanger, and Community Development Director Pam Conner.

**2. Invocation and Pledge of Allegiance**

Al Thurman gave the invocation and Mayor Vaughn led the Pledge of Allegiance.

**3. Approval of Minutes**

Rosalyn Neal made a motion to approve the June 16, 2014 Regular City Council Meeting minutes, July 16, 2014 Special Called Meeting and the July 16, 2014 Agenda Work Session minutes. Cheryl Sarvis seconded, motion carried 5-0.

**4. Mayor's Comments**

Mayor Vaughn reminded everyone that the Council will meet once a month in August and September. She also said that the July 4th event was very successful and thanked Kelly Axt, Executive Assistant and Stephanie Aylworth, Economic Development Director for their hard work in making it such a successful event. The Mayor also reminded everyone of the Live on the Lawn concert on July 24, 2014.

**5. Citizens Comments**

Vivian Needham, 3921 Murray Avenue. Ms. Needham said that she had some questions about the Searles Development and would ask those during the discussion of that agenda item.

May Walls, 3499 New Macland Road, Ms. Walls inquired of the Council about the ditch maintenance on New Macland Road and that some of the ditches were so deep and filled with debris that it was difficult for

citizens to maintain. Mr. Hulsey stated that City staff was working on a remedy for the problem and would bring their recommendations to the Council for their consideration soon. She also expressed concern about cars speeding on that road.

Roger Landry, 3630 Spring Beauty Court, Mr. Landry had questions about the trail at exit off the Silver Comet trail at Old Lost Mountain. He stated that the angle of the turn is too steep for a bicycle to make. He also questioned the need for the new stop sign on Warren Creek Road.

6. City Attorney

**Consent Agenda**

- A. ORD 14-017** An ordinance enacting a six month temporary moratorium upon licensing and rezoning for certain businesses and land uses with the City of Powder Springs.  
Mr. Calhoun opened a public hearing. No one spoke for or against and Mr. Calhoun closed the public hearing. After the vote, Mrs. Sarvis stated that she was only opposed to some of the items listed in the ordinance but not to the entire ordinance.  
**Rosalyn Neal made a motion to approve, Nancy Hudson seconded. Motion carried 4-1. Cheryl Sarvis opposed.**
- B. RES0 14-083** A resolution approving and authorizing the submission of a State Grant Application to assist with the renovation of the Bodiford House.
- C. RES0 14-085** A resolution accepting and approving a proposal submitted by C. W. Matthews Contracting Company, Inc. for the repair and resurfacing of Marietta Street, Austell Powder Springs Road and Florence Road; authorizing the Mayor to execute an agreement for said improvements.
- D. RES0 14-086** A resolution approving and authorizing the Mayor to execute that certain deductive change order with Ace Construction, Inc. to complete and close out the Powder Springs-Dallas Road Bridge Rehabilitation Project.
- E. RES0 14-087** A resolution approving and authorizing the Mayor to execute an agreement with CGI Communications, Inc. for a Community Showcase Video Program.
- F. RES0 14-088** A resolution of the Mayor and City Council appointing members of the Downtown Development Authority.
- G. RES0 14-089** A resolution approving the purchase of a sanitation truck and two fleet vehicles for Public Works.
- H. RES0 14-091** A resolution approving and authorizing the Mayor to execute an agreement with

the Governors Gun Club, LLC to provide Sport Shooter Gun Club Memberships to Police Officers.

- I.     **RES0 14-092**   A resolution approving and authorizing the Mayor to execute an Intergovernmental Agreement regarding Millage Rate within Municipalities in Cobb County.
- J.     **RES0 14-093**   A resolution approving and authorizing the Mayor to execute an Intergovernmental Agreement for the use and distribution of proceeds from the 2016 Special Purpose Local Option Sales Tax for Capital Out land Projects.
- K.     **RES0 14-094**   A resolution providing for the appointment of a member to the Development Authority of Powder Springs.
- L.     **PZ 14--022**     Design Review & Certificate of Appropriateness - Historic Property Design Guidelines - 4425 Marietta Street
- M.     **PZ 14--024**     Rezoning - Change in Site Plan MXU Conditional to MXU Conditional L1 19080500080; GW Investments (Lynn Wilson) & Seven Springs Station LLC (Asa Candler)
- The applicant, Asa Candler, 4641 Roswell Road, Atlanta, GA , requested to withdraw this application.

**Cheryl Sarvis made a motion to allow the applicant to withdraw the application for rezoning without prejudice. Al Thurman seconded, motion carried 5-0.**

- N.     **PZ 14--025**     Design Review- Siniard Street- MXU- John Weber
- Mr. Calhoun presented the Consent Agenda. He stated that the items on the Consent Agenda would be read in summary form and that all contracts, conditions, stipulations, agreements and other matters referenced in any agenda item were incorporated herein as if fully read and at the beginning of the reading of the Consent Agenda he will open a hearing on any item and anyone who wishes to speak may do so at the conclusion of the reading of the Consent Agenda. Mr. Calhoun opened a public hearing and no one spoke for or against any item on the Consent Agenda. Mr. Calhoun closed the public hearing. Item A - ORD 14-017 and Item M - PZ 14-024 were moved to the regular agenda and voted on separately.

The Mayor administered the Oath of Office to the Downtown Development Authority Members with the exception of Shelly Hendry. She also administered the Oath of Office to Loretta Smith, the newly appointed member of the Development Authority of Powder Springs..

Rosalyn Neal made a motion to approve the Consent Agenda with the exception of Item A - ORD 14-017 and Item M - PZ 14-022. Cheryl Sarvis seconded. Motion carried 5-0.

### Regular Agenda

- O. **PZ 14--023** Rezoning - Change in Site Plan - MXU Conditional to MXU Conditional; and Variance for Density; LL19080500100/130; Hiram LL, LLC (Asa Candler; Searles Foundation)

Mr. Calhoun opened the public hearing. The applicant, Phillip Searles was present and spoke to the Council about his proposal. Mr. Searles spoke to the proposed stipulations and asked that stipulations #3 and #4 be eliminated because he wanted this community to be inclusive and welcoming. He said that there will be cameras and the building would be card access. He said that for stipulations #6 and #8, he would prefer that the walkways be determined by a traffic consultant. He stated that he will have at least one crosswalk that will connect the north and south communities.

Chris Wizner asked Mr. Searles if the community was going to be designed as a horseshoe and Mr. Searles stated that it will be more like a lower case "L". He stated that if he did build as a horseshoe, he would have to build too many homes for the community.

Mr. Searles stated that he would need to have a privacy fence on the memory care side in order to screen the residents from seeing the Silver Comet Trail. He said that when memory care patients see the Silver Comet Trail they will attempt to get to the trail. He also stated that he would green screen the fence.

Vivian Needham, 3921 Murray Avenue, asked Mr. Searles some questions about the community.

Asa Candler 4641 Roswell Road, spoke in support of the project.

Mr. Calhoun closed the public hearing.

Chris Wizner made a motion to approve with the attached stipulations (Exhibit A) with the following changes. On stipulation #3 and #4, add the statement "as deemed necessary by developer and staff". On stipulation #6 and #8 add statement "final plan pending traffic study with staff approval. On stipulation #14, add "except at Memory Care Section with screening". He also stated that Exhibit B was a site plan. Al Thurman seconded. Motion carried 5-0.

- P. **ORD 14-021** An ordinance to establish a millage rate for Fiscal Year 2014-2015; to repeal

conflicting ordinances; to establish an effective date; and for other purposes.

Mr. Calhoun opened the public hearing. Connie Taylor (no address given) spoke to Council about her house as well as a number of homes that surround her wanted to be annexed into the city.

Diana Belanger, Finance Director read the following press release.

"The Mayor and Council of the City of Powder Springs today announces its intentions to increase the property taxes it will levy this year by 5.58 percentage over the rollback millage rate.

Each year, the board of tax assessors is required to review the assessed value for property tax purposes of taxable property in the City. When the trend of prices on properties that have recently sold in the city indicate there has been an increase in the fair market value of any specific property, the board of tax assessors is required by law to re-determine the value of such property and adjust the assessment. This is called a reassessment.

When the total digest of taxable property is prepared, Georgia law requires that a rollback millage rate must be computed that will produce the same total revenue on the current year's digest that last year's millage rate would have produced had no reassessment occurred.

The budget tentatively adopted by the City of Powder Springs City Council requires a millage rate higher than the applicable rollback millage rate. Therefore, before the City of Powder Springs can set a final millage rate, Georgia Law requires that three public hearings be held to allow the public an opportunity to express their opinions regarding the proposed increase.

Being no other speakers, Mr. Calhoun closed the hearing. The Mayor emphasized that they had not been a millage increase since 2005 and it is remaining at 8.5 mils.

**Rosalyn Neal made a motion to approve. Chris Wizner seconded and the motion carried 5-0.**

- Q. RES0 14-095** A resolution authorizing the Mayor and Council of the City of Powder Springs to accept bid by GW Investments, LP for 1.6 acres of land located on Richard D. Sailors Parkway.

**Cheryl Sarvis made a motion to approve and Rosalyn Neal seconded. Motion carried 5-0.**

7. City Manager and City Council Reports

Nancy Hudson said that Keep Powder Springs Beautiful Committee

continues to work throughout the city. Al Thurman stated that he attended the Georgia Municipal Association annual conference in Savannah. He said that he took a finance class which he found to be very informative.

8. Executive Session

9. Adjournment

Rosalyn Neal made a motion to adjourn. Nancy Hudson seconded, motion carried 5-0. Meeting adjourned at 8:00 PM.



Dawn R. Davis, City Clerk

## Motion

Rezoning – Change in Site Plan MXU Conditional to MXU Conditional and Variance - related to parking and density; LL 19080500100/130/80 by Hiram LL, LLC; Searles Foundation; GW Investments and Seven Springs Station, LLC, subject to the following conditions:

1. The approved site plan for the above referenced parcels is attached as Exhibit A and includes, for the northern parcel, a 65-unit market rate, age restricted apartment facility with 52 parking spaces and a 90-unit assisted living and memory care facility with 54 parking spaces to be developed by the Beverly J. Searles Foundation; and for the southern parcel a 60 unit, tax credit, age restricted apartment facility with 49 onsite parking spaces and parallel parking on the interior road called Abbington Trail, to be developed by Rea Ventures, LLC, with the balance of the property to include a hotel, office, retail and restaurants as proposed in 2006 to be developed by Seven Springs Station, LLC. Any future variation from said site plan shall integrate uses as required by the Mixed Use zoning district and include an analysis of the sustainability of the proposed changes, including compatibility with surrounding land uses. The applicant has withdrawn that portion of the plan proposing general occupancy apartments.
2. In order to sufficiently promote greater social interaction between the senior tenants of all facilities, more benches, configured together in groupings, shall be provided as required by City zoning staff, along with the amenities and features as represented in the application (community room, arts & crafts/activity center, furnished exercise/fitness center, business center, media room).
3. A fenced and gated area shall be included around the gazebo area of the assisted living/memory care development. (See minutes: added statement “as deemed necessary by developer and staff”.)
4. Access to and from the Silver Comet Trail shall be controlled by means of private gate. Ground floor patio areas shall be screened from view. (See minutes: added statement “as deemed necessary by developer and staff”.)
5. Additional sidewalks and pedestrian connections shall be provided to allow the residents to walk from front to rear between the apartment and assisted living buildings; or in the alternative from the front parking area to the rear and the Silver Comet Trail.
6. To provide safe access to adjacent properties, the applicants/owners shall provide pedestrian connections and raised crossings at mid block and at both intersections that include appropriate

signage, signalization and a landscape/buffered median. (See minutes: added statement “final plan pending traffic study with staff approval”.)

7. The developments shall incorporate accessibility features into the design of the units to allow the residents to live there as long as possible, including without limitation wide doorways, hallways, zero step entrance, wheelchair accessibility, blocking in bathroom, electric plugs at mid wall, etc
8. The applicants/owners shall include throughout the development and connecting to adjacent properties well marked cross walks, curb cuts, countdown cross walk signals, bus shelters, sufficient way finding signage, and accommodations for visually impaired. The overall development design shall include measures to reduce automobile speeds through the use of more narrow streets or other features like the median and signed crosswalks, and thus create a safe and inviting community. Each development shall be connected to each other and to the adjoining church, GRTA lot, and trail head. . (See minutes: added statement “final plan pending traffic study with staff approval”.)
9. In order to implement the Earth Craft program, street widths, parking standards and internal vehicular speeds may be modified by staff during the plan review process, if approved by the Fire Marshal.
10. Within 60 days of approval, all owners and developers of the entire 20-acres shall prepare and submit: (a) a storm water management agreement that provides for the appropriate retention and detention of storm water, subject to staff review and approval; and (b) an architectural design that will apply throughout the entire 20 acres, which will include a minimum percentage of brick and stone on all facades of each building, and any rooftop equipment shall be completely screened from public view.
11. All developments shall comply with all standards of the Unified Development Code not specifically varied from as depicted on the attached site plan, provided that modifications and adjustments may be made by staff during the plan review process as long as the modification or adjustment is unrelated to permitted uses. Additionally, unless otherwise modified by these zoning conditions, all previous conditions and stipulations applicable to the property shall continue to apply to the entire 20 acre development.
12. Applicants/owners shall prepare and submit for city approval covenants applicable to the development, which covenants shall be enforced and managed by a third party management company. Said management company shall comply with strict maintenance requirements for onsite amenities and landscaping, provide on-site security patrol, and require background checks as part of the application process

13. All structures shall be constructed as if the entire 20 acres were one overall, planned development with a cohesive and comprehensive building program of materials and design. All service areas shall be screened with landscaping or walls appropriate to the character of the buildings. All equipment shall be screened from public view.
14. Fencing around the development perimeter may be black vinyl coated chain link or fencing complementary to the character of the development, subject to staff review, but may not include wooden privacy fencing. (See minutes: added statement "except at Memory Care Section with screening".)
15. Applicants/owners shall perform a traffic study, with participation by the city public works director, respecting appropriate improvements along the frontage road between the north and south parcels of the entire development. The improvements shall include wide sidewalks, benches, appropriate street trees, ornamental lighting, and a mid-block raised crosswalk. The study shall examine the feasibility of a roundabout between the two parcels.
16. The excess right of way needed for the development of the southern parcel shall be purchased, and title to same shall be transferred from the City prior to approval of a land disturbance permit.



**RESOLUTION NO. 2014-138**

**A RESOLUTION APPROVING A MOTION TO AMEND THE CITY COUNCIL MINUTES DATED JULY 21, 2014 TO CORRECT SCIVENER'S ERROR AND ATTACH THE CORRECT EXHIBIT; TO ESTABLISH AN EFFECTIVE DATE AND FOR OTHER PURPOSES.**

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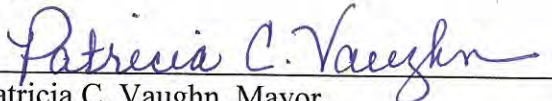
**WHEREAS**, at its regular Council Meeting of July 21, 2014, a public hearing was held on Planning and Zoning file number 14-023 regarding the rezoning and changing of site plan MXU Conditional to MXU Conditional and Variance for LL 19080500100/130/80 by Hiram, LL, LLC, Searless Foundation, GW Investments, and Seven Springs Station, LLC; and


**WHEREAS**, the site plan discussed at said hearing and referenced in the Minutes of July 21, 2014 was a site plan encompassing property located on both the north and south sides of Richard D. Sailors Parkway, consisting of a total of +/- 21.60 acres, which site plan is attached hereto as "Powder Springs Exhibit A, North of Richard D. Sailors Ext., South of Richard D. Sailors Ext."; and

**WHEREAS**, by clerical error, the site plan attached hereto and labeled "Exhibit B PZ 14-023, Page 1 of 1" was inadvertently attached to said Minutes instead of the above-referenced site plan.

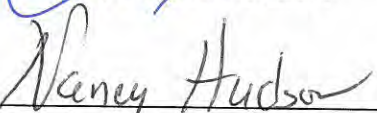
**NOW THEREFORE**, be it hereby resolved by the Mayor and Council of the City of Powder Springs that the Council Minutes for July 21, 2014 are amended and the correct exhibit, attached hereto as Exhibit "A" and labeled "Powder Springs Exhibit A, North of Richard D. Sailors Ex., South of Richard D. Sailors Ext.", shall replace the site plan originally referenced and attached as "Exhibit B" to the July 21, 2014 Minutes.

SO RESOLVED this 15<sup>th</sup> day of September, 2014.

  
\_\_\_\_\_  
Patricia C. Vaughn, Mayor

  
\_\_\_\_\_  
Rosalyn G. Neal, Council Member

  
\_\_\_\_\_  
Chris Wizner, Council Member

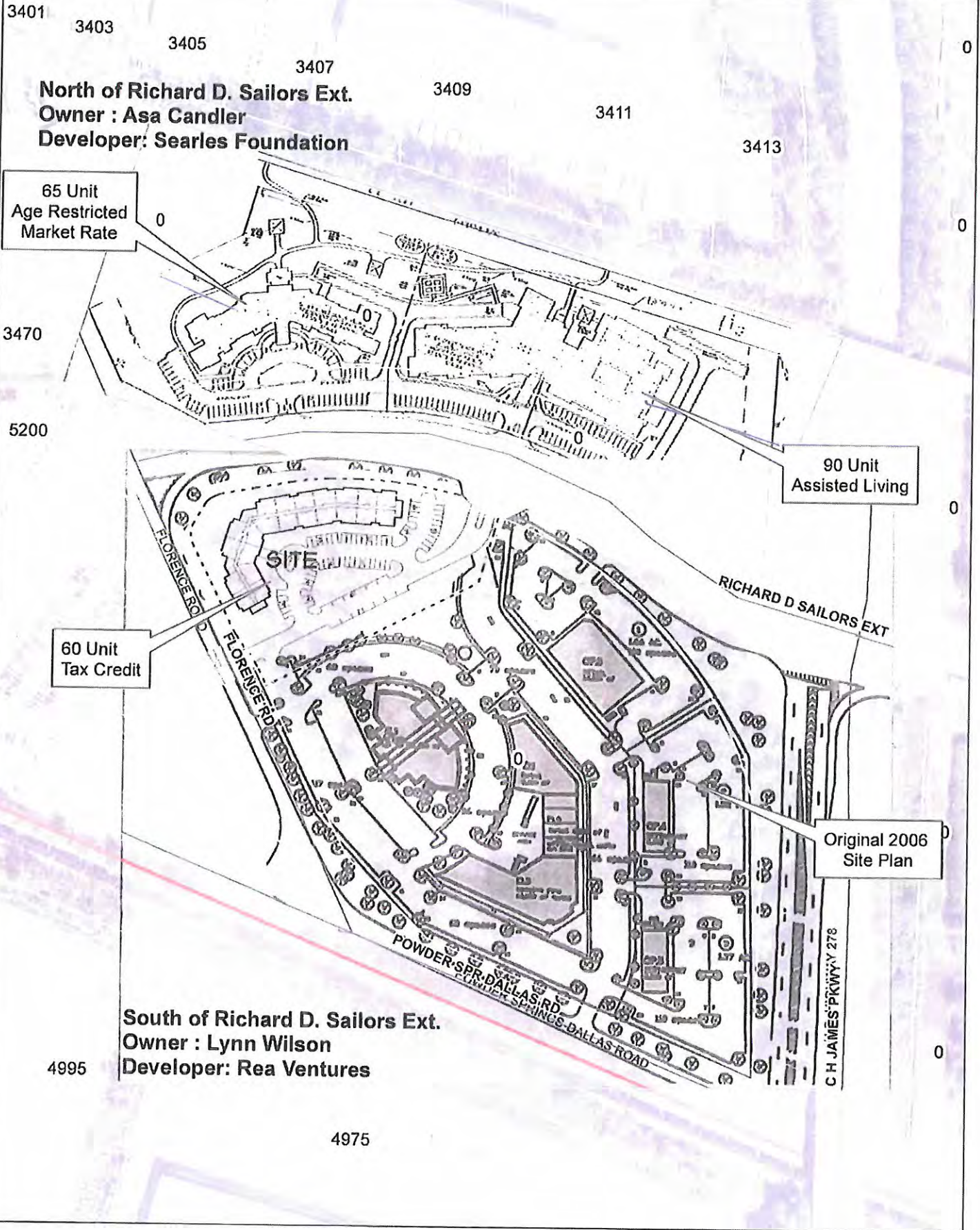
  
\_\_\_\_\_  
Nancy Hudson, Council Member

  
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Albert L. Thurman, Council Member

  
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Cheryl Sarvis, Council Member

ATTEST:

  
\_\_\_\_\_  
Dawn Davis, City Clerk





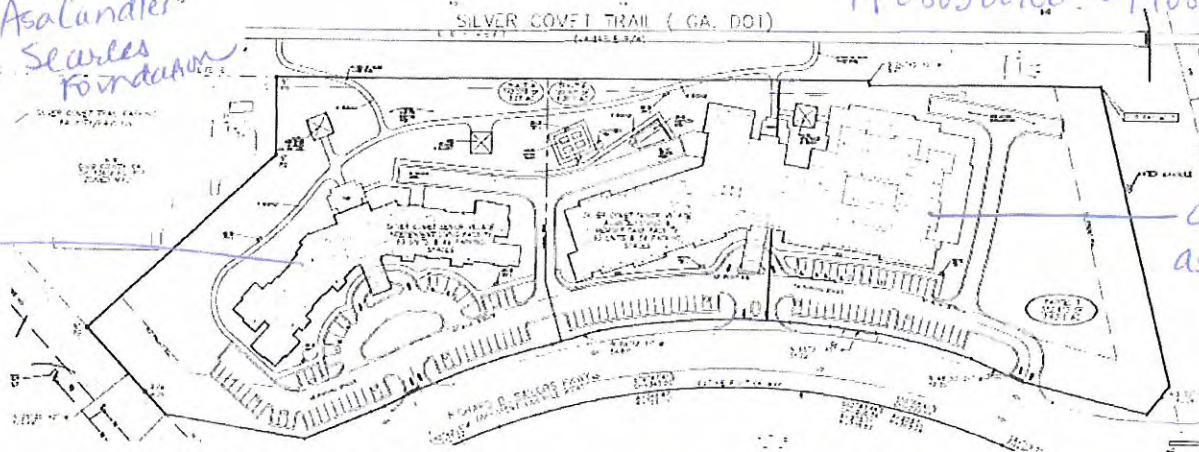
# Exhibit A

Owner: AsaLundler  
Developer: Seawles  
Foundation

19 0805 00100 - 19080500130

65  
unit  
age  
restricted  
market  
rate

90 unit  
assisted  
living



60  
unit  
tax credit  
Rea Ventures

190805  
0080

original  
2006  
plan

