

Agenda
Regular Meeting of the Mayor and Council
City of Chattahoochee Hills, Georgia
October 6, 2020 / 6:00 p.m.

Note – In response to the Governor’s Executive Orders, the City will follow social distancing practices and is making the meeting available on-line. Attendees are encouraged to wear face coverings and are required to maintain at least ten feet of distance between themselves and others in attendance. If you wish to make a public comment, please consider sending the comment to the City Clerk via email prior to the meeting. The City Attorney will read the comment at the meeting for you. At the conclusion of the meeting, the public will be asked to leave City Hall and asked not to gather in conversation with others.

Call to Order

Distict 4 Qualifying Results

Adminisiter Oath of Office to Councilmember Elect Camille Lowe

Review and Approval of Agenda

Approval of Minutes

1. Minutes of the Regular Meeting of September 1, 2020

Presentations / Proclamations (None)

Public Comments

Staff Reports

Financial Update: Robbie Rokovitz

Fire Department Report: Greg Brett

Police Department Report: Jim Little

Public Works/Parks Report: Darold Wendlandt

Community Development Report: Mike Morton

Public Hearing

1. **Item 20-033:** Public Hearing and Action to consider an application for an Alcohol Beverage License for Off Premise Package Sales – Distilled Spirits, Wine, and Malt Beverages. The name in which the license is to be issued – Chattahoochee Wine Shop Inc./Licensee – Amin Panjwani. The location of the premises – 3939 Cascade Palmetto Hwy, Suite B.
2. **Item 20-010:** Public Hearing and Action on Ordinance to Amend the Official Zoning Map to Rezone Ten Acres from the RL (Rural) District to the HM-MU (Mixed-Used

The City of Chattahoochee Hills Mayor and City Council encourage citizen participation in the government process. Should you by reason of a disability need a special accommodation or need accessibility information, please contact the City Clerk’s office at 770-463-8881.

Hamlet) District – property is ten acres in two parcels on the west side of Atlanta Newnan Road between Selborne Way and Selborne Lane.

3. **Item 20-027:** Public Hearing and Action on Ordinance for a Variance to the Required Zoning District Buffer – application is to eliminate the required district buffer. Property is ten acres in two parcels on the west side of Atlanta Newnan Road between Selborne Way and Selborne Lane.

Unfinished Business *(None)*

New Business

1. **Item 20-034:** Serenbe Deer Hollow Concept Plan – proposed plan is for 10 acres on the west side of Atlanta Newnan Road between Selborne Way and Selborne Lane.
2. **Item 20-035:** Consideration to Approve the lease purchase of a Fire Tanker/Pumper unit not to exceed \$250,000 and Authorize the Mayor and City Manager to Execute all Necessary Documents.

Mayor and Council Comments

Executive Session *(None)*

Adjourn Meeting

Town Hall Session

Minutes
Regular Meeting of the Mayor and Council
City of Chattahoochee Hills, Georgia
September 1, 2020 / 6:00 p.m.

Call to Order

Mayor Reed called the meeting to order at 6:00 p.m. Councilmembers in attendance were Ruby Foster, Richard Schmidt, Laurie Searle, Alan Merrill, and Troy Bettis. All members were present. Also present was Attorney Tom Lacy for City Attorney Rick Lindsey.

Review and Approval of Agenda

Mayor Reed called for a motion to amend the agenda as follows:

- 1. Add a Proclamation in Appreciation for Outstanding Volunteer Service by Diane Hautt and Sandy Simblist*
- 2. Move Councilmember Alan Merrill's announcement to later in the meeting*
- 3. Remove the Southern Comprehensive Transportation Plan presentation (presented at the August 27th Work Session)*

Councilmember Schmidt made a motion to approve the agenda as amended.

Councilmember Merrill seconded. The motion passed unanimously.

Approval of Minutes

- 1. Minutes of the Regular Meeting of August 4, 2020*
- 2. Minutes of the Special Called Meeting of August 20, 2020*

Councilmember Merrill made a motion to approve the minutes of the Regular Meeting of August 4, 2020 and the Special Called Meeting of August 20, 2020. Councilmember Foster seconded. The motion passed unanimously.

Presentations/Proclamations

- 1. Proclamation in Appreciation for Outstanding Volunteer Service by Diane Hautt and Sandy Simblist*

Mayor Reed read a proclamation recognizing Diane Hautt and Sandy Simblist for their volunteer work with Community Brickworks.

- 2. National Suicide Prevention Month Proclamation*

Mayor Reed read a proclamation proclaiming the month of September as National Suicide Prevention + Action Month.

Public Comment

Jennifer Landers, 9110 Selborne Lane #210 – said she wanted to introduce herself to the Council. She is the new VP of Operations for Serenbe Development and is looking forward to working with the city.

Danean Crawford, 5575 Cochran Mill Road – thanked Public Works Director Darold Wendlandt for his help repositioning 26 signs throughout the city. She also spoke in opposition to the mask ordinance. She said she has been a registered nurse for 24 years and works in the Piedmont Healthcare System. She has been tracking the COVID numbers. She said the numbers had been trending up but are now on a downward fall. She asked the Council to not make a mandatory mask ordinance in the city. She said we have large properties with vast amounts of land and the citizens should have the freedom to choose whether or not to wear a mask.

Staff Reports

Financial Update: City Manager Robbie Rokovitz

Mr. Rokovitz commended Fire Chief Greg Brett and Public Works Director Darold Wendlandt for working in the middle of the night to clear a tree from the road in front of city hall. He also reported on the financials as of August 31, 2020. The city is 17% through the fiscal year. Revenues do not come in quickly this time of year so the city must rely on fund balance. General fund expenditures are 14%, and total revenue including fund balance is 41%.

Fire Department Report: Greg Brett

Chief Brett reported that Brad Wilson was promoted to Fire Lieutenant for A-shift. He also said EMS statistics are trending upward and the patients are predominately COVID related. The department has had challenges maintaining manpower levels with during the COVID-19 pandemic due to the reliance on part-time employees, but response times have not been affected. The next step for the automatic aid agreement with the City of South Fulton is configuring the computer aided dispatching. He also presented the COVID-19 statistics in the city by Council district.

Police Department Report: Jim Little

Chief Little reported that calls in August were in line with the numbers from the same time last year. The number of traffic tickets are down because the officers are spending more time patrolling. Parking tickets are up significantly. All officers have completed the annual training hours required by the state, and new hire Officer Joseph Wells started work on August 31st.

Public Works/Parks Report: Darold Wendlandt

Mr. Wendlandt said that he and Fire Chief Greg Brett worked hand-in-hand during the early morning hours to clear the tree in front of city hall and Chief Brett is a huge asset. He also said that the gravel roads have held up well with the recent heavy rains. He has two staff out on medical leave and one employee resigned to take a job closer to home. He said the Department of Natural Resources is doing great work on the construction of the Campbellton Park boat ramp but work has been delayed due to weather.

Community Development: Mike Morton

Mr. Morton reported there were a total of 14 building permits issued in August with five of them for single family dwellings. There will be filming on Campbellton Redwine Road with intermittent traffic control on September 16th. Three Rivers Regional Commission has extended the comment period for the DRI for the proposed rock quarry in Carroll County until September 26th. The next Planning Commission meeting is September 10th. The agenda will include the variance application and concept plan for Deer Hollow and the preliminary plat for Creation at Serenbe.

Public Hearing

1. **Item 20-010:** Public Hearing and Action on an Ordinance to amend the Official Zoning Map to Rezone Ten Acres from the RL (Rural) District to the HM-MU (Mixed-Use Hamlet) District – property is ten acres in two parcels on the west side of Atlanta Newnan Road between Selborne Way and Selborne lane.

Community Development Director Mike Morton presented the item. The proposal is to add the ten acres to the Serenbe hamlet. The plan shows three acres developed and seven acres of open space. The site plan includes lots along the north side that are within the required buffer. The applicant has applied for a variance which is on the agenda under New Business for a first read. The recommendation is to continue the public hearing to coincide with the requested variance.

City Attorney Tom Lacy read the rules for the public hearing.

Mayor Reed opened the public hearing.

The following people spoke in support of the item:

1. *Pepper Bullock (emailed comments read by City Attorney Tom Lacy) – as a co-owner of three properties on Atlanta Newnan Road, he supports the rezoning request.*
2. *John Reid, 8390 Hearn Road (applicant) – said most people know the property as “Deer Hollow”, which is the location of many charity events. In 2019, he and his wife divided the property into 3-acre lots under the RL guidelines. After discussing it more, they became aware of a better plan which would preserve seven acres of the property in perpetuity. He said the proposal is a better plan for them, Serenbe, and the community.*

There was no other public comment.

Mayor Reed closed the public hearing.

Mayor Reed called for a motion to continue the public hearing for Item 20-010 to the October meeting. Councilmember Merrill made a motion to continue the public hearing to the October meeting. Councilmember Bettis seconded. The motion passed unanimously.

Unfinished Business

There was no unfinished business.

New Business

1. **Item 20-027:** Ordinance for a Variance to the Required Zoning District Buffer – application is to eliminate the required district buffer. Property is ten acres in two parcels on the west side of Atlanta Newnan Road between Selborne Way and Selborne Lane. *First read only. No action will be taken.*

Community Development Director Mike Morton presented the item. The property is currently under consideration for a rezoning and the applicant has requested a variance to eliminate the required district buffer. There would be no buffer along the north side of the property and a 70-foot buffer along Atlanta Newnan Road. No action was taken.

2. **Item 20-028:** Approval of the Southern Fulton Comprehensive Transportation Plan.

Mayor Reed presented the item. The presentation of the plan was given during the August 27th Work Session. As discussed at the Work Session, there are several areas of federal funding that the city would be not be eligible for unless it participates in the plan.

Mayor Reed called for a motion on Item No. 20-028. Councilmember Searle made a motion to approve Item No. 20-028. Councilmember Merrill seconded. The motion passed unanimously.

3. **Item 20-029:** Resolution Adopting Revisions to the Fiscal Year 2020 Budget. *City Manager Robbie Rokovitz presented the item. This resolution is an audit item for the FY2020 audit. The city collects a fee based on a percentage of court fines, and Georgia law requires that the city adopt a Technology Fund Budget for those fees that are collected.*

Mayor Reed called for a motion on Item No. 20-029. Councilmember Schmidt made a motion to approve Item No. 20-029. Councilmember Foster seconded. The motion passed unanimously.

4. **Item 20-030:** Ordinance Requiring the Use of Masks or Face Coverings in Public During the COVID-19 Outbreak.

Mayor Reed presented the item. Governor Kemp's office has requested that cities adopt this or a similar ordinance. The ordinance ties the wearing of face coverings to the case load statistics.

Mayor Reed called for a motion on Item No. 20-030. Councilmember Merrill made a motion to approve Item No. 20-030. Councilmember Foster seconded.

Councilmember Bettis said the city would be making a mistake by passing the ordinance. Businesses can create their own policies for requiring masks. He said the mandate sets a dangerous precedent.

Councilmember Merrill said we have situation in which the equivalent population of every person and every animal who lives in Coweta County would be dead from Coronavirus. 180,000 deaths means there would be no one there. The Governor is begging local officials to put an ordinance like this into effect, and the city owes it to the leader of the state to back him up.

Councilmember Schimdt said he agrees that people are intelligent and can make their own choices.

Councilmember Searle questioned if businesses, specifically those in more populated places like Serenbe, could still require masks if the ordinance did not pass. Other than that, she tends to agree with Councilmembers Schmidt and Bettis.

Councilmember Foster said she agrees with wearing masks. It is especially important for protecting public safety employees that are interacting with the public and staff dealing with people coming in and out of city hall.

Mayor Reed called for the vote on Item No. 20-030. The motion failed 2-3, Councilmembers Bettis, Schmidt, and Searle opposed.

5. Item 20-031: Resolution Accepting a Donation from K.D. McMurrain, M.D., in the Form of Two 72-inch Skag Diesel Lawnmowers

City Manager Robbie Rokovitz presented the item. Public Works Director Darold Wendlandt said the mowers will be huge assets for cutting the field in the parks and will save wear and tear on the other equipment.

Mayor Reed called for a motion on Item No. 20-031. Councilmember Searle made a motion to approve Item No. 20-031. Councilmember Merrill seconded. The motion passed unanimously.

Mayor Reed said Councilmember Merrill had an announcement to make.

Councilmember Merrill announced that he was resigning his position as District 4 Councilmember effective immediately. He will be moving to the Presbyterian Village development in Athens, Georgia in early 2021, and by resigning now, the citizens of District 4 will be able to elect his successor in a Special Election. He said public service has changed his life for the better and he has great respect, admiration, and affection for the people in District 4. He has learned the following five lessons from his 13 years of civic involvement:

- 1. A respectful Council can attract and retain talented City staff;*

2. *Growth is required to fund home rule, especially road maintenance;*
3. *Dense quality development can preempt urban sprawl;*
4. *Collaboration with state, county and other city governments and NGO's is required for both tangible and intangible infrastructure;*
5. *Good things happen when citizens become volunteers.*

6. **Item 20-032:** Resolution for a Special Election to Fill the Council Seat for District 4. City Clerk Dana Wicher presented the item. The resolution allows for a special election to fill the District 4 Council seat which became vacant with Councilmember Merrill's resignation. The qualifying period starts at 9:30 a.m. on September 8th and closes at 5:00 p.m. on September 11th. The qualifying fee is \$36.00.

Mayor Reed called for a motion on Item No. 20-032. Councilmember Schmidt made a motion to approve Item No. 20-032. Councilmember Searle seconded. The motion passed unanimously.

Mayor and Council Comments

Councilmember Searle announced that there will be a District 3 Town Hall meeting on September 17th. She also said it has been a privilege to know Alan and Lynn Merrill and to work with them. She said they have been involved in every volunteer effort and they will be sorely missed.

Councilmember Foster thanked Councilmember Merrill for his encouragement and for being the smile to brighten up the room. She also said she appreciated his leadership, and she thanked Lynn Merrill for all she has done.

Councilmember Schmidt encouraged Council members to come up with ideas such as Councilmember Searle's Quilt Trail idea for spending the hotel motel funds. He said the city has a lot of history so historical markers could be a good use of the funds. He also asked Police Chief Little about trucks parking illegally on the road along Charlie's. He thanked Dr. McMurray for his donation of the lawnmowers. He thanked Councilmember Merrill, who has served the community since before we were a city, and Lynn Merrill for all her work with the charter school.

Councilmember Bettis echoed the sentiment of everyone else and said he will miss out on a great opportunity to get to know Councilmember Merrill better. He said took Councilmember Merrill's "5 lessons" to heart. He also thinks the historical markers are a great idea to pursue and said the city has some great historians. He complimented Ken Langley on his work documenting the graveyards and the connection to the Cash family.

Mayor Reed said the sad thing about the level of thoughtfulness that Councilmember Merrill mentioned about why he is making this decision to move on is that he has spread that thoughtfulness to a group of his friends, so we will be losing several people

who have been pillars of the community for the same reason. Alan Merrill has done so much for so long in the community-he'll be greatly missed. He and Lynn have become good friends, and it is hard to imagine this role (of Mayor) without him here.

Councilmember Merrill said he has had the pleasure of working with elected officials, members of the board of the Conservancy, with other volunteers, and city staff. He may not know every member of staff by name, but he has a great deal of respect for all of them. Being a member of City Council, you occasionally will receive a text message notifying Council that there has been a serious accident. He worries about the first responders because, with each of those calamities, they are giving up a little bit more of themselves. He said he has a special place in his heart for the first responders. He presented a "First Responder" American Flag as a gift to the city.

Executive Session

There was no Executive Session.

Adjourn Meeting

Councilmember Bettis made a motion to adjourn the meeting. Councilmember Foster seconded. The motion passed unanimously, and the meeting adjourned at 7:55 p.m.

Approved this _____ day of _____, 2020.

Dana Wicher, City Clerk

Tom Reed, Mayor

City of Chattahoochee Hills, GA
FY2021 Budget
Budget to Actual as of Sept 21 2020 - 22.7% of Year Lapsed

Revenues:	FY2020 Amended	FY2020 (YTD) Sept 21	% Collected	FY2021 Adopted	FY2021 (YTD) Setp 21	% Collected
Property Taxes	\$ 1,750,000	\$ 40,863	2.3%	\$ 1,750,000	\$ 531	0.0%
L.O.S.T.	\$ 660,000	\$ 63,765	9.7%	\$ 480,000	\$ 59,308	12.4%
Intangible Tax	\$ 27,000	\$ 1,846	6.8%	\$ 30,000	\$ 3,326	11.1%
Motor Vehicle Tax	\$ 6,400	\$ 1,308	20.4%	\$ 10,000	\$ 749	7.5%
Motor Vehicle Tax - Ad Valorem	\$ 19,038	\$ 3,954	20.8%	\$ 20,000	\$ 7,027	35.1%
Real Estate Transfer Tax	\$ 10,000	\$ 1,540	15.4%	\$ 10,000	\$ 1,716	17.2%
Business & Occupation Tax	\$ 16,000	\$ 581	3.6%	\$ 25,000	\$ 1,407	5.6%
Insurance Premium Tax	\$ 200,615	\$ -	0.0%	\$ 180,000	\$ -	0.0%
Alcohol Beverage Tax	\$ 20,000	\$ 3,144	15.7%	\$ 15,000	\$ 2,306	15.4%
Franchise Fees	\$ 145,228	\$ -	0.0%	\$ 145,000	\$ -	0.0%
Licenses & Permits	\$ 100,000	\$ 13,043	13.0%	\$ 80,000	\$ 20,108	25.1%
Charges for Service	\$ 75,000	\$ 8,763	11.7%	\$ 60,000	\$ 15,262	25.4%
Charges for Service (Parking Fees)	\$ 60,000	\$ 21,138	35.2%	\$ 60,000	\$ 31,913	53.2%
Charges for Service (Hunting Lease)	\$ -	\$ -	0.0%	\$ -	\$ -	0.0%
Intergovernmental (Conservation)	\$ 651,540	\$ -	0.0%	\$ 125,000	\$ -	0.0%
Intergovernmetnal (Federal)	\$ -	\$ -	0.0%	\$ -	\$ 4,950	0.0%
Intergovernmental (LMIG Grant)	\$ 110,102	\$ -	0.0%	\$ 138,801	\$ -	0.0%
Intergovernmental (RTP)	\$ -	\$ -	0.0%	\$ -	\$ -	0.0%
Intergovernmental (CDAP)	\$ -	\$ -	0.0%	\$ -	\$ -	100.0%
Fines & Forfeitures	\$ 145,000	\$ 31,291	21.6%	\$ 125,000	\$ 32,017	25.6%
Insurance Proceeds	\$ 28,729	\$ -	0.0%	\$ -	\$ -	0.0%
Contributions & Donations	\$ 1,000	\$ -	0.0%	\$ -	\$ 19,640	100.0%
Interest	\$ 18,000	\$ 2,004	11.1%	\$ 7,000	\$ 517	7.4%
Other Revenues	\$ 16,125	\$ 11,720	0.0%	\$ -	\$ 30,826	0.0%
PoliceTech Fees	\$ -	\$ 3,811	100.0%	\$ -	\$ 3,802	100.0%
Proceeds from Capital Lease	\$ -	\$ -	0.0%	\$ -	\$ -	0.0%
Running Fund Balance From Prior Year	\$ 1,609,630	\$ 935,780	58.1%	\$ 1,108,152	\$ 1,330,250	120.0%
GF Revenue Subtotal:	\$ 5,669,407	\$ 1,144,551	20.2%	\$ 4,368,953	\$ 1,565,654	35.8%

Other Financing Sources:						
Hotel/Motel Tax	155,000	31,441	20.3%	\$ 75,000	\$ 38,347	51%
Hotel/Motel Tax Fund Balance	\$ 189,239	189,239	0.0%	\$ 90,000	\$ 237,389	100%
TSPLOST	450,000	41,579	9.2%	\$ 350,000	\$ 40,016	11%
TSPLOST Fund Balance	\$ 120,431	14,765	0.0%	\$ 303,250	\$ 306,744	100%
Subtotal Other Financing Sources:	\$ 914,670	\$ 277,024	30.3%	\$ 818,250	\$ 622,496	76%
Total Operating Revenue:	\$ 6,584,077	\$ 1,144,551	17.4%	\$ 5,187,203	\$ 2,188,151	42%

Expenditures:	FY2020 Amended	FY2020 (YTD) Sept 21	% Expended	FY2021 Adopted	FY2021 (YTD) Sept 21	% Expended
Mayor & Council	\$ 125,284	\$ 22,179	17.7%	\$ 126,546	\$ 20,514	16.2%
City Clerk	\$ 56,231	\$ 12,188	21.7%	\$ 61,576	\$ 10,208	16.6%
City Manager	\$ 145,403	\$ 34,195	23.5%	\$ 146,397	\$ 35,485	24.2%
General Administration	\$ 159,065	\$ 48,270	30.3%	\$ 147,575	\$ 54,057	36.6%
IT	\$ 31,968	\$ 7,257	22.7%	\$ 33,385	\$ 8,292	24.8%
Non-Departmental Insurance	\$ 91,593	\$ 43,753	47.8%	\$ 69,992	\$ 37,133	53.1%
Municipal Court	\$ 99,806	\$ 17,103	17.1%	\$ 92,095	\$ 20,808	22.6%
Police	\$ 889,292	\$ 236,009	26.5%	\$ 863,513	\$ 186,065	21.5%
Fire	\$ 909,279	\$ 234,282	25.8%	\$ 845,578	\$ 220,342	26.1%
Public Works	\$ 528,114	\$ 150,809	28.6%	\$ 524,255	\$ 117,350	22.4%
Engineering	\$ 5,000	\$ 181	3.6%	\$ 5,000	\$ -	0.0%
Parks & Recreation	\$ 99,422	\$ 25,291	25.4%	\$ 104,986	\$ 19,797	18.9%
Community Development	\$ 245,529	\$ 31,662	12.9%	\$ 219,140	\$ 35,746	16.3%
Contingency - Reserved Fund Balance	\$ 1,083,297	\$ -	0.0%	\$ 384,738	\$ -	0.0%
Unclassified	\$ -	\$ -	0.0%	\$ -	\$ -	0.0%
Subtotal:	\$ 4,469,284	\$ 863,179	19.3%	\$ 3,624,778	\$ 765,797	21.1%

Other GF Financing Uses:						
Interest - Capital Lease	\$ 16,504	\$ 5,927	35.9%	\$ 11,868	\$ 3,034	25.6%
Capital Lease Payment	\$ 145,341	\$ 67,665	46.6%	\$ 126,866	\$ 46,827	36.9%
Capital Fund	\$ 957,331	\$ 67,796	7.1%	\$ 341,640	\$ 18,735	5.5%
Grants	\$ 202,072	\$ -	0.0%	\$ 263,801	\$ 29,760	11.3%
Subtotal:	\$ 1,321,248	\$ 141,389	10.7%	\$ 744,175	\$ 98,356	13.2%
Total GF Expenditures	\$ 5,790,532	\$ 1,004,568	17.3%	\$ 4,368,953	\$ 864,153	19.8%

GF Revenues in Excess of Expenditures	\$ (121,125)	\$ 139,983	\$ (0)	\$ 701,501
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Other Financing Uses:						
Hotel Motel	\$ 223,115	\$ 4,026	1.8%	\$ 165,000	\$ 8,510	5.2%
TSPLOST	\$ 570,431	\$ -	0.0%	\$ 653,250	\$ -	0.0%
Subtotal Other Financing Uses:	\$ 793,546	\$ 4,026	0.5%	\$ 818,250	\$ 8,510	1.0%

Total ALL FUNDS Expenditures	\$	6,584,078	\$	1,008,593	15.3%	\$	5,187,203	\$	872,663	16.8%
Total ALL FUNDS Revenues	\$	6,584,077	\$	1,144,551	17%	\$	5,187,203	\$	2,188,151	42%
Revenues in Excess of Expenditures	\$	(1)	\$	135,958		\$	(0)	\$	1,315,488	

Capital Category	Expenditure
Police (Vehicles)	\$ 4,000
Police (Capital)	\$ -
Fire (Apparatus/Capital)	\$ 14,735
PW Vehicle(s)	\$ -
LMIG (Capital)	\$ -
CDAP Grant	\$ 29,760
PW Capital (TSPLOST)	\$ -
TSPLOST (Contract Mgt)	\$ -
TSPLOST Fund	\$ -

Capital Category	Expenditure
LMIG	\$ -

Month To Date	Cash Flow
July 27, 2020 (Balance)	\$ 904,059
August 31, 2020 (Balance)	\$ 937,190
September 21, 2019 (Balance)	\$ 701,501
October 31, 2020 (Balance)	
November 30, 2020 (Balance)	
December 30, 2020 (Balance)	
January 30, 2021 (Balance)	
February 28, 2021 (Balance)	
March 31, 2021 (Balance)	
April 30, 2021 (Balance)	
May 31, 2021 (Balance)	
June 30, 2021 (Balance)	

GF Bank Account

ALCOHOL BEVERAGE LICENSE

Name of Business Chattahoochee Wine Shop Inc.

Application Date 8/18/2020

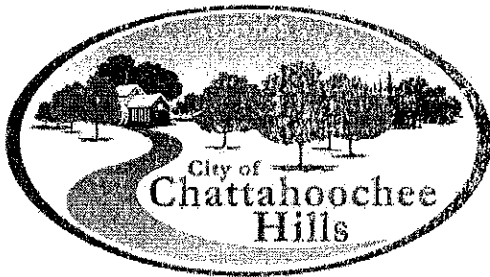
Review Deadline 9/10/2020

Agenda Date 10/6/2020

Picture Date 9/21/2020

	Initials	Date	Approved	Denied
Finance Review	<u>RW</u>	<u>8/18/20</u>	<u>✓</u>	<u> </u>
Community Development Review – Zoning	<u>AAA</u>	<u>9/17/20</u>	<u>✓</u>	<u> </u>
Community Development Review - Distance	<u>AAA</u>	<u>9/17/20</u>	<u>✓</u>	<u> </u>
Public Safety Review	<u>ML</u>	<u>9/4/20</u>	<u>✓</u>	<u> </u>
City Manager Review	<u>(Signature)</u>	<u>09/17/20</u>	<u>✓</u>	<u> </u>

Record Attached - P. Mitchell 9-4-2020



6505 Rico Road Chattahoochee Hills Georgia 30268

**ALCOHOL BEVERAGE LICENSE
New License Application**

MAYOR
Tom Reed

CITY COUNCIL
James Stephens
Richard Schmidt
Claire Williams
Alan Merrill
Don Hayes

CITY MANAGER
Robert T. Rokovitz

www.chatthillsga.us
(770) 463-8881
Fax (770) 463-8550

Attached is the application and supplemental documents needed to apply for a new Alcohol Beverage License. Please complete forms and instructions as indicated. For details on Chattahoochee Hills regulations on alcohol licenses, please refer to the Code of Ordinances, Chapter 4: Alcohol Beverages available on the City website at <http://www.chatthillsga.us/government/city-code/>

Date: 06/23/2020
Contact Name: Amin Panjwani
Contact Phone: [REDACTED]
Business Name: Chattahoochee Wine Shop Inc
DBA (If applicable): _____

Before submitting your application, please make sure all check-list items have been completed.

- ☒ 1. Application sworn by applicant before notary public or other officer authorized to administer oaths.
- ☒ 2. MasterCard, Visa, check or money order for advertising, background check and license fees. paid \$320.00 on 8/18/20
- ☒ 2. Completed GCIC (Georgia Crime Information Center) consent form. Each manager and all persons owning twenty percent or more of the business must complete this form.
- ☒ 3. Completed Land Survey form and site map of the business location.
- N/A 4. Signed affidavit (for restaurants only).

rec'd 8/18/20

ALCOHOL BEVERAGE LICENSE
Fee Schedule

Administrative Fees:

Application Fee		\$100	✓
Advertising Fee		\$200	✓
GCIC Background Check per person	_____ x	\$ 20	✓
	(Number)		

Consumption on Premises:

Limited Pouring - Wine and Malt Beverages	\$1,300	_____
Limited Pouring - Distilled Spirits Only	\$3,200	_____
Full Pouring - Wine, Malt Beverages and Distilled Spirits	\$4,500	_____
Additional Bar (each)	\$1,000	_____

Package:

Wine	\$ 400	✓
Malt Beverages	\$ 400	✓
Distilled Spirits	\$3,000	✓

Other:

Ancillary Wine/Beer Tasting	\$100	_____
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Wholesale:

	Outside City Limits	Inside City Limits
Wine	\$100 _____	\$ 500 _____
Malt Beverage	\$100 _____	\$ 500 _____
Wine & Malt Beverage	\$100 _____	\$1,000 _____
Distilled Spirits	\$100 _____	\$3,500 _____
Wine, Malt Beverage and Distilled Spirits	\$100 _____	\$4,500 _____

Distiller/Manufacturer:

Distilled Spirits	\$100 _____	\$4,500 _____
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Total Fees Due:

Administrative Fees (see above): \$ 320.00 - paid VISA on 8/18/2020.
License Fees: \$ 3800.00
Total Amount Due: \$ 4120.00

**INSTRUCTIONS: PLEASE PRINT OR TYPE APPLICATION
& ANSWER ALL QUESTIONS**

Please fill out entire application leaving no sections blank; please mark sections that do not apply N/A.

TYPE OF BUSINESS: (Check all appropriate spaces)

- () Restaurant () Bar or Lounge (X) Liquor Store
() Private () Food Store () Service Station
() Hotel/Motel (X) Sunday Sales () Other, specify: _____

TYPE OF LICENSE: (Check all appropriate spaces)

- (X) Retail/Package (X) Malt Beverage (X) Wine (X) Distilled Spirits
() Consumption On The Premises () Ancillary Wine/Beer Tasting
() Manufacturer () Wholesaler () Brew Pub (subject to wholesale excise)
() Special Event Retail/Package () Malt Beverage () Wine () Distilled Spirits
() Ancillary Wine/Beer Tasting
() Change Of Ownership

1. Full Name of Business Chattahoochee Wine Shop Inc
2. Under what name is the Business to be operated Chattahoochee Wine Shop Inc
3. Is the business a proprietorship, partnership or corporation? Corporation
4. [X] New business [] Existing business purchase
5. If change of ownership, effective date of this change N/A
(If change of ownership, enclose a copy of the sales contract and closing statement)
6. Domestic or foreign? Domestic
7. Address: Physical: 3939 Cascade Palmetto Hwy Fairburn, GA 30213 suite B
Mailing: SAME AS ABOVE
8. Phone [REDACTED] Beginning Date of Business in Chattahoochee Hills
9. Federal Tax ID Number [REDACTED] Georgia Sales Tax Number [REDACTED]
10. Is business within the designated distance of any of the following as specifically defined in the City Code of Ordinances, Chapter 7:

	YES	NO
Package Malt Beverage or Package Wine: 100 Yards from School	()	(X)
Package Distilled Spirits: 100 Yards from Church	()	(X)
200 Yards from School	()	(X)
500 Yards from another package establishment	()	(X)
All Package Licenses: 200 Feet from single-family or two-family residences as defined in Chapter 7 of Code of Ordinances	()	(X)
Consumption on the Premises: 100 Yards from School	()	(X)

11. Full name of Applicant Amin Panjwani
12. Full name of Spouse, if Married N/A
13. Are you a U.S. Citizen or Alien Lawfully Admitted for Permanent Resident? [☒] Yes or [☐] No
14. Current Address [REDACTED]
15. Home Telephone [REDACTED]
16. Number of years at present address 21 years
17. Do you reside in Fulton County? [☒] Yes or [☐] No If yes, how long? 20 years
18. What is the name of the person who, if the license is granted, will be the active manager of the business and on the job at the business? List name and phone number:
Amin Panjwani [REDACTED]
19. Has the applicant, spouse or any individual having an interest either as owner, partner or stockholder, been arrested, convicted or entered a plea of nolo contendere within ten (10) years immediately prior to the filing of this application for any felony or misdemeanor of any state or of the United States or of any municipal ordinance except traffic violations? If yes, describe in detail and give dates: No
20. Do you own the land and building on which this business is to be operated? [☐] Yes or [☒] No
Date purchased _____ Amount _____
If not, provide the name of the owner and agent, if any. (Attach a copy of the lease and any other pertinent documents)
Metro Inland Properties Inc
21. How is the proposed location zoned? _____
Does this establishment have a patio/open area intended to be used for consumption of alcohol beverages? [☐] Yes or [☒] No
If yes, provide a site plan indicating the location of the patio in relation to the building, the height of the fence and any entrances or exits.
22. If operating as a corporation, state name and address of corporation, when and where incorporated, and the names and addresses of the officers and directors, social security numbers and the office held by each: Chattahoochee Wine Shop Inc, 615 Croydon Ln
Alpharetta GA 30022, April 4th 2018 Atlanta Georgia,
Amin Panjwani, 615 Croydon Ln Alpharetta GA 30022

SS# [REDACTED]

23. If operating as a corporation, list the stockholders (20% or more) complete addresses, area code and telephone numbers, residential and business and the amount of interest of each stockholder in the corporation: Amin Panjwani, [REDACTED]

[REDACTED]
100%

24. If operating as a partnership, list the partners with complete addresses, area code and telephone numbers, residential and business and the amount of interest or percent of ownership of each partner:

N/A

25. If partnership or individual, state names of any other persons or firms owning any interest or receiving any funds from the corporation: N/A

26. Does applicant or spouse received any financial aid or assistance from any manufacturer or wholesaler of alcohol beverages? () Yes (X) No If yes, please explain.

No

27. Does applicant or spouse any financial interest in any manufacturer or wholesaler of alcohol beverages? () Yes (X) No If yes, please explain. N/A

28. State whether or not applicant, partner, corporation officer, or stockholder holds any alcohol beverage license in other jurisdiction or has ever applied for a license and been denied. (Submit full details): Sheet Attached

29. Do you or your spouse or any of the other owners, partners, or stockholders have an interest in other liquor stores? If so, state in how many stores each is interested and where stores are located. Explain fully: Alison Food Mart- Inc 1219 Metropolitan Pkwy
Suite A & B 100%

30. Do you, your spouse, any partner or any stockholder have any financial interest in any wholesale liquor business? () Yes (X) No If so give details: _____

31. All beer, wine and liquor retailers shall only purchase alcohol beverages from a State of Georgia Licensed Wholesaler as per Georgia Alcohol Beverage Laws and Regulations, 1996 Edition, as now or hereafter amended, Chapter 560-2-2.04. Initial here
32. Do you have any questions or comments regarding the ordinances, laws, regulations or application?
() Yes (X) No
33. Are you familiar with the City of Chattahoochee Hills ordinances, state laws and, regulations, federal laws and regulations governing the operation of this type of business? (X) Yes () No
34. Have you made application for a State license? (X) Yes () No
35. Have you answered all questions? (X) Yes () No

FOOD SALES AND ALCOHOL BEVERAGE SALES AFFIDAVIT

NAME OF ESTABLISHMENT: Chattahoochee Wine Shop Inc
ADDRESS OF ESTABLISHMENT: 3939 Cascade Palmetto Hwy Fairburn GA 30213 Suite B
LICENSEE'S NAME: Amin Panjwani BUSINESS LICENSE #: _____

I. **FOOD SALES AND ALCOHOL BEVERAGE SALES.** Final reports must be attached to support the reported sales totals or CPA certification must be completed attesting to the reported sales totals. This information must be provided from the financial records of the above establishment on a calendar-year basis or such period during which the establishment has been open.

PERIOD FOR WHICH INFORMATION IS PROVIDED: _____
(If existing business, must be 12-month period. If new business, must be 12-month estimate)

Gross Receipts from Food Sales this period: \$ _____ %

Gross Receipts from Alcohol Beverage Sales this period: \$ _____ %

Total Food Sales and Alcohol Beverage Sales this period: \$ _____ %

Briefly describe the method by which receipts are segregated daily into food sales & alcohol beverage sales:

I certify that I have a working knowledge of the books and records of the establishment whose name appears above, and that to the best of my knowledge the figures presented above represent accurate sales totals for the period specified.

CPA Name (Printed) _____ CPA Signature _____ Name of CPA Firm _____
Business Address _____

Sworn under oath this _____ day of _____, 20_____

Notary Public Signature _____ My commission expires; _____

II. I hereby affirm that I understand that the privilege of selling alcohol beverages on Sundays from 12:30 p.m. until 12:00 a.m. (Midnight) requires a valid alcohol beverage pouring license, valid Sunday Sales pouring license, and that at least 50% of the license establishment's annual gross food and alcohol beverage sales must be derived from the sale of prepared meals and food.

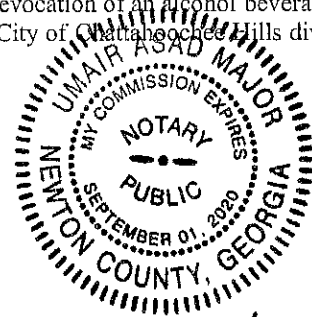
I hereby affirm that I understand that records of food sales and alcohol beverage sales must be prepared and maintained. Failure to prepare and maintain records of food sales and alcohol beverage sales is cause for denial or revocation of an alcohol beverage pouring license, including a Sunday Sales pouring license. I further affirm that I understand that the City of Chattahoochee Hills division may audit our records to verify the same at its discretion.

Signature, Licensee/Owner _____

Sworn under oath this 24th day of June, 2020

Notary Public Signature Ch. Brookfield

My commission expires; 09/01/2020



ALCOHOL BEVERAGE LICENSE
Report of Land Survey

This form must be signed by Georgia Registered Land Surveyor and returned with a boundary line survey clearly indicating that the proposed retail establishment meets Chattahoochee Hills's City Code of Ordinances regarding distance requirements.

The attached boundary line survey should be prepared by a Georgia Registered Land Surveyor and include the following information.

- Building location within boundaries of property.
- Indicate location of main/front entrance of building to determine appropriate distance requirements.
- Name, address and telephone number of applicant.
- Date of survey, graphic scale, and north arrow.
- Location of attract (land district and land lot) and acreage.
- Signature and certification statements as listed below on survey for related alcohol beverage use.
- Include one (1) of the certification statements as listed below on survey for related alcohol beverage use.

1. Certified that RETAIL SALES (Distilled Spirits) is not located within 100 yards of a church building or within 200 yards of any school building, educational building, school grounds, or college campus.
2. Certified that RETAIL SALES (Wine or Malt Beverage) is not located within 100 yards of any school building, school grounds, or college campus.

Chattahoochee Wine Shop, Inc.
Business Name (Business applying for license)

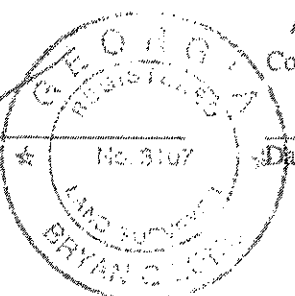
3939 Cascade Palmetto Hwy, Fairburn, GA, 30213, Ste B
Location Address

Bryan Long
Surveyor Name (print)

Meridian Geomatics, LLC
Company

[Signature]
Signature

8/18/2020
Date



ALCOHOL BEVERAGE LICENSE

Contact Information

Wholesalers

Name

Business Address

Business Phone

General Wholesale 615 Stonehill Dr Atlanta GA 30336 404-380-6543

United Distributors 5500 United Dr Smyrna GA 30082 678-305-2000

Atlanta Beverage 800 Fulton Ind Blvd Atlanta GA 30336 404-699-6700

(If more, please indicate on the back of this form)

Solid Waste Haulers (for restaurants only)

Name

Business Address

Business Phone

N/A

(If more, please indicate on the back of this form)

ALCOHOL BEVERAGE LICENSE

Application Affidavit

TO BE SIGNED BY BUSINESS OWNER AND A NOTARY OF THE PUBLIC

Under penalty provided by law, the applicant states that each of the above questions has been truthfully answered to the best of the knowledge of the signers. Signers agree to operate their business according to the law and that the rights and responsibilities conferred by the license(s), if granted will not be assigned to another. The applicant agrees to notify Chattahoochee Hills of any change as it applies to this application within thirty (30) days of change. Failure to make such amendments shall be cause for the revocation of any license issued pursuant to this application. Further, the applicant agrees to abide by all laws, rules, and regulations of the United States, the State of Georgia, and of the City of Chattahoochee Hills, now in force or which may hereafter be enacted, which regulate and govern the sale of alcohol beverages and liquors. The applicant understands that issuance of license hereby applied for be granted, shall be constituted only as a privilege and not a right and that said license may be revoked or suspended by the City Manager of Chattahoochee Hills. The applicant also fully understands that any license issued shall cover the period of one (1) year commencing the 1st day of January and expiring December 31st. All license fees are nonrefundable.

As an applicant for an Alcohol Beverage License, I understand that my license application will be publicly advertise and presented to the City Council for approval at one public hearing.

The undersigned, being first duly sworn on oath, deposes and says that he/she is the person named in the foregoing application; that the applicant has read and made a complete answer to each questions, and that the answers in each instance are true and correct. The undersigned further understands that any license issued contrary to state laws and city ordinances of Chattahoochee Hills, Georgia shall be void, and under penalty of state law, the applicant may be prosecuted for submitting false statement and affidavits in connection with this application.

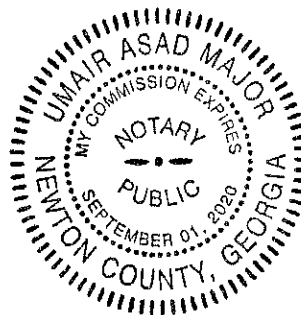
Subscribed and sworn to before me this 24th day of June, 20 20.

Ch. Unintended
Clerk/ Notary Public

My commission expires; 09/01/2020

[Signature]
Signature of applicant

Amin Panjwani
Printed



Alcohol Licenses Related to Amin Panjwani Question 28 Page 6

S.No	Business Name	Address	Ownership
1	Panjwani Group LLC	2055 N Druid Hills Rd Atlanta GA 30329	100%
2	Peachtree Convenience Inc	6900 Peachtree Ind Blvd Atlanta GA 30360	100%
3	Edgewood Food Mart Inc	400 Edgewood Ave SE Atlanta GA 30312	100%
4	Uptown Station Inc	1521 Peachtree St Atlanta GA 30309	100%
5	Sylvan Station Inc	3040 Lakewood Ave East Point GA 30310	100%

Consent Form for GCIC Records Check
Please make copies as necessary

The following is my true and complete legal name and all information is true and correct to the best of my knowledge:

Amin Panjwani 06/23/2020
Full Name Date

Maiden Name/ Previous Name/Other Names Used

[REDACTED] [REDACTED] [REDACTED]
Date of Birth Social Security Number Driver's Licenses State and Number

Asian Male
Race Gender

[REDACTED]
Present Street Address

[REDACTED] [REDACTED] [REDACTED]
City State Zip

N/A
Former Street Address, if less than five years

City State Zip

Chattahoochee Wine Shop Inc
Business Name

I authorize Chattahoochee Hills's Public Safety Department or their designee to make independent investigation and receive any criminal history record information pertaining to me, which may be in the files of any federal, state, and/or city criminal justice agency in Georgia.

I release the City of Chattahoochee Hills and any person or entity that provides information pursuant to this authorization, from any and all liabilities, claims or lawsuits in regard to the information obtained from any and all of the above referenced sources used.

[Signature] 06/23/2020
Signature Date

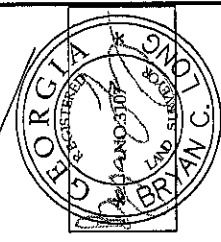
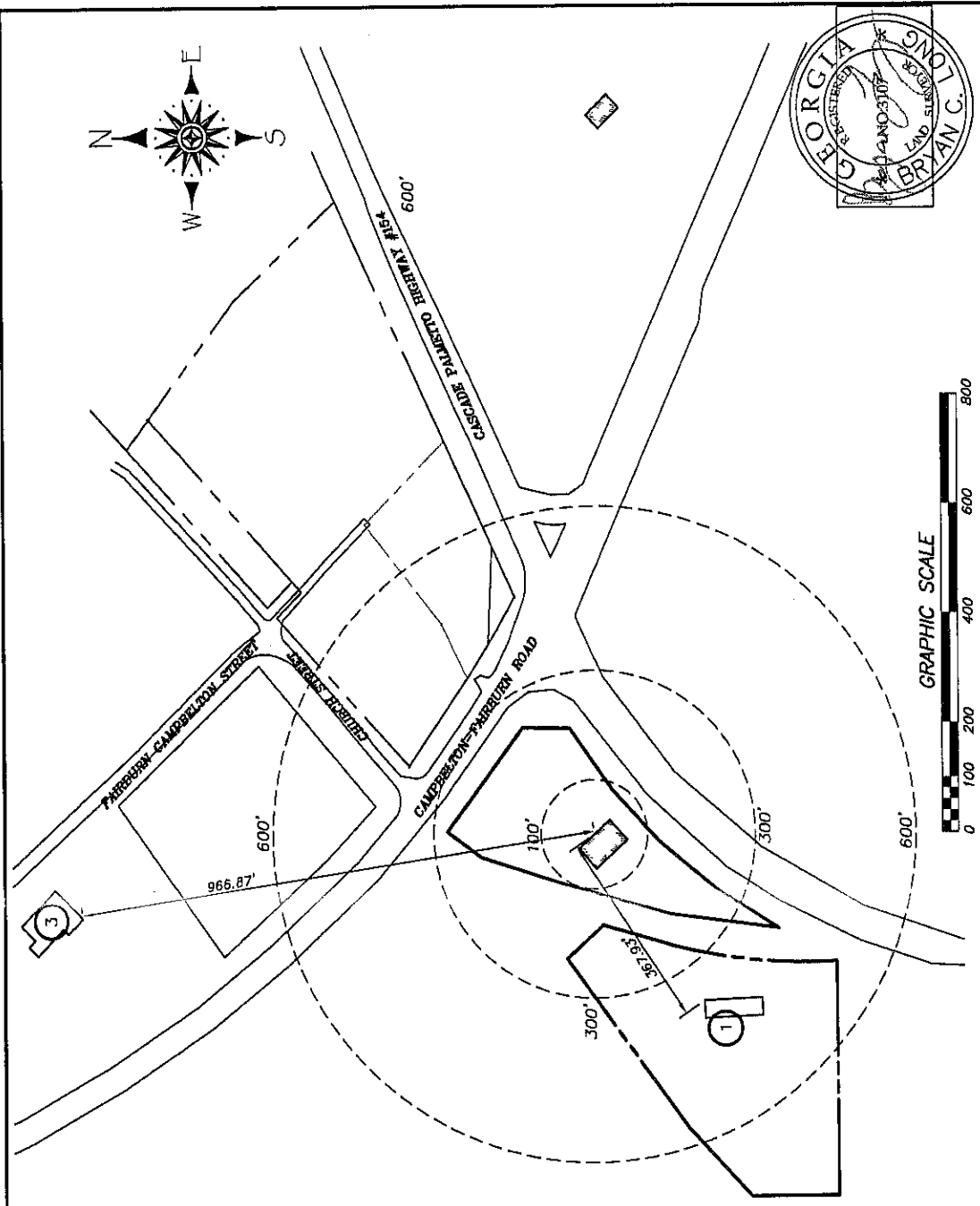
6505 Rico Road
Chattahoochee Hills, Georgia 30268
770-463-8831

9-4-2020
No Record
P. Mitchell

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- 1 NEAREST PRIVATE RESIDENTIAL
3905 CHURCH STREET
3905 CHURCH STREET, ATLANTA, GEORGIA, 30213.
367.9 FEET STRAIGHT LINE DISTANCE TO RESIDENTIAL BUILDING.
- 2 NEAREST PUBLIC LIBRARY
CHATTANOOCHE HILLS LIBRARY
6550 RICO ROAD, ATLANTA, PALMETTO, 30268
5000+ FEET STRAIGHT LINE DISTANCE FROM SUBJECT SITE
- 3 NEAREST CHURCH BUILDING
CAMPBELLTON BAPTIST CHURCH
8660 CAMPBELLTON FAIRBURN ROAD, FAIRBURN, GEORGIA, 30213
967 FEET STRAIGHT LINE DISTANCE FROM SUBJECT SITE
- 4 NEAREST SCHOOL PROPERTY LINE
ARLINGTON CHRISTIAN SCHOOL
4500 BRIDGE ROAD, FAIRBURN, GEORGIA, 30213
3000+ FEET STRAIGHT LINE DISTANCE FROM SUBJECT SITE
- 5 NEAREST ALCOHOL TREATMENT CENTER
TALBOTT RECOVERY CAMPUS
5448 YORKTOWNE DRIVE, ATLANTA, GEORGIA, 30349
4000+ FEET STRAIGHT LINE DISTANCE FROM SUBJECT SITE.
NOTE: NO GOVERNMENT OWNED TREATMENT CENTERS
WERE LOCATED IN ATLANTA.
- 6 NEAREST RETAIL PACKAGE STORE
FAIRBURN LIQUOR STORE
42 NW BROAD STREET, FAIRBURN, GEORGIA, 30213
4000+ FEET STRAIGHT LINE DISTANCE FROM SUBJECT SITE.

CERTIFY THAT
WHOLESALE AND RETAIL SALES (LIQUOR, BEER AND WINE) IS
NOT LOCATED WITHIN A 100 FEET OF ANY PRIVATE
RESIDENTIAL BUILDING; OR 200' OF ANY SCHOOL BUS
STOP; OR 300 FEET OF ANY CHURCH BUILDING, SCHOOL
PROPERTY LINE OR ALCOHOL TREATMENT CENTER; OR 600
FEET OF ANY SCHOOL PROPERTY LINE, OR 1,500 FEET OF
ANY RETAIL PACKAGE STORE.



ALCOHOL SURVEY (LIQUOR, WINE AND MALT BEVERAGES) for
JUPITER DEVELOPMENT, INC.
PROJECT SITE: 3939 CASCADE PALMETTO HIGHWAY

MERIDIAN GEOMATICS, LLC
land surveying ~ residential & commercial
2116 Powers Ferry Rd
Marietta, Georgia 30067
phone: (770) 675-6197 ~ surveymeridiantal@gmail.com

DEED BOOK 4870, PAGE 154-156	DWG BY:	S.C.D.	JOB NO.	2017-276
LAND LOT 3B 9th DISTRICT				
FULTON COUNTY, GEORGIA				
DATE: 06/23/2020	SCALE: 1"= 200'			



6505 Rico Road Chattahoochee Hills Georgia 30268

MAYOR

Tom Reed

CITY COUNCIL

Ruby Foster

Richard Schmidt

Laurie Searle

Alan Merrill

Troy Bettis

CITY MANAGER

Robert T. Rokovitz

www.chatthillsga.us

(770) 463-8881

Fax (770) 463-8550

Date: October 6, 2020
To: Mayor and City Council
From: Mike Morton, Community Development Director
Subject: Serenbe Deer Hollow rezoning

Rezoning Request

John Reid has requested a rezoning of ten acres from RL (Rural) to HM-MU (Mixed-Use Hamlet) to expand the Serenbe hamlet.

Property Description

The property is ten acres in two parcels on the west side of Atlanta Newnan Road between Selborne Way and Selborne Lane. It has about 400 feet of frontage on Atlanta Newnan Road and averages about 1100 feet deep. It is zoned RL and is vacant, with an old shed and a freestanding chimney. There is a cleared area in the front of the property but the majority is wooded.

The property is surrounded to the south and west by the Serenbe hamlet, zoned HM-MU (Mixed-Use Hamlet). The land that lies to the north of the western half of the property is more of the Serenbe Hamlet (zoned HM-MU), and the land that lies directly north of the eastern half of the property is vacant land owned by Serenbe Properties LLC and zoned RL (Rural). Across Atlanta Newnan Road to the east is a large undeveloped parcel, zoned RL and under separate ownership. Off the back corner of the property to the south is the crossroads neighborhood of Serenbe, and off the back corner to the north is Augusta Lane, a gravel drive in Serenbe serving three residential lots, two of which are currently undeveloped.

Discussion

The applicant seeks a rezoning of ten acres to expand the Serenbe Hamlet. The plan shows three half-acre lots, one 1 ½ acre lot, and seven acres of open space on the property. If approved, the rezoning would provide a development right for each acre rezoned, for a total of ten. According to the proposal only four of those rights would be applied on the subject property.

The zoning requires district buffer with a minimum depth of 150 feet (and an average of 300 feet) where the property meets the RL district. This means a buffer would be required covering the majority of the two easternmost proposed lots. There are two ways that this problem could be solved. One solution is to rezone the neighboring property to HM-MU so that the required buffer would be on other property. Though the adjacent property will probably be the subject of a future rezoning application, it is not proposed now. The other possible solution would be a variance to the buffer requirements. The applicant has applied for a variance Which is on this month's agenda for a public hearing.

The applicant has an approved minor subdivision of the subject property that was approved before this proposal to rezone. This minor subdivision, if recorded, would create three lots of 3+ acres in the RL district. A page from the draft of that plat is attached at the end of this packet. If the proposed rezoning is not approved, staff expects the applicant to record the minor subdivision.

Zoning Action Review Standards

According to Section 1.5.9 of the Zoning Ordinance, the Director, the Planning Commission and the City Council shall consider the following standards governing the exercise of the Zoning power whenever deliberating over any changes to the Official Zoning Map pursuant to this Zoning Ordinance.

1. Whether the Zoning Proposal will result in a use which will or could cause an excessive or burdensome use of utilities, public facilities or Schools;
2. Whether the Zoning Proposal will result in a Use which will or could cause City Thoroughfares or transportation facilities to be unable to meet the transportation policies of the Comprehensive Plan due to excess traffic congestion;
3. Whether the Zoning Proposal is in conformity with the policy and intent of the Comprehensive Plan;
4. Whether there are other existing or changing conditions affecting the use and Development of the Property which gives supporting grounds for either approval or disapproval of the Zoning Proposal.
5. The existing uses and Zoning of nearby Property;
6. The extent to which Property values are diminished by their particular Zoning restrictions;
7. The extent to which the possible reduction of Property values of the subject Property promotes the health, safety, morals or general welfare of the public;
8. The relative harm to the public as compared to the Hardship imposed upon the individual Property owner;
9. The suitability of the subject Property for the Zoning proposed;
10. Consistency with any adopted county and City wastewater treatment plans, including the feasibility and impacts of serving the Property with public wastewater treatment service and, if an alternative wastewater treatment method is proposed, whether such wastewater treatment method will have a detrimental impact on the environment or will negatively affect other public concerns;
11. The length of time the Property has been vacant as zoned, considered in the context of land Development in the vicinity of the Property;
12. Whether the Zoning Proposal will permit a use that is suitable in view of the use and Development of adjacent and nearby Property;
13. Whether the Zoning Proposal will adversely affect the existing use or usability of adjacent or nearby Property;

14. Whether the Property to be affected by the Zoning Proposal has a reasonable economic use as currently zoned;
15. In instances involving district expansion, whether the proposed change is supported by the Home Owner Associations or official neighborhood associations within the expanding district; and
16. In instances involving Developments of Regional Impact, whether the proposed change is supported by ARC and/or GRTA.

Analysis

1. Whether the Zoning Proposal will result in a use which will or could cause an excessive or burdensome use of utilities, public facilities or Schools;
 - *The ten development rights that come with the rezoning of the ten acres will not result on an excessive burden on utilities or public facilities. In addition to the four lots proposed on the subject property six additional development rights are available for eventual application in the hamlet.*
2. Whether the Zoning Proposal will result in a Use which will or could cause City Thoroughfares or transportation facilities to be unable to meet the transportation policies of the Comprehensive Plan due to excess traffic congestion;
 - *The traffic likely to be generated by the proposal would not be excessive. Ten acres added to the hamlet would allow an additional ten residential units. Standard trip generation models assume ten daily trips per household. Anecdotal evidence suggests that Serenbe residents generate less trips than average, though a traffic study would be required to verify this. Some portion of trips generated would be confined within the hamlet. Levels of Service on surrounding roads are well within the standards in the Comp Plan.*
3. Whether the Zoning Proposal is in conformity with the policy and intent of the Comprehensive Plan;
 - *The central intent in the Comprehensive Plan is to remain deliberately rural. To achieve this goal the plan allows for pockets of density that are hidden from view and that provide permanent preservation of open space or create demand for preservation through the TDR program. The proposal adds ten acres to the hamlet. The 70% preservation requirement would be met on the subject property, adding seven acres of open space. Without the rezoning, the property could be subdivided into three developable lots without any Open Space or buffers.*
4. Whether there are other existing or changing conditions affecting the use and Development of the Property which gives supporting grounds for either approval or disapproval of the Zoning Proposal.
 - *The subject property has been approved for a subdivision into three separate lots, without the proposed rezoning. The proposed rezoning would result in one additional residential lot and seven acres of preserved open space on the property.*

5. The existing uses and Zoning of nearby Property;
 - *The land immediately to the south and west, and to the north of the back half of the subject property are all zoned HM-MU (Mixed-Use Hamlet) and used for single-family residential and open space. The land to the north of the front half of the subject property and across Atlanta Newnan Road to the east is zoned RL (Rural) and is vacant. All of these surrounding uses are consistent with the uses proposed for the subject property.*
6. The extent to which Property values are diminished by their particular Zoning restrictions;
 - *Property values in the existing HM-MU district are significantly higher than in the RL district.*
7. The extent to which the possible reduction of Property values of the subject Property promotes the health, safety, morals or general welfare of the public;
 - *The current zoning of the subject property does not promote the health, safety, morals, or general welfare to a greater degree than the proposed zoning would*
8. The relative harm to the public as compared to the Hardship imposed upon the individual Property owner;
 - *There is no harm to the general public. The proposal would have a smaller visual impact than if the property were to remain zoned RL.*
9. The suitability of the subject Property for the Zoning proposed;
 - *The property is practically surrounded by the existing Serenbe Hamlet. The rear portion of the property contains challenging topographic features that make the clustering-and-preservation development pattern very suitable.*
10. Consistency with any adopted county and City wastewater treatment plans, including the feasibility and impacts of serving the Property with public wastewater treatment service and, if an alternative wastewater treatment method is proposed, whether such wastewater treatment method will have a detrimental impact on the environment or will negatively affect other public concerns;
 - *The City has not adopted a wastewater treatment plan. Fulton County has planned a sewer line down Atlanta Newnan road that will carry wastewater from Serenbe to the county's treatment facilities. Expansion of Serenbe and additional potential development in the area were taken into account when planning this service.*
11. The length of time the Property has been vacant as zoned, considered in the context of land Development in the vicinity of the Property;

- *The property has been vacant since before the city was incorporated. There are remnants of former structures on the property. The ten acres has been a notable vacant space at the doorstep of Serenbe.*
12. Whether the Zoning Proposal will permit a use that is suitable in view of the use and Development of adjacent and nearby Property;
- *The adjacent land is either developed as a mixed-use hamlet or is undeveloped open land. The proposal is consistent with these uses and the development pattern.*
13. Whether the Zoning Proposal will adversely affect the existing use or usability of adjacent or nearby Property;
- *The proposal should not adversely affect the existing use or usability of adjacent properties. The proposed lot layout will require a variance to the city's district buffer requirement where the property borders the RL land to the north. However, if a variance were to be issued by the city, it should not have any impact on the usability of that property since it is owned by Serenbe Properties LLC and is slated for eventual inclusion in the hamlet. If that rezoning is approved by City Council, the buffer requirement on the north side of the ten-acre subject property would be eliminated anyway.*
14. Whether the Property to be affected by the Zoning Proposal has a reasonable economic use as currently zoned;
- *The subject property has a reasonable economic use with the current RL zoning. The owner has an approved plat to divide it into three lots without the proposed rezoning.*
15. In instances involving district expansion, whether the proposed change is supported by the Home Owner Associations or official neighborhood associations within the expanding district;
- *Serenbe Development currently is the voice of the homeowner's association and it is in favor of the proposal.*
16. In instances involving Developments of Regional Impact, whether the proposed change is supported by ARC and/or GRTA.
- *N/A*

Concept Plan

A concept plan must be approved by the City Council before any development can occur on the property. The proposed concept is shown in the site plan attached here. The formal consideration of concept plan appears on this month's agenda.

Staff Recommendations

Contingent on the approval of the proposed buffer variance, staff recommends approval of the ordinance with the attached conditions

City Council Action

The City Council held a first read of the ordinance on May 2nd. And opened a public hearing on the item on September 1st. At that meeting, council voted to continue the hearing until the variance could be heard. That hearing is on this month's agenda.

Planning Commission Action

The Planning Commission held a public hearing on the proposal on August 13th. At that meeting the Planning Commission voted 4-1 to recommend approval of the proposed ordinance conditioned on approval of a buffer variance and concept plan within 90 days, along with the recommended conditions (attached). The draft minutes of the Planning Commission hearing are attached.

Attachments:

Recommended Conditions
Planning Commission draft minutes
Rezoning Ordinance
Location Map
Application materials
Surrounding Zoning map
Minor Subdivision Alternative Exhibit

20Z-001 Deer Hollow Rezoning Proposed Conditions

1. A gross residential density of one unit per acre zoned, for a total of ten new residential units available for development in the district.
2. To the site plan received by the Department of Community Development on July 24, 2020. Said site plan is conceptual only and must meet or exceed the requirements of the Zoning Ordinance and these conditions prior to the approval of a Land Disturbance Permit.
3. All recreational and common areas which may be held in common shall be accessible via dedicated roadways, easements, sidewalks, trails, etc. and shall be maintained by a mandatory homeowners association, whose proposed documents of incorporation shall be submitted to the Director of the Department of Community Development for review and approval prior to the recording of the first final plat.
4. Development Standards:
 - a. Minimum Lot Size 500 square feet
 - b. Minimum Lot Width 12 feet
 - c. Minimum Front Yard Setback 0 Feet
 - d. Minimum Side Yard Setback 0 Feet
 - e. Minimum Rear Yard Setback 0 Feet
 - f. Minimum Building Separation determined by Building Code and Fire Code
5. Dedications and improvements
The owner shall reserve for the City of Chattahoochee Hills along the frontage of Atlanta Newnan Road 45 feet from the centerline of Atlanta Newnan Road.
6. Traffic and entrances
 - a. Development entitled in this zoning action shall count toward thresholds for traffic impact study requirements in future zoning applications in this district.
 - b. If additional deceleration lanes and or left turn lanes are required, they shall be constructed by the developer and the additional right-of-way necessary for such improvements shall be dedicated to the city at no cost.
 - c. Any proposed access to Shell Road must be approved by the Coweta County Transportation & Engineering Department.
7. Storm Water Management and Light Imprint design
 - a. Generate and submit a Storm Water Concept Plan
This concept plan shall indicate the preliminary location of the storm water management facilities intended to manage the quality and quantity of storm water. The concept plan shall specifically address the existing downstream off-site drainage conveyance system(s) that the proposed development surface runoff will impact, and the discharge path(s) from the outlet of the storm water management facilities to the off-site drainage system(s) and/or appropriate receiving waters.
 - b. Drainage from all disturbed areas which does not infiltrate on site shall be collected and conveyed to a storm water management facility provided as part of the development. All

systems of collection, conveyance, and management shall be consistent with Light Imprint storm water design. The Storm Water Concept Plan shall identify any proposed areas with incidental and minor release of storm water not conveyed to such facilities. Plans for any land disturbance permit shall show all proposed drainage patterns for the proposed development after its completion. Bypass flows will not be permitted except from undisturbed areas within a buffer or other protected easement. Final plans shall provide for collection, conveyance and treatment of all approved incidental flows from developed lots or parcels, individual residences or building structures.

c. Sheet Flow

Where storm water currently drains by sheet flow and it is proposed to be collected to and/or discharged at a point, such that the discharge from the storm water management facility outlet crosses a property line, such discharge shall mimic pre-development sheet flow conditions. A description of the method proposed to achieve post-development sheet flow conditions shall be provided as part of the Storm Water Concept Plan.

d. Parking Lot Filtration

Where paved parking areas (including access aisles) are proposed to exceed 5,000 square feet, the Light Imprint storm water management facilities shall be incorporated to reduce pollutants such as oil, grease and other automobile fluids that may leak from vehicles. A detailed design of such facilities shall be included in applicable documents for a land disturbance permit.

8. All Open Space shown on the site plan will be protected according to the requirements of the city before a building permit is issued on the fourth lot.

Excerpts from the Planning Commission draft minutes

August 13, 2020

Public Hearings

2. Proposed rezoning of ten acres from RL to HM-MU.

Mr. Simpson read the rules for the Public Hearings.

The applicant, Mr. John Reid (8390 Hearn Road), said the purpose of the rezoning would be to preserve the open space. He has worked with Serenbe on the plan for the property and Serenbe is in favor of the project. The plan proposes Three parcels of ½ an acre and 1 parcel at 1 & ½ acres. The zoning request would need a variance to be approved because the buffer required on the northern side of the property must be reduced to make the project viable. Mr. Reid requested that the rezoning move forward conditioned on the variance.

Steve Nygren (9070 Selbourne Lane) spoke for the application and stated the project fits into the Chatt Hills plans and mentioned the buffer issue on the project. Mr. Nygren stated he was in favor of the application.

Mike Morton read an e-mail from John Pepper Bullock into the record: "As a co-owner of three properties on Atlanta Newnan Road, I would like to support the rezoning request of ten acres for RL to HM-MU on the site near the intersection of Selborne Road and Atlanta Newnan Road."

No one spoke in opposition.

Mr. Morton stated staff recommended the Planning Commission continue the public hearing until the rezoning and the variance could be considered together. If the planning Commission chooses to recommend approval of the rezoning at this time, staff recommends adding a condition that the approval is conditioned on the approval of a buffer variance along with the attached list of conditions.

Bob Simpson wanted to know if they choose to make a motion to approve the rezoning with conditions would it speed the application along? Mr. Morton replied that the application would still take an extra month behind because it would need two meetings for everything to be completed.

Mr. Simpson closed the public hearing.

Bob Simpson stated that he had no issue with the zoning changes but did not have the variance request to discuss. Mr. Simpson asked the planning commission for any comments.

Mark Prater asked for clarification of the parcels, language regarding punitive damages and asked about where the fourth parcel entrance would be?

Mike Morton clarified the parcels within the documents, stated the punitive damage language was just boilerplate language and stated the fourth lot would have entrances on Augusta Lane and on Atlanta Newnan road. Mr. Morton also went over boundary buffers that would be required for the project.

Jim Hancock asked what happens to unused development rights and why the north property could not just be rezoned? Mr. Morton responded that they have 10 development rights. Four would be used to create the four proposed lots. The other six development rights belong to the property owner and could be applied elsewhere in Serenbe by agreement. The City would have to receive a copy of the agreement before those rights could be applied.

Steve Nygren stated for tax purposes they did not rezone the north part of the property but when they are ready to develop it then they will come in for that. Mr. Nygren stated they would not rezone it unless they needed development rights.

Jett Hattaway stated there were two parties that were amiable to the project and that the commission should make a good faith effort to move the application forward. There were no major red flags.

Jim Hancock made a motion to recommend approval of the rezoning conditioned on approval of a buffer variance and concept plan within 90 days, along with the recommended conditions. Jett Hattaway seconded the motion. The motion passed 4-1. Prater opposed.

**AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP TO
REZONE TEN ACRES FROM THE RL (RURAL) DISTRICT TO THE
HM-MU (MIXED-USE HAMLET) DISTRICT**

WHEREAS, John Reid is the owner of certain property within the City of Chattahoochee Hills, Georgia; and

WHEREAS, John Reid has submitted an application to rezone approximately ten acres from RL (Rural) District to the HM-MU (Mixed-Use Hamlet) District; and

WHEREAS, the City has conducted public hearings before the Planning Commission and the City Council; and

WHEREAS, notice has been published in the newspaper and a sign has been posted as required on the property containing the date, time, place and purpose of the public hearing; and

WHEREAS, the Mayor and City Council have approved of the application to amend the zoning map.

NOW, THEREFORE, THE COUNCIL OF THE CITY OF CHATTAHOOCHEE HILLS HEREBY ORDAINS that:

Section 1: The property described in the attached Exhibit “A” be rezoned to HM-MU (Mixed-Use Hamlet) so that the Serenbe hamlet is expanded;

Section 2: That the within rezoning shall become effective upon its adoption; and

Section 3: All other ordinances or parts of ordinances in conflict with this rezoning are hereby repealed to the extent of such conflict.

ORDAINED this the X day of X, 2020.

Approved:

Tom Reed, Mayor

Attest:

Dana Wicher, City Clerk
(Seal)

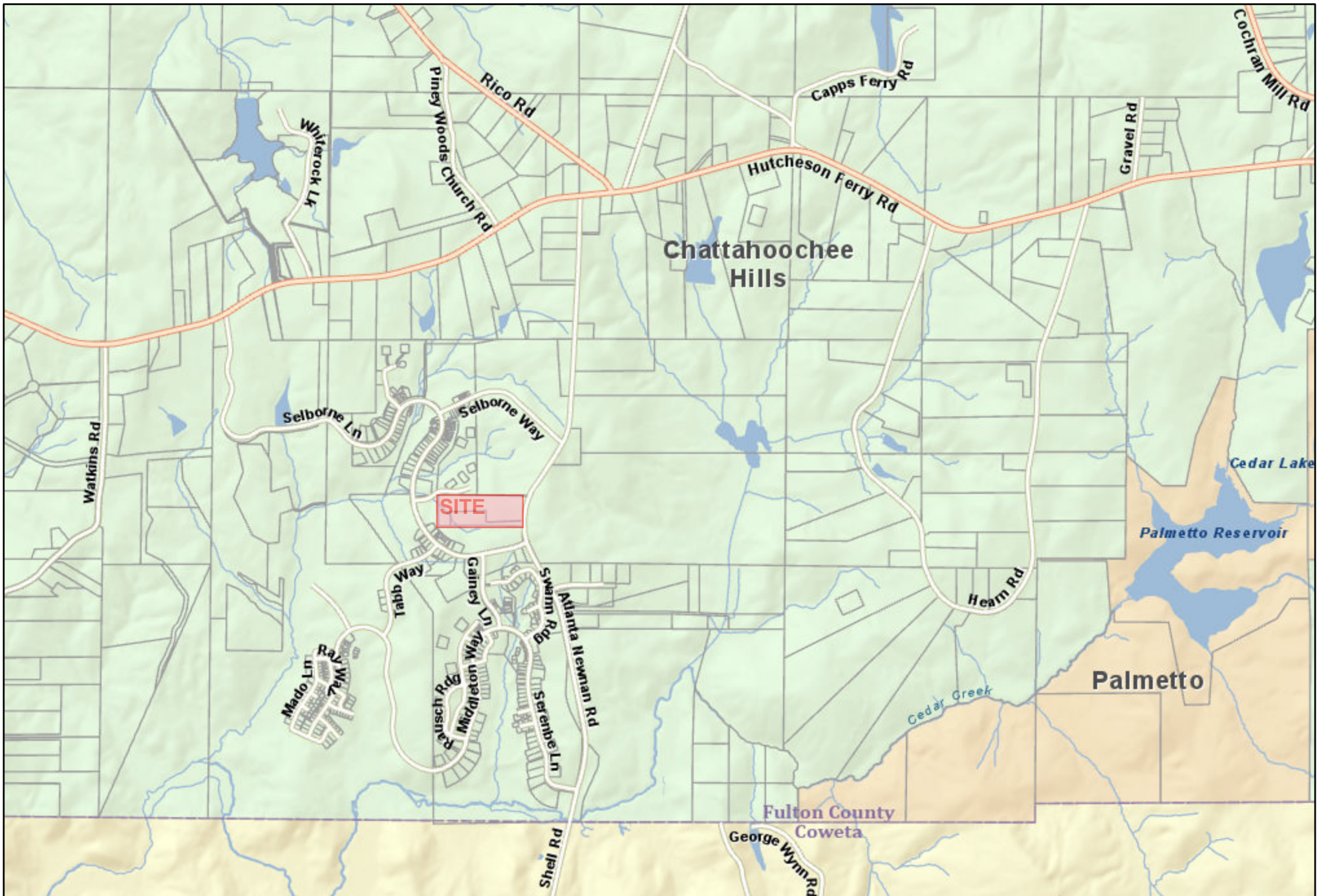
Exhibit A

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 45 OF THE 8TH DISTRICT OF ORIGINALLY COWETA, THEN CAMPBELL, NOW FULTON COUNTY, GEORGIA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A #4 RE-BAR FOUND ON THE WESTERN RIGHT-OF-WAY LINE OF ATLANTA-NEWNAN ROAD (APPARENT 60' RIGHT-OF-WAY), 177.93 FEET NORTH AS MEASURED ALONG SAID RIGHT-OF-WAY FROM THE INTERSECTION WITH THE NORTHERN RIGHT-OF-WAY LINE OF SELBORNE LANE (PRIVATE VARIABLE ACCESS/UTILITY EASEMENT); THENCE DEPARTING SAID RIGHT-OF-WAY AND PROCEEDING NORTH 89 DEGREES 38 MINUTES 28 SECONDS WEST A DISTANCE OF 1069.69 FEET TO A #4 RE-BAR FOUND; THENCE NORTH 00 DEGREES 21 MINUTES 32 SECONDS EAST A DISTANCE OF 400.00 FEET TO A POINT; THENCE SOUTH 89 DEGREES 38 MINUTES 28 SECONDS EAST A DISTANCE OF 1141.02 FEET TO A POINT ON THE AFOREMENTIONED WESTERN RIGHT-OF-WAY LINE OF ATLANTA-NEWNAN ROAD; THENCE PROCEEDING ALONG SAID RIGHT-OF-WAY AND AN ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 792.23 FEET, 221.60 FEET (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING OF SOUTH 16 DEGREES 33 MINUTES 14 SECONDS WEST A DISTANCE OF 220.88 FEET; THENCE SOUTH 08 DEGREES 32 MINUTES 48 SECONDS WEST A DISTANCE OF 18.58 FEET TO A POINT; THENCE ALONG AN ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 839.62 FEET, 169.93 FEET (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING OF SOUTH 02 MINUTES 44 MINUTES 56 SECONDS WEST A DISTANCE OF 169.64 FEET) TO A #4 RE-BAR FOUND AND THE TRUE POINT OF BEGINNING.

SAID PROPERTY CONTAINS 435,600 SQ FT OR 10.00 ACRES, MORE OR LESS



Date: 4/24/2020
Map Size: 8.5x11 (LETTER)



Fulton County GIS

Fulton County provides the data on this map for your personal use "as is". The data are not guaranteed to be accurate, correct, or complete. The feature locations depicted in these maps are approximate and are not necessarily accurate to surveying or engineering standards. Fulton County assumes no responsibility for losses resulting from the use of these data, even if Fulton County is advised of the possibility of such losses.



City of Chattahoochee Hills
6505 Rico Road
Chattahoochee Hills, GA 30268

ZONING ACTION APPLICATION

PROJECT

John C. Reid 10-Acres Rezoning
Name of Project

Rezoning & Plat of 4 additional lots
Description

- ☒ Rezoning
☐ Special Use Permit
☐ Special Administrative Permit
☐ Variance

DATE: 04/24/20

FILE NO.: _____

FEE: \$ _____

PROPERTY

Approx. 8200 Atlanta Newnan Rd, Palmetto, GA 30268
Property Address Zip

08140000452984, 08 140000452992 RL RURAL DISTRICT
Parcel ID(s) Current Zoning

10.0 AC 08 45
Total Acreage District Land Lot

HM-MU MIXED

USE HAMLET DISTRICT RESIDENTIAL
Proposed Zoning Proposed Use

OWNER

JOHN C. REID
Owner of Record (Company / Individual)

8390 HEARN RD PALMETTO GA 30268
Mailing Address Suite/Apt # City State Zip

Phone

Cell Phone

Fax

E-mail*

APPLICANT

JOHN C. REID
Applicant Name

Company
8390 HEARN RD PALMETTO GA 30268
Mailing Address Suite/Apt # City State Zip

Phone

Cell Phone

Fax

E-mail*

I hereby certify that all information provided herein is true and correct.

John Curtis Reid
Applicant Signature: Property Owner or Owner's Representative

April 10, 2020
Date



2470 Sandy Plains Rd
Marietta, GA 30066
Phone (770) 321-3936
Fax (770) 321-3935
info@seengineering.com

April 13, 2020

Mike Morton
City of Chattahoochee Hills
6505 Rico Road, Suite A
Chattahoochee Hills, Ga. 30268

RE: John C. Reid Rezoning
Letter of Intent

Dear Mike,

SEI is submitting this application for a rezoning on behalf of John C. Reid. The subject property is within Land Lot 45 of the 8th District, inside the City of Chattahoochee Hills, Fulton County. The subject properties are currently zoned RL. The proposed zoning is HM-MU. The subject properties have frontage along Atlanta-Newnan Road, which has a sixty-foot right-of-way. The proposed rezoning matches the surrounding HM-MU category of the Serenbe community. A concept plan is included for the proposed development and shall be part of this application. Please refer to the supporting documents for more information. If you have any questions, please feel free to call.

Sincerely,

Christopher O'Shea, PE
Southeastern Engineering, Inc.

John C. Reid Rezoning Application

The current rezoning application is in harmony with the policies and intent of the Zoning Ordinance and Comprehensive Plan. The requested rezoning will not result in harm to the health, safety, or welfare of the general public and particularly not to adjoining property owners. The appropriateness of this rezoning application and the constitutional assertions of the Applicant are more particularly stated and set forth below and are made a part of this application by reference.

Appropriateness of Application and Constitutional Assertions

The refusal to approve the rezoning requested will result in a taking of the Applicant's valuable property rights in violation of the just compensation clause of the Constitution of Georgia 1983, Article 1, Section 3, Paragraph 1 and the just compensation clause of the Fifth Amendment to the United States Constitution. Further, such refusal to approve the requested rezoning discriminates in an arbitrary, unreasonable, capricious, and unconstitutional manner between the Applicant and the owners of similarly situated property in violation of Article 1, Section, Paragraph 2, of the Constitution of the State of Georgia and in violation of the equal protection clause of the Fourteenth Amendment of the United States Constitution. Additionally, such refusal to approve the requested rezoning would constitute a gross abuse of discretion and would constitute a violation of the Applicant's rights to substantive and procedural due process as guaranteed by the Constitution of the State of Georgia 1983, Article 1, Section 1, Paragraph 1, as well as the Fifth Amendment and Fourteenth Amendment to the United States Constitution.

Any approval of the rezoning request subject to conditions which are different from the conditions requested by the Applicant, to the extent such different conditions would have the effect of further restricting the Applicant utilization of the subject property would also constitute an arbitrary, capricious, and discriminatory act and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove. The refusal to approve this requested rezoning would result in a real, substantial, and significantly detrimental hardship to be borne by the Applicant without any corresponding public benefit or legitimate connection to public health, safety, morals, and general welfare. The community at large would not be affected by the approval of the requested rezoning.



2470 Sandy Plains Rd
Marietta, GA 30066
Phone (770) 321-3936
Fax (770) 321-3935
info@seengineering.com

April 13, 2020

Mike Morton
City of Chattahoochee Hills
6505 Rico Road, Suite A
Chattahoochee Hills, Ga. 30268

RE: John C. Reid Rezoning
Narrative Description

The application consists of two lots to expand the HM-MU district, with total rezoning lot area of 10.0 Acres.

The 10.0 acre assemblage is along the Atlanta Newnan Road Right of Way to the East. The property is bordered to the north by undeveloped land in the RL district owned by Serenbe CH Partners. To the West and South are existing Serenbe developed lots and open space. The parcels(s) is undeveloped and partially wooded and regular shaped.

The concept plan included in the submittal is to divide four individual 0.5 Acre Lots. Utilities and driveways will be extended to the individual lots.

Christopher O'Shea, PE
Southeastern Engineering, Inc.

EXISTING CONDITIONS & DEMOLITION PLAN

SERENBE 10-ACRES REZONING

PROJECT LOCATED AT:
 LL 45, 8 DISTRICT
 8200 ATLANTA NEWMAN ROAD
 CHATTAHOOCHEE HILLS, GA 30268
 FULTON

PROJECT OWNED/DEVELOPED BY:
JOHN C. REID

8390 HEARN RD
 PALMETTO, GA 30268
 PHONE: 404-372-4422
 REIDCURTIS@ICLOUD.COM

24 HOUR CONTACT INFORMATION
 JOHN C. REID 404-372-4422

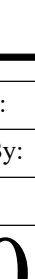
FOR REVIEW ONLY
 NOT FOR CONSTRUCTION

Project No.: 938-20-056

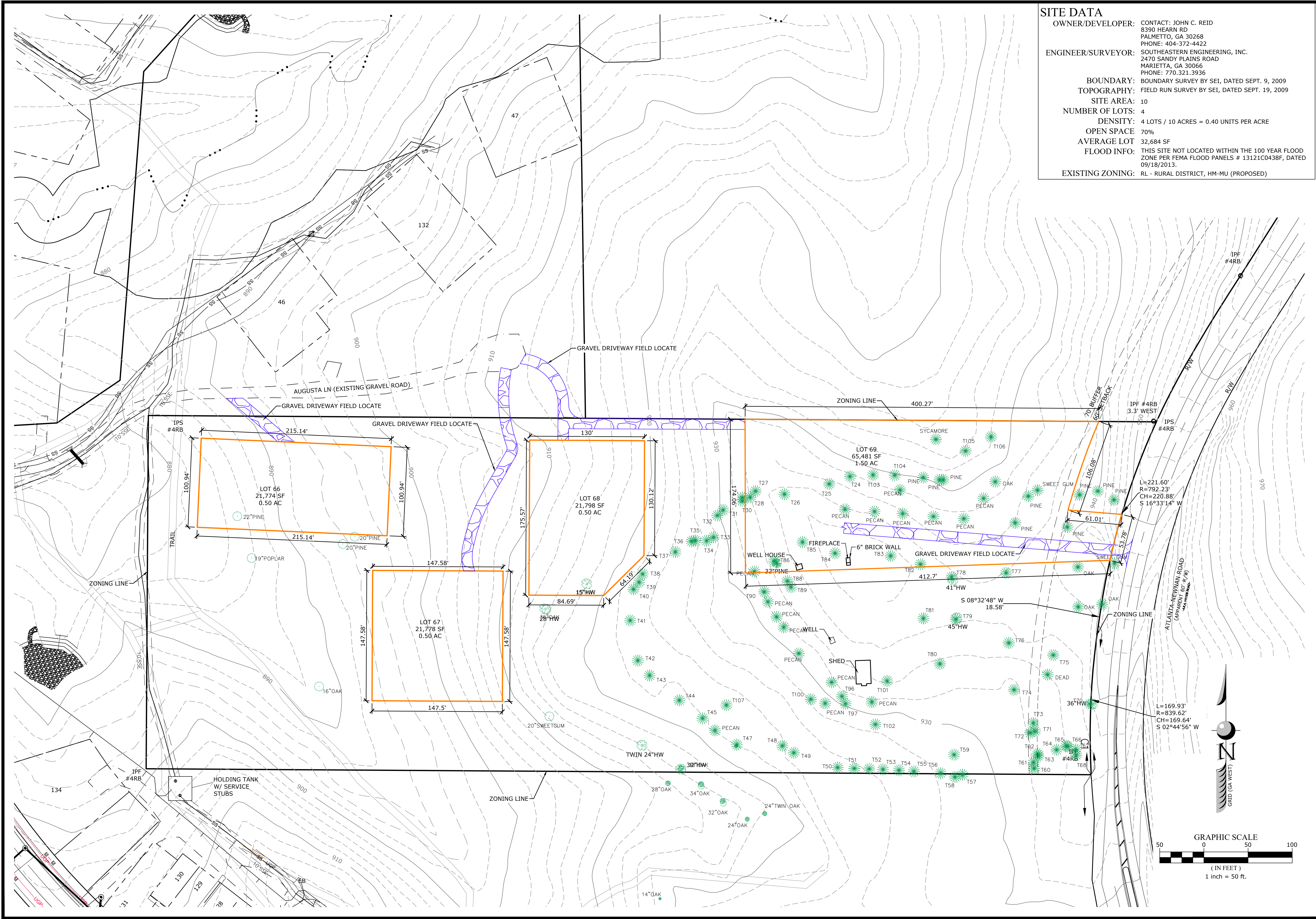
Designed By: CLO

Issue Date: 07/15/20

V0.0.1



FILE NAME: I:\CUSTOMERS_ PROJECTS\938 John Reid\938-20-056 Serenbe 10 Acres\Eng\Construction\938-20-056-C-PLAN-SITE.dwg PLOT DATE: 7/15/2020 USER: CHRIS OSHEA



SITE DATA

OWNER/DEVELOPER:

CONTACT: JOHN C. REID
8390 HEARN RD
PALMETTO, GA 30268
PHONE: 404-372-4422

ENGINEER/SURVEYOR:

SOUTHEASTERN ENGINEERING, INC.
2470 SANDY PLAINS ROAD
MARIETTA, GA 30066
PHONE: 770.321.3936

BOUNDARY:

BOUNDARY SURVEY BY SEI, DATED SEPT. 9, 2009

TOPOGRAPHY:

FIELD RUN SURVEY BY SEI, DATED SEPT. 19, 2009

SITE AREA:

10

NUMBER OF LOTS:

4

DENSITY:

4 LOTS / 10 ACRES = 0.40 UNITS PER ACRE

OPEN SPACE:

70%

AVERAGE LOT:

32,684 SF

FLOOD INFO:

THIS SITE NOT LOCATED WITHIN THE 100 YEAR FLOOD ZONE PER FEMA FLOOD PANELS # 13121C0438F, DATED 09/18/2013.

EXISTING ZONING:

RL - RURAL DISTRICT, HM-MU (PROPOSED)

SEI

SOUTHEASTERN ENGINEERING, INC.
2470 Sandy Plains Road Marietta, Georgia 30066
4170 Suburban Way Sandy Plains, Georgia 30086
770-321-3936
www.seengineering.com

DATE

ISSUED DESCRIPTION

PROJECT OWNED/DEVELOPED BY:

JOHN C. REID

SITE PLAN

SERENBE 10-ACRES REZONING
PROJECT LOCATED AT:
LL 45.8 DISTRICT
8200 ATLANTA NEWNAN ROAD
CHATTAHOOCHEE HILLS, GA 30268
FULTON

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

Project No.: 938-20-056
Designed By: CLO
Issue Date: 07/15/20

C1.0.1

8m

Know what's below.
Call before you dig.

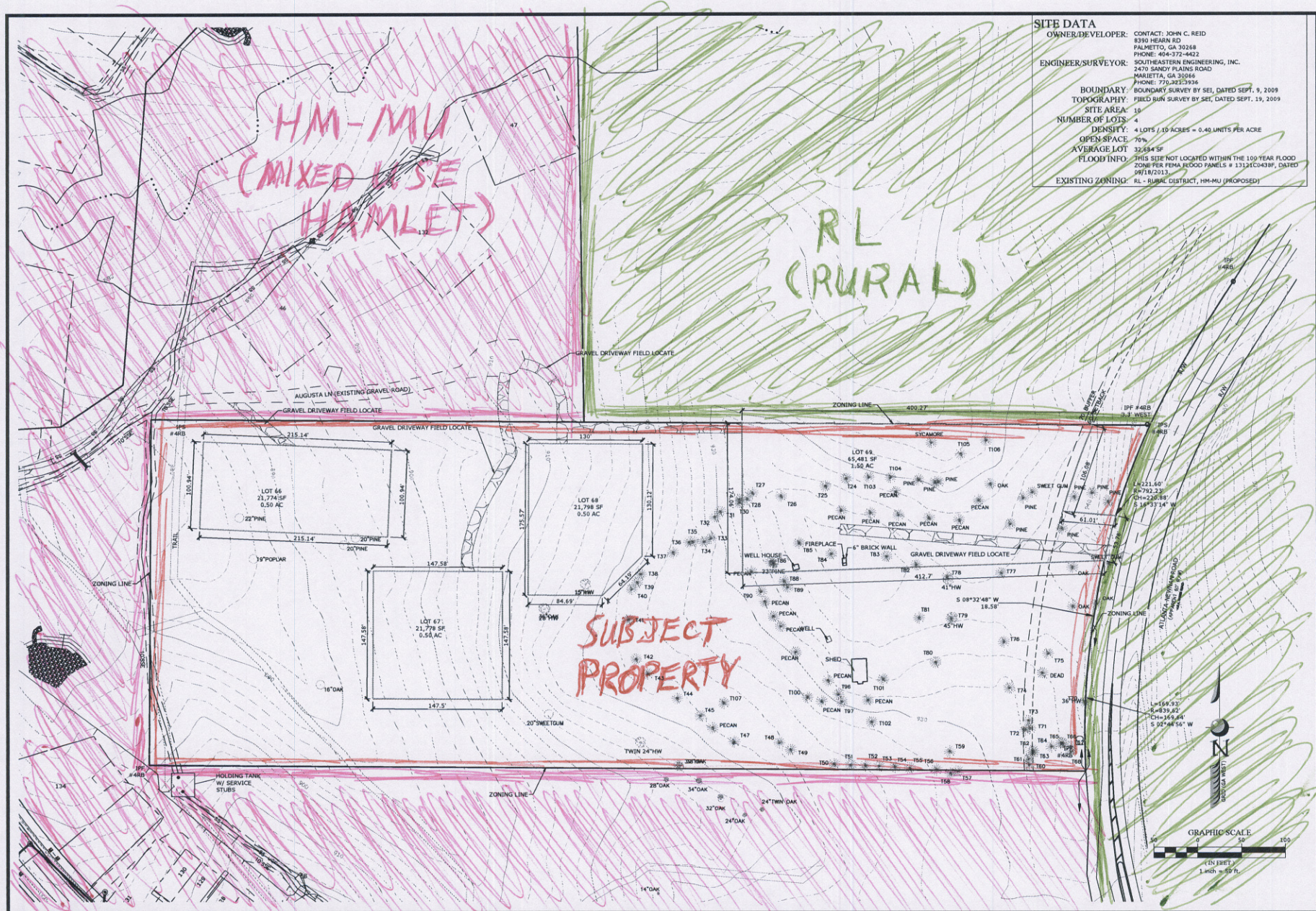
THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTORS CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. IT IS THE OWNER/DEVELOPER'S RESPONSIBILITY TO VERIFY EXISTING UTILITY CAPACITY PRIOR TO INITIATING DESIGN. THE ENGINEER MAKES NO GUARANTEES, NEITHER EXPRESSED OR IMPLIED, REGARDING EXISTING UTILITY LOCATION, CAPACITY OR CONDITION.

**Zoning Impact Analysis - Proposed Rezoning
Land Lot 45, 8th District, Fulton County**

Per the City of Chattahoochee Hills Zoning Ordinance, Section 35-109, the following items are to be considered regarding rezoning applications:

1. **Whether the Zoning Proposal will result in a use which will or could cause an excessive or burdensome use of utilities, public facilities, or schools.** The zoning proposal will result in additional homes in the Serenbe community. Regarding utilities, Serenbe's potable water is provided by the City of Atlanta, which has a 24" main on Atlanta-Newnan Road. Said main has capacity for the proposed new residences. Wastewater treatment is provided for onsite and will not put a burden on the community. Serenbe has three means of access to public roads currently.
2. **Whether the Zoning Proposal will result in a Use which will or could cause city thoroughfares or transportation facilities to be unable to meet the transportation policies of the Comprehensive Plan due to excess traffic congestion.** Residential use is proposed for these lots to become part of Serenbe. The proposed use is not one that would cause excessive congestion of existing transportation facilities.
3. **Whether the Zoning Proposal is in conformity with the policy and intent of the Comprehensive Plan.** Residential lots with large amount of open space are proposed for this phase of the community. Large open areas with smaller dense lots comply with the Comprehensive Plan.
4. **Whether there are other existing or changing conditions affecting the use and development of the property which gives supporting grounds for either approval or disapproval of the Zoning Proposal.** The zoning proposal meets the required density per city standards and would result in approved uses.
5. **The existing uses and Zoning of nearby property.** The surrounding properties are zoned RL and HM-MU, with single-family residential use.
6. **The extent to which property values are diminished by their particular zoning restrictions.** Property values of surrounding lands would increase by the expansion of the Serenbe community. Serenbe has caused property values to increase.
7. **The extent to which the possible reduction of the property values of the subject property promotes the health, safety, morals, or general welfare of the public.** Reducing the scope of the current zoning proposal would not promote the health, safety, morals, or general welfare of the public.
8. **The relative harm to the public as compared to the Hardship imposed upon the individual property owner.** No harm is anticipated to the public from this Public Rezoning.
9. **The suitability of the subject property for the Zoning proposed.** The subject properties are suitable for rezoning to a HM-MU classification. The intent of this application is to include the subject properties into the Serenbe Hamlet, so the rezoning to HM-MU is suitable.

10. **Consistency with any adopted county and city wastewater treatment plans, including the feasibility and impacts of serving the property with public wastewater treatment service and, if an alternative wastewater treatment method is proposed, whether such wastewater treatment method will have a detrimental impact on the environment or will negatively affect other public concerns.** Serenbe is not serviced by public wastewater treatment. No public systems exist in the vicinity. Said private system is approved by the Georgia EPD.
11. **The length of time the property has been vacant as zoned, considered in the context of land development in the vicinity of the property.** The subject properties have had single family residences constructed previously.
12. **Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.** The proposed rezoning would not result in a use that would adversely impact the zoning classifications or development of adjacent or nearby properties.
13. **Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.** The proposed rezoning would not adversely the usability of uses of adjacent or nearby property.
14. **Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.** The subject properties are zoned RL, which does not allow for housing development. The rezoning proposal would allow Serenbe to expand within the city's approved density of one unit per acre. The subject properties were purchased with the intent of supporting the Serenbe community and cannot do that while zoned RL.
15. **In instances involving district expansion, whether the proposed change is supported by the Home Owners Association or official neighborhood associations within the expanding district.** The Serenbe HOA supports the proposed rezoning and district expansion.
16. **In instances involving Developments of Regional Impact, whether the proposed change is support by ARC and/or GRTA.** The DRI threshold for housing is 400 new units. This proposal does not meet the DRI thresholds.



THE UTILITIES SHOWN HEREIN ARE FOR THE CONTRACTORS CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN OR REPORTED. THE CONTRACTOR ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. IT IS THE OWNER/DEVELOPER'S RESPONSIBILITY TO VERIFY EXISTING UTILITIES AGAIN PRIOR TO INITIATING DESIGN. THE CONTRACTOR MAKES NO GUARANTEES, NEITHER EXPRESSED OR IMPLIED, REGARDING EXISTING UTILITY LOCATION, CAPACITY OR CONDITION.

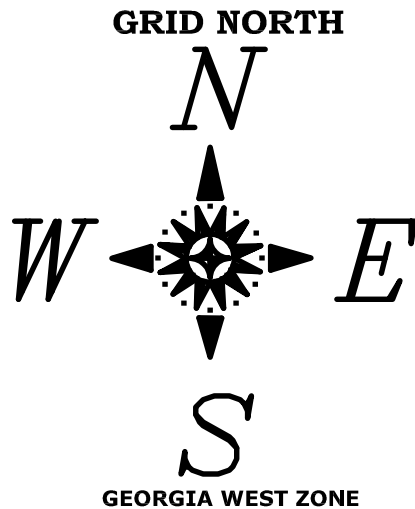


AS PER F.I.R.M. FLOOD MAPS FOR FULTON COUNTY,
GEORGIA ; MAP NUMBER 13121C0438F, EFFECTIVE DATE SEPT. 18, 2013
THIS PROPERTY IS NOT LOCATED IN A FEDERALLY DESIGNATED FLOOD HAZARD AREA.

FULTON COUNTY GPS
MONUMENT F492

Draft Page from Minor Subdivision Plat

PROJECT BENCHMARK
FULTON COUNTY GPS
MONUMENT F392
ELEVATION = 868.80



LEGEND:
IPF = IRON PIN FOUND
IPS = IRON PIN SET
D.B. = DEED BOOK
P.B. = PLAT BOOK
R/W = RIGHT-OF-WAY
N/F = NOW OR FORMERLY
WV = WATER VALVE
SSMH = SANITARY SEWER MANHOLE
SSE = SANITARY SEWER EASEMENT
S = SANITARY SEWER LINE
PP = POWER POLE
P = OVERHEAD POWER LINE
FFE = FINISHED FLOOR ELEVATION

N/F
**SERENBE TOWN
ASSOCIATION, INC.**
(D.B. 58445/630)
COMMON AREA 5
(P.B. 299/98)

N/F
SERENBE PROPERTIES, LLC.
(D.B. 37126/509)

N/F
**SERENBE TOWN
ASSOCIATION, INC.**
(D.B. 58445/630)
COMMON AREA 5
(P.B. 299/98)

ATLANTA-NEWMAN ROAD
(APPARENT 60' R/W)
(21' PAVEMENT) (PUBLIC ROAD)

CALL TABLE

Course	Bearing	Distance
L1	S 08°32'48" W	18.58'

CURVE TABLE

Curve	Radius	Length	Chord	Chord Bear.
C1	792.23'	221.60'	220.88'	S 16°33'14" W
C2	839.62'	169.93'	169.64'	S 02°44'56" W

THE FIELD DATA UPON WHICH THIS PLAT
IS BASED HAS A CLOSURE PRECISION OF
ONE FOOT IN 21,781 FEET OR BETTER
AN ANGULAR ERROR OF .03" PER ANGLE
POINT, AND HAS BEEN ADJUSTED USING
THE LEAST SQUARES RULE.

THIS PLAT HAS BEEN CALCULATED FOR
CLOSURE AND HAS BEEN FOUND TO BE
ACCURATE TO WITHIN ONE FOOT IN
245,125 FEET OR BETTER.

ANGULAR AND LINEAR MEASUREMENTS WERE
OBTAINED BY USING A GEOMAX ZOOM 35 PRO
TOTAL STATION.

ACREAGE CHART

LOT 1 3.444 AC. (150,037 SQ. FT.) (TOTAL) - 0.388 AC. (16,892 SQ. FT.) IN INGRESS/EGRESS/UTILITY ESM'T 3.056 AC. NET (133,145 SQ. FT.) "USEABLE AREA"
LOT 2 3.342 AC. (145,564 SQ. FT.) - 0.602 AC. (26,221 SQ. FT.) IN INGRESS/EGRESS/UTILITY ESM'T 2.740 AC. NET (119,343 SQ. FT.)
LOT 3 3.214 AC. (140,000 SQ. FT.) (TOTAL) - 0.070 AC. (3,067 SQ. FT.) "NON-USEABLE AREA" SEWER ESM'T 3.144 AC. NET (136,933 SQ. FT.)

10.000 TOTAL ACRES (435,601 SQ. FT.)

SURVEYORS CERTIFICATION

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

Jason D. Turner GA. R.L.S. # 2795

11-12-2019
Date



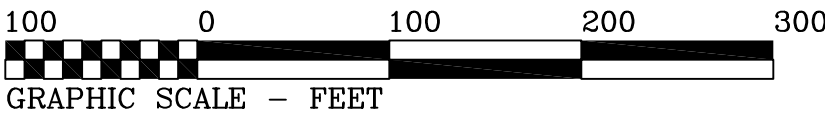
TURNER & ASSOCIATES LAND SURVEYORS, P.C.
10 SHACK HUNTER RD. SHARPSBURG, GEORGIA 30277
TELE: (770) 683-5300 EMAIL: turnerlandsurveyors@gmail.com
JASON D. TURNER GEORGIA REGISTERED LAND SURVEYOR NO. 2795

MINOR SUBDIVISION PLAT FOR:

DEER HOLLOW

LOCATED IN LAND LOT 45 8th LAND DISTRICT
FULTON COUNTY, GEORGIA CITY OF CHATTAHOOCHEE HILLS

SCALE: 1" = 100'	PLAT DATE: 11-12-19	REVISED:
DATES OF FIELD WORK: 10-18-19; 10-22-19; 11-06-19	DISK #: 20003	DRAWING #: 19061 (SHEET 2 OF 3)





6505 Rico Road Chattahoochee Hills Georgia 30268

MAYOR
Tom Reed

CITY COUNCIL
Ruby Foster
Richard Schmidt
Laurie Searle
Alan Merrill
Troy Bettis

CITY MANAGER
Robert T. Rokovitz

www.chatthillsga.us

(770) 463-8881

Fax (770) 463-8550

To: Mayor and City Council
From: Mike Morton, Community Development Director
Subject: Deer Hollow Buffer Variance Application
Date: October 6, 2020 Meeting

Variance Request

John Reid, the owner of the property on Atlanta Newnan Road currently under consideration for rezoning from RL to HM-MU, has requested a variance to Zoning Ordinance Section 35-272 to eliminate the required district buffer. The result would be no buffer along the northern property line and the 70 foot thoroughfare buffer along Atlanta Newnan Road.

Property Description

The property is ten acres in two parcels on the west side of Atlanta Newnan Road between Selborne Way and Selborne Lane. It has about 400 feet of frontage on Atlanta Newnan Road and averages about 1100 feet deep. It is zoned RL and is vacant, with an old shed and a freestanding chimney. There is a cleared area in the front of the property, visible from the road, but the majority is wooded.

The property is surrounded to the south and west by the Serenbe hamlet, zoned HM-MU (Mixed-Use Hamlet). The land that lies to the north of the western half of the property is more of the Serenbe Hamlet (zoned HM-MU), and the land that lies directly north of the eastern half of the property is vacant land owned by Serenbe Properties LLC and zoned RL (Rural). Across Atlanta Newnan Road to the east is a large undeveloped parcel, zoned RL and under separate ownership. Off the back corner of the property to the south is the crossroads neighborhood of Serenbe, and off the back corner to the north is Augusta Lane, a gravel drive in Serenbe serving three residential lots, two of which are currently undeveloped.

Proposal

The property owner, John Reid, has submitted an application to rezone the property from RL to HM-MU. If the rezoning is approved, the frontage along Atlanta Newnan Road and the eastern portion of the property's northern property line would become the zoning district boundary lines. The zoning ordinance requires buffers along these boundaries a minimum of 150 feet deep and an average of 300 feet deep.

The site plan for the rezoning includes two residential lots along the property's northern property line where that line is the district boundary. Mr. Reid has applied to eliminate the district buffer to allow construction on these two lots. Elimination of the buffer would result in no buffer along the property line shared with Serenbe Properties LLC, and a 70 foot Thoroughfare Buffer along Atlanta Newnan Road.

Zoning Excerpt

Sec. 35-272. - Buffers.

(a) *Buffer areas to be provided.* Buffer areas shall be provided in accordance with the provisions of the following subsections:

- (1) *Amount.* The minimum amount of required buffer areas shall be as set forth in Table [35-272](#). In case of conflicting buffer dimension requirements, the largest buffer requirement shall be considered the effective buffer dimension requirement.

[Table 35-272 requires district buffers to have a minimum width of 150 feet and an average width of 300 feet]

Variance Criteria

Section 35-116(b)(3) of the City of Chattahoochee Hills Zoning Ordinance states that:

- 3 The City Council may authorize Variances from the terms of this Zoning Ordinance only upon making all of the following findings:
 - a. There are extraordinary and exceptional conditions pertaining to the particular Property in question because of its size, shape or topography;
 - b. The application of this Zoning Ordinance to the particular piece of Property would create an unnecessary Hardship;
 - c. Such conditions are peculiar to the particular piece of Property involved;
 - d. Such conditions are not the result of any actions of the Property owner; and
 - e. Relief, if granted, would not cause substantial detriment to the public good nor impair the purposes or intent of this Zoning Ordinance.

Additional Code:

- *Section 35-71 of the zoning ordinance defines hardship as “The existence of extraordinary and exceptional conditions pertaining to the size, shape, or topography of a particular Property, because of which the Property cannot be developed in strict conformity with the provisions of the Zoning Ordinance.”*

Analysis of variance criteria

- a. There are extraordinary and exceptional conditions pertaining to the particular Property in question because of its size, shape or topography;
 - *There are no exceptional conditions pertaining to the size or shape of the property. There are, however, some erosion gullies at the rear of the property that would place some limits on the building sites available without significant grading.*

- b. The application of this Zoning Ordinance to the particular piece of Property would create an unnecessary Hardship;
 - *The application of the buffer requirement in the zoning ordinance to this property would require in the owner to site the buildable lots on the scenic parts of the property that are preferred for preservation. This would represent more of a hardship to the public, rather than to the applicant.*
- c. Such conditions are peculiar to the particular piece of Property involved;
 - *The conditions are not necessarily unique, but they would not be found on most property.*
- d. Such conditions are not the result of any actions of the Property owner; and
 - *The viewshed and the topographical features affected the property when the current owner purchased it.*
- e. Relief, if granted, would not cause substantial detriment to the public good nor impair the purposes or intent of this Zoning Ordinance.
 - *The proposed plan, with the variance, represents a greater public good than the already-approved subdivision of RL land.*

Discussion

The applicant has an approved minor subdivision of the property that would create three lots of roughly three acres each. The proposed rezoning and variance would create seven acres of preserved open space and, more specifically, would preserve the visually appealing open area at the front of the property.

If the proposed rezoning is approved by City Council, the zoning ordinance would require a buffer, called a “district buffer,” with a minimum depth of 150 feet (and an average depth of 300 feet) along the eastern boundary along Atlanta Newnan Road and along the eastern portion of the northern boundary where the property abuts the RL district.

The site plan for the ten-acre property shows four residential lots on three acres along with seven acres of Open Space. Two of these lots lie adjacent to the northern property line where the buffer is required. The site plan could possibly be reconfigured to move those two lots out of the buffer area but this would require siting one or both of the lots in the open area that the applicant is attempting to preserve at the front of the property.

Recommendation

Staff finds that the applicant has satisfied the variance criteria and recommends approval of the variance to eliminate the district buffer, with the following conditions:

Recommended conditions:

1. The district buffer is to remain in place as required where the property is open space, rather than buildable lot. This is not to be interpreted to require the planting of the existing viewshed as seen from Atlanta Newnan Road.

2. The owner of the lot fronting Atlanta Newnan Road (identified as lot 69 on the attached plan) will maintain vegetation to form an effective visual buffer of the view from the road into any structures built on the lot.

City Council Action

The City Council held a first read of the proposed ordinance on September 1st.

Planning Commission Action

The Planning Commission held a public hearing on the proposal on September 10th. At that meeting the Planning Commission voted unanimously (3-0) to recommend approval of the proposed ordinance with the proposed conditions. The draft minutes of the Planning Commission hearing are attached.

Related Action

The first read of this variance before City Council was September 1st. The proposed rezoning was heard by the Planning Commission on August 13th, yielding a recommendation for approval, conditioned on the approval of a variance. On September 1st, the City Council opened a public hearing on the rezoning and continued the hearing until it could be considered in combination with the proposed variance. Concept Plan approval for this property is also on this agenda.

Attachments:

Planning Commission draft minutes
Variance Ordinance
Location Map
Application Materials
Surrounding Zoning map
Minor Subdivision Alternative Exhibit

Excerpts from the Planning Commission draft minutes

September 10, 2020

Public Hearings

Mr. Simpson read the rules for the Public Hearings.

- 2. Ordinance for a variance to the required district buffer- application is to eliminate the district buffer at the property known as Deer Hollow on the west side of Atlanta Newnan Road just north of the main entrance to Serenbe.**

Mr. Simpson opened the Public Hearing.

The following person spoke in support of the item:

1. Mr. John Reid (8390 Hearn Road) spoke as the applicant and stated the following: The property is unusual because surrounded by Serenbe. The purpose would be to preserve the open space. Mr. Hearn has owned the property since 2009. It is 10 acres and he would develop 3 acres while preserving 7 acres for open space. Applicant stated that he needs the variance to make the project viable and that the rezoning recommendation was contingent on the variance for the buffer requirements. The question was if we can make the lots and still meet the buffer requirement, and the answer is no if the intent is to preserve the open space. The next question is why are we doing this? Mr. Hearn stated that he feels that this is a better plan than the original plan that is already approved because it reserves the open space. This project is good for the owner, for Serenbe, and for the intent of the City.
2. Mitchell Perkins (9218 Selborne Lane) Stated he did not know if he was speaking for or against the project. Stated his property backed up to the property and wanted to know what it will look like in the future when he is on his back porch.

The applicant responded that there would be no change in the view and the person would just see the southern part of the property. The new building would face Augusta Way.

Mike Morton showed Mr. Perkins the plan and showed the previously approved minor subdivision plan, which does not require any buffers. Mr. Morton explained that the townhomes that back the property are about 260 ft away,

Mr. Simpson asked Mr. Perkins if that answered his question and if he was for or against the project. Mr. Perkins stated his questions were answered and that he was for the variance for the project.

3. Betsy Hard (9216 Selborne Lane)- Wanted to know if lot four could be shown on the development map because the documents she received only have some of the lots. She also wanted to know if the property backed Atlanta Newnan road. Ms. Hard stated she was in favor of the variance. Mr. Morton stated the lot is on the plans and described where to find it. The lot in question is the one that fronts Atlanta Newnan Road.
4. Jennifer Landers (9110 Selborne Lane) represents Serenbe Development and is in support of the variance. She stated the project aligned with the adjacent lots and has open space.
5. Sean Christy (9 Swann Ridge) – Stated that the development is only 3 acres and asked that the commission consider dealing with the preservation up front as a part of the variance request.

No one spoke in opposition of the request.

Bob Simpson closed the public Hearing.

Mike Morton stated that the setbacks are 60 ft in the front 10-20 feet on the sides and 20 feet in back. He pointed out that there is a cutout that does not touch Atlanta Newnan Road and that Augusta Way would be the front of the three smaller lots.

Bob Simpson brought up the open space and said that if everyone does their job it will be okay. There are conditions that have to be met and there are some topographical issues on the property. The proposal meets the intent of the zoning and it will not be detrimental to the city. Mr. Simpson asked for the staff's recommendations.

Mike Morton said that staff recommends approval with 2 conditions as follows:

1. The district buffer is to remain in place as required where the property is open space, rather than buildable lot. This is not to be interpreted to require the planting of the existing viewshed as seen from Atlanta Newnan Road.
2. The owner of the lot fronting Atlanta Newnan Road (identified as lot 69 on the attached plan) will maintain vegetation to form an effective visual buffer of the view from the road into any structures build on the lot.

Jim Hancock stated everyone seemed to be in favor of the variance, however, he wanted Mr. Morton to run through the variance criteria and whether they could legally approve the variance. He had no problem recommending approval if the criteria were met.

Mr. Morton went through the criteria as presented in the memo, stating that the topographical issues on the west side of the property and the city's interest in the open space on the front part of the property are the extraordinary conditions for the property. He concluded that the variance criteria were met.

Bob Simpson wanted to know about protecting the open space in the future. Mr. Morton replied that the applicant would be locked into the plan and, based on city code, in the short term the project would be preserved by process and later it would be protected by conservation easement.

Mr. Hancock made a motion to approve the variance with the conditions recommended by staff. Mr. Hattaway seconded. The motion passed unanimously.

**AN ORDINANCE FOR A VARIANCE TO THE REQUIRED ZONING
DISTRICT BUFFER**

WHEREAS, John C Reid is the owner of certain property within the City of Chattahoochee Hills, Georgia located on Atlanta Newnan Road, more specifically described in the attached Exhibit “A”; and

WHEREAS, Mr. Reid has submitted an application for a variance to the zoning district buffer requirements found in City Code Section 35-272 to eliminate the district buffer, as shown on the attached Exhibit “B”; and

WHEREAS, the City has conducted two public hearings, one before the Planning Commission and the second before the City Council; and

WHEREAS, notice has been published in the newspaper and signs have been posted as required on the property containing the date, time, place and purpose of the public hearing; and

WHEREAS, the Mayor and City Council have approved of the application for a primary variance.

NOW, THEREFORE, THE COUNCIL OF THE CITY OF CHATTAHOOCHEE HILLS HEREBY ORDAINS that:

Section 1: A variance to Zoning Ordinance section 35-272 for the following property described in the attached Exhibit “A” and Exhibit “B” be issued so that the district buffer is eliminated, leaving the 70 foot thoroughfare buffer along Atlanta Newnan Road, and

Section 2: That the within variance shall become effective upon its adoption; and

Section 3: All other variances, ordinances or parts of ordinances in conflict with this variance are hereby repealed to the extent of such conflict.

ORDAINED this the X day of X, 2020.

Approved:

Tom Reed, Mayor

Attest:

Dana Wicher, City Clerk
(Seal)


Exhibit "A"

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 45 OF THE 8TH DISTRICT OF ORIGINALLY COWETA, THEN CAMPBELL, NOW FULTON COUNTY, GEORGIA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A #4 RE-BAR FOUND ON THE WESTERN RIGHT-OF-WAY LINE OF ATLANTA-NEWNAN ROAD (APPARENT 60' RIGHT-OF-WAY), 177.93 FEET NORTH AS MEASURED ALONG SAID RIGHT-OF-WAY FROM THE INTERSECTION WITH THE NORTHERN RIGHT-OF-WAY LINE OF SELBORNE LANE (PRIVATE VARIABLE ACCESS/UTILITY EASEMENT); THENCE DEPARTING SAID RIGHT-OF-WAY AND PROCEEDING NORTH 89 DEGREES 38 MINUTES 28 SECONDS WEST A DISTANCE OF 1069.69 FEET TO A #4 RE-BAR FOUND; THENCE NORTH 00 DEGREES 21 MINUTES 32 SECONDS EAST A DISTANCE OF 400.00 FEET TO A POINT; THENCE SOUTH 89 DEGREES 38 MINUTES 28 SECONDS EAST A DISTANCE OF 1141.02 FEET TO A POINT ON THE AFOREMENTIONED WESTERN RIGHT-OF-WAY LINE OF ATLANTA-NEWNAN ROAD; THENCE PROCEEDING ALONG SAID RIGHT-OF-WAY AND AN ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 792.23 FEET, 221.60 FEET (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING OF SOUTH 16 DEGREES 33 MINUTES 14 SECONDS WEST A DISTANCE OF 220.88 FEET; THENCE SOUTH 08 DEGREES 32 MINUTES 48 SECONDS WEST A DISTANCE OF 18.58 FEET TO A POINT; THENCE ALONG AN ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 839.62 FEET, 169.93 FEET (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING OF SOUTH 02 MINUTES 44 MINUTES 56 SECONDS WEST A DISTANCE OF 169.64 FEET) TO A #4 RE-BAR FOUND AND THE TRUE POINT OF BEGINNING.

SAID PROPERTY CONTAINS 435,600 SQ FT OR 10.00 ACRES, MORE OR LESS




Know what's below.

Project No.: 938-20-056

Designed By: CLO

Issue Date: 08/18/20



SITE PLAN

SERENBE 10-ACRES REZONING

PROJECT LOCATED AT:
LL 45, 8 DISTRICT
8200 ATLANTA NEWMAN ROAD
CHATTAHOOCHEE HILLS, GA 30268

FULTON

PROJECT OWNED/DEVELOPED BY:

JOHN C. REID

8390 HEARN RD
PALMETTO, GA 30268
PHONE: 404-372-4422
REIDCURTIS@ICLOUD.COM


24 HOUR CONTACT INFORMATION
JOHN C. REID 404-372-4422

SITE PLAN

SERENBE 10-ACRES REZONING

PROJECT LOCATED AT:
LL 45, 8 DISTRICT
8200 ATLANTA NEWMAN ROAD
CHATTAHOOCHEE HILLS, GA 30268

FULTON

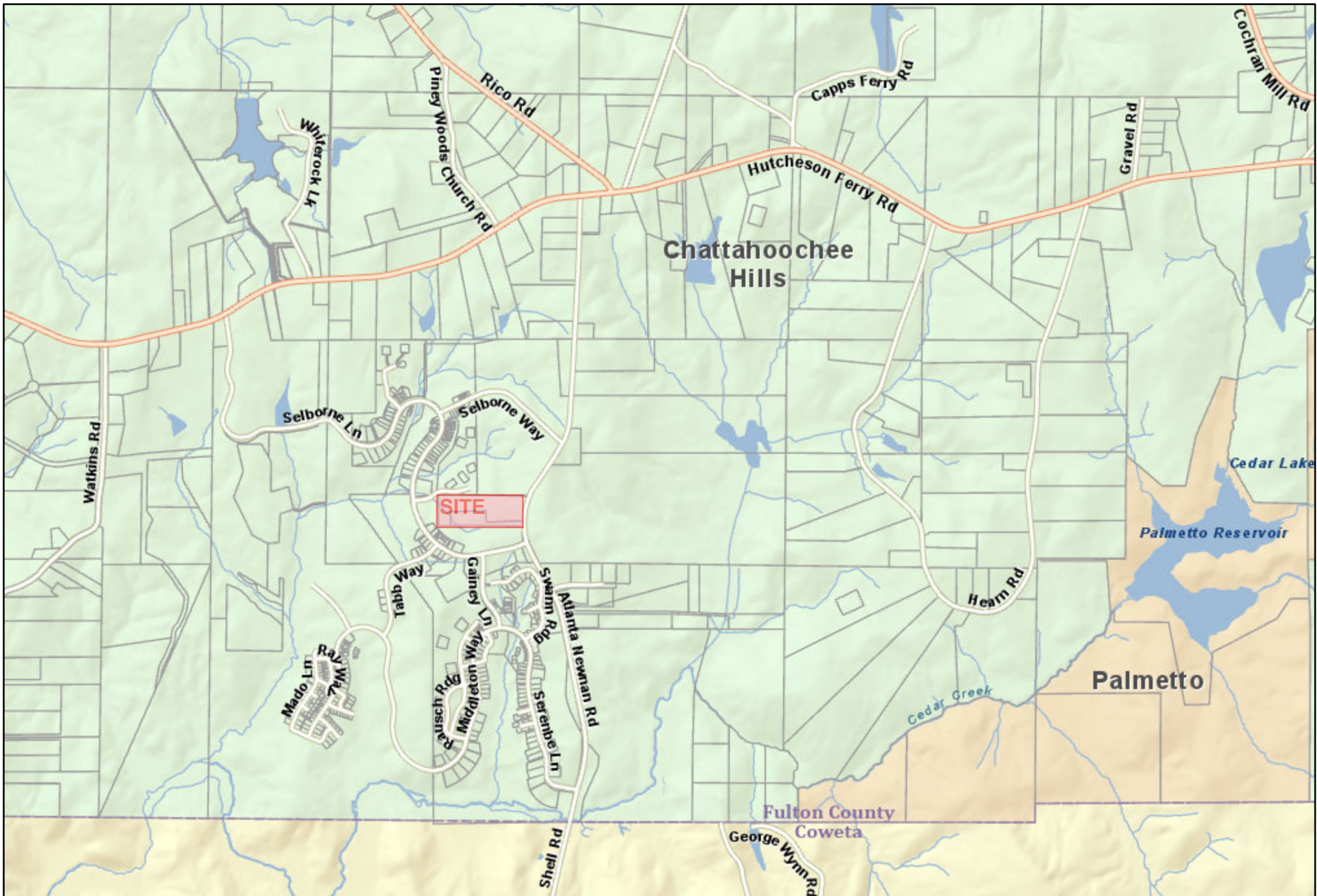


SOUTHEASTERN ENGINEERING, INC.
2410 Sand Plains Road Marietta, Georgia 30066
411 Seaburn Way Marietta, Georgia 30268
770-321-1896
www.seengineering.com

ISSUED DESCRIPTION

No

DATE



Date: 4/24/2020
Map Size: 8.5x11 (LETTER)

Fulton County GIS

Fulton County provides the data on this map for your personal use "as is". The data are not guaranteed to be accurate, correct, or complete. The feature locations depicted in these maps are approximate and are not necessarily accurate to surveying or engineering standards. Fulton County assumes no responsibility for losses resulting from the use of these data, even if Fulton County is advised of the possibility of such losses.



City of Chattahoochee Hills
6505 Rico Road
Chattahoochee Hills, GA 30268

Paid \$ 250.00
on CK # 762 on
8/19/20 - CEN

ZONING ACTION APPLICATION

John C Reid

Name of Project
Deer Hollow Request For Buffer Variance
on Serenbe RL land on Northern Border

Description

- ☒ Rezoning
☐ Special Use Permit
☐ Special Administrative Permit
☒ Variance

DATE: _____

FILE NO.: _____

FEE: \$ _____

O Atlanta-Newnan Road

30268

Property Address
08-1400-0045-299-2
08-1400-0045-298-4

Zip

RL

Parcel ID(s)
10

Current Zoning

Total Acreage
District
Land Lot

MU

3.0 acres for 4 lots and 7.0 acres open space

Proposed Zoning
Proposed Use

John C. Reid

Owner of Record (Company / Individual)

8390 Hearn Road

Mailing Address
Suite/Apt #
City
State
Zip

30268

Phone
Cell Phone
Fax
E-mail*

John C. Reid

Applicant Name

Company

8390 Hearn Road

Mailing Address
Suite/Apt #
City
State
Zip

30268

Phone
Cell Phone
Fax
E-mail*

I hereby certify that all information provided herein is true and correct.

Applicant Signature: Property Owner or Owner's Representative

Date

Aug 13, 2020

Letter of Intent
John C. Reid
August 20,
2020

Summary: My name is John Reid. I own ten vacant acres of land that is currently zoned RL, and is essentially surrounded by Serenbe. I have spent many months and much expense to finalize development plans for the ten acres. I have final approval for a minor sub-division that requires no further action of the City.

I come before the City with a proposal that I believe is better for everyone than my current plan. It preserves highly visible existing open space without compromising my economic viability. In my opinion, the proposal is better aligned with the vision, plans, and ordinances of the City of Chattahoochee Hills.

Staff has advised that the City's approval requires two actions, a rezoning from RL to HM-MU and a buffer variance along the property's northern and eastern borders.

Rezoning would allow for seven acres of open space to be preserved along Deer Hollow's southern border where it can be seen from the road, while restricting residential development to three acres along the northern border.

Two of the four proposed lots are conforming without the variance. The variance would make possible the other two lots, which are critical to the economic viability of the plan to me. They are on the Northern border of the property adjoining Serenbe land. One lot (Lot 69) extends to Atlanta-Newnan (assuming a normal 70" buffer)/ Without the variance to the North and the East, the lots would need to be sited in the open space which we are trying to preserve.

Both actions have been discussed at the Planning Commission meeting on August 13, 2020. The rezoning was approved then. The variance application was discussed, and is to be brought back to them for a public hearing once the variance is advertised. Serenbe is our neighbor along the northern property line, and approves both the rezoning and the variance.

Through the actions proposed above, the City will preserve seven acres of open space and restrict development of the remaining three acres to four residential lots with five development rights (Lot 69 will have two development rights).

Specifics: I, John Reid, the applicant, own two parcels on Atlanta-Newnan Road. One of these parcels is 3.0 acres and the other is 7.0 acres. Viewed together, they are a 10-acre parcel known by the community as Deer Hollow. Importantly, both parcels are beautiful open space.

Deer Hollow is surrounded by Serenbe, with few exceptions. It can be readily seen just before you enter Serenbe from Atlanta- Newnan Road. All Serenbe residents are well aware of it - both because of its visibility and because of its use as a venue for many fund-raisers, music events, and performances of the Terminus Ballet.

In addition to its open space, beauty and its use by the community, it is historically important. The Shell family home site was here, and Shell Road was the previous name of Atlanta-Newnan Road.

I have owned the property since 2009, and I now want to develop it. I currently have an approved minor subdivision ("The RL Option") for Deer Hollow, which would divide the parcel into three 3+acre parcels. I now realize that such a sub-division would eliminate the open space on the property, and I think this plan ("The HM-MU Plan") is a way to preserve the open space in a manner that is acceptable to me.

This application is made because I believe the HM-MU Plan is a better plan for Deer Hollow - when compared to the RL option which is already approved. I believe it preserves the economic viability for me, and I believe it is better for Serenbe and for Chattahoochee Hills. The MU Plan

preserves the existing open space, and is more aligned with the vision, plans, and ordinances of the City of Chattahoochee Hills.

I come before the City because The HM-MU Plan requires action from the city for two reasons:

1. **To request rezoning Deer Hollow from RL to HM-MU.** HM-MU Zoning will preserve 7.0 acres (70%) of open space on the southern side of Deer Hollow, while allowing for four lots on 3.0 acres (30%) on the northern side. This, of course, is not possible with RL zoning. Deer Hollow would become a part of Serenbe as a result of this rezoning.
2. **To request a buffer variance on the north and east side.** Once the rezoning is approved, the City advises me that The HM-MU Plan requires a buffer variance along part of the north and east sides of Deer Hollow. In my opinion, both variances are simple. To the north, we want the right to build close to a neighbor (Serenbe) that fully agrees. To the east, we simply are asking for a 70' standard buffer for the Lot (Lot 69), instead of the 150' minimum buffer that would be required because we are on the edge of Serenbe. The importance of this variance cannot be underestimated: Two of the lots are sited here, because I wanted to preserve the open space on the southern side. So the buffer variance relates to two of the four lots. And the viability of the HM-MU Plan rests on the creation of four lots, not two lots. My own economic viability cannot be preserved without the variance.

In summary, I respectfully request that the City approve rezoning Deer Hollow from RL to HM-MU, and to waive the above-referenced buffer requirement. Serenbe, the land owner on this northern border of Deer Hollow, supports the rezoning and the variance.

Respectfully submitted,

John C. Reid
8390 Hearn Road
Chattahoochee Hills, GA 30268



2470 Sandy Plains Rd
Marietta, GA 30066
Phone (770) 321-3936
Fax (770) 321-3935
info@seengineering.com

August 18, 2020

Mike Morton
City of Chattahoochee Hills
6505 Rico Road, Suite A
Chattahoochee Hills, Ga. 30268

RE: John C. Reid Deer Hollow
Variance Compliance Statement
Zoning Buffer Variance

Dear Mike,

SEI is submitting this application for a variance on behalf of John C. Reid. Following is a statement of variance compliance within the Zoning Ordinance as required for the application.

- A. There are extraordinary and exceptional conditions pertaining to the particular Property in question because of its size, shape or topography.
The particular property's topography and vegetation lends the natural subdividing of land as presented in the concept plan submitted.
- B. The application of this Zoning Ordinance to the particular piece of Property would create an unnecessary Hardship
The current landscape and open space benefits the public and is outside the zoning buffer, lending the proposed lots and home sites within said buffer. By platting lots outside this said buffer, this is a hardship to the particular piece of Property and to the public with less benefit to open space.
- C. Such conditions are peculiar to the particular piece of Property involved
This particular conditions with this piece of Property is it lies adjacent to Serenbe owned Property which is the same development nature of the property with variance, which buffer requirements would not be required with future similar zoning.
- D. Such conditions are not the result of any actions of the Property owner
The conditions are a result of the nature of the land, and not the actions of the property owner.
- E. Relief, if granted, would not cause substantial detriment to the public good nor impair this purposes or intent of this Zoning Ordinance
The relief will increase the public good and not impair the purpose nor intent of the Zoning Ordinance.

Sincerely,

Christopher O'Shea, PE
Southeastern Engineering, Inc.

EXISTING CONDITIONS & DEMOLITION PLAN

SERENBE 10-ACRES REZONING

PROJECT LOCATED AT:
 LL 45, 8 DISTRICT
 8200 ATLANTA NEWNAN ROAD
 CHATTAHOOCHEE HILLS, GA 30268
 FULTON

PROJECT OWNED/DEVELOPED BY:

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 PHONE: 404-372-4422
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24 HOUR CONTACT INFORMATION
 JOHN C. REID 404-372-4422

PROJECT NO.: 938-204-056

DESIGNED BY: CLO


ISSUE DATE: 08/18/20

PROJECT NO.: 938-204-056

DESIGNED BY: CLO

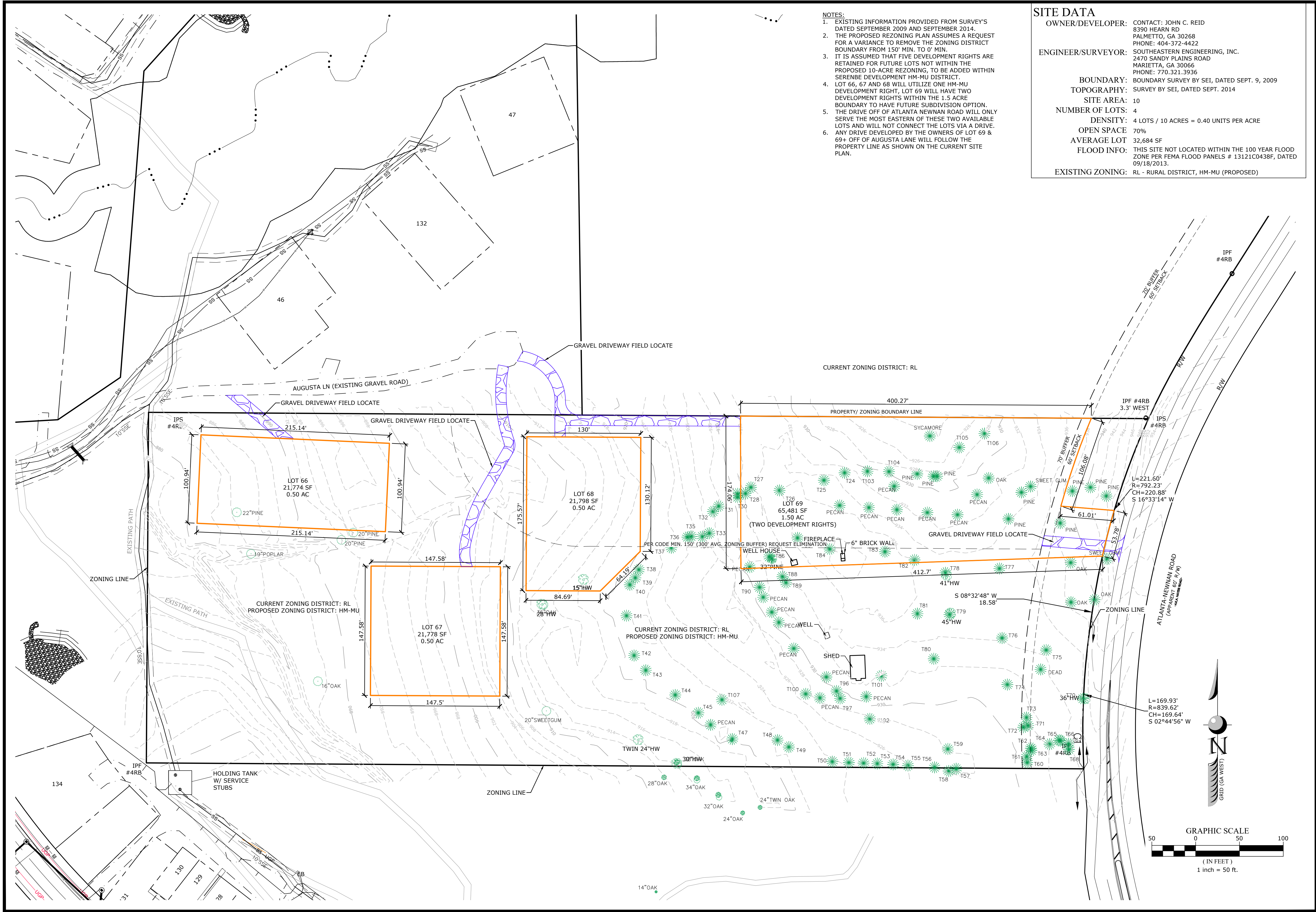
ISSUE DATE: 08/18/20

V0.0.1



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

FILE NAME: I:\CUSTOMERS_PROJECTS\938-20-056 Serenbe 10 Acres\Eng\Construction\938-20-056-C-PLAN-SITE.dwg PLOT DATE: 8/18/2020 USER: CHRIS OSHEA



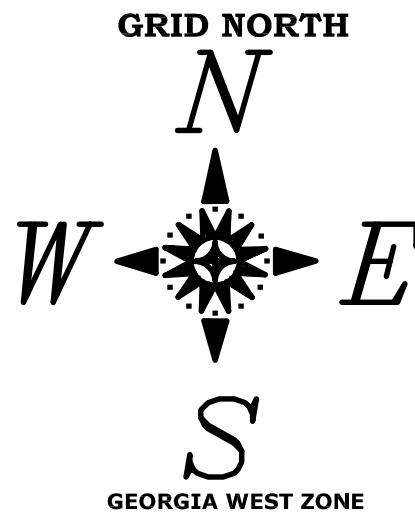
THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTORS CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. IT IS THE OWNER/DEVELOPER'S RESPONSIBILITY TO VERIFY EXISTING UTILITY CAPACITY PRIOR TO INITIATING DESIGN. THE ENGINEER MAKES NO GUARANTEES, NEITHER EXPRESSED OR IMPLIED, REGARDING EXISTING UTILITY LOCATION, CAPACITY OR CONDITION.

AS PER F.I.R.M. FLOOD MAPS FOR FULTON COUNTY,
GEORGIA ; MAP NUMBER 13121C0438F, EFFECTIVE DATE SEPT. 18, 2013
THIS PROPERTY IS NOT LOCATED IN A FEDERALLY DESIGNATED FLOOD HAZARD AREA.

FULTON COUNTY GPS
MONUMENT F492

Draft Page from Minor Subdivision Plat

PROJECT BENCHMARK
FULTON COUNTY GPS
MONUMENT F392
ELEVATION = 868.80



LEGEND:

IPF = IRON PIN FOUND
IPS = IRON PIN SET
D.B. = DEED BOOK
P.B. = PLAT BOOK
R/W = RIGHT-OF-WAY
N/F = NOW OR FORMERLY
WV = WATER VALVE
SSMH = SANITARY SEWER MANHOLE
SSE = SANITARY SEWER EASEMENT
S = SANITARY SEWER LINE
PP = POWER POLE
P = OVERHEAD POWER LINE
FFE = FINISHED FLOOR ELEVATION

This block is reserved for the Clerk
of the Superior Court.

N/F
SERENBE TOWN
ASSOCIATION, INC.
(D.B. 58445/630)
COMMON AREA 5
(P.B. 299/98)

N/F
SERENBE PROPERTIES, LLC.
(D.B. 37126/509)

N/F
SERENBE TOWN
ASSOCIATION, INC.
(D.B. 58445/630)
COMMON AREA 5
(P.B. 299/98)

ATLANTA-NEWMAN ROAD
(APPARENT 60' R/W)
(21' PAVEMENT) (PUBLIC ROAD)

CALL TABLE

Course	Bearing	Distance
L1	S 08°32'48" W	18.58'

CURVE TABLE

Curve	Radius	Length	Chord	Chord Bear.
C1	792.23'	221.60'	220.88'	S 16°33'14" W
C2	839.62'	169.93'	169.64'	S 02°44'56" W

THE FIELD DATA UPON WHICH THIS PLAT
IS BASED HAS A CLOSURE PRECISION OF
ONE FOOT IN 21,781 FEET OR BETTER
AN ANGULAR ERROR OF .03" PER ANGLE
POINT, AND HAS BEEN ADJUSTED USING
THE LEAST SQUARES RULE.

THIS PLAT HAS BEEN CALCULATED FOR
CLOSURE AND HAS BEEN FOUND TO BE
ACCURATE TO WITHIN ONE FOOT IN
245,125 FEET OR BETTER.

ANGULAR AND LINEAR MEASUREMENTS WERE
OBTAINED BY USING A GEOMAX ZOOM 35 PRO
TOTAL STATION.

ACREAGE CHART

LOT 1 3.444 AC. (150,037 SQ. FT.) (TOTAL) - 0.388 AC. (16,892 SQ. FT.) IN INGRESS/EGRESS/UTILITY ESM'T 3.056 AC. NET (133,145 SQ. FT.) "USEABLE AREA"
LOT 2 3.342 AC. (145,564 SQ. FT.) - 0.602 AC. (26,221 SQ. FT.) IN INGRESS/EGRESS/UTILITY ESM'T 2.740 AC. NET (119,343 SQ. FT.)
LOT 3 3.214 AC. (140,000 SQ. FT.) (TOTAL) - 0.070 AC. (3,067 SQ. FT.) "NON-USEABLE AREA" SEWER ESM'T 3.144 AC. NET (136,933 SQ. FT.)

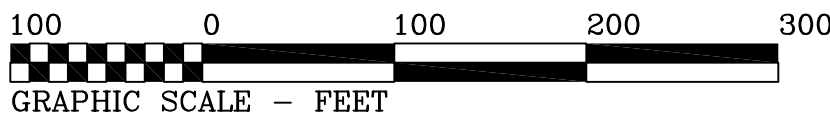
10.000 TOTAL ACRES (435,601 SQ. FT.)

SURVEYORS CERTIFICATION

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

Jason D. Turner GA. R.L.S. # 2795

11-12-2019
Date



TURNER & ASSOCIATES LAND SURVEYORS, P.C.
10 SHACK HUNTER RD. SHARPSBURG, GEORGIA 30277
TELE: (770) 683-5300 EMAIL: turnerlandsurveyors@gmail.com
JASON D. TURNER GEORGIA REGISTERED LAND SURVEYOR NO. 2795

MINOR SUBDIVISION PLAT FOR:

DEER HOLLOW

LOCATED IN LAND LOT 45 8th LAND DISTRICT
FULTON COUNTY, GEORGIA CITY OF CHATTAHOOCHEE HILLS

SCALE: 1" = 100'	PLAT DATE: 11-12-19	REVISED:
DATES OF FIELD WORK: 10-18-19; 10-22-19; 11-06-19	DISK #: 20003 DRAWING #: 19061 (SHEET 2 OF 3)	



6505 Rico Road Chattahoochee Hills Georgia 30268

MAYOR

Tom Reed

CITY COUNCIL

Ruby Foster

Richard Schmidt

Laurie Searle

Alan Merrill

Troy Bettis

CITY MANAGER

Robert T. Rokovitz

www.chatthillsga.us

(770) 463-8881

Fax (770) 463-8550

Date: October 6, 2020
To: Mayor and City Council
From: Mike Morton, Community Development Director
Subject: Serenbe Deer Hollow Concept Plan

John Reid has presented an application for approval of a Concept Plan for the ten acres currently under consideration for rezoning to HM-MU (Mixed-Use Hamlet). The plan proposes three half-acre lots and one 1½-acre lot, and seven acres of open space.

Concept Plan

The Concept plan is the first step in the development approval process. Applications for development, whether a preliminary plat, a Land Disturbance Permit, or Building Permit, are evaluated, in part, on their consistency with the approved concept plan.

A Concept Plan is conceptual in nature. It is typically approved before the real engineering work is done. Concept Plan approval is not the same as site plan approval. It is not a final representation of the location of all site features. It is not uncommon for the plan to undergo minor changes before development occurs. Certain site features can change before approval of the final site plan and yet remain consistent with the concept.

The concept plan will demonstrate that the developer has a handle on the major requirements of the zoning and development regulations, and a demonstration that the property is suitable for the proposed use. It also documents both the city's and the developer's understanding about what will be built on the property.

Property Description

The property is ten acres in two parcels on the west side of Atlanta Newnan Road between Selborne Way and Selborne Lane. It has about 400 feet of frontage on Atlanta Newnan Road and averages about 1100 feet deep. It is currently zoned RL, with a pending application for a rezoning to HM-MU. The property is vacant, with an old shed and a freestanding chimney (please see the attached Historic Commission report). There is a cleared area in the front of the property but the majority is wooded.

The property is surrounded to the south and west by the Serenbe hamlet, zoned HM-MU (Mixed-Use Hamlet). The land that lies to the north of the western half of the property is more of the Serenbe Hamlet (zoned HM-MU), and the land that lies directly north of the eastern half of the property is vacant land owned by Serenbe Properties LLC and zoned RL (Rural). Across Atlanta Newnan Road to the east is a large undeveloped parcel, zoned RL and under separate ownership. Off the back corner of the property to the south is the crossroads neighborhood of Serenbe, and off the back corner to the north is Augusta Lane, a gravel drive in Serenbe serving three residential lots, two of which are currently undeveloped.

Discussion

According to Chapter 26 Subdivision and Land Development, Section 26-59(d),
The basis of the planning commission's review and the city council's action on a concept plan shall be whether the concept plan is consistent with the purposes and requirements of this chapter, the zoning ordinance, and all other ordinances that relate to the proposed development, as well as the comprehensive plan and other plans adopted by the city.

The proposed Concept Plan meets the requirements for uses and Open Space. The zoning requires district buffer with a minimum depth of 150 feet (and an average of 300 feet) where the property meets the RL district. This means a buffer would be required covering the majority of the two easternmost proposed lots. To resolve this conflict the applicant has applied for a variance to the buffer requirements.

The applicant has an approved minor subdivision of the subject property that was approved before this proposal to rezone. This minor subdivision, if recorded, would create three lots of 3+ acres in the RL district.

After the Planning Commission meeting, staff received the attached report from the Historic Commission, detailing some of the history of the subject property. According to the city's Subdivision Regulations, 26-171(h)(7) open space preservation areas shall include the historic and/or archaeological sites when they are present on the site. While the attached report is not a formal declaration of the presence of a historic site on the property, Council might want to consider the information when reviewing the proposed concept plan.

Previous Action

The property is currently under consideration for a rezoning to HM-MU. The applicant has also applied for a variance to eliminate the required district buffer, which is also on today's agenda for a public hearing. The proposed rezoning was heard by the Planning Commission on August 13th, yielding a recommendation for approval, conditioned on the approval of a variance. On September 1st, the City Council opened a public hearing on the rezoning and continued the hearing until it could be considered in combination with the proposed variance. The first read of the variance before City Council was September 1st and the public hearing is on today's agenda

The proposed Concept Plan would necessarily rely on the approval of the rezoning and the variance.

The Planning Commission considered to proposed Concept Plan at their regular meeting on September 10th. The planning commission voted unanimously (3-0) to recommend approval of the concept plan. The attached report of the Historic Commission was received after the Planning Commission meeting and was not considered in their recommendation.

Staff Recommendations

Contingent on the approval of the rezoning to HM-MU and the buffer variance, staff recommends approval of the concept plan

Attachments:

Historic Commission report
Concept Plan

Historic Commission Report

Shell Family

Pursuant to Section 2(i)(1) and (8) of the City of Chattahoochee Hills Code of Ordinances, and pursuant to Article IV, Section 2 of the Bylaws of the Chattahoochee Hills Historic Commission, the Historic Commission shall identify sites that are associated with the history of the City and sites that create the unique cultural landscape of the city, and the Commission shall share said information among members of the Commission and with City staff.

At the regular meeting of the Historic Commission on September 14, 2020, the Commission discussed the extant ruins of the old Shell Family Homestead located along the Atlanta-Newnan Road on a property otherwise known as Deer Hollow. This discussion, and subsequent investigation, have yielded the following information.

This site has been positively identified as the original Shell family homestead by two members of the Shell family who reside in the area. It is associated with James Parks Shell, who had 21 children. Many of the Shell descendants still live in the area. This site was further identified as the location of the Shell family reunion, that had taken place in this location. The original Shell homestead would have been located on 800 acres. A tenant house associated with the property is still extant and located a short distance away on Atlanta Newnan Road.

The family BBQ was held on the site for 53 years before relocating to the New Hope Methodist Church upon the death of James Shell. Attendees would number in the 200s-300s for the family event. This event has become the New Hope Methodist Church Annual BBQ. The BBQ honors James Shell and Rev. Stephen Shell. The property was sold out of the family around 1985 by a grand-daughter of James Parks Shell.

Portions of the house purportedly were constructed from a repurposed log school house that had become obsolete when the modern school was built in Palmetto. Family members can still recall the old timbers used as part of the wall. Of other historical interest is that fact that a line of boxwood shrubs brought to the homestead with the original owners was propagated and shared widely throughout the community. It is estimated that the lineage of the boxwoods extends back 200 years. The family maintains photos and has offered copies of them.

The chimney that survives on the property today was part of a BBQ pit connected to the original homestead.

There are two other documented historic properties connected with the Shell Family. There is a structure near the intersection of Capps Ferry Road constructed c. 1900-1909 that was documented in the South Fulton Scenic Byways Historic Context. This was a gabled ell cottage, and a chicken coop was located on the property. Another structure was identified in the South Fulton Scenic Byways Historic Context as the Shell House at 6875 Campbellton Redwine Road. This was built by Reverend Stephen P. Shell, charter member of the New Hope Methodist Church and circuit rider. It is identified as a 2-story plantation plain, wood farm house with a side gabled roof. The house has a five-bay plan with a full width first story verandah, six outbuildings include a shed, well house, chicken coop, and three smaller barns.

Please also see below an article from the History of Palmetto that describes the reunion and the various members of the Shell family referenced above.

Shell Reunion

An event of great interest to the Goodes community is the Shell Reunion. It is an annual occasion which has been in existence for fifty-six years.

The Shell Reunion was started as a birthday tribute to James Parks Shell by his many children. Two of his younger children, Hattie Shell Eidson and Andrew Felton Shell, remember this celebration as an outstanding event in their childhood.

This occasion began with a basket dinner served on the grounds of the old Shell home. All of the Shell children and their families came home to visit and to celebrate with family and friends at this time. This celebration continued until the death of James P. Shell. His children did not want to discontinue this occasion, and since there were so many ancestors of his father-in-law, the Reverend Stephen Shell, they decided to continue to meet as a memorial to both James P. and the Reverend Stephen Shell.

On the last Sunday in July each year their relatives and friends meet and fellowship together; thus it has become a community affair. They still meet at the Shell home, which is occupied by the youngest son, Andrew F. Shell. He and his brother-in-law, Harold Eidson, along with a goodly number of the other relatives, prepared pork barbecue and brunswick stew there on the grounds to be served for the noon meal along with cakes and pies brought by the ladies.

Andrew has restored the large family home and enlarged the grounds to provide ample space for the large groups who attend. The attendance ranges from 200 to 350 people coming from many parts of Georgia and from various neighboring states.

Submitted by Hattie Shell Eidson

EXISTING CONDITIONS & DEMOLITION PLAN

SERENBE 10-ACRES REZONING

PROJECT LOCATED AT:
 LL 45, 8 DISTRICT
 8200 ATLANTA NEWNAN ROAD
 CHATTAHOOCHEE HILLS, GA 30268
 FULTON

PROJECT OWNED/DEVELOPED BY:

JOHN C. REID

8390 HEARN RD
 PALMETTO, GA 30268
 PHONE: 404-372-4422
 REIDCURTIS@ICLOUD.COM

24 HOUR CONTACT INFORMATION
 JOHN C. REID 404-372-4422

PROJECT NO.: 938-204-056

DESIGNED BY: CLO


ISSUE DATE: 08/18/20

PROJECT NO.: 938-204-056

DESIGNED BY: CLO

ISSUE DATE: 08/18/20

V0.0.1



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

[illegible][illegible]



Fire Tanker/Pumper 51

REQUEST OF CHATTAHOOCHEE HILLS CITY COUNCIL

- Replacement of the current Fire Tanker/Pumper that ceased to operate on September 9, 2020



1996 International E-One Tanker/Pumper received of Fulton County in 2007

PURCHASING

Fire Chief Greg Brett recommends the purchase of a NEW-USED Fire Tanker/Pumper versus repair of the current (owned) unit.

Repair of the existing 1996 International E-One Fire Tanker/Pumper has been estimated by Williams Fire, Inc. (the fire department's current service vendor) to require the following repair/service:

(given the unit's current condition with "seized" engine)

- Dismantle the diesel engine to assess for blown head gasket, cracked head or cracked block ... determine source of water leak into crankcase ... purchase and replace damaged components ... reassembly = **\$11,000 - \$20,000.00**

Fire Tanker/Pumper units similar to the apparatus pictured on page 3 (2010 – 2019 models) vary in price from \$140,00 - \$300,000.

A lease-purchase program to finance the acquisition of a NEW-USED Fire Tanker/Pumper costing up to \$250,000.00 (to include "upfitting") is recommended. The Fire Chief will work with the City Manager to select the most reliable, cost-effective, appropriately configured unit with warranties available for purchase/delivery before October 31, 2020.

The following national companies have been contacted as of September 15, 2020, to inquire about NEW or NEW-USED apparatus matching the department's requested configuration for a Fire Tanker/Pumper:

- Fire Line
- Danko
- Williams Fire
- Osco
- Palmetto Fire
- Brindlee Mountain
- Deep South Fire Trucks
- Delta Tankers
- DMA Fire Apparatus
- Fenton Fire

RATIONALE

A multi-purpose Fire Tanker/Pumper is a REQUIRED component in the Chattahoochee Hills Fire Rescue Department (CHFD) fleet based on the following:

- **municipal water hydrants are not available within approximately 65% of City areas and/or within 1,000 ft of many residential, commercial and collateral structures**
- **the “protective class rating” for the City’s Fire Department operations is correlated to the combined capability of all fire apparatus responding to a fire incident and those apparatus’ ability to generate an uninterrupted “required minimum fire flow” (water) unique to the jurisdiction’s fire hazards**

CRITICAL FUNCTION

For CHFD to deliver adequate water, typically up to 6,000 - 10,000 gallons per incident, to conduct fast, highly-effective fire suppression, complete extinguishment and/or protection of adjacent structures, the department must utilize a tanker/pumper capable of the following:

1. Delivery and/or shuttle of additional water to the scene
2. Pumping water from a maximum distance of 2,000 ft to another front-line fire apparatus
3. Transport/Storage of 2,000+ ft of water supply hose for use at fire incidents distant from a water source or roadway
4. Pumping water for attack hoses when serving as a “first due” engine for initial fire attack
5. Drafting water from static water sources when fire hydrants are too distant
6. Capable of navigating unimproved roadways and incident areas
7. Deployment of 2,000 gal portable (dump) tanks to receive water during water-shuttle operations at protracted incidents

Critical features of the Fire Tanker/Pumper include:

1. Diesel 300 horsepower (minimum) engine with automatic transmission
2. 2,000+ gal water capacity
3. 2,000 ft (minimum) water-supply hose storage
4. Transmission-driven water pump with 1,000+ gallon-per-minute, high pressure capability

5. Driver-side, passenger-side and rear water chutes with driver in-cab controls
6. Speed-lay or cross-lay storage for two 200 ft fire suppression hoses with nozzles
7. Dump tank rack/storage
8. Storage for 16 ft and 24 ft extension ladders
9. Storage for two 5 inch diameter, 10 ft long hard-suction hoses (required for drafting)
10. Tool storage bins

FIRE TANKER/PUMPER CONFIGURATION REFERENCES



- High GPM (volume) pump capable of drafting (vacuum) or positive pressure pumping
- Pump has multiple water intake and discharge connections for operation as a initial fire attack unit or in a water supply support role



- 2,000+ gallon water tank
- 2,000 portable water tank



- Water supply hosebed capable of 2,000 ft hose-load
- Side water chute
- Rear high-volume water chute

FIRE TANKER/PUMPER DRAFT & SHUTTLE OPERATIONS REFERENCE



Respectfully submitted:

Greg Brett, Chief of Fire & Emergency Management
September 17, 2020