

Agenda
Regular Meeting of the Planning Commission
City of Chattahoochee Hills, Georgia
September 16, 2021
6:30 pm

Call to Order

Pledge of Allegiance

Approval of Agenda

Approval of Minutes

1. Approval of July 15, 2021 Regular Meeting Minutes
2. Approval of July 29, 2021 Special Called Meeting Minutes
3. Approval of September 2, 2021 Special Called Meeting Minutes

Public Hearings

5. Farmstead at Piney Woods Low Density Residential Hamlet. Proposed zoning map amendment to rezone 46.709 acres from RL (Rural) to HM-LDR (Low Density Residential Hamlet)
4. Ordinance to adopt a new Unified Development Code (UDC) and to Adopt a Zoning Map, as Amended. The UDC would revise and replace the city's zoning ordinance, subdivision regulations, sign ordinance, and Transferable Development Rights ordinance

Old Business

New Business

6. Farmstead at Piney Woods Concept Plan

Staff Reports

Adjourn Meeting



6505 Rico Road Chattahoochee Hills Georgia 30268

MAYOR
Tom Reed

CITY COUNCIL
Ruby Foster
Richard Schmidt
Laurie Searle
Camille Lowe
Troy Bettis

CITY MANAGER
Robert T. Rokovitz

www.chatthillsga.us

(770) 463-8881

Fax (770) 463-8550

Date: September 16, 2021
To: Planning Commission
From: Mike Morton, Community Development Director
Subject: Farmstead at Piney Woods rezoning

This is a first read only. No action at this meeting

Rezoning Request

Kenneth J. Lemm, of Farmstead at Piney Woods, LLC has requested a rezoning of 46.709 acres from RL (Rural) to HM-LDR (Low Density Residential Hamlet) to create a new residential hamlet.

Property Description

The property is 46.709 acres that lies on the west side of Piney Woods Church Road (gravel) between Rico Road and Hutcheson Ferry Road. It is zoned RL and has about 850 feet of frontage along Piney Woods Church Road and is about 1500 feet deep along its northern boundary and about 2000 feet deep on its south side.

Two lots are inset in the subject property. One is a two-acre lot on Piney Woods Church Road owned by the applicant LLC, but not included in this rezoning application. The other is a six-acre flag lot to the south that also fronts Piney Woods Church Road, but insets into the rear portion of the subject property.

The property is mostly clear, with a pond, several tree lines, and several barns and some fencing. It has a hill at the center, with an elevation of about 970 feet, dropping to 940 feet at the road, and below 900 feet along the rear (western) boundary. The low point is around 880 feet near the pond in the northwest corner.

To the east across Piney Woods Church Road, lie several single-family homes on wooded two- to four-acre lots. To the south are three four- to seven-acre single-family residential lots that front Hutcheson Ferry Road. To the west are a 1.7-acre lot fronting Hutcheson Ferry Road and an undeveloped 11-acre lot in the Muscogee subdivision. And to the north is a cleared 10.5-acre property with a single-family home.

Discussion

The applicant seeks a rezoning of 46.7 acres to create a new Low Density Residential Hamlet. The plan shows six residential lots that are roughly one acre each, along with 40.7 acres (87.15% of the site) of open space common area.

The application meets the zoning requirements for minimum district size, maximum density, minimum and average buffer depth, and minimum open space.

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 proposal will not result in 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;
 - *The traffic likely to be generated by the proposal would be minimal. Levels of Service on the roads surrounding the proposed hamlet 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 unsewered residential hamlet has been in the city's Comprehensive Plan from the very beginning. The density anticipated by the description in the Comp Plan is one residential lot per five acres in the residential hamlet. The density proposed here is much lower at one lot per 7.78 acres. The central intent in the Comprehensive Plan is to remain deliberately rural. To achieve this goal the plan allows for pockets of density in hamlets that provide permanent preservation of open space or create demand for preservation through the TDR program. The proposal creates a 46.709 acre hamlet. The 70% preservation requirement would result in almost 32.7 acres of required open space. The proposed site plan shows more than 40.7 acres of undeveloped space on the subject property, more than meeting the requirement.*
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 property has a pending minor subdivision allowing four residential lots. The proposed rezoning would allow only two additional lots and would result in the preservation of 40 acres of open space.*
5. The existing uses and zoning of nearby property;
 - *The land surrounding the site is all zoned RL (Rural). To the west is the Muscogee subdivision. Directly to the north and south and across Piney Woods Church Road to the east are single-family residences. All of these surrounding uses are consistent with the uses proposed for the subject property. The gross density proposed for the hamlet is lower than the densities of the adjacent properties.*
6. The extent to which property values are diminished by their particular zoning restrictions;

- *Under its current zoning, the property could be subdivided into four large residential lots, representing a somewhat diminished value compared to its value if the proposed zoning were to be approved.*
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 would the proposed zoning.*
 8. The relative harm to the public as compared to the hardship imposed upon the individual property owner;
 - *Compared to the development potential without the rezoning there is no harm to the general public. Some views will change from the roads and neighboring properties, but these views also are likely to change if the rezoning is not approved.*
 9. The suitability of the subject Property for the zoning proposed;
 - *The property is suitable for the sort of residential development proposed. It surrounded by existing development of character and density similar to what is proposed on the subject property. The proposed rezoning would facilitate land preservation and buffering that development without the rezoning would not.*
 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. Sewer service planned by Fulton County will not serve the site. There is no expected detrimental impact due to wastewater.*
 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 property has never been developed. It remains an empty pocket surrounded by smaller lots carved out along the roads developed with single family homes. Serenbe, nearby, has been under development for over 15 years. Serenbe also contains commercial uses and the densest development in the city.*
 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 proposal is consistent with nearby uses.*
 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 rezoning would introduce some buffering and would increase the required distance between any new construction and the neighboring property lines*
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. It could be used for large-lot residential.*
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;
- *N/A.*
16. In instances involving Developments of Regional Impact, whether the proposed change is supported by ARC and/or GRTA.
- *N/A*

The proposed rezoning would increase the residential density on the subject property from four units to six units. In exchange forty acres would be permanently preserved, buffers would be established that ensure greater separation of new construction from neighboring properties and additional visual screening. The proposed conditions also provide some additional limitations on allowed uses. The challenge of the open site is to balance appropriate visual screening with the preservation of the lovely rural views. Fortunately, the site boasts some topographical variation that will help achieve that goal.

Staff Recommendations

Staff recommends approval of the ordinance with the attached conditions.

City Council Action

The First Read before City Council was September 7th. The City Council will hold a public hearing on this application on Tuesday, October 5th at 6:00 p.m.

Concept Plan

A concept plan must be approved by the City Council before any development can occur on the property. The application materials submitted with the rezoning application indicate the intended use of the property. Staff expects a formal concept plan application will be included on the October City Council agenda along with the public hearing for this rezoning proposal.

Attachments:

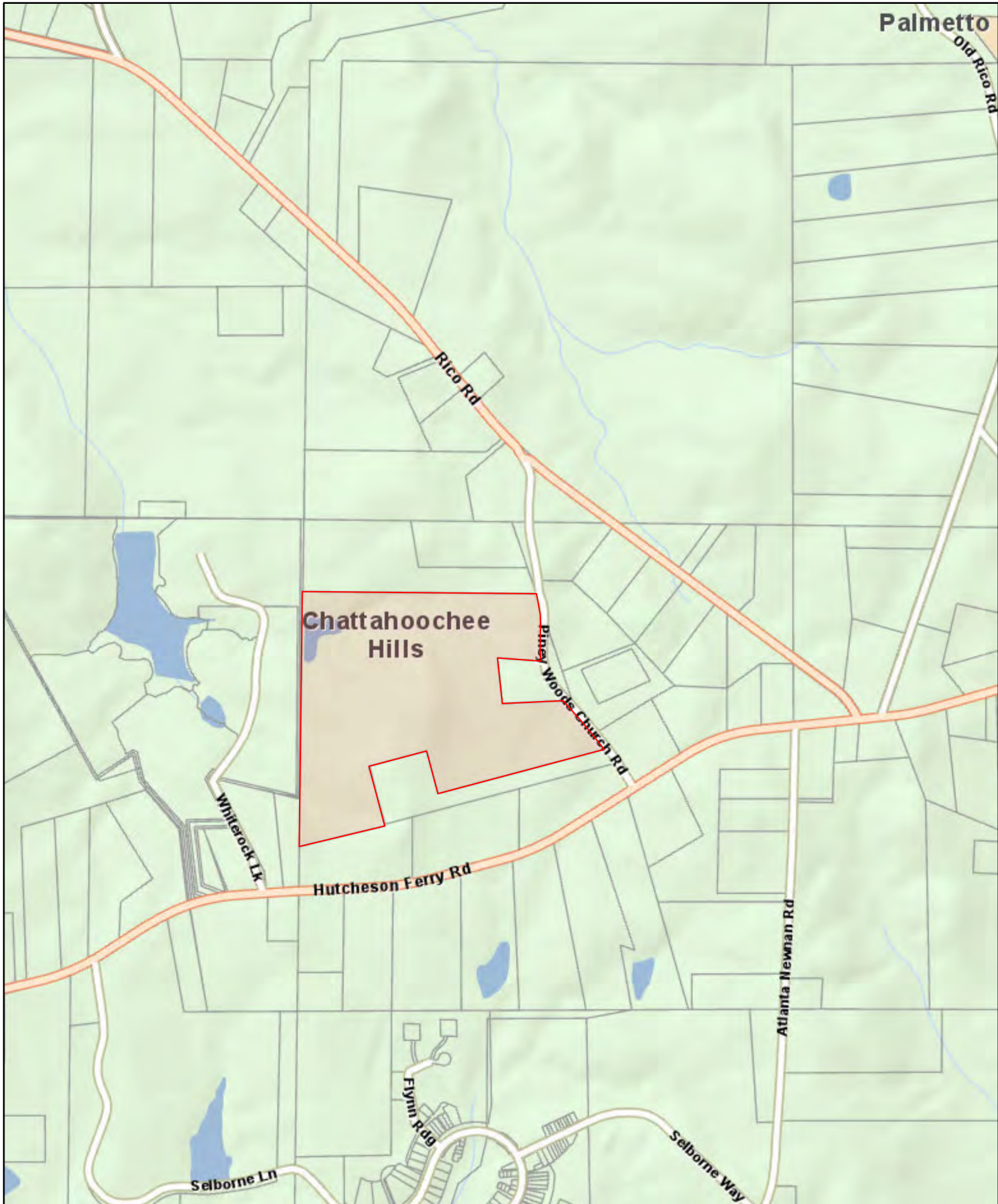
Recommended Conditions
 Location Map and Aerial
 Rezoning Ordinance
 Application materials

21Z-003 Farmstead at Piney Woods HM-LDR Proposed Rezoning Conditions

1. A gross residential density of 0.13 units per acre zoned, for a total of six residential units available for development in the district.
2. To the site plan received by the Department of Community Development on August 27, 2021. 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. A minimum of 26.16 acres of open space shall be preserved by conservation easement according to the city's open space conservation easement requirements before a building permit is issued for the fifth home.
4. No Temporary/Vacation Rental, Short Term Rental, or Bed and Breakfast use shall be approved in the district.
5. Building heights shall be limited to 35 feet as measured from the finished grade along the primary facade of a structure to the highest point of the coping or parapet of a flat roof or to the average height between eaves and ridge for gable, hip, and gambrel roofs.
6. 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.
7. Development Standards:
 - a. Minimum Lot Size 1 acre
 - b. Minimum Lot Width 12 feet
 - c. Minimum Front Yard Setback 20 Feet
 - d. Minimum Side Yard Setback 10 Feet
 - e. Minimum Rear Yard Setback 15 Feet
 - f. Minimum Building Separation determined by Building Code and Fire Code
8. 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.
9. 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.



Palmetto

Old Rico Rd

Rico Rd

Chattahoochee Hills

Piney Woods Church Rd

White Rock Lk

Hutcheson Ferry Rd

Atlanta Newnan Rd

Selborne Ln

Flynn Rd

Selborne Way

0 0 0 0 mi



Date: 8/27/2021

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 loss.



**AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP TO
REZONE 46.709 ACRES FROM THE RL (RURAL) DISTRICT TO THE
HM-LDR (LOW DENSITY RESIDENTIAL HAMLET) DISTRICT**

WHEREAS, Farmstead at Piney Woods, LLC is the owner of certain property within the City of Chattahoochee Hills, Georgia; and

WHEREAS, Farmstead at Piney Woods, LLC has submitted an application, to rezone approximately 46.709 acres from RL (Rural) District to the HM-LDR (Low Density Residential 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 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 to amend the zoning map; and

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-LDR (Low Density Residential Hamlet) to create a new hamlet;

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, 2021.

Approved:

Tom Reed, Mayor

Attest:

Dana Wicher, City Clerk
(Seal)

Legal Description

All that tract or parcel of land lying and being in Land Lot 44 of the 8th District, City of Chattahoochee Hills, Fulton County, Georgia, also being known as 0 Piney Woods Church Rd., Parcel ID #08-130000441475, Fulton County records and being more particularly described as follows:

BEGINNING at a monument known as Fulton County GPS Monument, Object ID 285, Station F392 at coordinates N: 1289487.419, E: 2120905.995, thence;

S 35° 29' 44" E a distance of 3695.15' more or less to a point on the Western right-of-way line of Piney Woods Church Road (60' right-of-way per DB 408, PG 15), said point being the TRUE POINT OF BEGINNING, thence;

Southerly, along the Western right-of-way line of Piney Woods Church Road (60' right-of-way per DB 408, PG 15), S 10° 24' 02" E a distance of 132.16' more or less to a point on the Western right-of-way line of Piney Woods Church Road (60' right-of-way per DB 408, PG 15), thence,

Southerly, along the Western right-of-way line of Piney Woods Church Road (60' right-of-way per DB 408, PG 15), S 02° 53' 02" E a distance of 54.80' more or less to a point on the Western right-of-way line of Piney Woods Church Road (60' right-of-way per DB 408, PG 15), thence,

Southerly, along the Western right-of-way line of Piney Woods Church Road (60' right-of-way per DB 408, PG 15), S 00° 46' 18" W a distance of 167.00' more or less to a point on the Western right-of-way line of Piney Woods Church Road (60' right-of-way per DB 408, PG 15), thence,

Southerly, along the Western right-of-way line of Piney Woods Church Road (60' right-of-way per DB 408, PG 15), S 03° 18' 11" E a distance of 57.83' more or less to a point on the Western right-of-way line of Piney Woods Church Road (60' right-of-way per DB 408, PG 15), thence,

Southerly, along the Western right-of-way line of Piney Woods Church Road (60' right-of-way per DB 408, PG 15), S 07° 39' 21" E a distance of 21.58' more or less to a point on the Western right-of-way line of Piney Woods Church Road (60' right-of-way per DB 408, PG 15), thence,

N 85° 50' 30" W a distance of 282.29' more or less to a point, thence;

S 06° 07' 04" E a distance of 295.79' more or less to a point, thence;

N 87° 23' 57" E a distance of 393.39' feet more or less to a point on the Western right-of-way line of Piney Woods Church Road (60' right-of-way per DB 408, PG 15), thence,

Southerly, along the Western right-of-way line of Piney Woods Church Road (60' right-of-way per DB 408, PG 15), S 41° 59' 33" E a distance of 177.30' more or less to a point on the Western right-of-way line of Piney Woods Church Road (60' right-of-way per DB 408, PG 15), thence,

Southerly, along the Western right-of-way line of Piney Woods Church Road (60' right-of-way per DB 408, PG 15), S 39° 16' 50" E a distance of 234.93' more or less to a ½" rebar found on the Western right-of-way line of Piney Woods Church Road (60' right-of-way per DB 408, PG 15), thence,

S 75° 22' 50" W a distance of 1119.85' more or less to a ½" rebar found, thence;

N 14° 38' 29" W a distance of 285.00' more or less to a ½" rebar found, thence;

S 75° 20' 34" W a distance of 385.08' more or less to a ½" rebar found, thence;

S 14° 39' 26" E a distance of 385.00' feet more or less to a point, thence;

S 75° 28' 08" W a distance of 568.07' more or less to a ½" rebar found, thence;

N 00° 58' 38" E a distance of 522.32' feet more or less to a point, thence;

N 00° 58' 38" E a distance of 917.47' feet more or less to a point, thence;

N 00° 58' 38" E a distance of 205.66' feet more or less to a ½" rebar found, thence,

S 89° 01' 43" E a distance of 449.49' feet more or less to a point, thence,

S 89° 01' 43" E a distance of 847.39' feet more or less to a point, thence,

S 89° 01' 43" E a distance of 215.04' feet more or less to a point on the Western right-of-way line of Piney Woods Church Road (60' right-of-way per DB 408, PG 15), said point being the TRUE POINT OF BEGINNING.

Said tract or parcel of land containing 46.709 acres more or less as shown on a survey prepared by ON POINT Surveying and Mapping, Inc. prepared for "Farmstead at Piney Woods, LLC" dated 07/22/21.

REZONING APPLICATION

for:

FARMSTEAD AT PINEY WOODS

NARRATIVE:

The property, located on Piney Woods Church Road, consists of 46.709 acres, and is currently used for agricultural uses. The property includes two barns as well as an open air pole barn.

The existing barn closest to Piney Woods Church Road is rumored to be over a century old and, from its highly visible location, proudly displays one of the "Chatt Hills Barn Quilt Trail" quilts. This barn is currently in need of extensive repair; sagging and failing roof materials, broken windows, rotting siding and windows, and crumbling foundations. The owners of the property intend to repair and refurbish the barn to serve as a maintenance/storage building for the proposed vegetable garden plots, crop plantings, and future orchards.

Another existing barn, more central to the property, is more recent in construction, and has been used as storage and stables in the past. The owners of the property propose this structure to be part of Lot 6 as shown on the Rezoning Plan, and to be refurbished as a clubhouse for the new subdivision. This clubhouse, together with the open space will be owned by the future HOA for Farmstead at Piney Woods for the use and enjoyment of the remaining (5) proposed residential lots. The existing pole barn is proposed to remain for storage of equipment necessary for maintenance of the proposed common/ open space. A dilapidated wooden structure currently sits near the existing pond and will be removed.

The property would currently be suited for (4) lots under the current zoning as a farmette subdivision requiring a minimum of 29.0 acres. Although the proposed rezoning to HM-LDR would potentially allow a total of (9) residential lots, the rezoning applications requests permission for just (6) lots, one of which will be used for the existing, newly refurbished barn. All proposed lots will be 1.0 acres in size, maximizing the land available for common/open space. An HOA will be established for the maintenance of the common/open space.

Of the proposed (5) remaining residential lots proposed, (3) of these are situated on the western side of the natural ridge running north- south through the property, thus minimizing the view of future houses from Piney Woods Church Road. The remaining (2) homesites proposed are a minimum of 500 feet from the right of way of Piney Woods Church Road, a distance which will preserve the rural character of the area. Homesite #1 has been purposely positioned to preserve the existing pair of very large trees.

A buffer of 150' in width is provided around all perimeter property lines with the exception of the northern and western property lines of the property at 8115 Piney Woods Church Road, where the buffer is proposed to be eliminated in favor of the existing barns located in these areas, and as approved by the owners of 8115 Piney Woods Church Road.

The proposed residential lots will be accessed via a shared driveway as shown on the rezoning plat, with a single access point on Piney Woods Church Road to minimize the appearance of numerous driveways from the rural road. A 20' wide no access easement is proposed along the southern portion of the western right of way line of Piney Woods Church Road as shown on the rezoning plan. Additionally a 20' no access easement is proposed for the first 50' of the northern end of the property along Piney Woods Church Road as shown on the rezoning plan.



LAND PLUS ASSOCIATES, LTD.
445 PIARR ROAD NE
ATLANTA, GA 30305
404.238.9595
LAND PLANNING
LANDSCAPE ARCHITECTURE
www.landplusassociates.com

© COPYRIGHT 2020
LAND PLUS ASSOCIATES, LTD.®

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF LAND PLUS ASSOCIATES, LTD. AND SHALL NOT BE REPRODUCED, PUBLISHED, OR USED IN ANY WAY WITHOUT THE CONSENT OF LAND PLUS ASSOCIATES, LTD.

LAND PLUS ASSOCIATES, LTD. ASSUMES NO LIABILITY FOR ANY ELEMENTS CONSTRUCTED FROM THIS PLAN. IT IS THE RESPONSIBILITY OF THE PURCHASER OF THIS PLAN TO PERFORM THE FOLLOWING BEFORE BEGINNING ACTUAL CONSTRUCTION:

1. BUILDER OR CONTRACTOR MUST VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION.
2. CONTRACTOR MUST VERIFY COMPLIANCE WITH ALL LOCAL BUILDING AND ZONING CODES IN THE AREA WHERE THE ELEMENTS ARE TO BE CONSTRUCTED.

CAUTION MUST BE EXERCISED IN MAKING ANY CHANGES IN THIS PLAN. ONLY A QUALIFIED ENGINEER, LANDSCAPE ARCHITECT OR CONTRACTOR SHOULD ATTEMPT MODIFICATIONS AS EVEN MINOR CHANGES COULD LEAD TO MAJOR PROBLEMS IN ANOTHER AREA. THIS DRAWING SHALL NOT BE SCALED.

FARMSTEAD AT PINEY WOODS
0 PINEY WOODS CHURCH ROAD
PARCEL ID: 08 130000441475
PALMETTO, GEORGIA 30268
prepared for:
FARMSTEAD AT PINEY WOODS, LLC.

ISSUED	
DATE	DESCRIPTION
2021.08.05	SUBMITTAL

REVISIONS

NO.	DATE	DESCRIPTION



2021.07.23
NOT RELEASED FOR CONSTRUCTION

JOB NO: 23454

SCALE: 1" = 100'

DRAWN: WY

CHECKED: CS

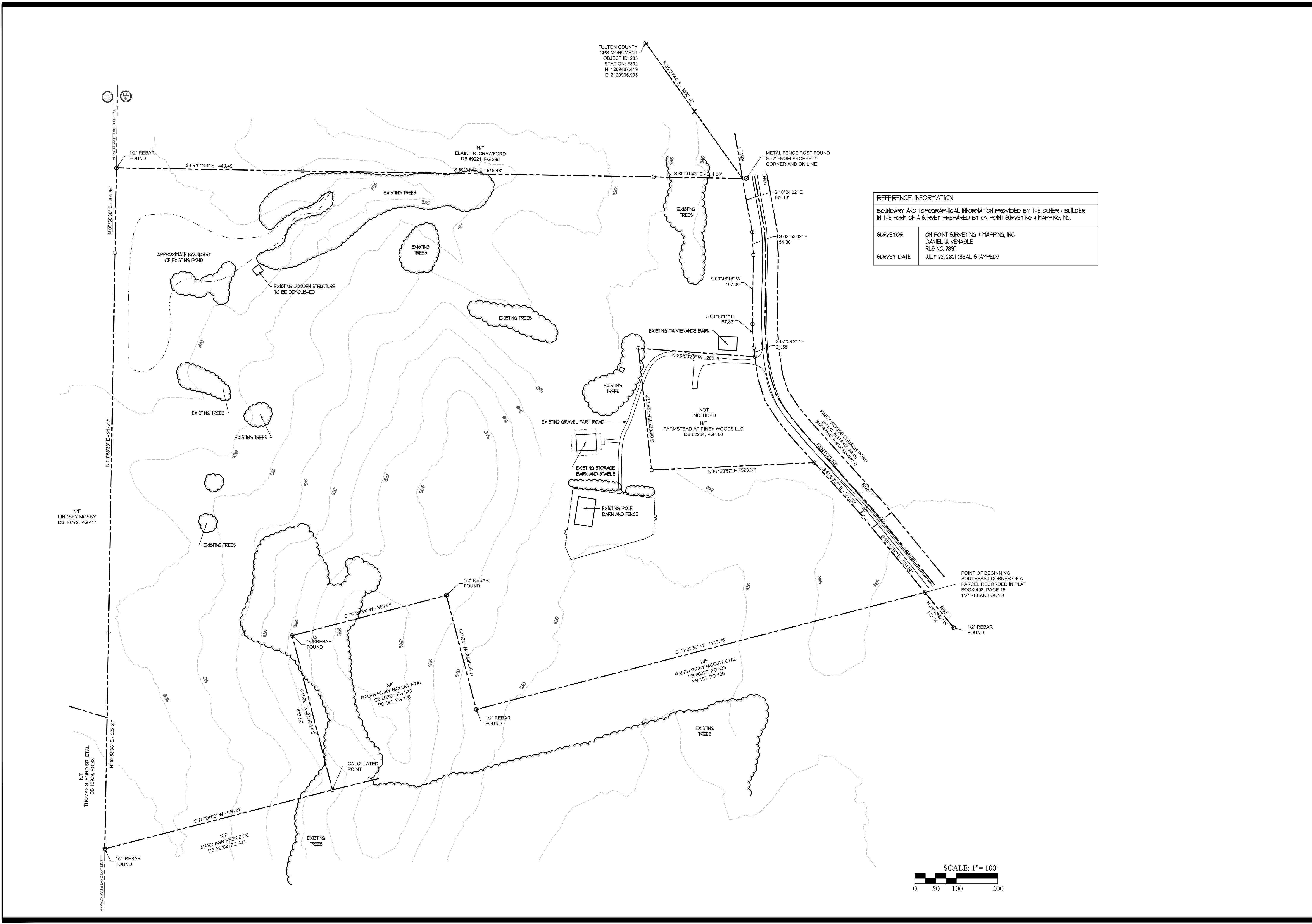


EXISTING
CONDITIONS

SHEET NO:

L000

REFERENCE INFORMATION	
BOUNDARY AND TOPOGRAPHICAL INFORMATION PROVIDED BY THE OWNER / BUILDER IN THE FORM OF A SURVEY PREPARED BY ON POINT SURVEYING & MAPPING, INC.	
SURVEYOR	ON POINT SURVEYING & MAPPING, INC. DANIEL W. VENABLE RLS NO. 2891
SURVEY DATE	JULY 23, 2021 (SEAL STAMPED)



REZONING SITE ANALYSIS/ ASSESSMENT NARRATIVE

for:

FARMSTEAD AT PINEY WOODS

GENERAL: The property, located on Piney Woods Church Road, consists of 46.709 acres, and is currently used for agricultural uses. The property includes two barns as well as an open air pole barn. There is also a dilapidated structure at the north-western edge of the property by the man-made, spring-fed lake. This structure will be removed.

EXISTING BARN #1: The existing barn closest to Piney Woods Church Road is rumored to be over a century old and, from its highly visible location, proudly displays one of the “Chatt Hills Barn Quilt Trail” quilts. This barn is a clear reminder of the agricultural heritage of the locale and this particular site. This barn is currently in need of extensive repair; sagging and failing roof materials, broken windows, rotting siding and windows, and crumbling foundations. The owners of the property intend to repair and refurbish the barn to serve as a maintenance/ storage building for the proposed vegetable garden plots, crop plantings, and future orchards. Immediately to the north of this existing barn, at the Piney Woods Church Road frontage, is a flat terrace which may indicate previous garden/ crop use, or possibly the location of a previous or additional building. The owners of the property intend to retain this flat, open area for vegetable garden/fruit orchard plantings, further enhancing the agricultural feel of the frontage area.

EXISTING BARN #2: Another existing barn, more central to the property, is more recent in construction, and has been used as storage and stables in the past, as well as a family recreation area. The owners of the property propose this structure to be part of Lot 6 as shown on the Rezoning Plan, and to be refurbished as a clubhouse for the new subdivision. This clubhouse, together with the open space will be owned by the future HOA for Farmstead at Piney Woods for the use and enjoyment of the remaining (5) proposed residential lots.

EXISTING POLE BARN: Just south of the Existing Barn #2, and visually separated by a row of mature evergreens and scattered crape myrtles, the existing pole barn is proposed to remain for storage of equipment necessary for maintenance of the proposed common/ open space. The large flat area to the east of the pole barn is rumored to have been utilized for horse shoes and similar activities. Similar to the area around Existing Barn #1, the owners of the property intend to use this area for agricultural purposes.

EXISTING STRUCTURE BY LAKE: A dilapidated wooden structure currently sits near the existing pond and will be removed.

LAKE: At the northwest corner of the property, there exists an approximately 1.5 acre, spring-fed, man-made lake. The development proposed by this rezoning will preserve the lake and the existing trees in this area to maintain and ensure the health of the lake. All proposed residential construction will, at a minimum, respect all state and local buffers required.

TREE COVER: Along the frontage of Piney Woods Church Road, old, mature pecan trees suggest a one-time orchard. The owners of the property have engaged the services of a respected tree arborist to analyze the health of the trees and to begin an on-going maintenance schedule to ensure the health and vitality of the trees. At the upper end of the existing, spring-fed lake, a dense tree cover exists. These trees will remain untouched to preserve the health of the spring

and provide screening for the adjacent property to the north. In addition, a pair of large oak trees stand in the area to the west of the proposed Home Site #1. This Home Site has been located so as to ensure no impact to these large trees. Additional trees located randomly throughout the property will be saved. Along the southern property line in the area of the adjacent property's barn a stand of existing trees will be preserved. A portion of the shared driveway serving Home Sites #3 and #5 will carefully cut through this area with minimal grading and disturbance to the existing trees. There appears to be some evidence of rock outcropping in this area.

EXISTING TOPOGRAPHY: Much of the property has been used of agricultural and livestock uses in the recent past. A natural ridge runs generally north-south through the property, with areas of approximately 20% slope in some areas. This ridge provides a visual buffer from Piney Woods Church Road for Home Sites #2, #3 and #5 which are shown located on the downhill, western side of this natural ride. This area is a part of the proposed open space and will be used for passive recreation only.

ADJACENT USES: The adjacent properties along Piney Woods Church Road are currently zoned RL and are used for agricultural and residential uses.



LAND PLUS ASSOCIATES, LTD.
445 PHARR ROAD NE
ATLANTA, GA 30305
404.238.9595
LAND PLANNING
LANDSCAPE ARCHITECTURE
www.landplusassociates.com

© COPYRIGHT 2020
LAND PLUS ASSOCIATES, LTD.®

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF LAND PLUS ASSOCIATES, LTD. AND SHALL NOT BE REPRODUCED, PUBLISHED, OR USED IN ANY WAY WITHOUT THE CONSENT OF LAND PLUS ASSOCIATES, LTD.

LAND PLUS ASSOCIATES, LTD. ASSUMES NO LIABILITY FOR ANY ELEMENTS CONSTRUCTED FROM THIS PLAN. IT IS THE RESPONSIBILITY OF THE PURCHASER OF THIS PLAN TO PERFORM THE FOLLOWING BEFORE BEGINNING ACTUAL CONSTRUCTION:

1. BUILDER OR CONTRACTOR MUST VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION.
2. CONTRACTOR MUST VERIFY COMPLIANCE WITH ALL LOCAL BUILDING AND ZONING CODES IN THE AREA WHERE THE ELEMENTS ARE TO BE CONSTRUCTED.

CAUTION MUST BE EXERCISED IN MAKING ANY CHANGES IN THIS PLAN. ONLY A QUALIFIED ENGINEER, LANDSCAPE ARCHITECT OR CONTRACTOR SHOULD ATTEMPT MODIFICATIONS AS EVEN MINOR CHANGES COULD LEAD TO MAJOR PROBLEMS IN ANOTHER AREA. THIS DRAWING SHALL NOT BE SCALED.

FARMSTEAD AT PINEY WOODS
0 PINEY WOODS CHURCH ROAD
PARCEL ID: 08 130000441475
PALMETTO, GEORGIA 30268
prepared for:
FARMSTEAD AT PINEY WOODS, LLC.

ISSUED	
DATE	DESCRIPTION
2021.08.04	SURVEY STAKING
2021.08.10	SURVEY STAKING

REVISIONS	
DATE	DESCRIPTION
2021.08.27	BUFFERS ADDED
2021.09.10	NOTES ADDED



2021.07.23
RELEASED FOR CONSTRUCTION
JOB NO: 23454
SCALE: 1" = 100'
DRAWN: WY
CHECKED: CS

NORTH
RE-ZONING
EXHIBIT

SHEET NO:
L100

EXISTING ZONING: RL, RURAL DISTRICT

RE-ZONING REQUEST: HM-LDR, LOW DENSITY RESIDENTIAL HAMLET
(MINIMUM SIZE: 29 ACRES; REQUIRED PRESERVATION: 70%)

TOTAL SITE AREA: 46.709 ACRES OR 2,034,650 TOTAL SF

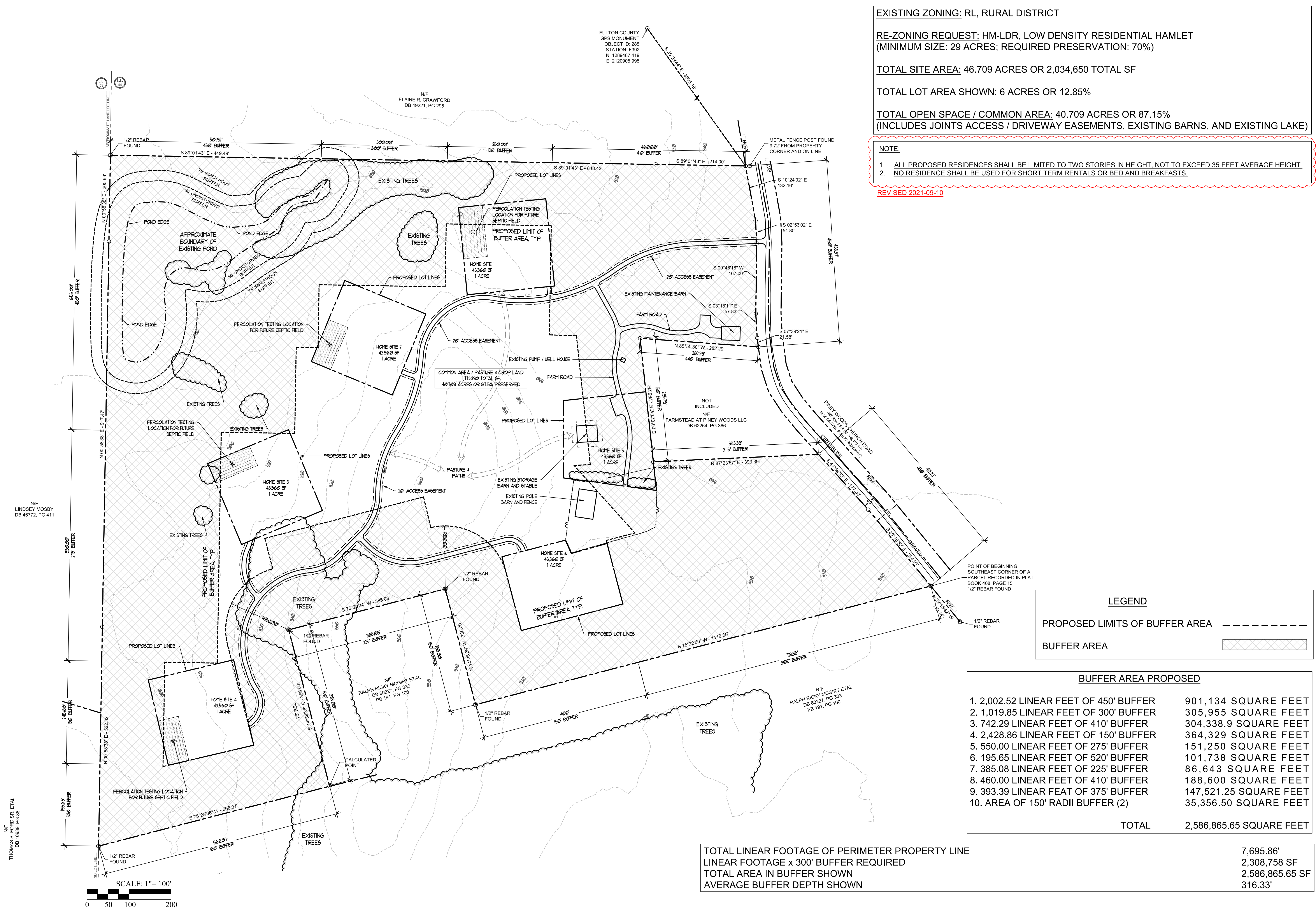
TOTAL LOT AREA SHOWN: 6 ACRES OR 12.85%

TOTAL OPEN SPACE / COMMON AREA: 40.709 ACRES OR 87.15%
(INCLUDES JOINTS ACCESS / DRIVEWAY EASEMENTS, EXISTING BARN, AND EXISTING LAKE)

NOTE:

1. ALL PROPOSED RESIDENCES SHALL BE LIMITED TO TWO STORIES IN HEIGHT, NOT TO EXCEED 35 FEET AVERAGE HEIGHT.
2. NO RESIDENCE SHALL BE USED FOR SHORT TERM RENTALS OR BED AND BREAKFASTS.

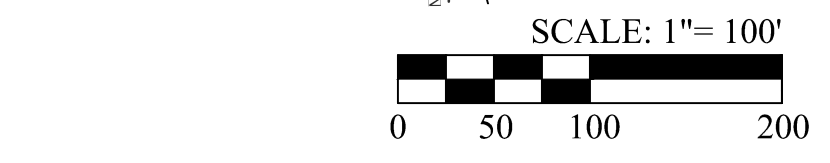
REVISED 2021-09-10



LEGEND	
PROPOSED LIMITS OF BUFFER AREA	-----
BUFFER AREA	[Hatched Box]

BUFFER AREA PROPOSED	
1. 2,002.52 LINEAR FEET OF 450' BUFFER	901,134 SQUARE FEET
2. 1,019.85 LINEAR FEET OF 300' BUFFER	305,955 SQUARE FEET
3. 742.29 LINEAR FEET OF 410' BUFFER	304,338.9 SQUARE FEET
4. 2,428.86 LINEAR FEET OF 150' BUFFER	364,329 SQUARE FEET
5. 550.00 LINEAR FEET OF 275' BUFFER	151,250 SQUARE FEET
6. 195.65 LINEAR FEET OF 520' BUFFER	101,738 SQUARE FEET
7. 385.08 LINEAR FEET OF 225' BUFFER	86,643 SQUARE FEET
8. 460.00 LINEAR FEET OF 410' BUFFER	188,600 SQUARE FEET
9. 393.39 LINEAR FEET OF 375' BUFFER	147,521.25 SQUARE FEET
10. AREA OF 150' RADII BUFFER (2)	35,356.50 SQUARE FEET
TOTAL	2,586,865.65 SQUARE FEET

TOTAL LINEAR FOOTAGE OF PERIMETER PROPERTY LINE: 7,695.86'
 LINEAR FOOTAGE x 300' BUFFER REQUIRED: 2,308,758 SF
 TOTAL AREA IN BUFFER SHOWN: 2,586,865.65 SF
 AVERAGE BUFFER DEPTH SHOWN: 316.33'



REZONING REVIEW STANDARDS- NARRATIVE

for:

FARMSTEAD AT PINEY WOODS

1. *Whether the Zoning Proposal will result in a use which will or could cause an excessive burdensome use of utilities, public facilities or Schools:* The Zoning Proposal will not result in a use or cause an excessive burdensome use of utilities, public facilities, or schools. The proposed single family home sites will be served by individual, private wells and on-site sewage disposal (septic tanks) and will not impact existing utilities. The Zoning Proposal does not propose the (9) new lots as might otherwise be allowed by this zoning change. Instead, the proposal proposes a total of (6) new lots. As (4) lots would be permitted with the existing RL zoning, the additional (2) lots- one of which will serve as the HOA clubhouse for use by the residents- will not adversely impact existing 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:* The Zoning Proposal will not have a negative effect on the existing City thoroughfares or transportation facilities. A shared driveway will serve the proposed home sites and common areas, with a single access point from Piney Woods Church Road, minimizing the need for additional curb cuts or entrance points along the existing road.
3. *Whether the Zoning Proposal is in conformity with the policy and intent of the Comprehensive Plan:* The Zoning Proposal seeks to preserve the agricultural and native feel of the surrounding area through the careful placement of home sites for minimal disturbance to the existing land and minimal impact on the view shed from neighboring properties and the existing road frontage. The preservation of common open space for agricultural and passive recreation uses further preserves the rural feel of the area.
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 applicants are unaware of any existing or changing conditions which would support either approval or disapproval of the Zoning Proposal. The proposed uses are in keeping with the intent of the Comprehensive Plan, and impact on existing utilities and thoroughfares are minimal.
5. *The existing use and Zoning of nearby Property:* The surrounding properties along Piney Woods Church Road are zoned RL and are used for both agricultural and residential uses. The uses in this Zoning Proposal are in keeping with the surrounding property uses.
6. *The extent to which Property values are diminished by their particular Zoning restrictions:* The current zoning restrictions would permit a total of (4) single family home sites, with a total of 29.0 acres in individual home sites. The applicants believe the flexibility permitted by the Zoning Proposal- namely land set aside for open space- will increase property values while protecting the intent of the Comprehensive Plan and protecting neighboring Property Owners.

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 Zoning Proposal is similar in use to current neighboring properties and promotes the health, safety, and 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:* Inasmuch as the proposed uses envisioned in the Zoning Proposal are the same as current uses in the surrounding properties, the Zoning Proposal does not harm the public. Additionally, proposed buffers and home site placement protect neighboring properties. Limiting access to the existing road to a single entry point, along with the portion of the property being set aside as open area, further protects the public.
9. *The suitability of the subject Property for the Zoning proposed:* As the property, and the surrounding properties, have been used for agricultural and residential uses in the past, the Zoning Proposal is similarly suitable for the use of the property. As prior pasture land, the existing trees and vegetation on the property are clustered in areas which will not be disturbed by the proposed construction of homes or the use of the common areas for agricultural or passive recreation.
10. *Consistency with any adopted county and City wastewater treatment plans, including the feasibility and impacts of serving the Property with public wastewater 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 proposed home sites in this Zoning Proposal will be served by individual, on-site sewage disposal (septic tanks) and will not impact public wastewater treatment plants.
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:* Prior to September, 2020, when the applicants purchased the property, the property was used for livestock and other agricultural uses. Since September, 2020, there have been no livestock on 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:* The Zoning Proposal proposes uses (residential and agricultural) in keeping with the existing uses of the surrounding properties.
13. *Whether the Zoning Proposal will adversely affect the existing use or usability of adjacent or nearby Property:* The Zoning Proposal proposes uses in keeping with the uses of the surrounding properties and will not adversely affect the usability of the surrounding lands. Additionally, proposed buffers, tree preservation, and minimal disruption of existing topo will further ensure no adverse effect on surrounding properties.
14. *Whether the Property to be affected by the Zoning Proposal has a reasonable economic use as currently zoned:* The Zoning Proposal does not seek to change the economic use of the property.
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:* N/A
16. *In instances involving Development of Regional Impact, whether the proposed change is supported by ARC and/or GRTA:* N/A



6505 Rico Road Chattahoochee Hills Georgia 30268

MAYOR
Tom Reed

CITY COUNCIL
Ruby Foster
Richard Schmidt
Laurie Searle
Camille Lowe
Troy Bettis

CITY MANAGER
Robert T. Rokovitz

www.chatthillsga.us

(770) 463-8881

Fax (770) 463-8550

Date: September 16, 2021
To: Planning Commission
From: Mike Morton, Community Development Director
Subject: Proposed Zoning Map and Unified Development Code (UDC)

Background

The for the last several months, the City Council has been discussing adoption of a Unified Development Code (UDC) that incorporates zoning, subdivision regulations, signs, and Transferrable Development Rights. These topics are currently covered in separate chapters of the city code (Chapters 35, 26, and 22, and Chapter 14, Article II, respectively).

In the course of those discussions, Council has chosen to eliminate the HM-SD (Hamlet Special District) from the zoning ordinance. The city's zoning map currently includes three HM-SD districts that will have to be rezoned to another zoning district. They are:

- HM-SD1 Rico Crossroads District (Smith's Store)
- HM-SD2 Campbellton Crossroads District (Charlie's Store)
- HM-SD3 Sanctuary Special District

The Proposal

Due to these changes and the overhaul of the structure of the zoning ordinance into a unified development code, the city should re-adopt its zoning map with the three zoning changes included. The ordinance that has been under consideration to adopt the UDC has been amended to include the re-adoption of the map. The ordinance and proposed map are attached here.

The proposed zoning map is the same as the current zoning map except for the three current HM-SD districts. The proposed map shows the following changes:

- HM-SD1 becomes HC-1 (Rico Historic Crossroads)
- HM-SD2 becomes HC-2 (Campbellton Historic Crossroads)
- HM-SD3 becomes HM-MU (Hamlet0Mixed-Use)

The existing HC district in Campbellton will also receive the HC1 designation to create a single HC district for the area.

Like any rezoning action, the proposed adoption of the zoning map requires a public hearing. Though the proposed UDC has had public hearings, this is the first public hearing for the re-adoption of the map.

UDC Discussion

Further discussion on the UDC took place at a special joint work session of the City Council and the Planning Commission on Thursday, September 2nd. This discussion included the latest revisions to the UDC language, including

- Some language regarding the creation of Historic Crossroads districts in Section 3.5 has been cleaned up, since some of it was relevant only for Special District Hamlets, which are no longer in the draft.
- Sections 5-2 through 5-9 have been reordered to flow more logically, but no edits to the text have been made except for 5-5.
- Section 5-5 has been updated to mirror the text that Doug Cloud provided.
- A new section 11-6 has been added to allow family lots. Also, a note was added to 4-12(B) to indicate that family lots can be created over time and aren't subject to the "once and done" provision like other farmette minor subdivisions.

Following the September 2nd discussion, the consultants from TSW noted the following comments:

- Remove stray reference to HM-SD on page 75
- Add language to the paragraph before the use table to required uses to consistent with the concept plan
- Allow RV parks in Hamlets and Villages only with a special use permit
- Need to discuss with staff the concerns with the open space concurrency requirements
- The mixed-use concurrency requirement already references "individual districts"
- There was some concern over time-share-type LLCs that were [highlighted recently on NPR](#)— one option would be to just add it as a use with a definition something like this, and make it allowed with a use permit in every district (including rural?):

Timeshare means a dwelling that is subject to or operates under any arrangement, plan, or design whereby occupancy rights to the dwelling are segmented over time, and the rights of occupancy by owners, lessees, or holders (regardless of the form of ownership or the form in which the right to occupy is expressed), including their guests, are recurring (either on a fixed schedule or a floating schedule), such that in any one year a change or turnover of occupancy occurs three or more times.

Additional Action:

The City Council had a first read of the proposed ordinance on September 7th and will hold a public hearing at their regular meeting on October 5th at 6:00 p.m.

Attachments:

Adoption Ordinance
Zoning Map

**AN ORDINANCE TO ADOPT A NEW UNIFIED DEVELOPMENT CODE
AND TO ADOPT A ZONING MAP, AS AMENDED, FOR THE CITY OF
CHATTAHOOCHEE HILLS AND FOR ALL OTHER PURPOSES
RELATED THERETO**

WHEREAS, the City of Chattahoochee Hills has engaged consultants from TSW to undertake the task of reviewing its development code; and

WHEREAS, this task has involved stakeholder interviews, code review, writing and re-writing; and

WHEREAS, the consultants from TSW have recommended improvements to the City's development regulations, ultimately reorganizing them into a new Unified Development Code; and

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

WHEREAS, notice has been published in the newspaper, and notices have been placed on the City's website; and

WHEREAS, after debate, discussion, and citizen input, the Mayor and City Council have approved the new Unified Development Code for the City of Chattahoochee Hills, Georgia;

WHEREAS, upon the approval of the Unified Development Code, the Mayor and City Council have approved the Zoning Map, as amended.

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

Section 1: That the current chapters 22 (*Signs*), 26 (*Subdivision and Land Development*), and 35 (*Zoning*), along with Chapter 14, Article II (*Transferable Development Rights*) of the City of Chattahoochee Hills, Georgia, be deleted in their entirety and replaced with the attached ordinance which shall be known as Appendix A: City of Chattahoochee Hills Unified Development Code; and

Section 2: That all conditions adopted by City Council through previous zoning amendments, zoning map amendments, variances, and special use permits shall be unaffected but shall continue unabated by this ordinance; and

Section 3: That the attached Zoning Map, as amended, is adopted as the Zoning Map for the City of Chattahoochee Hills; and

Section 4: That the within ordinance shall become effective upon its adoption; and

Section 5: All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed to the extent of such conflict.

**STATE OF GEORGIA
COUNTY OF FULTON**

ORDINANCE NO. 21-XX-XXX

ORDAINED this the 5th day of October, 2021.

Tom Reed, Mayor

Attest:

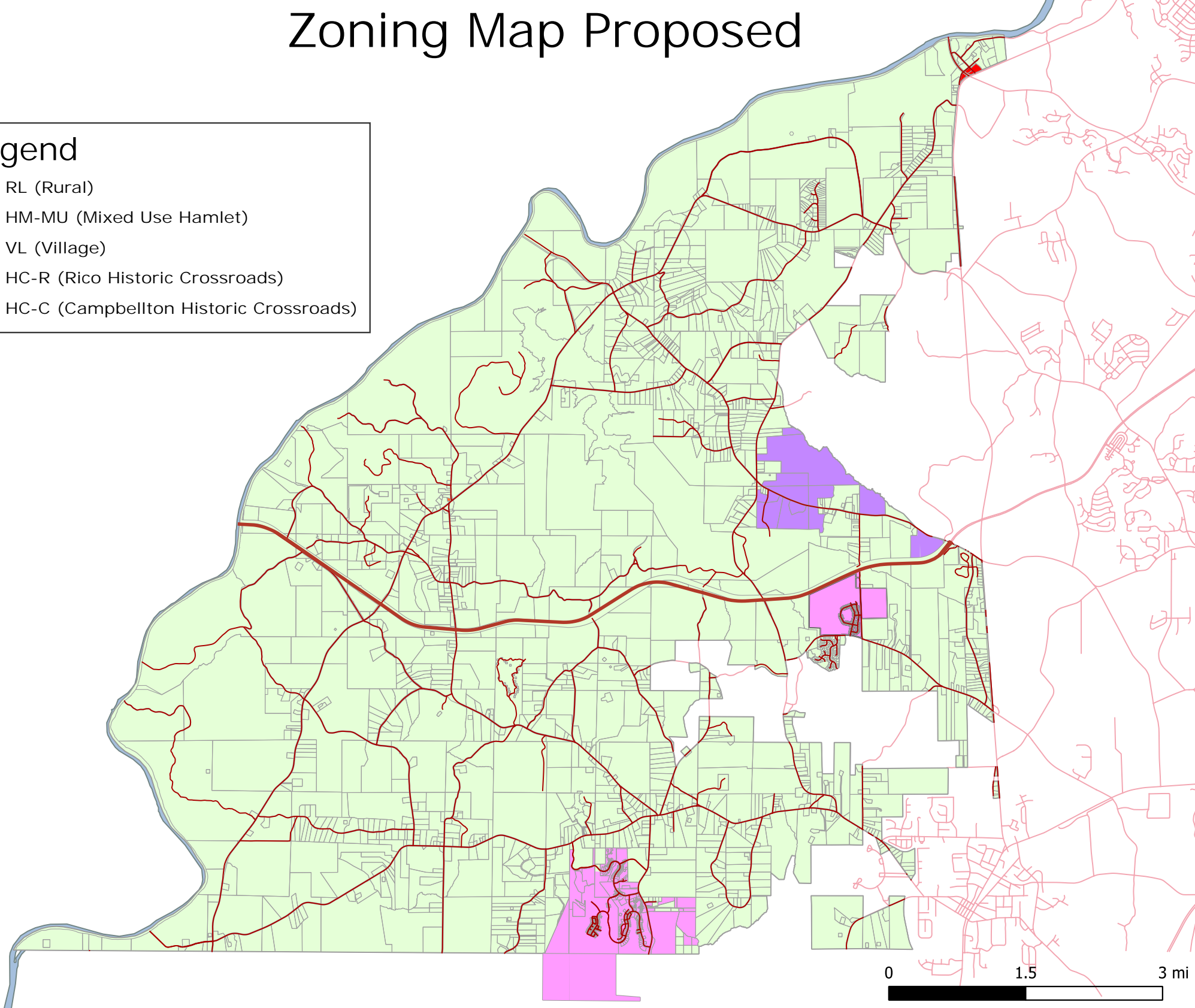
Dana Wicher, City Clerk
(Seal)

Zoning Map Proposed



Legend

- RL (Rural)
- HM-MU (Mixed Use Hamlet)
- VL (Village)
- HC-R (Rico Historic Crossroads)
- HC-C (Campbellton Historic Crossroads)





6505 Rico Road Chattahoochee Hills Georgia 30268

MAYOR
Tom Reed

CITY COUNCIL
Ruby Foster
Richard Schmidt
Laurie Searle
Camille Lowe
Troy Bettis

CITY MANAGER
Robert T. Rokovitz

www.chatthillsga.us

(770) 463-8881

Fax (770) 463-8550

Date: September 16, 2021
To: Planning Commission
From: Mike Morton, Community Development Director
Subject: Farmstead at Piney Woods Concept Plan

Kenneth J. Lemm, of Farmstead at Piney Woods, LLC has presented an application for approval a Concept Plan for the 46.709 acres currently under consideration for rezoning to HM-LDR (Low Density Residential Hamlet). The plan proposes six residential lots and 40.709 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 46.709 acres that lies on the west side of Piney Woods Church Road (gravel) between Rico Road and Hutcheson Ferry Road. It is zoned RL and has about 850 feet of frontage along Piney Woods Church Road and is about 1500 feet deep along its northern boundary and about 2000 feet deep on its south side.

Two lots are inset in the subject property. One is a two-acre lot on Piney Woods Church Road owned by the applicant LLC, but not included in this rezoning application. The other is a six-acre flag lot to the south that also fronts Piney Woods Church Road, but insets into the rear portion of the subject property.

The property is mostly clear, with a pond, several tree lines, and several barns and some fencing. It has a hill at the center, with an elevation of about 970 feet, dropping to 940 feet at the road, and below 900 feet along the rear (western) boundary. The low point is around 880 feet near the pond in the northwest corner.

To the east across Piney Woods Church Road, lie several single-family homes on wooded two- to four-acre lots. To the south are three four- to seven-acre single-family residential lots that front Hutcheson Ferry Road. To the west are a 1.7-acre lot fronting Hutcheson Ferry Road and an undeveloped 11-acre lot in the Muscogee subdivision. And to the north is a cleared 10.5-acre property with a single-family home.

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, open space, density, buffer depth, and minimum district size. The proposed plan is consistent with the city's Comprehensive Plan.

Additional Action

The property is currently under consideration for a rezoning to HM-LDR, which is on today's agenda for a public hearing. The proposed rezoning ordinance had a first read at the regular City Council meeting on September 7th.

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

The City Council will hold a public hearing on the proposed rezoning at their regular meeting on October 5th. The Concept Plan will also be on that agenda for Council consideration.

Staff Recommendations

Staff recommends approval of the concept plan, conditioned on the approval of the rezoning to HM-LDR.

Attachments:

Proposed Concept Plan



LAND PLUS ASSOCIATES, LTD.
445 PHARR ROAD NE
ATLANTA, GA 30305
404.238.9595
LAND PLANNING
LANDSCAPE ARCHITECTURE
www.landplusassociates.com

© COPYRIGHT 2020
LAND PLUS ASSOCIATES, LTD.®

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF LAND PLUS ASSOCIATES, LTD. AND SHALL NOT BE REPRODUCED, PUBLISHED, OR USED IN ANY WAY WITHOUT THE CONSENT OF LAND PLUS ASSOCIATES, LTD.

LAND PLUS ASSOCIATES, LTD. ASSUMES NO LIABILITY FOR ANY ELEMENTS CONSTRUCTED FROM THIS PLAN. IT IS THE RESPONSIBILITY OF THE PURCHASER OF THIS PLAN TO PERFORM THE FOLLOWING BEFORE BEGINNING ACTUAL CONSTRUCTION:

1. BUILDER OR CONTRACTOR MUST VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION.

2. CONTRACTOR MUST VERIFY COMPLIANCE WITH ALL LOCAL BUILDING AND ZONING CODES IN THE AREA WHERE THE ELEMENTS ARE TO BE CONSTRUCTED.

CAUTION MUST BE EXERCISED IN MAKING ANY CHANGES IN THIS PLAN. ONLY A QUALIFIED ENGINEER, LANDSCAPE ARCHITECT OR CONTRACTOR SHOULD ATTEMPT MODIFICATIONS AS EVEN MINOR CHANGES COULD LEAD TO MAJOR PROBLEMS IN ANOTHER AREA. THIS DRAWING SHALL NOT BE SCALED.

FARMSTEAD AT PINEY WOODS
0 PINEY WOODS CHURCH ROAD
PARCEL ID: 08 130000441475
PALMETTO, GEORGIA 30268
prepared for:
FARMSTEAD AT PINEY WOODS, LLC.

ISSUED	
DATE	DESCRIPTION
2021.08.04	SURVEY STAKING
2021.08.10	SURVEY STAKING

REVISIONS	
DATE	DESCRIPTION
2021.08.27	BUFFERS ADDED
2021.09.10	NOTES ADDED



2021.07.23
RELEASED FOR CONSTRUCTION
JOB NO: 23454
SCALE: 1" = 100'
DRAWN: WY
CHECKED: CS

NORTH
RE-ZONING
EXHIBIT

SHEET NO:
L100

EXISTING ZONING: RL, RURAL DISTRICT

RE-ZONING REQUEST: HM-LDR, LOW DENSITY RESIDENTIAL HAMLET
(MINIMUM SIZE: 29 ACRES; REQUIRED PRESERVATION: 70%)

TOTAL SITE AREA: 46.709 ACRES OR 2,034,650 TOTAL SF

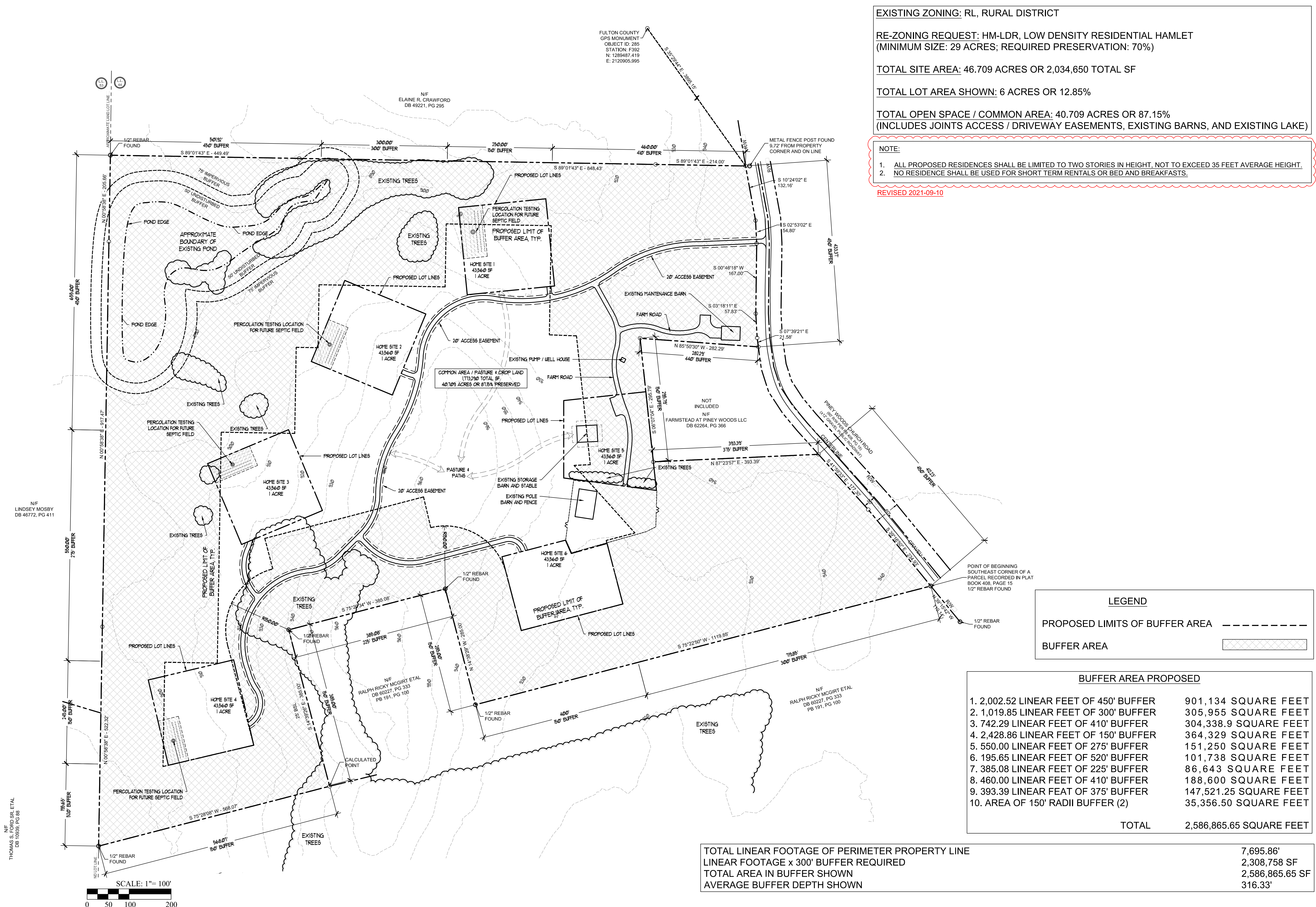
TOTAL LOT AREA SHOWN: 6 ACRES OR 12.85%

TOTAL OPEN SPACE / COMMON AREA: 40.709 ACRES OR 87.15%
(INCLUDES JOINTS ACCESS / DRIVEWAY EASEMENTS, EXISTING BARN, AND EXISTING LAKE)

NOTE:

- ALL PROPOSED RESIDENCES SHALL BE LIMITED TO TWO STORIES IN HEIGHT, NOT TO EXCEED 35 FEET AVERAGE HEIGHT.
- NO RESIDENCE SHALL BE USED FOR SHORT TERM RENTALS OR BED AND BREAKFASTS.

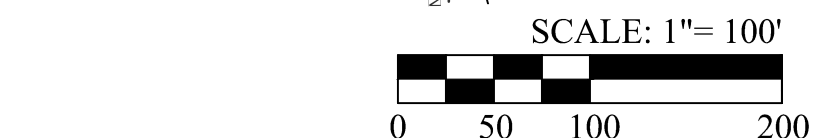
REVISED 2021-09-10



LEGEND	
PROPOSED LIMITS OF BUFFER AREA	-----
BUFFER AREA	[Hatched Box]

BUFFER AREA PROPOSED	
1. 2,002.52 LINEAR FEET OF 450' BUFFER	901,134 SQUARE FEET
2. 1,019.85 LINEAR FEET OF 300' BUFFER	305,955 SQUARE FEET
3. 742.29 LINEAR FEET OF 410' BUFFER	304,338.9 SQUARE FEET
4. 2,428.86 LINEAR FEET OF 150' BUFFER	364,329 SQUARE FEET
5. 550.00 LINEAR FEET OF 275' BUFFER	151,250 SQUARE FEET
6. 195.65 LINEAR FEET OF 520' BUFFER	101,738 SQUARE FEET
7. 385.08 LINEAR FEET OF 225' BUFFER	86,643 SQUARE FEET
8. 460.00 LINEAR FEET OF 410' BUFFER	188,600 SQUARE FEET
9. 393.39 LINEAR FEET OF 375' BUFFER	147,521.25 SQUARE FEET
10. AREA OF 150' RADII BUFFER (2)	35,356.50 SQUARE FEET
TOTAL	2,586,865.65 SQUARE FEET

TOTAL LINEAR FOOTAGE OF PERIMETER PROPERTY LINE	7,695.86'
LINEAR FOOTAGE x 300' BUFFER REQUIRED	2,308,758 SF
TOTAL AREA IN BUFFER SHOWN	2,586,865.65 SF
AVERAGE BUFFER DEPTH SHOWN	316.33'





SCALE: 1" = 60'

0 30 60 120

NOT RELEASED FOR CONSTRUCTION

JOB NO. 23454

SCALE: 1" = 60'

DRAWN: KN

CHECKED: AMI/KL

DATE: 11/11/11

ISSUED: 11/11/11

REVISIONS:

NO.	DATE	DESCRIPTION

ILLUSTRATIVE SITE PLAN

SHEET NO. L102.1

THE FARMSTEAD AT PINEY WOODS
 8115 PINEY WOODS CHURCH ROAD
 PALMETTO, GEORGIA 30268
 prepared for: MR. ALEC MICHAELIDES AND MR. KENNETH LEMM

LAND PLUS ASSOCIATES, LTD.
 4411 HUNTER ROAD
 PALMETTO, GEORGIA 30268
 803.328.9595
 www.landplusassociates.com



LAND PLUS ASSOCIATES, LTD.
 4411 HUNTER ROAD
 PALMETTO, GEORGIA 30268
 803.328.9595
 www.landplusassociates.com