

CITY COUNCIL
JEFF REESE, MAYOR
GIL MCDUGAL, MAYOR PRO-TEM
DANNY CARTER
SHIRLEY MARCHMAN
LESLIE MCPHERSON

City of Villa Rica



CITY MANAGER: TOM BARBER
CITY CLERK: ALISA DOYAL
CITY ATTORNEY: C. DAVID MECKLIN

571 W BANKHEAD HWY
VILLA RICA, GA. 30180
770.459.7000 | VILLARICA.ORG

MAYOR & COUNCIL MONTHLY MEETING AGENDA

Holt-Bishop Justice Center, Municipal Courtroom, 101 Main Street

March 12, 2019 | 6:00 PM

Meeting Call to Order (Mayor Jeff Reese)

Invocation (Councilwoman Shirley Marchman)

Ceremonial Presentations: (Mayor and Council)

1. Recognition of the Villa Rica High School Girls Basketball Team
2. Public Safety Memorial Park - Brad Robinson, Carroll County Sheriff's Department

Adoption of the Agenda (Mayor Jeff Reese)

Public Comment (We ask that you sign in for Public Comment before the meeting begins. Please state your Name and Address for the record and limit your comments to three minutes)

Council Updates (Subjects of General Interest and Concern)

A. Governing Body (Mayor Jeff Reese)

1. Approval of Minutes:
 - a. Meeting Minutes of February 26, 2019.

B. Community Development (Bobby Elliott, Director)

1. RA-01-19: Rezoning Request of 215 Old Stone Road
2. RA-02-19: Rezoning Request of 217 Old Stone Road
3. RA-03-19: Rezoning of 229 Old Stone Road
4. RA-08-18: Rezoning of 821 Dallas Highway
5. South Dogwood Street Asphalt Repair
6. Punkintown Road Restriping and Raised Pavement Markers

C. Public Works (Pete Zorbanos, Director)

1. Aqua-Aerobic Disk Filter for North Plant
2. Rotating Assemblies for ATAD Process Pumps at West Plant
3. Surplus of Used Lawn Mowers for Auction on GovDeals

D. City Manager (Tom Barber)

1. Letter of Support for Roundabout at Hwy 78 and Conners Road
2. Proposal to Develop Site Plan for Butterballs/Duplex

E. Economic Development (Janet Chumley, Main Street Manager)

1. 2019 Headlining Band Gold Nugget Drop-Band of Gold

F. Parks and Recreation (Vicki Coleman, Director)

1. Request to Film at VPLEX by Universal Content Productions, LLC

G. Community Development (Bobby Elliott, Director)

1. Discussion of Street Lights
2. Discussion of Tree Replacement Policy

H. Executive Session (David Mecklin, City Attorney)

1. Meeting to discuss or vote to enter into a contract to purchase, dispose of, or lease property subject to approval in a subsequent public vote as provided in Georgia Code section 50-14-3(b)(1)(D).

Adjournment

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CITY COUNCIL MONTHLY MEETING MINUTES

Holt-Bishop Justice Center, Municipal Courtroom, 101 Main Street
Tuesday, February 26, 2019 | 6:00 pm

Meeting Call to Order (Mayor Jeff Reese)

Mayor Jeff Reese called the meeting to order at 6:00 pm. Present: Mayor Jeff Reese, Councilmembers Danny Carter, Shirley Marchman and Leslie McPherson. Councilman Gil McDougal was absent.

Invocation (Councilman Leslie McPherson)

Councilwoman Leslie McPherson gave the Invocation.

Pledge of Allegiance (Mayor Jeff Reese)

Mayor Jeff Reese led the Pledge of Allegiance.

Adoption of Agenda (Mayor Jeff Reese)

City Attorney David Mecklin requested the Council to amend the agenda to add Executive Session for the purpose of updating the Council on pending legal matters. Councilman Danny Carter made the motion to approve the agenda with the amendment.

RESULT:	ADOPTED (UNANIMOUS)
MOVER:	Danny Carter, Councilman
SECONDER:	Leslie McPherson, Councilwoman
AYES:	Carter, McPherson, Marchman,

Public Comment (We ask that you sign in for Public Comment before the meeting begins. Please state your Name and Address for the record and limit your comments to three minutes)

Five citizens came forward to make a public comment.

Council Updates (Subjects of General Interest and Concern)

Mayor Reese announced that the Villa Rica High School Girls Basketball is in the playoffs, and stated how proud he is of our young people at the high school. He recognized Clint Chance, County Commissioner and Met Lane, Carrollton Ward 4 Councilmember who were in attendance. Mayor Reese asked City Attorney David Mecklin and City Manager Tom Barber to look into House Bill 203 and that he was opposed to it.

A. Governing Body (Mayor Jeff Reese)

1. Approval of Minutes:

- Villa Rica Public Facilities Authority of February 12, 2019.
- Council Meeting of February 12, 2019.

Councilman Danny Carter made the motion to approve the minutes of the Villa Rica Public Facilities Authority Meeting of February 12, 2019, and the Council Meeting Minutes of February 12, 2019, with one correction.

RESULT:	ADOPTED (UNANIMOUS)
MOVER:	Danny Carter, Councilman
SECONDER:	Shirley Marchman, Councilwoman
AYES:	Carter, Marchman, McPherson

2. Mayor Reappointments: Alfred Wilson and Monroe Spake Reappointment to serve a three-year term with the Cemetery Commission.

Mayor Reese announced that he has reappointed Alfred Wilson and Monroe Spake to the Cemetery Commission to serve a three-year term.

B. Community Development (Bobby Elliott, Director)

1. VA-01-19: Variance Request – 2478 Mirror Lake Boulevard

Nishal Patel of 2478 Mirror Lake Boulevard in Villa Rica, GA requests variance approval to increase the maximum height of a wall sign for the new Taco Bell. The architecture of the building prohibits installing the signs at the maximum 10-foot level. The requested allowance on the height variance is a maximum height of 23 feet on the tower (west and north elevations) and 19 feet on the side (south elevation). Public Hearing: No one came forward to speak for or against the request.

Councilwoman Leslie McPherson made the motion to approve the variance request for Nishal Patel of 2478 Mirror Lake Boulevard to increase the maximum height of the wall signage to a maximum height of 23 feet on the tower (west and north elevations) and 19 feet on the side (south elevation).

RESULT:	ADOPTED (VOTE: 2-1)
MOVER:	Leslie McPherson, Councilwoman
SECONDER:	Shirley Marchman, Councilwoman
AYES:	McPherson, Marchman
NAYS:	Carter

2. VA-02-19: 2nd Variance Request – 2478 Mirror Lake Boulevard

Nishal Patel of 2478 Mirror Lake Boulevard in Villa Rica, GA requests variance approval to increase the maximum height of a ground-based monument sign for the new Taco Bell from 6 feet to 8 feet to provide better visibility from Mirror Lake Boulevard. The existing street right-of-way at the proposed entrance is very wide and an increased height will be beneficial to the business. The sign visibility triangle will not be impeded with the increased height. Public Hearing: One resident came forward against the request.

Councilwoman Leslie McPherson made the motion to approve the variance request for Nishal Patel of 2478 Mirror Lake Boulevard to increase the maximum height of a ground-based monument sign from 6 feet to 8 feet.

RESULT:	FAILED
MOVER:	Leslie McPherson, Councilwoman
SECONDER:	None

***There was no second to the motion. The request failed.**

C. Finance (Sarah Hefty, CFO)

1. Financial Update: January 2019

CFO Sarah Hefty presented the January 2019 Financial Report

2. 2019 Budget Amendments

CFO Sarah Hefty requested approval for two amendments to the 2019 Budget. Councilwoman Leslie McPherson made the motion to adopt the ordinance to approve an amendment to the budget for the fiscal year 2019 for the City pursuant to Section 2.71 of the City Charter.

RESULT:	ADOPTED (UNANIMOUS)
MOVER:	Leslie McPherson, Councilwoman
SECONDER:	Danny Carter, Councilman
AYES:	McPherson, Carter, Marchman

D. Economic Development (Janet Chumley, Main Street Manager)

1. 2019 Headlining Band Summer Concert – June 15 – Wet Willie Band

City Manager Tom Barber requested the Council to table this until staff can come up with other options. Councilman Danny Carter made the motion to table until the 2nd meeting of March 2019.

RESULT:	ADOPTED (UNANIMOUS)
MOVER:	Danny Carter, Councilman
SECONDER:	Shirley Marchman, Councilwoman
AYES:	Carter, Marchman, McPherson

2. 2019 Community Development Grant Disbursements

The Villa Rica Community Development Grant Program has been established by the City of Villa Rica to foster and fund activities, projects, special events, sporting events and programs that promote eligible tourism and cultural activities within the City. The City intends for the grant program to be used to increase economic activity by bringing tourists to the City. Eligibility is broadly defined to encourage wide participation and innovative proposals.

City Manager Tom Barber recommended a more formal process this year that would work like this:

- Announce the amount of money we have available.
- Take applications through a deadline.
- Main Street would review the applications and make the recommendation to Council on the disbursements.
- Council would make the final decision.

Councilman Danny Carter made the motion to move forward with this process.

RESULT:	ADOPTED (UNANIMOUS)
MOVER:	Danny Carter, Councilman
SECONDER:	Shirley Marchman, Councilwoman
AYES:	Carter, Marchman, McPherson

E. Parks, Recreation and Leisure Services (Vicki Coleman, Director)

1. Library Advisory Board Appointment – Stephanie Baldi

Councilwoman Shirley Marchman made the motion to appoint Stephanie Baldi as a board member for the Villa Rica Library Advisory Board with a term to expire on January 31, 2022.

RESULT: **ADOPTED (UNANIMOUS)**
MOVER: Shirley Marchman, Councilwoman
SECONDER: Danny Carter, Councilman
AYES: Marchman, Carter, McPherson

2. Turf Care and Weed Control Services

Councilman Danny Carter made the motion to approve Peach State Turf Care to provide turf care and weed control services based on the per unit price treatment.

RESULT: **ADOPTED (UNANIMOUS)**
MOVER: Danny Carter, Councilman
SECONDER: Shirley Marchman, Councilwoman
AYES: Carter, Marchman, McPherson

3. July 3rd Fireworks Display Contractor Recommendation

Councilman Danny Carter made the motion to approve East Coast Pyrotechnics, Inc as the fireworks display contractor in the amount of \$23,000.

RESULT: **ADOPTED (UNANIMOUS)**
MOVER: Danny Carter, Councilman
SECONDER: Leslie McPherson, Councilwoman
AYES: Carter, McPherson, Marchman

4. Presentation of the Conceptual Master Plan for Gold Dust Park

Councilwoman Shirley Marchman made the motion to approve the Gold Dust Park masterplan.

RESULT: **ADOPTED (UNANIMOUS)**
MOVER: Shirley Marchman, Councilwoman
SECONDER: Danny Carter, Councilman
AYES: Marchman, Carter, McPherson

F. City Manager's Report (Tom Barber)

City Manager Tom Barber presented a report of city projects.

H. Executive Session (City Attorney David Mecklin)

City Attorney David Mecklin requested the Council to covene into Executive Session for the purpose of discussion of pending and threatening litigation pursuant to the attorney-client privilege. Councilman Danny Carter made the motion to go into Executive Session, seconded by Councilwoman Shirley Marchman. The vote was unanimous (3-0). Motion approved.

Councilwoman Shirley Marchman made the motion to reconvene to regular session, seconded by Councilman Danny Carter. The vote was unanimous (3-0). Motion approved. City Attorney David Mecklin reported there was no action taken.

Councilman Danny Carter made the motion to adjourn, seconded by Councilwoman Shirley Marchman. The vote was unanimous. Motion approved.

Mayor Jeff Reese

Alisa Doyal, City Clerk



CITY OF VILLA RICA

City Council Packet

SUBJECT: RA-01-19 – 215 Old Stone Road

CITY COUNCIL AGENDA DATE: March 12, 2019

DATE: February 12, 2019

PREPARED BY: Bobby C. Elliott, P.E.

FISCAL IMPACT: N/A

ANNUAL –

CAPITAL –

OTHER –

FUNDING SOURCE: N/A

PURPOSE: Tanner Medical Center, Inc. is requesting to rezone the property located at 215 Old Stone Road from Rural Development (RD) to Office-Institutional (OI) for hospital or medical services.

BACKGROUND: The City of Villa Rica recently updated its Future Development Map along with the Comprehensive Plan. The area around the Tanner Medical Center has been designated as the Medical Service Character Area. Tanner Medical is in the planning process of further developing this area as such. Getting the property rezoned is the first step. As mentioned, Tanner is in the planning phase of development, they have asked for a permanent waiver on the lapse of zoning as fully described in the application packet and staff report.

STAFF RECOMMENDATION: Staff recommends approval of this rezoning with the following conditions:

- Permitted uses limited to medical, dental, and professional offices
- All improvements to be installed on the property prior to occupancy
- A permanent waiver on the lapse of zoning be approved

IMPACT: N/A

MOTION: I make a motion to approve the rezoning request from Tanner Medical Center, Inc. to rezone the property located at 215 Old Stone Road from Rural Development (RD) to Office-Institutional (OI) with the conditions requested by staff.



Planning & Zoning

Community Development Department

RA-01-19

Council Ward: 3

Planning Board Member: Tom Flowers

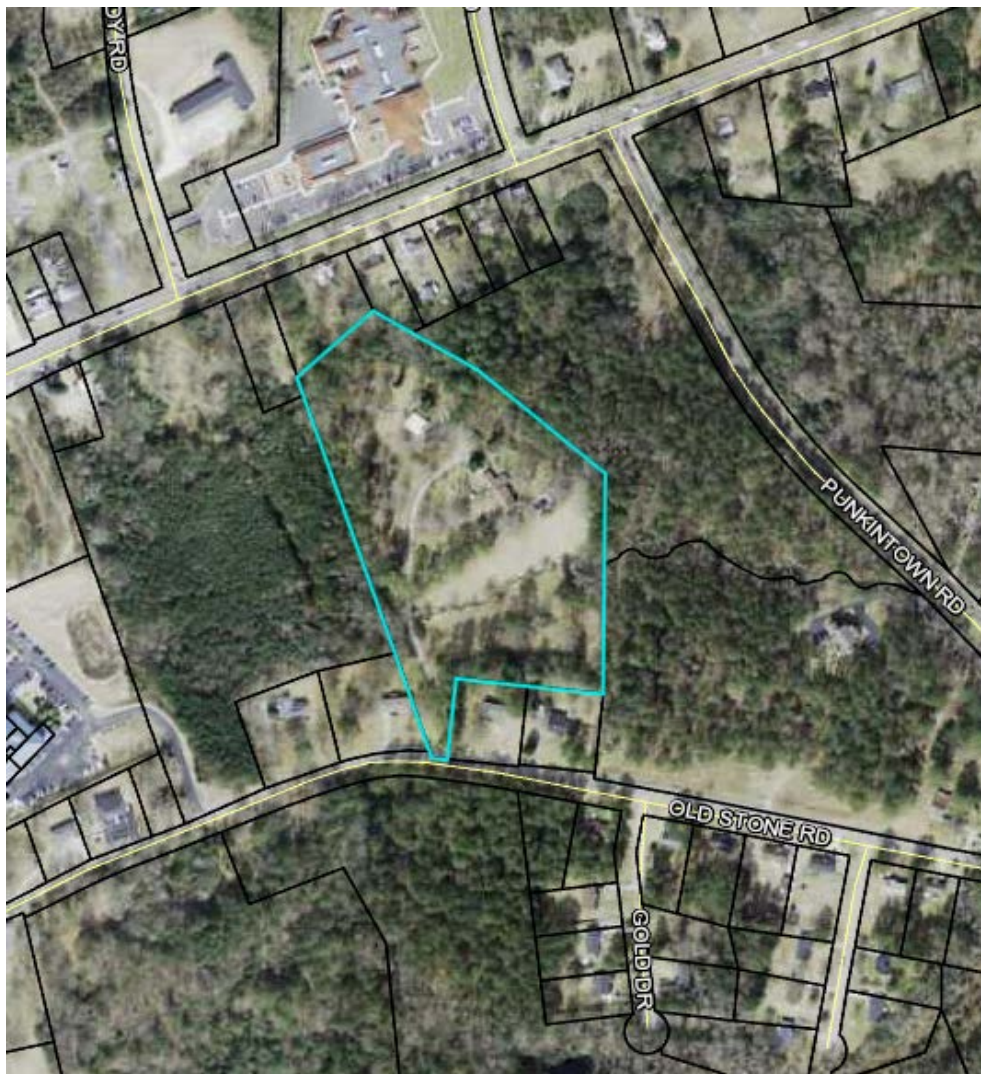
City Council Member: Leslie McPherson

Public Hearing Dates

Planning Commission: March 5, 2019

City Council: March 12, 2019

Request: Rezone from Rural Development (RD) to Office-Institutional (OI) for future hospital or medical facilities.



Applicant: Tanner Medical Center, Inc.
705 Dixie Street
Carrollton, GA 30117
770-812-5896

Acres: 9.56+/- acres
Current Land Use: Rural Development (RD)
Future Land Use: Medical Character Area

Parcel Number(s): V05 0110039

Location: 215 Old Stone Road, in Land Lot 192 of the 6th District in Carroll County.

Project Description:

The applicant is requesting to rezone property located at 215 Old Stone Road from Rural Development (RD) to Office-Institutional (OI) for hospital or medical facilities.

Surrounding Properties:

Current Zoning		Land Use
North	Single Family Residential (R-20)	Single Family Residential
East	Rural Development (RD)	Vacant Land
South	Single Family Residential (R-20)	Single Family Residential
West	Office and Institutional (OI)	Hospital Services

Rezoning Review Standards:

The Code of the City of Villa Rica, Unified Development Code Section 2.03.B.4, requires all zoning amendment applications to be reviewed based upon the impact of the proposed rezoning with respect to each of the following matters:

A. *Whether the existing zoning was in error at the time of adoption.*

It does not appear that the existing Rural Development zoning designation is in error. The parcel currently is vacant.

B. *Whether the proposed change is consistent with, and in furtherance of, the implementation of the goals and objectives of the Comprehensive Plan, other adopted plans, and the policies, intents and requirements of this Code and other city regulations and guidelines.*

Future Land Use Map

The subject property is currently located within City limits. The Future Land Use Development Map designations in the surrounding area are Medical Service Character areas.

Relation to the Comprehensive Plan Policies:

Economic Development

GOAL: Achieve a growing economy that equitably benefits all segments of Villa Rica.

Objective ED-1: Identify and put in place the prerequisites for quality economic growth.

Policies:

ED-1d: Encourage professional office and service development near Tanner Medical Center.

Objective ED-2: Strengthen and diversify Villa Rica's economic base.

Policies:

ED-2b: Encourage a greater variety of businesses.

ED-2f: Promote businesses that complement other businesses in the region.

ED-2h: Encourage commercial /retail development that will be compatible to existing land uses

Land Use and Growth

GOAL: Maintain a balanced, sustainable land use pattern that accommodates projected growth while fostering community vitality, and maintaining or improving the quality of the built environment.

Objective LU-2: Land Use Compatibility – Mitigate land use transitions to ensure that agricultural, residential, industrial, commercial and environmental lands can serve their intended functions (as determined by the Comprehensive Plan) with minimal interference from adjacent land uses.

Policies:

LU-2a: Require development approvals to be consistent with the Future Land Use Plan (Maps 5a-5e) and other plan directives.

C. Whether there is a community need for and benefit from the proposed rezoning; or

Rezoning the property to Office-Institutional (OI) would complement the existing institutional and medical uses in the vicinity. Tanner Medical facilities are in very close proximity, as well as other medical offices, and the Medical Support Overlay District (MSD). The Medical Support Overlay District was added to the Unified Development Code in 2011 to provide an area in the immediate vicinity of the Tanner Medical Center for future hospital expansion, hospital-related support services and medical uses.

D. Whether the proposed change is consistent with the character of the area in which the proposed rezoning is proposed.

The proposed rezoning is consistent with the character of the area, especially with its proximity to the Medical Support Overlay District. The applicant proposes to use the property for hospital or medical office uses. Medical office uses would continue to complement uses in the vicinity at an appropriate scale.

The future land use designated for this parcel is "Medical Uses Character Area", which is directly compatible with this proposed application.

E. Whether the proposed zoning is compatible with the zoning and uses of property nearby.

The proposed zoning is compatible with nearby zoning and uses nearby. Tanner Medical Center, as well as other smaller medical offices can be found along nearby Dallas Highway and Walnut Drive.

F. Whether the existing zoning is suitable for the development of the uses authorized under the existing zoning classification, will be conducive to proper community planning, and is a logical extension of an existing urban area or growth center.

Because this parcel is in close proximity to Dallas Highway and other institutional uses, it is a logical extension of an existing urban area.

G. Whether the public and community facilities, which may include, but are not limited to, sanitary and storm sewers, water, electrical service, police and fire protection, schools, parks and recreation facilities, roads, libraries, and solid waste collection and disposal, are available and adequate to serve uses authorized under the proposed zoning.

The subject property is currently provided with community facilities including public sewer and gas. These services should remain available, and seem to be adequate to serve uses authorized under the proposed zoning.

H. Whether the authorized uses will not adversely affect the capacity or safety of the street network in the vicinity of the property.

The proposed rezoning should not have a significant impact on the capacity of the road. The property has frontage access along Old Stone Road. Medical offices typically have set, regular business hours and do not generate very much traffic. Section 4.03 – Parking Standards of the Unified Development Code specifies the following in regards to parking requirements:

Offices (business, medical, dental and professional): 1 per 225 square feet ground floor area (GFA) for single floor designs; 1 per 275 square feet GFA for designs with two or more floors.

I. Are there potential environmental impacts (e.g., excessive storm water runoff, water pollution, air pollution, noise pollution, excessive lighting, or other environmental harms) of authorized uses will be mitigated.

Based on the City's and County's available maps, no streams and rivers are located on the site. Therefore, Staff is of the opinion that there are currently no potential environmental impacts.

Staff Comments:

The applicant is requesting a rezoning of the subject property from Rural Development (RD) to Office-Institutional (OI). The proposed use for a medical office should have a relatively low impact on the surrounding residential community, in comparison to other retail and service uses permitted in OI.

Additionally, Staff recognizes that the Future Land Use Map designates the parcel as a Medical Service Character Area which is compatible with the OI zoning. Adequate parking facilities and other necessary improvements should be installed prior to occupancy.

Additionally, the applicant would also like to request that the City Council provide a permanent waiver of lapse of rezoning provision found in Section 2.03(B)(6) of the Unified Development Code. Tanner requests that, if the City Council approves Tanner's rezoning application, the City Council permanently waive the time period requirement under Section 2.03(B)(6) of the Unified Development Code for Tanner to establish the proposed use or initiate development before the failure of which would constitute consent for the City to initiate the process to revert the zoning. Section 2.03(B)(6) of the Unified Development Code states:

6. Lapse of Rezoning

Failure to establish the proposed use or initiate development within one (1) year of the rezoning approval or other time period established by the City Council at the time of the rezoning shall constitute consent by the property owner for the City to initiate the process to revert the zoning through the zoning map amendment process established in this Code. The City Council, at its sole discretion may choose to revert the zoning, retain the existing zoning or grant a limited extension of the zoning for lapsed uses.

This section provides that the City Council can establish an alternative time period for establishing the proposed use or initiating development at the time of rezoning. Tanner requests that the City Council consider permanently waiving the time period for Tanner to establish the proposed use or initiate development before a lapse of rezoning will occur.

Tanner's proposed time schedule and phasing for development of the Property will be on an as needed basis and will be driven by the demand for medical services in the area. The land will likely be used for medical offices sometime in the next five years or as the need for medical services in the area dictates. Tanner is expending a considerable sum of money to in order to acquire the Property so that Tanner will be in a position to expand at a later date to meet the growing needs of the community. Tanner requests that the City Council help Tanner plan for the future by permanently waiving the lapse of rezoning provision in the Unified Development Code.

Recommendation:

Staff recommendation: **APPROVAL WITH CONDITIONS**

1. Permitted uses limited to, medical, dental, and professional offices.
2. All improvements to be installed on property prior to occupancy.
3. A permanent waiver on the lapse of zoning be approved.

Public Notifications:

As required by *Article 2, Section 2.01* in the Code of the City of Villa Rica, the public has been notified in *Times-Georgian* on February 14, 2019; a sign has been posted on the subject properties; and all abutting property owners have received notification via certified mail.

Public Response:

In response to the public notifications, residents within the surrounding neighborhoods have not contacted the City at the time of this staff report.

Office of Community Development

Attachments:

1. Application
2. Campaign Disclosure Statement
3. Warranty Deed
4. Property Plat
5. Location Map



**APPLICATION FOR
UDC TEXT AMENDMENT / ZONING MAP AMENDMENT**

☐ UDC TEXT AMENDMENT ☐ ZONING MAP AMENDMENT

Please complete the blanks with the information requested. If any of the information or required materials is missing or incomplete, the application will not be processed. Also, please note the required information requested on the back of this page.

Date of Application: _____

APPLICANT

Applicant Name: Tanner Medical Center, Inc.

Address: 705 Dixie Street City: Carrollton State: GA Zip: 30117

Phone: (770) 812 - 5896 Fax: () _____ - _____ Email: gathomas@tanner.org

Agent Name: Gary Thomas

Address: 705 Dixie Street City: Carrollton State: GA Zip: 30117

Phone: (770) 812 - 5896 Fax: () _____ - _____ Email: gathomas@tanner.org

Owner Name (If different from applicant): _____

Address: _____ City: _____ State: _____ Zip: _____

Phone: () _____ - _____ Fax: () _____ - _____ Email: _____

(Note: A notarized statement signed by the property owner(s) authorizing the applicant to make this request shall be attached to the application.)

REZONING REQUEST

Existing Zoning: RD Requested Zoning: O/I Office-Institutional

Property Address: 215 Old Stone Road Nearest Intersection: Old Stone Rd. & Punkintown Rd

Present Use of Property: Vacant

Proposed Use: Future use for hospital or medical facilities.

Size of Tract: 9.56 Land Lot Numbers: 192 Districts: 6th

Gross Density: _____ units per acre Net Density: _____ units per acre

Property Tax Parcel Number: V050110039

(For Office Use Only)

Total Amount Paid \$ _____ Cash _____ Check # _____ Received by: _____

Application checked by: _____ Date: _____ Map Number(s): _____

Planning Commission: Approved ☐ Denied ☐ Date: _____ Conditions: No ☐ Yes ☐ How many: _____

City Council Decision: Approved ☐ Denied ☐ Date: _____ Conditions: No ☐ Yes ☐ How many: _____

Manager's Signature: _____ Date: _____



CASE # _____
UDC TEXT/ZONING MAP

The procedure for amending the Unified Development Code (UDC) text, or making changes to the Official Zoning Map are set forth in Section 2.03.B, of the UDC. Generally, the amendment process involves review by the Community Development Manager and the Planning Commission with a final review and decision by the City Council.

I, CAROL S. CREWS, hereby state that all of the above statements and statements contained in the documents submitted with this application are true.

Carol S. Crews

Signature of Applicant

1/28/19
Date

Required Materials to Accompany the Application for Zoning Map Amendment:

The Community Development Manager may waive informational requirements upon finding that the information is not required to determine compliance with UDC requirements.

- ☐ 1. Copy of deed, lease, option agreement or other evidence of ownership or applicant's interest in the property. If the applicant is not the owner, attach a notarized statement signed by the owner authorizing the applicant to request the amendment.
- ☐ 2. A site development plan prepared in conformance with submittal requirements (unless waived by Community Development Manager or requested zoning district is Single-Family Residential).
- ☐ 3. A written statement describing the following:
 - a. The proposed uses and the effect the proposed use may have on surrounding properties and a statement of the facts indicating that the proposed change will not be detrimental to the general public interest and the purposes of this Code;
 - b. Whether such change is consistent with the intent and the purpose of this Code and the goals and policies of the Comprehensive Plan;
 - c. The areas which are most likely to be directly affected by such change and the likely effects;
 - d. Whether the proposed amendment is made necessary because of changed or changing social values, new planning concepts, or other social or economic conditions in the areas and zoning districts affected;
 - e. The proposed time schedule and phasing for development;
 - f. The source/method for providing utility/infrastructure services to the property;
 - g. A description of existing road conditions and any new roads to be included in the development and of the effect the proposed development will have on existing road and traffic conditions; and
 - h. A list of any state, federal, or other public agencies' approvals or permits required for the proposed development.
- ☐ 4. Additional exhibits, as may be required by the Community Development Director.

Required Materials to Accompany the Application for UDC Text Amendment:

The Community Development Manager may waive informational requirements upon finding that the information is not required to determine compliance with UDC requirements.

Proposed text amendment;

Written statement describing reasons for the proposed text amendment; and any other exhibits as may be required by the Community Development Director.



CASE # _____
UDC TEXT/ZONING MAP _____

Disclosure of Campaign Contributions

In accordance with the Conflict of Interest in Zoning Act, O.C.G.A., Chapter 36-67A, the following questions must be answered:

Has the applicant¹ made, within two (2) years immediately preceding the filing of this application for rezoning, campaign contributions aggregating \$250 or more or made gifts having in the aggregate a value of \$250 or more to a member of the City Council or Planning Commission who will consider the application?

Yes _____ No X

If **Yes**, the applicant and the attorney representing the applicant must file a disclosure report with the City within ten (10) days after this application is first filed. Please supply the following information that will be considered as the required disclosure:

Council/Planning Commission Member Name	Dollar amount of Campaign Contribution	Description of Gift \$250 or greater given to Board Member

We certify that the foregoing information is true and correct, this 28 day of JAN, 2019.

CAROL S. CREWS
Applicant's Name – Printed

Carol S. Crews
Signature of Applicant

Applicant's Attorney, if applicable – Printed

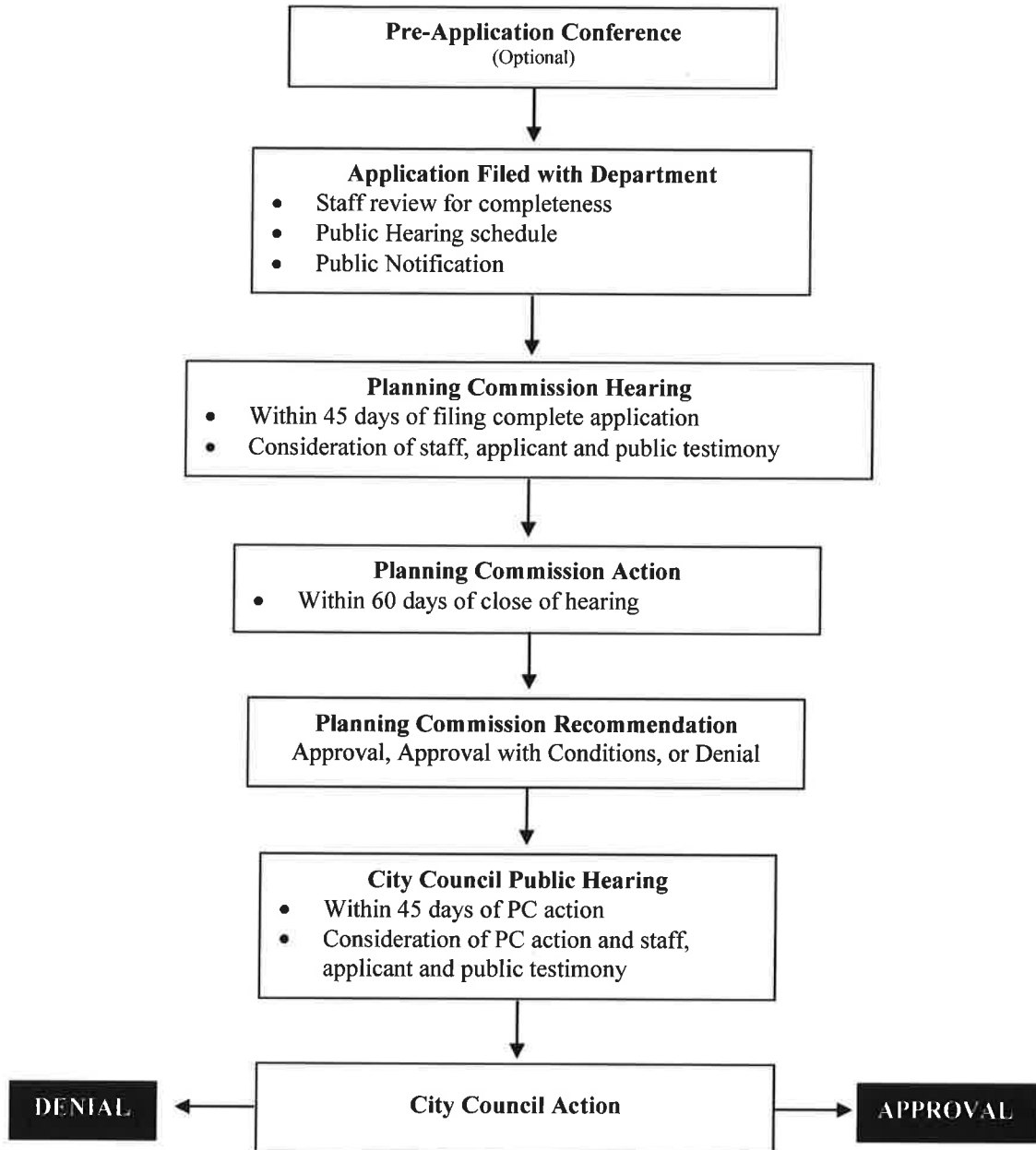
Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 28 day of January, 2019.



Courtney Morgan
Notary Public

¹ Applicant means any individual or business entity (corporation, partnership, limited partnership, firm enterprise, franchise, association, or trust) applying for rezoning or other action.





Overview



Legend

-  Parcels
-  Roads
-  City Labels

Parcel ID	V05 0110039	Owner	TANNER MEDICAL CENTER INC	Last 2 Sales			
Class Code	Exempt		705 DIXIE ST	Date	Price	Reason	Qual
Taxing District	VILLARICA		CARROLLTON GA 30117	3/1/2012	\$620000	EG	U
	VILLARICA	Physical Address	215 OLD STONE RD	7/21/2008	0	QC	U
Acres	9.56	Assessed Value	Value \$71700				

(Note: Not to be used on legal documents)

Date created: 1/23/2019

Last Data Uploaded: 1/23/2019 6:58:48 AM

Developed by  **Schneider**
GEOSPATIAL

282499

BK

PG

5069 091

PT-61-022-2012-000963
CARROLL COUNTY, GEORGIA
REAL ESTATE
TRANSFER TAX PAID \$ 620.00
INTANGIBLE TAX PAID \$ —
DATE 3-1-12
Alan J. Lee
CLERK OF SUPERIOR COURT

FILED
GA. CARROLL COUNTY
CLERK OF SUPERIOR COURT

12 MAR -1 PM 4:16

Alan J. Lee
CLERK OF SUPERIOR COURT
CARROLL COUNTY, GEORGIA

2

Prepared by and return to
TISINGER VANCE, P.C.
Attorneys at Law
100 Wagon Yard Plaza
Carrollton, Georgia 30117
Attn: Stacey L. Blackmon

**STATE OF GEORGIA
COUNTY OF CARROLL**

GENERAL WARRANTY DEED

THIS INDENTURE, Made the 1st day of March, 2012, between **GEORGIA F. EASTERWOOD WALDREP** and **THOMAS L. WALDREP**, as party or parties of the first part, hereinafter called Grantor, and **TANNER MEDICAL CENTER, INC.**, a Georgia non-profit corporation, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns and to include the masculine, feminine or neuter gender where the context requires or permits).

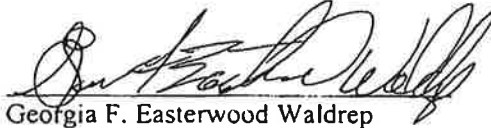
WITNESSETH, that: Grantor, for and in consideration of the sum of Ten Dollars and Other Valuable Consideration in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee.

ALL THAT TRACT or parcel of land lying and being in Land Lot 193, 6th District of Carroll County, Georgia containing 9.563 acres of land and shown on plat recorded in Plat Book 58, page 81, in the office of the Clerk of the Superior Court of Carroll County, Georgia, which plat and the record thereof are by reference incorporated herein.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in, anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

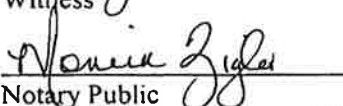
AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has signed, sealed and delivered this general warranty deed,
the date and year above written.


Georgia F. Easterwood Waldrep

Signed, sealed and delivered
in the presence of:


Witness

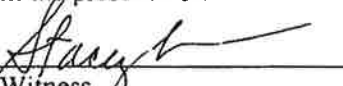

Notary Public

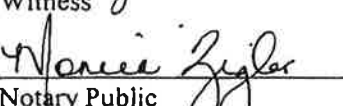
(SEAL)




Thomas L. Waldrep

Signed, sealed and delivered
in the presence of:


Witness


Notary Public

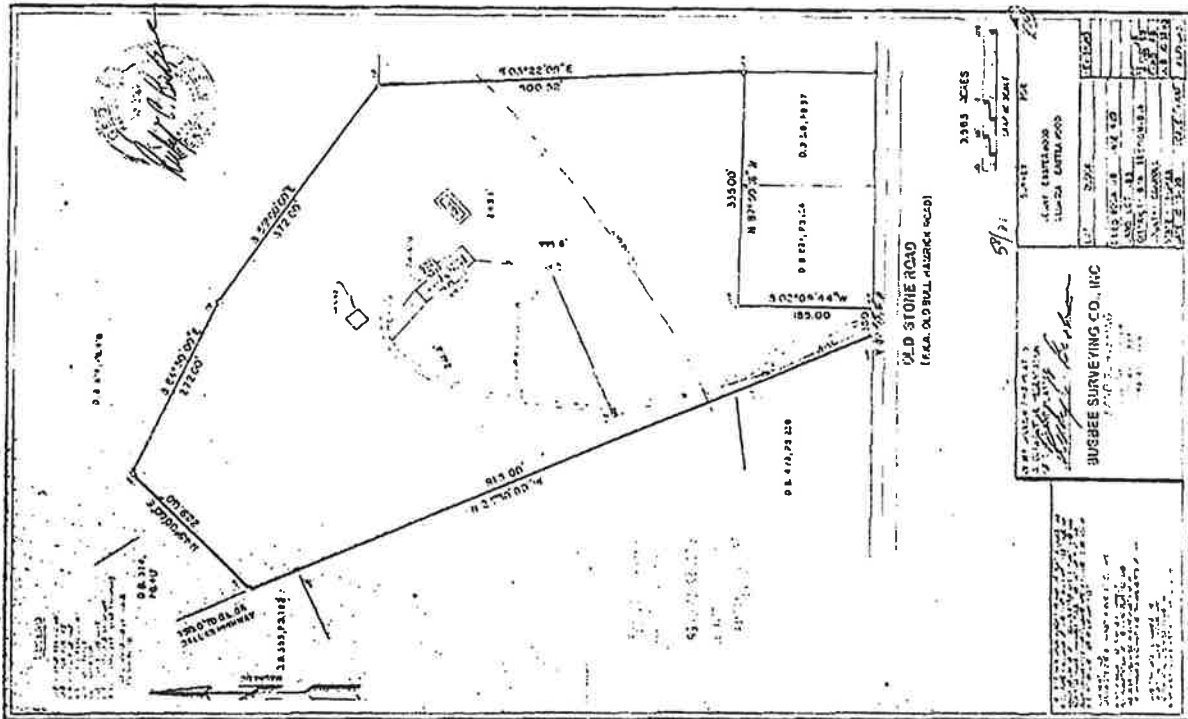
(SEAL)



RECORDED

MAR 02 2012

Alan J. Lee, Clerk





RA-08-18

RA-01-19

RA-03-19

RA-02-19



CITY OF VILLA RICA

City Council Packet

SUBJECT: RA-02-19 – 217 Old Stone Road

CITY COUNCIL AGENDA DATE: March 12, 2019

DATE: February 12, 2019

PREPARED BY: Bobby C. Elliott, P.E.

FISCAL IMPACT: N/A

ANNUAL –

CAPITAL –

OTHER –

FUNDING SOURCE: N/A

PURPOSE: Tanner Medical Center, Inc. is requesting to rezone the property located at 217 Old Stone Road from Single Family Residential (R20) to Office-Institutional (OI) for hospital or medical services.

BACKGROUND: The City of Villa Rica recently updated its Future Development Map along with the Comprehensive Plan. The area around the Tanner Medical Center has been designated as the Medical Service Character Area. Tanner Medical is in the planning process of further developing this area as such. Getting the property rezoned is the first step. As mentioned, Tanner is in the planning phase of development, they have asked for a permanent waiver on the lapse of zoning as fully described in the application packet and staff report.

STAFF RECOMMENDATION: Staff recommends approval of this rezoning with the following conditions:

- Permitted uses limited to medical, dental, and professional offices
- All improvements to be installed on the property prior to occupancy
- A permanent waiver on the lapse of zoning be approved

IMPACT: N/A

MOTION: I make a motion to approve the rezoning request from Tanner Medical Center, Inc. to rezone the property located at 217 Old Stone Road from Single Family Residential (R20) to Office-Institutional (OI) with the conditions requested by staff.



Planning & Zoning

Community Development Department

RA-02-19

Council Ward: 3

Planning Board Member: Tom Flowers

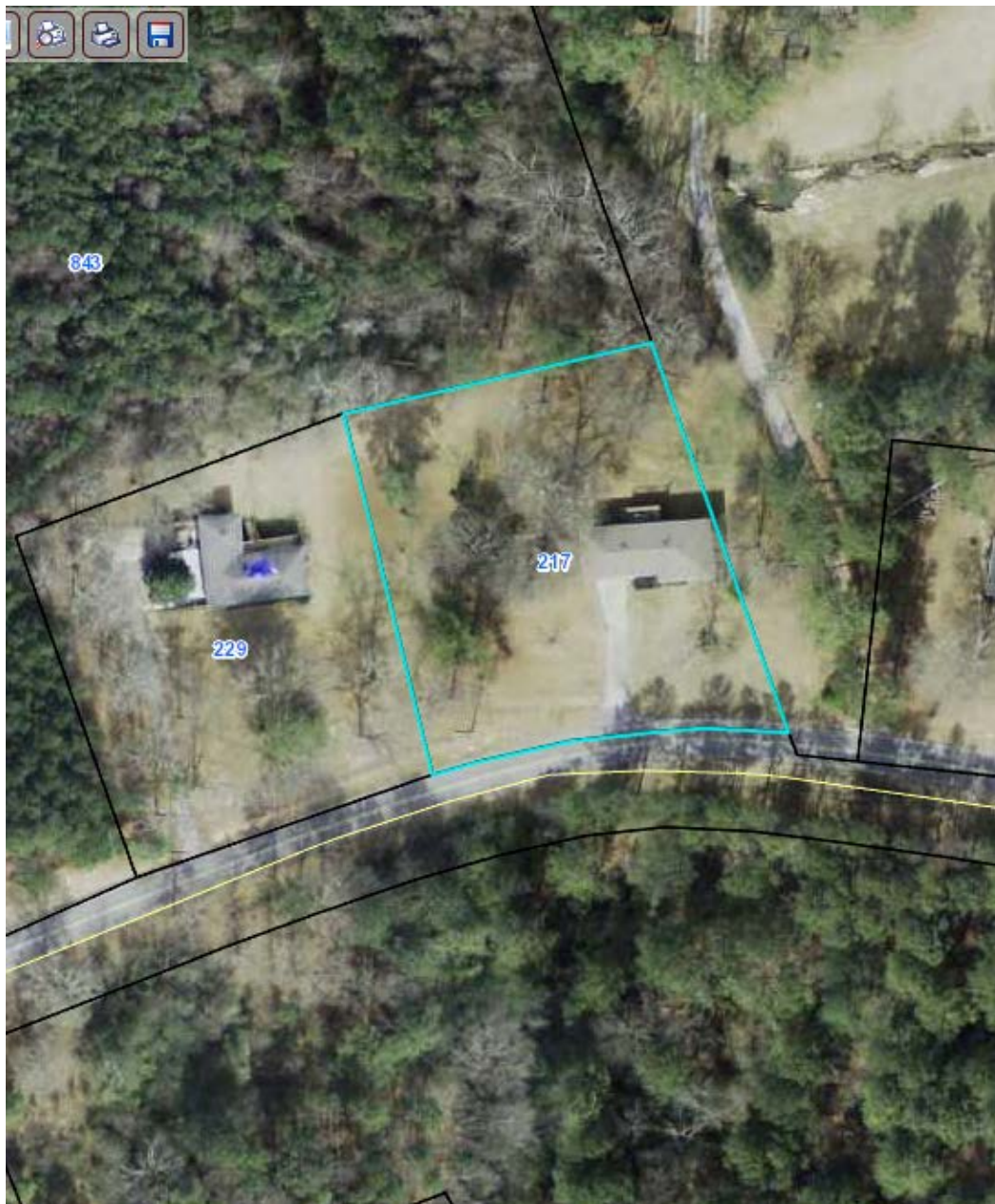
City Council Member: Leslie McPherson

Public Hearing Dates

Planning Commission: March 5, 2019

City Council: March 12, 2019

Request: Rezone from Single-Family Residential (R20) to Office-Institutional (OI) for future hospital or medical facilities.



Applicant: Tanner Medical Center, Inc.
705 Dixie Street
Carrollton, GA 30117
770-812-5896

Acres: 0.99+/- acres
Current Land Use: Single Family Residential (R20)
Future Land Use: Medical Character Area

Parcel Number(s): V05 0110043

Location: 217 Old Stone Road, in Land Lot 192 of the 6th District in Carroll County.

Project Description:

The applicant is requesting to rezone property located at 217 Old Stone Road from Single Family Residential (R20) to Office -Institutional (OI) for future hospital or medical facilities.

Surrounding Properties:

Current Zoning		Land Use
North	Office and Institutional (OI)	Future Medical Facilities
East	Single Family Residential (R-20)	Single Family Residential (Vacant)
South	Single Family Residential (R-20)	Single Family Residential
West	Office and Institutional (OI)	Single Family Residential (Vacant)

Rezoning Review Standards:

The Code of the City of Villa Rica, Unified Development Code Section 2.03.B.4, requires all zoning amendment applications to be reviewed based upon the impact of the proposed rezoning with respect to each of the following matters:

A. Whether the existing zoning was in error at the time of adoption.

It does not appear that the existing Single-Family Residential (R20) zoning designation is in error. The parcel currently is vacant.

B. Whether the proposed change is consistent with, and in furtherance of, the implementation of the goals and objectives of the Comprehensive Plan, other adopted plans, and the policies, intents and requirements of this Code and other city regulations and guidelines.

Future Land Use Map

The subject property is currently located within City limits. The Future Land Use Development Map designations in the surrounding area are Medical Service Character areas.

Relation to the Comprehensive Plan Policies:

Economic Development

GOAL: Achieve a growing economy that equitably benefits all segments of Villa Rica.

Objective ED-1: Identify and put in place the prerequisites for quality economic growth.

Policies:

ED-1d: Encourage professional office and service development near Tanner Medical Center.

Objective ED-2: Strengthen and diversify Villa Rica's economic base.

Policies:

ED-2b: Encourage a greater variety of businesses.

ED-2f: Promote businesses that complement other businesses in the region.

ED-2h: Encourage commercial /retail development that will be compatible to existing land uses

Land Use and Growth

GOAL: Maintain a balanced, sustainable land use pattern that accommodates projected growth while fostering community vitality, and maintaining or improving the quality of the built environment.

Objective LU-2: Land Use Compatibility – Mitigate land use transitions to ensure that agricultural, residential, industrial, commercial and environmental lands can serve their intended functions (as determined by the Comprehensive Plan) with minimal interference from adjacent land uses.

Policies:

LU-2a: Require development approvals to be consistent with the Future Land Use Plan (2018 City of Villa Rica Future Development Map) and other plan directives.

C. Whether there is a community need for and benefit from the proposed rezoning; or

Rezoning the property to Office-Institutional (OI) would complement the existing institutional and medical uses in the vicinity. Tanner Medical facilities are in very close proximity, as well as other medical offices, and the Medical Support Overlay District (MSD). The Medical Support Overlay District was added to the Unified Development Code in 2011 to provide an area in the immediate vicinity of the Tanner Medical Center for future hospital expansion, hospital-related support services and medical uses.

D. Whether the proposed change is consistent with the character of the area in which the proposed rezoning is proposed.

The proposed rezoning is consistent with the character of the area, especially with its proximity to the Medical Support Overlay District. The applicant proposes to use the property for hospital or medical office uses. Medical office uses would continue to complement uses in the vicinity at an appropriate scale.

The future land use designated for this parcel is "Medical Uses Character Area", which is directly compatible with this proposed application.

E. Whether the proposed zoning is compatible with the zoning and uses of property nearby.

The proposed zoning is compatible with nearby zoning and uses nearby. Tanner Medical Center, as well as other smaller medical offices can be found along nearby Dallas Highway and Walnut Drive.

F. Whether the existing zoning is suitable for the development of the uses authorized under the existing zoning classification, will be conducive to proper community planning, and is a logical extension of an existing urban area or growth center.

Because this parcel is in close proximity to Dallas Highway and other institutional uses, it is a logical extension of an existing urban area.

G. Whether the public and community facilities, which may include, but are not limited to, sanitary and storm sewers, water, electrical service, police and fire protection, schools, parks and recreation facilities, roads, libraries, and solid waste collection and disposal, are available and adequate to serve uses authorized under the proposed zoning.

The subject property is currently provided with community facilities including public sewer and gas. These services should remain available, and seem to be adequate to serve uses authorized under the proposed zoning.

H. Whether the authorized uses will not adversely affect the capacity or safety of the street network in the vicinity of the property.

The proposed rezoning should not have a significant impact on the capacity of the road. Although the property has frontage on Old Stone Road, depending on how the parcel is developed, ingress and egress should be from Old Stone Road. Medical offices typically have set, regular business hours and do not generate very much traffic. Section 4.03 – Parking Standards of the Unified Development Code specifies the following in regards to parking requirements:

Offices (business, medical, dental and professional): 1 per 225 square feet ground floor area (GFA) for single floor designs; 1 per 275 square feet GFA for designs with two or more floors.

I. Are there potential environmental impacts (e.g., excessive storm water runoff, water pollution, air pollution, noise pollution, excessive lighting, or other environmental harms) of authorized uses will be mitigated.

Based on the City's and County's available maps, no streams and rivers are located on the site. Therefore, Staff is of the opinion that there are currently no potential environmental impacts.

Staff Comments:

The applicant is requesting a rezoning of the subject property from Single Family Residential (R20) to Office-Institutional (OI). The proposed use for a medical office should have a relatively low impact on the surrounding residential community, in comparison to other retail and service uses permitted in OI.

Additionally, Staff recognizes that the Future Land Use Map designates the parcel as a Medical Service Character Area which is compatible with the OI zoning. Adequate parking facilities and other necessary improvements should be installed prior to occupancy.

The applicant would also like to request that the City Council provide a permanent waiver of lapse of rezoning provision found in Section 2.03(B)(6) of the Unified Development Code. Tanner requests that, if the City Council approves Tanner's rezoning application, the City Council permanently waive the time period requirement under Section 2.03(B)(6) of the Unified Development Code for Tanner to establish the proposed use or initiate development before the failure of which would constitute consent for the City to initiate the process to revert the zoning. Section 2.03(B)(6) of the Unified Development Code states:

6. Lapse of Rezoning

Failure to establish the proposed use or initiate development within one (1) year of the rezoning approval or other time period established by the City Council at the time of the rezoning shall constitute consent by the property owner for the City to initiate the process to revert the zoning through the zoning map amendment process established in this Code. The City Council, at its sole discretion may choose to revert the zoning, retain the existing zoning or grant a limited extension of the zoning for lapsed uses.

This section provides that the City Council can establish an alternative time period for establishing the proposed use or initiating development at the time of rezoning. Tanner requests that the City Council consider permanently waiving the time period for Tanner to establish the proposed use or initiate development before a lapse of rezoning will occur.

Tanner's proposed time schedule and phasing for development of the Property will be on an as needed basis and will be driven by the demand for medical services in the area. The land will likely be used for medical offices sometime in the next five years or as the need for medical services in the area dictates. Tanner is expending a considerable sum of money in order to acquire the Property so that Tanner will be in a position to expand at a later date to meet the growing needs of the community. Tanner requests that the City Council help Tanner plan for the future by permanently waiving the lapse of rezoning provision in the Unified Development Code.

Recommendation:

Staff recommendation: **APPROVAL WITH CONDITIONS**

1. Permitted uses limited to, medical, dental, and professional offices.
2. All improvements to be installed on property prior to occupancy.
3. A permanent waiver on the lapse of zoning be approved.

Public Notifications:

As required by *Article 2, Section 2.01* in the Code of the City of Villa Rica, the public has been notified in *Times-Georgian* on February 14, 2019; a sign has been posted on the subject properties; and all abutting property owners have received notification via certified mail.

Public Response:

In response to the public notifications, residents within the surrounding neighborhoods have not contacted the City at the time of this staff report.

Office of Community Development

Attachments:

1. Application
2. Campaign Disclosure Statement
3. Warranty Deed
4. Property Plat
5. Location Map



APPLICATION FOR
UDC TEXT AMENDMENT / ZONING MAP AMENDMENT

☐ UDC TEXT AMENDMENT ☐ ZONING MAP AMENDMENT

Please complete the blanks with the information requested. If any of the information or required materials is missing or incomplete, the application will not be processed. Also, please note the required information requested on the back of this page.

Date of Application: _____

APPLICANT

Applicant Name: Tanner Medical Center, Inc.

Address: 705 Dixie Street City: Carrollton State: GA Zip: 30117

Phone: (770) 812 - 5896 Fax: () _____ - _____ Email: gathomas@tanner.org

Agent Name: Gary Thomas

Address: 705 Dixie Street City: Carrollton State: GA Zip: 30117

Phone: (770) 812 - 5896 Fax: () _____ - _____ Email: gathomas@tanner.org

Owner Name (If different from applicant): _____

Address: _____ City: _____ State: _____ Zip: _____

Phone: () _____ - _____ Fax: () _____ - _____ Email: _____

(Note: A notarized statement signed by the property owner(s) authorizing the applicant to make this request shall be attached to the application.)

REZONING REQUEST

Existing Zoning: Residential Requested Zoning: O/I Office-Institutional

Property Address: 217 Old Stone Road Nearest Intersection: Old Stone Rd. & Punkintown Rd

Present Use of Property: Vacant

Proposed Use: Future use for hospital or medical facilities.

Size of Tract: .99 Land Lot Numbers: 192 Districts: 6th

Gross Density: _____ units per acre Net Density: _____ units per acre

Property Tax Parcel Number: V050110043

(For Office Use Only)

Total Amount Paid \$ _____ Cash _____ Check # _____ Received by: _____

Application checked by: _____ Date: _____ Map Number(s): _____

Planning Commission: Approved ☐ Denied ☐ Date: _____ Conditions: No ☐ Yes ☐ How many: _____

City Council Decision: Approved ☐ Denied ☐ Date: _____ Conditions: No ☐ Yes ☐ How many: _____

Manager's Signature: _____ Date: _____



CASE # _____
UDC TEXT/ZONING MAP

The procedure for amending the Unified Development Code (UDC) text, or making changes to the Official Zoning Map are set forth in Section 2.03.B, of the UDC. Generally, the amendment process involves review by the Community Development Manager and the Planning Commission with a final review and decision by the City Council.

I, CAROL S CREWS, hereby state that all of the above statements and statements contained in the documents submitted with this application are true.

Carol S Crews
Signature of Applicant

1/28/19
Date

Required Materials to Accompany the Application for Zoning Map Amendment:

The Community Development Manager may waive informational requirements upon finding that the information is not required to determine compliance with UDC requirements.

- ☐ 1. Copy of deed, lease, option agreement or other evidence of ownership or applicant's interest in the property. If the applicant is not the owner, attach a notarized statement signed by the owner authorizing the applicant to request the amendment.
- ☐ 2. A site development plan prepared in conformance with submittal requirements (unless waived by Community Development Manager or requested zoning district is Single-Family Residential).
- ☐ 3. A written statement describing the following:
 - a. The proposed uses and the effect the proposed use may have on surrounding properties and a statement of the facts indicating that the proposed change will not be detrimental to the general public interest and the purposes of this Code;
 - b. Whether such change is consistent with the intent and the purpose of this Code and the goals and policies of the Comprehensive Plan;
 - c. The areas which are most likely to be directly affected by such change and the likely effects;
 - d. Whether the proposed amendment is made necessary because of changed or changing social values, new planning concepts, or other social or economic conditions in the areas and zoning districts affected;
 - e. The proposed time schedule and phasing for development;
 - f. The source/method for providing utility/infrastructure services to the property;
 - g. A description of existing road conditions and any new roads to be included in the development and of the effect the proposed development will have on existing road and traffic conditions; and
 - h. A list of any state, federal, or other public agencies' approvals or permits required for the proposed development.
- ☐ 4. Additional exhibits, as may be required by the Community Development Director.

Required Materials to Accompany the Application for UDC Text Amendment:

The Community Development Manager may waive informational requirements upon finding that the information is not required to determine compliance with UDC requirements.

Proposed text amendment;

Written statement describing reasons for the proposed text amendment; and any other exhibits as may be required by the Community Development Director.



CASE # _____
UDC TEXT/ZONING MAP

Disclosure of Campaign Contributions

In accordance with the Conflict of Interest in Zoning Act, O.C.G.A., Chapter 36-67A, the following questions must be answered:

Has the applicant¹ made, within two (2) years immediately preceding the filing of this application for rezoning, campaign contributions aggregating \$250 or more or made gifts having in the aggregate a value of \$250 or more to a member of the City Council or Planning Commission who will consider the application?

Yes _____ No X

If **Yes**, the applicant and the attorney representing the applicant must file a disclosure report with the City within ten (10) days after this application is first filed. Please supply the following information that will be considered as the required disclosure:

Council/Planning Commission Member Name	Dollar amount of Campaign Contribution	Description of Gift \$250 or greater given to Board Member

We certify that the foregoing information is true and correct, this 28 day of JAN, 2019.

CAROL S. CREWS
Applicant's Name – Printed

Carol S. Crews
Signature of Applicant

Applicant's Attorney, if applicable – Printed

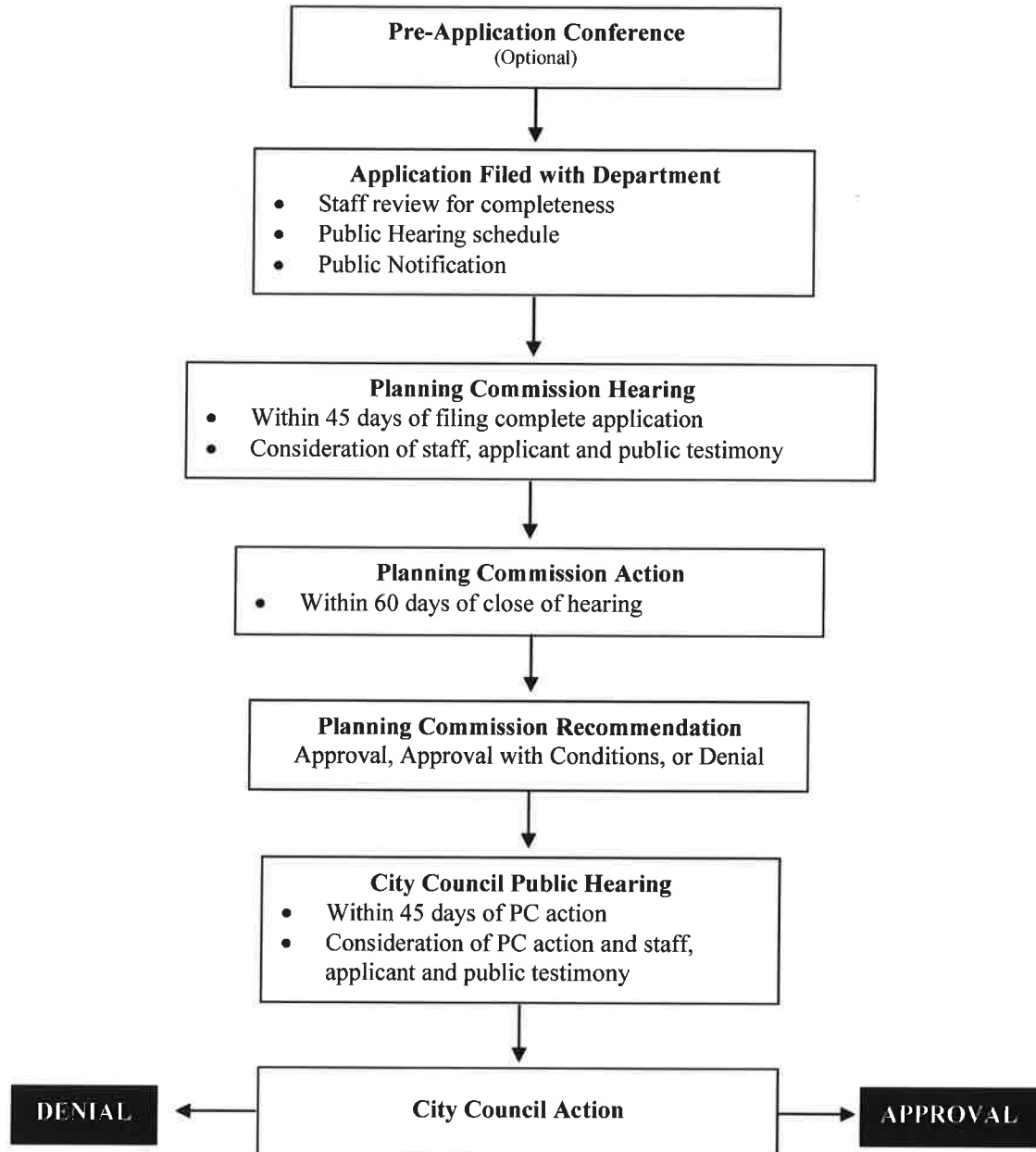
Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 28 day of January, 2019.



Courtney Morgan
Notary Public

1. Applicant means any individual or business entity (corporation, partnership, limited partnership, firm enterprise, franchise, association, or trust) applying for rezoning or other action.





Overview



Legend

-  Parcels
-  Roads
-  City Labels

Parcel ID	V05 0110043	Owner	TANNER MEDICAL CENTER INC	Last 2 Sales			
Class Code	Exempt		705 DIXIE ST	Date	Price	Reason	Qual
Taxing District	VILLARICA		CARROLLTON GA 30117	3/8/2012	0	LA	U
	VILLARICA	Physical Address	217 OLD STONE RD	3/8/2012	\$175000	EG	U
Acres	0.99	Assessed Value	Value \$20000				

(Note: Not to be used on legal documents)

Date created: 1/24/2019

Last Data Uploaded: 1/24/2019 6:59:19 AM

Developed by  **Schneider**
GEOSPATIAL

283422

5076 116

77-81-922-12-001250
CARROLL COUNTY, GEORGIA
REAL ESTATE
TRANSFER TAX PAID \$ 0
INTANGIBLE TAX PAID \$ 0
DATE 3-14-12
Alan J. Lee
CLERK OF SUPERIOR COURT

FILED
GA. CARROLL COUNTY
SUPERIOR COURT

12 MAR 14 PM 4:19

Alan J. Lee
CLERK SUPERIOR COURT
CARROLL COUNTY, GEORGIA

②
>
Prepared by and return to
TISINGER VANCE, P.C.
Attorneys at Law
100 Wagon Yard Plaza
Carrollton, Georgia 30117
Attn: Stacey L. Blackmon

**STATE OF GEORGIA
COUNTY OF CARROLL**

GENERAL WARRANTY DEED

THIS INDENTURE, Made the 8th day of March, 2012, between **KELSEY AMANDA WILLIAMS GASTON**, as Beneficiary of the Trust under Item VI of the Last Will and Testament of Dorothy Jeane Williams, as party or parties of the first part, hereinafter called Grantor, and **TANNER MEDICAL CENTER, INC.**, a Georgia non-profit corporation, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns and to include the masculine, feminine or neuter gender where the context requires or permits).

WITNESSETH, that: Grantor, for and in consideration of the sum of Ten Dollars and Other Valuable Consideration in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee.

All that tract or parcel of land lying and being in Land Lot 192 of the 6th District, 5th Section of Carroll County, Georgia and being in the City of Villa Rica, and described as follows:

BEGINNING at a point marking the southeast corner of property of Charles A. Chastain on the north right-of-way line of Newhope Road, now known as Old Stone Road, said point also being 200 feet west of the southwest corner of, now or formerly, M. L. Bagley property formerly Millard Marrow; thence from the point of beginning north along the east line of Charles Chastain property 200 feet to an iron pin; thence south 76 degrees 15 minutes east 182 feet to a stake; thence south 24 degrees west along property of Bagley, 230 feet to Newhope Road (Old Stone Road); thence west along the right-of-way line of Newhope Road (Old Stone Road) 199 feet six inches to point of beginning. This being a parcel of that tract of land described in Deed Book 10, Page 522, and Minute Book J, Page 562, Carroll County, Georgia Records.

5076 117

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in, anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever, and warrants that she is twenty-five years of age.

IN WITNESS WHEREOF, the Grantor has signed, sealed and delivered this general warranty deed, the date and year above written.

Signed, sealed and delivered
in the presence of:

[Signature]
Witness

[Signature]
Notary Public

(SEAL)

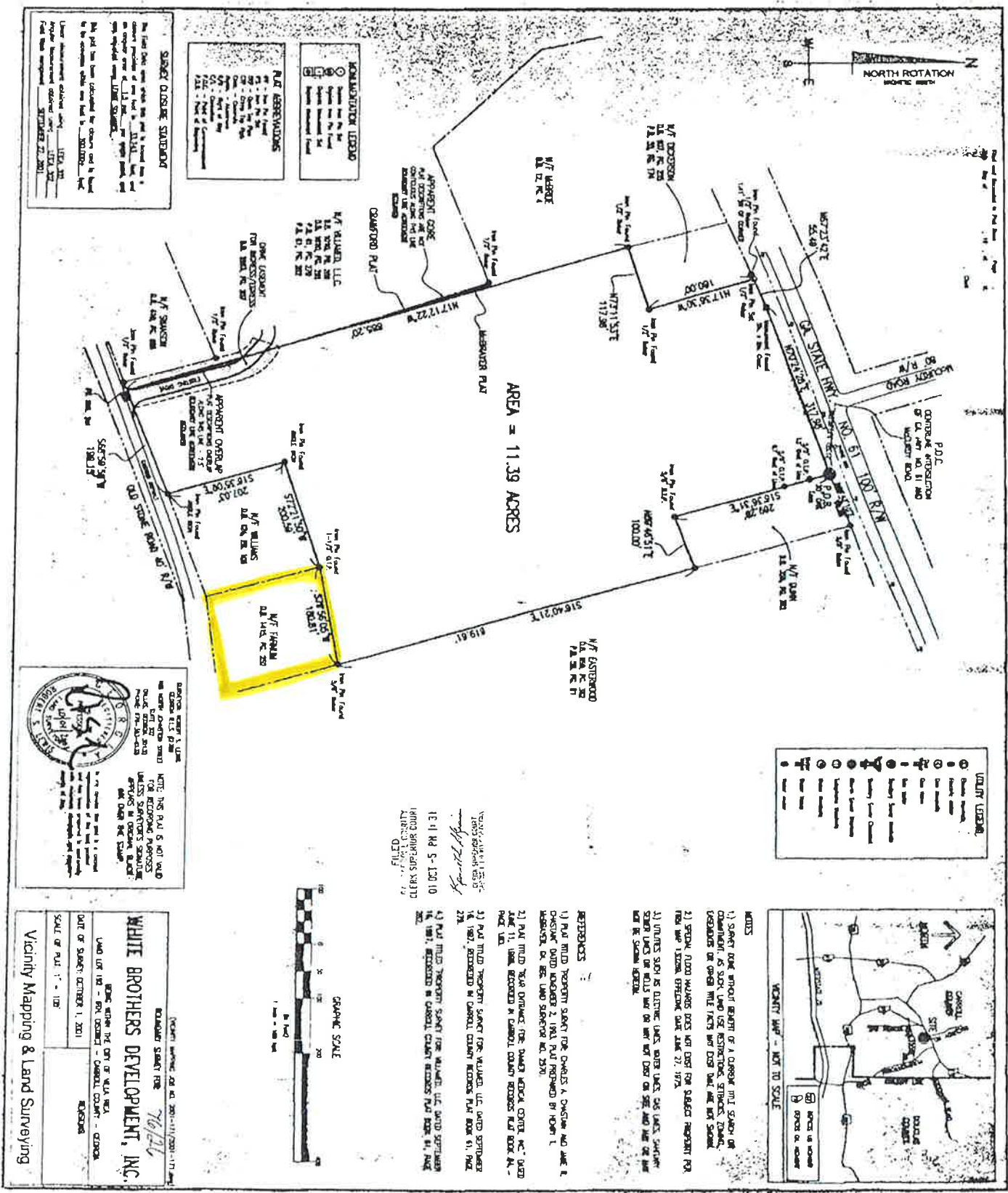


[Signature]
Kelsey Amanda Williams Gaston, as Beneficiary
of the Trust under Item VI of the Last Will and
Testament of Dorothy Jeane Williams

RECORDED

MAR 15 2012

Alan J. Lee, Clerk



In connection with its consent of the Rezoning Application of WGA Ventures, LLC for approximately 10 acres comprised of Tax Parcel Number V05 0110056 and a portion of V05 0110008, Tanner Medical Center, Inc. is applying to rezone to Office-Institutional (O-I) its remaining tracts adjacent to the hospital complex, which are listed below:

Tax Parcel Number V05 011039	9.56 Acres	215 Old Stone Road
Tax Parcel Number V05 011043	0.99 Acres	217 Old Stone Road
Tax Parcel Number V05 011031	0.92 Acres	229 Old Stone Road

(collectively, the "Property").

We would also like to request that the City Council provide a permanent waiver of lapse of rezoning provision found in Section 2.03(B)(6) of the Unified Development Code. Tanner requests that, if the City Council approves Tanner's rezoning application, the City Council permanently waive the time period requirement under Section 2.03(B)(6) of the Unified Development Code for Tanner to establish the proposed use or initiate development before the failure of which would constitute consent for the City to initiate the process to revert the zoning. Section 2.03(B)(6) of the Unified Development Code states:

6. Lapse of Rezoning

Failure to establish the proposed use or initiate development within one (1) year of the rezoning approval or other time period established by the City Council at the time of the rezoning shall constitute consent by the property owner for the City to initiate the process to revert the zoning through the zoning map amendment process established in this Code. The City Council, at its sole discretion may choose to revert the zoning, retain the existing zoning or grant a limited extension of the zoning for lapsed uses.

This section provides that the City Council can establish an alternative time period for establishing the proposed use or initiating development at the time of rezoning. Tanner requests that the City Council consider permanently waiving the time period for Tanner to establish the proposed use or initiate development before a lapse of rezoning will occur.

Tanner's proposed time schedule and phasing for development of the Property will be on an as needed basis and will be driven by the demand for medical services in the area. The land will likely be used for medical offices sometime in the next five years or as the need for medical services in the area dictates. Tanner is expending a considerable sum of money in order to acquire the Property so that Tanner will be in a position to expand at a later date to meet the growing needs of the community. Tanner requests that the City Council help Tanner plan for the future by permanently waiving the lapse of rezoning provision in the Unified Development Code.

We thank you for this opportunity to apply for rezoning of the Property and request for a waiver of the lapse of rezoning provision. Should you need any additional information or have any questions or concerns, please do not hesitate to contact Gary Thomas at 770-812-5896 or gathomas@tanner.org.



RA-08-18

RA-01-19

RA-03-19

RA-02-19



CITY OF VILLA RICA

City Council Packet

SUBJECT: RA-03-19 – 229 Old Stone Road

CITY COUNCIL AGENDA DATE: March 12, 2019

DATE: February 12, 2019

PREPARED BY: Bobby C. Elliott, P.E.

FISCAL IMPACT: N/A

ANNUAL –

CAPITAL –

OTHER –

FUNDING SOURCE: N/A

PURPOSE: Tanner Medical Center, Inc. is requesting to rezone the property located at 217 Old Stone Road from Single Family Residential (R20) to Office-Institutional (OI) for hospital or medical services.

BACKGROUND: The City of Villa Rica recently updated its Future Development Map along with the Comprehensive Plan. The area around the Tanner Medical Center has been designated as the Medical Service Character Area. Tanner Medical is in the planning process of further developing this area as such. Getting the property rezoned is the first step. As mentioned, Tanner is in the planning phase of development, they have asked for a permanent waiver on the lapse of zoning as fully described in the application packet and staff report.

STAFF RECOMMENDATION: Staff recommends approval of this rezoning with the following conditions:

- Permitted uses limited to medical, dental, and professional offices
- All improvements to be installed on the property prior to occupancy
- A permanent waiver on the lapse of zoning be approved

IMPACT: N/A

MOTION: I make a motion to approve the rezoning request from Tanner Medical Center, Inc. to rezone the property located at 229 Old Stone Road from Single Family Residential (R20) to Office-Institutional (OI) with the conditions requested by staff.



Planning & Zoning

Community Development Department

RA-03-19

Council Ward: 3

Planning Board Member: Tom Flowers

City Council Member: Leslie McPherson

Public Hearing Dates

Planning Commission: March 5, 2019

City Council: March 12, 2019

Request: Rezone from Single Family Residential (R20) to Office-Institutional (OI) for future hospital or medical facilities.



Applicant: Tanner Medical Center, Inc.
705 Dixie Street
Carrollton, GA 30117
770-812-5896

Acres: 0.92+/- acres
Current Land Use: Single Family Residential (R20)
Future Land Use: Medical Character Area

Parcel Number(s): V05 0110031

Location: 229 Old Stone Road, in Land Lot 192 of the 6th District in Carroll County.

Project Description:

The applicant is requesting to rezone property located at 229 Old Stone Road from Single Family Residential (R20) to Office-Institutional (OI) for hospital or medical facilities.

Surrounding Properties:

Current Zoning		Land Use
North	Single Family Residential (R-20)	Future Medical Facilities
East	Rural Development (RD)	Future Medical Facilities
South	Single Family Residential (R-20)	Single Family Residential
West	Office and Institutional (OI)	Hospital Services

Rezoning Review Standards:

The Code of the City of Villa Rica, Unified Development Code Section 2.03.B.4, requires all zoning amendment applications to be reviewed based upon the impact of the proposed rezoning with respect to each of the following matters:

A. *Whether the existing zoning was in error at the time of adoption.*

It does not appear that the existing Rural Development zoning designation is in error. The parcel currently is vacant.

B. *Whether the proposed change is consistent with, and in furtherance of, the implementation of the goals and objectives of the Comprehensive Plan, other adopted plans, and the policies, intents and requirements of this Code and other city regulations and guidelines.*

Future Land Use Map

The subject property is currently located within City limits. The Future Land Use Development Map designations in the surrounding area are Medical Service Character areas.

Relation to the Comprehensive Plan Policies:

Economic Development

GOAL: Achieve a growing economy that equitably benefits all segments of Villa Rica.

Objective ED-1: Identify and put in place the prerequisites for quality economic growth.

Policies:

ED-1d: Encourage professional office and service development near Tanner Medical Center.

Objective ED-2: Strengthen and diversify Villa Rica's economic base.

Policies:

ED-2b: Encourage a greater variety of businesses.

ED-2f: Promote businesses that complement other businesses in the region.

ED-2h: Encourage commercial /retail development that will be compatible to existing land uses

Land Use and Growth

GOAL: Maintain a balanced, sustainable land use pattern that accommodates projected growth while fostering community vitality, and maintaining or improving the quality of the built environment.

Objective LU-2: Land Use Compatibility – Mitigate land use transitions to ensure that agricultural, residential, industrial, commercial and environmental lands can serve their intended functions (as determined by the Comprehensive Plan) with minimal interference from adjacent land uses.

Policies:

LU-2a: Require development approvals to be consistent with the Future Land Use Plan (Maps 5a-5e) and other plan directives.

C. Whether there is a community need for and benefit from the proposed rezoning; or

Rezoning the property to Office-Institutional (OI) would complement the existing institutional and medical uses in the vicinity. Tanner Medical facilities are in very close proximity, as well as other medical offices, and the Medical Support Overlay District (MSD). The Medical Support Overlay District was added to the Unified Development Code in 2011 to provide an area in the immediate vicinity of the Tanner Medical Center for future hospital expansion, hospital-related support services and medical uses.

D. Whether the proposed change is consistent with the character of the area in which the proposed rezoning is proposed.

The proposed rezoning is consistent with the character of the area, especially with its proximity to the Medical Support Overlay District. The applicant proposes to use the property for hospital or medical office uses. Medical office uses would continue to complement uses in the vicinity at an appropriate scale.

The future land use designated for this parcel is "Medical Uses Character Area", which is directly compatible with this proposed application.

E. Whether the proposed zoning is compatible with the zoning and uses of property nearby.

The proposed zoning is compatible with nearby zoning and uses nearby. Tanner Medical Center, as well as other smaller medical offices can be found along nearby Dallas Highway and Walnut Drive.

F. Whether the existing zoning is suitable for the development of the uses authorized under the existing zoning classification, will be conducive to proper community planning, and is a logical extension of an existing urban area or growth center.

Because this parcel is in close proximity to Dallas Highway and other institutional uses, it is a logical extension of an existing urban area.

G. Whether the public and community facilities, which may include, but are not limited to, sanitary and storm sewers, water, electrical service, police and fire protection, schools, parks and recreation facilities, roads, libraries, and solid waste collection and disposal, are available and adequate to serve uses authorized under the proposed zoning.

The subject property is currently provided with community facilities including public sewer and gas. These services should remain available, and seem to be adequate to serve uses authorized under the proposed zoning.

H. Whether the authorized uses will not adversely affect the capacity or safety of the street network in the vicinity of the property.

The proposed rezoning should not have a significant impact on the capacity of the road. The property has frontage on Old Stone Road, depending on how the parcel is developed, ingress and egress should be from Old Stone Road. Medical offices typically have set, regular business hours and do not generate very much traffic. Section 4.03 – Parking Standards of the Unified Development Code specifies the following in regards to parking requirements:

Offices (business, medical, dental and professional): 1 per 225 square feet ground floor area (GFA) for single floor designs; 1 per 275 square feet GFA for designs with two or more floors.

I. Are there potential environmental impacts (e.g., excessive storm water runoff, water pollution, air pollution, noise pollution, excessive lighting, or other environmental harms) of authorized uses will be mitigated.

Based on the City's and County's available maps, no streams and rivers are located on the site. Therefore, Staff is of the opinion that there are currently no potential environmental impacts.

Staff Comments:

The applicant is requesting a rezoning of the subject property from Single Family Residential (R20) to Office-Institutional (OI). The proposed use for a medical office should have a relatively low impact on the surrounding residential community, in comparison to other retail and service uses permitted in OI.

Additionally, Staff recognizes that the Future Land Use Map designates the parcel as a Medical Service Character Area which is compatible with the OI zoning. Adequate parking facilities and other necessary improvements should be installed prior to occupancy.

Additionally, the applicant would also like to request that the City Council provide a permanent waiver of lapse of rezoning provision found in Section 2.03(B)(6) of the Unified Development Code. Tanner requests that, if the City Council approves Tanner's rezoning application, the City Council permanently waive the time period requirement under Section 2.03(B)(6) of the Unified Development Code for Tanner to establish the proposed use or initiate development before the failure of which would constitute consent for the City to initiate the process to revert the zoning. Section 2.03(B)(6) of the Unified Development Code states:

6. Lapse of Rezoning

Failure to establish the proposed use or initiate development within one (1) year of the rezoning approval or other time period established by the City Council at the time of the rezoning shall constitute consent by the property owner for the City to initiate the process to revert the zoning through the zoning map amendment process established in this Code. The City Council, at its sole discretion may choose to revert the zoning, retain the existing zoning or grant a limited extension of the zoning for lapsed uses.

This section provides that the City Council can establish an alternative time period for establishing the proposed use or initiating development at the time of rezoning. Tanner requests that the City Council consider permanently waiving the time period for Tanner to establish the proposed use or initiate development before a lapse of rezoning will occur.

Tanner's proposed time schedule and phasing for development of the Property will be on an as needed basis and will be driven by the demand for medical services in the area. The land will likely be used for medical offices sometime in the next five years or as the need for medical services in the area dictates. Tanner is expending a considerable sum of money in order to acquire the Property so that Tanner will be in a position to expand at a later date to meet the growing needs of the community. Tanner requests that the City Council help Tanner plan for the future by permanently waiving the lapse of rezoning provision in the Unified Development Code.

Recommendation:

Staff recommendation: **APPROVAL WITH CONDITIONS**

1. Permitted uses limited to, medical, dental, and professional offices.
2. All improvements to be installed on property prior to occupancy.
3. A permanent waiver on the lapse of zoning be approved.

Public Notifications:

As required by *Article 2, Section 2.01* in the Code of the City of Villa Rica, the public has been notified in *Times-Georgian* on February 14, 2019; a sign has been posted on the subject properties; and all abutting property owners have received notification via certified mail.

Public Response:

In response to the public notifications, residents within the surrounding neighborhoods have not contacted the City at the time of this staff report.

Office of Community Development

Attachments:

1. Application
2. Campaign Disclosure Statement
3. Warranty Deed
4. Property Plat
5. Location Map



**APPLICATION FOR
UDC TEXT AMENDMENT / ZONING MAP AMENDMENT**

☐ UDC TEXT AMENDMENT ☐ ZONING MAP AMENDMENT

Please complete the blanks with the information requested. If any of the information or required materials is missing or incomplete, the application will not be processed. Also, please note the required information requested on the back of this page.

Date of Application: _____

APPLICANT

Applicant Name: Tanner Medical Center, Inc.

Address: 705 Dixie Street City: Carrollton State: GA Zip: 30117

Phone: (770) 812 - 5896 Fax: () _____ - _____ Email: gathomas@tanner.org

Agent Name: Gary Thomas

Address: 705 Dixie Street City: Carrollton State: GA Zip: 30117

Phone: (770) 812 - 5896 Fax: () _____ - _____ Email: gathomas@tanner.org

Owner Name (If different from applicant): _____

Address: _____ City: _____ State: _____ Zip: _____

Phone: () _____ - _____ Fax: () _____ - _____ Email: _____

(Note: A notarized statement signed by the property owner(s) authorizing the applicant to make this request shall be attached to the application.)

REZONING REQUEST

Existing Zoning: Residential Requested Zoning: O/I Office-Institutional

Property Address: 229 Old Stone Road Nearest Intersection: Old Stone Rd. & Punkintown Rd

Present Use of Property: Vacant

Proposed Use: Future use for hospital or medical facilities.

Size of Tract: .92 Land Lot Numbers: 192 Districts: 6th

Gross Density: _____ units per acre Net Density: _____ units per acre

Property Tax Parcel Number: V050110031

(For Office Use Only)

Total Amount Paid \$ _____ Cash _____ Check # _____ Received by: _____

Application checked by: _____ Date: _____ Map Number(s): _____

Planning Commission: Approved ☐ Denied ☐ Date: _____ Conditions: No ☐ Yes ☐ How many: _____

City Council Decision: Approved ☐ Denied ☐ Date: _____ Conditions: No ☐ Yes ☐ How many: _____

Manager's Signature: _____ Date: _____



CASE # _____
UDC TEXT/ZONING MAP

The procedure for amending the Unified Development Code (UDC) text, or making changes to the Official Zoning Map are set forth in Section 2.03.B, of the UDC. Generally, the amendment process involves review by the Community Development Manager and the Planning Commission with a final review and decision by the City Council.

I, CAROL S. CREWS, hereby state that all of the above statements and statements contained in the documents submitted with this application are true.

Carol Crews

Signature of Applicant

1/28/19
Date

Required Materials to Accompany the Application for Zoning Map Amendment:

The Community Development Manager may waive informational requirements upon finding that the information is not required to determine compliance with UDC requirements.

- ☐ 1. Copy of deed, lease, option agreement or other evidence of ownership or applicant's interest in the property. If the applicant is not the owner, attach a notarized statement signed by the owner authorizing the applicant to request the amendment.
- ☐ 2. A site development plan prepared in conformance with submittal requirements (unless waived by Community Development Manager or requested zoning district is Single-Family Residential).
- ☐ 3. A written statement describing the following:
 - a. The proposed uses and the effect the proposed use may have on surrounding properties and a statement of the facts indicating that the proposed change will not be detrimental to the general public interest and the purposes of this Code;
 - b. Whether such change is consistent with the intent and the purpose of this Code and the goals and policies of the Comprehensive Plan;
 - c. The areas which are most likely to be directly affected by such change and the likely effects;
 - d. Whether the proposed amendment is made necessary because of changed or changing social values, new planning concepts, or other social or economic conditions in the areas and zoning districts affected;
 - e. The proposed time schedule and phasing for development;
 - f. The source/method for providing utility/infrastructure services to the property;
 - g. A description of existing road conditions and any new roads to be included in the development and of the effect the proposed development will have on existing road and traffic conditions; and
 - h. A list of any state, federal, or other public agencies' approvals or permits required for the proposed development.
- ☐ 4. Additional exhibits, as may be required by the Community Development Director.

Required Materials to Accompany the Application for UDC Text Amendment:

The Community Development Manager may waive informational requirements upon finding that the information is not required to determine compliance with UDC requirements.

Proposed text amendment;

Written statement describing reasons for the proposed text amendment; and any other exhibits as may be required by the Community Development Director.



CASE # _____
UDC TEXT/ZONING MAP

Disclosure of Campaign Contributions

In accordance with the Conflict of Interest in Zoning Act, O.C.G.A., Chapter 36-67A, the following questions must be answered:

Has the applicant¹ made, within two (2) years immediately preceding the filing of this application for rezoning, campaign contributions aggregating \$250 or more or made gifts having in the aggregate a value of \$250 or more to a member of the City Council or Planning Commission who will consider the application?

Yes _____ No X

If **Yes**, the applicant and the attorney representing the applicant must file a disclosure report with the City within ten (10) days after this application is first filed. Please supply the following information that will be considered as the required disclosure:

Council/Planning Commission Member Name	Dollar amount of Campaign Contribution	Description of Gift \$250 or greater given to Board Member

We certify that the foregoing information is true and correct, this 28 day of JAN, 2019.

CAROL S. CREWS

Applicant's Name – Printed

Carol S. Crews

Signature of Applicant

Applicant's Attorney, if applicable – Printed

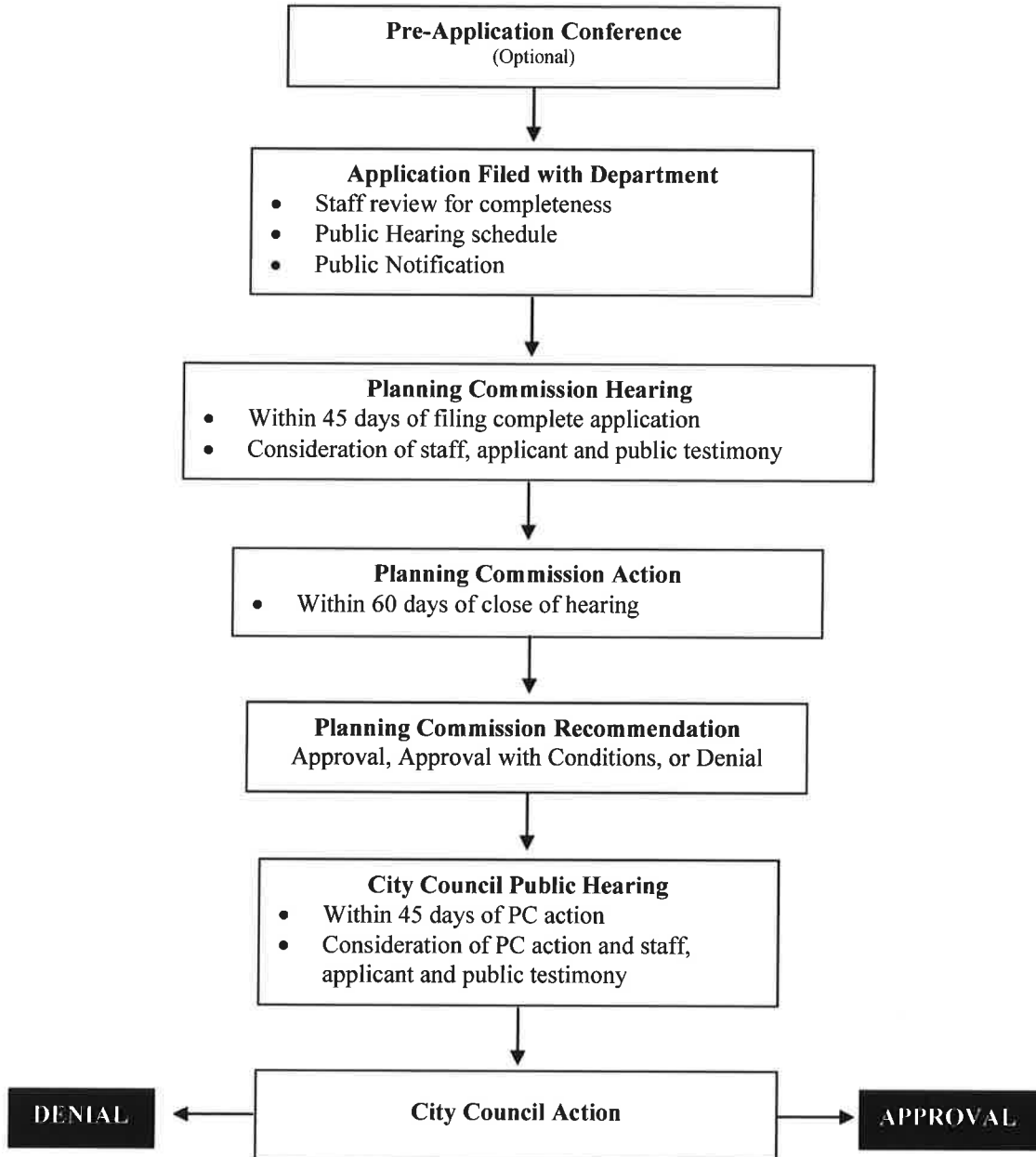
Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 28 day of January, 2019.



Courtney Morgan
Notary Public

1. Applicant means any individual or business entity (corporation, partnership, limited partnership, firm enterprise, franchise, association, or trust) applying for rezoning or other action.





Overview



Legend

-  Parcels
-  Roads
-  City Labels

Parcel ID	V05 0110031	Owner	TANNER MEDICAL CENTER INC	Last 2 Sales			
Class Code	Exempt		705 DIXIE ST	Date	Price	Reason	Qual
Taxing District	VILLA RICA		CARROLLTON GA 30117	10/28/2011	0	QC	U
	VILLA RICA	Physical Address	229 OLD STONE RD	10/28/2011	\$150000	EG	U
Acres	0.92	Assessed Value	Value \$20000				

(Note: Not to be used on legal documents)

Date created: 1/24/2019
Last Data Uploaded: 1/24/2019 6:59:19 AM

Developed by  **Schneider**
GEOSPATIAL

274440

BK PG
5004 209

PT-81-022-2011 - 664998
CARROLL COUNTY, GEORGIA
REAL ESTATE
TRANSFER TAX PAID \$ 0
INTANGIBLE TAX PAID \$ 0
DATE 10-31-11
Alan J. Lee
CLERK OF SUPERIOR COURT

Prepared by and return to:

②
TISINGER VANCE, P.C.
Attorneys at Law
Attn: Stacey L. Blackmon
100 Wagon Yard Plaza
Carrollton, Georgia 30117

FILED
GA. CARROLL COUNTY
CLERK OF SUPERIOR COURT

11 OCT 31 PM 4:43

Alan J. Lee
CLERK OF SUPERIOR COURT
CARROLL COUNTY, GEORGIA

EXECUTOR'S DEED OF ASSENT

STATE OF GEORGIA, COUNTY OF CARROLL:

WHEREAS, DOROTHY JEAN WILLIAMS, died a resident of Carroll County, Georgia, on the 8th day of January, 2006, leaving a Will which has been probated in solemn form in Carroll County, Georgia at the regular Term of the Court of Probate thereof; and

WHEREAS, under the terms of said Will, interest in the property located in Land Lot 192 of the 6th District, Carroll County, Georgia, was devised to CHRISTOPHER M. WILLIAMS, which property is more fully described as follows:

All that tract or parcel of land lying and being in The City of Villa Rica, Carroll County, Georgia, in Original Land Lot Number 192 of the 6th District of said County, as shown and delineated on a plat of "Charles A. Chastain Property" prepared by H. O. Luther, City Engineer, July 12, 1958, a copy of which appears of record in Deed Book 124, page 106, in the Office of the Clerk of Superior Court of Carroll County, Georgia, which plat and the record thereof are by reference incorporated herein. Said property is further described as follows:

Beginning at an iron pin corner in the north side of New Hope Road (sometimes also referred to as "Stone Place Road") which point of beginning is located 200 feet west of the southeast corner of the W. D. Chastain Property at the driveway between it and Millard Morrow, and from thence running north 20 degrees west a distance of 200 feet to an iron pin; thence south 66 degrees west a distance of 200 feet to an iron pin corner; thence south 20 degrees east a distance of 200 feet to an iron pin corner in the north side of said road, which is 178 feet 6 inches east of its intersection with a proposed street between the Chastain property and that of Mrs. W. R. Willoughby; thence north 66 degrees east along New Hope Road a distance of 200 feet to the point of beginning.

Having situated thereon one 6 -room and bath frame and brick dwelling constructed in 1958.

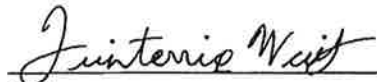
WHEREAS, the undersigned, CHRISTOPHER M. WILLIAMS, duly qualified as Executor of the estate of the said DOROTHY JEAN WILLIAMS, is now administering the estate under the terms of said Will; and it has been determined that all debts and claims against the estate have been fully paid.

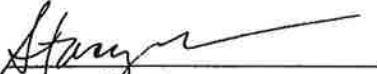
NOW, THEREFORE, the undersigned, as Executor of the Will of DOROTHY JEAN WILLIAMS, hereby assents to the devise of said property under the terms of said Will, so that full fee-simple title thereto is vested in the said CHRISTOPHER M. WILLIAMS, as provided in said Will.

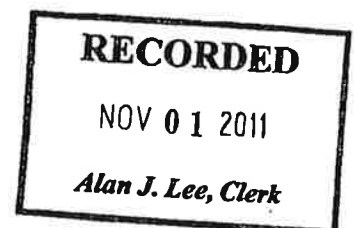
WITNESS my hand and seal, this 28th day of October, 2011.


(SEAL)
Christopher M. Williams, as Executor of the
Estate of Dorothy Jean Williams

Signed, sealed, and delivered
in the presence of:


Witness


Notary Public
My Comm. Expires:



274441

BK PG
5004 211

1-81-02-2011-064999
CARROLL COUNTY, GEORGIA
REAL ESTATE
TRANSFER TAX PAID \$ 150.00
INTANGIBLE TAX PAID \$
DATE 10-31-11

Alan J. Lee
CLERK OF SUPERIOR COURT

FILED
GA. CARROLL COUNTY
CLERK OF SUPERIOR COURT

11 OCT 31 PM 4:43

Alan J. Lee
CLERK OF SUPERIOR COURT
CARROLL COUNTY, GEORGIA

Prepared by and return to
TISINGER VANCE, P.C.
Attorneys at Law
100 Wagon Yard Plaza
Carrollton, Georgia 30117
Attn: Stacey L. Blackmon

STATE OF GEORGIA
COUNTY OF CARROLL

GENERAL WARRANTY DEED

THIS INDENTURE, Made the 28th day of October, 2011, between **CHRISTOPHER M. WILLIAMS**, as party or parties of the first part, hereinafter called Grantor, and **TANNER MEDICAL CENTER, INC.**, a Georgia non-profit corporation, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns and to include the masculine, feminine or neuter gender where the context requires or permits).

WITNESSETH, that: Grantor, for and in consideration of the sum of Ten Dollars and Other Valuable Consideration in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee.

All that tract or parcel of land lying and being in The City of Villa Rica, Carroll County, Georgia, in Original Land Lot Number 192 of the 6th District of said County, as shown and delineated on a plat of "Charles A. Chastain Property" prepared by H. O. Luther, City Engineer, July 12, 1958, a copy of which appears of record in Deed Book 124, page 106, in the Office of the Clerk of Superior Court of Carroll County, Georgia, which plat and the record thereof are by reference incorporated herein. Said property is further described as follows:

Beginning at an iron pin corner in the north side of New Hope Road (sometimes also referred to as "Stone Place Road") which point of beginning is located 200 feet west of the southeast corner of the W. D. Chastain Property at the driveway between it and Millard Morrow, and from thence running north 20 degrees west a distance of 200 feet to an iron pin; thence south 66 degrees west a distance of 200 feet to an iron pin corner; thence south 20 degrees east a distance of 200 feet to an iron pin corner in the north side of said road, which is 178 feet 6 inches east of its intersection with a proposed street between the Chastain property and that of Mrs. W. R. Willoughby; thence north 66 degrees east along New Hope Road a distance of 200 feet to the point of beginning.

Having situated thereon one 6 -room and bath frame and brick dwelling constructed in 1958.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in, anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has signed, sealed and delivered this general warranty deed, the date and year above written.


Christopher M. Williams

Signed, sealed and delivered
in the presence of:


Witness


Notary Public

(SEAL)



RECORDED

NOV 01 2011

Alan J. Lee, Clerk

Diet C. TB 134/100

2. 4. 1.

7-12-38

20 of 11/1/10

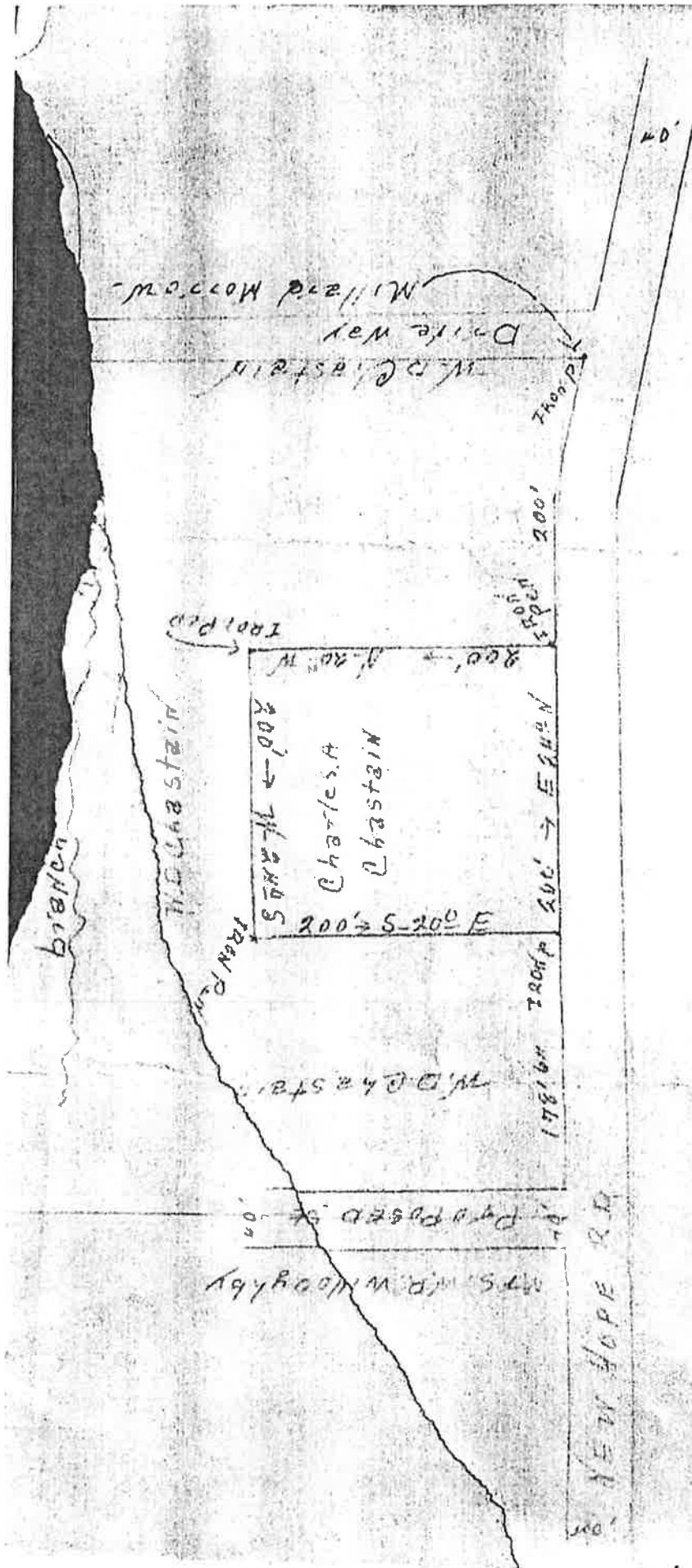
C. CASTAIN

IN CITY OF 1112 Rec. 68

Additional country -

$\frac{1}{2} \log \frac{1}{2} = -1$

H. O. Fisher
CITY ENGRS.





In connection with its consent of the Rezoning Application of WGA Ventures, LLC for approximately 10 acres comprised of Tax Parcel Number V05 0110056 and a portion of V05 0110008, Tanner Medical Center, Inc. is applying to rezone to Office-Institutional (O-I) its remaining tracts adjacent to the hospital complex, which are listed below:

Tax Parcel Number V05 011039	9.56 Acres	215 Old Stone Road
Tax Parcel Number V05 011043	0.99 Acres	217 Old Stone Road
Tax Parcel Number V05 011031	0.92 Acres	229 Old Stone Road

(collectively, the "Property").

We would also like to request that the City Council provide a permanent waiver of lapse of rezoning provision found in Section 2.03(B)(6) of the Unified Development Code. Tanner requests that, if the City Council approves Tanner's rezoning application, the City Council permanently waive the time period requirement under Section 2.03(B)(6) of the Unified Development Code for Tanner to establish the proposed use or initiate development before the failure of which would constitute consent for the City to initiate the process to revert the zoning. Section 2.03(B)(6) of the Unified Development Code states:

6. Lapse of Rezoning

Failure to establish the proposed use or initiate development within one (1) year of the rezoning approval or other time period established by the City Council at the time of the rezoning shall constitute consent by the property owner for the City to initiate the process to revert the zoning through the zoning map amendment process established in this Code. The City Council, at its sole discretion may choose to revert the zoning, retain the existing zoning or grant a limited extension of the zoning for lapsed uses.

This section provides that the City Council can establish an alternative time period for establishing the proposed use or initiating development at the time of rezoning. Tanner requests that the City Council consider permanently waiving the time period for Tanner to establish the proposed use or initiate development before a lapse of rezoning will occur.

Tanner's proposed time schedule and phasing for development of the Property will be on an as needed basis and will be driven by the demand for medical services in the area. The land will likely be used for medical offices sometime in the next five years or as the need for medical services in the area dictates. Tanner is expending a considerable sum of money to in order to acquire the Property so that Tanner will be in a position to expand at a later date to meet the growing needs of the community. Tanner requests that the City Council help Tanner plan for the future by permanently waiving the lapse of rezoning provision in the Unified Development Code.

We thank you for this opportunity to apply for rezoning of the Property and request for a waiver of the lapse of rezoning provision. Should you need any additional information or have any questions or concerns, please do not hesitate to contact Gary Thomas at 770-812-5896 or gathomas@tanner.org.



RA-08-18

RA-01-19

RA-03-19

RA-02-19



CITY OF VILLA RICA

City Council Packet

SUBJECT: RA-08-18 – 821 Dallas Highway

CITY COUNCIL AGENDA DATE: March 12, 2019

DATE: February 12, 2019

PREPARED BY: Bobby C. Elliott, P.E.

FISCAL IMPACT: N/A

ANNUAL –

CAPITAL –

OTHER –

FUNDING SOURCE: N/A

PURPOSE: WGA Ventures, LLC is requesting to rezone the property located at 821 Dallas Highway from General Commercial (GC) to Office-Institutional (OI) for professional services.

BACKGROUND: WGA Ventures, LLC is planning to construct a professional call center that will include this parcel along with 9.00+/- acres they are purchasing from Tanner Medical Center, Inc.

STAFF RECOMMENDATION: Staff recommends approval of this rezoning with the following conditions:

- Permitted uses limited to medical, dental, and professional offices
- All improvements to be installed on the property prior to occupancy
- Ingress and egress shall be permitted only from Dallas Highway.

IMPACT: N/A

MOTION: I make a motion to approve the rezoning request from WGA Ventures, LLC to rezone the property located at 821 Dallas Highway from General Commercial (GC) to Office-Institutional (OI) with the conditions requested by staff.



Planning & Zoning

Community Development Department

RA-08-18

Council Ward: 3

Planning Board Member: Tom Flowers

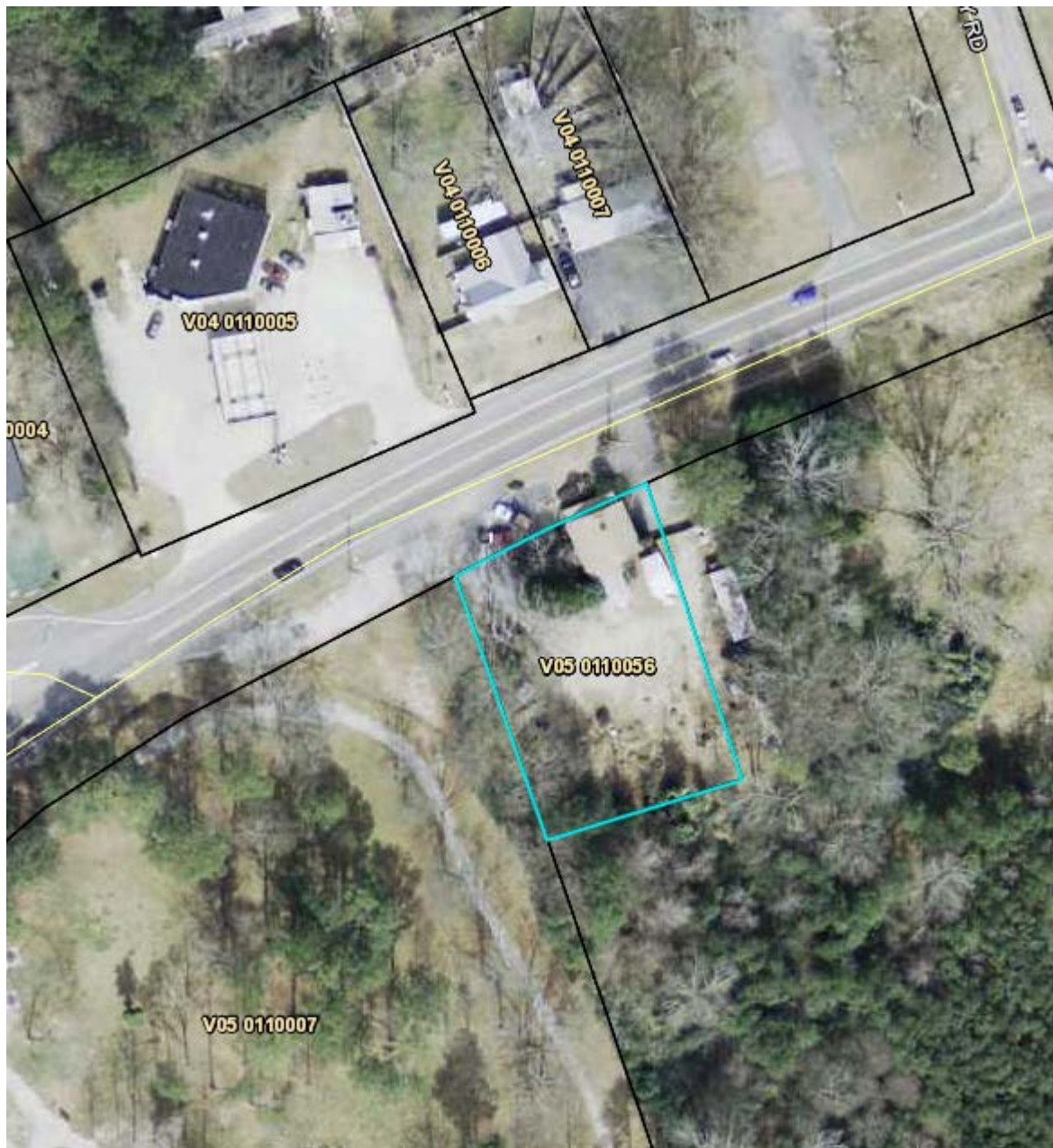
City Council Member: Leslie McPherson

Public Hearing Dates

Planning Commission: March 5, 2019

City Council: March 12, 2019

Request: Rezone to from General Commercial (GC) to Office-Institutional (OI) for medical office purposes.



Applicant: WGA Ventures, LLC
4751 Best Road, Ste 300
Atlanta, GA 30337
(678) 510-4507

Acres: 0.46+/-
Current Land Use: General Commercial (GC)
Future Land Use: Medical Character Area

Parcel Number(s): V05 0110056

Location: 821 Dallas Highway, in Land Lot 193 of the 6th District in Carroll County.

Project Description:

The applicant is requesting to rezone property located at 821 Old Dallas Highway from General Commercial (GC) to Office-Institutional (OI) for a professional office.

Surrounding Properties:

Current Zoning		Land Use
North	General Commercial (GC)	Pharmacy
East	Office-Institutional (OI)	Medical Services
South	Office-Institutional (OI)	Medical Services
West	Office-Institutional (OI)	Medical Services

Rezoning Review Standards:

The Code of the City of Villa Rica, Unified Development Code Section 2.03.B.4, requires all zoning amendment applications to be reviewed based upon the impact of the proposed rezoning with respect to each of the following matters:

A. *Whether the existing zoning was in error at the time of adoption.*

It does not appear that the existing General Commercial zoning designation is in error. The parcel is currently vacant.

B. *Whether the proposed change is consistent with, and in furtherance of, the implementation of the goals and objectives of the Comprehensive Plan, other adopted plans, and the policies, intents and requirements of this Code and other city regulations and guidelines.*

Future Land Use Map

The subject property is currently located within City limits. The Future Land Use Map designations in the surrounding area are Commercial, Public/Institutional, Medical Character Area.

Relation to the Comprehensive Plan Policies:

Economic Development

GOAL: Achieve a growing economy that equitably benefits all segments of Villa Rica.

Objective ED-1: Identify and put in place the prerequisites for quality economic growth.

Policies:

ED-1d: Encourage professional office and service development near Tanner Medical Center.

Objective ED-2: Strengthen and diversify Villa Rica's economic base.

Policies:

ED-2b: Encourage a greater variety of businesses.

ED-2f: Promote businesses that complement other businesses in the region.

ED-2h: Encourage commercial /retail development that will be compatible to existing land uses

Land Use and Growth

GOAL: Maintain a balanced, sustainable land use pattern that accommodates projected growth while fostering community vitality, and maintaining or improving the quality of the built environment.

Objective LU-2: Land Use Compatibility – Mitigate land use transitions to ensure that agricultural, residential, industrial, commercial and environmental lands can serve their intended functions (as determined by the Comprehensive Plan) with minimal interference from adjacent land uses.

Policies:

LU-2a: Require development approvals to be consistent with the Future Land Use Plan (Maps 5a-5e) and other plan directives.

C. Whether there is a community need for and benefit from the proposed rezoning; or

Rezoning the property to Office-Institutional (OI) would complement the existing institutional and medical uses in the vicinity. Tanner Medical facilities are in very close proximity, as well as other medical offices, and the Medical Support Overlay District (MSD). The Medical Support Overlay District was added to the Unified Development Code in 2011 to provide an area in the immediate vicinity of the Tanner Medical Center for future hospital expansion, hospital-related support services and medical uses.

D. Whether the proposed change is consistent with the character of the area in which the proposed rezoning is proposed.

The proposed rezoning is consistent with the character of the area, especially with its proximity to the Medical Support Overlay District. Rezoning this parcel to Office-Institutional (OI) will be consistent with surrounding land uses.

E. Whether the proposed zoning is compatible with the zoning and uses of property nearby.

The proposed zoning is compatible with nearby zoning and uses nearby. Tanner Medical Center, as well as, other smaller medical offices can be found along nearby Dallas Highway and Walnut Drive.

F. Whether the existing zoning is suitable for the development of the uses authorized under the existing zoning classification, will be conducive to proper community planning, and is a logical extension of an existing urban area or growth center.

The existing zoning (GC) would be suitable for Commercial uses in this area. However, because the parcel is in close proximity to Dallas Highway and other medical institutional uses, it is a logical extension of an existing urban area.

- G. Whether the public and community facilities, which may include, but are not limited to, sanitary and storm sewers, water, electrical service, police and fire protection, schools, parks and recreation facilities, roads, libraries, and solid waste collection and disposal, are available and adequate to serve uses authorized under the proposed zoning.**

The subject property is currently provided with community facilities including public sewer and gas. These services should remain available, and seem to be adequate to serve uses authorized under the proposed zoning.

- H. Whether the authorized uses will not adversely affect the capacity or safety of the street network in the vicinity of the property.**

The proposed rezoning should not have a significant impact on the capacity of the road. The property fronts along Dallas Hwy and will become part of the larger adjacent tract as it develops.

Section 4.03 – Parking Standards of the Unified Development Code specifies the following in regards to parking requirements:

Offices (business, medical, dental and professional): 1 per 225 square feet ground floor area (GFA) for single floor designs; 1 per 275 square feet GFA for designs with two or more floors.

- I. Are there potential environmental impacts (e.g., excessive storm water runoff, water pollution, air pollution, noise pollution, excessive lighting, or other environmental harms) of authorized uses will be mitigated.**

Based on the City's and County's available maps, no streams and rivers are located on the site. Therefore, Staff is of the opinion that there are currently no potential environmental impacts.

Staff Comments:

The applicant is requesting a rezoning of the subject property from General Commercial (GC) to Office-Institutional (OI). The proposed use for a medical office should have a relatively low impact on the surrounding residential community, in comparison to other retail and service uses permitted in OI.

Recommendation:

Staff recommendation: **APPROVAL WITH CONDITIONS**

1. Permitted uses limited to business, medical, dental, and professional offices.
2. All improvements to be installed on property prior to occupancy.
3. Ingress and egress shall be permitted only from Dallas Highway.

Public Notifications:

As required by *Article 2, Section 2.01* in the Code of the City of Villa Rica, the public has been notified in *Times-Georgian* on February 14, 2019; a sign has been posted on the subject properties; and all abutting property owners have received notification via certified mail.

Public Response:

In response to the public notifications, residents within the surrounding neighborhoods have not contacted the City at the time of this staff report.

Office of Community Development

Attachments:

1. Application
2. Campaign Disclosure Statement
3. Letter of Intent
4. Property Owner Authorization
5. Warranty Deed
6. Property Plat
7. Location Map
8. Site Photos



APPLICATION FOR
UDC TEXT AMENDMENT / ZONING MAP AMENDMENT

☐ UDC TEXT AMENDMENT ☒ ZONING MAP AMENDMENT

Please complete the blanks with the information requested. If any of the information or required materials is missing or incomplete, the application will not be processed. Also, please note the required information requested on the back of this page.

Date of Application: December 26, 2018

APPLICANT

Applicant Name: WGA Ventures, LLC, a Georgia limited liability company **

Address: 4751 Best Road Ste 300 City: Atlanta State: GA Zip: 30337

Phone: (678) 510 - 4507 Fax: () - Email: balexander@southeasttrans.com

Agent Name: Sam Price

Address: 120 Dixie Street City: Carrollton State: GA Zip: 30117

Phone: (770) 830 - 9000 Fax: (770) 830 - 8232 Email: sprice@priceandpyles.com

Owner Name (If different from applicant): Tanner Medical Center

Address: 705 Dixie Street City: Carrollton State: GA Zip: 30117

Phone: (770) 812 - 9666 Fax: () - Email:

(Note: A notarized statement signed by the property owner(s) authorizing the applicant to make this request shall be attached to the application.)

REZONING REQUEST

Existing Zoning: V050110056-Commercial Requested Zoning: O/I OFFICE-INSTITUTIONAL
V050110039-RD

Ask to combine to tax parcel
V050110008 to become

Property Address: DALLAS HIGHWAY-VR Nearest Intersection: MCCURDY ROAD & SR-61

Present Use of Property: VACANT PRIMARILY

Proposed Use: TELEPHONE CALL CENTER-EMPLOYING UP TO 200 EMPLOYEES

Size of Tract: 9.64 ACRES Land Lot Numbers: 192 & 193 Districts: 6TH

Gross Density: units per acre Net Density: units per acre

Property Tax Parcel Number: V050110056(ALL) V050110008(MOST ALL) V050110039(.33 ACRE OF PARCEL)

(For Office Use Only)

Total Amount Paid \$ Cash Check # Received by:

Application checked by: Date: Map Number(s):

Planning Commission: Approved ☐ Denied ☐ Date: Conditions: No ☐ Yes ☐ How many:

City Council Decision: Approved ☐ Denied ☐ Date: Conditions: No ☐ Yes ☐ How many:

Manager's Signature: Date:

****WITH THE CONSENT AND APPROVAL OF TANNER MEDICAL CENTER, PRESENT HOLDER OF
FEE SIMPLE TITLE TO THE CAPTION PROPERTY.**



CASE # _____
UDC TEXT/ZONING MAP _____

Disclosure of Campaign Contributions

In accordance with the Conflict of Interest in Zoning Act, O.C.G.A., Chapter 36-67A, the following questions must be answered:

Has the applicant¹ made, within two (2) years immediately preceding the filing of this application for rezoning, campaign contributions aggregating \$250 or more or made gifts having in the aggregate a value of \$250 or more to a member of the City Council or Planning Commission who will consider the application?

Yes _____ No ✓

If Yes, the applicant and the attorney representing the applicant must file a disclosure report with the City within ten (10) days after this application is first filed. Please supply the following information that will be considered as the required disclosure:

Council/Planning Commission Member Name	Dollar amount of Campaign Contribution	Description of Gift \$250 or greater given to Board Member

We certify that the foregoing information is true and correct, this 12th day of Dec, 20 18.

WGA Ventures, LLC
Applicant's Name -- Printed

By: Steve R. Adams
Signature of Applicant

Sam D. Price
Applicant's Attorney, if applicable -- Printed

Sam Price
Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 12th day of December, 20 18.



Kimberly M. McKnight
Notary Public

1. Applicant means any individual or business entity (corporation, partnership, limited partnership, firm enterprise, franchise, association, or trust) applying for rezoning or other action.



CASE # _____
UDC TEXT/ZONING MAP

Disclosure of Campaign Contributions

In accordance with the Conflict of Interest in Zoning Act, O.C.G.A., Chapter 36-67A, the following questions must be answered:

Has the applicant¹ made, within two (2) years immediately preceding the filing of this application for rezoning, campaign contributions aggregating \$250 or more or made gifts having in the aggregate a value of \$250 or more to a member of the City Council or Planning Commission who will consider the application?

Yes _____ No ✓

If **Yes**, the applicant and the attorney representing the applicant must file a disclosure report with the City within ten (10) days after this application is first filed. Please supply the following information that will be considered as the required disclosure:

Council/Planning Commission Member Name	Dollar amount of Campaign Contribution	Description of Gift \$250 or greater given to Board Member

We certify that the foregoing information is true and correct, this 13th day of Dec., 2018.

WGA Ventures, LLC
Applicant's Name – Printed

By:
Signature of Applicant

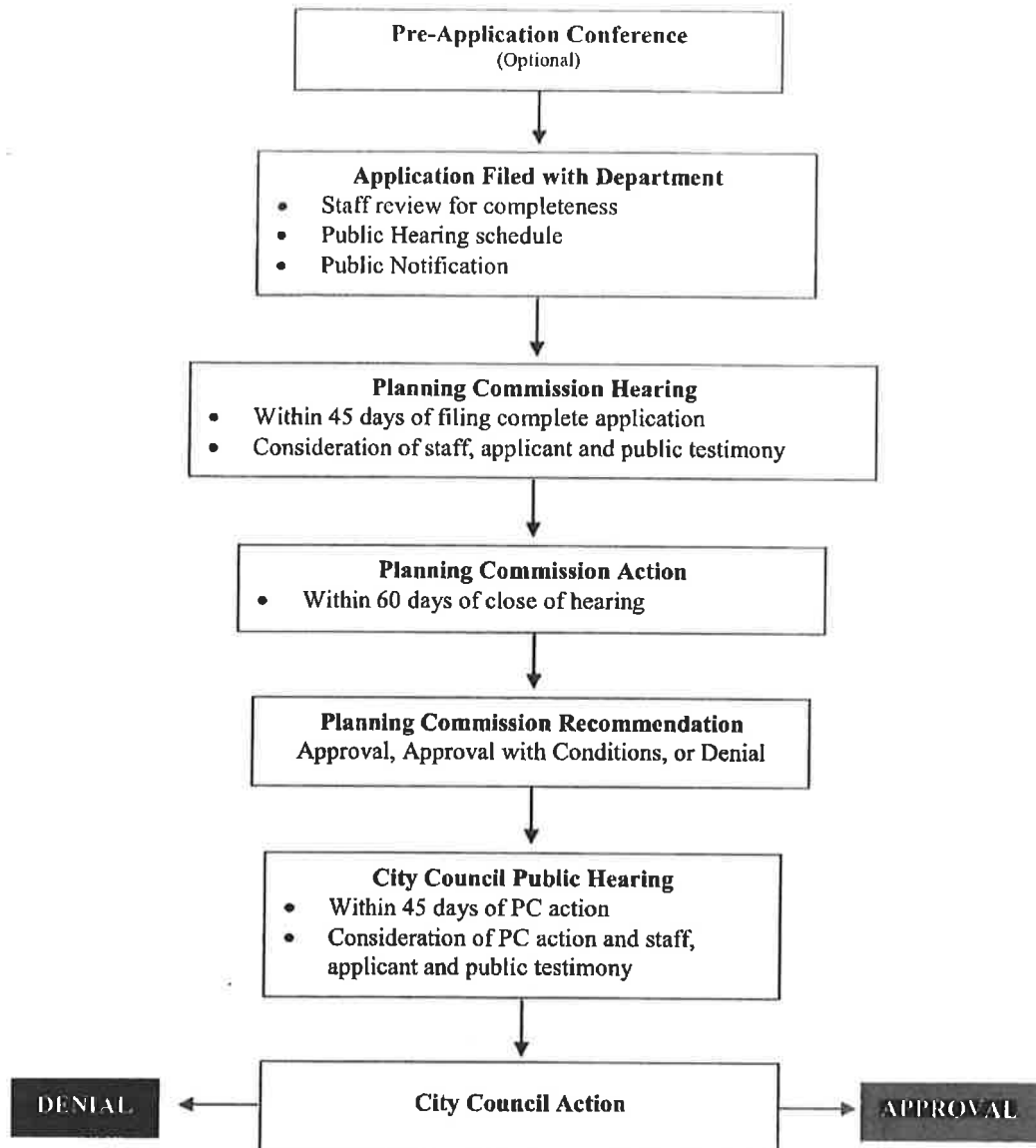
Sam D. Price
Applicant's Attorney, if applicable – Printed

[Signature]
Signature of Applicant's Attorney, if applicable

Sworn to and subscribed before me this 13th day of December, 2018.



1. Applicant means any individual or business entity (corporation, partnership, limited partnership, firm enterprise, franchise, association, or trust) applying for rezoning or other action.



ACKNOWLEDGMENT AND CONSENT OF REZONING APPLICATION

STATE OF GEORGIA
COUNTY OF CARROLL

COMES NOW, Loy Howard, duly authorized agent for TANNER MEDICAL CENTER, INC. (hereinafter referred to as "TMC"), who after being duly sworn does state:

1. That my name is Loy Howard. I am employed by TMC, holding the title of Pres/CEO. I am familiar with the facts contained herein and I am duly authorized to sign and deliver this acknowledgment and consent in support of an application for rezoning being filed with the City of Villa Rica by WGA Ventures, LLC.
2. That TMC is the record title holder of a 10 acre tract of land lying and being within the corporate boundaries of the City of Villa Rica; said 10 acre tract being contained within the bounds of the plat of survey marked as Exhibit "A" attached hereto and by reference incorporated herein (hereinafter the "Property").
3. That TMC has entered into a real estate sales agreement with WGA Ventures, LLC for the purchase of the Property.
4. That per Carroll County tax assessor records, the Property is composed of all of one tax parcel, the majority of a second tax parcel and approximately 0.33 acres of a third tax parcel, all of which have different zoning classifications within the City of Villa Rica.
5. It is the understanding that WGA Ventures, LLC intends to construct a facility on the property that will require a zoning classification of Office-Institutional for the Property as a whole.
6. TMC supports this application for rezoning and consents to the filing and proposed change in zoning classification to Office-Institutional and understands that this Consent will be made a part of the rezoning application filed with the City of Villa Rica.

So stated, this 21 day of December, 2018.

Sworn to and subscribed before me

Kim Gilmer
Notary Public (notary seal)

My commission expires March 19, 2020
Notary Public, Carroll County, GA

Loy Howard
NAME: Loy Howard
TITLE: Pres/CEO

ADDENDUM TO REZONING PETITION

Purpose of Request: It is the Petitioner's intent to use the Caption Property for the construction and operation of an emergency medical communications response center eventually employing approximately 200 employees.

EXHIBITS IN SUPPORT OF REZONING REQUEST

EXHIBIT 1: This is a boundary line survey of the caption property which we are requesting to be zoned O-I in its entirety. This exhibit is in two (2) parts, the first page showing the boundary line only, the second page has a hand drawn representation of the three tax parcels being combined into the caption property, all of which are being requested as an O-I zoning classification.

EXHIBIT 2: Carroll County Tax assessor information sheet for parcel V050110008. This parcel makes up the main body of the Caption Property shown on Exhibit 1 (the survey). It is presently zoned O-I and the Petitioner requests that the zoning classification of this parcel remain the same O-I, with the other parcels being joined to it.

EXHIBIT 3: Carroll County Tax Assessor information sheet for parcel V050110056. This parcel is approximately ½ acre situated on Dallas Highway in the northwest corner of the caption property and the survey attached hereto as Exhibit 1. This parcel is presently zoned Commercial and it is the request of the Petitioner that this parcel be rezoned to O-I.

EXHIBIT 4: Carroll County Tax Assessor information sheet for parcel V050110039. A small sliver of land (approximately 1/3rd of an acre) is taken off the west side of this parcel to be joined to the Caption Property. This parcel is presently zoned as Rural Development. The entirety of this tax parcel is owned by the Tanner Medical Center, which joins in this rezoning request. It is the understanding of the Petitioner that Tanner Medical Center may join this petition to request that the entirety of tax parcel V050110039 be rezoned as a part of this process to the zoning classification of O-I. Exhibit 4, page 2 is an aerial of this tax parcel showing its relationship to the Caption Property. A portion of this tax parcel is now a part of the Villa Rica Public Library.

EXHIBIT 5: Surrounding Property Owners: The lands adjoining the entirety of the boundary lines of the Caption Property are owned by Tanner Medical Center, Inc., which joins in and consents to this Petition; therefore there will be no need for notice of this Petition to be given to adjacent property owners.

VILLA RICA COMMUNITY DEVELOPMENT
PLAT APPROVAL

Community Development Director

Date

LEGEND

- ① IPF - Iron Pin Found (1/2" Rebar Unless Shown Otherwise)
- ② IPF1 - 1/2" Rebar w/ Cop #2935
- ③ IPS - Iron Pin Set (1/2" Rebar w/ Cop #2935)
- ④ CMF - Concrete Monument Found
- P.O.B. - Point of Beginning
- LLC - Land Lot Corner
- R/W - Right of Way
- C/L - Centerline
- QWP - Overhead Power Line
- SSM - Sanitary Sewer Manhole
- UP - Utility Pole
- *** - Wire Fence
- - - - - Chain Link Fence
- - Wood Fence

40' SEPARATION FROM CENTER OF SUBURBAN STREET

STATE ROUTE 61 (AKA) DALLAS HWY.

(VARIABLE R/W)

To the Intersection of the C/L of State Route 61 with the C/L of Punkintown Road.

Now or Formerly
Tanner Medical Center, Inc.
Area being leased by City of Villa Rica
for the Library
This area is shown as directed by
Tanner Medical Center, Inc. Agent

Land Lot 193

Land Lot 192

Note:
This 60' Easement is for use by the
adjoining Library parcel for Ingress, Egress,
and Utilities Installation and maintenance.

Now or Formerly
Tanner Medical Center, Inc.
Deed Book 2952 Page 189
Plot Book 85 Page 283

Now or Formerly
Tanner Medical Center, Inc.
Deed Book 5089 Page 91
Plot Book 58 Page 81

AREA SHOWN:
10.00 ACRES

This Parcel was created by combining Tax
Parcels V05 0110008 & V05 0110056
and then adding 0.291 acre from Tax
Parcel V05 0110039.

Now or Formerly
Tanner Medical Center, Inc.
Deed Book 1010 Page 281
Plot Book 61 Page 279

LINE	BEARING	LENGTH
L1	S 71°12'29" W	60.00'
L2	N 68°03'35" E	60.09'

CURVE	LENGTH	RADIUS	CH. BEARING	CHORD
C1	61.36'	105.00'	N 55°22'33" W	62.40'
C2	174.03'	2109.17'	N 65°28'10" E	174.76'

GENERAL NOTES:

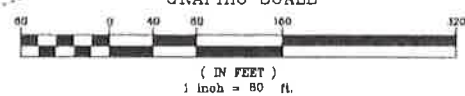
- 1.) SURVEY DONE WITHOUT BENEFIT OF A CURRENT TITLE SEARCH OR COMMITMENT. AS SUCH, LAND USE RESTRICTIONS, SETBACKS, ZONING, EASEMENTS, RIGHTS OF WAY OR OTHER TITLE FACTS MAY EXIST THAT ARE NOT SHOWN.
- 2.) SPECIAL FLOOD HAZARDS DO NOT EXIST FOR SUBJECT PROPERTY PER FIRM MAP 13045C01560, EFFECTIVE DATE SEPTEMBER 19, 2007.
- 3.) UTILITIES SUCH AS ELECTRIC LINES, WATER LINES, GAS LINES, SANITARY SEWER LINES OR WELLS MAY OR MAY NOT EXIST ON SITE AND MAY OR MAY NOT BE SHOWN HEREON.
- 4.) DATE OF FIELD WORK: JUNE, JULY, 2018
- 5.) CURRENT OWNER & VESTING DEED: TANNER MEDICAL CENTER, INC. - DEED BOOK 5004 PAGE 213

Now or Formerly
Tanner Medical Center, Inc.
Deed Book 5004 Page 211

Area being removed from
Tax Parcel V05 0110008
Now or Formerly
Tanner Medical Center, Inc.
Deed Book 5004 Page 213
Plot Book 76 Page 26

Now or Formerly
Tanner Medical Center, Inc.
Deed Book 5076 Page 116

GRAPHIC SCALE



PIONEER LAND SURVEYING
PREPARED BY:
PIONEER LAND SURVEYING
3623 WINDING CREEK ROAD
CARROLLTON, GEORGIA 30116
PHONE: 770-838-1913
FAX: 888-338-7749
Pioneer Land Surveying is a DBA for PLS&S, Inc.
www.plsas.net



SURVEYOR 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 applicable 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.

Surveyor: Lester E. Bell, LS002935 *Lester E. Bell*

CLOSURE STATEMENT

The field data upon which this plat is based has a closure precision of one foot in 74,055 feet, and an angular error of 4 sec. per angle point, and was adjusted using the Least Squares Method.

This plat has been calculated for closure, and is found to be accurate within one foot in 173,829 feet.

This survey was made using a GEOMAX 200M30 Total Station, which reads distances to the nearest 0.007 foot and with direct reading to 5 seconds for angular measurement.

SURVEY FOR:
TANNER MEDICAL CENTER, INC.

BEING IN THE CITY OF VILLA RICA
LAND LOTS 192 & 193 - 6th DISTRICT
CARROLL COUNTY - GEORGIA

DATE: JULY 6, 2018

REVISIONS

FIELD	DRAFTER	PROJECT NO.
JR	LEB	218160-A

NOTE: THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED HEREON. THIS FIRM ASSUMES NO LIABILITY TO THE PERSON, PERSONS, OR ENTITY NOT NAMED HEREON, AND ANY USE BY UNNAMED PARTIES WILL DO SO AT THEIR OWN RISK.

NEW PLAT

V050110056
Parcel 2

LEGEND	
⊙	Iron Pin Found
(1/2" Rebar Unless Shown Otherwise)	
⊙	1/2" Rebar w/ Cap #2935
⊙	Iron Pin Set
(1/2" Rebar w/ Cap #2935)	
⊙	Concrete Monument Found
P.O.B.	Point of Beginning
LLC	Land Lot Corner
LLC	Land Lot Line
R/W	Right of Way
C/L	Centerline
OP	Overhead Power Line
SS	Sanitary Sewer Mainline
UP	Utility Pole
---	Wire Fence
---	Chain Link Fence
---	Wood Fence

RETURNED TO THE CLERK OF SUPERIOR COURT

STATE ROUTE 61 (AKA) DALLAS HWY (VARIABLE R/W)

To the Intersection of the C/L of State Route 61 with the C/L of Parkinson Road

Now or Formerly
Tanner Medical Center, Inc.
Area being leased by City of Villa Rica
for the Library
This area is shown as directed by
Tanner Medical Center, Inc. Agent

Land Lot 193

Land Lot 192

Note:
This 60' Easement is reserved for use by
the adjoining Library parcel for ingress,
egress, and utilities installation and
maintenance.

Now or Formerly
Tanner Medical Center, Inc.
Deed Book 2952 Page 189
Plot Book 85 Page 283

Parcel 3
Approx. 0.33 Ac.

Now or Formerly
Tanner Medical Center, Inc.
Deed Book 5069 Page 91
Plot Book 58 Page 61

Parcel 1

AREA SHOWN:
10.00 ACRES

This Parcel was created by combining Tax
Parcels V05 0110008 & V05 0110056
and then adding 0.291 acre from Tax
Parcel V05 0110039.

Now or Formerly
Vilamed, LLC
Deed Book 1010 Page 289
Plot Book 61 Page 219

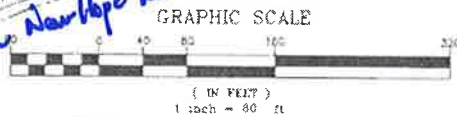
LINE TABLE		
LINE	BEARING	LENGTH
L1	S 71°12'29" W	60.00'
L2	N 85°26'55" E	60.02'

CURVE TABLE			
CURVE	LENGTH	RADIUS	CHORD
C1	83.34'	105.00'	N 55°22'33" W 82.42'
C2	174.63'	2109.17'	N 65°26'55" E 174.76'

GENERAL NOTES:

- 1) SURVEY DONE WITHOUT BENEFIT OF A CURRENT TITLE SEARCH OR COMMITMENT. AS SUCH, LAND USE RESTRICTIONS, SETBACKS, ZONING, EASEMENTS, RIGHTS OF WAY OR OTHER TITLE FACTS MAY EXIST THAT ARE NOT SHOWN.
- 2) SPECIAL FLOOD HAZARDS DO NOT EXIST FOR SUBJECT PROPERTY PER FIRM MAP 13045001560, EFFECTIVE DATE SEPTEMBER 19, 2007.
- 3) UTILITIES SUCH AS ELECTRIC LINES, WATER LINES, GAS LINES, SANITARY SEWER LINES OR WELLS MAY OR MAY NOT EXIST ON SITE AND MAY OR MAY NOT BE SHOWN HEREON.
- 4) DATE OF FIELD WORK: JUNE, JULY, 2018
- 5) CURRENT OWNER & VESTING OFF: TANNER MEDICAL CENTER, INC. - DEED BOOK 5004 PAGE 211

OLD STONE ROAD (40' R/W)
aka. New Hope Rd.



DISCLAIMER STATEMENT
The field data upon which this plat is based has a positional precision of one foot in 74,000 feet, and an angular error of 4 sec. per angle point, and was obtained using the least squares method.

This survey was made using a GEOMAX ZIMMATIC Total Station which reads distances to the nearest 0.0001 foot and with direct reading to 5 seconds for angular measurement.

SURVEY FOR:
TANNER MEDICAL CENTER, INC.
BEING IN THE CITY OF VILLA RICA
LAND LOTS 192 & 193 - 6th DISTRICT
CARROLL COUNTY - GEORGIA

DATE: JULY 6, 2018

FIELD: JLF DATED: 2/18/2018

NOTES: THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS FIRM ASSUMES NO LIABILITY TO OTHER PERSONS OR ENTITIES NOT NAMED HEREON, AND ANY USE BY UNNAMED PARTIES WILL BE AT THEIR OWN RISK.

LEGAL DESCRIPTION FOR V050110056

All that tract and parcel of property lying and being in Land Lots 192 and 193 of the 6th Land District, situate within the corporate limits of the City of Villa Rica and being more particularly described as follows: To find the point of beginning COMMENCE at the point of intersection of the centerline of Georgia Highway 61 (said road having a 100 foot right of way) with the centerline of Paulding Street, aka Old Town Road (as projected); thence running South 33 degrees 57 minutes 39 seconds West 153.51 feet to an iron pin on the southerly right of way Georgia Highway 61; thence running along said right of way the following courses and distances North 48 degrees 59 minutes 55 seconds East 118.44 feet; North 56 degrees 56 minutes 24 seconds East 98.65 feet; North 62 degrees 27 minutes 45 seconds East 176.21 feet to an iron pin and the TRUE POINT OF BEGINNING; thence continuing along the aforementioned right of way North 65 degrees 52 minutes 41 seconds East 117.04 feet to an iron pin; thence leaving said right of way and running South 19 degrees 45 minutes 36 seconds East 179.88 feet to an iron pin; thence running South 71 degrees 31 minutes 46 second West 117.94 feet to an iron pin; thence running North 19 degrees 10 minutes 22 seconds West 168.33 feet back to the point of beginning.

Said property is shown and delineated as an out-parcel labeled "N/F Dickerson" on a plat of survey entitled "Survey for Tanner Medical Center, Inc.", dated 7/2/2004, prepared by Keck & Wood, Inc., certified by Russell S. Shadrix, GRLS # 2874 and recorded in Plat Book 85, page 283 of the Public Land Records of Carroll County, Georgia.

In the year 2018 said property bears tax identification number V050110056.

VILLA RICA COMMUNITY DEVELOPMENT
PLAT APPROVAL:
 This plat meeting all requirements of the City of
 Villa Rica is hereby approved for recording

Community Development Director Date

LEGEND

- ① IPF - Iron Pin Found (1/2" Rebar Unless Shown Otherwise)
- ② IPF1 - 1/2" Rebar w/ Cap #2935
- ③ IPF2 - Iron Pin Set (1/2" Rebar w/ Cap #2935)
- ④ CMF - Concrete Monument Found
- P.O.C. - Point of Commencement
- P.O.B. - Point of Beginning
- LLC - Land Lot Line
- LL - Land Lot Line
- R/W - Right of Way
- C/L - Centerline
- ⑤ - Easement Over the
- ⑥ - Sanitary Sewer Manhole
- ⑦ - Utility Pole
- ⑧ - Wire Fence
- ⑨ - Chain Link Fence
- ⑩ - Wood Fence

STATE ROUTE 61 (AKA) DALLAS HWY. (VARIABLE R/W)

To the Intersection of the C/L of State Route 61 with the C/L of Punkintown Road.

Now or Formerly
 Tanner Medical Center, Inc.
 Area being leased by City of Villa Rica
 for the Library
 This area is shown as directed by
 Tanner Medical Center, Inc. Agent

Note:
 This 80' Easement is for use by the
 adjoining Library parcel for ingress, egress,
 and utilities installation and maintenance.

Now or Formerly
 Tanner Medical Center, Inc.
 Deed Book 5069 Page 91
 Plat Book 58 Page 81

AREA SHOWN:
 10.00 ACRES

This Parcel was created by combining Tax
 Parcels V05 0110008 & V05 0110056
 and then adding 0.291 acre from Tax
 Parcel V05 0110039

Now or Formerly
 Tanner Medical Center, Inc.
 Deed Book 1010 Page 281
 Plat Book 61 Page 270

Now or Formerly
 Tanner Medical Center, Inc.
 Deed Book 5076 Page 116

Now or Formerly
 Tanner Medical Center, Inc.
 Deed Book 5004 Page 213

LINE	BEARING	LENGTH
1.1	S 75°12'29" W	60.00'
1.2	N 69°03'55" E	69.92'
1.3	S 17°53'02" E	162.50'
1.4	S 85°07'55" E	70.36'
1.5	S 69°54'40" W	24.28'
1.6	N 17°53'09" W	199.55'
1.7	N 17°20'12" E	50.00'

CURVE	LENGTH	RADIUS	CH BEARING	CHORD
C1	63.36	105.00	N 55°22'33" W	62.40
C2	174.83	2102.17	S 65°26'15" W	174.78
C3	37.03	195.00	S 27°39'10" E	36.84
C4	60.82	4252.75	S 67°47'41" W	60.82
C5	52.58	55.00	N 45°16'25" W	50.60

GENERAL NOTES:

- 1.) SURVEY DONE WITHOUT BENEFIT OF A CURRENT TITLE SEARCH OR COMMITMENT. AS SUCH, LAND USE RESTRICTIONS, SETBACKS, ZONING, EASEMENTS, RIGHTS OF WAY OR OTHER TITLE FACTS MAY EXIST THAT ARE NOT SHOWN.
- 2.) SPECIAL FLOOD HAZARDS DO NOT EXIST FOR SUBJECT PROPERTY PER FIRM MAP 13045001560, EFFECTIVE DATE SEPTEMBER 18, 2007.
- 3.) UTILITIES SUCH AS ELECTRIC LINES, WATER LINES, GAS LINES, SANITARY SEWER LINES OR WELLS MAY OR MAY NOT EXIST ON SITE AND MAY OR MAY NOT BE SHOWN HEREON.
- 4.) DATE OF FIELD WORK: JUNE, JULY, 2018
- 5.) CURRENT OWNER & VESTING DEED: TANNER MEDICAL CENTER, INC. - DEED BOOK 5004 PAGE 213

GRAPHIC SCALE



PIONEER LAND SURVEYING
 PREPARED BY:
 PIONEER LAND SURVEYING
 963 WHOOPING CREEK ROAD
 CARROLLTON, GEORGIA 30116
 PHONE: 770-838-1919
 FAX: 888-838-7789
 Pioneer Land Surveying is
 a DBA for PLSS, Inc.
 www.plsng.net



Note:
 This 50' Easement is for use by the
 subject property for ingress, egress, and
 utilities installation and maintenance.

CLOSURE STATEMENT
 The field data upon which this plat is
 based has a closure precision of one
 foot in 74,055 feet, and an angular
 error of 4 sec. per angle point, and
 was adjusted using the Least Square
 Method.
 This plot has been calculated for
 closure, and is found to be accurate
 within one foot in 173,629 feet.
 This survey was made using a GEOMAX
 ZOOM30 Total Station, which reads
 distances to the nearest 0.007 foot
 and with direct reading to 5 seconds
 for angular measurement.

SURVEY FOR:
TANNER MEDICAL CENTER, INC.
 BEING IN THE CITY OF VILLA RICA
 LAND LOTS 192 & 193 - 6th DISTRICT
 CARROLL COUNTY - GEORGIA

DATE:	JULY 6, 2018	
FIELD:	DRAFTER:	PROJECT NO.
JR	LEB	218180-A

REVISIONS

NOTE: THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED HEREON. THIS FIRM ASSUMES NO LIABILITY TO THE PERSON, PERSONS, OR ENTITY NOT NAMED HEREON, AND ANY USE BY UNNAMED PARTIES WILL DO SO AT THEIR OWN RISK.

SURVEYOR 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 applicable 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.

Surveyor: Lester E. Bell, LS002935

EXHIBIT A

**LEGAL DESCRIPTION FOR PORTION OF V050110039 BEING COMBINED
AS PART OF THE 10 ACRE TRACT**

All that tract and parcel of property lying and being in Land Lot 192 of the 6th Land District, situate within the corporate limits of the City of Villa Rica and being more particularly described as follows: To find the point of beginning COMMENCE at that point marking the intersection of the centerline of State Route 61 with the centerline of Punkintown Road; thence running South 65 degrees 36 minutes 22 seconds West 1012.98 feet to an iron pin on the southerly right of way of State Route 61; thence running South 18 degrees 47 minutes 31 seconds East 425.00 feet to an iron pin; thence running North 71 degrees 16 minutes 35 seconds East 186.53 feet to the TRUE POINT OF BEGINNING; thence running North 71 degrees 16 minutes 35 seconds East 55.76 feet to an iron pin; thence running South 11 degrees 25 minutes 33 seconds East 458.53 feet to an iron pin; thence running North 18 degrees 24 minutes 37 seconds West, 454.82 feet back to the point of beginning.

Said property is more particularly shown and depicted on a plat of survey entitled "Survey for: Tanner Medical Center, Inc.", dated 7/6/2018, prepared by Pioneer Land Surveying, certified by Lester E. Bell, a true and correct copy of which is marked as Exhibit "A" attached hereto and by reference incorporated herein. Said tract is shown as a triangular sliver of land off the east line of the main body of property shown on said plat and is marked as "0.291 Acre".

The above described property is a portion the tract bearing map and parcel number V050110039

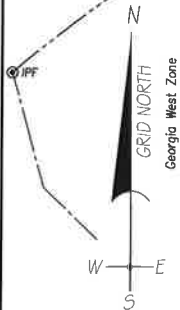
**VILLA RICA COMMUNITY DEVELOPMENT
PLAT APPROVAL:**
This plat meeting all requirements of the City of
Villa Rica is hereby approved for recording.

Community Development Director Date

RESERVED FOR THE CLERK OF SUPERIOR COURT

LEGEND

- ⊙ IPF - Iron Pin Found
- ⊙ (1/2" Rebar Unless Shown Otherwise)
- ⊙ IPF1 - 1/2" Rebar w/ Cap #2935
- ⊙ IPS - Iron Pin Set
- ⊙ (1/2" Rebar w/ Cap #2935)
- ⊠ CMF - Concrete Monument Found
- P.O.C. - Point of Commencement
- P.O.B. - Point of Beginning
- LLC - Land Lot Corner
- LL - Land Lot Line
- R/W - Right of Way
- C/L - Centerline
- ⊕ OHP - Overhead Power Line
- ⊕ Sanitary Sewer Manhole
- ⊕ Utility Pole
- ⊕ Wire Fence
- ⊕ Chain Link Fence
- ⊕ Wood Fence



LINE TABLE		
LINE	BEARING	LENGTH
L1	S 71°12'29" W	60.09'
L2	N 68°03'55" E	60.09'
L3	S 17°53'02" E	162.58'
L4	S 65°07'55" E	20.36'
L5	S 69°34'46" W	24.28'
L6	N 17°53'02" W	180.55'
L7	N 17°20'12" E	50.00'

CURVE TABLE				
CURVE	LENGTH	RADIUS	CH. BEARING	CHORD
C1	63.36	105.00	N 55°22'33" W	82.40
C2	174.83	2109.17	S 65°26'15" W	174.78
C3	37.03	105.00	S 27°59'10" E	36.84
C4	40.82	4232.75	S 67°47'41" W	40.82
C5	52.58	55.00	N 45°16'25" W	50.60

GENERAL NOTES:

- 1.) SURVEY DONE WITHOUT BENEFIT OF A CURRENT TITLE SEARCH OR COMMITMENT. AS SUCH, LAND USE RESTRICTIONS, SETBACKS, ZONING, EASEMENTS, RIGHTS OF WAY OR OTHER TITLE FACTS MAY EXIST THAT ARE NOT SHOWN.
- 2.) SPECIAL FLOOD HAZARDS DO NOT EXIST FOR SUBJECT PROPERTY PER FIRM MAP 13045C0156D, EFFECTIVE DATE SEPTEMBER 19, 2007.
- 3.) UTILITIES SUCH AS ELECTRIC LINES, WATER LINES, GAS LINES, SANITARY SEWER LINES OR WELLS MAY OR MAY NOT EXIST ON SITE AND MAY OR MAY NOT BE SHOWN HEREON.
- 4.) DATE OF FIELD WORK: JUNE, JULY, 2018
- 5.) CURRENT OWNER & VESTING DEED: TANNER MEDICAL CENTER, INC. - DEED BOOK 5004 PAGE 213 & DEED BOOK 4711 PAGE 291



PREPARED BY:
PIONEER LAND SURVEYING
963 WHOOPIING CREEK ROAD
CARROLLTON, GEORGIA 30116
PHONE: 770-838-1919
FAX: 888-838-7789
Pioneer Land Surveying is
a DBA for PLSWG, Inc.
www.plswg.net



SURVEYOR 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 applicable 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.

Surveyor: Lester E. Bell, LS002935

Lester E. Bell

Note:
This 50' Easement is for use by the subject property for Ingress, Egress, and Utilities installation and maintenance.

CLOSURE STATEMENT

The field data upon which this plat is based has a closure precision of one foot in 74,055 feet, and an angular error of 4 sec. per angle point, and was adjusted using the Least Square Method.

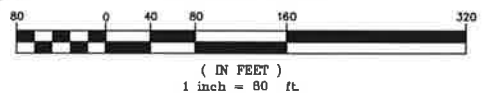
This plat has been calculated for closure, and is found to be accurate within one foot in 150,567 feet.

This survey was made using a GEOMAX ZOOM30 Total Station, which reads distances to the nearest 0.007 foot and with direct reading to 5 seconds for angular measurement.

**AREA SHOWN:
9.64 ACRES**

This Parcel was created by combining Tax Parcels V05 0110008 & V05 0110056 and then dividing off 1.041 Acres as shown on an adjoining plat.

GRAPHIC SCALE



SURVEY FOR:

TANNER MEDICAL CENTER, INC.

BEING IN THE CITY OF VILLA RICA
LAND LOTS 192 & 193 - 6th DISTRICT
CARROLL COUNTY - GEORGIA

DATE: JANUARY 31, 2019

REVISIONS

FIELD	DRAFTER	PROJECT NO.
JR	LEB	218160A2

NOTE: THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED HEREON. THIS FIRM ASSUMES NO LIABILITY TO THE PERSON, PERSONS, OR ENTITY NOT NAMED HEREON, AND ANY USE BY UNNAMED PARTIES WILL DO SO AT THEIR OWN RISK.



Summary

Parcel Number V05 0110008
 Location Address 843 DALLAS RD
 Legal Description 11.39AC/DALLAS RD VR7
 (Note: Not to be used on legal documents)
 Class E5-Exempt
 (Note: This is for tax purposes only, Not to be used for zoning.)
 Tax District VILLA RICA (District 03)
 Millage Rate 32.705
 Acres 11.39
 Homestead Exemption No (\$0)
 Landlot/District 192 / 06
 Water Public
 Sewer Public Sewer
 Electric Electricity
 Gas Pipe Gas
 Topography Level
 Drainage Good
 Road Class City
 Parcel Road Access Paved



[View Map](#)

Owner

TANNER MEDICAL CENTER INC
 705 DIXIE ST
 ATTN:TIM MCDONALD
 PROPERTY MANAGER
 CARROLLTON, GA 30117

Tax Commissioner Link

[Click here for tax information.](#)

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Exempt	ACRE \$60000	Acres	496,148	0	0	11.39	0

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Paving: Asphalt	2016	0x0 / 17250	0	

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
8/17/2009	4617 005	76 26	\$0	Quitclaim	WHITE BROTHERS DEV I	TANNER MEDICAL CENTER INC
8/17/2009	4617 002	76 26	\$725,000	Exempt/Govt/Utility Sale	WHITE BROTHERS DEV I	TANNER MEDICAL CENTER INC
10/2/2001	1628 119	76 26	\$0	Quitclaim	CHASTAIN FRANCES EST	WHITE BROTHERS DEV I
10/2/2001	1628 118	76 26	\$400,000	Fair Market Sale	CHASTAIN W D EST	WHITE BROTHERS DEV I
7/23/1998	1063 207		\$0	Right o Way/Easement	CHASTAIN W D	CHASTAIN W D
6/24/1994			\$0	Not Fair Market		CHASTAIN W D

Valuation

	2018	2017	2016	2015
Previous Value	\$683,400	\$683,400	\$683,400	\$683,400
Land Value	\$683,400	\$683,400	\$683,400	\$683,400
+ Improvement Value	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0
Current Value	\$683,400	\$683,400	\$683,400	\$683,400

Photos

No data available for the following modules: Rural Land, Conservation Use Rural Land, Residential Improvement Information, Commercial Improvement Information, Mobile Homes, Prebill Mobile Homes, Permits, Sketches.

EXHIBIT 2



Summary

Parcel Number V05 0110056
Location Address 821 DALLAS HWY
Legal Description .46AC 821 DALLAS HWY V7 VR7
 (Note: Not to be used on legal documents)
Class E5-Exempt
 (Note: This is for tax purposes only. Not to be used for zoning.)
Tax District VILLA RICA (District 03)
Millage Rate 32.705
Acres 0.46
Homestead Exemption No (\$0)
Landlot/District 193 / 06
Water Public
Sewer Public Sewer
Electric Electricity
Gas Pipe Gas
Topography Level
Drainage Good
Road Class City
Parcel Road Access Paved



[View Map](#)

Owner

TANNER MEDICAL CENTER INC
 705 DIXIE ST
 ATTN:TIM MCDONALD
 PROPERTY MANAGER
 CARROLLTON, GA 30117

Tax Commissioner Link

[Click here for tax information.](#)

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Exempt	FRONT FOOT \$400	Front Feet	19,800	110	180	0.46	0

Permits

Permit Date	Permit Number	Type
04/30/2013	13VRDM0007	DEMOLITION

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
2/18/2010	4711 293	85 283	\$0	Quitclaim	DICKERSON DARLENE A & HOWARD ANNA E	TANNER MEDICAL CENTER INC
2/18/2010	4711 291	55 174	\$137,000	Exempt/Govt/Utility Sale	DICKERSON DARLENE A & HOWARD ANNA E (JTRS)	TANNER MEDICAL CENTER INC
7/5/1997	4510 074	55 174	\$0	Part Interest	DICKERSON DARLENE A	DICKERSON DARLENE A & ANNA E (JTRS)
1/31/1996	907 255	55 174	\$37,600	Fair Market Sale		DICKERSON DARLENE A
3/24/1988	591 036		\$0	Not Fair Market		DURDEN THOMAS & B

Valuation

	2018	2017	2016	2015
Previous Value	\$42,240	\$42,240	\$42,240	\$42,240
Land Value	\$42,240	\$42,240	\$42,240	\$42,240
+ Improvement Value	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0
= Current Value	\$42,240	\$42,240	\$42,240	\$42,240

Photos

No data available for the following modules: Rural Land, Conservation Use Rural Land, Residential Improvement Information, Commercial Improvement Information, Mobile Homes, Accessory Information, Prebill Mobile Homes, Sketches.

EXHIBIT 3



qPublic.net Carroll County, GA

9.56 AC

Summary

Parcel Number V05 0110039
 Location Address 215 OLD STONE RD
 Legal Description 9.56 AC/OLD STONE RD VR7/11
 (Note: Not to be used on legal documents)
 Class E5-Exempt
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Tax District VILLA RICA (District 03)
 Millage Rate 32.705
 Acres 9.56
 Homestead Exemption No (\$0)
 Landlot/District 192/06
 Water Public
 Sewer Public Sewer
 Electric Electricity
 Gas Pipe Gas
 Topography Rolling
 Drainage Good
 Road Class City
 Parcel Road Access Paved

[View Map](#)

Owner

TANNER MEDICAL CENTER INC
 705 DIXIE ST
 CARROLLTON, GA 30117

Tax Commissioner Link

[Click here for tax information](#)

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Exempt	ACRE \$7500	Acres	416,434	0	0	9.56	0

Permits

Permit Date	Permit Number	Type
04/30/2013	13VRDM0003	DEMOLITION
10/08/2003	3150	OUTBUILDING

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
3/1/2012	5069 091	58 81	\$620,000	Exempt Govt/Utility Sale	WALDREP GEORGIA F EASTERWOOD & THOMAS L	TANNER MEDICAL CENTER INC
7/21/2008	4359 142	58 81	\$0	Quitclaim	EASTERWOOD GEORGIA F	WALDREP GEORGIA F EASTERWOOD & THOMAS L
10/4/1996			\$0	Gift/Love & Affection	EASTERWOOD JERRY G	EASTERWOOD GEORGIA F
7/7/1996	959 362	58 81	\$0	Corrective Deed	EASTERWOOD JERRY G	EASTERWOOD JERRY G
7/7/1995	883 221		\$114,000	Fair Market Sale	BAGLEY M L	EASTERWOOD JERRY G & GEORGIA (TRS)

Valuation

	2018	2017	2016	2015
Previous Value	\$71,700	\$71,700	\$71,700	\$71,700
Land Value	\$71,700	\$71,700	\$71,700	\$71,700
Improvement Value	\$0	\$0	\$0	\$0
Accessory Value	\$0	\$0	\$0	\$0
Current Value	\$71,700	\$71,700	\$71,700	\$71,700

No data available for the following modules: Rural Land, Conservation Use Rural Land, Residential Improvement Information, Commercial Improvement Information, Mobile Homes, Accessory Information, Prebill Mobile Homes, Photos, Sketches.

EXHIBIT 4



Overview



Legend

- ☐ Parcels
- ☐ Roads
- ☐ City Labels

Parcel ID	V05 0110039	Owner	TANNER MEDICAL CENTER INC	Last 2 Sales			
Class Code	Exempt		705 DIXIE ST	Date	Price	Reason	Qual
Taxing District	VILLA RICA		CARROLLTON GA 30117	3/1/2012	\$620000	EG	U
	VILLA RICA	Physical Address	215 OLD STONE RD	7/21/2008	0	QC	U
Acres	9.56	Assessed Value	Value \$71700				
(Note: Not to be used on legal documents)							

Date created: 12/11/2018
Last Data Uploaded: 12/11/2018 8:50:15 AM

Developed by Schneider
GEOSPATIAL

EXHIBIT 4, page 2



RA-08-18

RA-01-19

RA-03-19

RA-02-19



CITY OF VILLA RICA

City Council Packet

SUBJECT: South Dogwood Street Asphalt Repair

CITY COUNCIL AGENDA DATE: March 12, 2019

DATE: February 26, 2019

PREPARED BY: Bobby C. Elliott, P.E.

FISCAL IMPACT: N/A

ANNUAL –

CAPITAL –

OTHER –

FUNDING SOURCE: Water and Sewer Operating Budget Line Item #505-4440-541450

PURPOSE: To select an asphalt contractor to repair South Dogwood after sewer repairs were completed.

BACKGROUND: Villa Rica Sewer Collection Department recently completed a major repair to the sewer system along a 300 feet stretch of South Dogwood through the intersection of South Candler Street. Three bid proposals have been obtained to repair the street. Bids were received from Magnum Paving of Villa Rica for \$17,003.00; RP Paving from Villa Rica for \$11,682.00; and a quote from JW Paving from Carrollton for \$15,705.00.

STAFF RECOMMENDATION: Staff recommends accepting the bid proposal from RP Paving for the low bid price of \$11,682.00

IMPACT: N/A

MOTION: I make a motion to accept to low bid from RP Paving to repair South Dogwood for the submitted price of \$11,682.00.



RP Paving Solutions, LLC

106 Three West Parkway

Villa Rica, GA 30180

Office Phone: 678-840-4088

PROPOSAL

Date:

Proposal No.:

2/25/2019

17559

Customer Name / Address:

Villa Rica Public Works
Jeremy Dukes
571 West Bankhead Highway
Villa Rica, GA 30180

Phone: 770-550-6088

Job Name / Location:

West View Dr Asphalt

Project Manager Contact Info.:

Craig 770-294-6981

Due to the recent volatility of the crude oil market, prices are subject to change prior to commencement of your project. Notification of any changes in pricing will be submitted prior to mobilization.

Item	Description	Qty/Yds.	Price	Total
Saw-Cut Repair	West View Dr Asphalt Villa Rica, GA Saw-cut and remove (320) sq. yds. of damaged asphalt pavement at (3) area(s) and dispose of off site. Clean surrounding area and vertical edges. Compact remaining aggregate base and apply a liquid tack coat to all vertical edges. Pave area(s) with up to 4" of 9.5mm asphalt and compact. Price does not include the repair or replacement of any unstable base or sub-base structures. #1 = 38x20 #2 = 38x17 #3 = 140x10	1	11,682.00	11,682.00
04 - Referral	Referral Customer		0.00	0.00
Project Total:			\$11,682.00	
There shall be a one (1) year guarantee on the material and all workmanship, except as applied to cracks. The guarantee shall be limited to the replacement of the material and application of the same. Property owner indemnifies RP Paving Solutions from any and all claims except those due to negligence.				

Please sign below for acceptance:

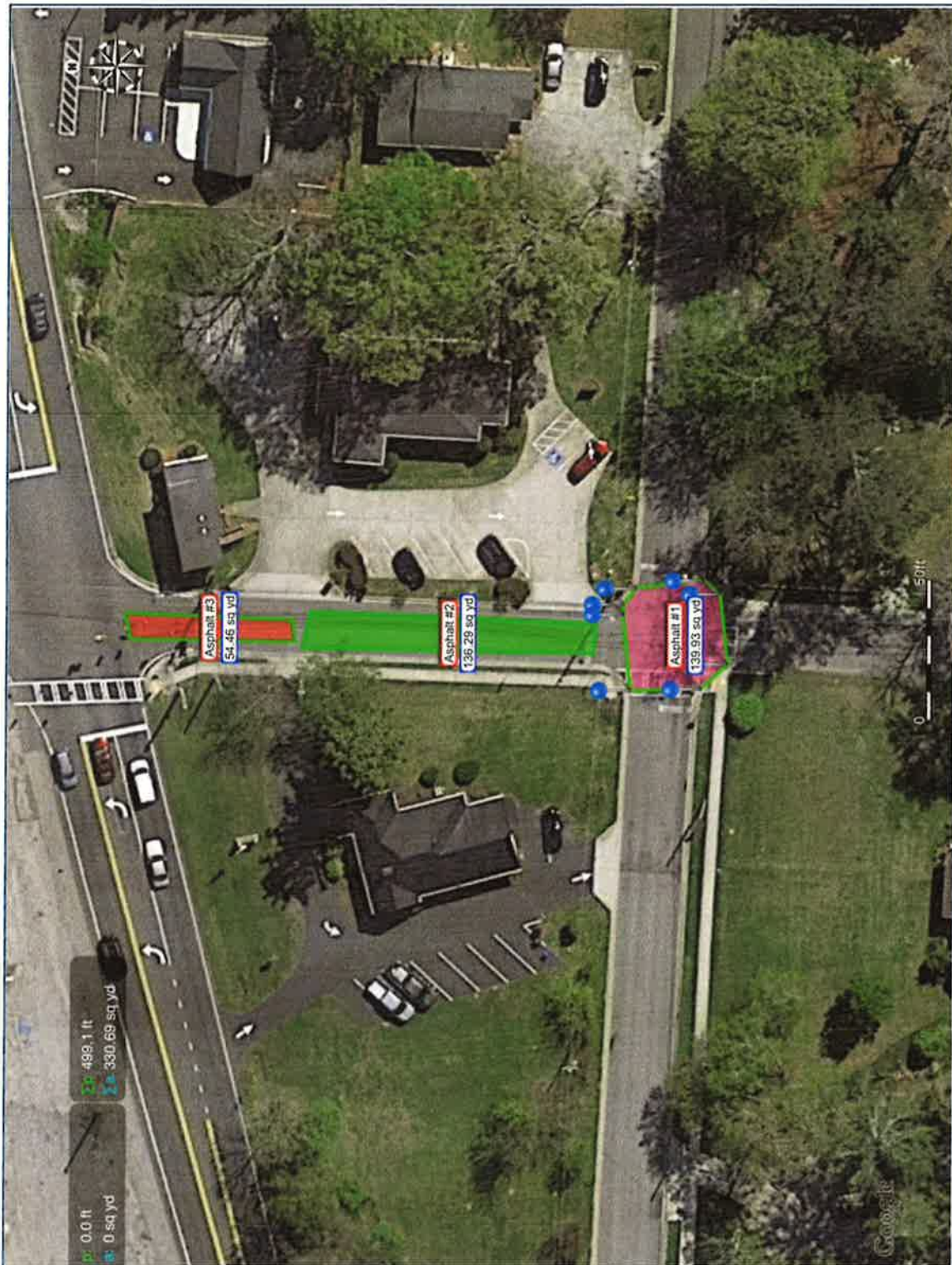
Sign Here: _____

Westview 1

Generated by Wheel it Off on Feb 26, 2019 at 8:58:33 AM

Perimeter: 499.1 ft

Area: 330.69 sq yd



Jeremy Dukes

From: Johnny Wilson <jwpavingcontractors@gmail.com>
Sent: Monday, February 25, 2019 2:57 PM
To: Jeremy Dukes
Subject: South Dogwood St.

Follow Up Flag: FollowUp
Flag Status: Flagged

JW Paving Contractors, LLC
137 Laurel Lakes Drive
Carrollton, Ga 30116
Saw cut edges remove 4" rock base and replace with 4" asphalt topping.
\$15,705.00

Thanks
Johnny Wilson
404-379-8402

JW Paving Contractors, LLC

137 Laurel Lakes Drive

Carrollton, Ga 30116

Saw cut edges remove 4" rock base and replace with 4" asphalt topping.

\$15,705.00

Thanks

Johnny Wilson

404-379-8402

Magnum Paving, LLC
1836 Carrollton Villa Rica Hwy,
Suite 209
Villa Rica, GA 30180
(770) 919-0911
info@magnumpavingga.com
http://MagnumPavingGa.com



PROPOSAL

ADDRESS

City of Villa Rica
571 W. Bankhead Hwy.
Villa Rica, GA 30180

PROPOSAL # 4454

DATE 02/19/2019

EXPIRATION DATE 03/19/2019

JOB NAME

South Dogwood Repair

ACTIVITY	QTY	RATE	AMOUNT
Services Road Repair: -Sawcut and straighten edge. Excavate 4" of existing Base and haul off-site, Apply 4" of 9.5mm Type 2 Topping. **Quantity in Square Yards** **Price includes re-striping with traffic paint**	350	48.58	17,003.00

Tyler Dickinson (404) 754-6326
tyler@magnumpavingga.com General Manager
Kelly Dickinson (678) 614-0178
kelly@magnumpavingga.com Sales Representative
Garrett Yerkey (404) 580-6677
garrett@magnumpavingga.com Project Manager/Estimator

TOTAL

\$17,003.00

Accepted By

Accepted Date



CITY OF VILLA RICA

City Council Packet

SUBJECT: Punkintown Road Restriping and Raised Pavement Markers

CITY COUNCIL AGENDA DATE: March 12, 2019

DATE: March 1, 2019

PREPARED BY: Bobby C. Elliott, P.E.

FISCAL IMPACT: N/A

ANNUAL –

CAPITAL –

OTHER –

FUNDING SOURCE: Street Department Maintenance Budget #100-4210-522240

PURPOSE: To select an asphalt striping contractor to restripe and install raised pavement markers on Punkintown Road from Shoreline Pkwy to Hwy 61.

BACKGROUND: The Punkintown Road pavement striping has become faded to a point that, especially at night and when raining, it is hard to maintain a vehicle in the proper lane. Both centerline and edge line striping needs to be renewed. Also, raised pavement markers along the centerline should be installed as well. We have received two bid quotations to complete this work. RP Paving has submitted a bid in the amount of \$27,460.00 and Highway Services, Inc. has submitted a bid for the amount of \$16,698.99.

STAFF RECOMMENDATION: Staff recommends accepting the bid proposal from Highway Services, Inc. for the low bid price of \$16,698.99.

IMPACT: N/A

MOTION: I make a motion to accept to low bid from Highway Services, Inc. for the low bid amount of \$16,698.99. Funding for the work will come from the Street Department operating budget.



RP Paving Solutions, LLC

106 Three West Parkway

Villa Rica, GA 30180

Office Phone: 678-840-4088

PROPOSAL

Date: Proposal No.:

2/28/2019

17572

Customer Name / Address:

Villa Rica Public Works
Jeremy Dukes
571 West Bankhead Highway
Villa Rica, GA 30180

Phone: 770-550-6088

Job Name / Location:

Pumpkintown Thermo

Project Manager Contact Info.:

Craig 770-294-6981

Due to the recent volatility of the crude oil market, prices are subject to change prior to commencement of your project. Notification of any changes in pricing will be submitted prior to mobilization.

Item	Description	Qty/Yds.	Price	Total
	Pumpkintown Thermo To Dallas, GA			
Thermo 5" White	Linear ft of 5" thermoplastic striping- White Edge Lines	9,600	1.05	10,080.00
Thermo 5" Double Yellow	Linear ft of 5" thermoplastic striping - Double Yellow	4,800	3.00	14,400.00
Thermo Arrow 2	Type 2 thermoplastic arrows	4	120.00	480.00
Thermo Stop Bar	Thermoplastic stop bar	4	100.00	400.00
RPMs Installation - Lump Sum	Lump Sum for RPM installation - Types 1	140	15.00	2,100.00
05 - Existing	Existing Customer		0.00	0.00

Project Total: \$27,460.00

There shall be a one (1) year guarantee on the material and all workmanship, except as applied to cracks. The guarantee shall be limited to the replacement of the material and application of the same. Property owner indemnifies RP Paving Solutions from any and all claims except those due to negligence.

Please sign below for acceptance:

Sign Here: _____



DBE /WBE CERTIFIED
www.HighwayServices.net
678-838-9920

REVISED QUOTE

BID DATE: 1/16/2019

Dear Contractor:

Please find the Items you requested for the project listed below.

PROJECT:

COUNTY: CARROLL
ROAD: PUNKINTOWN RD

STRIPING NOTES:

Price includes material, layout and labor for the installation of pavement markings, thermo & paint, in accordance with project plans & specifications. The striping prices include one (1) mobilization. Any additional mobilizations will be \$950.00 each. Fifteen (15) day notice required for mobilization of striping crew. If required, retroreflectivity testing will be billed \$350.00 per trip.

GENERAL NOTES:

This quote valid for sixty (60) days.

Prices include material, labor, insurance and bond or pro-rata share of bond may be deducted. Our bond rate is 1%.

ITEM #	QUANTITY	DESCRIPTION	UNIT	UNIT AMT		TOTAL
150-1000	1	TRAFFIC CONTROL	LS	#####	\$	1,100.00
653-0120	4	THERMO PVMT MARKING ARROW TP 2	EA	\$ 92.45	\$	369.80
653-1501	10827	THERMO SOLID TRAF STRIPE 5 IN WHITE	LF	\$ 0.64	\$	6,929.28
653-1502	10542	THERMO SOLID TRAF STRIPE 5 IN YELLOW	LF	\$ 0.64	\$	6,746.88
653-1704	48	THERMO SOLID TRAF STRIPE 24 IN WHITE	LF	\$ 4.71	\$	226.08
653-3501	85	THERMO SKIP TRAF STRIPE 5 IN WHITE	GLF	\$ 0.65	\$	55.25
654-1001	264	RPM, TP1	EA	\$ 4.55	\$	1,201.20
653-3501	15	RPM, TP3	EA	\$ 4.70	\$	70.50

NOTE #1: PRICING DOES NOT INCLUDE THE REMOVAL OF EXISTING STRIPING.

STRIPING TOTAL: \$ 16,698.99

If the above is acceptable, please print, sign and date in the space provided above and fax back to our office at (678)838-9941. Or email to Chandra@HighwayServices.Net

Thank you,



Agenda Item: _____

CITY OF VILLA RICA

City Council Meeting Agenda Item Cover Sheet

SUBJECT: *Aqua-Aerobic Disk Filter*
AGENDA DATE: *March 12th, 2019*

DATE PREPARED: *February 27, 2019*
PREPARED BY: *Dean Zeigler, WWTP Manager*

AMOUNT: *\$220,760.00*
GL ACCOUNT #: *322-4330-541440 & 505-4330-541300*
FUNDING SOURCE: *DSPLOST & WS*
BUDGETED ITEM? *Yes*

PURPOSE: To purchase a second Aqua-Aerobic Disk Filter for the North Water Pollution Control Plant (WPCP).

BACKGROUND: We currently have one Disk Filter in operation at the North WPCP that does a good job of helping us to meet our compliance parameters. However, it has been in service for six years and in need of maintenance. Given the current set up we do not have the ability to by-pass it or take it out of service if something should break down. A second Disk Filter would allow us to have redundancy with our tertiary treatment and allow us to properly alternate them and service them which will extend the life of both filters.

STAFF RECOMMENDATION: Purchase an Aqua-Aerobic Disk Filter for \$220,760.00. Allowing us to operate more constantly, and to continue to stay in compliance with the EPD,

IMPACT: Should the existing Filter go down we have no backup for filtration which would cause us to violate our permit.

MOTION: I make the motion to authorize the purchase of an Aqua-Aerobic Disk Filter for \$220,760 to be installed at the North Water Pollution Control Plant from Aqua-Aerobic the sole source provider.



AQUA-AEROBIC SYSTEMS, INC.
A Metawater Company

January 24, 2019

Correspondence ID#: AAL-38780
Villa Rica
Attn: Dean Zeigler, Superintendant
185 Barber Industrial Court
Villa Rica, Georgia 30180
USA
Ph# 404-548-9444
Email: dzeigler@villarica.org

Project: VILLA RICA NORTH WWTP, GA
RE: Proposal # 151985 dated January 24, 2019
AASI Project ID# 110762B

Enclosed please find our proposal package for the AquaDisk® Cloth Media Filter equipment, freight, and supervision services for the above referenced project.

We appreciate the opportunity to submit our proposal for this project and look forward to discussing it with you in detail. Please feel free to contact me (phone: 815-639-4465; email: mnora@aqua-aerobic.com) or our sales representative firm (listed below) if you have any questions regarding our proposal.

Sincerely,

Mike Nora
Project Application Engineer

CC: Templeton & Associates / ph#: 770/614-8550 / fx#: 770/614-5992
Stanley Mize / stanley@templeton-associates.com
Aqua-Aerobic Systems, Inc.
Paul Nelson / PNelson@aqua-aerobic.com



AQUA-AEROBIC SYSTEMS, INC.
A Metawater Company

Proposal#: 151985

TO: Villa Rica
185 Barber Industrial Court
Villa Rica
Georgia 30180
USA

PROJECT: VILLA RICA NORTH WWTP, GA

ATN: Dean Zeigler, Superintendent

PROPOSAL DATE: January 24, 2019

CC: Templeton & Associates / ph#: 770/614-8550 / fx#: 770/614-5992
Stanley Mize

Aqua-Aerobic Systems - Regional Manager / ph#: 815/639-4554 / fx#: 815/654-2508
Paul Nelson

The following Notes apply to Aqua-Aerobic Systems' proposal:

- We are pleased to quote, for acceptance within 90 days of the proposal date, prices and terms on equipment listed below.
- Equipment will be furnished by Aqua-Aerobic Systems, Inc. with unloading of goods, civil work, and installation by the Buyer.
- The equipment/goods furnished by Aqua-Aerobic Systems will be as described in this proposal.

Cloth Media Filters

AquaDisk Tanks/Basins

1 AquaDisk Model # ADFP-54x4E-PC Package Filter Painted Steel Tank(s) consisting of:

- 4 disk tank(s) will be painted steel, estimated dry weight is 10,750 lbs., and estimated operating weight is 49,350 lbs..
- The tank finish will be:
Interior: Near white sandblast (SSPC-SP10), painted with Tnemec N69 polyamide epoxy (color safety blue) 2 coats 4-6 mils each for 8-12 mils DFT.
Exterior: Commercial sandblast (SSPC-SP6), painted Tnemec N69 Hi-Build Epoxoline II (color safety blue) 2 coats 3-4 mils each, 1 coat Tnemec 1075 Endura-Shield II, 2-3 mils for 8-11 mils DFT.
- 304 stainless steel effluent seal plate weldment(s).
- 3" threaded brass ball valve(s).

AquaDisk Centertube Assemblies

1 Centertube Assembly(ies) consisting of:

- 304 stainless steel centertube weldment(s).
- U.H.M.W. polyethylene multi-segment driven sprocket(s).
- Dual wheel carrier assembly(ies).
- Single wheel rider assembly(ies).
- Centertube end support bearing kit(s).
- Viton V-ring effluent port\centertube seal(s).
- Disk segment 304 stainless steel support rods.
- Neoprene media sealing gaskets.
- Pile cloth media and non-corrosive support frame assemblies.

AquaDisk Drive Assemblies

1 Drive System Assembly(ies) consisting of:

- Gearbox(es) with three phase 1/2 HP drive motor(s).
- Acetal drive chain(s) with 304 stainless steel link pins.
- Chain guard weldment(s).
- Warning label(s).
- Adjustable drive bracket weldment(s).
- Stationary drive bracket weldment(s).
- Nylon drive sprocket(s).

AquaDisk Backwash/Sludge Assemblies

1 Backwash System Assembly(ies) consisting of:

- 304 stainless steel backwash nozzles.
- PVC sludge collection manifold(s).
- Nylon combination nipple(s).
- Stainless steel backwash nozzle springs.
- 1 1/2" flexible hose.
- 2" flexible hose.
- Stainless steel hose clamps.
- 304 stainless steel backwash collection manifold(s).
- 304 stainless steel union(s).

1 External Piping Assembly(ies) consisting of:

- 2" flexible hose.

1 Backwash Hose Assembly(ies) consisting of:

- 3.75" O.D. high pressure hose.
- 0 to 15 psi pressure gauge(s).
- 0 to 30 inches mercury vacuum gauge(s).
- Vacuum transducer(s).

1 Backwash Support Assembly(ies) consisting of:

- 304 stainless steel backwash support weldment(s).

1 Backwash Pump Installation(s) consisting of:

- Gorman Rupp model 12B20-B, 2HP, premium efficient, 3 phase externally mounted centrifugal pump(s).
- Pump heater kit(s).
- Bronze throttling gate valve(s).
- 2" bronze 3 way ball valve(s).

AquaDisk Instrumentation

1 Pressure Transducer Assembly(ies) consisting of:

- Level sensing pressure transducer(s).
- 304 stainless steel probe mounting bracket(s).
- Float switch(es).

AquaDisk Valves

1 Influent Valve(s) consisting of:

- 10" butterfly valve(s) with gear and handle wheel operator as manufacturer by Nibco or equal.

1 Set(s) of Backwash Valve(s) consisting of:

- 2" full port, three piece, ASTM A351 Grade CF8M stainless steel body ball valve(s), grooved end connections with single phase electric actuator(s). Valve / actuator combination shall be manufactured by TCI / RCI (RCI, a division of Rotork), Nibco, or equal.

1 Sludge Valve(s) consisting of:

- 2" full port, three piece, ASTM A351 Grade CF8M stainless steel body ball valve(s), grooved end connections with

single phase electric actuator(s). Valve / actuator combination shall be manufactured by TCI / RCI (RCI, a division of Rotork), Nibco, or equal.

AquaDisk Controls w/Starters

1 Control Panel Accessories consisting of:

- PVC conduit and fittings.

1 Control Panel(s) consisting of:

- NEMA 4X 304 stainless steel enclosure(s).
- Control panel sun shield.
- Panel heater.
- Temperature transmitter(s).
- Circuit breaker with handle.
- 2 KVA Transformer(s).
- Fuses and fuse blocks.
- Single phase circuit breaker(s).
- Line filter(s).
- GFI convenience outlet(s).
- Control relay(s).
- Selector switch(es).
- Indicating pilot light(s).
- MicroLogix 1400 PLC(s).
- Ethernet switch(es).
- PanelView plus 6 700 color touch screen display(s).
- Operator interface sun shield(s).
- Power supply(ies).
- Motor starter(s).
- Terminal blocks.
- UL label(s).

AquaDisk Engineering

6 Set(s) Documentation for the AquaDisk will be provided as described:

- Engineer's Approval Data (English language).

6 Set(s) Documentation for the AquaDisk will be provided as described:

- Operation & Maintenance Manuals (English language).

AquaDisk Supervision/Freight Domestic

1 Supervision Services and Freight Package(s) for the AquaDisk will be provided as follows:

- 3 Day(s) On Site for MECHANICAL SUPERVISION
- 1 Trip(s) for MECHANICAL SUPERVISION
- FREIGHT TO JOBSITE

The Following General Notes apply to Aqua-Aerobic Systems' Proposal:

- **SCHEDULE:** We expect submittals to be completed and in transit to you within 4-8* weeks after receipt of order with acceptable terms and conditions and guarantee of payment. We expect receipt of approved engineer's submittal with release for manufacture within 4-8 weeks of our transmittal of submittal data. We expect shipment of equipment (transit time excluded) to be approximately 12-14* weeks from our receipt of approved engineer's submittal data and release for manufacture. Schedules may be adjusted at time of order placement, depending upon existing order backlog. *Weeks quoted are actual working weeks.
- Aqua-Aerobic Systems will be closed for the Christmas Holidays beginning approximately December 24, through approximately January 2nd.
- **PRICE ESCALATION INDEX:** Aqua-Aerobic Systems, Inc. reserves the right to re-evaluate the pricing quoted prior to order acceptance if; 1) a purchase order is received after the validity date stated in this proposal or, 2) the

lead times stated in this proposal are exceeded. Any pricing adjustments required shall be based on a published materials cost index specific to the materials proposed.

- **TARIFF PRICE ESCALATION NOTE:** The proposed goods may be affected by the recent U.S. Government proposed tariffs on imported steel and aluminum. Because of this, Aqua-Aerobic Systems reserves the right to re-evaluate the pricing quoted prior to order acceptance if; 1) a purchase order is received past the validity date stated in the proposal or, 2) the total of the quoted lead times stated in this proposal are exceeded. Any pricing adjustments required due to tariff impacts will be based on published material cost indices specific to the affected materials.

- **CONTROLS NON-DISCLOSURE / CONFIDENTIALITY AGREEMENT:** If applicable, Aqua-Aerobic Systems will provide information relating to software documentation to control the treatment system supplied using Aqua-Aerobic Systems' proprietary and/or trade secret information subject to execution of an Aqua-Aerobic "Controls Non-Disclosure / Confidentiality Agreement".

- Additional supervision services can be provided for an additional charge of \$1200/day plus travel and living expenses.

- **INTEGRAL DOCUMENTS:** The following documents are an integral part of Aqua-Aerobic Systems' proposal:

1. Aqua-Aerobic Systems' Design #151985 and Design Notes dated January 22, 2019.

2. Aqua-Aerobic Systems' Drawings numbered 2801619, sheets 1-4.

The Following Mechanical and/or Electrical Notes apply to Aqua-Aerobic Systems' Proposal:

- Valve and line sizes are to be verified by the engineer based on actual line losses.

- Pumps and valves ship loose, unless otherwise specified.

- Filter flow hydraulics and plant's capability to handle the intermittent backwash flow is to be confirmed by the purchaser/purchaser's consulting engineer.

- Some components of the filter are not available in 316 stainless steel. The materials for these components will be provided as described within the equipment listing of this proposal.

- All terminating flanges, valves, etc. will be provided in STANDARD U.S.A. MEASURE. Provisions for conversion from U.S.A. measure to metric measure is the responsibility of the installing contractor/purchaser.

- Motors quoted are direct-on-line start, unless otherwise noted. If Wye start delta run, wire connected, or other special motors are required, this must be clearly stated at time of order. In the event the requirement for a special motor affects the delivery or price quoted, you will be notified at the time of order acceptance.

- Three phase motors will be 460 volt.

- Single phase motors will be 120 volt.

The Following Scope Exclusion Notes apply to Aqua-Aerobic Systems' Proposal:

- Materials and Services not specifically described/itemized in this proposal are not included in the quoted total price, and are to be supplied by the installing contractor/purchaser.

- Freeze protection may be required for outdoor installation in cold weather climates. All such protection, including but not limited to, heat tracing and insulation of pumps and piping, as well as protection against internal tank freezing, shall be provided and installed by the installing contractor.

SCOPE BY PURCHASER/CONTRACTOR:

*Note this is not intended as a complete listing and is provided as a courtesy.

- Unloading and storage.

- Provisions for equipment access.

- Concrete, handrail and all civil works.

- All piping, spool pieces, supports, gaskets and hardware beyond Aqua-Aerobic's equipment terminations.

- Interconnecting piping, wiring and installation.

- All flanges and/or unions in the piping to service the equipment.

- Unless specifically stated above, weir(s) for each filter.

- Electrical conduit, hardware, supports, attachment of cables, wiring and j-boxes (if any) between motors, electrical valves, instruments and the control panel.

- Installation/field wiring of the control panel(s) that ship loose.

- Electrical wiring and supply power.

The Following Commercial Notes apply to Aqua-Aerobic Systems' Proposal:

- **F.O.B. JOBSITE; TITLE AND RISK OF LOSS:** All prices and all shipments of goods are F.O.B. Jobsite City Location. It is the responsibility of the Buyer to unload shipments and utilizing the packing list and bill of lading provided with the shipment notate shortages/damages upon receipt of the shipments and notify Aqua-Aerobic

Systems in writing within 7 days of the shortages/damages to facilitate filing of a freight claim. Delivery of the goods sold hereunder by the carrier shall be deemed delivery to Buyer, and upon such delivery, title to such goods and risk of loss or damage shall be upon Buyer.

- TAXES: State and/or local taxes are not included in the price but will be charged unless we receive a valid resale/exemption certificate.

- PAYMENT TERMS: Subject to credit approval and guarantee of payment, 90% payable Net 30 days from date of each shipment, balance of 10% payable Net 30 days from start-up not to exceed 90 days from date of shipment.

-SCOPE OF SUPPLY NOTE: Aqua-Aerobic Systems' scope of supply and pricing is as described in this proposal including the listed Integral Documents, terms and conditions of sale, and is based upon the Aqua Aerobic Systems' design #151985 dated January 22, 2019. Please refer to the proposal notes for equipment terminations and items not included in the proposal which are to be provided by the Buyer. Engineer's submittal data will be prepared using these proposed goods and services, and the submittal approved by the Consulting Engineer will become an integral part of the scope of supply under the contract resulting from this offer. Any additions or deletions to the scope of supply will be presented as change orders.

- TRADEMARKS: Aqua-Aerobic®, Aqua-Jet®, Aqua-Jet II®, AquaDDM®, ThermoFlo®, Endura Series®, OxyMix®, Fold-a-Float®, Aqua MixAir®, AquaCAM-D®, AquaSBR®, Aqua MSBR®, AquaPASS®, Aqua BioMax®, AquaEnsure®, Aqua EnduraTube®, Aqua EnduraDisc®, Aqua CB-24®, AquaDisk®, AquaDiamond®, AquaDrum®, Aqua MiniDisk®, Aqua MegaDisk®, AquaPrime®, OptiFiber®, OptiFiber PES-13®, OptiFiber PA2-13, OptiFiber ACR-13®, OptiFiber PES-14®, OptiFiber PF-14®, OptiFiber UFS-9®, Trust the Tag®, AquaABF®, Turbilite®, AquaMB Process®, Aqua-Aerobic® MBR, Aqua UltraFiltration™, Aqua MultiBore®, Aqua Multibore® C-Series, Aqua ElectrOzone®, Aqua ElectrOzone® M-Series, SpareCare®, IntelliPro®, AquaNereda® Aerobic Granular Sludge Technology and the Aqua-Aerobic logo are registered trademarks or pending trademarks of Aqua-Aerobic Systems, Inc. Nereda® is a registered trademark of Royal HaskoningDHV. All other products and services mentioned are trademarks of their respective owners.

GOODS QUOTED ABOVE WILL BE SOLD SUBJECT ONLY TO THE TERMS AND CONDITIONS OF SALE SET FORTH HEREIN. ANY DIFFERENT OR ADDITIONAL TERMS ARE HEREBY OBJECTED TO.

Total Price: \$220,760

TERMS AND CONDITIONS OF AQUA-AEROBIC SYSTEMS, INC. (A Metawater Company)**Page 1 of 2**

This offer and all of the goods and sales of Aqua-Aerobic Systems, Inc. are subject only to the following terms and conditions. The acceptance of any order resulting from this proposal is based on the express condition that the Buyer agrees to all the terms and conditions herein contained. Any terms and conditions in any order, which are in addition to or inconsistent with the following, shall not be binding upon Aqua-Aerobic Systems, Inc. This proposal and any contract resulting therefrom, shall be governed by and construed in accordance with the laws of the State of Illinois, without regard to conflicts of laws principles.

PAYMENT

Unless specifically stated otherwise, quoted terms are Net 30 Days from shipping date. Past-due charges are 1.5% per month and will apply only on any past-due balance. Aqua-Aerobic Systems, Inc. does not allow retainage of any invoice amount, unless authorized in writing by an authorized representative of our Loves Park, Illinois office.

DURATION OF QUOTATION

This proposal of Aqua-Aerobic Systems, Inc. shall in no event be effective more than 30 days from date thereof, unless specifically stated otherwise, and is subject to change at any time prior to acceptance.

SHIPMENT

Shipping dates are not a guarantee of a particular day of shipment and are approximate, being based upon present production information, and are subject to change per the production schedules existing at time of receipt of purchase order. Aqua-Aerobic Systems, Inc. shall not be responsible for any delay in shipment for causes beyond its control including, but not limited to, war, riots, strikes, labor trouble causing interruption of work, fires, other casualties, transportation delays, modification of order, any act of governmental authorities or acts of God. Quoted shipment dates in this proposal are approximate dates goods will be shipped and, unless agreed to in writing by Aqua-Aerobic Systems, Inc., Buyer may not postpone or delay the dates of shipment of goods from our plant or from our supplier's plants beyond the dates set forth in this proposal.

TITLE AND RISK OF LOSS

All prices and all shipments of goods are F.O.B. Aqua-Aerobic Systems, Inc.'s plant at Loves Park, Illinois unless specifically stated otherwise. Delivery of the goods sold hereunder to the carrier shall be deemed delivery to the Buyer, and upon such delivery, title to such goods and risk of loss or damage shall be upon Buyer.

TAXES

Prices quoted do not include any taxes, customs duties, or import fees. Buyer shall pay any and all use, sales, privilege or other tax or customs duties or import fees levied by any governmental authority with respect to the sale or transportation of any goods covered hereby. If Aqua-Aerobic Systems, Inc. is required by any taxing authority to collect or to pay any such tax, duty or fee, the Buyer shall be separately billed at such time for the amounts Aqua-Aerobic Systems, Inc. is required to pay.

INSURANCE

Unless the goods are sold on a CIF basis, the Buyer shall provide marine insurance for all risks, including war and general coverage.

SECURITY

If at any time the financial responsibility of the Buyer becomes unsatisfactory to Aqua-Aerobic Systems, Inc., or Aqua-Aerobic Systems, Inc. otherwise deems itself insecure as to receipt of full payment of the purchase price from Buyer hereunder, Aqua-Aerobic Systems, Inc. reserves the right to require payment in advance or security or guarantee satisfactory to Aqua-Aerobic Systems, Inc. of payment in full of the purchase price.

LIMITATION OF ACTION

No action shall be brought against Aqua-Aerobic Systems, Inc. for any breach of its contract of sale more than two years after the accrual of the cause of action thereof, and, in no event, unless the Buyer shall first have given written notice to Aqua-Aerobic Systems, Inc., of any claim of breach of contract within 30 days after the discovery thereof.

CANCELLATION CLAUSE

No acceptance of this proposal, by purchase order or otherwise, may be modified except by written consent of Aqua-Aerobic Systems, Inc. nor may it be cancelled except by prior payment to Aqua-Aerobic Systems, Inc. the following sums as liquidated damages therefore: 1) If cancellation is prior to commencement of production and prior to the assumption of any obligations by Aqua-Aerobic Systems, Inc. for any materials or component parts, a sum equal to 15% of the total purchase price; 2) If cancellation is after the commencement of production or after the assumption of any obligations by Aqua-Aerobic Systems, Inc. for any materials or component parts, a sum equal to the total of the direct, out-of-pocket expenses incurred to the date of cancellation for labor, machine time, materials and any charges made to us by suppliers for cancellation, plus 30% of the total purchase price. All charges and expenses shall be as determined by Aqua-Aerobic Systems, Inc. In the event any items are used by Aqua-Aerobic Systems, Inc. to fill a subsequent order, then upon receipt of payment for such order, Aqua-Aerobic Systems, Inc. shall pay the Buyer a sum equal to the direct out-of-pocket expenses previously charged and received from Buyer.

PROPRIETARY INFORMATION

This proposal, including all descriptive data, drawings, material, information and know-how disclosed by Aqua-Aerobic Systems, Inc. to Buyer in relation hereto is confidential information intended solely for the confidential use of Buyer, shall remain the property of Aqua-Aerobic Systems, Inc. and shall not be disclosed or otherwise used to the disadvantage or detriment of Aqua-Aerobic Systems, Inc. in any manner.

TERMS AND CONDITIONS OF AQUA-AEROBIC SYSTEMS, INC. (A Metawater Company)

Page 2 of 2

QUALIFIED ACCEPTANCE AND INDEMNITY

In the event the acceptance of this proposal by Buyer either is contingent upon or subject to the approval by any third party such as, but not limited to, a consulting engineer, with respect to goods, parts, materials, descriptive data, drawings, calculations, or any other matter, then upon such approval by any third party, Aqua-Aerobic Systems, Inc. shall have no liability to Buyer or to any third party so long as the goods sold and delivered by Aqua-Aerobic Systems, Inc. conform to this proposal. In the event any such third party requires modifications in the proposal prior to the approval thereof, Aqua-Aerobic Systems, Inc. may at its sole option and without liability to any party elect to cancel this proposal or return the purchase order to Buyer. In the event Aqua-Aerobic Systems, Inc. elects to modify this proposal to conform to the requirements for approval by any third party, Aqua-Aerobic Systems, Inc. in such event shall have no liability to Buyer or to any third party so long as the goods sold and delivered by Aqua-Aerobic Systems, Inc. conform to this proposal as modified.

Buyer agrees to indemnify and save harmless Aqua-Aerobic Systems, Inc. from and against all costs and expenses and liability of any kind whatsoever arising out of or in connection with claims by third parties so long as the goods sold hereunder conform to the requirements of this proposal as approved by any third party.

WARRANTY; LIMITATION OF LIABILITY; AND DISCLAIMER

In return for purchase and full payment for Aqua-Aerobic Systems, Inc. goods, we warrant new goods provided by us to be free from defects in materials and workmanship under normal conditions and use for a period of one year from the date the goods are put into service, or eighteen months from date of shipment (whichever first occurs). If the goods include an "Endura Series" motor, the complete Endura Series unit shall be warranted by Aqua-Aerobic to be free from defects in materials and workmanship under normal conditions and use for three years from the date the product is put into service or 42 months from the date of shipment (whichever occurs first).

OUR OBLIGATION UNDER THIS WARRANTY IS EXPRESSLY AND EXCLUSIVELY LIMITED to replacing or repairing (at our factory at Loves Park, Illinois) any part or parts returned to our factory with transportation charges prepaid, and which our examination shall show to have been defective. Prior to return of any goods or its parts to our factory, Buyer shall notify Aqua-Aerobic Systems, Inc. of claimed defect, and Aqua-Aerobic Systems, Inc. shall have the privilege of examining the goods at Buyer's place of business at or where the goods have otherwise been placed in service. In the event this examination discloses no defect, Buyer shall have no authority to return the goods or parts to our factory for the further examination or repair. All goods or parts shall be returned to Buyer, F.O.B. Loves Park, Illinois. This warranty shall not apply to any goods or part which has been repaired or altered outside our factory, or applied, operated or installed contrary to our instruction, or subjected to misuse, chemical attack/degradation, negligence or accident. This warranty and any warranty and guaranty of process or performance shall no longer be applicable or valid if any product, including any software program, supplied by Aqua-Aerobic Systems, Inc., is modified or altered without the written approval of Aqua-Aerobic Systems, Inc. Our warranty on accessories and component parts not manufactured by us is expressly limited to that of the manufacturer thereof.

THE FOREGOING WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND OF ALL OTHER LIABILITIES AND OBLIGATIONS ON OUR PART, INCLUDING ANY LIABILITY FOR NEGLIGENCE, STRICT LIABILITY, OR OTHERWISE; AND ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE IS EXPRESSLY DISCLAIMED; AND WE EXPRESSLY DENY THE RIGHT OF ANY OTHER PERSON TO INCUR OR ASSUME FOR US ANY OTHER LIABILITY IN CONNECTION WITH THE SALE OF ANY GOODS PROVIDED BY US. THERE ARE NO WARRANTIES OR GUARANTEES OF PERFORMANCE UNLESS SPECIFICALLY STATED OTHERWISE.

UNDER NO CIRCUMSTANCES, INCLUDING ANY CLAIM OF NEGLIGENCE, STRICT LIABILITY, OR OTHERWISE, SHALL AQUA-AEROBIC SYSTEMS, INC. BE LIABLE FOR ANY INCIDENTAL OR CONSEQUENTIAL DAMAGES, COSTS OF CONNECTING, DISCONNECTING, OR ANY LOSS OR DAMAGE RESULTING FROM A DEFECT IN THE GOODS. LIMIT OF LIABILITY: AQUA-AEROBIC SYSTEMS, INC.'S TOTAL LIABILITY UNDER THE ABOVE WARRANTY IS LIMITED TO THE REPAIR OR REPLACEMENT OF ANY DEFECTIVE PART. THE REMEDIES SET FORTH HEREIN ARE EXCLUSIVE, AND OUR LIABILITY WITH RESPECT TO ANY CONTRACT OR SALE, OR ANYTHING DONE IN CONNECTION THEREWITH, WHETHER IN CONTRACT, IN TORT, UNDER ANY WARRANTY, OR OTHERWISE, SHALL NOT, IN ANY CASE, EXCEED THE PRICE OF THE GOODS UPON WHICH SUCH LIABILITY IS BASED.

Final acceptance of this proposal must be given to Aqua-Aerobic Systems, Inc. at their office in Loves Park, Illinois. Please acknowledge acceptance by signing the proposal and returning it to Aqua-Aerobic Systems, Inc.

Accepted by:**Company:** _____**By:** _____ **Date:** _____**Offer Respectfully Submitted,****Mike Nora, Project Application Engineer
Aqua-Aerobic Systems, Inc.**



AQUA-AEROBIC SYSTEMS, INC.
A Metawater Company

Process Design Report

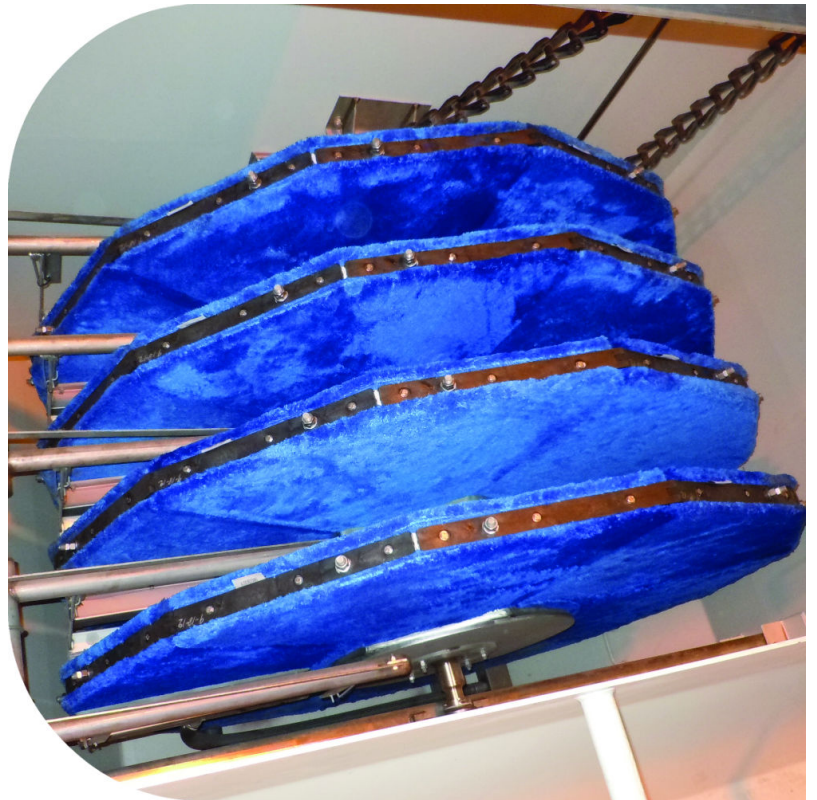
VILLA RICA NORTH WWTP, GA

Design# 151985

Option: Bid Design

AquaDisk®

Cloth Media Filter



January 22nd, 2019

Designed By: Jakob Nowicki

Design Notes

Process/Site

- To achieve an effluent monthly average total phosphorus limit, the biological process, chemical feed systems, and Cloth Media Filters need to be designed to facilitate optimum performance.
- A minimum of twelve (12) daily composite samples per month (both influent and effluent) shall be obtained for total phosphorus analysis.
- Meeting the required total phosphorus final effluent limit is contingent on a secondary effluent total phosphorus concentration of less than or equal to 1.0 mg/l on a daily average basis, a daily average TSS of less than or equal to 15 mg/l, and a maximum TSS concentration of less than or equal to 20 mg/l.
- The majority of secondary effluent phosphorus shall be in a filterable particulate form.
- Chemical feed lines (i.e. metal salts) shall be furnished to each reactor, aerobic digester and dewatering supernatant streams as necessary.
- Chemical addition (i.e. metal salts and polymer) shall be furnished prior to the filter. Adequate rapid mixing must be provided as part of the chemical feed system. The chemical dosage should be flow-paced and controlled to avoid overdosing. Jar testing with various metal salts and polymers is recommended to determine the most effective metal salt and polymer as well as the optimum dosages of each, and to estimate the degree of phosphorus removal that can be achieved. In addition, a pilot study may be required to verify the actual performance capability.
- pH monitoring and control in a range of 6.8-7.2 of the upstream biological reactor is required when adding metal salts.
- The cloth media filter will only remove TP that is associated with the TSS removed by the filter. Solids include both biological and chemical solids. Since only insoluble, particle-associated phosphorous is capable of being removed by filtration with tertiary filtration technology, phosphorous speciation shall be provided by the owner to substantiate the concentrations of soluble and insoluble phosphorous in the filter influent. If the proportions of soluble (unfilterable) and insoluble phosphorous are such that removal to achieve the desired effluent limit is not practical, the owner will provide for proper conditioning of the wastewater, upstream of the filter system, to allow for the required removal.

Filtration

- The cloth media filter recommendation and anticipated effluent quality are based upon influent water quality conditions as shown under "Design Parameters" of this Process Design Report
- The anticipated filtered effluent quality is based on the filter influent conditions as shown under "Design Parameters" of this Process Design Report. In addition, the filter influent should be free of algae and other solids that are not filterable through a nominal 10 micron pore size media. Provisions to treat algae and condition the solids to be filterable are the responsibility of others.
- For this application, pile filter cloth is recommended.
- The cloth media filter has been designed to handle the maximum design flow while maintaining one unit out of service.

Equipment

- Equipment selection is based upon Aqua Aerobic Systems' standard materials of construction and electrical components.
- Aqua-Aerobic Systems, Inc. is familiar with various "Buy American" Acts (i.e. AIS, ARRA, Federal FAR 52.225, EXIM Bank, USAid, PA Steel Products Act, etc.). As the project develops Aqua-Aerobic Systems can work with you to ensure full compliance of our goods with various Buy American provisions if they are applicable/required for the project. When applicable, please provide us with the specifics of the project's "Buy American" provisions.

AquaDISK Tertiary Filtration - Design Summary

DESIGN INFLUENT CONDITIONS

Pre-Filter Treatment: Secondary

Avg. Design Flow = 0.52 MGD = 361.11 gpm = 1968 m³/day

Max Design Flow = 1.04 MGD = 722.2 gpm = 3937 m³/day

<u>DESIGN PARAMETERS</u>	Influent	mg/l	Effluent			
			Required	<= mg/l	Anticipated	<= mg/l
Avg. Total Suspended Solids:	TSSa	15	TSSa	5	TSSa	5
Max. Total Suspended Solids:	TSSm	20	--	--	--	--
Phosphorus:	Total P	1	Total P	0.75	Total P	0.75

AquaDISK FILTER RECOMMENDATION

Qty Of Filter Units Recommended = 2

Number Of Disks Per Unit = 4

Total Number Of Disks Recommended = 8

Total Filter Area Provided = 430.4 ft² = (39.99 m²)

Filter Model Recommended = AquaDisk Package Model 54: 4 Disk Unit

Filter Media Cloth Type = OptiFiber PA2-13

*AquaDISK FILTER CALCULATIONS

Filter Type:

Vertically Mounted Cloth Media Disks featuring automatically operated vacuum backwash . Tank shall include a rounded bottom and solids removal system.

Average Flow Conditions:

Average Hydraulic Loading = Avg. Design Flow (gpm) / Recommended Filter Area (ft²)
= 361.1 / 430.4 ft²
= 0.84 gpm/ft² (2.05 m/hr) at Avg. Flow

Maximum Flow Conditions:

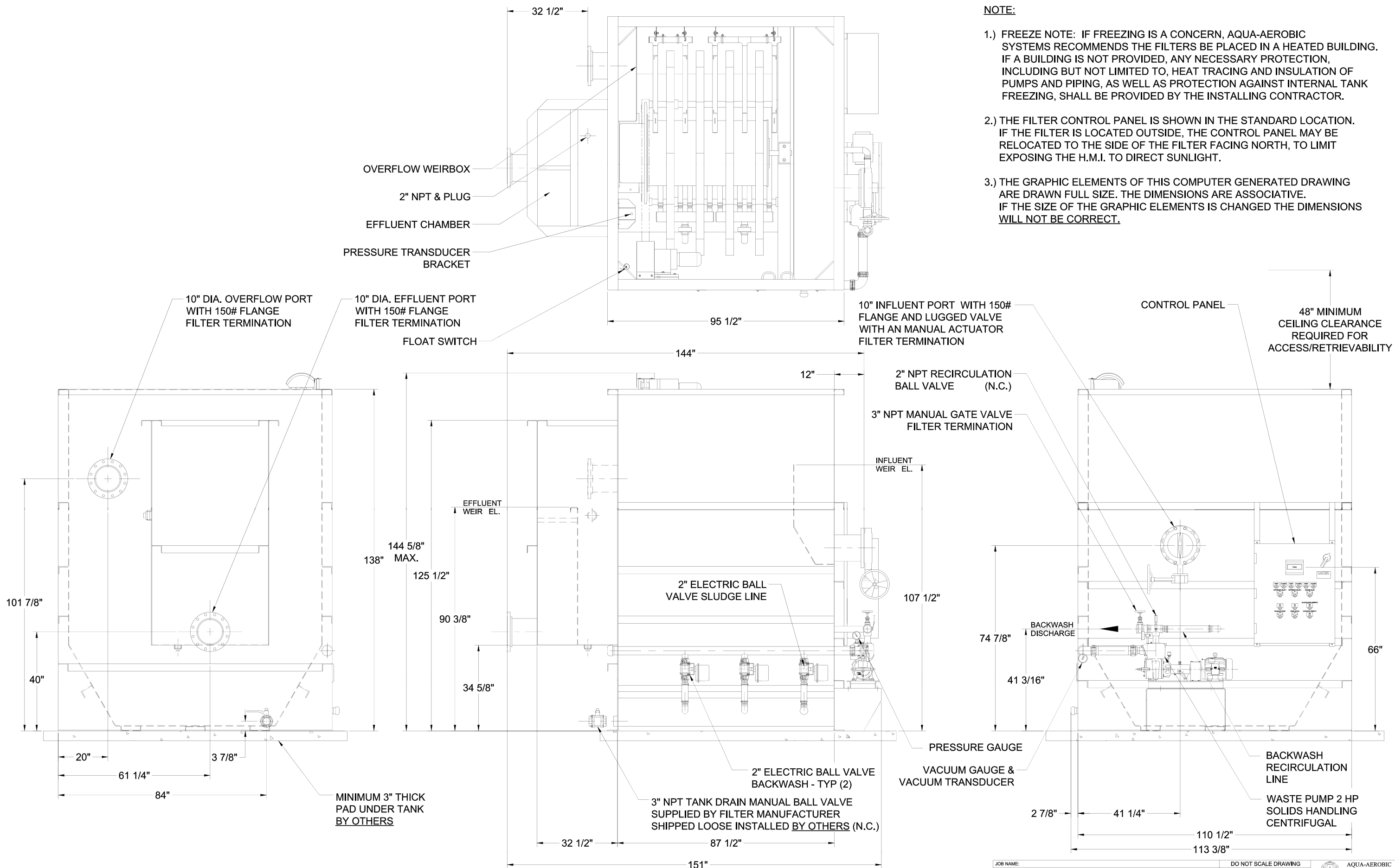
Maximum Hydraulic Loading = Max. Design Flow (gpm) / Recommended Filter Area (ft²)
= 722.2 / 430.4 ft²
= 1.68 gpm/ft² (4.10 m/hr) at Max. Flow

Solids Loading:

Solids Loading Rate = (lbs TSS/day at max flow and max TSS loading) / Recommended Filter Area (ft²)
= 173.5 lbs/day / 430.4 ft²
= 0.40 lbs. TSS /day/ft² (1.97 kg. TSS/day/m²)

The above recommendation is based upon the provision to maintain a satisfactory hydraulic surface loading with (1) unit out of service. The resultant hydraulic loading rate at the Maximum Design Flow is: 3.4 gpm / ft² = (8.2 m/hr)

*The filter loading rates are based on two units in service. Aqua Aerobic Systems' scope is for one (1) AquaDisk unit. The other unit is already in service on site.

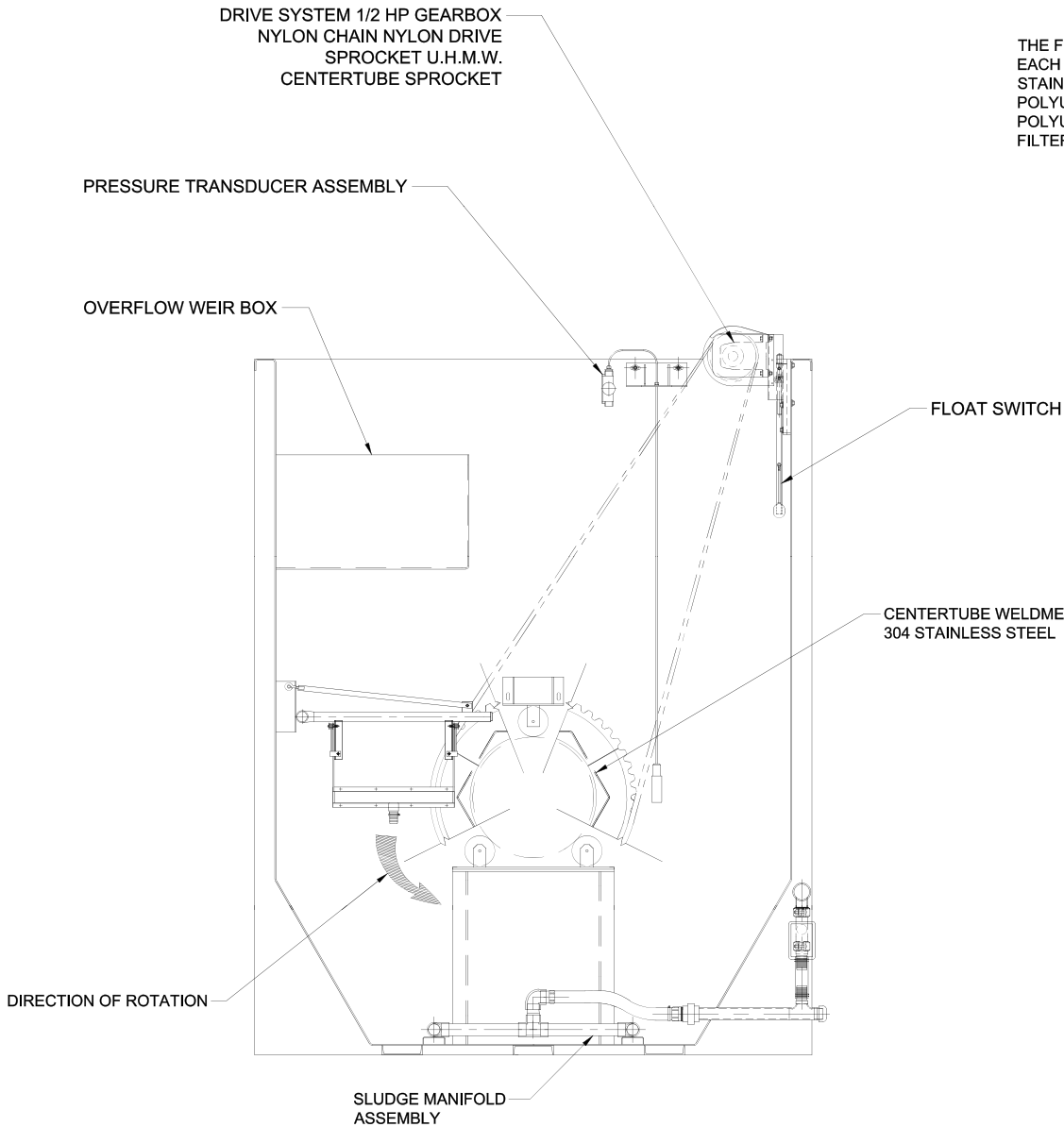


- NOTE:**
- 1.) FREEZE NOTE: IF FREEZING IS A CONCERN, AQUA-AEROBIC SYSTEMS RECOMMENDS THE FILTERS BE PLACED IN A HEATED BUILDING. IF A BUILDING IS NOT PROVIDED, ANY NECESSARY PROTECTION, INCLUDING BUT NOT LIMITED TO, HEAT TRACING AND INSULATION OF PUMPS AND PIPING, AS WELL AS PROTECTION AGAINST INTERNAL TANK FREEZING, SHALL BE PROVIDED BY THE INSTALLING CONTRACTOR.
 - 2.) THE FILTER CONTROL PANEL IS SHOWN IN THE STANDARD LOCATION. IF THE FILTER IS LOCATED OUTSIDE, THE CONTROL PANEL MAY BE RELOCATED TO THE SIDE OF THE FILTER FACING NORTH, TO LIMIT EXPOSING THE H.M.I. TO DIRECT SUNLIGHT.
 - 3.) THE GRAPHIC ELEMENTS OF THIS COMPUTER GENERATED DRAWING ARE DRAWN FULL SIZE. THE DIMENSIONS ARE ASSOCIATIVE. IF THE SIZE OF THE GRAPHIC ELEMENTS IS CHANGED THE DIMENSIONS WILL NOT BE CORRECT.

NOT FOR CONSTRUCTION. REFERENCE ONLY.

DRY WT (LBS)	OPER. WT. (LBS)
10,750	49,350

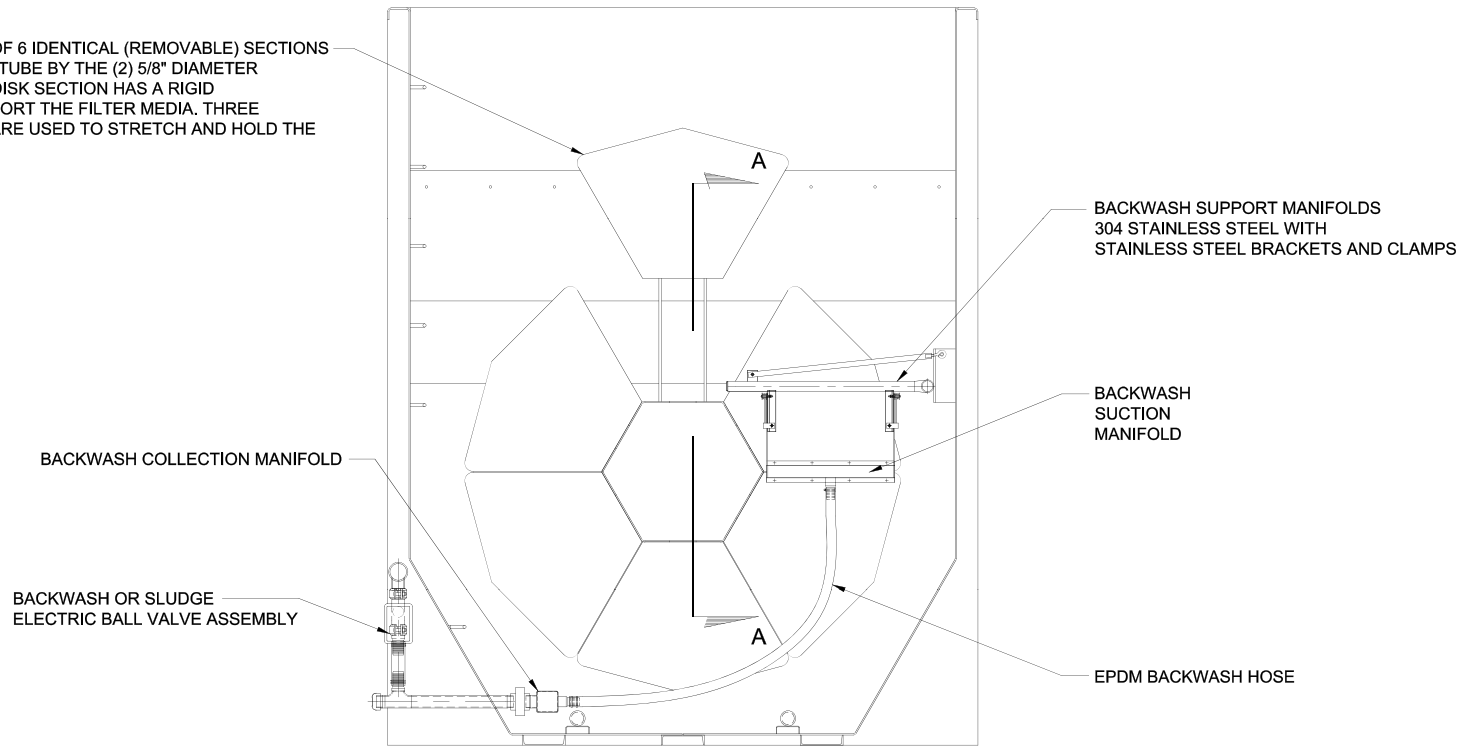
JOB NAME:				DO NOT SCALE DRAWING				 AQUA-AEROBIC SYSTEMS, INC. MANUFACTURERS OF WASTEWATER TREATMENT EQUIPMENT
JOB LOCATION:				DRN BY: DAL		DATE: 01-02-08		
ENGINEERS:				CKD BY:		ACT WT:		
				SCALE:				
				SIMILAR:				
				REF: 2801619				
				HP/SIZE:		SHEET 1		
REF	ECO	DATE	BY	REVISION		TYPE: FILE CLOTH		
		05-04-09	DAL	REVISED & RE-ISSUED		DWG. NO.: 2801638		



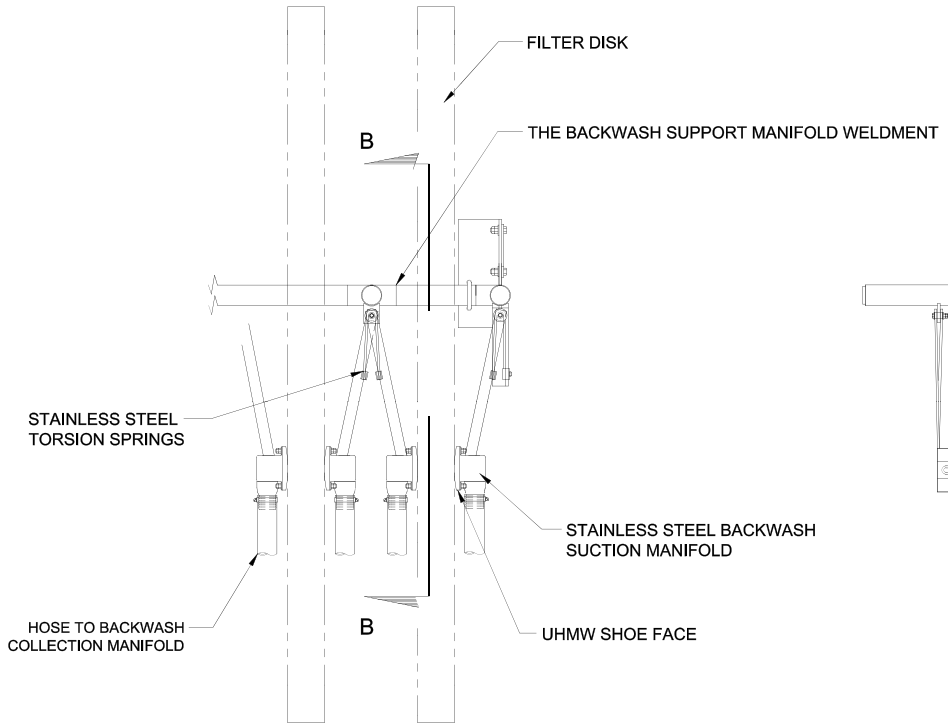
**FRONT MOUNTING AND DRIVE
CROSS SECTION**

NOTE: PORTIONS OF DRIVEN SPROCKET
HAVE BEEN REMOVED FOR CLARITY.

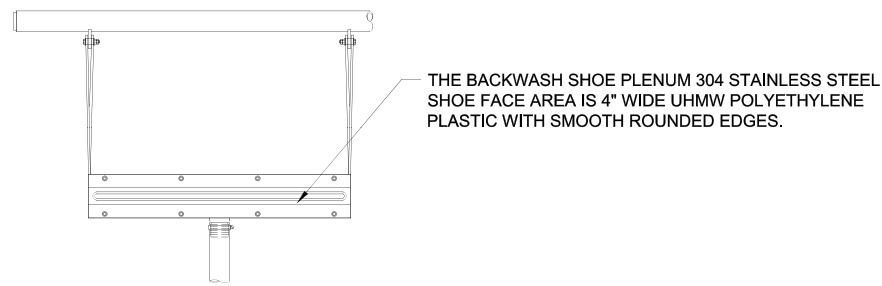
THE FILTER DISK IS COMPOSED OF 6 IDENTICAL (REMOVABLE) SECTIONS
EACH ONE HELD TO THE CENTERTUBE BY THE (2) 5/8" DIAMETER
STAINLESS STEEL RODS. EACH DISK SECTION HAS A RIGID
POLYURETHANE FRAME TO SUPPORT THE FILTER MEDIA. THREE
POLYURETHANE "TACK" STRIPS ARE USED TO STRETCH AND HOLD THE
FILTER MEDIA TO THE FRAME.



BACKWASH MANIFOLD CROSS SECTION



VIEW A-A

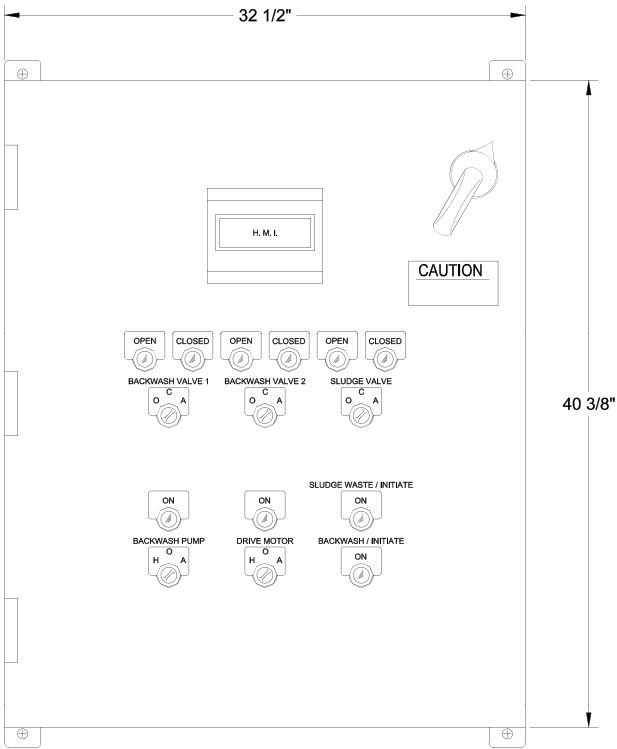


VIEW B-B

NOT FOR CONSTRUCTION. REFERENCE ONLY.

JOB NAME:				DO NOT SCALE DRAWING				 AQUA-AEROBIC SYSTEMS, INC. MANUFACTURERS OF WASTEWATER TREATMENT EQUIPMENT
JOB LOCATION:				DRN BY: DAL	DATE: 01-02-08			
ENGINEERS:				CKD BY:	ACT WT:			
				SCALE:				
				SIMILAR:				
				REF: 2801619				AQUADISK FILTER L.H. MODEL ADFP-54x4E-PC
				HP/SIZE:				VIEWS AND DETAILS
REF	ECO	05-04-09	DAL	REVISED & RESSUED				SHEET 2
		DATE	BY	REVISION	TYPE: PILE CLOTH			DWG. NO.: 2801638

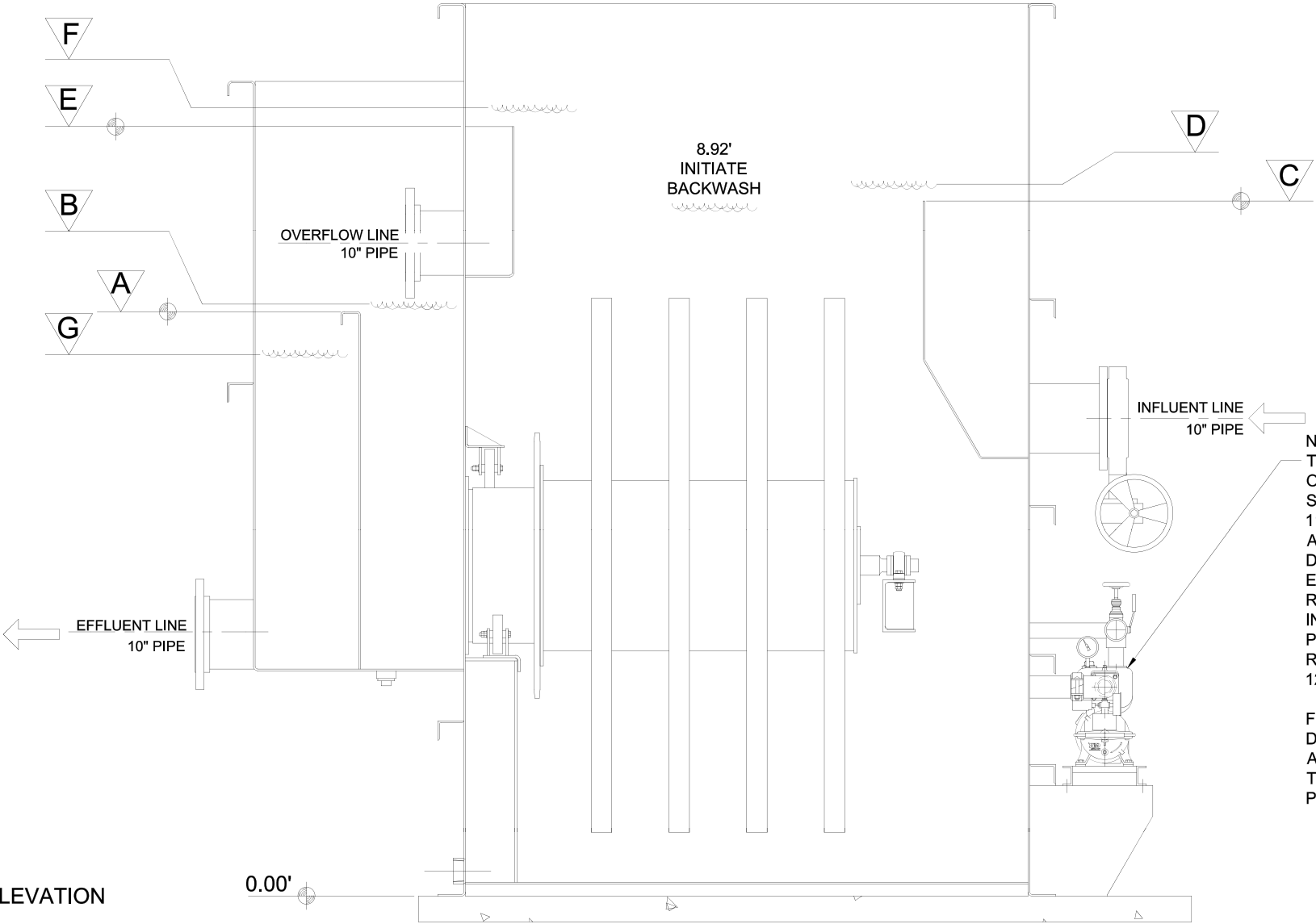
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CONTROL PANEL LAYOUT

ENCLOSURE: NEMA 4X WALL MOUNTED TYPE - FIBERGLASS
FACTORY ASSEMBLED ON THE FILTER. IF THE FILTER IS
LOCATED OUTSIDE THE CONTROL PANEL MAY BE
RELOCATED TO THE SIDE OF THE FILTER FACING NORTH
TO LIMIT THE H.M.I. EXPOSURE TO DIRECT SUNLIGHT.

(DRAWN 2X SCALE)
NOTE: TYPICAL OF (1) PANEL PER FILTER.



NOTE:
THE STANDARD WASTE PUMPS PROVIDE 23.2 FEET
OF TOTAL HEAD AT A FLOW OF 130 GPM. THE
SUCTION-SIDE PIPING REQUIRES APPROXIMATELY
11 FEET OF THIS HEAD. THIS LEAVES
APPROXIMATELY 12 FEET (5 PSIG) FOR THE
DISCHARGE SIDE. THE DISCHARGE DIAMETER,
EQUIVALENT LENGTH, AND VERTICAL LIFT MUST
RESULT IN A HEAD LOSS LESS THAN 12 FEET.
INSTALLATIONS WITH MORE THAN ONE WASTE
PUMP MUST ACCOMMODATE ALL WASTE PUMPS
RUNNING SIMULTANEOUSLY WITHOUT EXCEEDING
12 FEET OF DISCHARGE HEAD.

FOR INSTALLATIONS THAT REQUIRE MORE
DISCHARGE HEAD ALTERNATIVE PUMPS ARE
AVAILABLE. PLEASE CONSULT AASI ENGINEERING
TO VERIFY THE SUITABILITY OF THE DISCHARGE
PIPING OR FOR SPECIAL PUMP REQUIREMENTS.

ELEVATION		
A	7.53'	EFFLUENT WEIR ELEVATION.
B	7.77'	NAPPE OVER EFFLUENT WEIR. AVERAGE FLOW.
	7.91'	NAPPE OVER EFFLUENT WEIR. PEAK FLOW.
C	8.96'	INFLUENT WEIR ELEVATION.
D	9.10'	NAPPE OVER INFLUENT WEIR. AVERAGE FLOW.
	9.19'	NAPPE OVER INFLUENT WEIR. PEAK FLOW.
E	9.92'	OVERFLOW WEIR ELEVATION.
F	10.17'	NAPPE OVER OVERFLOW WEIR. AVERAGE FLOW.
	10.32'	NAPPE OVER OVERFLOW WEIR. PEAK FLOW.
G	7.03'	MAXIMUM AVAILABLE LIQUID LEVEL FOR EFFLUENT CONVEYANCE.

HYDRAULIC PROFILE

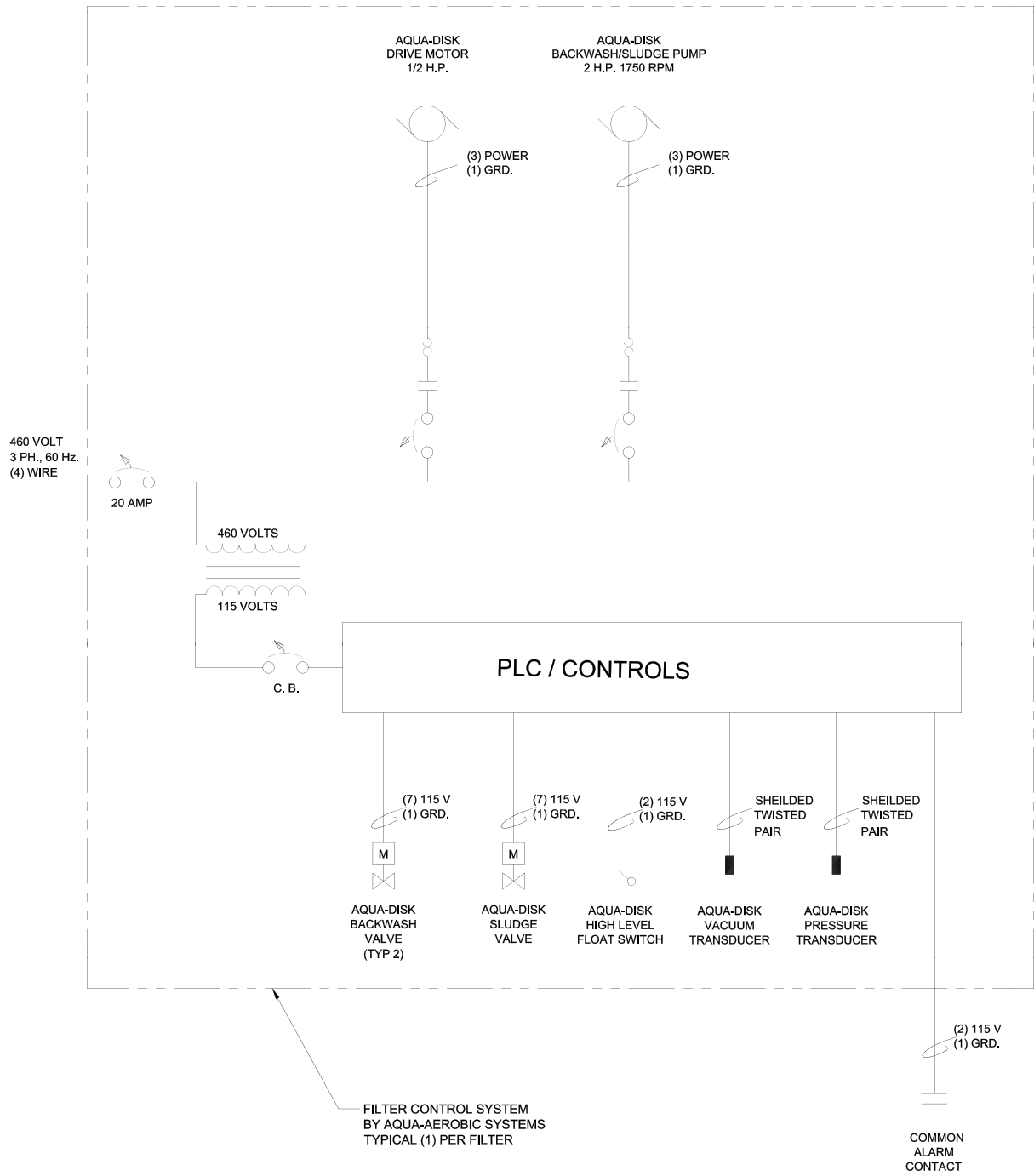
BASED UPON AVERAGE FLOW RATE OF 3.25 GPM PER SQUARE FOOT (1.0 MGD)
BASED UPON MAXIMUM FLOW RATE OF 6.50 GPM PER SQUARE FOOT (2.0 MGD)

WEIR LENGTHS	
INFLUENT	- 8.50'
EFFLUENT	- 3.92'
OVERFLOW	- 3.67'

JOB NAME:				DO NOT SCALE DRAWING		AQUA-AEROBIC SYSTEMS, INC. MANUFACTURER OF WASTEWATER TREATMENT EQUIPMENT
JOB LOCATION:				DRN BY: DAL	DATE: 01-02-08	
ENGINEERS:				CKD BY:	ACT WT:	
				SCALE:		
				SIMILAR:		AQUADISK FILTER L.H. MODEL ADFP-54x4E-PC HYDRAULIC PROFILE
				REF: 2801619		
				HP/SIZE:		
				TYPE: PILE CLOTH		
REF	ECO	DATE	BY	REVISION		SHEET 3
		05-04-09	DAL	REVISED & RE-ISSUED		DWG. NO.: 2801638

SYMBOL KEY											
	MOTOR		CIRCUIT BREAKER		ELECTRICAL DISCONNECT		VARIABLE FREQUENCY DRIVE		TRANSDUCER		STARTER CONTACTOR
	MOTOR OPERATED VALVE		TRANSFORMER		MOTOR OVERLOAD		PNEUMATIC OPERATED VALVE		FUSE		FLOAT SWITCH

NOTE: SOME SYMBOLS MAY NOT BE APPLICABLE



JOB NAME:				DO NOT SCALE DRAWING					AQUA-AEROBIC SYSTEMS, INC. MANUFACTURERS OF WASTEWATER TREATMENT EQUIPMENT		
JOB LOCATION:				DRN BY: DAL	DATE: 01-02-08						
ENGINEERS:				CKD BY:	ACT WT:						
				SCALE:							
				SIMILAR:							
				REF: 2801619							
				HP/SIZE:							
				TYPE: PILE CLOTH							
SHEET 4									DWG. NO.: 2801638		

05-04-09		DAL	REVISED & RE-ISSUED	
REF	ECO	DATE	BY	REVISION

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Agenda Item:_____

CITY OF VILLA RICA

City Council Meeting Agenda Item Cover Sheet

SUBJECT: *Rotating Assembly for ATAD Process Pumps*
AGENDA DATE: *March 12th, 2019*

DATE PREPARED: *February 27, 2019*
PREPARED BY: *Dean Zeigler, WWTP Manager*

AMOUNT: *\$51,450.05*
GL ACCOUNT #: *505-4330-542500*
FUNDING SOURCE: *Water/Sewer*
BUDGETED ITEM? *Yes*

PURPOSE: To have new rotating assemblies purchased for the Autothermal Thermophilic Aerobic Digestion (**ATAD**) sludge digestion process.

BACKGROUND: We currently have five total pumps that run the **ATAD** sludge digestion process at the West Water Pollution Control Plant (**WPCP**). Of the five pumps there are three different sizes. The life expectancy of the rotating assembly is ten years. At 9 years old they are starting to show wear and leak. The purchase of these two rotating assemblies would allow us to have a backup per pump. The assembly pulled would be rebuilt and ready to be put back in service when needed.

STAFF RECOMMENDATION: Purchase the two rotating assemblies for the ATAD Process Pumps for better overall operation and maintenance of the system.

IMPACT: Should one unit fail the process as a whole would be affected and the ATAD process would fail in the time it would take to get a new unit in. If the system fails, there is no way of moving solids from the system which intern would disrupt the plant process causing operational difficulties and possibly violations.

MOTION: I make the motion to authorize the purchase of the rotating assemblies required to run the ATAD system at the West WPCP for \$51,450.05 from the sole source provider Thermal Process Systems.



Thermal Process Systems

Parts Quotation

January 16, 2019

Reference: Thermal Process Systems Offering No. TPS- P180308A
Pump Rotating Assembly
Villa Rica WWTP

Thermal Process Systems is pleased to provide the following offering per your conversation with Nathan Cook.

Item	Quantity	Cost / Item	Total Cost
APT 52-16 Rotating Assembly ThermAer Jet Pump	1	\$29,703.92	\$29,703.92
APT 53-10 Rotating Assembly ThermAer Foam Pump	1	\$21,746.13	\$21,746.13
		Total	\$51,450.05

Notes

- 1) Shipping charges are no longer added to the price. All shipping charges will be added to your invoice.**
- 2) Delivery is estimated at 2-3 weeks pending availability, after order is received.
- 3) Please fill out the Plant Information form attached to proceed.

Work, installation, and material not included

Validity of Quotation

Prices are valid for Thirty (30) days from date of quotation.

Terms of Payment

Net thirty (30) days from date of invoice.

Conditions of Sale

See attached Thermal Process Systems "Terms and Conditions," which are hereby made part of this quotation.

If you have any questions regarding this quotation, please do not hesitate to contact us:

Thermal Process System
627 East 110th Ave
Crown Point, IN 46307
(219) 663-1034
Brittney Fischer
bfischer@thermalprocess.com

We wish to thank you for giving us the opportunity to submit this quotation, and trust that it will meet with your favorable consideration.

Sincerely,

Brittney Fischer

Brittney Fischer (Pressley)



**THERMAL PROCESS SYSTEMS TERMS AND CONDITIONS
FOR PARTS PROPOSALS**

DEFINITIONS

TPS-Thermal Process Systems
Purchaser - Party issuing purchase order
Owner - Party ultimately owning equipment

Offering - Offer to sell by TPS
Purchase Order - Acceptance of order
Acknowledgment - Confirmation by TPS of terms of agreement

CONTROLLING PROVISIONS

The terms and conditions set forth herein constitute the entire agreement between the parties. The selling price is based on the terms and equipment in the TPS Offering. The TPS acknowledgment of purchase order confirms the offered price, terms and equipment. The acknowledgment does not recognize any other price, terms or equipment contained in the purchase order which conflict with the TPS offering, unless specifically noted in the acknowledgment or otherwise confirmed in writing.

1. ACCEPTANCE - Acceptance of purchase order is indicated only by the acknowledgment of purchase order. Commencement of performance by TPS does not constitute acceptance.

2. OFFERING - Unless otherwise stated by TPS the price contained herein is firm, subject to acceptance within 30 days. Typographical or clerical errors in quotations are subject to correction by TPS.

3. TERMS OF PAYMENT –All invoices will be dated day of shipment. Unless otherwise stated by TPS, payment terms are net 30 days from date of each invoice. Interest at the lawful maximum rate on sums past due and related collection fees will be added to the delinquent amount and paid by Purchaser. If at any time in the judgment of TPS the financial condition of the Purchaser does not justify continuance of production or shipment, TPS may require adequate assurance of performance.

4. TAXES - Prices on the products specified herein are exclusive of any city, state, federal and foreign excise taxes, duties and customs, including, but not necessarily limited to taxes on manufacture, sales, receipts, gross income, occupation, use, and similar taxes. If any are imposed they are to be paid by the Purchaser. Whenever applicable, Purchaser shall provide TPS with tax exemption documentation acceptable to the taxing authorities.

5. SHIPMENT – Unless otherwise stated, all prices are F.O.B. TPS shipping point. Method and route of shipment are at the discretion of TPS, unless purchaser supplies explicit instructions. Identification of the goods to the contract shall occur as each shipment is placed in the hands of the carrier.

Cost of unloading equipment and any demurrage charges on shipments to Purchaser are to be borne by Purchaser. In order to maintain scheduled shipment dates TPS reserves the right to ship equipment less certain "buy-out" items. These items, when available from the manufacturer, will be shipped to the job site for installation by Purchaser. The installation and fit up, if necessary, will be for the account of Purchaser.

6. DELIVERIES - Statements as to expected dates of shipment from factory represent the best judgment of TPS and are based upon prompt receipt of all necessary information, including but not limited to, the return of approved drawings.

7. DELAYS - TPS will not be liable for any delay in the performance of order or contracts or in the delivery or shipment of goods, or for any damages suffered by Purchaser by reason of such delay nor shall the order be subject to cancellation, when such delay is directly or indirectly caused by, or in any manner arises from, fires, floods, accidents, riots, acts of God, war, governmental interference or embargoes, strikes, labor difficulties, shortage of labor, fuel, power, materials or supplies, transportation delays, or any other cause or causes (whether or not similar in nature to any of these hereinbefore specified) beyond the control of TPS.

It is not feasible for TPS to hold equipment within its facilities beyond the scheduled completion date. If Purchaser cannot accept delivery on the scheduled delivery date, TPS will, if circumstances permit, arrange for storage of the equipment for a reasonably limited period of time provided that Purchaser remits full payment for the equipment plus Purchaser shall assume cost of storage risks incident to storage.

8. GUARANTEE - TPS warrants that the material and workmanship going into the TPS Product is of good quality and in conformity with the best commercial practice.

Unless otherwise stated parts found to be defective in material or workmanship under normal use and service within one (1) year after shipment will be repaired or replaced without charge F.O.B. original point of shipment, the responsibility of TPS being limited to the cost of the defective parts. Decomposition by chemical action and wear caused by the presence of abrasive materials shall not constitute defects. In no event shall TPS be liable for consequential or special damages, or for transportation, installation, adjustment, or other expenses which may arise in connection with such replacement or repair.

ORP and pH Probes will be covered under warranty for three (3) months after shipment. All pump replacement parts will be covered under warranty for six (6) months after shipment.

THIS WARRANTY IS EXPRESSLY MADE IN LIEU OF ANY AND ALL OTHER WARRANTIES EXPRESS OR IMPLIED INCLUDING THE WARRANTIES OF MERCHANTABILITY AND FITNESS.

Equipment may be returned for credit or replacement only after written TPS authorization and shipping instructions.



9. PATENTS - TPS agrees to defend, at its own expense, any suit brought against Owner on a complaint that any product furnished on this order constitutes an infringement of a patent, provided that TPS is notified in writing of such suit within 10 days after service of process therein on Owner, and all papers therein are delivered to TPS and TPS is given the authority, information and assistance to defend against the suit. TPS agrees to pay all damages and costs awarded therein against Owner. The foregoing states the entire liability of TPS for patent infringement. Purchaser and/or Owner shall hold TPS harmless for any expense or loss resulting from infringement of patents or trademarks arising from compliance with Purchaser's and/or Owner's designs or specifications.
10. SERVICE - The price quoted is for machinery and equipment. Service, if included in the quotation is an obligation to the Owner and will be rendered only after full payment of purchase price by the Purchaser.
11. CANCELLATION - Cancellation or suspension of order will be accepted only upon terms which reimburse TPS for costs incurred plus normal mark-up, and must be agreed to in writing by an officer of TPS.
12. EQUIPMENT CHANGES - Changes in equipment design or specifications quoted by TPS will be made only with the consent of TPS and on terms acceptable to TPS.
13. CLAIMS - After TPS has delivered the equipment to the carrier, the carrier is responsible for its safe and complete delivery to the Purchaser or Owner. It is consignee's responsibility to inspect and accept these goods and promptly report to the carrier and TPS any shortages, damages or other problems that might arise that will unfavorably influence the installation and/or operation of this equipment. Any of these conditions must also be noted on the carriers receipt.
14. CODES - TPS equipment and accessories are all designed in good faith with the intent of complying with all applicable codes existing at time of quotation. TPS shall not be responsible for any failure to comply with such codes which results from non-conforming location, operation, use or maintenance of the equipment or from alteration of the equipment not authorized by TPS, or from any option or accessory to the equipment which was available to the Purchaser or Owner but omitted at his direction, or from any design or instructions furnished by Purchaser or by Owner. Any liability to TPS for violations of codes shall be limited to modifications or replacement of the equipment so that it complies with the codes. TPS shall not be liable for any fines, penalties, or consequential damages. The TPS price does not include the cost of inspection, permits or fees related to verifying compliance with codes, regulations, standards or specifications.
15. BACK CHARGES - Back charges will not be accepted by TPS unless an officer of TPS has approved them in advance in writing.
16. INDEMNIFICATION - Purchaser shall indemnify and hold TPS harmless from all damages, liability and expense (including reasonable attorney's fees) arising out of claims or law suits of third parties based on or involving the equipment or its use, handling or operation.
17. LIMITATION OF LIABILITY - TPS's liability, howsoever arising with respect to any of the obligations which it may have assumed by reason of its performance of the work, is specifically limited as provided herein, and in no event shall TPS, its employees, agents and/or subcontractors be liable for any special, indirect or consequential damages whatsoever, including without limitation, any delays or loss of time in putting the system into operation, or any delays or loss of time to other parts of OWNER'S plant, or loss of production, profits, products, chemicals, utilities, etc. Under no circumstances shall TPS's total liability for any cause including without limitation tort, performance guarantee, contract warranty (expressed or implied), strict liability or otherwise arising out of this Agreement, exceed the lesser of the actual loss, harm or damage or the original purchase price of the involved equipment or system sold by TPS to this purchaser.
18. ARBITRATION - Any controversy or claim arising out of or relating to this agreement or the performance or breach thereof that cannot be settled by the officers of each party shall be settled by arbitration in the city of Crown Point – Lake County, Indiana, in accordance with the then current rules and procedures of the American Arbitration Association.





Agenda Item: _____

CITY OF VILLA RICA

City Council Meeting Agenda Item Cover Sheet

SUBJECT: Sale of old surplus mowing equipment through GovDeals.com
AGENDA DATE: 3/12/2019

DATE PREPARED: 3/1/2019
PREPARED BY: Charles Davis

AMOUNT: N/A
GL ACCOUNT #: N/A
FUNDING SOURCE: N/A
BUDGETED ITEM? N/A

PURPOSE: To declare 23 used mowers and related equipment as salvage and list on GovDeals.com for auction. The funds will go back into the general fund.

BACKGROUND: City Council authorized the Grounds Maintenance Department to purchase new mowing equipment earlier this year. This will bring in revenue to help offset that cost when sold at auction.

STAFF RECOMMENDATION: To declare the used mowing equipment as salvage and approve listing it on GovDeals.com for auction to the highest bidder.

IMPACT: Regain some of the costs for the new mowers purchased this year.

MOTION: I make a motion to declare the used mowing equipment as salvage and list it for auction on GovDeals.com for sale to the highest bidder.



Agenda Item: _____

CITY OF VILLA RICA

City Council Meeting Agenda Item Cover Sheet

SUBJECT: Letter of Support for Roundabout at Highway 78 and Conners Road

AGENDA DATE: March 12, 2019

DATE PREPARED: February 28, 2019

PREPARED BY: Tom Barber

AMOUNT:

GL ACCOUNT #:

FUNDING SOURCE:

BUDGETED ITEM?

PURPOSE: To approve a letter of support to the Georgia Department of Transportation for the construction of a roundabout at the intersection of Highway 78 and Conners Road.

BACKGROUND: Several years ago, the City approached GDOT about a roundabout at the intersection of Highway 78, Conners Road, and E. Montgomery Street. In addition to improved vehicular flow through this awkward intersection, the proposed roundabout will also incorporate the driveway from East-West Express' proposed trucking facility. This safety project is now in the engineering stage and GDOT is looking for a letter of support from the City. We will have to assume responsibility for maintaining any landscaping above their standard low-maintenance planting. We'll also have to cover the cost of operating any lighting at the roundabout.

STAFF RECOMMENDATION: Approval

IMPACT: This improvement will enable tractor-trailer trucks to enter Highway 78 to the east of the roundabout and be screened from east-bound traffic.

MOTION: I move that we approve the letter of support to GDOT for the proposed roundabout at Highway 78 and Conners Road.



City of Villa Rica

Mayor Jeff Reese • Shirley Marchman • Leslie McPherson • Gil McDougal • Danny Carter

February 28, 2019

Paul DeNard, PE, PTOE
Assistant District Engineer
Georgia Department of Transportation
District 7, Metro Atlanta
5025 New Peachtree Road
Chamblee, GA 30341

We understand that the Georgia Department of Transportation is designing a safety project in Villa Rica at the intersection of Highway 61, Connors Road, and E. Montgomery Street.

The proposed roundabout will incorporate the driveway from an adjacent property that will contain a trucking company.

The City of Villa Rica supports the project and agrees to maintain any special landscaping beyond the standard low-maintenance design used for GDOT right-of-way. The City also agrees to cover the cost of operation of any lighting installed in conjunction with the roundabout, in similar fashion as an agreement to pay the power for a traffic signal.

We look forward to working with you and the rest of the GDOT staff as this project develops.

Mayor Jeff Reese

Councilmember Gil McDougal

Councilmember Danny Carter

Councilmember Leslie McPherson

Councilmember Shirley Marchman

City Manager Tom Barber

City Attorney David Mecklin



Agenda Item: _____

CITY OF VILLA RICA

City Council Meeting Agenda Item Cover Sheet

SUBJECT: Proposal to Develop Site Plan for Butterballs/Duplex

AGENDA DATE: March 12, 2019 **DATE PREPARED:** March 1, 2019

PREPARED BY: Tom Barber

AMOUNT: \$32,850

FUNDING SOURCE: General Fund

GL ACCOUNT #: 100-7520-521200

BUDGETED ITEM? No

PURPOSE: To approve a proposal to develop a site plan for the area surrounding Butterballs and the adjacent duplex.

BACKGROUND: The City has engaged Michael Rickman to develop the architectural plans for the renovation of Butterballs and the duplex. We are also talking with a coffee shop operator and an architect about leasing space in these buildings. Unfortunately, adequate on-site parking doesn't exist. We therefore need to develop plans to narrow the drive lanes on West Montgomery and establish on-road parking, add pedestrian access between the two buildings, provide some on-site parking (including ADA spaces), and allow for a drive-through window.

STAFF RECOMMENDATION: Staff recommends that we engage Falcon Design Consultants to survey the site (including topo), develop plans, create construction drawings, and obtain any GDOT permits required for an amount not to exceed \$32,850.00.

IMPACT: Without adequate parking the usefulness of the Butterballs and duplex building is severely limited. In addition, public parking on the west end of our downtown is in short supply. All of the expenses related to the renovation of Butterballs, the duplex, and the site will require a budget adjustment. The DDA is no longer involved with this project.

MOTION: I move that we authorize the City Manager to engage Falcon Design Consultants to design site improvements surrounding Butterballs and the duplex for an amount not to exceed \$32,850.00.

FALCON DESIGN CONSULTANTS

ENGINEERING • SURVEYING • LAND PLANNING

WWW.FALCONDESIGNCONSULTANTS.COM

Stockbridge Office

235 Corporate Center Dr., Suite 200
Stockbridge, GA 30281
Ph: 770-389-8666 * Fax 770-389-8656

Cumming Office

500 Pirkle Ferry Rd., Suite C
Cumming, GA 30040
Ph: 678-807-7100

March 1, 2019

Mr. Tom Barber
City of Villa Rica
571 W. Bankhead Highway
Villa Rica, GA 30181

RE: Welcome Center and Duplex Building, City of Villa Rica, GA (Tax ID# V02 0010010)
Proposal for Concept Planning, Surveying and Construction Plans

Dear Mr. Barber:

Falcon Design Consultants is pleased to submit this proposal for your consideration for the referenced project. The scope of work for this project will contain the following:

Concept Phase

- | | |
|--|-------------------|
| 1. Two-Dimensional Concept Plan/Sketch for Welcome Center: | \$2,750.00 |
| <ul style="list-style-type: none">A two (2D) dimensional concept site plan for the City Welcome Center to include on-street parking along West Montgomery Street will be developed using GIS information provided by the city. The site is located on the corner of West Montgomery Street and Hwy 8 (Bankhead Highway) as shown on the attached document.The plan will evaluate pedestrian connectivity, parking and vehicular movements, conceptual topographic grades, and landscaped areas.Concept plan area also includes the portion of the site occupied by the duplex. | |

Design Phase

- | | |
|---|--------------------|
| 1. Boundary Survey: | \$1,400.00 |
| <ul style="list-style-type: none">Work to include office time to prepare a boundary survey of 1 +/- acre tract. | |
| 2. Field Run Topo: | \$2,500.00 |
| <ul style="list-style-type: none">Topographic Survey to include any existing pavement, building, structures, and above ground utilities | |
| 3. Utility Locate: | \$1,200.00 |
| <ul style="list-style-type: none">Work to include locating and surveying underground utilities (sewer, water, and gas) | |
| 4. Construction Drawings: | \$21,000.00 |
| <ul style="list-style-type: none">General Site PlanGrading PlanLandscape PlanUtility PlanStorm Drain PlanErosion Control PlanConstruction Details | |
| 5. GDOT Utility and Driveway Plans: | \$4,000.00 |

Reimbursable Expenses:

In addition to the Professional Fees described above, we will invoice for Reimbursable Expenses. This is usually referred to "Out-of-Pocket" expenses. The following items will be considered Reimbursable Expenses:

- Blue Printing – Reproduction of Drawings or Documents
- U.S. Mail Messenger, Messenger and Overnight Delivery Services

Additional Services

Only those services specifically described above, are included within the scope of this proposal. Additional Services are further explained in each consultant's contract and shall be made a part of the Standard Agreement between Owner and Design Firm. Examples of Additional Services, which may be required as the project develops, includes but is not limited to the following:

- Modifications to previously approved work "Change of Scope"
- Wall Design
- Hydro Study
- MS4 Design

All work will be performed in accordance with the Contract Conditions.

Contract Conditions

If, during the course of work, the Client finds it necessary to terminate the work, the work will stop by the Consultant upon written notification from the Client. The Client will pay for the services and expenses incurred to the point of termination based on the Consultant's estimate of the percentage of work complete.

Invoices for work completed will be submitted at the beginning of each month for work performed the previous month. All invoices are net due in 30 days. In the event that an invoice is not paid within 30 days the Consultant reserves the right to stop work after notifying the client in writing, until such outstanding invoices are paid in full.

The Consultant reserves the right to terminate or suspend all work for the Client with verbal or written notice if unpaid undisputed invoices are greater than 30 days past due.

Additional services, which are not included in this task order as defined by the scope of work, will be treated as extra work. The Owner will be given notice of any additional services requested by the Owner's Staff to complete the project. All additional services provided by the Consultant directly will be paid based upon the hourly rate schedule attached to this agreement without additional contract modifications. The Owner must approve additional Subcontractor/Subconsultant work in writing before the work is begun.

It is agreed that the Consultant's professional services do not extend to or include the review or site observation of the Construction Contractor's work or performance. To the extent allowed by law, it is further agreed that the Client will defend, indemnify, and hold harmless the Consultant from any claim or suit whatsoever, including but not limited to all payments and expenses, including all attorney fees and costs of defense or other costs involved arising from or alleged to have arisen from the Contractor's performance or the failure of the Contractor's work to conform to the design intent and the Contract Documents. The Consultant agrees to be responsible for the negligent acts, error or omissions of the Consultant's own employees. The Client agrees that the liability of Falcon Design Consultants, LLC resulting from any negligent acts, errors and/or omissions of Falcon Design Consultants, LLC is limited to the total fees actually paid by the Client to Falcon Design Consultants, LLC for services rendered.

While all work will be performed with professional care, the Consultant cannot guarantee the actions of government officials and agencies to grant the desired approvals.

This agreement shall be null and void if not executed within 60 days from the date of preparation unless otherwise indicated by the Consultant.

If you are in agreement with the terms of this proposal, please execute the agreement by signing below and returning one copy for our files.

Sincerely,
Falcon Design Consultants, LLC



Adam L. Price, P.E.
Managing Partner



John Palmer
President

Accepted and Agreed:

Signature

Title

Date



Agenda Item: _____

CITY OF VILLA RICA

City Council Meeting Agenda Item Cover Sheet

SUBJECT: 2019 Headlining Band Gold Nugget Drop-“Band of Gold”
AGENDA DATE: 3/12/2019

DATE PREPARED: 2/28/2019
PREPARED BY: Janet Chumley

AMOUNT: \$2,595.00
GL ACCOUNT #: 23880
FUNDING SOURCE: General Fund
BUDGETED ITEM? Yes

PURPOSE: To approve the headlining act contract/agreement Band of Gold for the 2019 Gold Nugget Drop to be held Tuesday, December 31, 2019 at The MILL Amphitheater.

BACKGROUND: The Main Street board voted and unanimously agreed in the January Main Street Advisory Board meeting to secure all band recommendations for the 2019 event season including Band of Gold.

STAFF RECOMMENDATION: Staff is recommending Band of Gold headline the 2019 Gold Nugget Drop at The MILL Amphitheater in the amount of \$2,595.00

IMPACT: Since 1999, Band of Gold has entertained audiences in metro Atlanta and the entire Southeast with a wide variety of music from the 1940's to today. Band of Gold creates the perfect atmosphere for elegance and excitement making us one of the top bands in Atlanta for weddings, birthday parties, corporate events, private parties and festivals. They have a large following and should help drive business to downtown Villa Rica on New Year's Eve.

MOTION: I make a motion that we approve the contract/agreement necessary to engage Band of Gold as the headlining band for the 2019 Gold Nugget Drop on Tuesday, December 31, 2019 in the amount of \$2,595.00



This contract amendment for musical entertainment, written & dated, February 25, 2019 is made between the undersigned Janet Chumley (CLIENT) on behalf of The City of Villa Rica and Orpheus and Aphrodite Music and Photography, Inc.

1. Place of Engagement: The Mill Amphitheater, Villa Rica, GA
2. Date of Engagement: December 31, 2019
3. Starting & Finishing Time of Music: 10:00pm-12:00am
4. Type of Engagement: NYE Community Celebration
5. Compensation Agreed Upon: 5 Piece band = \$2,595.00 for 2 hours of music

RETAINER: \$500.00 (Non-refundable) Payable to Orpheus & Aphrodite Music and Photography by Check or M.O. due within 14 days. Retainers received after 14 days are subject to return, rendering the contract null and void, since the band has the option of booking elsewhere without obligation to any CLIENTS whose retainer and signed contract are overdue beyond the 14 day courtesy period.)

BALANCE: \$2,095.00 (Cash, check, or money order payable to Orpheus and Aphrodite Music and Photography: due December 31, 2019 before the end of the event. \$25 per day will be applied to the balance for all late payments.)

6. Comments: All sound, backline, and lighting provided by client. Band is responsible for instruments.

7. OVERTIME: If and when agreeable to the CLIENTS and the contracted entertainment, the time of engagement may be extended at the pro-ratable overtime rate of \$800.00 per hour to be paid prior to the overtime period. Hotel accommodations may also be necessary.

8. CANCELLATION of the engagement by the CLIENTS for any reason shall forfeit the deposit. Cancellation of the engagement by the CLIENTS WITHIN 90 DAYS of the date of engagement shall also require payment of the balance to the agent, unless the same band is rebooked by the CLIENTS for an open date within 30 days of the canceled date. Payment of the balance will not be required if the band obtains a suitable substitute booking elsewhere, or if cancellation is due to a verifiable death in the immediate family of the CLIENTS. Cancellation by the CLIENTS due to an inclement weather that is in progress on the date of engagement must be received no later than 12 noon on the date of the engagement. CLIENTS canceling their engagement by telephone must also verify that cancellation in writing (via dated mail or FAX).

9. PROVISIONS: The CLIENTS ensures that: (A) the CLIENTS, place of engagement or caterer shall provide the band with two-3 prong grounded electrical outlets; (B) the place of engagement is open and available to the band at least 2 1/2 hours before the scheduled starting time; (C) the place of engagement meets all state and federal safety regulations and has any and all necessary music licenses and performance permits; (D) for all outdoor performances, unless waived by the band, a tent or similar protective covering must be provided to prevent damage to the band's equipment in the event of adverse weather conditions; (E) reasonable steps will be taken to protect the band and it's equipment & music collection from any type of abuse, theft or damage resulting from this booking. In the unlikely event of circumstances deemed by the band to present a real or implied threat of harm to the band's equipment, music or person,

the band reserves the right to cease performance until the CLIENTS have resolved the threatening situation. (F) The band reserves the right to deny any guest access to the band's music and/or equipment. (G) Meals will be provided to all 5 band members + 1 production director (6 total) for events over 3 hours. (H) The CLIENTS agree to cooperate with the band leader and provide all requested information in a timely manner. The band needs adequate time (6-8 weeks) to prepare.

(I) CLIENTS insure adequate space will be available for load in and parking on site for band's truck and trailer. If ample parking is not available, clients will be charged parking/loading fee.

(J) Any legal action resulting from a dispute between the parties to this contract must be filed in Gwinnett County (GA) Court.

10. If, due to death, sudden incapacitating illness, accident or other unforeseeable circumstances and/or acts of God, the band is unable to perform as contracted, every effort will be made by the agency (if so notified and if time & circumstances permit) to provide a substitute band (subject to approval by the CLIENTS) to perform in place of the canceling band, at the same fee & terms. If no acceptable substitute band can be found, the agency and the band agree to refund the deposit and any and all payments made by the CLIENTS. Upon such receipt of such refund by the CLIENTS, this contract shall become null & void, and the CLIENTS shall have no further legal recourse against the band or the agency. If the band is late starting due to unavoidable detention (traffic, weather etc.) the CLIENTS have the option to add that amount of time to the end of the function at no additional charge or deduct a prorated refund from the balance due.

11. ADDITIONAL FEES: A) TRAVEL: There are no travel fees for events within 50 miles of Lawrenceville, Georgia 30045. However, if the band must travel more than 50 miles to the CLIENTS' event, CLIENTS is obligated to consult agency for travel fee. Travel Fee: **NA**

12. The agency's responsibility to the CLIENTS is to consult and advise, offer and promote an act, and (if so instructed) issue a contract on behalf of the band. The agency shall serve as intermediary and consultant prior to the function. In no event shall the agency be held liable for any personal injury, property damage or subjective performance-related complaints or for any other mishaps occurring at the function that are INDIRECTLY the fault and/or responsibility of the band. The band and the CLIENTS agree to indemnify and hold the agency harmless against any and all claims for INDIRECT damages resulting from this booking.

I, the undersigned, have read this document and do fully understand and agree to the terms and conditions set forth herein.

	AGENT REP. BAND OF GOLD	CLIENTS
Name:	Orpheus and Aphrodite Music and Photography, Inc.	Janet Chumley
Address:	1945 Tribble Valley Drive	106 Temple Street
	Lawrenceville, GA 30045	678-785-1092
Phone:	770-778-1645	
	AGENT	CLIENT
	X_____	X_____

******Gratuity Not Required, but Greatly Appreciated******

City of Villa Rica
Main Street Events
Jan - Dec 2017

Event	Cost	City Contribution	Main Street Contribution
Cupcake Challenge	\$ 2,963	\$ -	\$ 2,963
West GA Jazz Fest	7,969	500	7,469
Summer Concert #1	4,000	4,000	-
Reel at the Mill	1,666	-	1,666
First Responders Day	2,228	-	2,228
Summer Concert #2	3,000	3,000	-
Comedy Night #1	5,812	5,812	-
Comedy Nights #2	5,812	5,812	-
Gold Rush	18,027	15,000	3,027
Comedy Nights #3	5,812	5,812	-
Thrill at the Mill	2,332	1,850	482
Zombie Run	3,328	-	3,328
Christmas on Main	652	-	652
Reindeer Run	5,947	2,350	3,597
Nugget Drop	11,900	11,900	-
Casino Night	9,571	-	9,571
Other	7,942	-	7,942
	\$ 98,960	\$ 56,036	\$ 42,924

For Headliners,
Sound & Lighting,
Fireworks

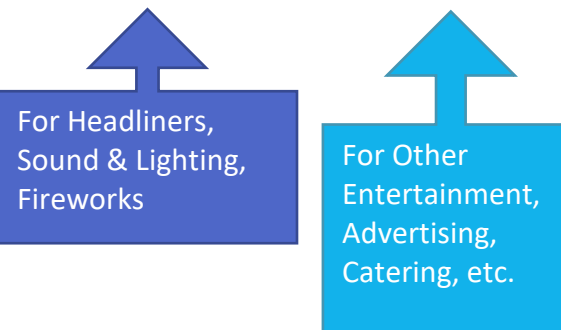
For Other
Entertainment,
Advertising,
Catering, etc.

City of Villa Rica

Main Street Events

Jan - Sept 2018

Event	Cost	City Contribution	Main Street Contribution
West GA Jazz Fest	\$ 23,183	\$ 15,053	\$ 8,130
Summer Concert #1	20,348	18,790	1,558
Reel at the Mill	615	-	615
Summer Concert #2	17,236	15,678	1,558
Main Street Live with Rodman	5,787	-	5,787
Gold Rush	9,108	11,160	9,108
Pagent	1,144	-	1,144
Leadership Luncheons	8,751	-	8,751
Other	5,694	-	5,694
	\$ 91,866	\$ 60,681	\$ 42,345



City of Villa Rica
Main Street Events
Oct 2018 - Sept 2019

Budget
\$90,000

Event	Cost	City Contribution	Main Street Contribution
Thrill at the Mill	\$ 614	\$ -	\$ 614
Zombie Run	2,435	-	2,435
Christmas on Main	2,932	-	2,932
Reindeer Run	2,148	-	2,148
Nugget Drop	14,283	14,000	283
West GA Jazz Fest	24,700	16,500	8,200 <i>Estimate</i>
Summer Concert #1	15,100	13,500	1,600
Reel at the Mill	700	-	700
Summer Concert #2	21,600	20,000	1,600
Main Street Live with Rodman	9,000	8,000	1,000
Gold Rush	20,750	11,550	9,200
Pagent	1,200	-	1,200
Leadership Luncheons	12,000	-	12,000
Other	6,000	-	6,000
	\$ 133,462	\$ 83,550	\$ 49,912

For Headliners,
Sound & Lighting,
Fireworks

For Other
Entertainment,
Advertising,
Catering, etc.



Agenda Item: _____

CITY OF VILLA RICA

City Council Packet

SUBJECT: Request to Film at VPLEX by Universal Content Productions, LLC
CITY COUNCIL AGENDA DATE: March 12, 2019

DATE: March 6, 2019
PREPARED BY: Vicki D. Coleman, AICP

FISCAL IMPACT:
ANNUAL –
CAPITAL –
OTHER –

FUNDING SOURCE:

PURPOSE: The Department of Parks, Recreation, and Leisure Services is presenting a request to film at the Villa Rica Sports Complex.

BACKGROUND: The City has received a request from Universal Content Productions, LLC (UCP) for the use of the football field at the Villa Rica Sports Complex for the following days, March 16, 18, 19, and 20, 2019.

Attached is a contract that is presented to the City by the company for approval. The contract is under review by the City Attorney. The proposed changes to the contract require dispute resolution according to Georgia law and arbitration/ mediation in Atlanta because UCP is a foreign corporation. The City is also requiring that UCP provide proof of insurance sufficient to cover liability and damages to us.

STAFF RECOMMENDATION: Approval

IMPACT: Approval of UCP's contract is required for use of the field for filming. The contract provides for exclusive ownership of the filmed images.

MOTION: To approve the contract and request to film by Universal Content Production, LLC

This contract shall be construed in accordance with the internal, substantive laws of the State of New York. If any controversy or claim arising out of or relating to this contract, or the breach of any term hereof, cannot be settled through direct discussions, the parties agree to endeavor to first settle the controversy or claim by mediation conducted in New York, New York and administered by JAMS under its applicable rules, before commencing any proceedings permitted under this paragraph. If a dispute is not otherwise resolved through direct discussions or mediation, the controversy or claim, including the scope or applicability of this agreement to arbitrate, shall be resolved by binding confidential arbitration conducted in New York, New York, and administered by JAMS in accordance with the Streamlined Arbitration Rules and Procedures of JAMS or subsequent versions thereof, including the optional appeal procedure (the "JAMS Rules", available at www.jamsadr.com, including, without limitation, the rule providing that each party shall pay *pro rata* its share of JAMS fees and expenses, and the rules providing for limited discovery and other exchange of information). The JAMS Rules for selection of an arbitrator shall be followed, except that the arbitrator shall be an experienced arbitrator and licensed to practice law in New York or a retired judge. Notwithstanding the above requirements, if a party files suit in court or files an arbitration before first seeking to mediate, in direct violation of this paragraph, the other party does not have to request mediation to enforce the right to compel arbitration as required under this paragraph.

Owner agrees that Producer may license, assign and otherwise transfer this contract and all rights granted by Owner to Producer under this contract to any person or entity, specifically excluding the right to enter upon and use the Property, which shall not be licensed, assigned, or transferred by Producer.

Producer shall have the right to cancel this contract at any time prior to Producer's use of the Property. Upon Producer's cancellation of this contract, neither Producer nor Owner shall have any obligations whatsoever under this contract, and Owner shall immediately refund to Producer any and all sums previously paid by Producer pursuant to this contract.

This is the entire contract. This contract may not be amended except by a writing executed by authorized representatives of both parties. If any provisions of this contract are held to be void or unenforceable, all other provisions of this contract shall continue in full force and effect. No other authorization is necessary to enable Producer to use the Property for the purpose contemplated. Nothing in this contract shall limit or restrict any rights otherwise enjoyed by Producer under law or contract.

ACCEPTED AND AGREED:

PRODUCER:

By: _____

Print Name: _____

Title: _____

Date: _____

OWNER:

By: _____

Print Name: _____

Title: _____

Address: _____

Phone: _____



Agenda Item: _____

CITY OF VILLA RICA

City Council Meeting Agenda Item Cover Sheet

SUBJECT: Discussion of Street Lights

AGENDA DATE: March 12, 2019 **DATE PREPARED:** March 12, 2019

PREPARED BY: Tom Barber

AMOUNT: n/a

GL ACCOUNT #: n/a

FUNDING SOURCE: n/a

BUDGETED ITEM? n/a

PURPOSE: To discuss the installation of street lights along existing streets.

BACKGROUND: We have received requests to install additional street lights in Charleston Place and on West Wilson. Subsequently, staff has become aware of two other streets that appear to need additional lighting.

STAFF RECOMMENDATION: Staff recommends that we ask Greystone EMC, Georgia Power, or Carroll EMC, as appropriate, to verify the need for additional lighting based on their internal coverage standards.

IMPACT: we expect one-time installation fees of more than \$1,000 per light and a recurring monthly fee for power for each light that ranges from just under \$10 to almost \$20, depending on the type of lighting technology, wattage, and electric provider.

MOTION: I move that we authorize the City Manager to use the recommendation of our electric service providers to determine the need for additional street lighting.



Agenda Item:_____

CITY OF VILLA RICA

City Council Meeting Agenda Item Cover Sheet

SUBJECT: Discussion of Tree Replacement Policy

AGENDA DATE: March 12, 2019

DATE PREPARED: March 12, 2019

PREPARED BY: Tom Barber

AMOUNT: n/a

GL ACCOUNT #: n/a

FUNDING SOURCE: n/a

BUDGETED ITEM? n/a

PURPOSE: To discuss the City's policy on the replacement of trees planted in the City's right-of-way.

BACKGROUND: In several parts of town we are dealing with uneven sidewalks that have been displaced by the root system of a tree that was either planted in the "beauty strip" between the road and the sidewalk or immediately beside the sidewalk. We have asked an arborist to recommend replacement trees that could be planted a safe distance from the sidewalk. The list shows the species, size, cost, and the cost with installation.

Crape Myrtle "Miss Francis" – 15 gallon - \$ 115 & \$ 200

Flowering Dogwood – 1.5" - \$ 155 & \$ 300

Kousa Dogwood – 7' height - \$ 175 & \$ 375

Okame Cherry - 2" - \$ 200 & \$ 400

Eastern Redbud – 2" - \$ 210 & \$ 425

STAFF RECOMMENDATION:

Due to the difference in the installed cost, staff recommends that we offer the homeowner either the crape myrtle or flowering dogwood for free with the option to pay the extra cost above \$300 for the Kousa Dogwood, Cherry, or Redbud tree.

IMPACT: We currently need to replace ten or more trees in each of three different neighborhoods.

MOTION: I move that we authorize the City Manager to have the offending trees removed and to offer a replacement tree to each homeowner using the price schedule shown above.