

CITY COUNCIL
JEFF REESE, MAYOR
SHIRLEY MARCHMAN, MAYOR PRO-TEM
DANNY CARTER
LESLIE MCPHERSON
MATTHEW MOMTAHAN

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

September 10, 2019 | 6:00 PM

Meeting Call to Order (Mayor Jeff Reese)

Invocation (Councilwoman Leslie McPherson)

Pledge of Allegiance (Mayor Jeff Reese)

Ceremonial Presentations (Mayor & Council)

- September Employee Anniversaries:
 1. Rhonda Gullledge - 5 Years of Service
 2. Wesley Paine - 5 Years of Service
 3. Stephanie Rooks - 5 Years of Service
 4. Michelle Moore - 10 Years of Service
- Recognition of Matt Chavis: Wastewater Operator Class II License (Pete Zorbanos, Utilities Director)
- Proclamation: Constitution Week- Week of September 17-23, 2019

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:
 1. Special Called Meeting of August 19, 2019.
 2. Meeting Minutes of August 27, 2019.

B. Community Development (Bobby Elliott, Director)

1. RA-06-18: 55 & 63 Goldworth Road - Avemore (Ronald Johnson, Planning and Zoning Specialist)

2. Transportation Master Plan RFP Recommendation (Bobby Elliott, Director)

C. Parks, Recreation & Leisure Services (Vicki Coleman, Director)

1. 2019 Recreation Fee Update

D. Public Works (Pete Zorbanos, Director)

1. Waterline Extension Along Hwy 78 from Dairy Queen to Dollar Tree

E. Police (Michael Mansour, Chief)

1. Interop Mobile CAD

F. Finance (Sarah Hefty, CFO)

1. Update Bank Signers for Recent Changes
2. 2019 Budget Amendments
3. FY 2020 Budget Discussion
4. Public Hearing for FY2020 Budget

G. City Manager (Tom Barber)

1. To Authorize the Free Use of City Facilities by Villa Rica Cluster Schools

H. Executive Session (City Attorney David Mecklin)

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).
2. Pursuant to the attorney-client privilege and as provided by Georgia Code section 50-14-2(1), a meeting otherwise required to be open was closed to the public in order to consult and meet with legal counsel pertaining to pending or potential litigation, settlement, claims, administrative proceedings, or other judicial actions brought or to be brought by or against the agency or any officer or employee or in which the agency or any officer or employee may be directly involved and the matter discussed was .

Adjournment

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

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

CITY COUNCIL MONTHLY MEETING MINUTES

Holt-Bishop Justice Center, Municipal Courtroom, 101 Main Street
Monday, August 19, 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, Mayor Pro Tem Gil McDougal, Councilman Danny Carter, and Councilman Matthew Momtahan. Councilwoman Shirley Marchman was absent.

Public Comment: One citizen came forward to make a public comment.

Adoption of Agenda (Mayor Jeff Reese)

Councilman Gil McDougal made the motion to adopt the agenda.

RESULT:	ADOPTED (UNANIMOUS)
MOVER:	Gil McDougal, Councilman
SECONDER:	Danny Carter, Councilman
AYES:	McDougal, Carter, Momtahan, McPherson

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

1. Consideration of Special Event Permit Application for Glanton-Hindsman Elementary School Councilman.

Councilman Danny Carter made the motion to approve a special event permit for Glanton-Hindsman Elementary School to conduct a one-mile fun run at the MILL Amphitheater and surrounding streets on Saturday, August 31, 2019.

RESULT:	ADOPTED (UNANIMOUS)
MOVER:	Danny Carter, Councilman
SECONDER:	Matthew Momtahan, Councilman
AYES:	Carter, Momtahan, McPherson, McDougal

B. Public Hearing for Millage Rate

One citizen came forward and made a public comment.

C. Presentation of the 2020 Budget

CFO Sarah Hefty gave a presentation of the Proposed 2020 Budget for discussion with the City Council.

Adjournment

The motion to adjourn the City Council Meeting was made by Councilman Gil McDougal, seconded by Councilman Danny Carter. The motion carried unanimously and the Council adjourned.

Mayor Jeff Reese

Alisa Doyal, City Clerk

CITY COUNCIL
JEFF REESE, MAYOR
SHIRLEY MARCHMAN, MAYOR PRO TEM
DANNY CARTER
LESLIE MCPHERSON
MATTHEW MOMTAHAN

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

CITY COUNCIL MONTHLY MEETING MINUTES

Holt-Bishop Justice Center, Municipal Courtroom, 101 Main Street
Tuesday, August 27, 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, Councilman Danny Carter, Councilwoman Leslie McPherson, Councilwoman Shirley Marchman, and Councilman Matthew Momtahan.

Invocation (Councilman Matthew Momtahan)

Councilman Matthew Momtahan gave the Invocation.

Pledge of Allegiance (Mayor Jeff Reese)

Mayor Jeff Reese led the Pledge of Allegiance.

Adoption of Agenda (Mayor Jeff Reese)

Mayor Reese announced that he has three amendments to the agenda and the first is the Call for Election as Item #A3, Appointment of Mayor Pro Tem as Item #A4, and Leathers Street as Item #B5. Councilman Danny Carter made the motion to adopt the agenda as amended.

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

Public Comment: Three citizens came forward and made a public comment.

Council Updates (Subjects of General Interest and Concern)

Mayor Reese recognized two candidates for Mayor that were in the audience – Michael Day and Dominique Conteh. Mayor Reese asked the City Manager to let the citizens know what is going on downtown with the backhoes and the water line work.

A. Governing Body (Mayor Jeff Reese)

1. Approval of Minutes:

a. Meeting Minutes of August 13, 2019.

Councilwoman Shirley Marchman made the motion to approve the minutes of August 13, 2019.

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

2. Request for Open Container and Use of Prospector Park on September 20-22

(Tom Barber, City Manager)

Councilman Danny Carter made the motion to allow Hixtown Brewing Company to rent and temporarily fence Prospector Park on September 20-22 from noon to 10:00 pm and Sunday starting time at 1:00 pm as a musical entertainment venue, and further move to allow the consumption of alcohol from plastic cups purchased only from Hixtown Brewing during these same dates and times. Consumption may only occur at Prospector Park and along North Avenue, and to allow up to three food truck vendors to operate during these same dates and times on the roads immediately west and north of Prospector Park.

RESULT:	ADOPTED (*VOTE: 3-2)
MOVER:	Danny Carter, Councilman
SECONDER:	Leslie McPherson, Councilwoman
AYES:	Carter, McPherson
NAYS:	Marchman, Momtahan

***The vote was a tie (2-2). Mayor Reese voted to approve the request that broke the tie to a 3-2 Vote, approving the request.**

3. Special Election – Ward 4 Council

City Attorney asked the Council to approve the Resolution to call for a Special Election to fill the unexpired term for the Ward 4 seat due to the resignation of Gil McDougal. The Special Election will be held November 5, 2019 in conjunction with the Municipal General Election.

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

4. Mayor Pro Tem Election

Councilman Danny Carter made the motion to appoint Councilwoman Shirley Marchman as the Mayor Pro Tem.

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

B. Community Development (Bobby Elliott, Director)

1. ABL-07-19: Pouring License Application for Luther's LLC (Bobby Elliott, Director)

Public Comment: None

Councilman Danny Carter made the motion to approve the alcoholic beverage application for Brothers Bar & Steakhouse LLC located at 901 S. Carroll Road, Villa Rica, GA 30180.

RESULT:	ADOPTED (VOTE: 3-1)
MOVER:	Danny Carter, Councilman
SECONDER:	Leslie McPherson, Councilwoman
AYES:	Carter, McPherson, Momtahan
NAYS:	Marchman

2. ANNEX-01-19 & Annexation & Rezoning Request – Hwy 61 & Hickory Level Road

(Chris Montesinos, Deputy Director)

Public Comments: One citizen made a public comment.

Councilman Danny Carter made the motion to amend the Comprehensive Plan and Future Land Use Map to include the subject property, to designate it as Suburban Village, and to include it within the amended city limits, to approve the rezoning proposal of Parcel # 168 0190 to General Commercial (GC) on Highway 61 requested by Bapu Enterprise, LLC, and approve the annexation proposal of Parcel # 168 0190 on Highway 61 requested by Bapu Enterprise, LLC into the city limits of Villa Rica from Carroll County with following stipulations:

- Applicant/Owner/Developer agrees to construct building facades of masonry or glass.
- Applicant/Owner/Developer agrees to submit a landscape plan which at a minimum includes a landscaped strip adjoining the Hickory Level Road right-of-way and Georgia Highway 61 right-of-way and plantings within the parking lots.
- Applicant/Owner/Developer agrees to install sidewalks to provide for inter-parcel and intra-parcel pedestrian traffic.
- Applicant/Owner/Developer agrees to design the parking lot and drives to provide for Intra-parcel and intra-parcel vehicular traffic, including stub streets and, if feasible, and access road.
- Applicant/Owner/Developer agrees to submit a master signage plan which encourages the use of ground mounted monument signs particularly for single tenant parcels.

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

3. 20% Grant Match Request for Villa Rica Transportation Master Plan

(Chris Montesinos, Deputy Director)

Councilman Matthew Momtahan made the motion to approve the Resolution of Support and Commitment of the twenty percent match for the Transportation Improvement Program Call for Projects for the Villa Rica Transportation Master Plan.

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

4. RA-06-18: 55 & 63 Goldworth Road – Avemore Presentation for Informational Purposes Only

(Chris Montesinos, Deputy Director)

Jay Davis, Developer of Avemore, gave a presentation of the project. There was no action was taken.

5. Leathers Street

City Attorney David Mecklin gave an update of the Leathers Street request from the owners. The agreement was going out to the owners the next day.

C. Public Works (Pete Zorbanos, Director)

1. Amendment #1 to Agreement with Brennan Jones Engineering Associations LLC

Councilman Danny Carter made the motion to approve an amendment to the agreement with Brennan Jones Engineering Associates, LLC for an amount not to exceed \$7,500.00.

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

2. Enclosure for Existing Metal Building at Old West Plant
Councilwoman Leslie McPherson made the motion to engage Superior Structures for construction services to enclose the east side of the existing metal building at the Old West Plant including the installation of a 14 foot roll up door with an electric operator in an amount not to exceed \$11,565.00.

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

D. Finance (Sarah Hefty, CFO)

1. 2019 Millage Rate: Public Hearing
A Public Hearing took place for comments on the 2019 Millage Rate. Five Citizens came up and made a public comment.
2. 2019 Millage Rate: Adoption
Councilman Danny Carter made the motion to roll back the millage rate to 5.743.

RESULT: **ADOPTED (VOTE: 3-1)**
MOVER: Danny Carter, Councilman
SECONDER: Leslie McPherson, Councilwoman
AYES: Carter, McPherson, Momtahan
NAYS: Marchman

3. Financial Update: July 2019
CFO Sarah Hefty gave a July 2019 Financial Update.

E. City Manager's Report (Tom Barber)

City Manager Tom Barber gave an update on city projects.

G. Executive Session (David Mecklin, City Attorney)

City Attorney David Mecklin requested the Council to go into Executive Session for the purposes of:

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 50143(b)(1)(D).
2. Pursuant to the attorney client privilege and as provided by Georgia Code section 50142(1), a meeting otherwise required to be open was closed to the public in order to consult and meet with legal counsel pertaining to pending or potential litigation, settlement, claims, administrative proceedings, or other judicial actions brought or to be brought by or against the agency or any officer or employee or in which the agency or any officer or employee may be directly involved and the matter discussed was .

Councilman Danny Carter made the motion to go into Executive Session, seconded by Councilman Matthew Momtahan. The vote was unanimous. Motion approved.

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

City Attorney David Mecklin reported there was no action taken in Executive Session.

Adjournment

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

Mayor Jeff Reese

Alisa Doyal, City Clerk



CITY OF VILLA RICA

City Council Packet

SUBJECT: RA-06-18 – 55 and 63 Goldworth Road (Avemore)

CITY COUNCIL AGENDA DATE: August 27, 2019 (Presentation)/September 10th, 2019 (Formal Meeting)

DATE: August 23, 2019

PREPARED BY: Ronald Johnson, Planning and Zoning Specialist

FISCAL IMPACT: N/A

ANNUAL –

CAPITAL –

OTHER –

FUNDING SOURCE: N/A

PURPOSE: Winchester Real Estate Investment, LLC of Villa Rica, GA is requesting a rezoning of three total parcels (V07 0140151, V07 0140003, V07 0140004) for a total of 220+/- acres located at 55 and 63 Goldworth Road and Hwy 61 to Planned Unit Development. The purpose of the rezoning is to facilitate the permitting and construction of 222 single family homes, 303 multi-family homes, 44,400 sq. ft. of retail, 12,450 sq. ft. of dedicated restaurant space, 88,700 sq. ft. of office space, a “Life Plan Community”, several civic buildings and a recreational component including a section of the Gold Nugget Trail. The properties are proposed to be rezoned Planned Unit Development.

BACKGROUND: This proposed development came before the Planning Commission officially on December 4th, 2018, where the concept plan was approved. The City Council subsequently approved the application on December 11th, 2018. The applicant is proposing to increase the number of units from 161 single family homes to 222, decreases of multi-family homes 328/348 to 303 units, changes to the retail spaces, and changes to the parking throughout the development. The applicant is returning to the City Council for final approval of the proposed changes in the concept plan prior to returning to the Planning Commission and Council at a later date to request approval of a final plot plan. There have also been changes beyond the conditions outlined and approved by the City Council, including the maximum number of single and multi-family units and adverse implementation of the age restriction of the community.

STAFF RECOMMENDATION: Staff recommends approval for rezoning with conditions.

To be submitted and approved within six (6) months of Planned Development Concept Plan approval:

1. Preliminary plat application in accordance with the requirements and depicting the following should be reviewed and approved by Planning Commission and City Council.

a. Acreage of the property, proposed building footprint, and density in each proposed land use to be included in the Planned Development (commercial, residential, and institutional).

- b. Public improvements plan showing connections to the proposed location of the Gold Nugget Trail along Bay Springs Creek.
 - c. Inter-parcel roadway stub for a potential future connection to Charleston Place.
2. Maximum number of single-family units: 250 units
 3. Maximum number of multi-family units: 325 units
 4. Zoning book, phasing plan, parking location detail for all uses, updated economic analysis, updated review letter from Three Rivers Regional Commission, updated traffic analysis, Homeowners Association covenants, and utility plan to be submitted for approval with the final Development Plan.
 5. Submit application to nominate Williams-Mitchell Farm and Camp Lucretia as local, state and national historic properties/landmarks.
 6. Submit a detailed plan on the proposed movement of the water tower.
 7. The applicant/developer must follow all zoning tabulations and design-based representations as presented in the accompanying document titled “Avenmore Master Plan”, dated July 18th, 2019. This document is fully transferrable and applicable to any future developer of the site.

IMPACT: N/A

MOTIONS:

I make a motion to approve with conditions the revised Planned Development Concept Plan application from Winchester Real Estate Investment, LLC for property located at 55 and 63 Goldworth Road.



Planning & Zoning

Community Development Department

RA-06-18

Council Ward: 2

Planning Board Member: Kurt Kraft

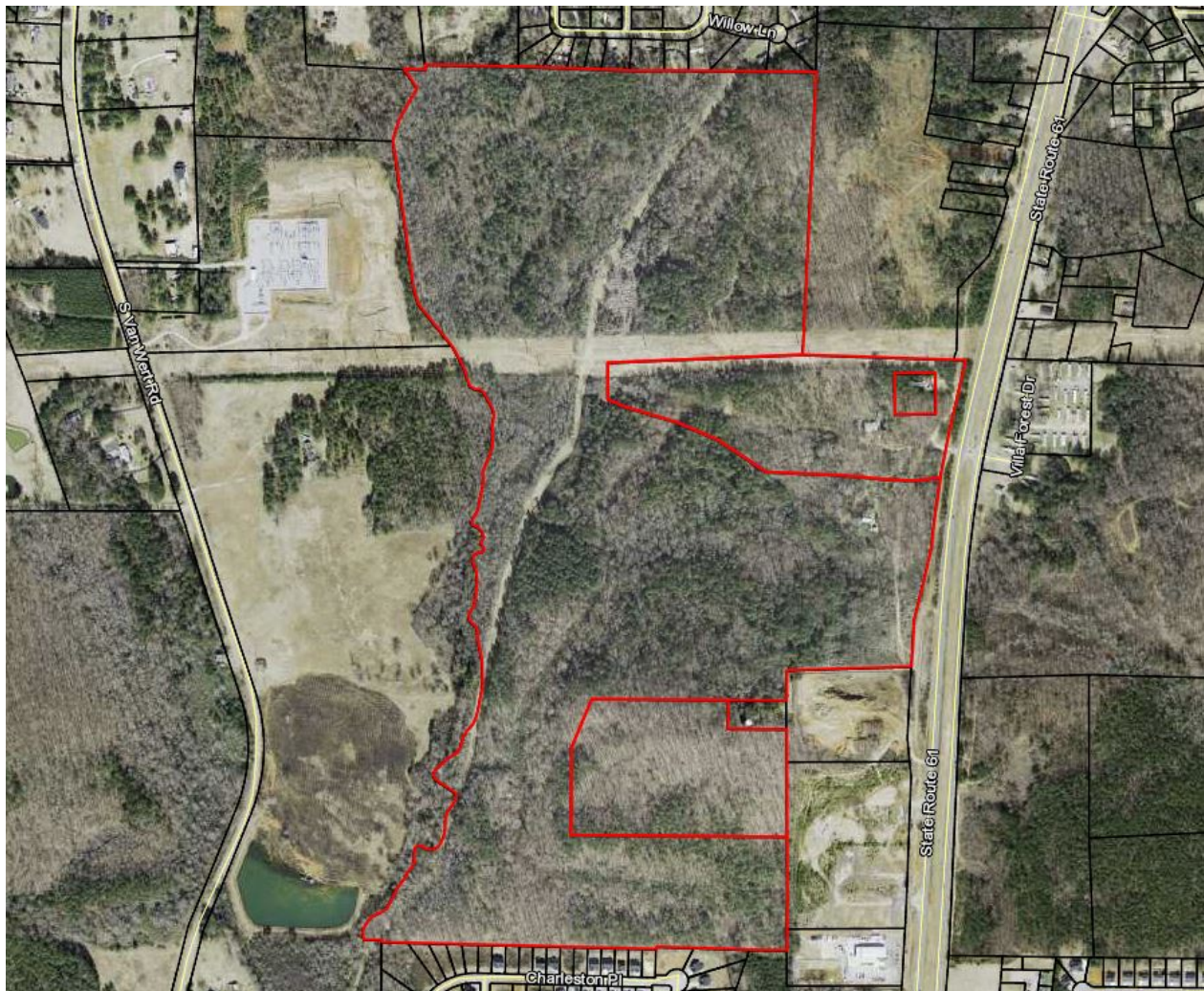
City Council Member: Matt Momtahan

Public Hearing Dates

Planning Commission: August 3, 2019

City Council: August 27, 2019

Request: Planned Development (PD) concept plan approval for a mixed use, life plan community.



Applicant: Winchester Real Estate
Investment, LLC
214 Maple Street
Villa Rica, GA 30180
(478) 737-8279

Acres: 220.38+/-

Current Land Use: Single Family
Residential/Undeveloped

Future Development Character Area:
Suburban Village/Commercial Corridor

Parcel Number(s): V07 0140004, V07 0140003, V 07 0140151

Location: 55 and 63 Goldworth Road, Villa Rica, Georgia 30180, in Land Lot 99 of the 6th District of Carroll County.

Project Description:

The applicant is requesting Planned Development Concept Plan approval for property located at 55 and 63 Goldworth Road currently zoned Rural Development (RD). The proposed use is a mixed-use development with a life plan community.

Proposed Private Improvements

Single Family Residences:	222+/- homes in pocket neighborhoods over 91.01-/+ acres
Two Family Residences:	None
Multi Family Residences:	303+/- units [233 Condominium/Apartments, 8 Live-Work Townhouse Residences, 62 Townhouses]
Commercial:	154,750 Sq. Ft.
Life Plan Community:	35.05+/- acres (as per previous submittal)

Surrounding Properties:

Current Zoning		Land Use
North	Manufactured Home Subdivision (MHS) – Unincorporated Carroll County	Mobile Home Subdivision
East	Rural Development (RD) & General Commercial (GC)- Villa Rica Commercial (C) & Agricultural (A) - Unincorporated Carroll County	Residential and Undeveloped
South	Planned Development (PD)	Single Family Residential
West	Agricultural – Unincorporated Carroll County	Undeveloped

Rezoning Review Standards:

The Code of the City of Villa Rica, Unified Development Code, requires all Planned Development Concept Plan applications to be evaluated using the review criteria established for zoning map amendments (Section 2.03.B), the Concept Plan criteria (Section 2.03.C), and major subdivision (Section 2.03.E).

Zoning Map Amendments:

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

It does not appear that the existing Rural Development (RD) zoning designation is in error.

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 properties are currently located within City limits. The Future Land Use Map designations in the surrounding area are Commercial, Public/Institutional, and Medium Density Residential.

Relation to the Comprehensive Plan Policies:

Development Patterns

DP Goal 4: Support mixed use development

Social and Economic Development

SED Goal 2: Protect and enhance existing neighborhoods while supporting a diverse array of housing options to accommodate future growth

SED Goal 3: Create employment opportunities within the city and expand business diversity

Economic Development

ED-1e: Encourage regional commercial development to occur within close proximity to freeway interchanges to promote regional commerce

- C. *Whether there is a community need for and benefit from the proposed rezoning; or***
Rezoning the property to Planned Development (PD) is a benefit to the community as the proposed use is to provide single family and multi-family residential, commercial, and a life plan community. The applicant describes the life plan community as being the central core of the development, which includes independent living, assisted living, memory care, and skilled nursing.

Population projections from the Comprehensive Plan indicate that Villa Rica has a growing population of individuals age 55 and above. Additionally, the Plan identifies that seniors will need more attached and communal housing types and increased medical services. Developments such as this will serve the demands of this growing population.

- D. *Whether the proposed change is consistent with the character of the area in which the proposed rezoning is proposed; or***

The proposed rezoning is not consistent with the character of the area. The surrounding area is mostly undeveloped and rural. There are some single-family residential communities in the immediate vicinity, but development along this portion of Highway 61 is very sparse. However, the 2018-2038 Comprehensive Plan Update designates the future development of this area as "Suburban Village" and "Commercial Corridor", as the properties have frontage along Highway 61. Primary future land uses in "Suburban Village" include single-family and multi-family dwellings, senior/assisted living facilities, conservation subdivisions, clustered neighborhood commercial/small-scale mixed use, and areas of civic benefit. The "Commercial Corridor" future development character area encourages a mix of uses, so as to avoid strip, commercial development. The proposed development demonstrates adherence to some of the core objectives of these character areas.

- E. *Whether the proposed zoning is compatible with the zoning and uses of property nearby; or***

The proposed zoning designation is compatible with Charleston Place Subdivision to the south of the site only, as both would be Planned Unit Developments, however the proposed Planned Unit Development Zoning is not consistent with other surrounding zones, which consist of Rural Development (Villa Rica), Agricultural (Carroll County), General Commercial (Villa Rica), Manufactured Home Subdivision (Carroll County) and Commercial (Carroll County). While the Manufactured Home Subdivision, Agricultural and Rural Development Zones permit single family detached homes, the density of which are not compatible to the proposed development.

Certain proposed uses on the subject property are compatible to the uses in the surrounding area as they consist of single-family detached homes, open space/undeveloped lots and retail. However, the multi-family and life plan community are not compatible with surrounding land uses. There are no mixed-use developments in the immediate vicinity. Most of the parcels have a singular use or are undeveloped.

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; and

The existing zoning would be suitable for Rural Development for residential and agricultural uses. The site was previously used as a single family residence, and dairy farm. The dairy farm, Williams-Mitchell Farm, is currently on the National Register of Historic Places. However, because the parcel is in close proximity to Highway 61, it is a logical extension of an existing urban area. Additionally, the Future Development Map supports a mix of land uses along this portion of Highway 61.

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; and

The subject property is currently provided with community facilities such as water, roads, and solid waste, however, the existing sewer line and regional network are inadequate to support the proposed development. Bay Springs Creek runs through the parcels, from north to south. An existing sewer line is located in the creek, but significant modifications for the downstream collection system is necessary. Significant upgrades will have to be made by the applicant and City of Villa Rica, which include the collection lines, lift stations, and force mains. The future infrastructure needs of the development will be assessed and addressed should the project moves forward.

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

The site plan indicates ingress and egress will occur from two driveways into and out of the site. The applicant previously submitted a traffic impact study with the original concept plan application in December 2018, indicating potential traffic flows and recommends several upgrades to Highway 61 to accommodate traffic. The report recommends for one traffic drive to be signalized at the cross intersection with Highway 61, whereas the other driveway is recommended to have a right turn only from the site, an acceleration and deceleration lanes on Highway 61 and a left-hand turn lane on Highway 61 NB. The existing signalized intersections on Highway 61 are not proposed to drop in queue grade from their existing capacity.

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, there are wetlands that run through the southern portion of the property; however, the concept plan indicates that no development activity will occur in those areas. Should the zoning be approved, Staff will review all site plans for compliance with local and state guidelines for water bodies.

Concept Plan Criteria:

A. Consistency – The development design is consistent with the purposes of the Planned Development (Section 2.03.C.1) and Comprehensive Plan goals and policies

The Planned Development provides design flexibility not available through strict interpretation of the standards established in the Unified Development Code. The project demonstrates some consistency with the Comprehensive Plan goals and policies, in particular, with future development along the Highway 61 corridor and mixed use objectives. However, at the Concept Plan phase of the application, it is unclear if the development meets the criteria outlined below.

B. Design – The development is designed and phased to make efficient use of existing infrastructure, have lower traffic volumes or contribute to better mobility than would conventional development, provide more usable public or private open space or other recreational amenities than conventional development, and provide needed housing choices

More efficient infrastructure – It is unclear if the development provides more efficient infrastructure. The concept plan does not provide the level of detail necessary to draw conclusions regarding efficiency. The compact nature of the proposed pocket community should facilitate a decreased burden on traffic throughout the inside of the proposed neighborhood. However, significant upgrades to the existing sewer line and Highway 61 will have to be installed to accommodate the increased demand on the existing infrastructure.

Reduced traffic demands – Based on the traffic impact study submitted by the applicant, the proposed development will generate 10,890 daily trips (based on 161 single family homes and 328-348 multi-family units in the previous submittal). Therefore, it is most likely that the project will increase traffic demands.

More usable public or private open space – The topography in the project area is very severe, with varying elevations that can be steep in certain areas. The applicant describes a 16-acre conservation easement that will be accessible via walking trails, but this area is not a part of the overall development, and should not be considered with the application. Additionally, some open space and easements will have to be provided around the Bay Springs Creek area. The Gold Nugget Trail has a proposed route along the Creek, as well.

Recreational amenities – The applicant describes a number of recreational amenities that will be available to residents of the Avenmore community. These include an observation tower, picnic area, swimming pool, water feature, extensive walking trails, volley ball court, and public amphitheater. Additionally, the Williams-Mitchell Farm is located on site, which is on the National Historic Register of Places. The applicant proposes to restore the farm, as well as install Camp Lucretia historic monuments. Camp Lucretia began in 1936 as a part of the Civilian Conservation Corps (CCC) during the Great Depression.

Housing Choices – The applicant is proposing 222+/- single family homes and 303+/- multi-family units. The single-family residences will range in size from 800 to 2,800 square feet. It appears the residential portion of the life plan community is intended strictly for seniors, and not intended for all populations. Additionally, the housing design is very atypical, in regards to size, of residential developments currently found in the city and surrounding areas. The Unified Development Code sets minimum floor areas for Type I single family residential at 1,500 square feet, and Type II at 1,230 square feet. The Type II single family designation is prescribed more for townhouse-type developments. Typically, an applicant must submit a preliminary plat for the single family residential portion of the development to delineate the parcels. The applicant was unable to provide a preliminary plat at this phase of application.

Table 5-3 Single-Family Dwelling Appearance Standards

	TYPE I	TYPE II
Minimum roof pitch	6/12	6/12
Minimum number of roof planes per unit	6	4
Minimum floor area	1,500 sq. ft.	1,230 sq. ft.
Minimum net percentage of rock or brick, (see Sec 5.21.B.2)	25%	25%
Allowable unit types are established in Article 3 zoning district design standards		

C. Benefits – The development will provide long-term benefits to the neighborhood in which it is located and the community as a whole.

The development proposes to preserve two historically significant areas (the Williams-Mitchell Farm and Camp Lucretia), provide walking trails, as well as, connect with the recently adopted Gold Nugget Trail, and provide a mix of uses. As proposed, it appears that the Concept Plan will provide a number of benefits to the community.

D. Standards – The development complies with the zoning district standards in Article 3 of this Code

It is unclear if the development complies with all the zoning district standards in Article 3. Neither the commercial, residential, or institutional areas have been appropriately delineated to make this determination. However, the Planned Development process allows some flexibility as it applies to the standards set forth by Article 3 of the Unified Development Code.

Major Subdivision:

A. Consistency of the proposed project with the goals and objectives of the Comprehensive Plan;

The 2018-2038 Comprehensive Plan Update designates the future development of this area as “Suburban Village” and “Commercial Corridor”, as the properties have frontage along Highway 61. Primary future land uses in “Suburban Village” include single-family and multi-family dwellings, senior/assisted living facilities, conservation subdivisions, clustered neighborhood commercial/small-scale mixed use, and areas of civic benefit. The “Commercial Corridor” future development character area encourages a mix of uses, so as to avoid strip, commercial development.

B. The consistency of the proposed subdivision with applicable zoning of the property

The applicable Planned Development zoning designation allows some flexibility in regards to the layout and densities of the subdivision. The submitted application proposes four general residential districts envisioned throughout the property, each one located at the four primary property corners. The Pocket Community Design concept describes a cottage community that includes eight (8) cottages on a 2/3-acre plot. The home sizes in the cottage community would range from 800 to 2,800 square feet. The average lot size at eight (8) cottages per 2/3-acre plot would be approximately 3,630 square feet. Below is a table describing the low to high housing densities prescribed in the 2018-2038 Comprehensive Plan Update, in relation to the Avenmore project.

	DENSITY	AVERAGE LOT SIZE
LOW	1 to 2 units per acre	21,780 to 43,560 sq. ft.
MODERATE	4 to 8 units per acre	10,890 to 5,445 sq. ft
HIGH	8+ units per acre	Less than 5,445 sq. ft
AVEMORE	Approx. 12 units per acre	Less than 3,630 sq. ft.

C. The consistency of proposed public improvements with the existing and planned development within and surrounding the proposed subdivision

The applicant's proposed public improvements include upgrades to the transportation network along Highway 61, as well as utility/infrastructure services. Improvements to Highway 61 will have to be consistent with standards established by the Georgia Department of Transportation. The traffic study submitted with the application details some of these proposed improvements. Significant upgrades will be required for the existing sewer line that runs along Bay Springs Creek, due to the intensity of the project. Additionally, the applicant proposes extensive walking trails throughout the community. The City of Villa Rica recently adopted Gold Nugget Trail, a portion of which will be located along Bay Springs Creek. The applicant proposes to connect the walking trails to the adopted Trail plan.

D. The suitability of the proposed project for the site

The project appears to be suitable for the site, as it shows consistency with Comprehensive Plan. The project area has a future development designation of "Suburban Village". The Suburban Village is characterized by a mix of uses, including commercial and residential.

E. The availability and adequacy of required public and community facilities, utilities and services to serve the proposed project. These may include, but are not limited to, sanitary and storm sewers, water, electrical services, police and fire protection, schools, parks and recreation facilities, roads, and others, as applicable;

The subject property is currently provided with community facilities such as water, roads, and solid waste, however, sewer facilities are severely inadequate to handle the proposed development. Bay Springs Creek runs through the parcels, from north to south. An existing sewer line is located in the creek. This sewer line will require significant upgrades by the applicant to support the proposed uses.

F. The extent to which the proposed project would adversely affect the capacity or safety of that portion of the street network influenced by the use

The traffic study submitted by the applicant during the first concept plan approval process anticipated 10,890 daily trips generated by the completed development. This was based on 161+/- single family homes, 328-348 multi-family units, a 35-acre life plan community, and

24 acres of commercial uses. Based on the existing and proposed conditions, the traffic study makes a number of recommendations, including the following:

- The Avenmore community should have two points of access at Highway 61.
- Driveways should be spaced at least 400 feet apart.
- The intersection of Highway 61 and driveway #1 should operate as a signalized intersection.

Based on the anticipated daily trips and the recommendations of the traffic study, this project will adversely affect the capacity and safety of the existing street network as constructed today without the improvements listed above.

G. The environmental impacts that the proposed project will generate

Should the zoning be approved, Staff will review all site plans for compliance with local and state guidelines for any environmentally-sensitive areas.

Staff Comments:

The applicant is requesting a rezoning of the subject property from Rural Development (RD) to Planned Development (PD). The submitted Planned Development Concept Plan proposes a mixed use, life plan community over a 220.38-acre site. Based on the previous submittals, the life plan community component will consist of 100 independent living participants, 60 assisted living participants, and 30 memory care participants, along with a proposed second phase of the community would provide space for 100 skilled nursing care patients. There are considerable amenities described in the application, including walking trails, amphitheater, community transportation system, pool, and gym. The commercial district of the development proposes a grocery store, restaurants, office space, and medical offices. The residential district proposes 222+/- single family homes, and 303+/- multi-family units throughout the community. Housing sizes within the single-family district will range from 800 square feet to over 2,800 square feet.

Staff was unable to make determination on a number of factors based on the application provided. In particular, the following was not included in the application:

1. Location of existing and proposed sanitary sewers (not provided due to presumed cost of utility plan)
2. Proposed size and location of all buildings and all off-street parking areas (not provided because architectural plans not completed)
3. Development of more than ten acres shall indicate whether portions of the total land area will be phased (phasing cannot be determined until after the utility plan is completed and until after the entire property design is completed)
4. If subdivision of land is required, the applicant shall submit a preliminary plat prepared in accordance with all application requirements (not provided)

In addition, the following information should be clarified by the applicant as there have been considerable changes from the previous submittals to the current concept plan:

1. The number of acres within the development specified on page 6 of the master plan document (213.7 acres) is different than the number on the application and on the Carroll County Tax Assessor's website (220.38 acres). Clarification is needed.
2. The first approved concept plan indicated a petting zoo as a recreational amenity. This is not included as an option in the new master plan document. The applicant should clarify all recreational amenities to be offered.

3. The number of townhomes and condos on page 14 of the master plan document is different than on page 7 of the document. The applicant should clarify the total number of apartments, condos and townhouses.
4. The number of units for the life plan community should be noted in the master plan document. The previous submittal had 100 independent living participants, 60 assisted living participants, and 30 memory care participants, along with a proposed second phase consisting of 100 skilled nursing care patients. The applicant must clarify how many units in addition to the 303 multi-family and 222 single-family homes are to be produced.
5. The previous concept plan was approved as a 55+ community through City Council-imposed conditions. The current plan does not indicate that the entire community will be 55+ only.
6. The applicant indicated to the Planning Commission on August 3rd, 2019 the potential to relocate the city's water tower on adjacent parcel number V07 014 0410 should the lot be included within the development at a later date, but has not indicated where the tower would be relocated to and what that lot would potentially be used for.
7. The applicant should clarify if an increase or decrease in the amount of square footage of retail space has occurred between the first concept plan and the current concept plan.

As a result, Staff is unable to comment on these elements of the Concept Plan, as this information was not made available.

This project underwent the process for Developments of Regional Impact (DRI) with the Georgia Department of Community Affairs via Three Rivers Regional Commission during the previous concept plan approval phase. The application was submitted on September 26, 2018 and the DRI was completed on October 26, 2018. Comments from the DRI have been included in the packet of information provided. In addition, the applicant has submitted other documents to supplement the concept plan, including a market analysis and feasibility study, traffic impact study, and wetlands summary. This information may need updating provided that the number of single-family homes, multi-family units, square footage of retail and potentially the number of life plan community units have fluctuated.

The Planned Development (PD) process has two components; one for the Concept Plan and the other for the Final Development Plan. Rezoning will not be completed until both the Concept Plan and the Final Development Plan are approved by Planning Commission and City Council.

The application is currently in the Concept Plan phase. The Concept Plan will have to be approved by the Planning Commission and then the City Council. A PD Concept Plan constitutes a major step in the review process and provides general information about the land uses, development patterns, intensities, and street patterns in the proposed Planned Development.

The second step is the Final Development Plan phase. The Final Plan is approved in conjunction with the rezoning, proposed development phasing and final subdivision plat. The Final Development Plan, together with the development schedule and Final Plat, shall act as the blueprint for development of a Planned Development project over the length of time the project is developed. The Final Development Plan and Final Plat refine the information submitted during the Concept Plan stage. This is a separate application process that has to be approved by the City Council. The Final Development Plan will be reviewed for substantial conformance with the Concept Plan, as well as the review criteria for rezoning and major subdivision. In order to be within substantial conformance of the Concept Plan, the final plan application cannot:

1. Increase the proposed gross residential density or intensity of use;
2. Increase the proposed ratio of residential units to non-residential square footage;

3. Involve a reduction of the area set aside for common space or the substantial relocation of such area;
4. Substantially increase the floor area proposed for non-residential use; or
5. Substantially increase the total ground areas covered by buildings or involve a substantial change in the height of buildings.

Staff also reviewed the previous set of approved conditions as well as the previous Staff Report from the December 2018 approval and no longer recommends the entire development to be restricted to ages 55 and up, nor recommends the list of permitted and conditional uses from the previous approval. This development is niche in nature and the pool of interested purchasers/renters in the development may be too small to ensure a successful development through the phasing. The life plan community is the only section that is recommended to be 55 and up at this time. All residential/nonresidential land uses that are allowed in the proposed zoning ordinance is recommended to be permitted within the development unless otherwise omitted. All uses are subject to the discretion and approval of the City Council. Once uses are approved by the Council, they are granted by right. All land uses proposed in a Planned Unit Development must be compatible with the intent of the Comprehensive Plan and the characteristics of surrounding land uses and zoning districts.

Recommendation:

Staff recommendation: **APPROVAL WITH CONDITIONS**

To be submitted and approved within six (6) months of Planned Development Concept Plan approval:

1. Preliminary plat application in accordance with the requirements and depicting the following should be reviewed and approved by Planning and Zoning Commission and City Council.
 - a. Acreage of the property, proposed building footprint, and density in each proposed land use to be included in the Planned Development (commercial, residential, and institutional).
 - b. Public improvements plan showing connections to the proposed location of the Gold Nugget Trail along Bay Springs Creek.
 - c. Inter-parcel roadway stub for a potential future connection to Charleston Place.
2. Maximum number of single-family units: 250 units
3. Maximum number of multi-family units: 325 units
4. Zoning book, phasing plan, economic analysis, Homeowners Association covenants, and utility plan to be submitted for approval with the final Development Plan
5. Submit application to nominate Williams-Mitchell Farm and Camp Lucretia as local, state and national historic properties/landmarks
6. The applicant/developer must follow all zoning tabulations and design-based representations as presented in the accompanying document titled "Avenmore Master Plan", dated July 18th, 2019. This document is fully transferrable and applicable to any future developer of the site.

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 August 15, 2019; a sign has been posted on the subject properties; and all abutting property owners have received notification via certified mail.

Public Response:

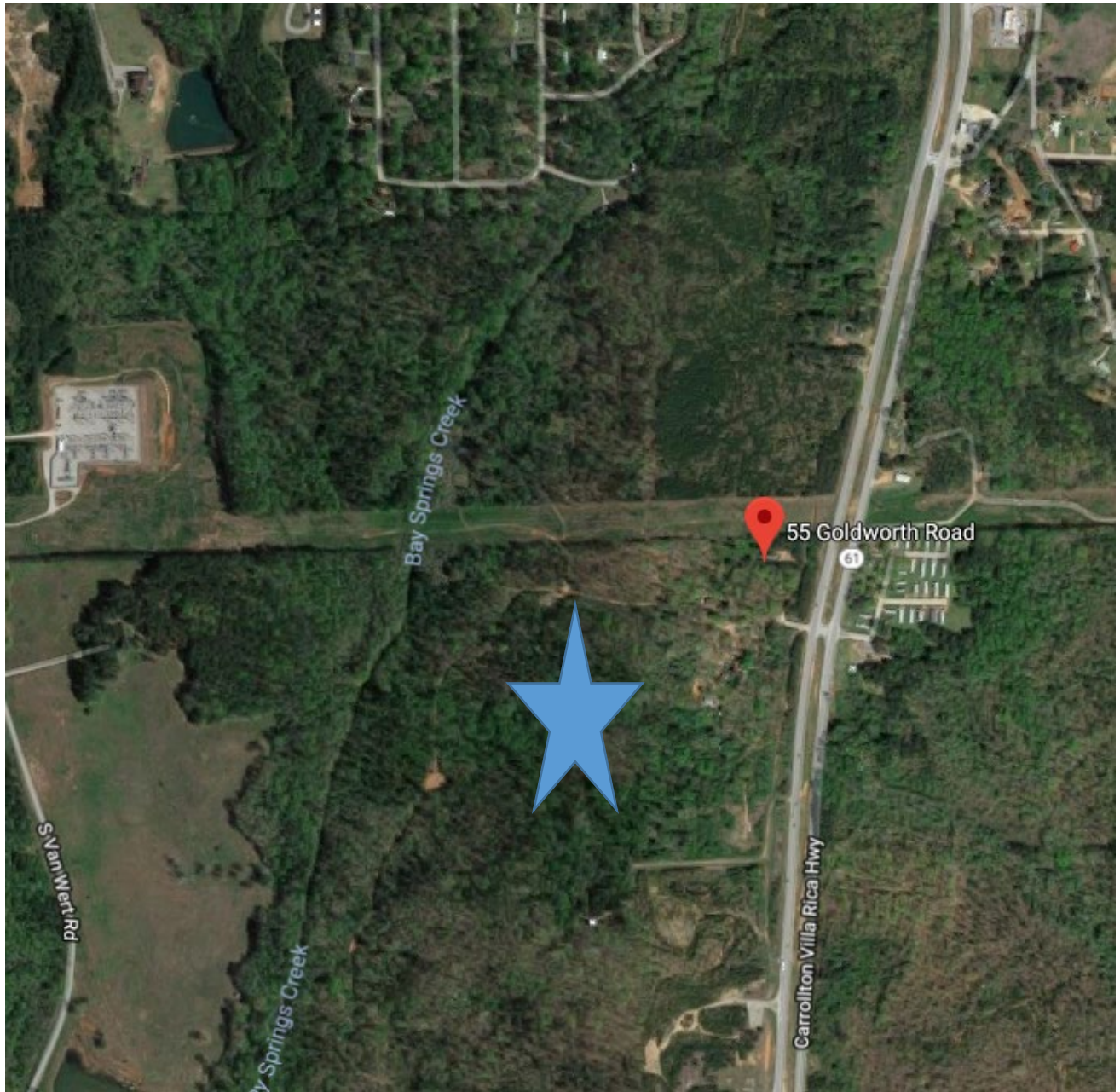
In response to the public notifications, five residents within the surrounding neighborhoods have contacted the City at the time of this staff report. Of which, two were in favor and three were against the development. Only one resident lived within the city limits of Villa Rica and was in favor of the development.

Office of Community Development

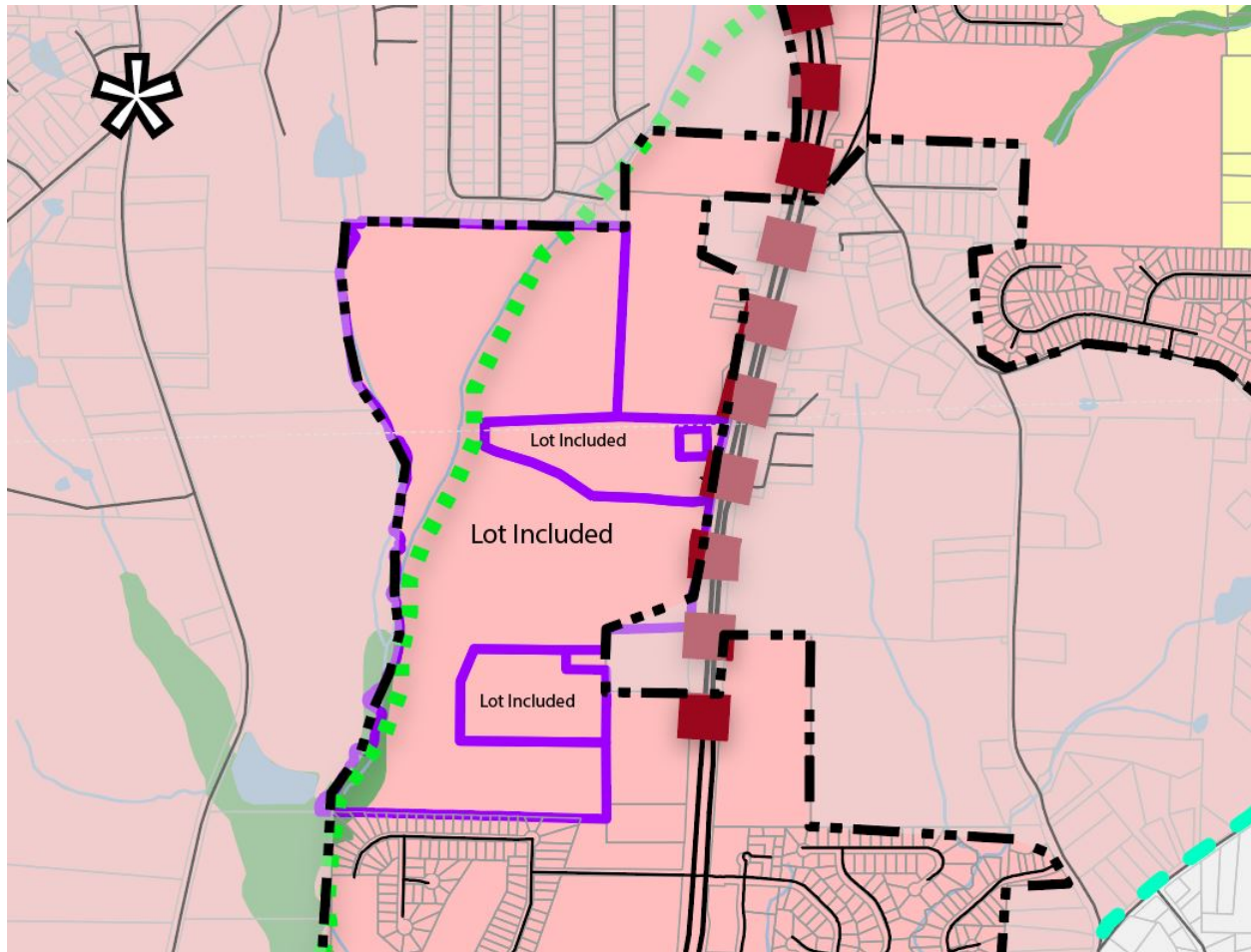
Attachments:

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
9. Future Land Use Amendment Report

Aerial View



Future Development Map



CHARACTER AREAS

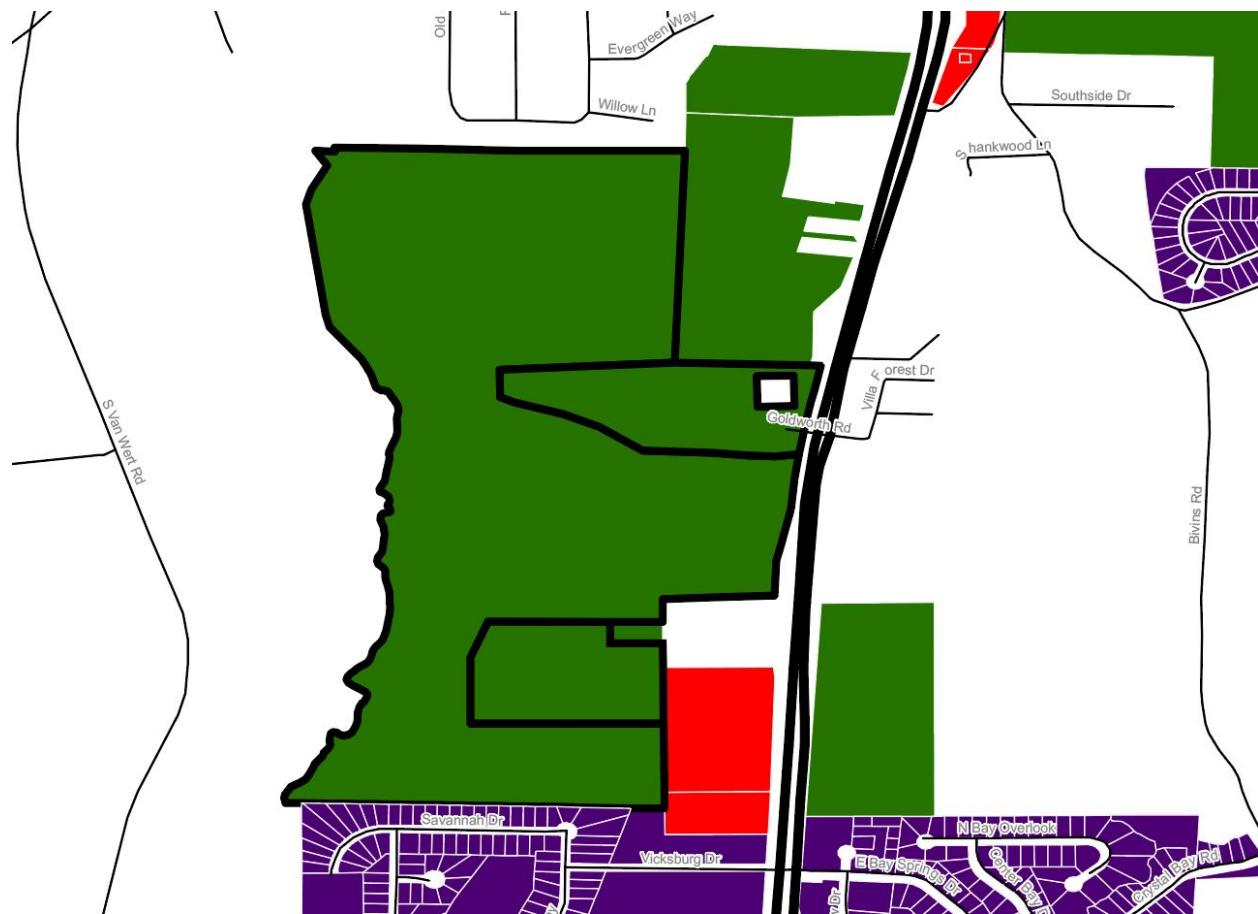
- CONSERVATION / OPEN SPACE
- TRADITIONAL NEIGHBORHOOD
- SUBURBAN NEIGHBORHOOD
- URBAN VILLAGE
- SUBURBAN VILLAGE
- COMMUNITY CROSSROADS
- I-20 GATEWAY
- COMMERCIAL CORRIDOR

ACTIVITY CENTERS

- DOWNTOWN
- INDUSTRIAL
- COMMERCIAL
- MEDICAL
- PROPOSED GREENWAY TRAIL
- PROPOSED ROAD PROJECTS
- URBAN GROWTH AREA
- CITY BOUNDARY



Zoning Map



+++++ Railroad	DO-SFR: Single-Family Residential
— Primary Road	GC: General Commercial
— Secondary Road	GI: General Industrial
— Local Neighborhood Road	LI: Limited Industrial
— Ramp	NC: Neighborhood Commercial
DO = Downtown Overlay District	OI: Office and Institutional
DO-CBD: Central Business District	PD: Planned Development
DO-CMU: Commercial Mixed-Use	R14: Multi-Family Residential
DO-COM: Commercial	R20: Single-Family Residential
DO-MFR: Multi-Family Residential	RD: Rural Development
	RT: Residential Townhome

This map is intended for only the Mayor and City Council of Villa Rica use. The City of Villa Rica does not assume any responsibility for the use of this product by any other party. The official version of this map resides within the Planning & Zoning Department of Villa Rica, and is the only official copy. Only a copy signed by the Planning & Zoning Manager reflects official data as of the date signed. This information is only a representation of the current information, and all information should be verified by the Planning & Zoning Manager. The City of Villa Rica does not assume responsibility for the use of the data on this map.



APPLICATION FOR

PLANNED DISTRICT CONCEPT PLAN

The procedure for approval of a Planned Development Concept Plan, the first step in a Planned Development process, is set forth in Section 2.03.C.3 of the Unified Development Code (UDC). Generally, the process involves review by the Community Development Director and the Planning Commission with a final review and decision by the City Council.

Please complete the blanks with the requested information. 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: JUNE 14, 2018
JULY 3,

APPLICANT

INVESTMENT

Applicant Name: WINCHESTER REAL ESTATE DEVELOPMENT COMPANY, LLC
Address: 214 MAPLE STREET City: VILLA RICA State: GA Zip: 30180
Phone: (478) 737 - 8279 Fax: () -
Project Representatives Names: RONALD B. CONNERS, Ph.D
Address: 240 MARYANNE DRIVE City: MACON State: GA Zip: 31220
Phone: (478) 737 - 8279 Fax: () -
Engineer/Surveyor/Designer: _____
Address: _____ City: _____ State: _____ Zip: _____
Phone: () - _____ Fax: () - _____
Owner Name (If different from applicant): _____
Address: _____ City: _____ State: _____ Zip: _____
Phone: () - _____ Fax: () - _____
(Note: A notarized statement signed by the property owner(s) authorizing the applicant to make this request shall be attached to the application.)

PROPOSED PLANNED DEVELOPMENT

Proposed Name of PD: THE AVENUE VILLAGE
General Street Location and Boundaries of the PD: 63 GOWORTH ROAD
125, 1001
Legal Description of Entire PD (Attach additional sheet if needed.): Lot 99 Block _____
Addition/Subdivision or Metes and Bounds: SEE ATTACHED MASTER PLAN
Assessor's Parcel Number: V070140803
Total Acreage: 220.38 ACRES
Approximate Number of Lots: UNDETERMINED
Land Use Density - Number of Units per Acre and Breakdown of Units: SEE ATTACHED
Approximate Amount of Open Space and Recreation: 11.84 acres - 50.7%
Describe Proposed Public Improvements to be Installed by the Applicant: SEE ATTACHED

RECEIVED



PROPOSED DEVELOPMENT CONT'D.

Describe the Proposed Public Improvements:
Public Road Improvements: _____

Sanitary Sewer: _____

Water Mains and Service Including Fire Hydrants _____

Stormwater Management: _____

Street Trees and Landscaping: _____

Describe Private Improvements:

On-Site Circulation, Access and Parking: Square Footage/Acres _____ % of Total Site _____.

Parks, Open Space and Recreation: Square Footage/Acres _____ % of Total Site _____.

Single Family Residential: _____ Total units

2-Family Residential: _____ Total units

Multi-Family Residential: _____ Total units

Commercial: type and number of units _____, Square Footage/Acres _____

Office: type and number of units _____, Square Footage/Acres _____

Other: type and number of units _____, Square Footage/Acres _____

Drainage Improvements On-Site – Method: _____

Perimeter Vegetation and / or Fencing / Buffers: _____

Development Timetable – Number of Construction Phases: _____

I, RONALD B. CONNERS Ph.D., hereby state that all of the above
statements and statements contained in the documents submitted with this application are true.

Ronald B. Connors, Ph.D.
Signature of Applicant

6/15/2018
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, RONALD B. CONNERS, Ph.D., hereby state that all of the above statements and statements contained in the documents submitted with this application are true.

Ronald B. Connors, Ph.D.
Signature of Applicant

June 14, 2018
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.

Describe Proposed Public Improvements to be Installed by the Applicant

1. Public Road Improvements: Entrances to project will be on State Road 61 and will be designed according to GDOT standards and permitting requirements. All public roadways within the project will be designed according to City specifications. Public roadways will be dedicated to the City upon completion and acceptance by the City.
2. Sanitary Sewer: The project will include sanitary sewer main extensions as required to adequately serve the project. Lines will be sized based on anticipated sewer demand and will be designed according to City specifications. The extensions will connect to the City's existing sewer infrastructure onsite and will become part of the City's public sewer system upon completion and acceptance by the City. It is unknown currently if upgrades are necessary to the City's existing system to serve the project
3. Water Mains and services including fire hydrants: The project will include water main extensions as required to adequately serve the project. Lines will be sized based on anticipated water demand, including fire flow demand, and will be designed according to City specifications. The extensions will connect to the City's existing water infrastructure adjacent to the site and will become part of the City's public system upon completion and acceptance by the City. Service lines will be provided to each building requiring water service and will be sized according to demand. Service lines beyond the water meters will be privately owned lines. It is unknown currently if upgrades are necessary to the City's existing system to serve the project.
4. Storm Water Management: The project will provide storm water management meeting the City's requirements.
5. Street Trees and Landscaping: Streets will be lined with a mix of appropriately sized landscape trees, shrubs, and turf. Landscaping will be selected based on cold hardiness zone and surrounding plant material. There will be a mixture of evergreen, deciduous and perennials.

Describe Private Improvements:

On-site Circulation, Access and Parking

Circulation (+/- 18.23) Parking (+/- 6.77) = +/- 25 Acres

% of total site: (+/- 8.5%) and (+/-3.1%) = 11.6%

Parks, Open Space and Recreation:

Approx. Open Space Acres: Easement 8.04 + (+/-103.8 acres) = +/- 111.84 acres

Drainage Improvements on Site – Method. Storm water drainage will be analyzed with the design of the site to adequately serve the project. Piped drainage systems will be included along roadways and within the development and will be sized and designed according to City specifications.

Perimeter Vegetation and/ or Fencing /Buffers: A mixture of evergreen shrubs and trees; a privacy fence if needed and plant material to create a plant buffer between the properties where needed.

Development Timetable to Be Determined by Owner and Budget.

Describe Private Improvements:

Single Family Residences: +/- 161 homes in pocket community neighborhoods (+/- 91.07 acres)
and future (+/- 5.08 acres) = approx. +/- 96.15 acres

Two Family Residences: 0

Multi family Residences: 10 homes with 18 units each = +/- 180 units (+/- 27.86 acres)

4 complexes with +/- 140 -160 units

Total multifamily units: +/- 328-348 some of these overlap with acres below.

Commercial: +/- 24.25 acres

Life Plan Community +/- 35.05 acres

The Design of Avemore and its Community Amenities

A critical element in the design of Avemore is the concept of New Urbanism. Andres Duany and Elizabeth Plater-Zyberk, two of the founders of the Congress for the New Urbanism, observed mixed-use streetscapes with corner shops, front porches, and a diversity of well-crafted housing while living in one of the Victorian neighborhoods of New Haven, Connecticut. They and their colleagues observed patterns including the following:

- The neighborhood has a discernible center. This is often a square or a green and sometimes a busy or memorable street corner. A transit stop would be located at this center.
- Most of the dwellings are within a five-minute walk of the center, an average of roughly 0.25 miles.
- There are a variety of dwelling types — usually houses, rowhouses, and apartments — so that younger and older people, singles and families, the poor and the wealthy may find places to live.
- At the edge of the neighborhood, there are shops and offices of sufficiently varied types to supply the weekly needs of a household.
- There are small playgrounds accessible to every dwelling — not more than a tenth of a mile away.
- Streets within the neighborhood form a connected network, which disperses traffic by providing a variety of pedestrian and vehicular routes to any destination.
- The streets are relatively narrow and shaded by rows of trees. This slows traffic, creating an environment suitable for pedestrians and bicycles.
- Buildings in the neighborhood center are placed close to the street, creating a well-defined outdoor room.
- Parking lots and garage doors rarely front the street. Parking is relegated to the rear of buildings, usually accessed by alleys or corrals for cars.

To achieve the wonderful design of Avemore and to create its amazing amenities, the Owners have retained the architectural firm of Rhinehart and Pulliam to design the residential and commercial components of Avemore. This firm is well known as the leading architectural firm that contributed to the design of Serenbe, the most prominent mixed use – residential and commercial development in the State of Georgia.

The Owners will require that a Design Review Committee be responsible for the review and approval of all residential and commercial structures built in Avemore, supervised and controlled by the Property Owners. The architects will be responsible for the creation of extremely detailed architectural specifications for every Avemore structure.

Avemore will include many amenities accessible to its residents:

1. Conservation Easement. The property includes a 16-acre parcel dedicated as a conservation easement that will be readily accessible through extensive walking trails.
2. Observation Tower. The property will include an Observation Tower that will permit a view of the skyline of Atlanta.
3. Picnic Area. A large picnic area with associated parking areas will be accessible to residents and visitors to Avemore. Picnic tables, walking trails and fire pits will be built in this area.
4. Swimming Pool. A large indoor heated swimming pool located in the LPC main building will be accessible to all residents.

5. Water Feature. A large water feature will be built on the eastern side of the primary LPC structure. The water feature will be accessible to all residents of the community and will be linked with walking trails that will extend throughout the Community.
6. Extensive walking trails. An important element of the entire community is the placement of extensive walking trails. These trails will extend to the east and west boundary of the property and will meander throughout the different districts of Avemore. The Owners are committed to connecting the walking trails to the Villa Rica Community trails under current discussion and planning with the City Management.
7. A volley ball court will be constructed in one of the residential community areas, with additional amenities such as fire pits and outdoor tables for the use of the residents.
8. A public Amphitheater will be built on the property to allow for larger public entertainment activities.
9. The Williams Farm, an historically significant family farm that contributed to the History of Villa Rica and Carrolton will be restored and made accessible to the residents and visitors of Avemore. The Williams Farm gardens will also be restored. The Owners are exploring the development of a petting area that will enable the residents of the Life Plan Community and other residents of Avemore to explore the animal life of the area.
10. Camp Lucretia historic monuments will be placed where this CCC Camp was located. This Camp was created in the 1930s and housed several hundred young men who were working in a Federal program to provide families with additional financial support during the national depression.
11. New Urbanism Design. The primary architectural concept behind the Avemore Community is New Urbanism. The Owners are creating a property where the pricing of residences is within the reach of the mid-market family.
12. Individual houses will be relatively smaller houses with large front porches using the design concepts of Ross Chapin as shown in his book entitled *Pocket Neighborhoods: Creating Small-Scale Communities in a Large-Scale World*. The Taunton Press. 2011.

Avemore

Avemore is a village in West Georgia being developed with the concept of health and wellness at its core. The village will consist of three districts: a commercial area, a residential area, and a Life Plan Community at the center. The Life Plan Community district will be the central core of the community and it will consist of four elements: Independent Living (purchase or rental), Assisted Living (apartment or cottages), Memory Care and Skilled Nursing. The Skilled Nursing Care component will be a phase two component based upon community need.

Residents of Avemore will experience an emphasis on extending longevity through public health programming, improved availability of cost effective health insurance programs in a new group insurance concept available to all Avemore residents, not just the Life Plan Community residents, and establishing an environment where healthy living is the primary focus of the community.

We intend to develop health programs with a focus on managing the health of the population of the Avemore Village from a public health perspective. This will be achieved through linkages between the community and one of the three largest health care providers in the local region (which we are beginning to select) and well as linkages with the District Health offices in the Villa Rica/Carrollton area. We intend to develop a community data base that will outline the actual health problems of the residents of the entire community. This data base will be the critical component in the development of an overall public health strategy for this population. Then, by partnering with public health professionals, we intend to develop programming to meet the identified health needs of this population and to manage progress in achieving these community goals.

As currently envisioned, the Life Plan Community component of Avemore will consist of 100 Independent Living participants, 60 Assisted Living participants and 30 Memory Care participants. In a second phase, the Life Care Community would provide space for 100 Skilled Nursing Care patients.

Based on very preliminary estimates by the Life Plan Community architect and using the sizing assumptions of 100 Independent Living units, 60 Assisted Living units and 30 Memory Care units, a very preliminary overall estimate, without program details, is about \$42 million in construction costs. It is expected that as further design work is undertaken, these estimates will be firmed up.

Original History of the Farmstead

The Avemore property is 220 acres located on the West side of State Highway 61, approximately 1.8 miles south of I-20, the Atlanta-Birmingham main Interstate highway. The front portion of the property itself was actually the John Worth Williams (1845-1905) Farm, which was built in the late 1800's and known locally as the Williams Family Farmstead. This property runs parallel to the old Villa Rica-Carrollton unpaved road, which in turn was replaced by State Highway 61.

Because of the importance of the Williams Farmstead to the agricultural history of the State of Georgia, the property is listed on the National Register of Historic Places, which protects the farm property in perpetuity.

The Williams Family Farmstead property consists of an historic main house, which is a Folk Victorian Style cottage, with several other structures required for the operation of a dairy farm and related farming activities. The historic main house was built by John Williams in 1891 with other structures built in the following years. The family dairy business was in operation from 1891 to 1960 and there were 8 structures surrounding the family house, consisting of a horse barn, carriage house, dairy barn and supporting structures. The dairy business was a rare example of a large Georgia dairy operation which was serving the needs of local stores, schools and Grady Hospital, which received the dairy products by train each day starting in the early 1895 period. In addition to the dairy business; cotton, grain and corn were also grown and sold as produce from the farm, while maintaining the dairy business.

Another very important feature of the historical land use pattern for the property occurred in the 1930s, when descendants of the Williams Family went to Washington, DC to suggest that a portion of their land be used to create a Civilian Conservation Corps camp, as part of the Roosevelt Administrations' efforts to relieve economic hardship created by the depression. The proposal was approved and soon Camp Lucretia was created to house 140 young men who worked on land projects throughout the area, while forwarding portions of their salaries to their families. The Camp has worn down over the years, having been simple wood structures, so the proposed development project will identify these historic areas and activities with historical markers.

Over a period of years, the original owners and their descendants purchased additional surrounding parcels of land with the current parcel aggregating to 220 acres. As a part of the original business arrangement with the descendants of the

Williams Family, the current owners are committed to restoring the Williams Farm and its surrounding property and honoring the National Register requirements.

Amenities at Avemore

The Avemore Village will have many amenities. The Williams Farmstead property will be restored to its original design so that community residents can have direct access to this historic property. A small petting zoo will be developed to showcase the original animal life of the 1890's. The gardens that were developed as a part of the original Williams Farmstead will be restored for the use of the community. A walking trail, about 2.5 miles in length, will be developed throughout the property. Efforts will be made to link these walking trails so that they extend to the north and south of the Avemore property and then, to connect to the entire Villa Rica area. Street lights will be available throughout the property. Water features will be developed across the property that will be accessible to all residents. When possible, these water features will be stocked.

A public amphitheater will be built where community residents can participate in local events. Educational programs will be widely available through a linkage with the University of West Georgia. These programs will be available to all community residents, not just the Life Plan Community residents. All community residents will also have access to the public areas of the Life Plan Community, so they may use these facilities for education and other community purposes. The residents of Avemore will have access to the Life Plan Community transportation system, enabling ready access to local medical services for Doctor's appointments, shopping or other nearby events.

Community access to the facilities of the Life Plan Community will be available using identity cards. All residents of residential properties will be allowed access to the Life Plan Community facilities via membership and ID card access. This means access to the pool, gym, restaurant, bar, and educational programs which would be membership fee plus fee for services, where appropriate. Elevators and door access would be via card, so rental apartments are only accessible for appropriate persons, etc. The property will provide security personnel.

A particularly important element of Avemore is a 16-acre Conservation Easement located toward the SE front area of the property. This portion of the property has a very high elevation and will be the picnic area for the community, with ready access to picnic tables, and a very high observation tower, from which

the skyline of Atlanta is visible. As additional walking trails are added throughout Avemore, such amenities will permit additional residential and community uses to be added to the Conservation Easement.

The Commercial District

There are approximately 24 acres available at the front of the property which will be developed as commercial properties. The concept for the commercial area will be mixed use, so that the residents of Avemore will be able to live, work, play, shop and eat, all within the Commercial district. Some residential housing will be available in the commercial district. A la carte delivery of meals, groceries, and prescribed pharmaceuticals will also be readily available. In addition to some residential housing, we envision a grocery store, several restaurants, office space for local businesses, medical offices, a pharmacy, law offices, community health insurance provider, and a development property management office. The commercial district will contain the office space for the public health component, where the community health data base will be managed, and health exams provided. In addition to the above-mentioned businesses, we anticipate working with Tanner Health Systems to help them create an Urgent Care Center on the SR 61 frontage. An important component of our delivery system will be home health services and hospice services. The home health component will provide care to our residential community, as well as Independent Living and Assisted Living residents. Hospice services will also be offered to all community residents as needed. It is anticipated that an additional access point to Avemore at the southern end of State Highway 61 will be developed, to improve easy access to the property.

The Residential District

There are four general residential districts envisioned throughout the property, each one located at the four primary property corners. We are following the property design concepts of Ross Chapin, Architect, in which the pocket community concept will be our primary model. This concept is outlined in the book entitled *Pocket Communities: Creating Small-Scale Community in a Large-Scale World*. The Taunton Press. 2011. The Pocket Community Concept can be seen in detail on the internet at Rosschapin.com.

The typical cottage community by Chapin includes 8 cottages on a 2/3-acre plot that usually holds one or two larger homes. The cottages surround a "green" area that holds seating, grass and trees and a place to grow community vegetables. A parking lot is off to the side of each community, hidden from view by a fence or

bushes. Each cottage has its own small garden area surrounded by a low fence and each community has a shared tool shed and meeting room. Each small house is sold as a condominium and a monthly fee helps to maintain the garden and outlying areas.

To create a balance between the public and private areas, Chapin uses the concept of “layering”. The entryway into the main garden is the first layer, moving from public to more private. Anyone who does not belong in this area is noticed right away from each of the cottages. This way, neighbors can keep an eye on each other’s homes. The layering concept continues with the main garden area leading into the more private cottage gardens through the small fences and then each house is entered by first going up several stairs to the open front porches. The porches recall the charming bungalows of the Arts & Crafts movement of the early 1900’s. The porches extend the living area of the small homes as well as offering a convenient area for neighborly chats.

We envision housing that is in the 1,200 to 2,400 square feet in size with each house fitting into the overall design concept of Chapin. Small houses, in the 750 square foot range will also be available. Many possible individual house designs are shown on Chapin’s web site, and we will draw from this general portfolio, but not be restricted to only these designs. The owners anticipate, as a service to the Villa Rica community, that some limited access to affordable housing will also be possible, with this housing being scattered throughout the Community.

The Life Plan Community District

The Life Plan Community District will be the central core of the community and it will consist of four elements: Independent Living (purchase or rental), Assisted Living (apartment or cottages), Memory Care and Skilled Nursing. The Skilled Nursing Care component will be a phase two component based upon community need.

A recently conducted financial feasibility study shows that the proposed community can support 100 Independent Living participants, 60 Assisted Living participants and 30 Memory Care participants. In a second phase, the Life Plan Community would provide space for 100 Skilled Nursing Care patients.

Based on a detailed financial analysis currently underway, the various options for pricing of these four elements is being explored. A program pro forma

is being created to forecast how this element of the property will perform, since there is already evidence of program feasibility. There are several pricing methods currently in use for these types of programs and we are trying to determine which model fits our environment the best.

We envision the Life Plan Community District as being directed from a large multi-story central facility that would house the primary facilities of the property. The central building would include some Assisted Living properties and the entire Memory Care component, with the requisite architectural features to allow for increases in the program footprint if skilled nursing is added later.

In addition to the areas for program administration, all support facilities would be housed in this building. Dining areas, exercise areas, indoor pool, central auditorium area and related medical care areas would be centrally housed in this main building.

Project Current Status

This project is in the study phase, with architectural detailed land use plan development underway, as well as marketing materials being developed. Our marketing questionnaire has been developed and submitted to the seven-county area surrounding Villa Rica and Carroll County. We have gotten a good response to this mailing and Glynn Devins is currently completing its analysis of the results of the marketing questionnaire. Preliminary analysis shows a "Yes" regarding the question of whether there is a market for our planned services in this geographic location. More detailed analysis of this data is presently underway. We are also in the soft cost financing phase, in which we are seeking additional capital to fund the soft costs.

Avemore Mission, Vision and Values

The Avemore Mission

Avemore seeks to provide a unique living environment that treats health and wellness as the core element of its built environment. This environment is multigenerational by its structure and incorporates an architectural outcome constructed to enhance possibilities for resident interactions, while supporting an aging in place design. We will create a team that provides health education, preventative health care and long-term care, within a public health framework intended to extend longevity.

There are three districts in Avemore: the residential district, the commercial district and the life plan community. The commercial district allows businesses that support the residential and life plan community. The residential community supports residents that are primarily middle income in nature, that are interested in the development of human relationships and that can contribute their health care information to a community wide data base that will be used to support health care programming that seeks positive health care outcomes for all, while improving overall community health and well-being. The Life Plan district provides four levels of care: Independent Living, Assisted Living and Memory Care, with Skilled Nursing Care available through relationships with associated nursing care providers. Independent Living facilities are placed throughout the residential district, so that elderly residents live interspersed throughout the general community.

The Avemore Vision

The founders of Avemore seek to create a new and unique structure of community consisting of commercial, residential and life plan districts that will be a model for all such facilities in the future. This combination of facilities will enable a multi-disciplinary approach to improving longevity by focusing on the social environment, the educational environment and the health and wellness environment simultaneously. We want our community residents to provide the health data required to allow our public health professionals with the needed information to create a health, education and wellness program that will enhance longevity.

Avemore Values

We believe our primary responsibility is to our residents and their families as well as to our employees and their families. Our services will always be delivered with skill, compassion and respect, regardless of race, religion or creed. We must always understand that our primary reason for the creation of Avemore is to be of service to the people of Carroll County and the surrounding area.

REQUIRED MATERIALS TO ACCOMPANY THE APPLICATION FOR ZONING MAP CHANGES

1. Copy of a deed is attached as evidence of Ownership in the property by Winchester Real Estate Investment Company, LLC.
2. Legal Description of the property included in the planned development.
3. A Site Development Plan that proposes a requested Zoning of Planned Development is attached.
4. A written statement describing the following:
 - a. The proposed uses and the effect the proposed use may have on the surrounding properties and a statement of the facts indicating that the proposed change will not be detrimental to the public interest and the purposes of Code:

There are three proposed uses for this land as follows:

Development and construction of a Life Plan Community that will provide services to the senior aged community, such as Independent Living, Assisted Living and Memory Care facilities. It is possible that, based on need, the Life Plan Community will be expanded in Phase Two to provide a Skilled Nursing Facility. The LPC will consist of a central core structure that contains the customary components of senior living services; such as wellness, eating, education, medical services, exercise, swimming facilities and other administrative and management services. The core facility will also contain housing for patients that require assisted living and memory care services. The central core facility will be surrounded by Independent and Assisted Living housing facilities that are independent of the core facility.

At the front of the Avemore, there will be a commercial area that will contain businesses that are complementary to the LPC as well as traditional commercial activities such as restaurants, pharmacy services, private practice of physicians, insurance offices, property management offices, law offices, real estate offices and other customary commercial offices.

Residential subdivisions. The Avemore Community will include traditional subdivisions as well as Pocket Communities using the model developed by Ross Chapin. These pocket communities are quite unique from an architectural perspective. They offer housing where the automobile is corralled away from the primary living areas and a design that features smaller sized houses that are located around a common, heavily landscaped core, where occupants are encouraged to communicate with their neighbors by front facing porches.

- b. We believe that the change in zone from Rural Development to Planned Development is consistent with the purpose and intent of this Code and the goals and policies of the Comprehensive Plan.

- c. The areas that are most likely to be affected by such change are State Road 61 and the likely effect is an increase in traffic to gain access to the LCC, the commercial area and the new residential area. To improve this access, we will incorporate plans for an additional entry and exit area at the south end of the property. A Traffic Study is currently under way, in coordination with the Georgia Department of Traffic.
 - 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. We believe that this is a new model community with an emphasis on wellness and extending the longevity of the residents by incorporating new insurance concepts, new public health concepts and by adapting the concept of Pocket Communities as a method of improving the social environment through the removal of the automobile as a negative factor in the location of planned communities that can increase social contact.
 - e. The proposed time schedule for completion of the entire community as designed will be 3 to 4 years. Construction will begin following the completion of the regulatory process.
 - f. The source/method for providing utility/infrastructure services to the property will be as follows: There is a high-power line easement extending directly through the property which will be used to extend power where needed. This power line is already available, so it will not be necessary to pull power from another location. There is also water and sewer directly located through the center of 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. The proposed roads through the planned community are shown in the attached drawing. The primary access to the community is by State Road 61 – a four lane primary road leading from I-20 to Carrollton. As mentioned in paragraph c above, the owners expect to add an additional entry and exit location to State Road 61 at the southern end of the property.
 - h. This project will require submittal and approval as a Development of Regional Impact to the Three Rivers Regional Commission. It will also require approval of the new entry and exit off State Road 61 from the Georgia Department of Transportation. The health care component will require approval of the State of Georgia Office of Health Planning.
- 5. Rezoning Application submitted as attached.
 - 6. Development Agreement
 - 7. Homeowners Association Agreement will be provided after full design of each area is completed.
 - 8. Additional exhibits as needed. None to date.

The Development Team

Architect: Mark Tilden, AIA
THW Design
2100 Riveredge Parkway
Atlanta, Georgia 30328
404-575-8900

Marketing & Advertising: Rob Adams
GlynnDevins
207 West Franklin Street
Richmond, Virginia 23220
804-649-3704

Financial Analysis & Accounting: Keith Seeloff, CPA
DHG, LLP
191 Peachtree Street, NE
Atlanta, Georgia 30303
404-575-8900

Civil Engineering: John Bass, P.E.
Georgia & West, Inc.
105 Corporate Drive
Carrollton, Georgia 30117
770-834-4694

Project Financing: Tom Bowden
BB&T Capital Markets
901 East Byrd Street
Richmond, Virginia 23219
804-398-8577

Project Management

Jay Davis, Esq.
404-969-2449

Ronald Conners, Ph. D.
478-737-8279

Richard Diment, Esq.
770-328-4187

Ethel Cullinan, Ph. D.
478-951-1138

BK

PG

5491 894

388268

(2)

After Recording, Return to:

J. DAVIS - ATTORNEY AT LAW, LLC
214 Maple Street
Villa Rica, GA 30180

PT-61-022-2016-003678
CARROLL COUNTY, GEORGIA
REAL ESTATE
TRANSFER TAX PAID \$ 300.00
INTANGIBLE TAX PAID \$ _____
DATE 9-6-16

Alan J. Lee
CLERK OF SUPERIOR COURT

WARRANTY DEED

FILED
GA. CARROLL COUNTY
CLERK OF SUPERIOR COURT

16 SEP -6 PM 4:40

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

This indenture made this 25th day of August, 2016, between **GOLDWORTH PARTNERS, LLC, a Georgia Limited Liability Company**, of the County of Carroll, State of Georgia, as part or parties of the first part, hereinafter called Grantor, and **WINCHESTER REAL ESTATE INVESTMENT COMPANY, LLC, a Georgia Limited Liability Company**, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars and other good and valuable considerations 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, to wit:

SEE EXHIBIT "A" HERETO ATTACHED FOR LEGAL DESCRIPTION.

This Deed is given subject to all easements and restrictions of record, if any.

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, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, Sealed and Delivered
In the presence of:

GOLDWORTH PARTNERS, LLC
A Georgia Limited Liability Company

By: *Patricia DeWitt* (Seal)
Patricia DeWitt -- Sole Member

Sharon L. Dwyer
Witness

Wanda H. Wingfield
Notary Public



File #16-0011 / 55 Goldworth Road, Villa Rica, Georgia 30180
(House/11.19 Acres)

BK

PG

5491 895

EXHIBIT "A"

ALL THAT TRACT or parcel of land lying and being in Land Lot 99 of the 6th District, Carroll County, Georgia, and being more particularly described as follows:

BEGINNING at a point on the northern right-of-way of Old CCC Camp Road which is 216 feet westerly along said right-of-way from its intersection with the centerline of Goldworth Road; running thence westerly along the northerly right-of-way of Old CCC Camp Road 175 feet to a point; running thence northerly, perpendicular to said road 252 feet to a point; running thence easterly parallel to said road 175 feet to a point; running thence southerly perpendicular to said road 252 feet to the POINT OF BEGINNING.

Said property having an address of 55 Goldworth Road, Villa Rica, Georgia 30180

(House/11.19 Acres)

RECORDED

SEP 28 2016

Alan J. Lee, Clerk

BK

PG

5491

896

388269

After Recording, Return to:

②

J. DAVIS - ATTORNEY AT LAW, LLC
214 Maple Street
Villa Rica, GA 30180

STATE OF GEORGIA
COUNTY OF CARROLL

PT-61-022-2016-003679
CARROLL COUNTY, GEORGIA
REAL ESTATE
TRANSFER TAX PAID \$ 464.00
INTANGIBLE TAX PAID \$
DATE 9-6-16

Alan J. Lee
CLERK OF SUPERIOR COURT

WARRANTY DEED

FILED
GA. CARROLL COUNTY
CLERK OF SUPERIOR COURT

16 SEP -6 PM 4:40

Alan J. Lee
CLERK OF SUPERIOR COURT
CARROLL COUNTY GEORGIA

This indenture made this 25th day of August, 2016, between **GOLDWORTH PARTNERS, LLC, a Georgia Limited Liability Company**, of the County of Carroll, State of Georgia, as part or parties of the first part, hereinafter called Grantor, and **WINCHESTER REAL ESTATE INVESTMENT COMPANY, LLC, a Georgia Limited Liability Company**, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars and other good and valuable considerations 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, to wit:

SEE EXHIBIT "A" HERETO ATTACHED FOR LEGAL DESCRIPTION.

This Deed is given subject to all easements and restrictions of record, if any.

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, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, Sealed and Delivered
In the presence of:

GOLDWORTH PARTNERS, LLC
A Georgia Limited Liability Company

Sharon A. DeWitt
Witness

By: *Patricia DeWitt* (Seal)
Patricia DeWitt - Sole Member

Wanda H. Wingfield
Notary Public



File #16-0011 / 63 Goldworth Road, Villa Rica, Georgia 30180
192.86 Acres

BK PG
5491 897

EXHIBIT "A"

ALL THAT TRACT or parcel of land lying and being in Land Lot 99, 100 and 125 of the 6th District of Carroll County, Georgia, and being more particularly described as follows:

BEGINNING at the intersection of the western right of way of Carrollton-Villa Rica Highway, a/k/a State Route 61, with the north line of Land Lot 99; thence westerly along said land lot line to the northwestern corner of Land Lot 99, which is the common corner of Land Lots 99, 100 and 125 and 126 of the 6th District; thence running North along the East land lot line of Land Lot 125 a distance of 1,450.00 feet, more or less, to the southeast corner of Lot 16 of Ridgeside Subdivision, Unit 5, as said lot and subdivision are shown and delineated on a plat recorded in Plat Book 30, Page 194, in the Office of the Clerk of Superior Court of Carroll County, Georgia, which plat and the record thereof are by reference incorporated herein; thence leaving said land lot line and running in a westerly direction along the south line of Lots 16, 15, 14, 13, and 12 of Ridgeside Subdivision, Unit 5, as shown on plat recorded in Plat Book 30, Page 194; Lots 37, 36, 35, 34, 33, and 32 of Block "A" of Ridgeside Subdivision on plat recorded in Plat Book 12 Page 27, said Clerk's Office and the south line of property now or formerly owned by Meadowbrook Memory Garden's, Inc. a distance of 1,700 feet, more or less, but specifically to Bay Springs Creek; thence running in a southerly direction along the meanderings of said Bay Springs Creek to a point where said creek intersects the south land lot line of Land lot 100, said District; thence running in an easterly direction along the south land lot line of Land Lot 100 a distance of 2,170 feet, more or less, but specifically to the southeast corner of said Land Lot 100; thence running in a northerly direction along the east land lot line of Land Lot 100 a distance of 1,500 feet, more or less, to a point at the northwest corner of property now or formerly owned by L.W. Thomas; thence running in an easterly direction along the north line of property now or formerly owned by L.W. Thomas a distance of 670 feet, more or less, but specifically to the west right of way of Carrollton-Villa Rica Highway, a/k/a State Route 61; thence running in a northerly direction along the west right of way of said State Route 61 a distance of 1,600 feet more or less, to the north land lot line of Land Lot 99 and the POINT OF BEGINNING.

LESS AND EXCEPT so much of said property was conveyed to George C. Holloway by Warranty Deed dated August 28, 1958, recorded in Deed Book 117, Page 454, Carroll County, Georgia Records.

Being the same property conveyed from Felix A. Williams to Eunice Inez Mitchell by Warranty Deed dated July 5, 1962, recorded in Deed Book 137, Page 545, Carroll County Deed Records, LESS AND EXCEPT that property described in the following deeds: Warranty Deed to Earnest W. Cardell and Lela S. (Mrs. Ernest W.) Cardell, dated August 25, 1967, recorded in Deed Book 193, Page 361; Right of Way Deed to Department of Transportation dated August 26, 1986, recorded in Deed Book 535, Page 418, said Clerk's Office. Warranty Deed to William G. Mitchell dated December 22, 1986, recorded in Deed Book 547, Page 448, and Warranty Deed to the City of Villa Rica, Georgia, a municipal corporation, dated March 4, 1987, recorded in Deed Book 555, Page 131, said Deed Records.

Being the same property conveyed from William G. Mitchell, Jr., Executor of the Estate of Inez Williams Mitchell to William G. Mitchell, Jr., Patricia DeWitt and John Mitchell in Executor's Deed of Assent recorded in Deed Book 864, Page 77, in the Office of the Clerk of Superior Court of Carroll County, Georgia.

Said property having an address of 63 Goldworth Road, Villa Rica, Georgia 30180 (192.86 Acres)

RECORDED

SEP 28 2016

Alan T. Lee, Clerk

BK

PG

388270

5491 898

②

After Recording, Return to:

J. DAVIS - ATTORNEY AT LAW, LLC
214 Maple Street
Villa Rica, GA 30180

STATE OF GEORGIA
COUNTY OF CARROLL

PT-61-022-2016-003680

CARROLL COUNTY, GEORGIA

REAL ESTATE

TRANSFER TAX PAID \$ 36.00

INTANGIBLE TAX PAID \$

DATE 9-6-16

Alan J. Lee
CLERK OF SUPERIOR COURT

FILED
GA. CARROLL COUNTY
CLERK SUPERIOR COURT

16 SEP -6 PM 4:40

Alan J. Lee
CLERK SUPERIOR COURT
CARROLL COUNTY GEORGIA

WARRANTY DEED

This indenture made this 25th day of August, 2016, between **GOLDWORTH PARTNERS, LLC, a Georgia Limited Liability Company**, of the County of Carroll, State of Georgia, as part or parties of the first part, hereinafter called Grantor, and **HDRMP, LLC, a Georgia Limited Liability Company**, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars and other good and valuable considerations 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, to wit:

SEE EXHIBIT "A" HERETO ATTACHED FOR LEGAL DESCRIPTION.

This Deed is given subject to all easements and restrictions of record, if any.

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, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, Scaled and Delivered
In the presence of:

GOLDWORTH PARTNERS, LLC
A Georgia Limited Liability Company

By: Patricia DeWitt (Seal)
Patricia DeWitt - Sole Member

Sheryl L. DeWitt
Witness
Wanda Wingfield
Notary Public



File #16-0011 - Carrollton Villa Rica Hwy. - 16.29 acres.

BK PG
5491 899

EXHIBIT "A"

ALL THAT TRACT or parcel of land lying and being in Land Lot 100 of the 6th District of Carroll County, Georgia, and being more particularly described as follows:

BEGINNING at a point on the East line of Land Lot 100, said point being located 570.84 feet North of the southeast corner of Land Lot 100, thence running North 89 degrees 31 minutes 13 seconds West for a distance of 1,100.00 feet to a point; thence running North 00 degrees 28 minutes 47 seconds East for a distance of 450.00 feet to a point; thence running North 22 degrees 40 minutes 01 seconds East for a distance of 266.45 feet to a point; thence running South 89 degrees 26 minutes 00 seconds East for a distance of 609.73 feet to a point; thence running South 00 degrees 36 minutes 57 seconds West for a distance of 145.20 feet to a point; thence running South 89 degrees 26 minutes 00 seconds East for a distance of 300.00 feet to a point on the East line of Land Lot 100, thence running South 00 degrees 28 minutes 47 seconds West for a distance of 550.00 feet to the POINT OF BEGINNING.

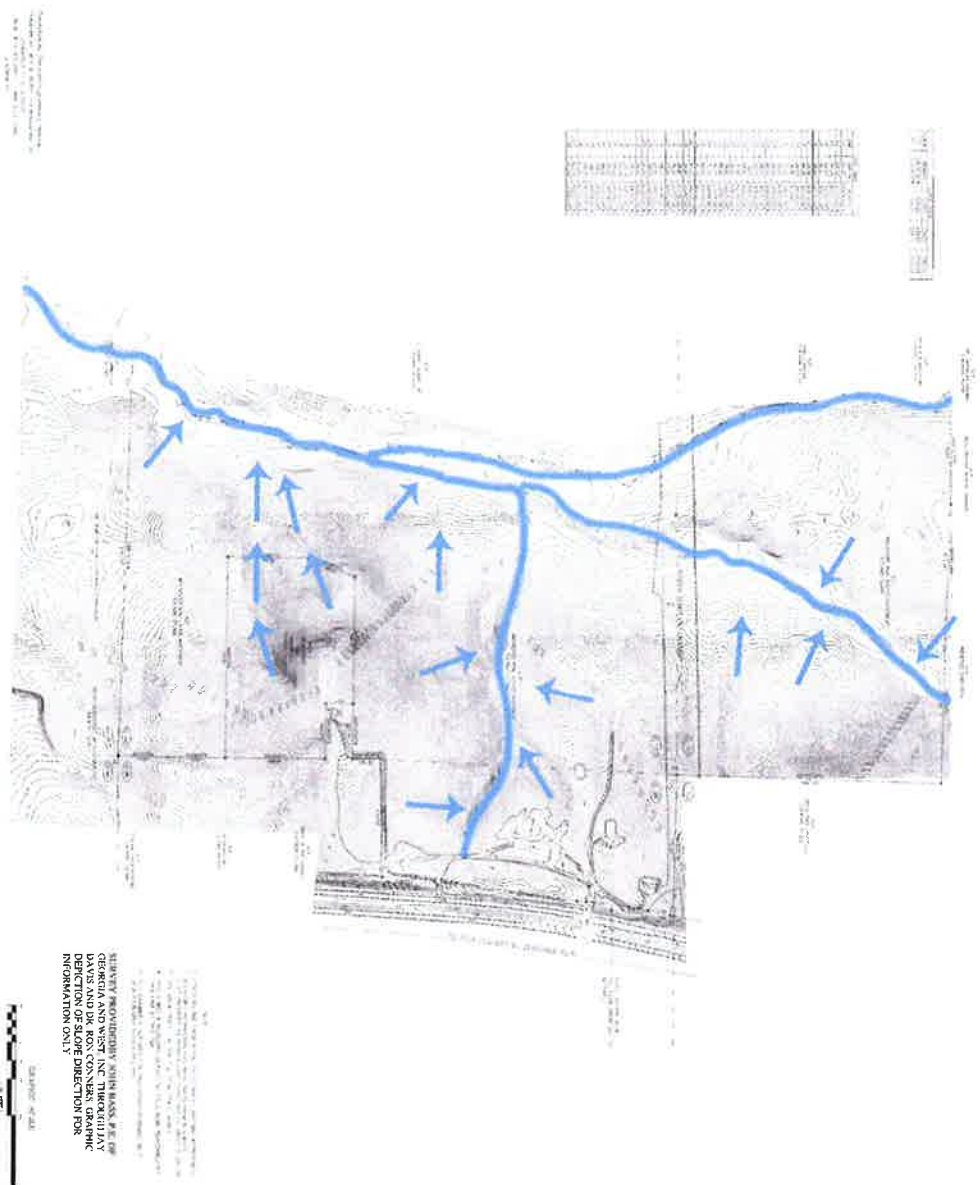
Said tract containing 16.29 acres.

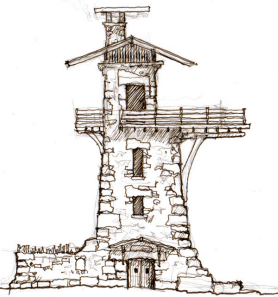
RECORDED

SEP 28 2016

Alan J. Lee, Clerk







Avemore Master Plan

A Neighborhood Plan and Architecture Guide

Prepared for
Winchester Real Estate Investment Company, LLC

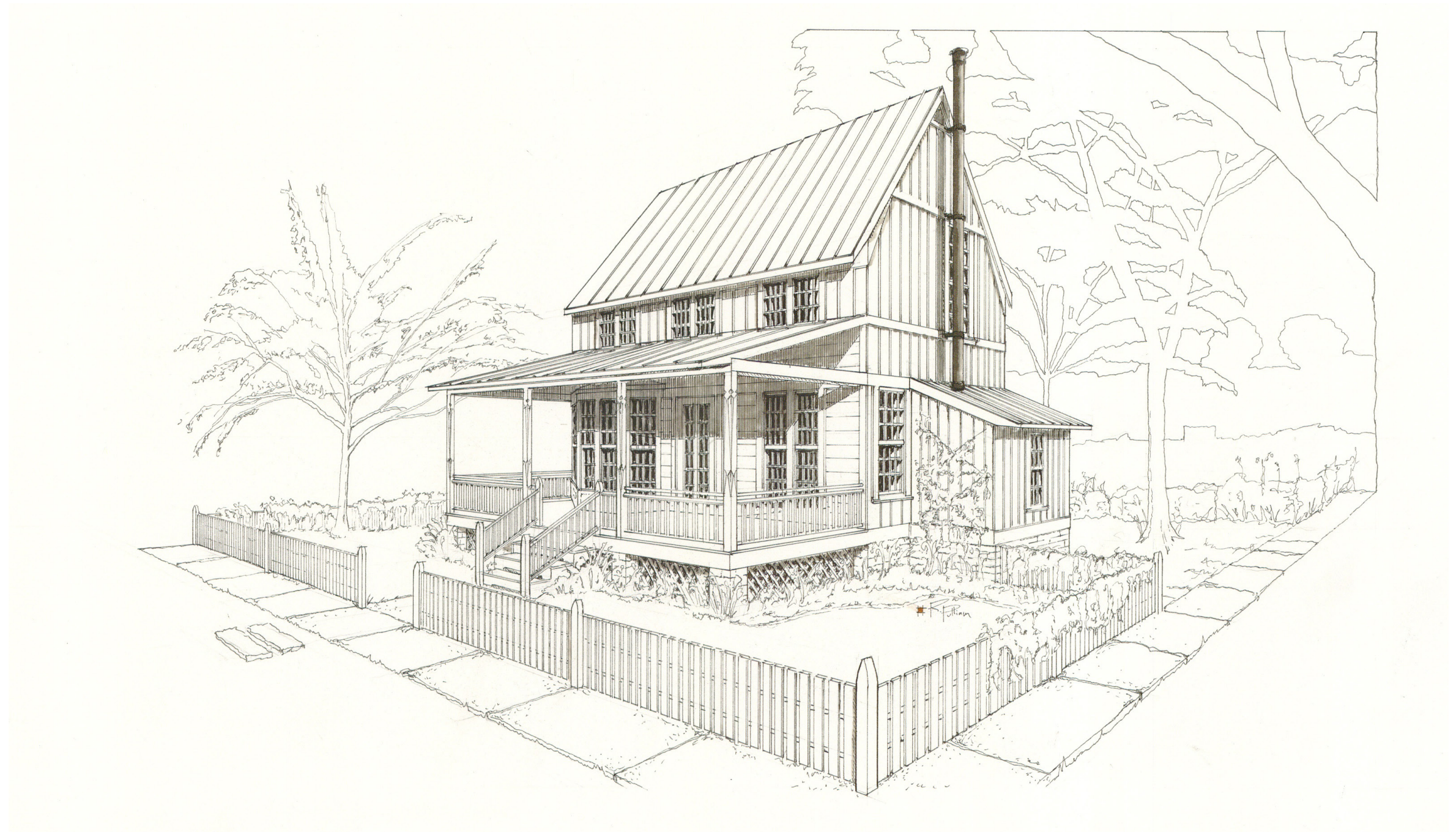
Prepared by
Rhinehart Pulliam & Company
Edwin A. Rhinehart, AIA
Robert H. Pulliam

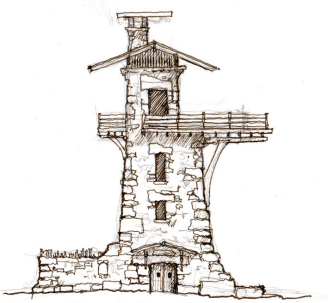
7. 18. 2019

Design Team
Rhinehart Pulliam & Company
Master Plan, Retail, and Residential

THW Design
Life Plan Community

Georgia & West
Civil Engineering





Avenmore Master Plan

Contents

Introduction	4
Neighborhood Planning Criteria	6
Illustrated Master Plan	8
Urban Structure	10
Regulating Plan	11
Lot Type Plan	12
Lot Size Plan	13
Neighborhood Center	14
Thoroughfare Types	15
Street Sections	16
Topography	18
Regulating Code	20
Architecture	24
Survey of Styles	26
Best Practices	34
Architectural Criteria	36
Submission Requirements	40
Builder Responsibilities	42
Notes	44



Avemore

The Neighborhood Plan for Avemore is unique for many reasons. Its most obvious quality centers around its strong community-based design that is intended to serve and appeal to people at all life stages—from single adults to young families to down-sizing seniors and to residents in the Life Plan Community. This quality is strengthened by its focus on integrating different housing types throughout the development, whether they be in pocket neighborhoods, around pedestrian courts, or on the tree-lined streets.

Pocket Neighborhoods

Recent professional practice in the realm of fostering active and dynamic communities suggests that smaller “next-door neighborhoods” with fewer than a handful of residences have greater cohesion than larger communities with hundreds of houses. The notion of “my street” and “my block” has a strong pull on the people who live in quality places. The urban design of Avemore seeks to reinforce the idea of a collection of smaller neighborhoods by designing the town as a collection of pocket neighborhoods. Each of these neighborhoods serves two purposes: each seeks to create a clearly defined common space intended to foster community with the handful of houses that directly relate to it, and each neighborhood also aids its adjacent neighborhoods in providing urban structure to the entire collection of residential pockets. At Avemore, a variety of pocket neighborhoods and common spaces are woven into the fabric of the development and are linked by thoroughfares or walkways.

Each pocket neighborhood has a different personality that caters to different tastes of potential homeowners. Some are smaller, more enclosed, and centered on common greens or yards, while

others are organized along pedestrian-friendly streets, intent on recalling the small town streets of yesteryear.

Pedestrian-Friendly Design

Even though Avemore is a fairly large development that responds to the land's topography, it is still a walkable town. The qualities of pedestrian-focused neighborhood design are well studied. At Avemore, these qualities are carefully cultured and amplified to the greatest extent possible. Sidewalks, pathways, and trails provide residents the opportunity to traverse the entire development on foot, from the neighborhoods to the Town Center or the protected forests. Even Villa Rica's planned Gold Nugget Trail sweeps through Avemore along the property's creeks connecting the neighborhood to the greater community.

In scale, the entire town is designed around the human, not the automobile. Streets are narrow with sidewalks wide enough for a pair of people to walk abreast. The sidewalks are insulated from traffic by landscape strips with street trees and, in many cases, on-street parking. Crosswalks at intersections are designed to reduce the distance a pedestrian must walk to cross a street. The Avemore crosswalk is in contrast to conventional neighborhood intersections that feature large radii in order to facilitate rapidly moving cars at the expense of pedestrians.

In many cases the plan has dispensed with the automobile street altogether. By creating pocket neighborhoods fronted by common greens or parks, the various neighborhoods can be scaled to humans. Walkways, garden walls, fences, and shared open spaces all function to serve humans at comfortable walking speeds, not large cars at dangerous driving speeds.



Looking West through a shared
space neighborhood



Neighborhood Planning Criteria

Overview

The Avenmore Development Team intends to abide by all city ordinances, building codes, and development standards unless this document specifies otherwise. For submissions that do not adhere to city requirements, the developer will apply for the city's approval in accordance with its plan review process.

The Master Plan included in this document is conceptual; the locations of proposed structures, both primary and secondary, rights-of-way, parking, and other components may be modified and moved as needed.

Avenmore consists of 213.7 acres of land located off of Highway 61 in Villa Rica and is a mixed-use development with retail space, office space, restaurants, hotels, live-work housing, condominiums, townhouses, and single-family homes. The Master Plan will include a community center, a chapel, parks, green spaces, ponds, walking trails, boardwalks, and wooded areas. Wherever possible, existing trees shall be protected and incorporated in the development plans. The area closest to Highway 61 is designed with more density and is intended to be more retail-centric.

At least four distinct entry points will provide separate routes for ingress and egress, the main one being from two locations off of Highway 61, and the second and third access points planned near the North and South boundaries of the property.

The Avenmore Development Team will establish a Design Review Board to ensure adherence to the Architectural Code. All applications for building and site improvement must meet the standards set by the Design Review Board as established in the Architectural Code. If building and site improvement submissions are approved by the Design Review Board, they may then be submitted to the City of Villa Rica for permit. Architectural styles will be in accordance with the styles defined in this Master Plan and will be interpreted by the Avenmore Design Review Board.

The development is designed with the following densities:

- Commercial / Office / Retail: 154,750 square feet
- Townhouses: 62 units
- Live-Work Townhouse Residences: 8 units
- Condominium / Apartments Residences: 233 units
- Single-Family Residences: 222 units
- Parking garages: in commercial areas as appropriate

Retail Diversity

A variety of commercial and retail uses contributes to a vibrant neighborhood. In order to support people living in houses and in the Life Plan Community, a diverse retail market is essential, including grocery stores, cafés, dry cleaners, bookstores, athletic centers, and restaurants. All of these businesses are accessible to residential streets, sidewalks, parks, and other pedestrian rights-of-way throughout Avemore so that residents can simply walk to their neighborhood stores, generating savings in time and money in addition to the environmental and health benefits. The walkability also contributes to a greater potential for job opportunities for local residents where people who know one another do business together.

Open Spaces

Open spaces add character to a community and create opportunities for neighbors to meet formally or informally. They create a sense of place and strengthen the community by promoting active use of areas within the development. Open spaces in Avemore such as parks, greenways, ponds, and green spaces are within walking distance of trails, sidewalks, bike paths, and rights-of-way. Paths will be designed to protect open spaces that are wetland or environmentally sensitive areas.

Detached Residential Structures

Detached residential structures on the same lot as the primary structure are permitted in rear or side yards and must adhere to the same restrictions and setbacks as the primary structure.

Setbacks

The Avemore Design Review Board will establish setbacks and build-to lines according to the zoning information set forth in this guide as a part of the design process for each lot. For the purposes of city zoning approval, the following setbacks are observed:

- Buildings adjoining Highway 61: 40’ from right-of-way
- North and South boundaries of the property: 40’ setback from property line
- Multi-Family use on property line: 100’ vegetative buffer / setback from property line
- West boundary of property: 75’ setback aligned with stream

Interior Boundaries

- Front: 0’
- Side: 0’ with required minimum of separation between structures as defined by the building code
- Rear: 5’

Encroachments

Landscape Encroachments are hardscape elements on the property such as fences, pools, garden walls, etc., that may exist between the property line and the setback. However, they must abide by fire separation requirements and, where applicable, be made of masonry or fire-rated materials.

Building Encroachments into common areas such as fire access routes, other roads, sidewalks, and garden paths must meet minimum height clearances specified by the National Fire Protection Association (NFPA) Fire 1141 Guidelines.

- Building cantilevers: up to 24” encroachment
- Roof overhangs: up to 36” encroachment
- Bay windows / balconies: up to 48” encroachment

Streets

Speed limits throughout Avemore will be set at 15mph. To conform to NFPA fire access guidelines, rights-of-way will meet the following width standards:

- Residential rights-of-way: 50’ wide with a 24’ back-of-curb to back-of-curb minimum pavement width
- Alleys: 20’ back-of-curb to back-of-curb minimum street width with 5’ setbacks on each side
- Turn radii for large vehicles are set at 25’ with mountable curbs. A radius of 10’ will be used for sidewalks at intersections.

Parking

A designated number of parking spaces is allotted for each type of building as indicated below. Parking for all units may be satisfied with other spaces within the Avemore boundaries but offsite from the unit. In addition, shared parking between units contributes to the overall parking count.

- Single-Family houses: 2 cars per unit
- Townhouses: 1 car per unit
- Condos and apartments: 1.5 cars per unit
- Retail: 3 Spaces per 1000 square feet - 455 Spaces provided
- Assisted Living / Independent Living - 314 Spaces provided
- Overflow Parking: 240 spaces provided

Sidewalks

Sidewalks contribute to an environmentally-friendly neighborhood, enable and enhance the walkable experience, mitigate the need for vehicles, and provide pedestrian connectivity and circulation throughout the development. Buffers such as greenery, trees, benches, and streetlights make sidewalks even more inviting.

Sidewalks will be at least 5’ wide. In areas with commercial, retail, and attached residential buildings, sidewalks may be made of concrete or other hard-surface paving material. In areas with detached residential buildings, sidewalks may be made of crushed slate, gravel, or pavers, provided they meet ADA design compliance requirements.

The Gold Nugget Trail will be designed to the specifications of the Villa Rica Trail Master Plan. It will cut a diagonal line across Avemore from the southwest corner to the north side. It skirts along the creeks within the property and will connect to multi-use trails and crosswalks throughout the development.

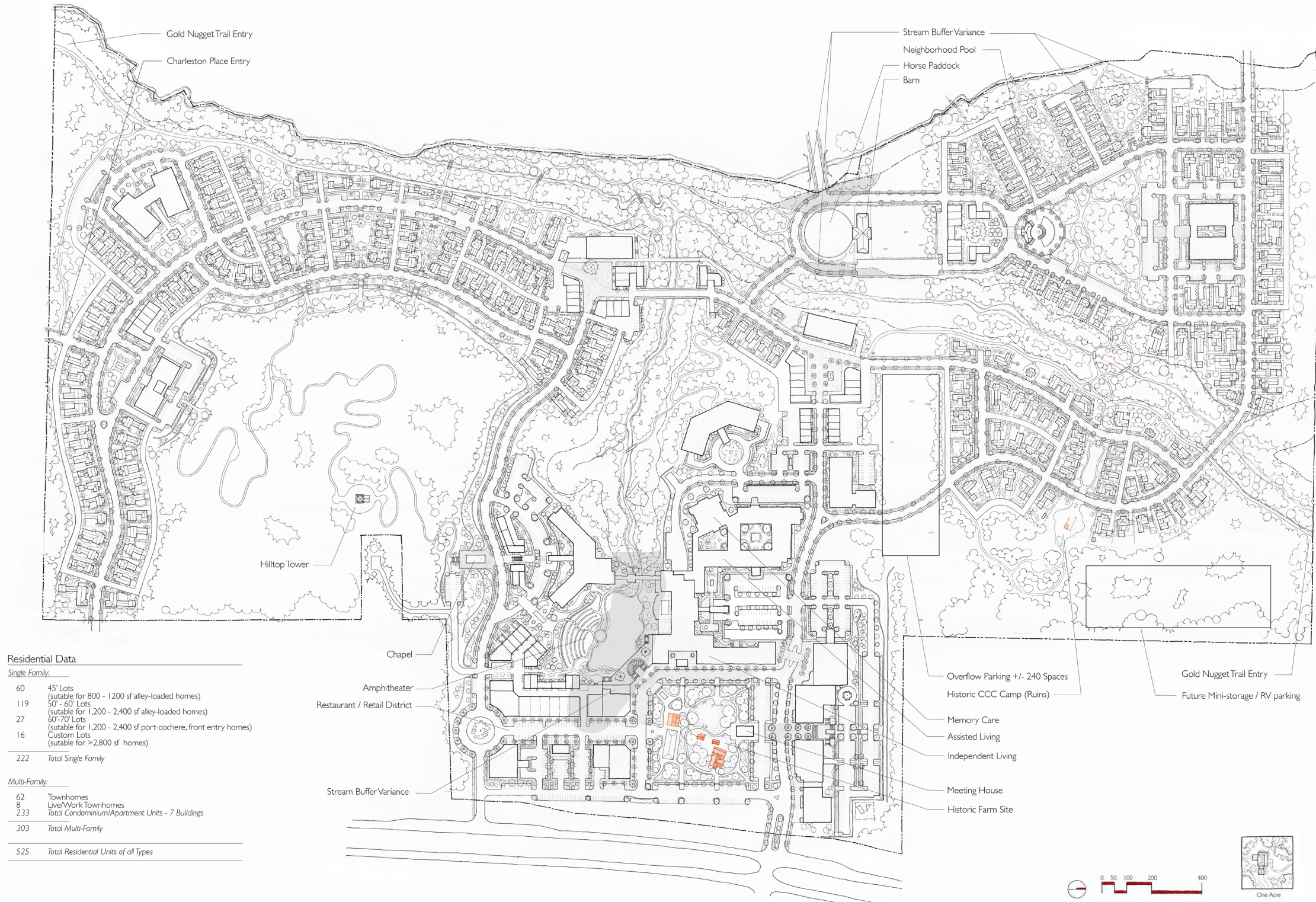
Changes to the Master Plan

This document serves as a conceptual plan. Throughout the development process, the need for changes may arise. Modifications to the Master Plan that constitute a change of less than 20% to the development can be made internally. For any major modifications that constitute a change of more than 20% to this conceptual plan, the Avemore Design Team will seek the approval of the regulating body.

Illustrated Master Plan



Looking Southwest through the Neighborhood Center



Residential Data

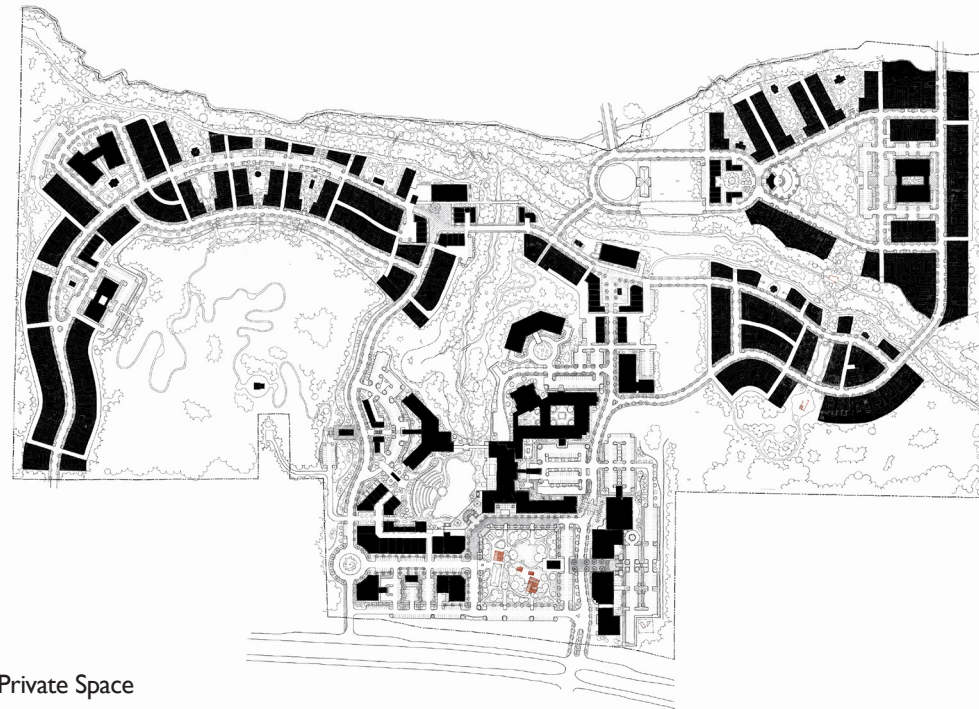
Single Family:

60	45' Lots (suitable for 800 - 1,200 sf alley-loaded homes)
119	50' - 60' Lots (suitable for 1,200 - 2,400 sf alley-loaded homes)
27	60' - 70' Lots (suitable for 1,200 - 2,400 sf port-cochere, front entry homes)
16	Custom Lots (suitable for >2,800 sf homes)
222	Total Single Family

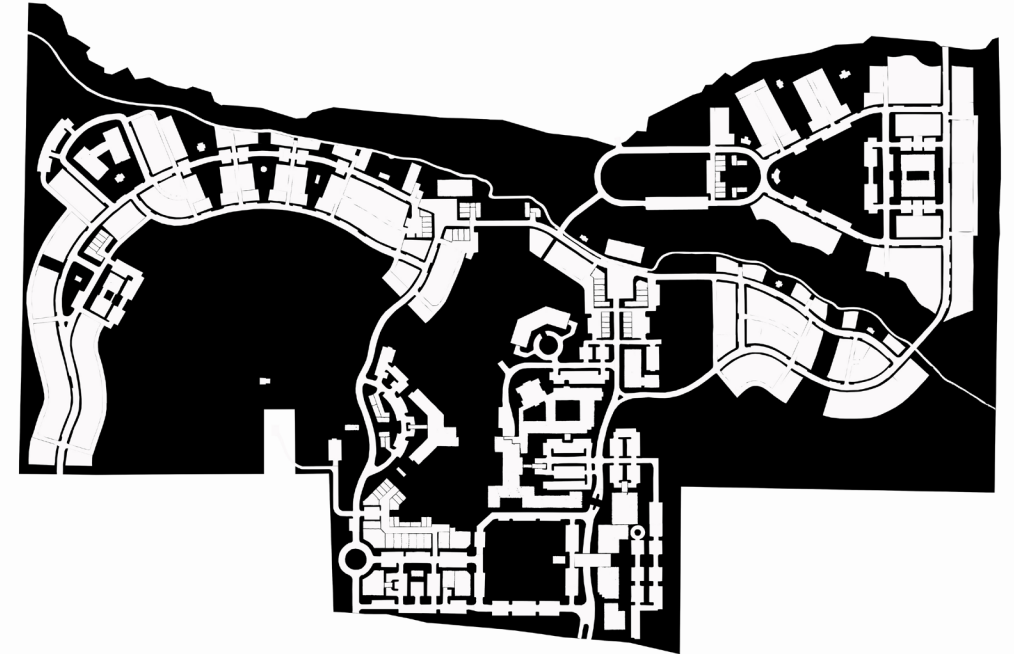
Multi-Family:

62	Townhomes
8	Live/Work Townhomes
233	Total Condominium/Apartment Units - 7 Buildings
303	Total Multi-Family
525	Total Residential Units of all Types

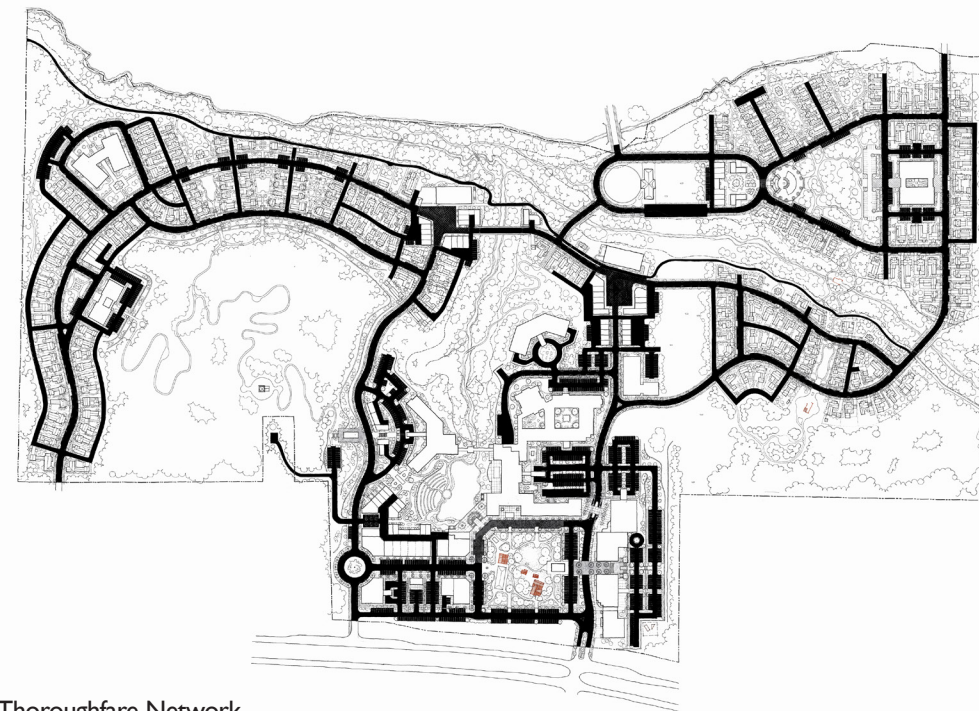
Urban Structure



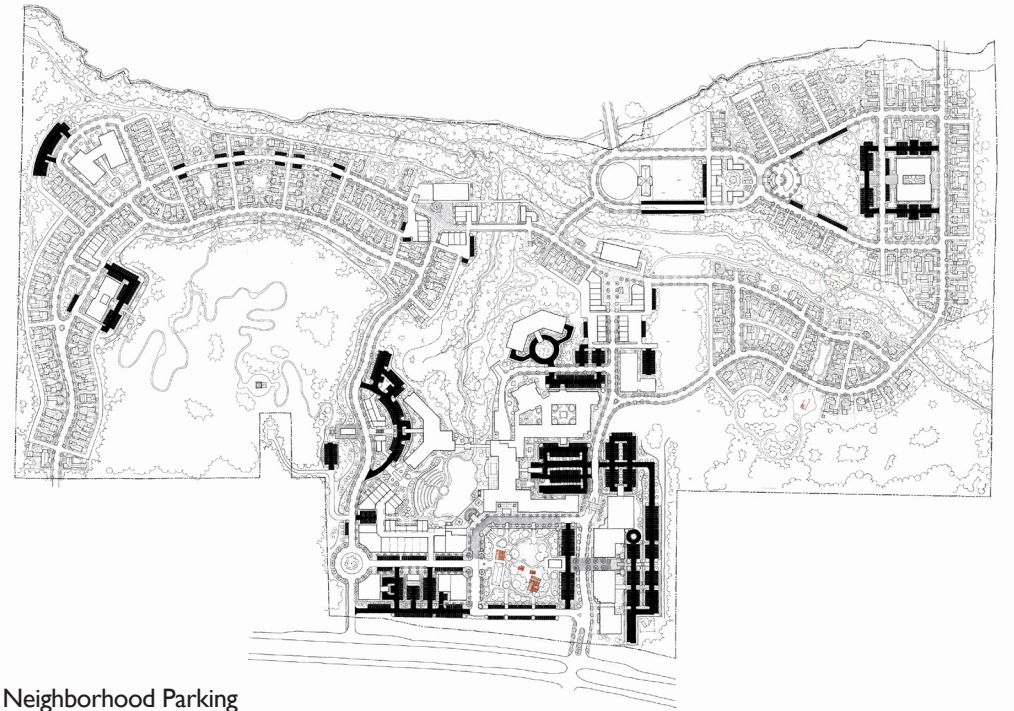
Private Space



Open Public Space



Thoroughfare Network



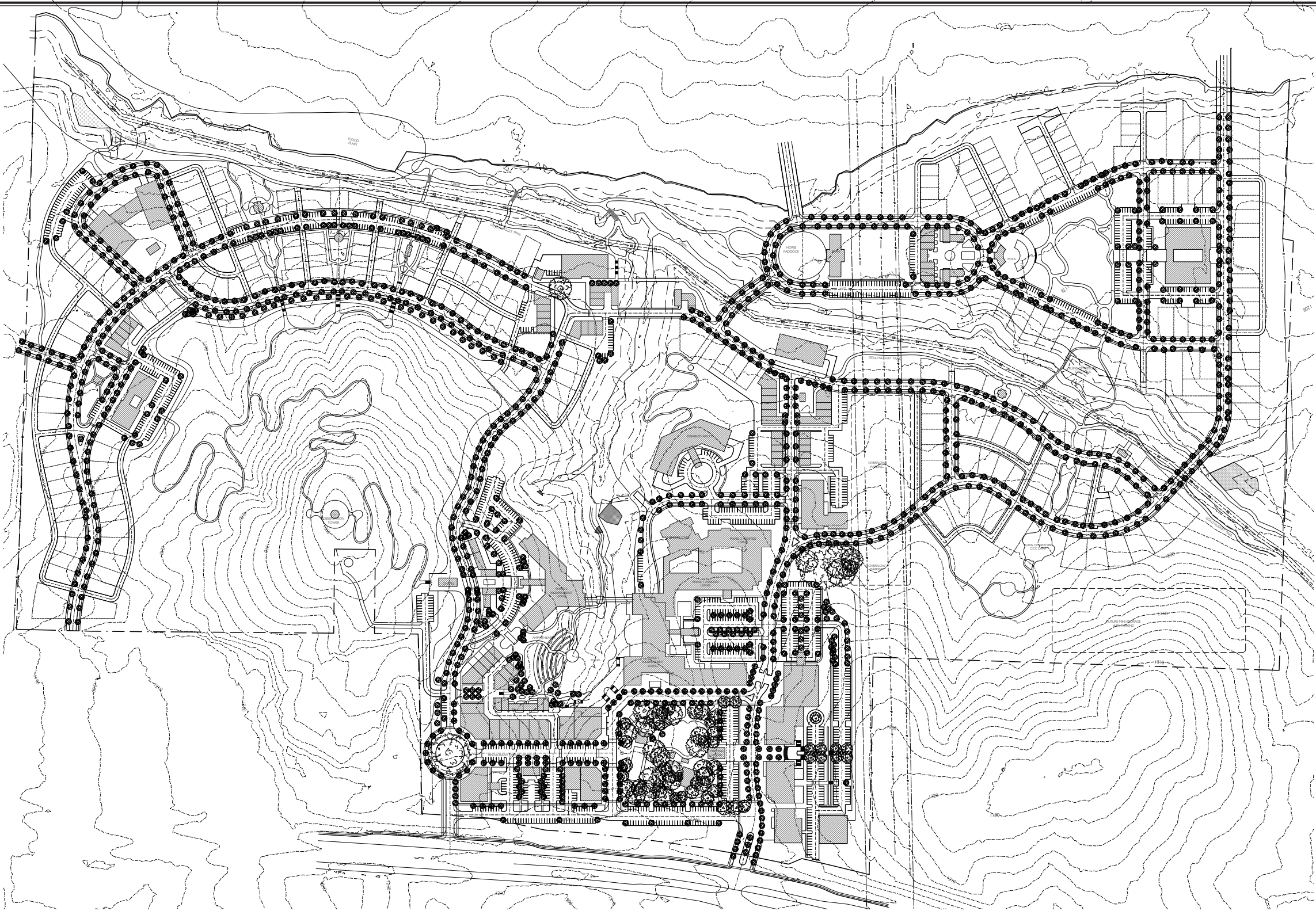
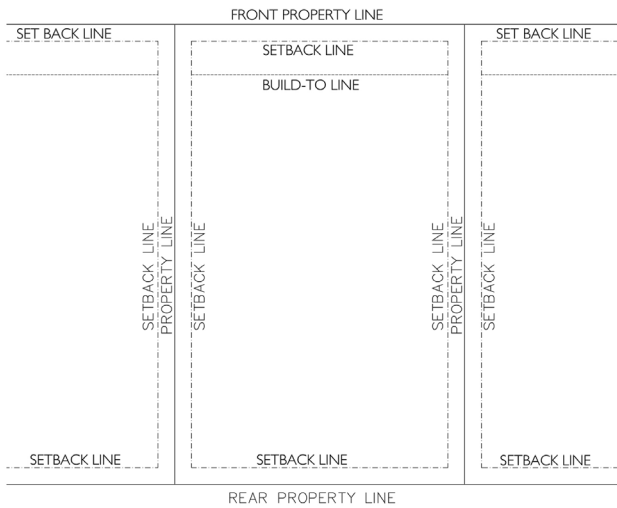
Neighborhood Parking

Regulating Plan

The Regulating Plan represents the aggregate of all of the design components in Avemore. The plan is computer-drawn and is compiled from the various process drawings. It is suitable for developing construction documents for the development, including accurate single-family lot dimensions, building pads, street layouts, and, by extension, infrastructure zones.

Regulating Plan Key and Notes

Note: Setback and Build-to dimensions are dependant on Lot Type. Refer to the Lot Type Plan for lot type descriptions and their locations.



Lot Type Plan

The Lot Type Plan indicates the nature of the various lots that make up the town and the resulting density of the buildings. Generally keyed to lot locations, this diagram serves as an essential guide to the type and possibilities of the various housing structures that can be built on any given lot. This plan is keyed to the Building Type diagrams that follow.

Lot Type Key

Single Family Lots			
Lot Type	Total	%	
 Cottage Court	60	11.4%	
 House	135	25.7%	
 Port Cochere House	27	5.1%	

Total Single Famliy	222	42.2%	
----------------------------	------------	--------------	--

Multi-family Lots			
Lot Type	Total	%	
 Townhouse/Live Work	70	13.4%	
 Apartment/Condominium	233	44.4%	

Total Multi-family	303	57.8%	
---------------------------	------------	--------------	--

Total Residential Units**	525		
----------------------------------	------------	--	--

-  Retail
-  Life Plan Community
-  Civic
-  Historic Structures

**Not including Life Plan Community units



Lot Size Plan

This plan indicates the type of lot based on each lot's general width and depth dimensions. It serves as an additional guide to inform the type of housing product that can be built on a particular lot.

Lot Size Key

Single Family Lots			
Lot Size	Total	%	
40' x 65'	60	20.5%	
50'-60' x 80'-120'	119	40.7%	
60'-70' x 80'-120'	27	9.2%	
Non-Conforming	16	5.4%	

Total Single Family	222	75.8%	
---------------------	-----	-------	--

Townhouse Lots			
Lot Size	Total	%	
22'-24' x 46'-50'	62	21.4%	
Non-Conforming	8	2.8%	

Total Townhouse	70	24.2%	
-----------------	----	-------	--

Total Fee Simple Lots	292		
-----------------------	-----	--	--

- Apartment / Condominium
- Retail
- Life Plan Community
- Civic
- Historic Structures



Neighborhood Center

Building Type Summary

Building Type:

	Civic / Religious
	One Story - Retail
	Two Story - Retail First Floor Office Second floor
	Two Story - Retail First Floor Office Second Floor
	Three Story - Restaurant First Floor Office Second and Third Floor
	Two Story - Office
	Two Story - Office / Retail
	Independent Living Retail
	Independent Living
	Assisted Living
	Memory Care
	Wellness / YMCA
	Condominium
	Townhouse
	Townhouse / Cottage Lot
	Historical Building

Neighborhood Center Data

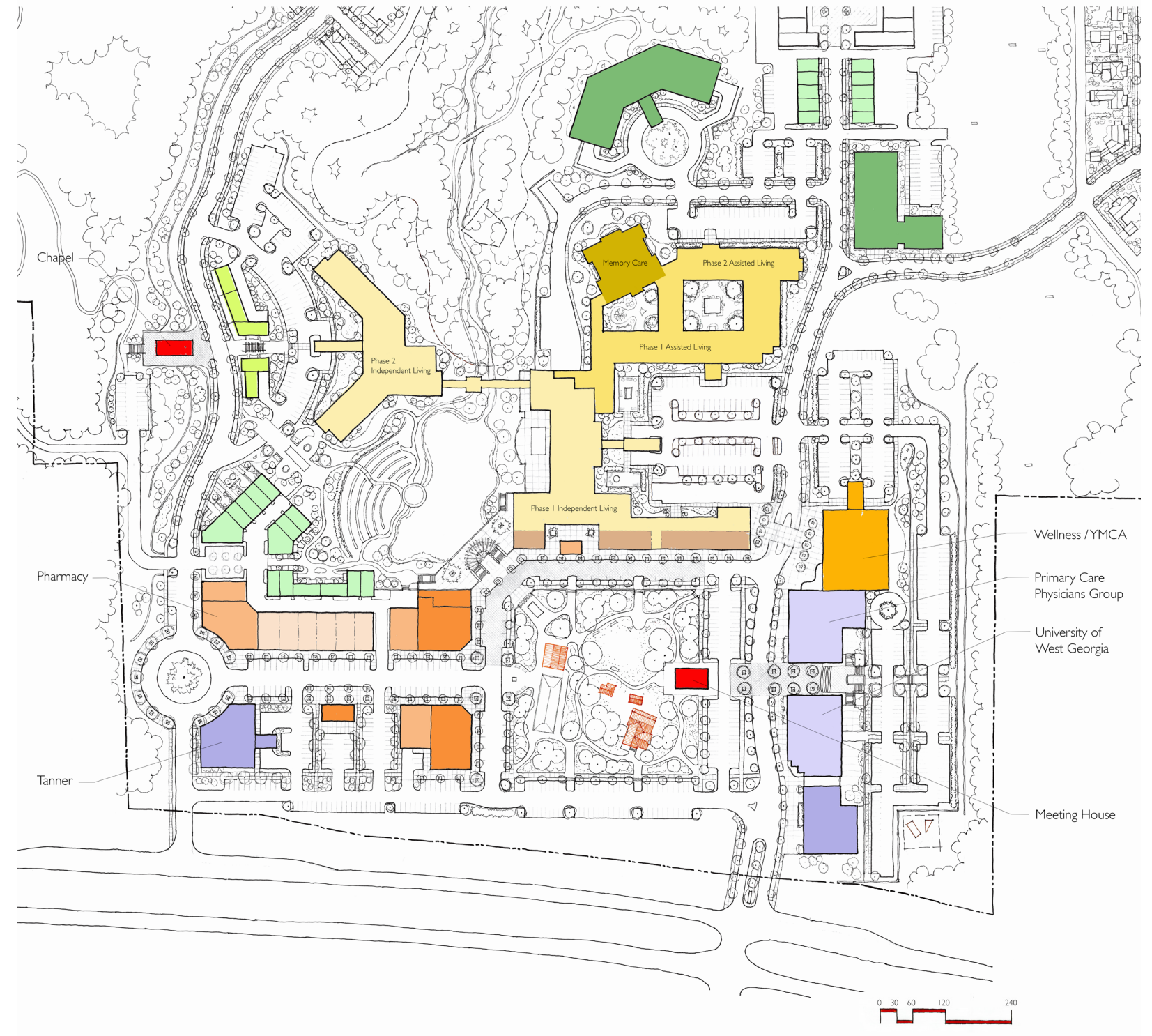
Square Footage:

Retail - 44,400 sf
Dedicated Restaurant - 12,450 sf
Office - 88,700 sf
Total - 145,550 sf

Townhouse - 19 Units
Condominium - 60 Units

Parking:

Retail / Office / Restaurant:
455 Spaces - 3 per Thousand
IL / AL / Wellness:
314 Spaces
Townhouse:
2 Spaces per unit on lot
30 Spaces guest parking
Condominium:
1.5 Spaces per unit on lot
Overflow Parking:
240 Spaces



Thoroughfare Types

The residential sections of Avemore have three basic widths for vehicular thoroughfares. The most common thoroughfare in Avemore is the 50' right-of-way street. This street has a 24' carriageway with clearance for two lanes of traffic and a 7' wide parallel parking strip at intervals along one side. The right-of-way includes 5' sidewalks and 4' planting strips on both sides of the street. Parking is contained within bulb-outs, allowing for a more ordered public appearance with pedestrian-friendly crossings at intersections.

The secondary thoroughfare is a standard alley which provides rear access to most residential lots. This alley is a 20' roadway shouldered by 5' setbacks on both sides so as to service emergency vehicles.

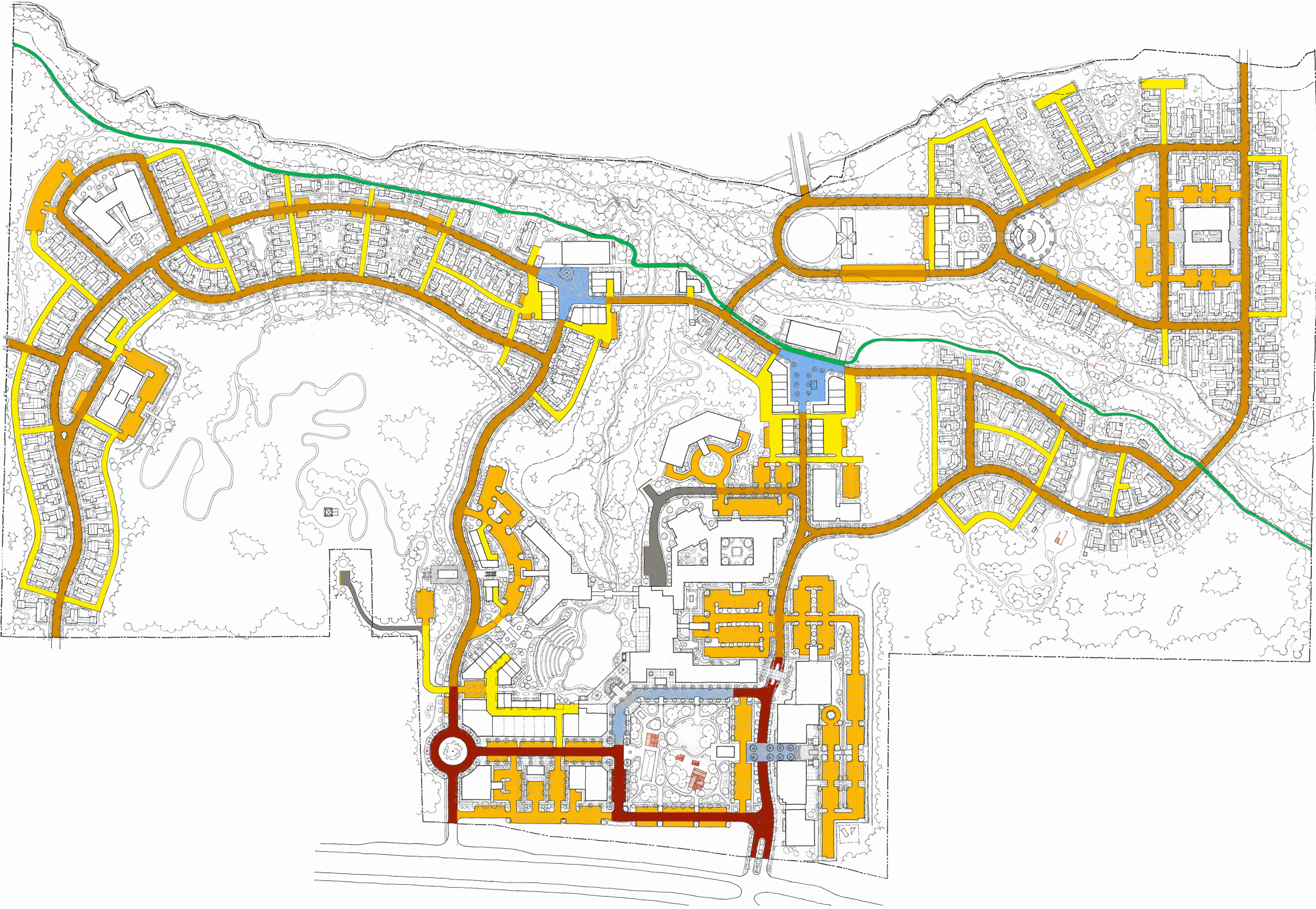
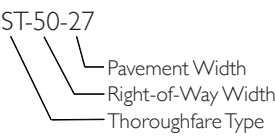
Town Center streets have a 30' carriageway and 15' sidewalks minimum. These streets also provide head-in parking, particularly at store fronts.

In addition, there are select sections of Avemore that have a *Shared Space* design approach intended to calm traffic and make these sections safer and more pedestrian accessible.

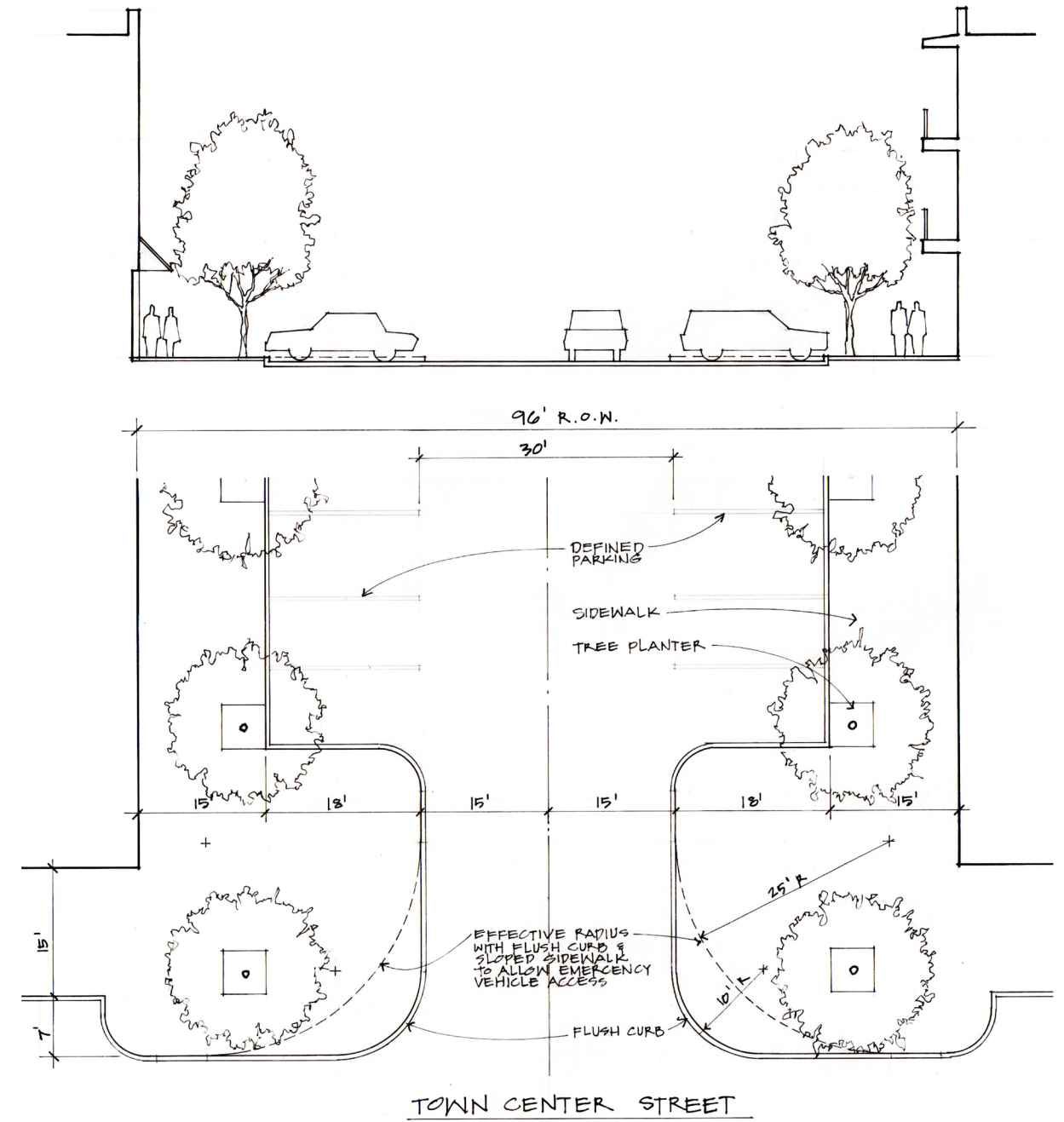
Thoroughfare Type Key

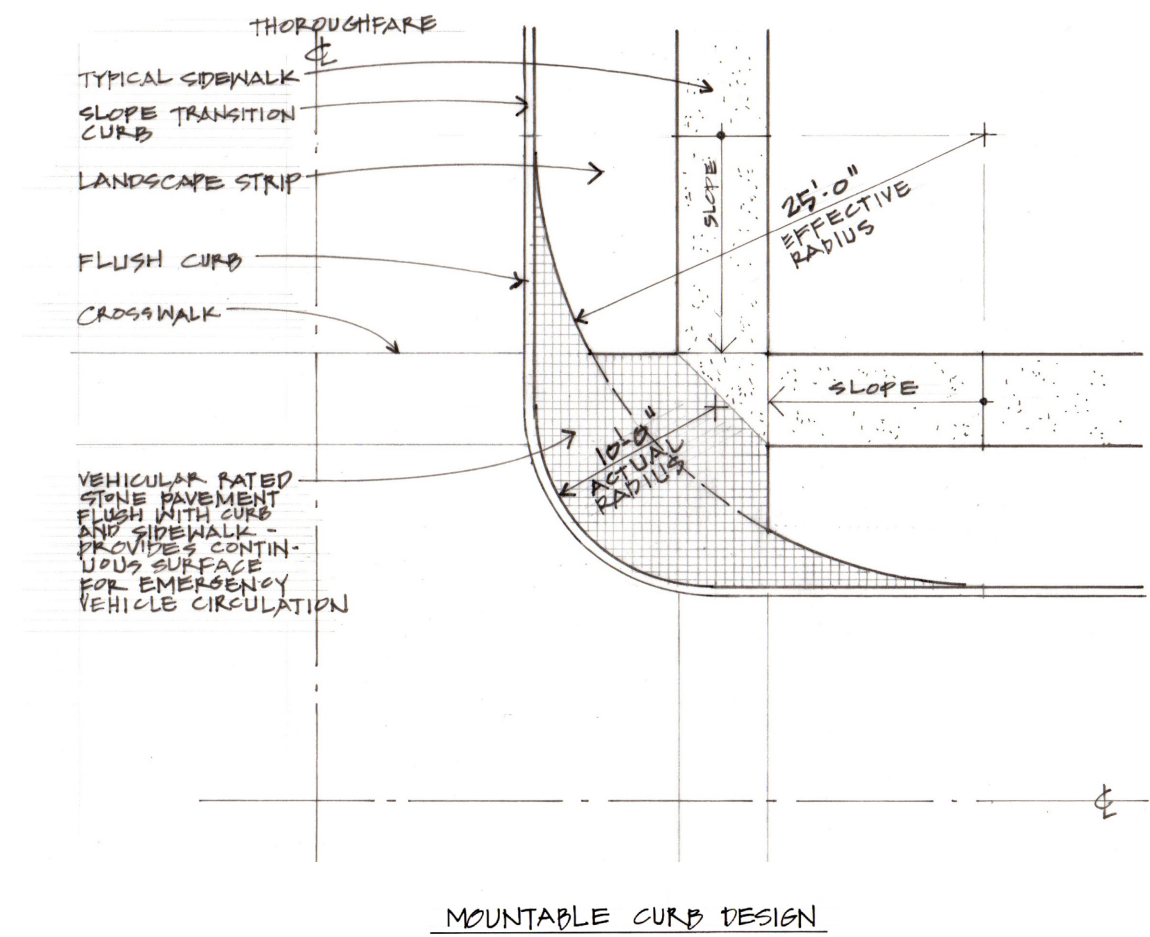
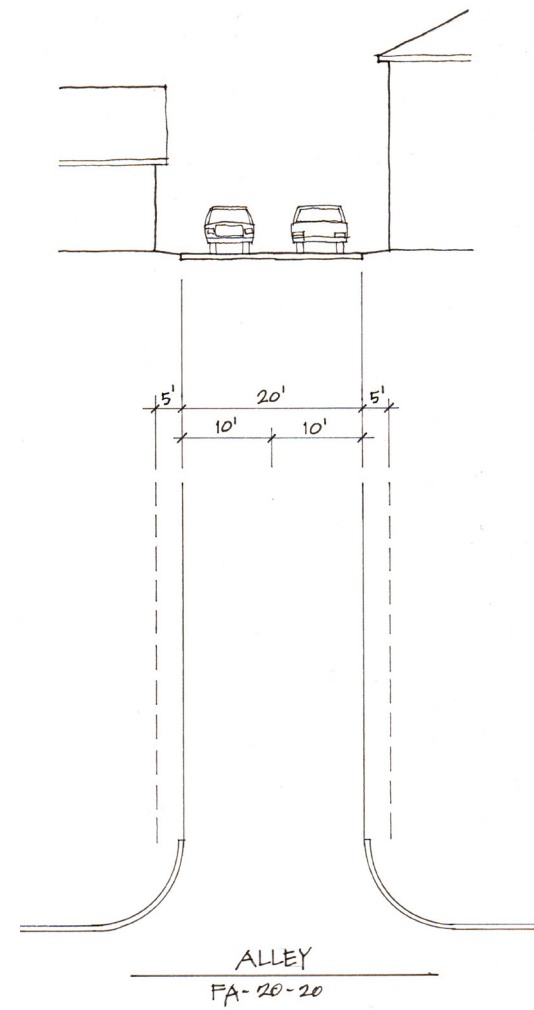
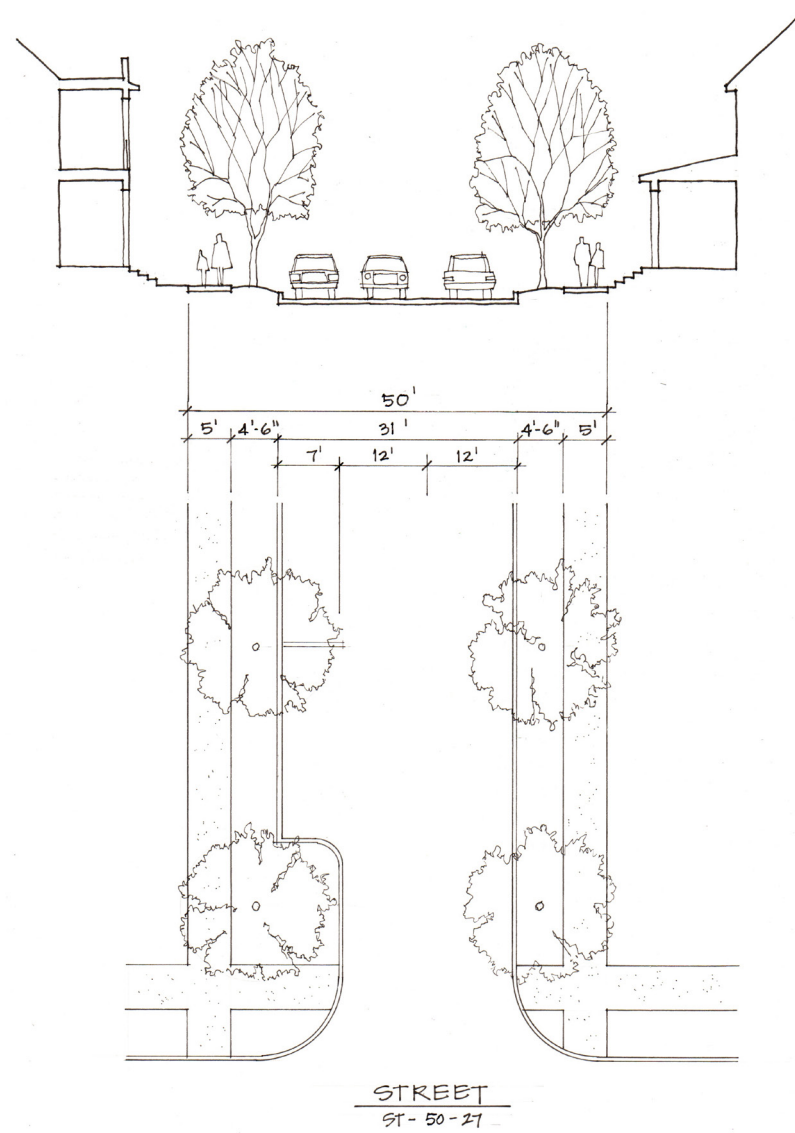
Thoroughfare Type	
	Town Center Street ST-96-60 (Varries)
	Residential Street ST-50-27
	Shared Space SS-Varries
	Alley AL-20-20 Minimum
	Parking
	Gold Nugget Trail
	Service Access

Thoroughfare Type Key

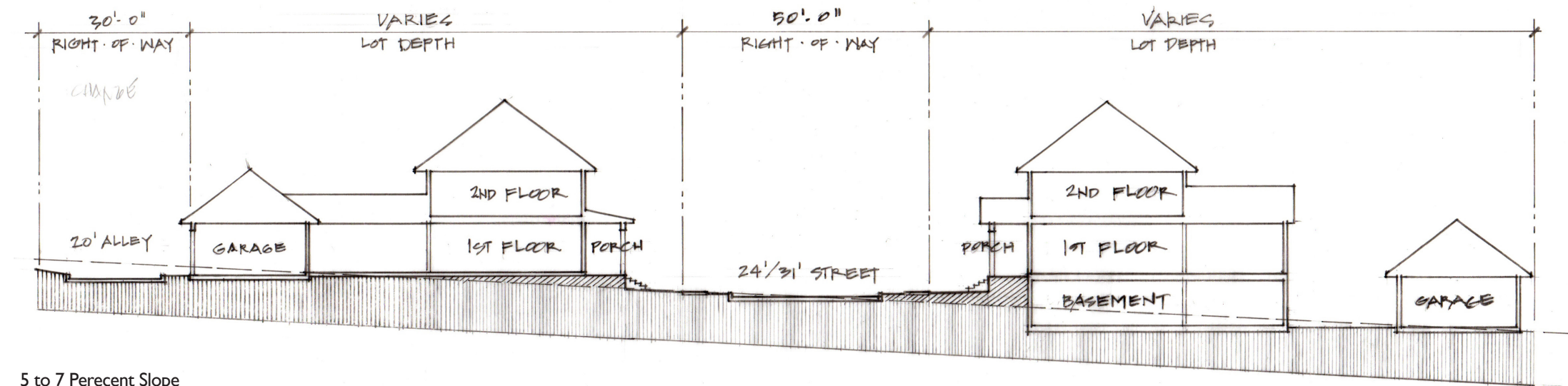


Street Sections

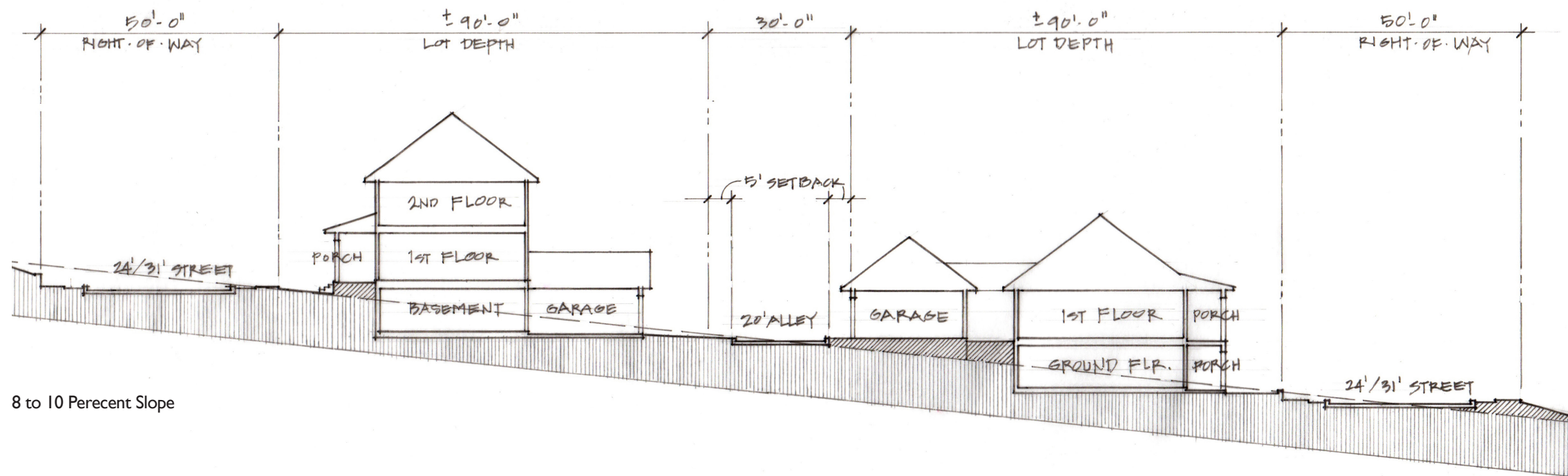




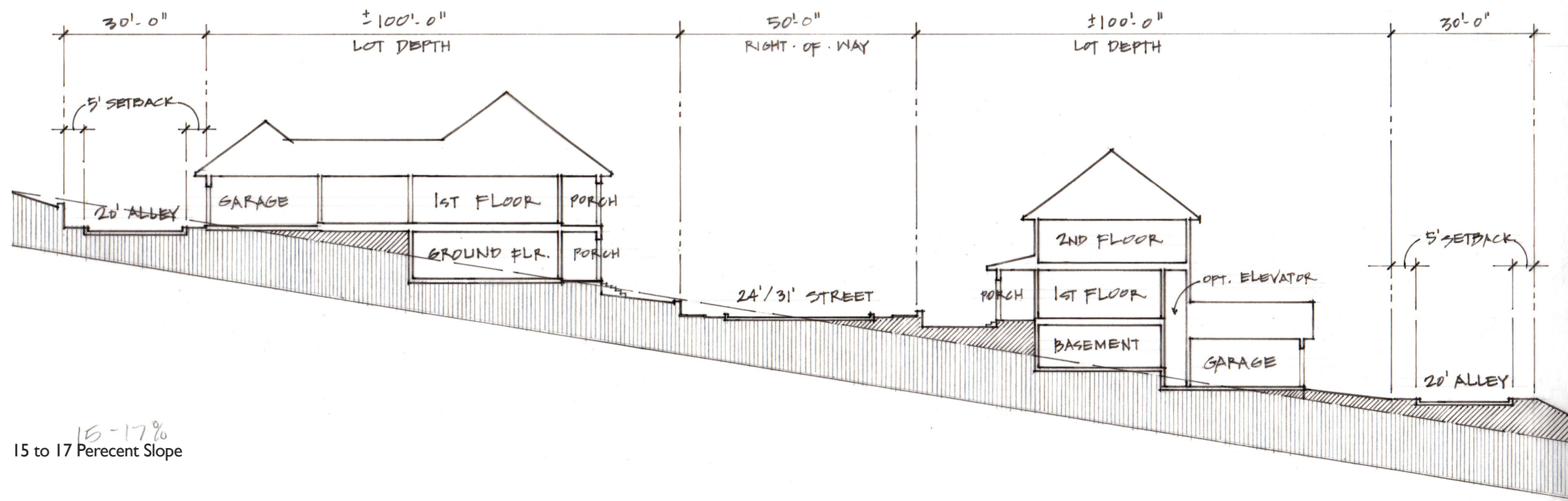
Topography



5 to 7 Percent Slope



8 to 10 Percent Slope



15-17%
15 to 17 Percent Slope



Regulating Code and Definition of Terms

This Master Plan is intended to guide the building of Avenmore. The scope of this document comprises the bulk of the Avenmore development but not all of it, as indicated on the Regulating Neighborhood Plan. Consult documents prepared by other agents for information concerning components of the Avenmore development not included in this document.

The Master Plan is administered by the Avenmore Design Review Board or its duly appointed representative, which is charged with reviewing all improvements to Avenmore for adherence to the Master Plan.

As allowed by the Avenmore Planned Development District document, this Master Plan takes precedence over local zoning codes or ordinances for the purposes of aesthetics and urban design. In matters of public health and safety, local ordinances take precedence over this Master Plan.

A waiver may be granted by the Design Review Board or its duly appointed representative on any basis, including hardships or design merit. Waivers to the provisions of this Master Plan are given under the assumption that they are unique and not binding as precedents on future waivers.

This Master Plan employs prescriptions. The use of the verb “shall” indicates that a prescription is intended to be mandatory. The use of the verb “will” indicates that a prescription is intended to be recommended. The use of the verb “may” indicates that an action is neither mandatory nor recommended.

Alley

An alley is a service right of way, public or private, that allows access to the buildings that it serves, usually from the rear. At Avenmore all alleys are a minimum of 20’ and can serve as emergency vehicle access.

Ancillary Structure,Auxiliary Building, or Outbuilding

An ancillary structure, auxiliary building, or outbuilding is a building with a different use that is located on the same lot or property as the primary building for that lot. For example, a detached garage would be defined as an ancillary structure.

Bridging

Private structures may bridge or span over public rights-of-way, provided all setbacks and minimum clearances are satisfied and all local jurisdiction laws and ordinances are met.

Build-to Lines

Build-to lines represent a requirement that the primary mass of a building be constructed along a specific line. A build-to line is like a setback in that the building must be a minimum distance from the property line, but unlike a setback, a build-to line also cannot be farther than a specific distance from the property line. Build-to lines typically exist only along a building’s principal frontage or both principal and secondary frontage in a corner lot condition.

Buildings or parts of buildings may be a maximum of 2’ from the build-to line and still satisfy the build-to line requirements. Furthermore, a building façade may be built non-parallel to the build-to line so long as the maximum deviation is less than 5 degrees. Curved build-to lines may be satisfied by construction of a building that follows the average path of the build-to line.

Architectural features that are secondary to the principal building mass such as porches, balconies, chimneys, awnings, eaves and trim, and open shutters are permitted to encroach beyond the build-to line up to a distance indicated on a per building type basis.

Construction that exists typically only at ground level such as stoops, walkways, sidewalks, driveways, fences, and garden and retaining walls are exempt from build-to line requirements.

Building Disposition

Building disposition indicates how a building is situated on a lot taking into consideration all of the setbacks, build-to lines, encroachments, heights, floor-to-area ratios, minimum and maximum frontage build-out standards, and other considerations that may be required by the Neighborhood Plan.

Building Frontage and Front Yards

The principal building on a lot shall be placed relative to the property line in such a manner that the front of the building addresses the front of the lot. The front of the building need not be parallel or have any formal relationship to the front property line. For example, the front door need not face the principal building frontage. The building shall conform to any build-to line requirements.

Frontage

Frontage indicates the façade of a building that faces a public right-of-way or open space. All buildings have at least one frontage in addition to an alley, if present. Corner lots have two frontages: a primary frontage that faces the right-of-way most closely associated with the front of the house and a secondary frontage which is associated with the other right-of-way. Houses with two frontages shall conform to the setbacks of both rights-of-way or be separated from the other houses on the secondary right-of-way by an alley or other natural break. In such a case, side yard setbacks will suffice.

Lot Line

Lot lines demark the extents of property and indicate the legal ownership of property. Encroachments shall not extend past a property line.

Pocket Neighborhood (Pocket, Muse, Court, etc.)

A pocket neighborhood is a small neighborhood typically served by a green street, a court, common yard, or another pedestrian-only right-of-way.

Primary Building Mass

A primary building mass is a building form that is architecturally more significant than other secondary building masses and is usually larger as well. It houses the primary structure programming.

Primary Structure or Principle Structure

The primary structure on a lot is the building that houses the fundamental use of that lot. However, the lot can also house other uses. For example, a house on a residential lot is the primary structure, whereas a detached garage on the same lot is not.

Secondary Building Mass or Secondary Wing

A secondary building mass is a building form that is complementary to the primary building mass. It may house any of the primary structure programming, but it is architecturally delineated as an adjunct form.

Setback

Setbacks represent a minimum standard of distance from the property line at which point the primary mass of a building may be constructed; the building may be constructed no closer than the setback line to the property line. Setbacks typically occur from all property lines of a lot—the front, sides, or rear—although different values for each condition may be specified.

Architectural features that are secondary to the principal building mass such as porches, balconies, chimneys, awnings, eaves and trim, and open shutters are permitted to extend beyond the setback line.

Construction that exists typically only at ground level such as stoops, walkways, sidewalks, driveways, fences, and garden and retaining walls are exempt from setback requirements.

Street

Streets, public or private, are rights-of-way that provide access to the buildings that are served by it. They typically, but not always, include the carriageways, planter strips, sidewalks, on-street parking, and certain services such as street lighting and fire hydrants.

Port Cochere House

Building Disposition

Setback (Distance from Property Line)

Front	5'
Side	5'
Side Street	5'
Rear	5'
Outbuilding Front	30' From Rear Property Line
Outbuilding Rear	5'
Outbuilding Side	5'
Parking Pad Front	30' From Rear Property Line

Build-to Line (Distance from property Line)

Front	15'
Side Street	5'

Encroachments

Front	10' Maximum
Side Street	5' Maximum
Side	0'
Rear	0'

Easement

Side Yard Easement	5' Where Indicated
--------------------	--------------------

Building Form

Building Mass

Primary Frontage Build-out	50% minimum Built Along Build-to Line
Secondary Frontage Build-out	20% minimum Built Along Build-to Line
Distance between Buildings	10' minimum

Height

Maximum Building Height	3 Stories
Ancillary Building	2 Stories
Ground Floor Above Grade	1'6" - 4'6"
First Floor Ceiling Heights	10' minimum**
Upper Floor Ceiling Heights	9' minimum**

**Typical finished ceiling height not including coffers, finished Knee-wall attics, or other architectural building forms

Notes

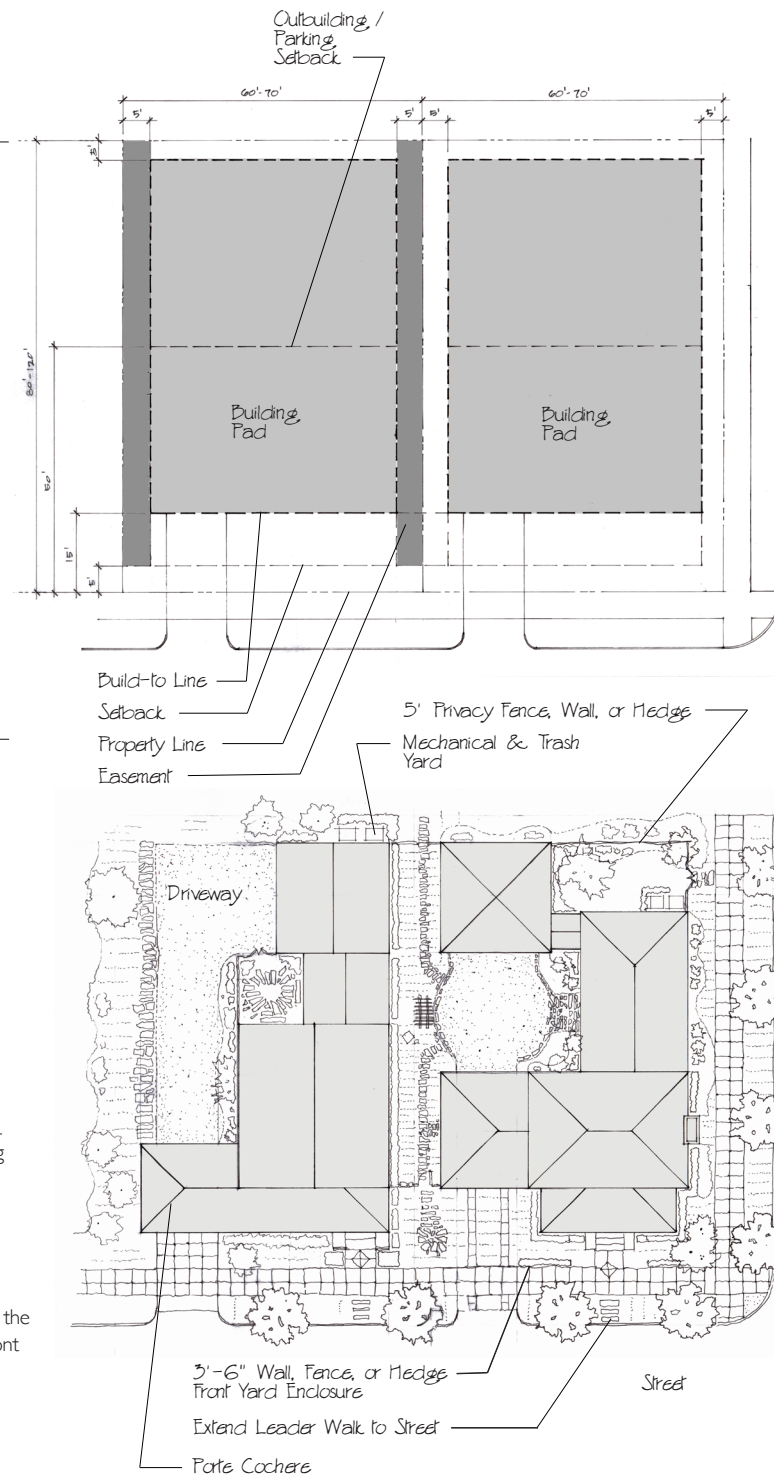
Fenestrations on building sides that face the private side yard of another building will be designed to maximize the privacy of the adjoining side yard. Light wells, transoms, and ventilation windows are acceptable.

Side yards will be enclosed with a 5' privacy fence, wall, or hedge. This privacy screen shall not extend beyond the Build-to Line.

A fence, wall, or hedge shall be built on the front Property Line and conform to the green street standard as approved by the Architectural Review Committee. Front Yards shall not otherwise be enclosed.

Mechanical Yards shall be screened with a 5' fence, wall, or hedge.

Leader walks shall extend to the street curb and be appropriate to the building design.



House

Building Disposition

Setback (Distance from Property Line)

Front	5'
Side	5'
Side Street	5'
Rear	5'
Outbuilding Front	30' From Rear Property Line
Outbuilding Rear	5'
Outbuilding Side	5'
Parking Pad Front	30' From Rear Property Line

Build-to Line (Distance from property Line)

Front	15'
Side Street	5'

Encroachments

Front	10' Maximum
Side Street	5' Maximum
Side	0'
Rear	0'

Easement

Side Yard Easement	5' Where Indicated
--------------------	--------------------

Building Form

Building Mass

Primary Frontage Build-out	50% minimum Built Along Build-to Line
Secondary Frontage Build-out	20% minimum Built Along Build-to Line
Distance between Buildings	10'

Height

Maximum Building Height	3 Stories
Ancillary Building	2 Stories
Ground Floor Above Grade	1'6" - 4'6"
First Floor Ceiling Heights	10' minimum**
Upper Floor Ceiling Heights	9' minimum**

**Typical finished ceiling height not including coffers, finished Knee-wall attics, or other architectural building forms

Notes

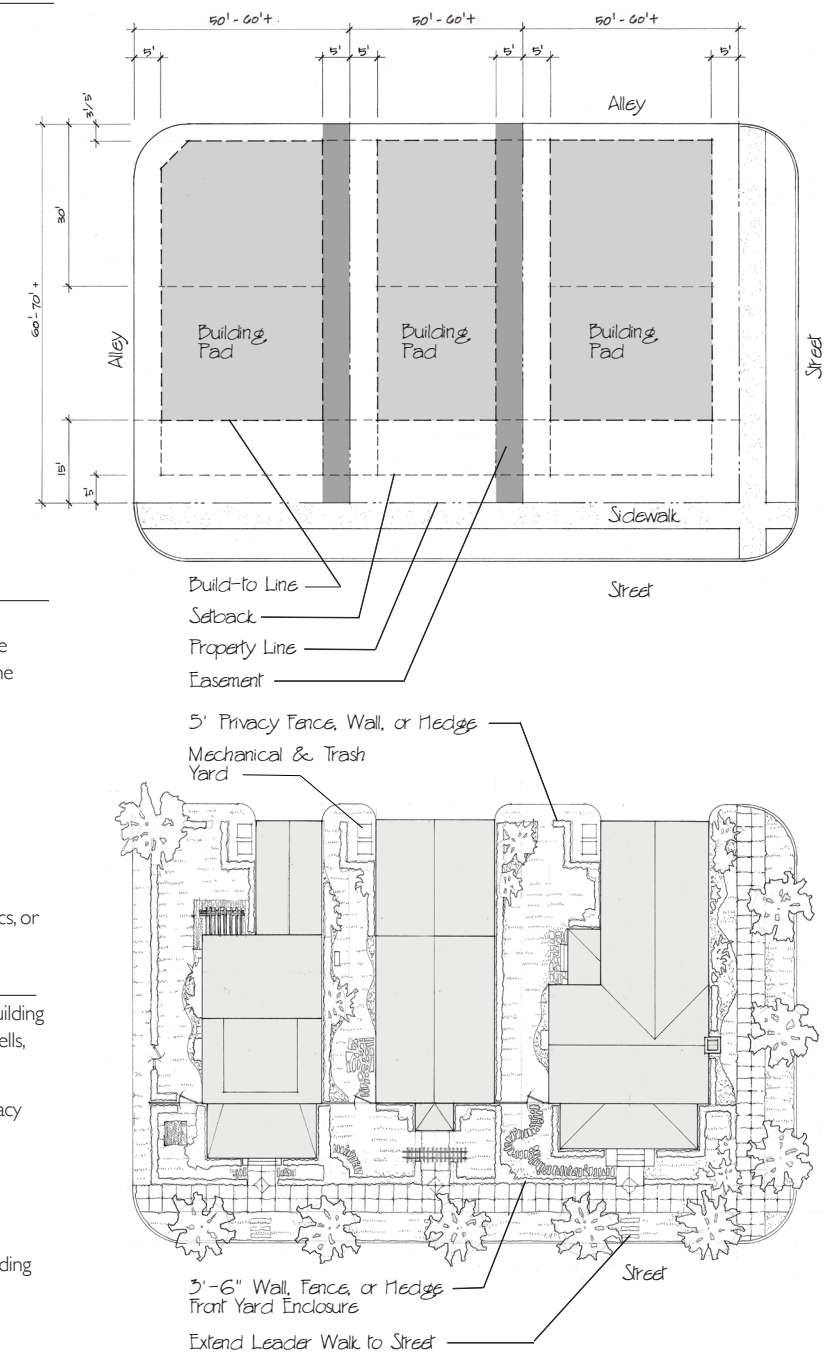
Fenestrations on building sides that face the private side yard of another building will be designed to maximize the privacy of the adjoining side yard. Light wells, transoms, and ventilation windows are acceptable.

Side yards will be enclosed with a 5' privacy fence, wall, or hedge. This privacy screen shall not extend beyond the Build-to Line.

Front Yards may be enclosed by a 3'-6" maximum fence, wall, or hedge.

Mechanical Yards shall be screened with a 5' fence, wall, or hedge.

Leader walks shall extend to the street curb and be appropriate to the building design.



Court Cottage

Building Disposition

Setback (Distance from Property Line)

Front	0'
Side	5' (0' at Landscape Buffer)
Side Street	5'
Rear	5'
Outbuilding Front	24' From Rear Property Line
Outbuilding Rear	5'
Outbuilding Side	0'
Parking Pad Front	30' From Rear Property Line

Build-to Line (Distance from property Line)

Front	6'
Side Street	5'

Encroachments

Front	6' Maximum
Side Street	5' Maximum
Side	0'
Rear	0'

Easement

Side Yard Easement	5' Where Indicated
--------------------	--------------------

Building Form

Building Mass	
Primary Frontage	60% minimum Built Along Build-to Line
Secondary Frontage	50% minimum Built Along Build-to Line
Distance between Buildings	10'

Height

Maximum Building Height	2 Stories
Ancillary Building	1 Stories
Ground Floor Above Grade	1'6" - 4'6"
First Floor Ceiling Heights	10' minimum**
Upper Floor Ceiling Heights	9' minimum**

**Typical finished ceiling height not including coffers, finished Knee-wall attics, or other architectural building forms

Notes

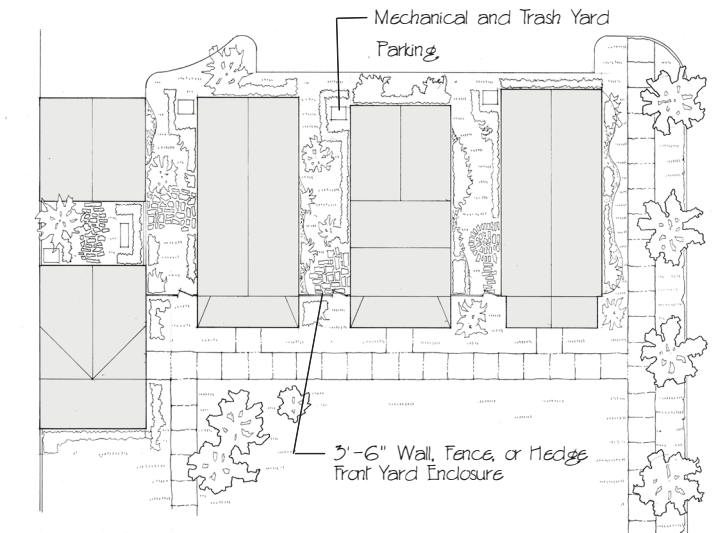
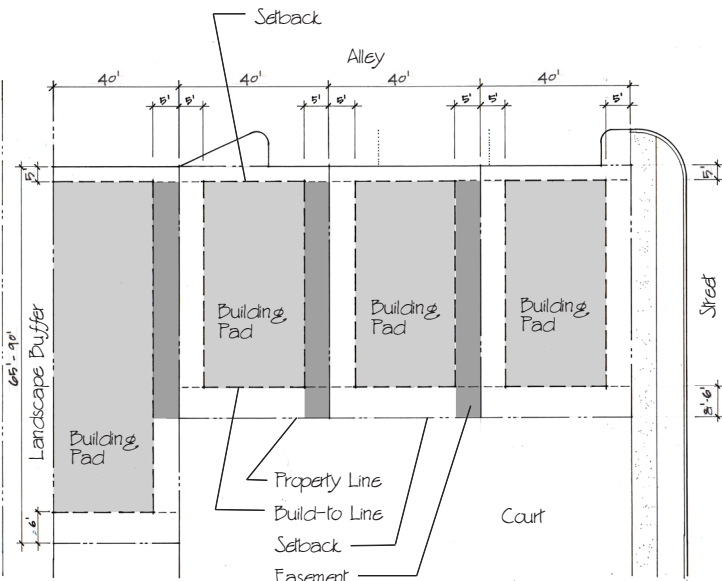
Fenestrations on building sides that face the private side yard of another building will be designed to maximize the privacy of the adjoining side yard. Light wells, transoms, and ventilation windows are acceptable.

Side yards will be enclosed with a 5' privacy fence, wall, or hedge. This privacy screen shall not extend beyond the Build-to Line.

Front Yards may be enclosed by a 3'-6" maximum fence, wall, or hedge.

Mechanical Yards shall be screened with a 5' fence, wall, or hedge.

Leader walks shall extend to the street curb and be appropriate to the building design.



Townhouse

Building Disposition

Setback (Distance from Property Line)

Front	10' (0" at Corner Lots)
Side	0'
Side Street	5'
Rear	5'
Outbuilding Front	24' From Rear Property Line
Outbuilding Rear	5'
Outbuilding Side	5'
Parking Pad Front	24' From Rear Property Line

Build-to Line (Distance from property Line)

Front	15' (5' at Corner Lots)
Side Street	5'

Encroachments

Front	5' Maximum
Side Street	5' Maximum
Side	0'
Rear	0'

Building Form

Building Mass	
Primary Frontage	100% minimum Built Along Build-to Line
Secondary Frontage	60% minimum Built Along Build-to Line
Distance between Buildings	10'

Height

Maximum Building Height	3 Stories
Ancillary Building	2 Stories
Ground Floor Above Grade	1'6" - 4'6"
First Floor Ceiling Heights	10' minimum**
Upper Floor Ceiling Heights	9' minimum**

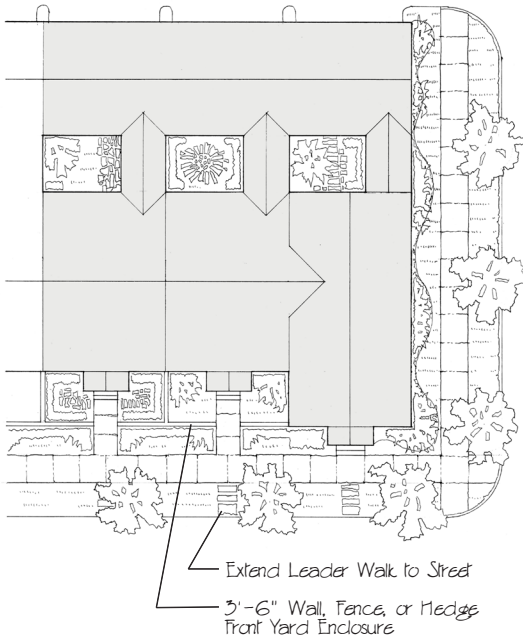
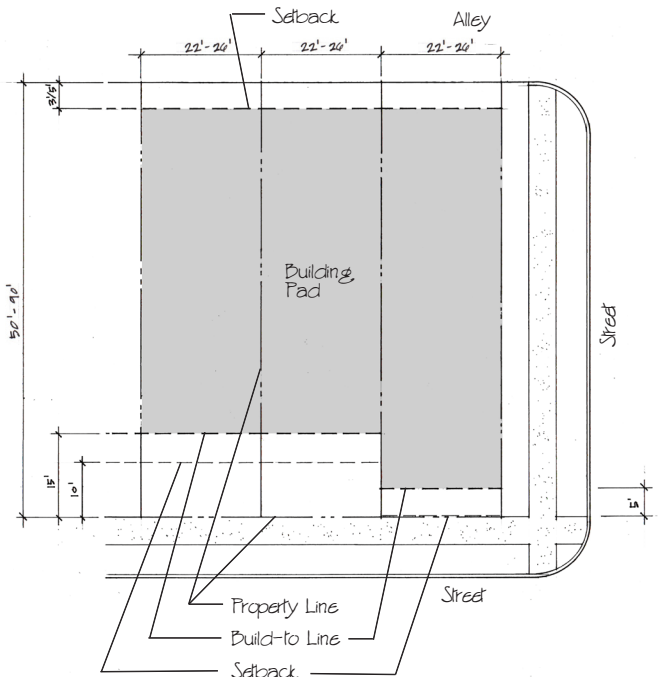
**Typical finished ceiling height not including coffers, finished Knee-wall attics, or other architectural building forms

Notes

Front Yards may be enclosed by a 3'-6" maximum fence, wall, or hedge.

Mechanical Yards shall be screened with a 5' fence, wall, or hedge.

Leader walks shall extend to the street curb and be appropriate to the building design.



Architecture



The purpose of this section of the Master Plan is to help establish a consistent architectural vision for the residential neighborhoods of Avemore. We have taken care to balance all of the complexities associated with contemporary development with the need to express an architectural point of view. The intent of these guidelines is to set Avemore above other developments in design quality and to establish an unmistakable sense of place that will sustain residents' pride in their community and keep drawing visitors to experience this unique place.

Places over Time

Avemore is envisioned as a place that is not frozen in a stylistic time period; rather the hope is that it will feel like a place that has been allowed to grow naturally over time. In this light, its architectural styles are varied and diverse, just as a real town would be after a hundred years of maturity.

This allowance for evolution is not to say that Avemore does not have standards. The guidelines reinforce local stylistic customs typical to the region across the full spectrum of time. House styles and materials common to the area are encouraged. Types that never existed in the area are not available as an option. Creativity is encouraged at all levels. Good, well-considered design is the bell-weather; but where the rules are meant to be explored or interpreted, the result should be an improvement not a blatant shortcut.

Design Quality and Practical Budgets

In all cases, the utmost care is taken to promote the highest design quality, regardless of cost. The position of these guidelines is that superior design quality can be achieved at any budget. But to do so, great care must be taken to design the buildings effectively, both aesthetically and cost-wise. Some styles and materials are more expensive than others, but these guidelines offer a range of solutions so that budgets of all levels can be met effectively.

A Job Well Done

These guidelines are offered as a resource to achieve an overall goal. They encourage the builder, the craftsman, the designer, the architect to rise to the challenge and help produce a meaningful community that will stand as a testament of our collective efforts for many years to come.



Looking East through a pocket Neighborhood

Classical Revival

Survey of Styles

Prominent from 1830 to 1860, the Classical Revival style appeared throughout the rapidly expanding nation, particularly in areas with sudden, large population growth, each region creating subsets of the style to complement its climate and natural materials. American architects trained abroad brought their classical training to the south resulting in Southern Colonial houses (though designed long after Colonialism had ended).

The Classical Revival house is characterized particularly by its classical detailing: classical columns with capitals and bases, decorative cornices used to trim gables, a porch as the entryway dressed with a transom and sidelights, elaborately paneled doors framed in wood or masonry, and recessed doors and windows. This style suggested opulence and social prominence.

The versatility of this higher-style design is evident in its use in urban and rural settings, both as narrow townhouses in Savannah and Terminus and as plantations throughout the south. Very common in the southern states, the Classical Revival style and its Greek Revival subset originated as a sign of power and economic stability, whereas a scaled-down version of the style represented a formal, higher-style design for middle-class residents.

Key Style Features

- Moderately-pitched roof
- Formal entry-door surround with transom and sidelights
- Classical detailing throughout, particularly on columns, pilasters, and cornices
- Limited, light-color palette
- Dark trim features



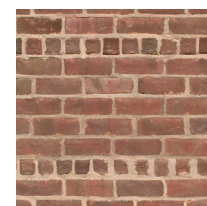
Streetscape



Lap Siding (Walls): In pre-Victorian styles, lap siding is almost always painted white. Exposure should be 4-1/2" to the weather. Corner boards and certain trim should be 5/4" material to receive the lap.

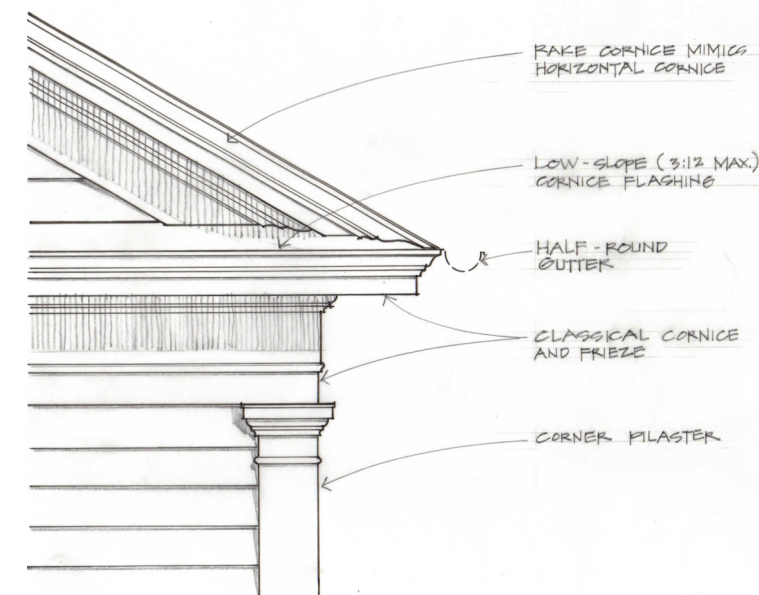


Stucco (Foundations and Chimneys): Traditionally, stucco is a surface treatment on masonry, and all details including perceived wall thickness at fenestrations should be expressed. Stucco should be carefully designed or avoided altogether on wood-framed walls to avoid inauthentic control joints.

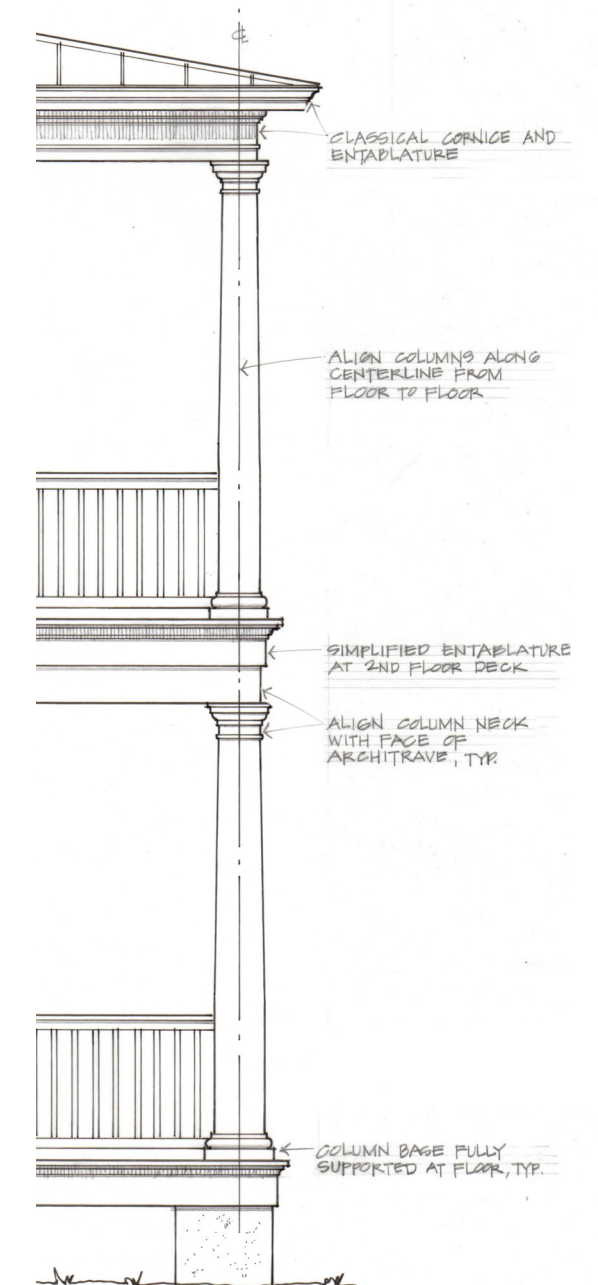


Brick (Foundations and Chimneys): Brick should be of running or common bond. In pre-Victorian styles, its color and type should reflect the bricks available locally. In Georgia, a gray-red, wood-molded brick was most common. Designer bricks and colors should be avoided.

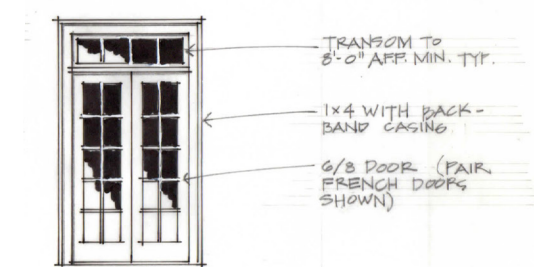
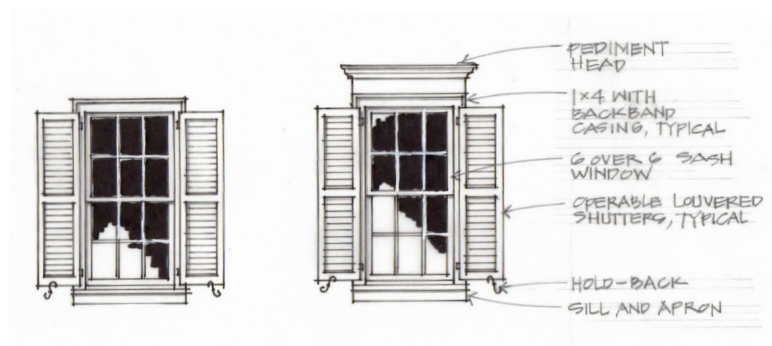
Typical Wall Materials



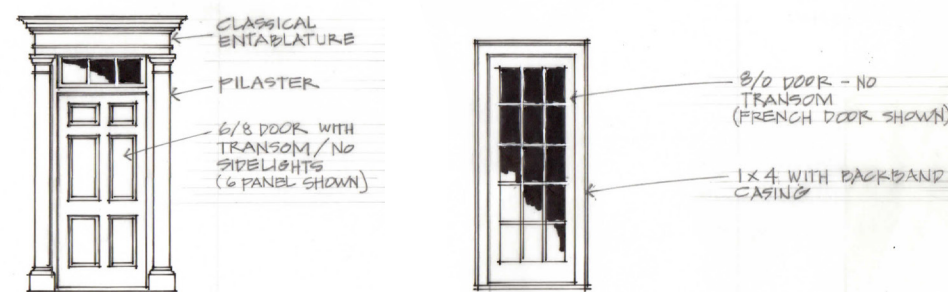
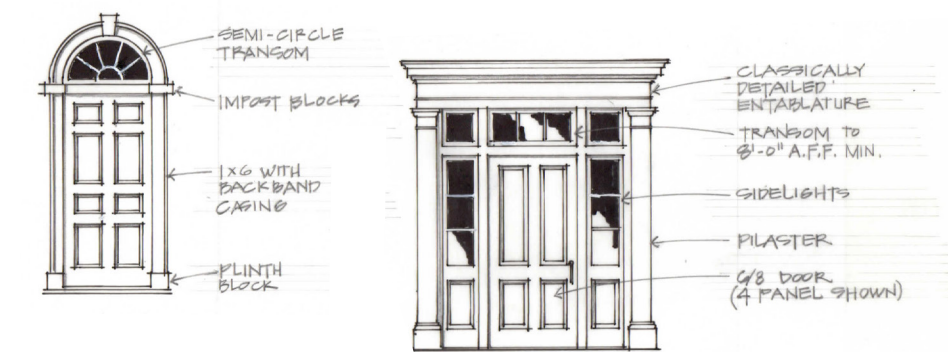
Cornice Detail



Porch Detail



Windows



Doors



Southern Vernacular

Survey of Styles

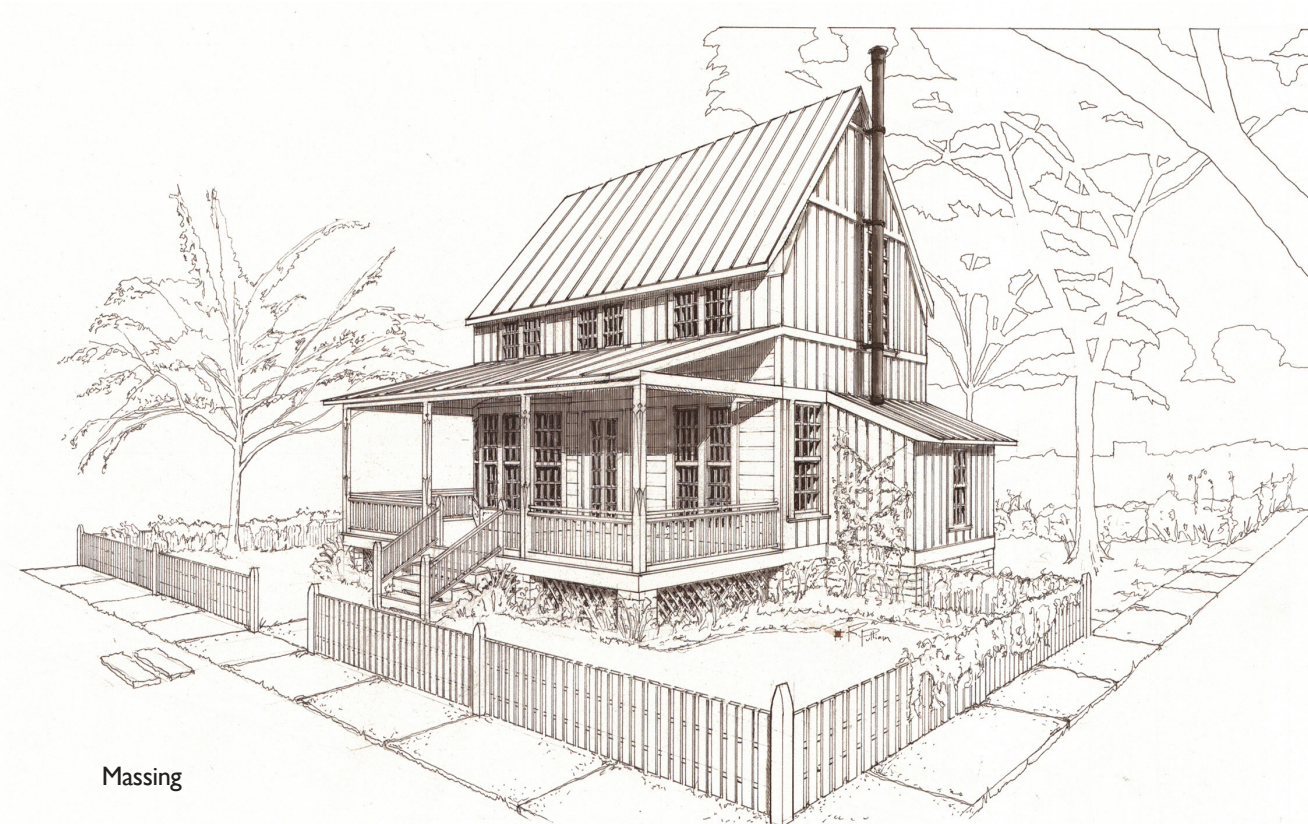
Vernacular Architecture is a general term to identify low-style, commonplace houses which exist across the country. Many subsets of vernacular architecture exist, their being distinguished by geographical region and sometimes the economic conditions of their inhabitants. One subset is the Southern Vernacular style, which can be distinguished into even further styles, including the Piedmont Plain and Victorian Vernacular.

Among the earliest styles in Georgia, Southern Vernacular exhibits quality craftsmanship, particularly since those who built the houses were often carpenters and builders who were following work. During the Industrial Period following the Civil War, the house style stayed largely the same with added elements, including porch posts and balustrades. Being southern, many of its features are influenced by climate, including the dog-trot through the middle of the house, the wide porch, and the shed added at the back.

Sophisticated versions of Southern Vernacular are more ornate. This Victorian Vernacular or Victorian Folk style is more decorative than the typical Southern Vernacular style, but it is not nearly as flamboyant as its Queen Anne cousin. Some differences distinguishing the Victorian Vernacular from the more typical Southern Vernacular include a wider range of colors, shingle-siding accents, more ornate shutters and doors, and more slender and often turned columns.

Key Style Features:

- Low-pitched, often a cat-slide roof
- Wide porches and overhangs
- Simplistic detailing
- Lap siding, usually painted white
- Simple shutters and doors, usually painted black, gray, or dark green
- Slender porch columns, often creatively chamfered



Massing



Streetscape



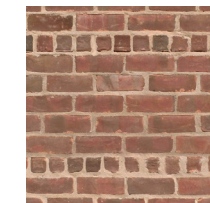
Lap Siding (Walls): In pre-Victorian styles, lap siding is almost always painted white. Exposure should be 4-1/2" to the weather. Corner boards and certain trim should be 5/4" material to receive the lap.



Board and Batten Siding (Walls): Board and batten is a traditional wall cladding method. Typically, the boards were up to 12" in width and the battens were 2". In pre-Victorian times, board and batten was almost universally painted white or tar-stained.



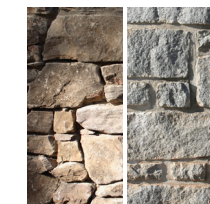
Stucco (Foundations and Chimneys): Traditionally, stucco is a surface treatment on masonry, and all details including perceived wall thickness at fenestrations should be expressed. Stucco should be carefully designed or avoided altogether on wood-framed walls to avoid inauthentic control



Brick (Foundations and Chimneys): Brick should be of running or common bond. In pre-Victorian styles, its color and type should reflect the bricks available locally. In Georgia, a gray-red, wood-molded brick was most common. Designer bricks and colors should be avoided.

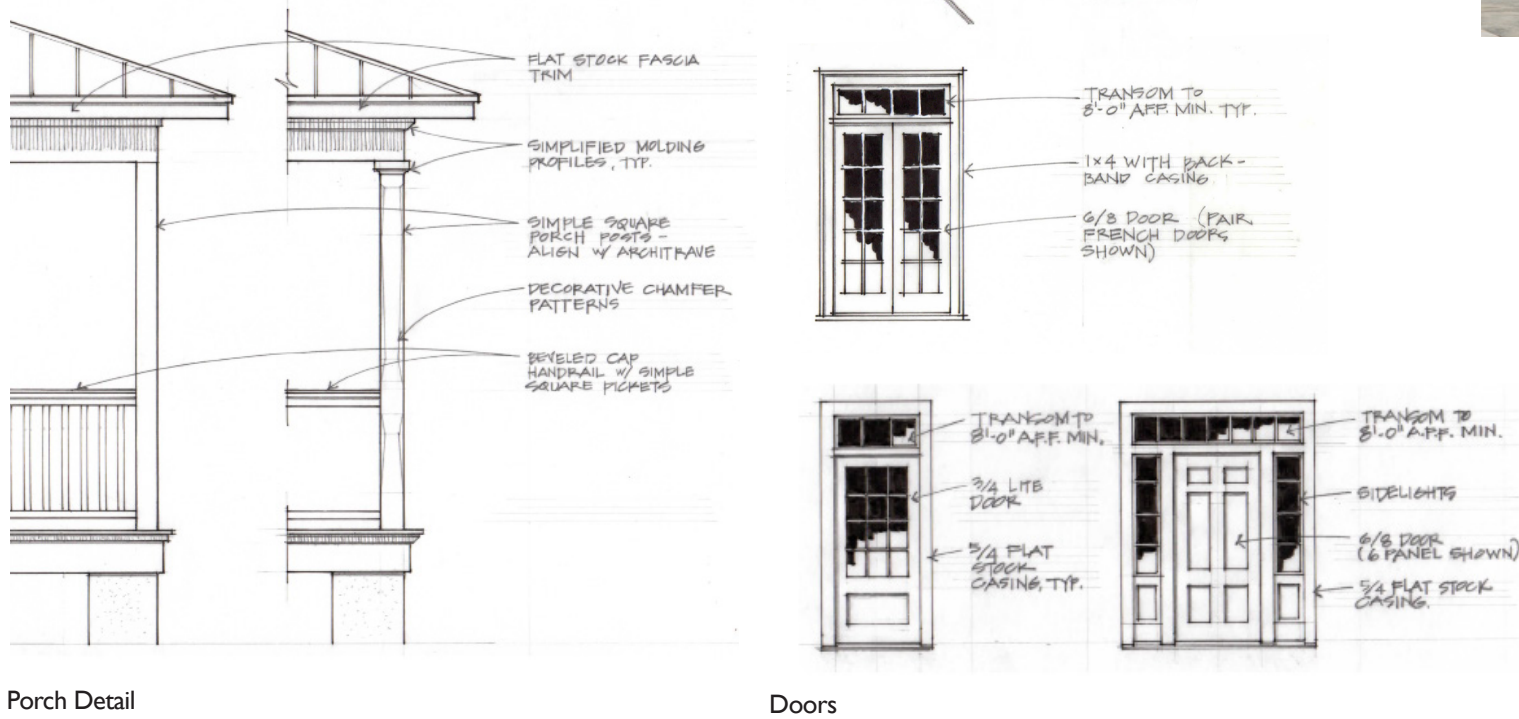
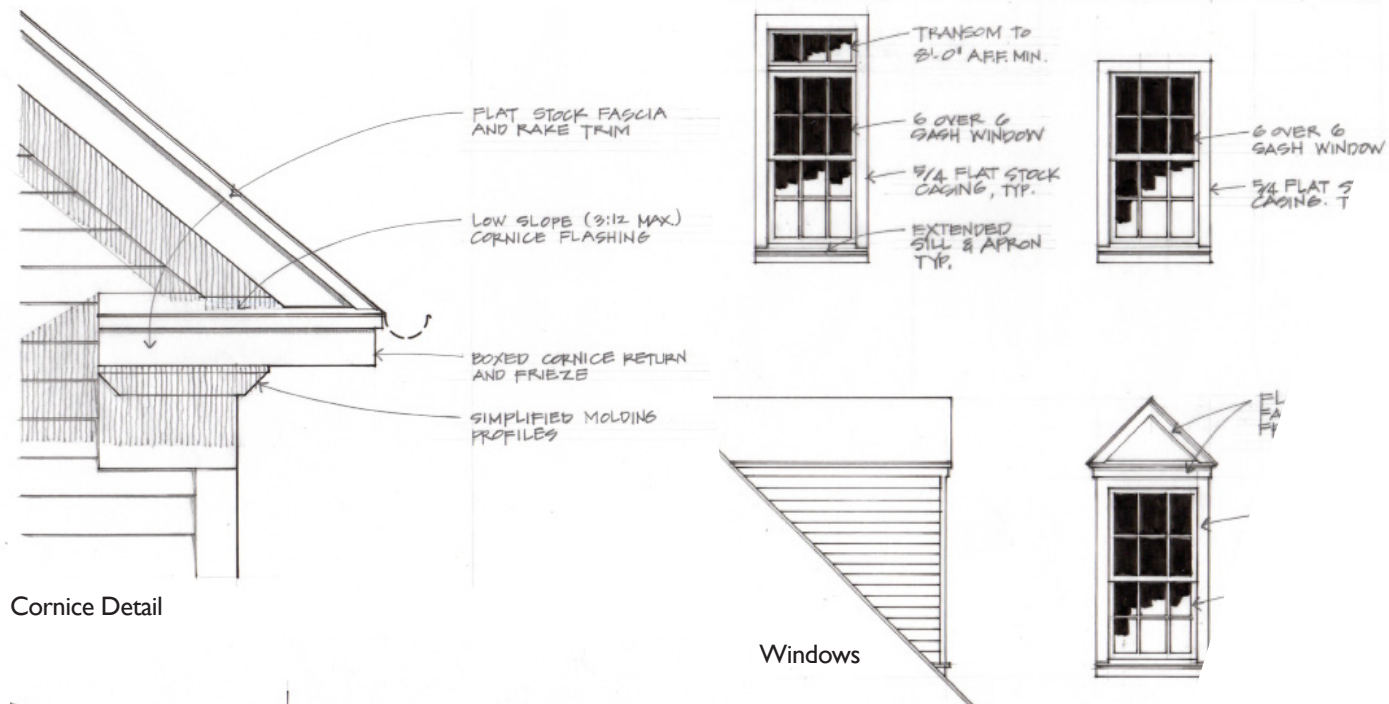


Board-formed Concrete (Foundations): Board-formed concrete has a utilitarian look characteristic of vernacular houses. Aggregate and sand content create an authentic expression.



Stone (Foundations and Chimneys): Stone should be locally sourced and derive its character from local traditions. In Georgia, granite and field stone are used extensively. Avoid uncoursed rubble stacking.

Typical Wall Materials



Craftsman

Survey of Styles

The Craftsman style was inspired by the Gustave Stickley bungalow designs from the early 1900s to the late-1910s. The style quickly spread nationwide, particularly due to its having been published as a pattern in his popular magazine *The Craftsman* from which the style gets its name. Stickley was influenced by the English Arts and Crafts movement and by Asian wooden architecture, combining those elements to create an overall simple design with intricate details. Its fade from popularity was as rapid as its rise, and by the 1930s few Craftsman houses were being built.

The Craftsman style is a simple, hip-roofed box-form with modern details that showcased the art of the builder and construction process. Its roof is typically gabled and low-pitched with overhanging eaves and exposed rafters and beams. With the house at one-story or one-and-a-half stories, the roof may be front-gabled, cross-gabled, or side-gabled. The porch sometimes stretches across the length of the house, and simple columns support the roof and porch and are often set onto pedestals that extend to the ground. Square upper columns often rest upon very large brick, stucco, or stone pillars.

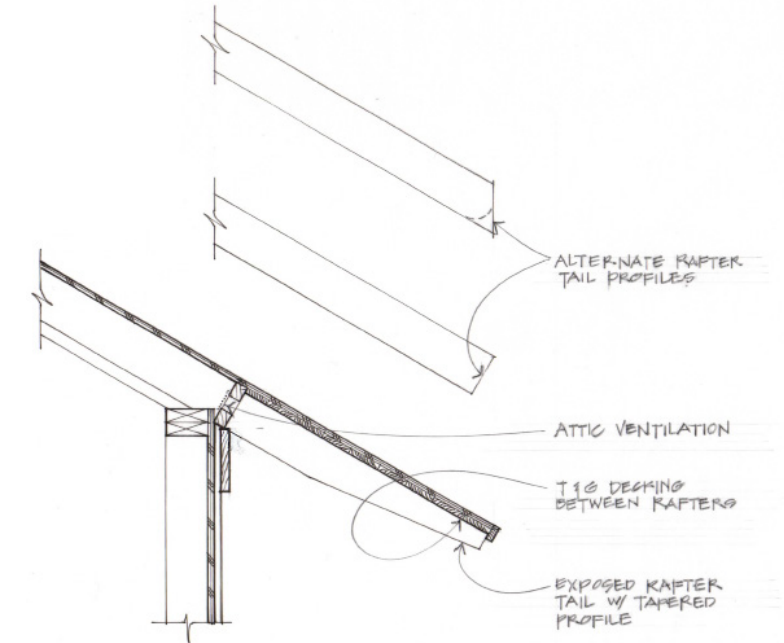
Siding for the Craftsman style is variable with lap-siding, board and batten, and shingles being common. As with the column pedestals, heavy materials such as stone, brick, and stucco are used to create impressive and significant chimneys and foundations. Windows are distinguished by transoms, large glass panes, and groupings of several windows across the façade.

Key Style Features

- One-story or story-and-a-half bungalow style with wide porches and overhangs
- Open rafter-tails
- Lap-siding and shingle-siding
- Large windows with creative muntin patterns



Massing



Rafter and Eave Details



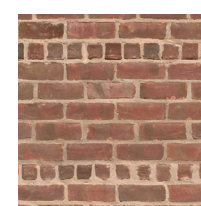
Lap Siding: Lap siding may be used and painted a wide variety of colors as approved, including dark shades. Exposure is often the traditional 4-1/2" but may be much wider as part of the building's overall expression. Flush boards are not uncommon. Corner boards and certain trim should be at 5/4".



Shingle Siding (Walls): Shingle siding is typically up to 7" exposure to the weather and can be stained or painted. Shingles may be used as accents along with other siding materials, typically lap siding. Shingles are a place for design creativity such as varied course patterns



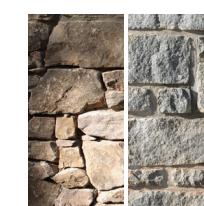
Stucco (Foundations and Chimneys): Traditionally, stucco is a surface treatment on masonry, and all details including perceived wall thickness at fenestrations should be expressed. Stucco should be carefully designed or avoided altogether on wood-framed walls to avoid inauthentic control



Brick (Foundations and Chimneys): Brick should be of running or common bond. In pre-Victorian styles, its color and type should reflect the bricks available locally. In Georgia, a gray-red, wood-molded brick was most common. Designer bricks and colors should be avoided.



Board-formed Concrete (Foundations): Board-formed concrete has a utilitarian look characteristic of vernacular houses. Aggregate and sand content create an authentic expression.

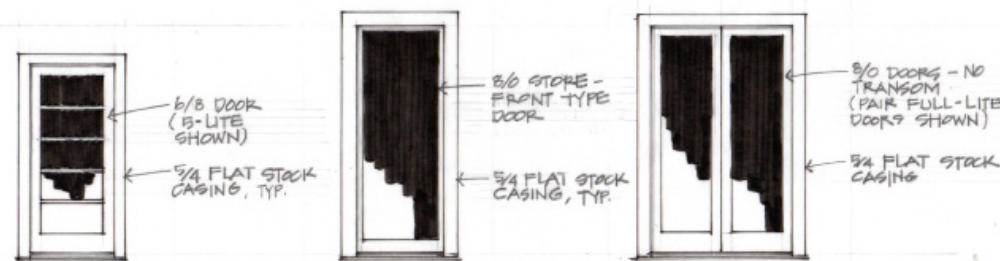
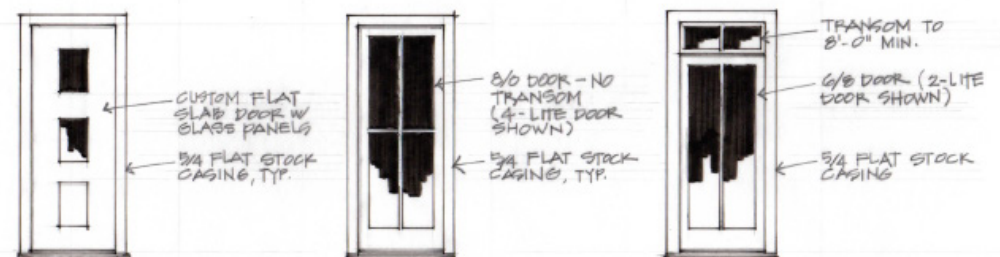


Stone (Foundations and Chimneys): Stone should be locally sourced and derive its character from local traditions. In Georgia, granite and field stone are used extensively. Avoid uncoursed rubble stacking.

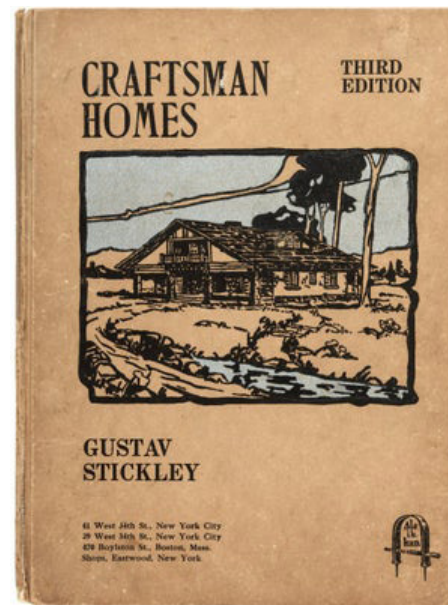
Typical Wall Materials



Windows



Doors



Commercial & Store Front Retail

Survey of Building Types

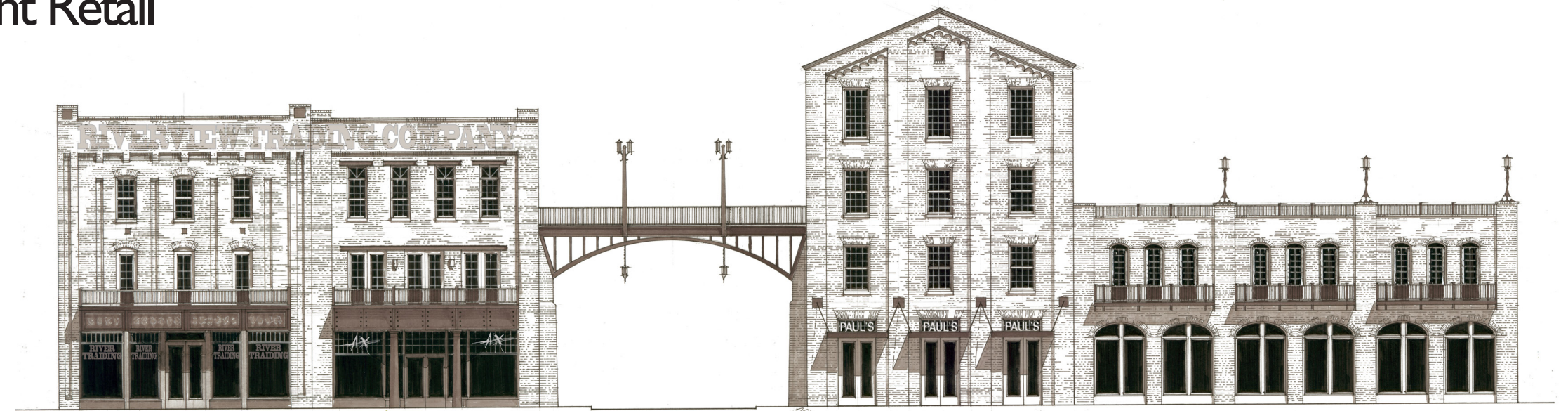
Though not an architectural style, we want to highlight the characteristics of the Vernacular Storefront as a building form important to Avemore. Like the descriptions of the architectural styles, this description of the Vernacular Storefront as a building form will convey what the retail and commercial buildings in Avemore should look like.

The earliest commercial buildings were two or three stories high and were designed to look like the surrounding houses with residentially-scaled windows and doors. Over time, stores became distinct from residences with large bay, small-paned windows for displays and wood or canvas awnings and signage. Advances in the manufacture of iron and large panes of glass contributed to the more familiar businesses of the mid-19th century. Doors became more recessed, leaving room for the large windows to be placed at the front for displays. Larger, more prominent signage was cut and placed on the fascia for people to see from a distance. Above the stores were walk-up offices or residences.

By the late 19th century, storefronts in the south added fixed metal canopies to provide shade so as to keep the building cooler year-round. Storefronts became more colorful and the use of specific typefaces became a popular way to distinguish one store from another.

Key Features

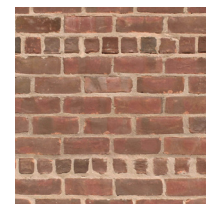
- Two- to three-story buildings
- Large windows for displays and decorative transoms
- Cast iron columns and lintels
- Recessed entryways
- Awnings and canopies
- Walk-up offices or residential on upper floors
- Signboard on the fascia above the storefront



Streetscape



Lap Siding (Walls): In pre-Victorian styles, lap siding is almost always painted white. Exposure should be 4-1/2" to the weather. Corner boards and certain trim should be 5/4" material to receive the lap.



Brick (Walls): Brick should be of running or common bond. In pre-Victorian styles, its color and type should reflect the bricks available locally. In Georgia, a gray-red, wood-molded brick was most common. Designer bricks and colors should be avoided.

Typical Wall Materials

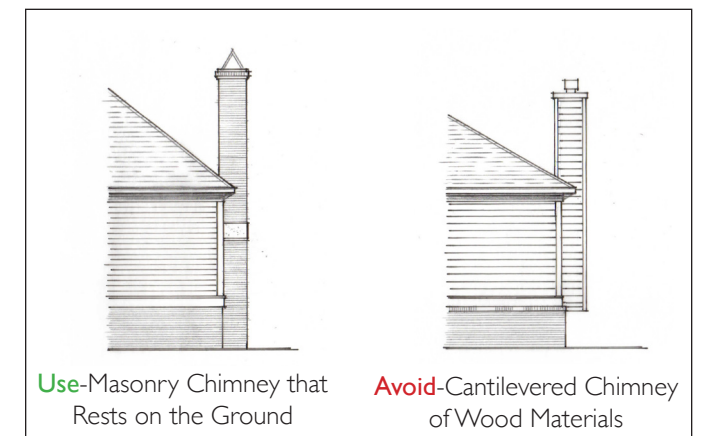
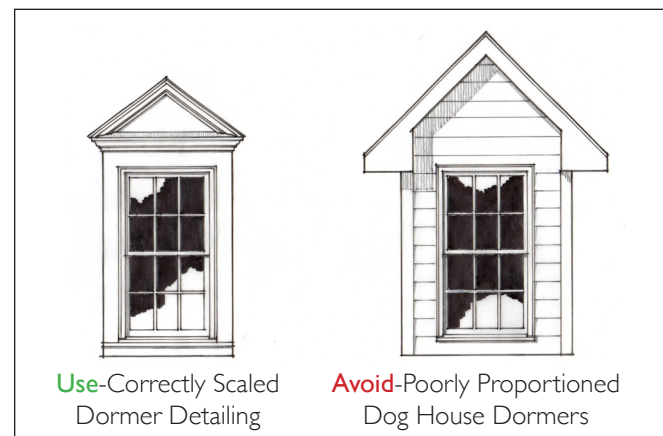
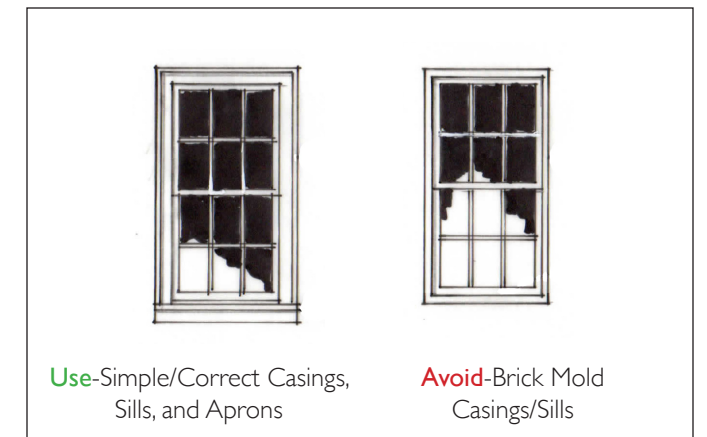
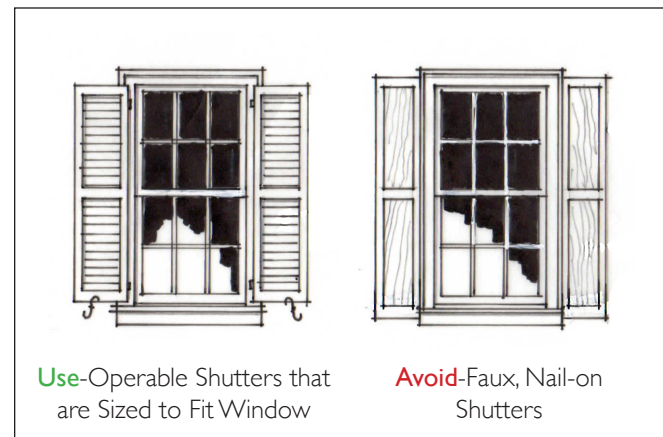
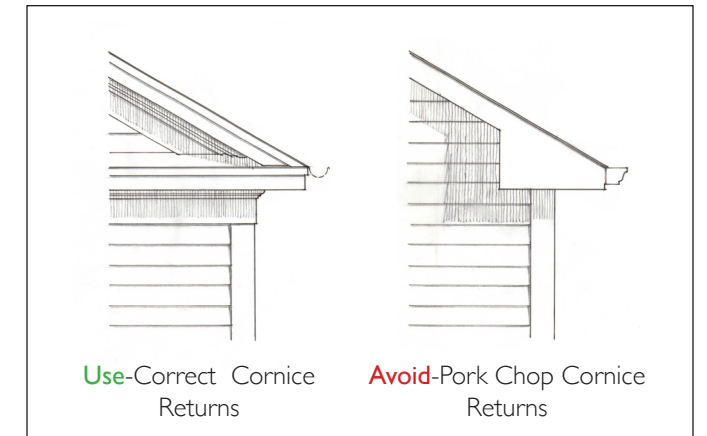
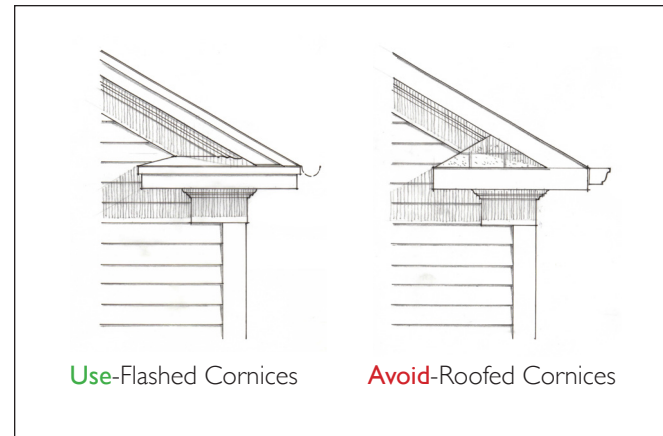


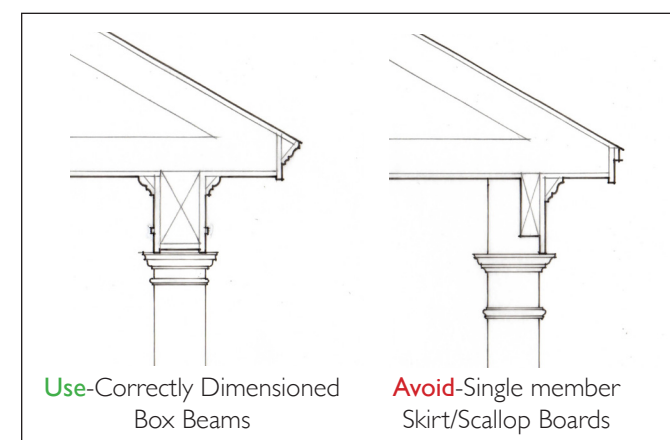
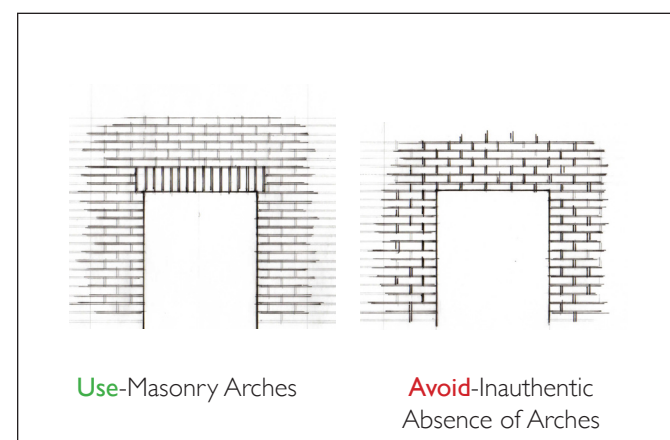
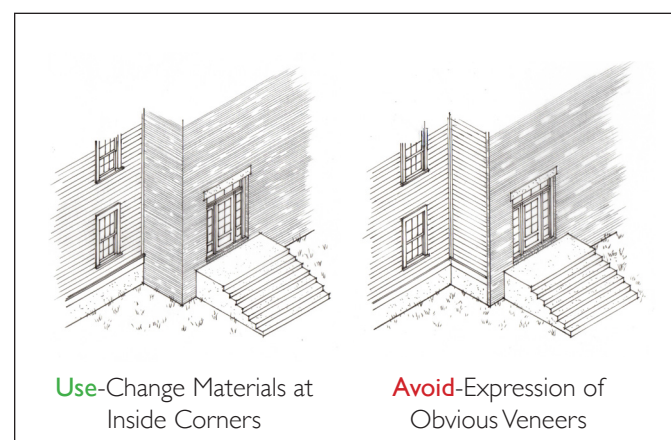
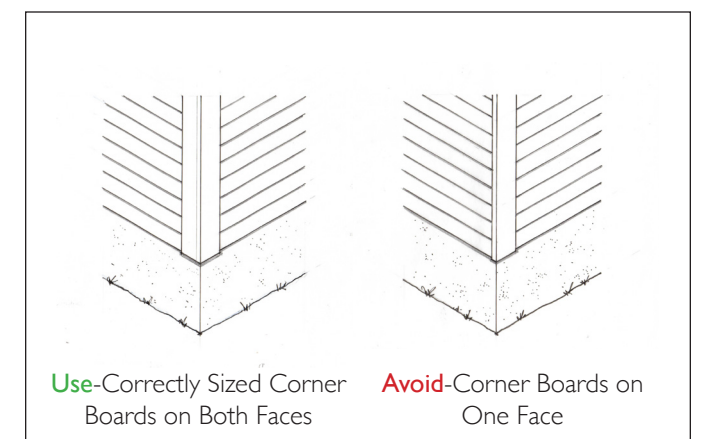
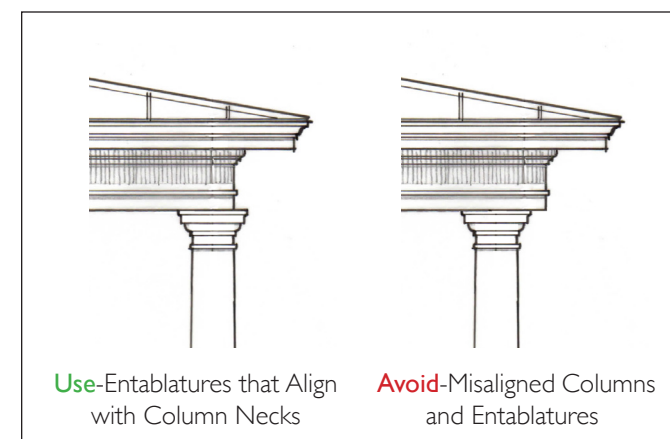
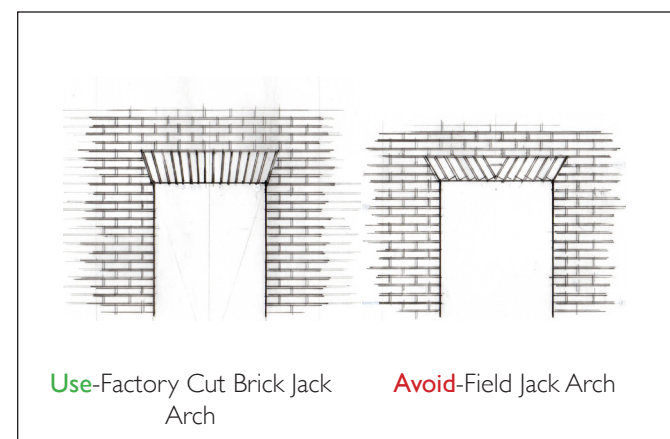
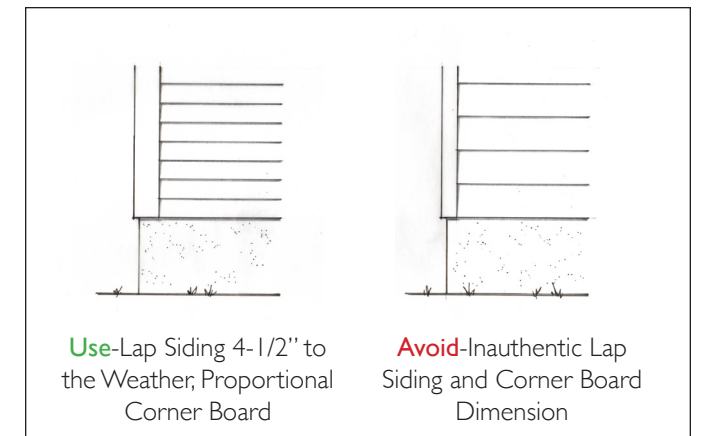
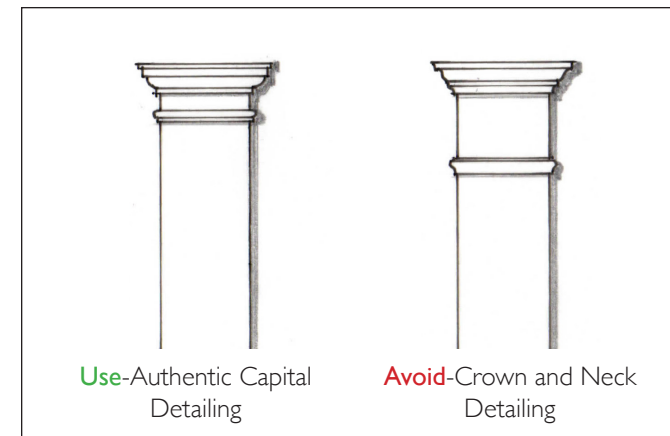
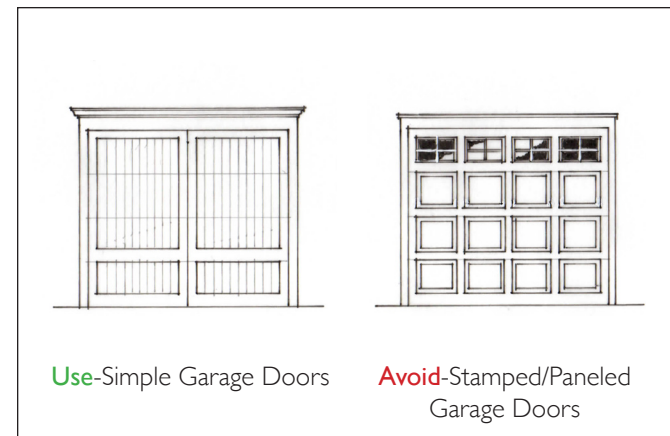
Streetscape



Best Practices

While there are countless subtleties of architectural detailing that can take a lifetime to master, the most common and glaring mistakes in details can be addressed quickly and easily with little to no impact on the project's budget. Illustrated here are the Best Practices of residential architectural detailing. These illustrations are by no means a comprehensive list, nor are their suggested solutions the only answer to common problems. Furthermore, different architectural styles address these conditions in their own well-considered manner. Shown here are solutions to common design mistakes that are easy to implement and offer a substantial improvement.





Architectural Criteria

The Architectural Criteria for the residential portion of Avenmore are listed below. The purpose of these criteria is to ensure the level of construction quality that the founders of Avenmore expect within their town. These standards also ensure that all members of the builders' guild are striving for the same level of quality. This expectation not only requires that all of the builders meet a minimum standard; it also provides a building environment where the work of each fellow builder helps to enhance the setting for his or her peers. Furthermore, residents who purchase homes early in the town's development can rest assured that the houses built in later phases meet their expectations of community construction quality.

Avenmore founders encourage a vibrant design and construction environment—an environment that encourages creative solutions to design goals. These criteria are not meant to limit such freedoms. They are, however, meant to promote a common baseline standard. Any solution that differs from these criteria but nonetheless is in the spirit of Avenmore's aesthetics and construction standards may be submitted for architectural review where it will be duly considered. In all cases, official building codes overrule these criteria. Each designer / builder is responsible for ensuring that his or her work meets current codes. Changes to an already approved design due to code enforcement must be resubmitted for Avenmore architectural approval.

Massing and Detail

Building massing is to be designed along historic and / or stylistic principals. In most cases, simplicity in massing is most authentic. "Builder" elevations, often associated with sprawl subdivisions, typically with multiple nested gables and complex massing, are strictly prohibited. All elevations are to be designed according to architectural standards as four-sided structures with each elevation treated with architectural and stylistic intention. Secondary elevations may have simplified detailing according to stylistic and historic standards.

Foundations

Materials

Foundations shall be constructed of poured-in-place **concrete slabs, raised slabs, concrete stem walls, or concrete masonry units**. Foundation walls must be faced with stucco, brick, tabby, or coquina stone except as noted below. For the purposes of Avenmore, other stone foundation expressions are only allowed with specific Avenmore Design Review Board approval.

Foundations may express a **board-formed concrete** finish, which may be left exposed if the concrete mix is composed of river washed aggregate and sand or executed in tabby.

Foundation walls with a **stucco** aesthetic are allowed. Stucco must be 3-coat minimum, integral color; applied on brick or concrete block. Stucco on wood framing is allowed with a metal lath underlayment, and control joints must be appropriate to the style.

Foundation walls with a **brick** aesthetic are allowed. Brick color; brick type, and mortar color must be selected from the Avenmore Color and Material Palette.

Natural **stone** is allowed. Synthetic **stone** is prohibited without specific Avenmore Design Review Board approval.

Lattice infill between masonry piers shall be wood or approved synthetic material.

Techniques

If a **foundation** is articulated in a masonry veneer; the floor systems must cantilever over the masonry veneer such that the finish wall above is flush with the foundation

Wooden front porches must be constructed on masonry **piers**. Piers may be of varying sizes, but the typical sizes conform to horizontal brick coursing with 1'-4", 1'-8", and 2'-0" being the most common.

Finish Floor elevations must have a height above grade as dictated by the Neighborhood Code.

	Walls	Doors and Windows	Porches and Balconies	
Materials	Walls expressing a wood aesthetic shall be clad in wood lap siding, wood board-and-batten, wood shingles, or wood panels. Approved cementitious materials may be substituted for natural wood products. Cementitious lap siding shall be equal to “Artisan” by James Hardie. An exposure of 4-1/2" to 5-1/4" is required for lap siding in traditional styles. Walls with a stucco aesthetic are allowed. Stucco must be 3-coat minimum, integral color; applied on brick or concrete block. Stucco on wood framing is allowed with a metal lath underlayment, and control joints must be appropriate to the style. Walls with a brick aesthetic are allowed. Brick color; brick type, and mortar color must be selected from the Avemore Color and Material Palette. Walls with a shingle aesthetic are allowed. Shingles must be of wood or cementitious materials and must be installed with a uniform bottom edge. Walls with a corrugated metal siding aesthetic are allowed. Corrugated metal siding must be galvanized or prefinished as allowable for certain architectural styles. Natural stone is allowed. Synthetic stone is prohibited without specific Avemore Design Review Board approval. Walls may express a board-formed concrete finish, which may be left exposed if the concrete mix is composed of river washed aggregate and sand or executed in tabby. Trim shall be constructed of wood, pvc, synthetic composite, or cementitious materials. Lattice shall be wood or approved synthetic material. Vinyl siding or aluminum siding, including those that mimic traditional profiles, are prohibited.	Exterior residential doors shall be hardwood, fir, or pine. Exterior fiberglass doors are allowable only as approved by the Avemore Design Review Board on a case-by-case basis. In any event, fiberglass doors must be painted; however; faux wood grain texturing is not acceptable. Plastic laminated, stamped metal, and leaded/beveled glass doors are not allowed. Stamped metal doors, glass paneled doors, false muntin detailing, and faux wood graining are prohibited on garage doors. Windows may be wood, clad wood, or fiberglass, and must be architecturally correct as determined by the Avemore Design Review Board. Materials must be paint grade or pre-finished. Vinyl windows are allowed only when the window design accurately reflects historic profiles or a well considered contemporary expression. The Avemore Design Review Board must approve all window specifications. In any event, vinyl windows that do not mount within the window frame in the manner of traditional detailing, or that have raised chamfered sashes that give the window an appearance of being surface mounted are prohibited. Storefront glazing systems are allowed in appropriate building styles. Such systems may be aluminum with pre-finished anodized or painted finishes.	Columns shall be built of materials that reflect the character of the style of the house. Columns expressing a wooden character must be wood, fiberglass, or resin material. Columns, or column bases, reflecting a masonry material must be brick, stone, or board-formed concrete. Steel shapes and stucco maybe used for contemporary styles. Columns made of foam componets are prohibited. Sheet metal columns are prohibited in traditional styles. The Avemore Design Review Board must approve all column manufacturers as part of the approval process. Porches are to be constructed of wood including wood decking. For traditional styles, porch framing shall be on piers (see foundations). Porches may be constructed of concrete in buildings with contemporary expressions. Stoops may be finished in materials appropriated to the foundation (see foundations). Porch ceilings should be rendered in bead board, flush boards, or tongue and grove boards. Plywood and exterior gypsum board ceilings are prohibited. Railing systems are to be painted wood, iron, steel, glass, or other materials appropriate to the style. Annodized or pre-finished aluminum railing components are allowable in contemporary building expressions. Square pickets are encouraged for most traditional styles. Tapered and round pickets are acceptable. Avoid over-detailed classical railings and pickets. Prefabricated railing systems either made of polymers or stamped metal are prohibited. Synthetic composition decking material is only allowed by specific approval of the Avemore Design Review Board.	
	Techniques	Wall fnishes and trim design are encouraged to be the same on all sides of a specific building mass. Secondary masses may be designed in a simpler expression than the main building mass. However; such expression must be appropriate to the style. When wall finishes differ; the transition must occur at inside corners or other logical locations that coordinate with the building’s massing.	Exterior doors and door trim must be designed as appropriate to the building style. They may be painted or stained. Custom fabricated front doors are strongly encouraged. Door hardware shall be appropriate to the style Windows must have true divided lites or simulated divided lites. Detachable muntins and grilles between glass are prohibited. Windows must be installed such that the sash sits within the wall framing. In stucco and brick facades, window frames and their casings should appear to be inset into the wall. Installation methodologies that require windows to attach to the front surface of the wall framing are prohibited. Windows and trim, including casings, muntins, and mullions, must be designed as appropriate to the building style. For traditional styles, vertical proportions for the windows, sashes and individual lites are required. Brick mold must not be used in non-brick cladding or stucco conditions. Ganged windows must have a continuous sill. Side and rear windows must compliment their elevations and given all due design consideration as the style requires. Windows on side elevations in zero-lot line conditions should be designed to protect the privacy of neighboring structures. Windowsills must be 1-1/4" deep. 2" deep sills are encouraged. Sills must slope to the weather and have drip edges. Picture framed window casings below the sill are prohibited. Sills shall project from the surface of the wall.	Porches and balconies are a critical part of a building’s architectural expression. Porches and Balconies should be considered essential rooms within the building’s program. Porch columns must be designed to the style of the building, classical columns, where used, must be architecturally correct, including entasis. Structural steel shapes may be used in appropriate styles. Railings must be appropriate to the style of the building. Traditional styles should have wood or iron rails with simple pickets and a top and bottom rail. Contemporary styles may have metal pipe, tension cable, or tempered glass panel railing systems. Front and side porches should be designed to the style of the building. 8' deep porches are usualy considered to be a minimum. 10' deep porches are encouraged. Wooden front porches must be constructed on masonry piers. Piers may be of varying sizes, but the typical sizes conform to horizontal brick coursing with 1'-4", 1'-8", and 2'-0" being the most common.

Architectural Criteria

Continued

Roofs	
Materials	Wood shingles and wood shakes are encouraged. Historically appropriate asphalt shingles must be single-tab or three-tab. Asphalt shingles with a flat color and texture are encouraged for traditional styles. “Architectural” shingles are allowed by specific approval from the Avemore Design Review Board. Colors must be selected from the Mixson Palette. Standing-seam metal roofs are allowed but must be paint grip galvanized metal or copper. “Pre-finished” metal roofs and seamless prefab metal roofs are allowed as approved by the Avemore Design Review Board. Gutters shall be half-round metal and downspouts shall be round. Ogee gutters are not allowed.
Techniques	Roofs are not only one of the critical functions of a building, they are also an important component of the building expression. All roofs are to be considered in terms of the intended architectural style and designed accordingly. Roofs shall be simple gables or hips with symmetrical pitches about their ridges. Flat roofs are allowed in contemporary styles or styles reflecting a modern or historical industrial character. Roof slopes must be appropriate to the building style. Nested gables shall only be used when the smaller gable is part of a porch or balcony Roof penetrations and equipment shall be located in a manner that minimizes their visual impact. In all cases their color should match the surrounding roof. Metal Gutters must be half-round with round downspouts or custom designed to be appropriate to the style and must be made of copper or galvanized metal. Rooftop solar panels are allowed. Size and placement must be approved by the Avemore Design Review Board.

Trim, Millwork, and Shutters		Architectural Features	Sitework
Materials	All trim may be of wood, composite, cementitious, or synthetic solid stock materials. Non-wood materials should be of dimensioned material in standard wood profiles so that they may be worked as though wood. Extruded trim profiles are not allowed. Shutters may be constructed of wood or solid polymers. Vinyl shutters are prohibited. Pre-finished shutters are prohibited. Nailed-on shutters are prohibited	Dormers shall be constructed of the same materials as walls, windows, and roofs. Chimneys must appear to be made of materials that are non-flammable: masonry material, stucco, or metal flues. Siding or other materials that are, or appear to be, flammable are prohibited on chimney masses. Prefabricated chimney caps typically manufactured of stamped aluminum are prohibited. Window boxes shall be made of wood. Exterior light fixtures shall be approved before installation. The light spectrum of all exterior lights shall be incandescent or equivalent. Each house must provide a light fixture for alley lighting in conditions where an alley exists. The fixture is to be approved by the Avemore Design Review Board.	Fences shall be of wood construction Walls shall be of masonry construction and shall relate to the foundation material of the associated house. Walkways must be surfaced in decorative pavers, brick, stone, or decorative gravel that is contained and on a compacted base. Thick flagstone stepping stones are acceptable. Concrete walkways are acceptable if finished with appropriate surface treatments such as rock salt-finished concrete or exposed aggregate. Masonry banding and edging is acceptable. Drought tolerant plant materials are required for all private lots. The use of grass and grass sod lawns is to be limited on private lots, and the design, extent, and type of grass shall be approved by the Avemore Design Review Board.
Techniques	Trim and millwork is an important element within a building's architectural expression. A poorly detailed building is understood to be of low quality regardless of its expense. Expertise in millwork detailing and construction is a hallmark of well made buildings. Trim and millwork must be appropriate to the style of the building. Trim should be consistent throughout any given mass of a building. Secondary massing may have simplified trim as appropriate to the style, but in all cases, each building mass should receive an appropriate degree of trim based on the building's style. Molding design should reflect the style of the building. Common trim profiles may be used to compliment styles intended to have a degree of Sophistication. Flat stock and profiles cut down from flat stock should be used for vernacular styles. Corner boards, band boards, and skirt boards should be made of 5/4" materials to receive the profiles of lap siding. Door and window casing should be appropriate to the style and constructed of 5/4" materials. Picture framed window trim is not allowed. Shutters must be functional in nature. They must be operable, with the ability of closing completely over the window. Shutter design must be appropriate to the style of the building. All shutter specifications must be approved by the Avemore Design Review Board.	Dormers shall be habitable. In most traditional styles, dormer construction shall be such that the window casing is the entire face of the dormer: Wall cladding is not allowed on the front dormer face, only on the dormer sides. Chimneys are to be proportioned and detailed authentically according to the style. In most cases, Chimneys must contact the ground. Exceptions must be approved by the Avemore Design Review Board. Spark arresters must be specified and installed with care not to mar the aesthetic appearance of the building or appear to be out of style. Light fixtures should direct light downwards. Light fixtures must be appropriate to the architectural style. Landscape lighting is encouraged.	Fences, walls, and hedges are required on street frontages and must be appropriate to the style of house. Fences, walls, and hedges, as dictated by the Avemore Design Review Board, are required along the front property lines of certain Streets and other select sites. Fences, walls, and hedges should provide an enclosure. They should engage with building walls, other fences, hedges, or garden walls. Fences should provide an opening with a gate styled appropriately to the building. Trash and recycling areas shall be located in a permanent location enclosed by a fence, wall or hedge. HVAC Condensers and utility meters shall be likewise enclosed.



Submission Requirements

Pre-design Meeting

Before design work begins, the designer must meet with the Avenmore Design Review Board or its designated representative. This meeting will acquaint the designer with the overall design objectives of Avenmore and will serve as a review of all of the design and submission requirements. In addition, lot specific issues may be reviewed.

Conceptual Design Package

A conceptual design package shall be submitted to the Avemore Design Review Board. Conceptual Design Drawings must be submitted electronically and must print to scale on standard-sized paper:

- a. Site Plan at 1" = 20'
 - 1. Indicate property lines and all setbacks, built-to lines, and easements. Indicate significant spot grades.
 - 2. Show building footprints. Include building overhangs and fire separation distances.
 - 3. Show all site improvements including sidewalks, leader walks, driveways, walls, fences, important hedge locations, mechanical yards, and waste enclosures.
 - 4. Indicate all legacy trees.
- b. Floor Plans at 1/8" = 1'
- c. Critical Exterior Elevations at 1/8" = 1'

All drawings must have a submission date and lot number. They should be accurate, drawn to scale, and drawn as hard-line drawings either by hand or by CAD.

Final Approval Package

Construction drawings shall be submitted to the Avemore Design Review Board. They must be submitted electronically and must print to scale on standard-sized paper. Construction drawings submitted for final approval must be the same as those submitted to the local building authorities for review.

- a. Site Plan at 1/8" = 1'
- b. Floor Plans at 1/8" = 1'
- c. Exterior Elevations at 1/8" = 1'
- d. Exterior Wall Sections
- e. Trim Details
- f. Window and door casing details
- g. Additional significant details including columns, handrails, porch beams, gable vents, foundation vents, etc.

Additional information shall be submitted as part of the Final Approval Submission Package:

- a. Product identification and specifications for doors, windows, shutters, columns, railing systems, and pre-fabricated components.
- b. Samples of exterior colors and materials may be requested. Colors and materials must be approved prior to painting the exterior of the building or installation of material.



Builder Responsibilities

Grading, Site-Planning, and Utilities

- The builder shall ensure that no portion of the home (roof, porch, etc.) shall extend over the property line or into the public rights-of-way.
- Excess grading materials shall not prohibit access by adjacent land owners / builders. Excess grading materials at the end of construction shall be removed at the builder's expense.
- The grading of each lot shall be coordinated with adjacent builders in order to ensure an aesthetic and functional transition between lots.
- The builder is responsible for controlling storm water leaving the builder's lot. Care shall be provided to avoid excess water flow and erosion onto adjoining properties. Alleys are for vehicular access and are not designed as a storm water conveyance system.
- Exposed utility appurtenances shall be landscaped to minimize visual clutter to the public or community areas. Any unconnected utility stubs shall be properly terminated before or after the sale of the home to eliminate unsightly wires, pipes, and conduits left after construction.
- The builder is responsible for acquiring all temporary utilities that the builder needs during construction.

Roads and Alleys

- Damage to fronting roads and curbs shall be avoided and will be the responsibility of the builder to correct.
- Because the builder will be acquiring property in as-is condition, some damage to curbs and frontage road may have already occurred and will be the responsibility of the builder to repair.

Landscape and Hardscape

- The builder is responsible for protecting street trees during construction.
- The builder is responsible for completing a landscape plan (Tree Protection Plan).
- The current landscape plans are approved by the developer; any revisions must be approved by the developer.

Soil, Sedimentation, and Erosion Control

- Each lot shall be protected from soil and wind erosion during construction. The builder shall coordinate erosion control measures with all other builders and the developer in order to achieve maximum cost-effective benefits. A single contractor handling all silt fencing, repairs, and regularly scheduled clean-up employing best management practices is preferred and may be implemented by the developer and charged to the builder in the event the builder does not provide for adequate management.
- The builder is responsible for erosion control measures on the lot(s). Any silt, sand, or mud washed or tracked onto adjacent streets or property shall be the responsibility of the builder and shall be cleaned up by the builder immediately.

Building Standards

In addition to complying with the design code for Avemore, the builder should construct homes that meet or exceed the National Association of Home Builder's National Green Building Standard (NGBS). The NGBS mandates the following:

- energy-efficiency improvements such as a high-performance building envelope, efficient HVAC systems, high-performance windows, and energy-efficient appliances and lighting,
- water conservation measures such as water-efficient

- appliances and fixtures, filtration systems and drought-resistant or low-maintenance landscaping,
- resource conservation using materials and techniques such as engineered wood and wood alternatives, recycled building materials, sustainably harvested lumber, and more durable products,
- indoor environmental quality considerations such as effective HVAC equipment, formaldehyde-free finishes, low-allergen materials, and products with minimum off-gassing or low-volatile organic compounds (VOCs),
- site-design planning to minimizing disruption and preserve open spaces, and
- home owner education through manuals and operating guides.

Site and Street Clean-Up

Each builder is responsible for maintaining a clean job site at all times. Dumping concrete waste or other construction waste or materials is not permitted on any streets or lots not owned by the builder. Any materials staged in streets or on land not owned by the builder must be approved by the developer. The developer may fine the builder for any supplemental clean-up or removal required, including but not limited to the following:

- Street cleaning
- Trash pick-up on any areas within the development caused by the builder or a sub-contractor
- Materials, equipment, or vehicles blocking bike lanes or streets

Infrastructure Maintenance during Construction

- Construction materials and debris shall be contained with the builder's lot(s) and not in any of the streets, common areas, or adjacent lots not owned by the builder. Debris shall be cleaned from the lot(s) on each Friday. Any debris or materials found outside the limits of the lot(s) may be removed from the site by the developer at the builder's expense. The builder shall reimburse the developer within 15 days of receipt of any invoice for such expenses.
- Concrete truck wash-out / waste shall be contained within the builder's lot(s).
- Any damage to infrastructure improvement by the builder or the builder's contractors may be repaired by the developer at the builder's expense.
- The builder shall cooperate with the developer in the completion of any infrastructure work including alleys.
- During the builder's construction period, if site clean-up becomes an on-going problem, the builder shall be asked by the developer to provide two laborers to assist in a weekly clean-up effort.
- The developer may schedule a water truck and street sweeper to clean the streets on a regular basis. The builder shall contribute to the cost of the trucks, operators, and water usage on a pro rata basis.
- All above items will be enforced onsite by the developer.



Notes

A note on copyright:

All work in this presentation is copyrighted by Rhinehart Pulliam & Company. Any photographs not copyrighted by RP&Co are thought to be in the public domain.

Artists and designers make their livelihood on the intellectual work they produce. Any work worth using is worth buying. It is our belief that ongoing relationships with designers are the best way for all concerned to prosper. In terms of building design, designers gain a livelihood and can continue to produce; builders, developers, and homeowners gain an ongoing source of quality products that are free of legal entanglements. Please help us preserve an industry that can be successful for all involved.

A note on graphic design:

This presentation is set in Gill Sans which was designed by Eric Gill in 1926. Its originating application was on a sign that Gill painted on the fascia over a bookshop owned by Douglas Cleverdon in Bristol, England.

Gill designed the face as a response to the typeface Kabel (named for the transatlantic communications cable), which was designed in Germany and indicative of the technological modernity popular on the continent. Not to be outdone, the Monotype Corporation published the fully-developed Gill San typeface in 1928.

The design was later picked up by the London and North Railroad and used extensively in its publications and signage for many decades. Eventually, British Railways adopted the face nationwide. Although British Rail discontinued its use in 1965, it retains its long-time association with rail signage and publications. It is currently the official face of the British government and the BBC, although the BBC has moved away from using it comprehensively in recent years. It also serves as the typeface for the Church of England in their common Worship service books. Gill Sans was the fifth most popular-selling typeface for the Monotype Corporation in the 20th Century.

Eric Gill was an accomplished sculptor and graphic artist and was trained as an architect. We use his typeface here to honor its intimate connection with building signage, from its first application on a bookstore to its use on structures today.



Rhinehart Pulliam & Company
LLC

770.713.3239 / 404.308.0439



Residential Data

Single Family:

60	45' Lots (suitable for 800 - 1200 sf alley-loaded homes)
119	50' - 60' Lots (suitable for 1,200 - 2,400 sf alley-loaded homes)
27	60'-70' Lots (suitable for 1,200 - 2,400 sf port-cochere, front entry homes)
16	Custom Lots (suitable for >2,800 sf homes)
222	Total Single Family

Multi-Family:

62	Townhomes
8	Live/Work Townhomes
233	Total Condominium/Apartment Units - 7 Buildings
303	Total Multi-Family

525	Total Residential Units of all Types
-----	--------------------------------------



ARCHITECTURE/LAND PLANNING/
INTERIORS/PURCHASING
COPYRIGHT © THOMPSON HANCOCK WITTE & ASSOCIATES, INC.

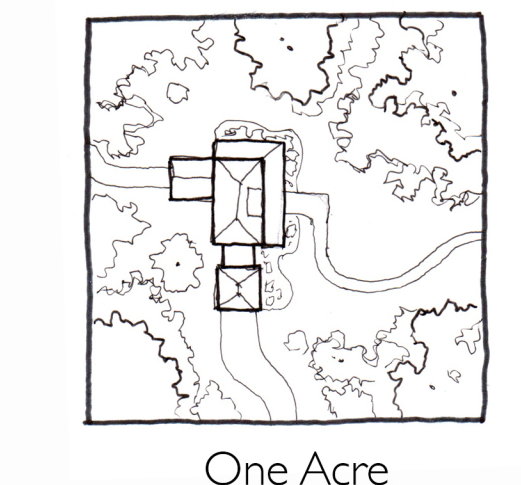
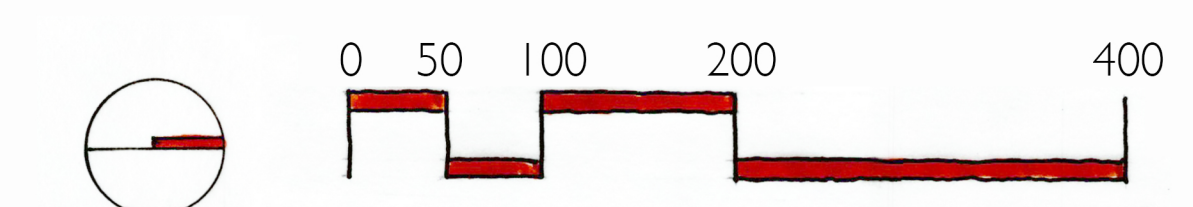


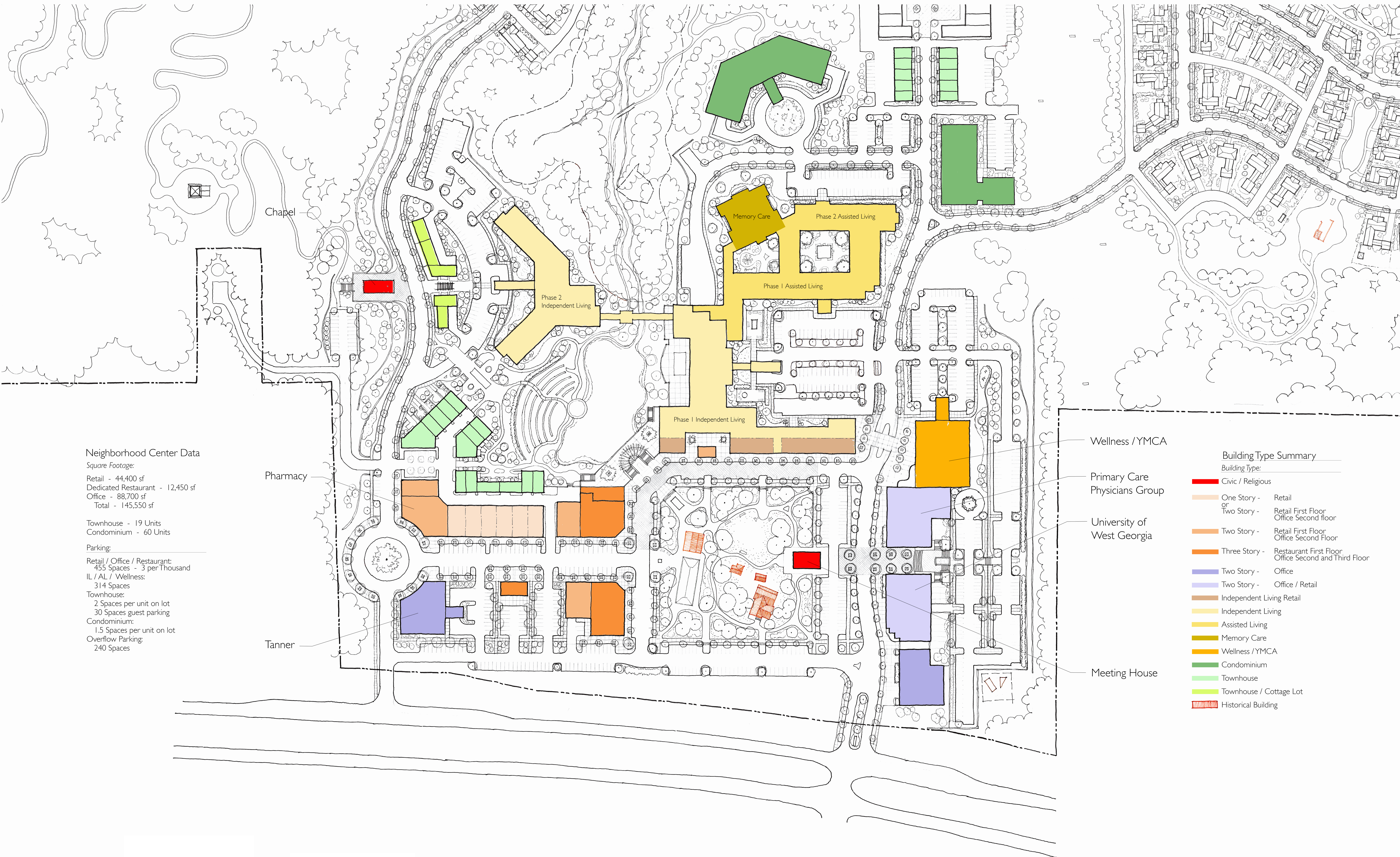
Rhinehart Pulliam & Company
© Copyright Rhinehart Pulliam & Company, LLC

Preliminary Conceptual 07-18-19

Avemore
Villa Rica, Georgia

Scale: 1" = 100'





Neighborhood Center Data

Square Footage:

Retail - 44,400 sf
Dedicated Restaurant - 12,450 sf
Office - 88,700 sf
Total - 145,550 sf

Townhouse - 19 Units
Condominium - 60 Units

Parking:

Retail / Office / Restaurant:
455 Spaces - 3 per Thousand
IL / AL / Wellness:
314 Spaces

Townhouse:

2 Spaces per unit on lot
30 Spaces guest parking

Condominium:

1.5 Spaces per unit on lot

Overflow Parking:

240 Spaces

Building Type Summary

Building Type:

- Civic / Religious
- One Story - Retail
or
■ Two Story - Retail First Floor
Office Second floor
- Two Story - Retail First Floor
Office Second Floor
- Three Story - Restaurant First Floor,
Office Second and Third Floor
- Two Story - Office
- Two Story - Office / Retail
- Independent Living Retail
- Independent Living
- Assisted Living
- Memory Care
- Wellness / YMCA
- Condominium
- Townhouse
- Townhouse / Cottage Lot
- Historical Building



CITY OF VILLA RICA

City Council Packet

SUBJECT: Transportation Master Plan Request for Proposal Recommendation

CITY COUNCIL AGENDA DATE: September 10, 2019

DATE: August 29, 2019

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

FISCAL IMPACT:

ANNUAL –

CAPITAL –

OTHER –

FUNDING SOURCE: General Fund: 100-7400-521200

PURPOSE: A Request for Proposal on the Transportation Master Plan was prepared and posted for advertisement on July 11, 2019. The bid opening was held on August 16, 2019 and there were two proposals received: Pond and Company, Inc. bid \$103,500.00 and JR Wilburn and Associates bid \$99,914.00.

BACKGROUND: Along with the Comprehensive Plan, it is important to have a plan in place to help guide the transportation needs and improvements moving forward into the future. To our knowledge, the City of Villa Rica has never had a transportation master plan developed. Monies have been set aside in our current budget to have this plan developed and implemented moving forward into the future.

STAFF RECOMMENDATION: A review committee consisting of myself, City Manager Tom Barber and Chris Montesinos, our Deputy Director of Community Development interviewed both groups. They each made their presentations. It was a unanimous decision that Pond and Company be recommended. The strong points that determined our decision are 1.) They have completed three to five exact studies such as these over the past couple of years, 2) They proposed a strong emphasis on community involvement during this process (we think this is imperative), and 3.) Pond and Company's resources in the Atlanta office were far superior in that no outside consultants would be needed.

Our recommendation is to select Pond and Company, Inc. for the sum of \$103,500.00. However, this recommendation is conditional upon the allocation of \$26,500 by budget amendment that will be added to the existing \$80,000.00 currently allocated in the General Fund to cover the shortfall.

There is sufficient extra building permit revenue to make up this difference. The entire plan should be completed by the end of April, 2020.

IMPACT:

MOTION: I move to authorize the Mayor to execute a contract with Pond and Company, Inc. to complete a Transportation Master plan for the City of Villa Rica for an amount not to exceed \$103,500.00 conditional on the availability of budgeted funds in the General Fund.



CITY OF VILLA RICA

City Council Packet

SUBJECT: Recreation Fee Schedule Update
CITY COUNCIL AGENDA DATE: September 10, 2019

DATE: August 30, 2019
PREPARED BY: Vicki D. Coleman, AICP

FISCAL IMPACT:
ANNUAL –
CAPITAL –
OTHER –

FUNDING SOURCE: General Fund

PURPOSE: The Parks, Recreation, and Leisure Services department seeks to update the Recreation Fees beginning October 1, 2019.

BACKGROUND: The fees for the Recreation department were last updated by City Council in December 2015. The proposed revisions consider both the cost of surrounding programs, as well as the cost to operate the individual activities.

The proposed fee schedule update provides the following significant change: The unincorporated Carroll County resident rate becomes the same as that of the City of Villa Rica resident rate. Pursuant to the adopted Service Delivery Strategy, Carroll County pays its municipalities an allocation of funds based on the participation of unincorporated residents in city athletic programs. These total allocated funds are in addition to the revenues received from the recreation fees paid to the City by the registered participant. In the most recent County fiscal year, the City received an allocation of \$102,388.83. In the County's upcoming fiscal year, the city will receive an allocation based on 686 unincorporated residents participating in Villa Rica's athletics program which will result in a total allocation of \$113,754.03 from Carroll County. This new average Carroll County contribution is \$166 per unincorporated registrant.

STAFF RECOMMENDATION: Approval

IMPACT: Residents of unincorporated Carroll County will pay the same fees as the residents of the City of Villa Rica; thereby, creating a two-tiered pricing fee structure.

MOTION: To adopt the revised recreation fee schedule that begins October 1, 2019

PARTICIPANT FEES	Athletic Registration		Surplus/Deficit
	Revenues	Expenses	
Spring baseball and softball	\$20,700.00	\$24,692.00	(\$3,992.00)
Spring Soccer	\$25,470.00	\$19,380.00	\$6,090.00
Spring Tot Soccer	\$1,585.00	\$329.00	\$1,256.00
Football	\$8,090.00	\$10,371.00	(\$2,281.00)
Cheerleading	\$4,735.00	\$0.00	\$4,735.00
Cheerleading (w Uniform)	\$1,210.00		\$1,210.00
Fall Soccer	\$31,530.00	\$24,241.00	\$7,289.00
Fall Tot Soccer	\$1,170.00	203	\$967.00
Fall Ball	\$6,525.00	\$8,709.00	(\$2,184.00)
Basketball	<u>\$25,610.00</u>	<u>\$29,445.00</u>	<u>(\$3,835.00)</u>
Subtotal	\$126,625.00	\$117,370.00	\$9,255.00
Carroll County (Allocation) beginning 2019			\$113,000.00
Surplus/Deficit			<u><u>\$122,255.00</u></u>
City Contribution - Staff (Salaries and Fringes) - To be updated		\$218,000.00	
County Participants	686		
County Revenues per Participant	\$165.00		

RECREATION FEES

SPRING BASEBALL & SOFTBALL	Proposed	Current	REGISTRATION
CITY	\$70.00	\$65.00	117
COUNTY	\$70.00	\$75.00	165
OUT OF COUNTY	\$120.00	\$120.00	8
TOTAL			290

SPRING SOCCER	Proposed	Current	REGISTRATION
CITY	\$65.00	\$75.00	189
COUNTY	\$65.00	\$85.00	129
OUT OF COUNTY	\$120.00	\$120.00	40
TOTAL			358

SPRING TOT SHOT SOCCER	Proposed	Current	REGISTRATION
CITY	\$35.00	\$30.00	19
COUNTY	\$35.00	\$40.00	22
OUT OF COUNTY	\$75.00	\$75.00	2
TOTAL			43

FOOTBALL	Proposed	Current	REGISTRATION
CITY	\$60.00	\$60.00	55
COUNTY	\$60.00	\$70.00	48
OUT OF COUNTY	\$110.00	\$105.00	7
TOTAL			110

CHEERLEADING (without uniform)	Proposed	Current	REGISTRATION
CITY	\$95.00	\$95.00	18
COUNTY	\$95.00	\$105.00	23
OUT OF COUNTY	\$140.00	\$140.00	6
TOTAL			47

CHEERLEADING (with uniform)	Proposed	Current	REGISTRATION
CITY	\$35.00	\$30.00	12
COUNTY	\$35.00	\$40.00	14
OUT OF COUNTY	\$75.00	\$75.00	4
TOTAL			30

FALL SOCCER	Proposed	Current	REGISTRATION
CITY	\$75.00	\$75.00	191
COUNTY	\$75.00	\$85.00	159
OUT OF COUNTY	\$120.00	\$120.00	44
TOTAL			394

FALL TOT SHOT SOCCER	Proposed	Current	REGISTRATION
CITY	\$35.00	\$30.00	14
COUNTY	\$35.00	\$40.00	13
OUT OF COUNTY	\$75.00	\$75.00	3
TOTAL			30

FALL BALL	Proposed	Current	REGISTRATION
CITY	\$55.00	\$50.00	48
COUNTY	\$55.00	\$60.00	62
OUT OF COUNTY	\$95.00	\$100.00	5
TOTAL			115

BASKETBALL	Proposed	Current	REGISTRATION
CITY	\$50.00	\$45.00	219
COUNTY	\$50.00	\$55.00	128
OUT OF COUNTY	\$90.00	\$90.00	14
TOTAL			361



Agenda Item: _____

CITY OF VILLA RICA

City Council Meeting Agenda Item Cover Sheet

SUBJECT: Water line extension along Highway 78 from Dairy Queen to Dollar Tree.

AGENDA DATE: September 10, 2019

DATE PREPARED: August 29, 2019

PREPARED BY: Pete Zorbanos

AMOUNT: \$55,560.00

GL ACCOUNT #: 505-4440-541450

FUNDING SOURCE: Water/Sewer Fund

BUDGETED ITEM? No

PURPOSE: To engage a contractor to provide **labor only** to install approximately 1500 lineal feet of 8 inch ductile iron water line.

BACKGROUND: Currently, there is no water line along the north side of Highway 78 between the Dairy Queen and the Dollar Tree. As a result, undersized and inadequate water service connections have been installed in this area, and in some cases down private drives. In order to remedy this situation, it is recommended that a new 8 inch water line be extended from the existing 8 inch water line located at the Dairy Queen and connect to the 8 inch water line located at the Dollar Tree. This will provide a continuous run of 8 inch water line on that side of Highway 78.

STAFF RECOMMENDATION: Staff recommends engaging Dean Grading and Pipeline for **labor only** to install approximately 1500 lineal feet of ductile iron water line along the north side of Highway 78 from the Dairy Q to the Dollar Tree in an amount not to exceed \$55,560.00.

IMPACT: The addition of the 8 inch water line extension will help eliminate the undersized water service connections in that area by providing for the installation of properly sized water taps and meter sets at the right of way. It will also, provide adequate flow, pressure, and capacity if this area further develops in the future.

MOTION: I make a motion to engage Dean Grading and Pipeline for **labor only** to install approximately 1500 lineal feet of ductile iron water line along the north side of Highway 78 from the Dairy Q to the Dollar Tree in an amount not to exceed \$55,560.00.



No 2104

Owner/Operator
Darrell Robinson - (678) 616-6321
Andrew Robinson - (678) 616-6322

142 Bell Road
Bremen, GA 30110

Date 8-9-2019

Name CITY OF VILLA RICA

Address 511 WEST BASKHEAD HWY - VILLA RICA, GA

DESCRIPTION

AMOUNT

"LEATHERS ST. - WATER MAIN EXTENSION - HWY 78"

ESTIMATE - PROPOSAL

MOBILIZATION OF EQUIPMENT IN/OUT	1050.	00
LOCATE - POT HOLE EXISTING UTILITIES	3,950.	00
SEGWAY - TRAFFIC CONTROL	1750.	00
1- CONNECT TO EXISTING VALVE @ (DASH QUEEN)	650.	00
698' - SAW CUTTING ASPHALT & CONCRETE @ 3.80 FT	2652.	40
12- HAUL OFF ASPHALT & CONCRETE @ 175.00	2,100.	00
1392' - 8" WATER MAIN @ 26.75 FT	37,236.	00
11- 8 x 14" SERVICE TAP @ 160.00 EA	1,760.	00
2- 8 x 2" SERVICE TAP @ 285.00 EA	570.	00
2- 2" SERVICE CHANGEOVER @ 575.00 EA	1,150.	00
11- 3/4" SERVICE CHANGEOVER @ 380.00 EA	4,180.	00
11- 8" MS FITTING @ 115.00	1265.	00
14- CONCRETE THROAT BLOCKING @ 150.00 EA	2,100.	00
2- CONCRETE "DEAD MAN" @ 450.00 EA	900.	00
4- ANGLE IRON JOINT RESTRAINT @ 80.00 EA	320.	00
74" ALL THREADED RODS	325.	00
2- 8 x 6" ANCHOR TEE @ 185.00 EA	370.	00
2- HYDRANT ASSEMBLY @ 750.00 EA	1,500.	00
12- LOAD CRUSH RUN @ 708.75 EA (SUPPLY - HAIL - PLACE)	8,507.	76

Thank You!

Received
By

SUBTOTAL

TAX

TOTAL



No 2105

Owner/Operator
Darrell Robinson - (678) 616-6321
Andrew Robinson - (678) 616-6322

LICENSED UTILITY CONTRACTOR
LIC. #UC300638

142 Bell Road
Bremen, GA 30110

Date 8-9 20 19

Name CITY OF VELLA RECA

Address 571 WEST BANKHEAD HWY - VELLA RECA, GA 30180

* ESTIMATE - PROPOSAL *

(LEATHERS ST - WATER MAIN EXTENSION)

DESCRIPTION

AMOUNT

10 - CONCRETE DRIVEWAY REPAIR @ 1296. ⁰⁰ EA	12,960.	EA
CURB REPAIR	1,440.	EA
1 - EXCAVATE - EXPOSE EXISTING 6" @ (DOLLAR TREE)	450.	EA
1 - 6" WET TAP	625.	EA
1 - CONNECT TO EXISTING @ (DOLLAR TREE)	450.	EA
ROAD PLATES	600.	EA
929' - GRASSING (FESCUE) @ 2.66 FT	2489.	72
SOD PLACEMENT @ (DARTY QUEEN) 3 pallets @ 750. ⁰⁰ EA (SUPPLY)	2250.	EA
1 - LOAD #57 STONE @ 766. ⁴⁰ (SUPPLY - HAUL - PLACE)	766.	40
TESTING	1125.	EA

* NOTE * CITY TO SUPPLY MATERIAL

* ROBINSON TO PROVIDE; EQUIPMENT, LABOUR, CONCRETE, ROCK AND GRASSING

* BLAST ROCK AND/OR TRENCH ROCK NOT INCLUDED

* APPLICABLE PERMITS - BY CITY OF VELLA RECA

* ALL WORK SHALL BE @ UNIT PRICES; AND BASED UPON ACTUAL QUANTITIES INSTALLED

Thank You!

Received By _____

SUBTOTAL

TAX

TOTAL

95,492.28

CITY OF VILLA RICA GA

212246

CUSTOMER'S ORDER NO.		DEPARTMENT		DATE	
NAME		DEAN GRADING & PIPELINE		8.22.2019	
ADDRESS		QUOTE			
CITY, STATE, ZIP					
SOLD BY	CASH	C.O.D.	CHARGE	ON ACCT	MOSE. RETD.
					PAYD OUT

QUANTITY	DESCRIPTION	PRICE	AMOUNT
1	WATER LINE INS. STARTING @		
2	DD + ENDING @ DOLLAR TREE		
3			
4	1500 LF 8" DIP 10.75 PER FT.	16,125.00	
5	CHLOR. + DECH. TERTING +		
6	FLUSHING	1875.00	
7	2 - TIE-TW'S 2000.00 EA	4000.00	
8	350 FT PEEK BORE DRILLWATS	17,585.00	
9	12 TAP'S @ 800.00 EA =	9600.00	
10	2 FIRE HYD. @ 750.00 EA =	1500.00	
11	SEEDING + STRAW	3375.00	
12	SIGNAGE + BARRIERS +		
13	TRAFFIC CONTROL + DOT	6500.00	
14	SIGNS		
15		55,560.00	
16			
17			
18			

RECEIVED BY

A-5805
T-8632040280

KEEP THIS SLIP FOR REFERENCE

01-11

C&L Contractors, Inc.

228 Braswell Path · Dallas, GA · 30132

Office: 770.505.6977 · Fax: 770.443.5153 · cmccclcontractors@att.net

Job Name: Water to Leather's Street

Contact: Chris Corley

Date: 8/13/2019

Contact #: (678)673-2646

Bid Proposal Items

Item No.	Item Description	Est. Qty.	Pay Unit	Unit Cost	Total Item Amount
1	DQ to DG Water Revised:				
2	8" DIP, Labor Only	1559.00	LF	\$ 90.00	\$ 140,310.00
3	Driveway Cuts, Labor Only	11.00	EA	\$ 1,500.00	\$ 16,500.00
4	Fire Hydrant and Stub, Labor Only	1.00	EA	\$ 6,500.00	\$ 6,500.00
5	3/4-2" Tap and set meter box, labor only	9.00	EA	\$ 1,000.00	\$ 9,000.00
6	Traffic control/Signage	1.00	EA	\$ 5,000.00	\$ 5,000.00
7	Connect to Ex.	2.00	EA	\$ 5,500.00	\$ 11,000.00
8					
9					
10					
11					
12					
13					
Excludes permits, bonding, municipal fees, tap fees, utility conflicts, staking, as-builts, erosion control, grading, landscaping, sidewalk/street restoration, rock excavation, blasting, unavailability, spoils disposal, etc. Quote is labor only. All materials will be provided by owner. Final billing will be based on field measured quantities.				Total	\$ 188,310.00



Agenda Item: _____

CITY OF VILLA RICA

City Council Meeting Agenda Item Cover Sheet

SUBJECT: Interop Mobile CAD

AGENDA DATE: September 10, 2019

DATE PREPARED: 08/28/2019

PREPARED BY: Michael Mansour, Chief of Police

AMOUNT: \$16,110.00 up front with reoccurring a maintenance fee of \$1,933.00

GL ACCOUNT #:

FUNDING SOURCE: Police Department Technology Fee

BUDGETED ITEM? No

PURPOSE: The Villa Rica Police Department will be joining all agencies in Carroll County as the Carroll County 911 Center updates its Computer Aided Dispatch Software (CAD). The County will be paying for the bulk of the purchase through SPLOST and each agency will be responsible for their end user software purchase.

BACKGROUND: The Carroll County 911 Center and all affected agencies have been having issues with the current CAD system for years now. The county is in a place to update their system and it will be mutually beneficial to every affected agency. Our current reporting Interop software company will supply the new CAD system. Every major agency in the county is using Synergistic Interop software. With the addition of the CAD software, we can streamline dispatching and allow every officer to know exactly what dispatch sees and will allow officers to import that information into their reports.

STAFF RECOMMENDATION: Staff recommends that the city proceed with the purchase and partnership with Carroll County 911 and use the city courts technology fee to pay for and maintain it.

IMPACT: Improved dispatch information, allow all officers to have all dispatched information on their laptop screen decreasing misunderstandings by dispatch and eliminating multiple officers having to request the dispatched information repeatedly. Streamline reporting.
No current or future budget impact due to the use technology fee.

MOTION: I vote we make a motion to approve the purchase the Interop Mobile CAD System from Synergistic Software Incorporated for \$16,110.00 using the cities technology fee.

**SYNERGISTIC SOFTWARE, INC.**

251 Villa Rosa Rd, Temple, GA 30179
 Phone 770.537.1500 Fax 770.537.1589
 www.GetSSI.com

SALES QUOTE**Cary Reno**

President, 770-845-3134 Mobile
 creno@getssi.com

QUOTE # 3654

QUOTE DATE: MAY 28, 2019

TO **Carroll County 911 Advisory Board**
/ Carroll County 911 and Responding Agencies

Page 1 of 1

SALESPERSON	JOB	SHIPPING METHOD	SHIPPING TERMS	DELIVERY DATE	PAYMENT TERMS	DUE DATE
Cary Reno	Carroll 911	Onsite Install			Net 60 Days	

QTY	DESCRIPTION	UNIT LIST PRICE	EXTENDED	DISCOUNT	TOTAL	MAINT.
	<u>InterOp CAD System Pricing</u>					
14	InterOp® CAD Operator Terminal Software License < 150,000 pop., w/o hardware option, EZPricing Schedule - Base CAD modules, SMS Interface - CAD Mapping with AVL, web and shape file map source support - E-911 ANI/ALI phone system interface, CallWorks - CAD GCIC Interface / Mobile Chat / RMS - (2) Dell PowerEdge Server, Xeon Quad-Core Processor, 32GB RAM, 2TB usable HDD, RAID-1, 3 yr Warranty	30,000.00	420,000	(105,000)	315,000.00	37,800.00
1	InterOp® CAD Status Console	3,500	3,500		3,500.00	420.00
1	RMS-Mobile-CAD Server Interface, All Agencies	7,995	7,995		7,995.00	959.00
1	State (Genesis) Fire/EMS from CAD Interface	12,995	12,995		12,995.00	1,559.00
60	InterOp® Mobile CAD (CAL) - Carroll SO	895	53,700	(21,480)	32,220.00	3,866.00
1	InterOp® CAD LAN View (RMS Client) - Carroll SO	1,495	1,495	(1,495)	0.00	0.00
50	InterOp® Mobile CAD (CAL) - Carrollton PD	895	44,750	(17,900)	26,850.00	3,222.00
1	InterOp® CAD LAN View (RMS Client)- Carrollton PD	1,495	1,495	(1,495)	0.00	0.00
30	InterOp® Mobile CAD (CAL) - Villa Rica PD	895	26,850	(10,740)	16,110.00	1,933.00
1	InterOp® CAD LAN View (RMS Client)- Villa Rica PD	1,495	1,495	(1,495)	0.00	0.00
14	InterOp® Mobile CAD (CAL) - Temple PD	895	12,530	(5,012)	7,518.00	902.00
1	InterOp® CAD LAN View (RMS Client)- Temple PD	1,495	1,495	(1,495)	0.00	0.00
2	InterOp® Mobile CAD (CAL) - Bowdon PD	895	1,790	(716)	1,074.00	129.00
3	InterOp® Mobile CAD (CAL) - Whitesburg PD	895	2,685	(1,074)	1,611.00	193.00
2	InterOp® Mobile CAD (CAL) - Mt. Zion PD	895	1,790	(716)	1,074.00	129.00
14	InterOp® Mobile CAD (CAL) - West Ga Ambulance	895	12,530	(5,012)	7,518.00	902.00
1	InterOp® CAD LAN View (non-RMS Client)- West Ga Amb	1,495	1,495		1,495.00	179.00
6	InterOp® Mobile CAD (CAL) - Carrollton Fire	895	5,370	(2,148)	3,222.00	387.00
1	InterOp® CAD LAN View (non-RMS Client)- Carrollton Fire	1,495	1,495		1,495.00	179.00
20	InterOp® Mobile CAD (CAL) - County Fire	895	17,900	(7,160)	10,740.00	1,289.00
1	InterOp® CAD LAN View (non-RMS Client)- County Fire	1,495	1,495		1,495.00	179.00

2	InterOp® Mobile CAD (CAL) - Fairfield Fire	895	1,790	(716)	1,074.00	129.00
1	InterOp® CAD LAN View (non-RMS Client)- Fairfield Fire	1,495	1,495		1,495.00	179.00
2	InterOp Fixed GPS-Carroll SO transport, AVL only -includes device, install, 1 year of data plan	432	864		864.00	264.00
1	Labor - Project Management & Training	12,000	12,000		12,000.00	
1	Labor - Installation	4,800.00	4,800		4,800.00	
	Total Project Costs, Licensing including Year 1 Maintenance, \$472,145.00		655,799	(183,654)	\$472,145.00	\$54,799.00

To accept this quotation, sign here and return: _____

Signature **Date** **PO# (optional)**

CARROLL COUNTY E911 USERS BOARD

CAD PRICE QUOTE

Computer Aided Dispatch Software (CAD)

Upgrade to a new software in the E911 Communications Center and to provide countywide mobile CAD software in all public safety vehicles to allow for more efficient communications and response to emergencies.

Received three (3) bids. The low bidder, Synergistic Software, Inc. is a local vendor.

Total Purchase Price (SPLOST Funds)	\$472,145.
Cities, West GA Ambulance & Fairfield to reimburse their portion	<u>- 70,536.</u>
Net Cost to County	<u>\$401,609</u>

Annual Customer Support Plan *(Initial payment will be in FY2021 Budget)*

E911 Fund	\$40,738.
General Fund (Sheriff's Office)	4,130.
General Fund (Fire Rescue)	<u>1,468.</u>
Total Annual Costs	<u>\$46,336.</u>

The Carroll County Sheriff's Office already has in place the equipment necessary to operate the new software. Carroll County Fire Rescue will need to purchase the necessary hardware for the new system, including mobile computers, mounting, and power equipment. This would be a one-time SPLOST Fund purchase of \$45,500.

Fire Rescue will need to budget annually for Verizon Mobile hotspots for internet and GPS connectivity inside the fire trucks. This would be an annual recurring cost to the General Fund (Fire Rescue Budget) of approximately \$11,964. (maximum)

NOTE: The Carroll County Sheriff's Office, AND Carrollton, Temple, and Villa Rica Police Departments are currently using record management software provided by Synergistic Software, Inc.



Agenda Item:_____

CITY OF VILLA RICA

City Council Meeting Agenda Item Cover Sheet

SUBJECT: 2019 Budget Amendment
AGENDA DATE: 9-10-2019

DATE PREPARED: 8-29-2019
PREPARED BY: Sarah Hefty

AMOUNT: See Exhibit A
GL ACCOUNT #:
FUNDING SOURCE:
BUDGETED ITEM?

PURPOSE: To adopt ordinance amending the 2019 budget.

MOTION: I make a 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.

City of Villa Rica
Exhibit A
Proposed 2019 Budget Amendments

September 10, 2019

GENERAL FUND

<i>Item</i>	<i>Account Name</i>	<i>Account Type</i>	<i>Notes</i>		<i>Amount</i>
63 100-3226-552200	Claims	Expenditure	Increase	Increased medical claims for arrestees	25,000.00
64 100-313110	LOST - Carroll Co	Revenue	Increase	Offset with local option sales tax	25,000.00
65 100-4910-511300	Overtime	Expenditure	Increase	Not enough overtime budgeted for new department	4,000.00
66 100-313110	LOST - Carroll Co	Revenue	Increase	Offset with increased building permit revenue	4,000.00
67 100-4910-512100	Group Insurance	Expenditure	Increase	Not enough budgeted for group insurance	4,400.00
68 100-313110	LOST - Carroll Co	Revenue	Increase	Offset with increased building permit revenue	4,400.00
69 100-4910-512100	457 Match Contribution	Expenditure	Increase	Not enough budgeted for 457 match contribution	1,000.00
70 100-313110	LOST - Carroll Co	Revenue	Increase	Offset with increased building permit revenue	1,000.00
71 100-4910-512100	Workers Comp	Expenditure	Increase	Not enough budgeted for Workers Comp	1,000.00
72 100-313110	LOST - Carroll Co	Revenue	Increase	Offset with increased building permit revenue	1,000.00
73 100-4910-512100	m/r vehicles	Expenditure	Increase	Not enough budgeted for m/r vehicles	5,000.00
74 100-313110	LOST - Carroll Co	Revenue	Increase	Offset with increased building permit revenue	5,000.00
75 100-4910-531270	Gasoline/Diesel	Expenditure	Increase	Not enough gas budgeted for new department	15,000.00
76 100-313110	LOST - Carroll Co	Revenue	Increase	Offset with increased building permit revenue	15,000.00
77 100-7220-511100	Salaries	Expenditure	Increase	Building Inspectors working more hours than budgeted	2,500.00
78 100-7220-512200	FICA	Expenditure	Increase	Payroll taxes for additional hours	750.00
79 100-323120	Building Permits	Revenue	Increase	Offset with increased building permit revenue	3,250.00
80 100-7400-521200	Professional	Expenditure	Increase	Traffic Study bid higher than budget	26,500.00
81 100-323120	Building Permits	Revenue	Increase	Offset with increased building permit revenue	26,500.00
82 100-9000-611021	Transfer to GF Capital Projects	Expenditure	Increase	Install Propane tank with concrete pad at PMGM	13,000.00
83 100-323120	Building Permits	Revenue	Increase	Offset with building permit revenue	13,000.00
Total Change					
Expenditures					98,150.00
Revenues					98,150.00

-

GENERAL FUND CAPITAL PROJECTS

Item		Account Type		Notes		Amount
84	350-6172-541400	Site Improvements	Expenditure	Increase	Install Propane tank with concrete pad at PMGM	13,000.00
85	350-391100	Capital Projects Transfer	Revenue	Increase	Increase Transfer from GF	13,000.00
Total Change						
Expenditures						13,000.00
Revenues						13,000.00
						-

WATER/SEWER FUND

Item		Account Name	Account Type	Notes		Amount
86	505-4440-541450	Water & Sewer	Expenditure	Increase	Waterline between Dairy Queen to Dollar Tree	56,000.00
87	505-344231	Sewer Tap Revenue	Revenue	Increase	Offset with sewer tap revenue	56,000.00
Total Change						
Expenditures						56,000.00
Revenues						56,000.00
						-

STATE OF GEORGIA

ORDINANCE NO. _____

CITY OF VILLA RICA

**AN 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**

WHEREAS, the Mayor and City Council adopted the 2019 Budget on September 13, 2018, which incorporated all of the various funds of the City; and

WHEREAS, the Mayor and Council have determined it appropriate to amend the budget for the reasons set forth herein.

WHEREAS, the Mayor and Council have reviewed the proposed budget; and

WHEREAS, each of the funds, as amended, has a balanced budget, such that anticipated revenues equal or exceed proposed expenditures.

NOW, THEREFORE, the Mayor and City Council of the City of Villa Rica, Georgia, hereby ordain as follows:

Section 1. That the City of Villa Rica, Georgia, hereby amends the Budget for Fiscal Year 2019, said budget amendment being described as Amendment No. 63-87, attached hereto and incorporated as Exhibit A.

Section 2. That any increase or decrease in appropriations or revenue of any fund or for any department; the establishment of new capital projects; or the establishment of new grant projects other than those expectations provided for herein, shall require approval of the City Council.

Section 3. That the City Manager and his/her designee may promulgate all necessary internal rules, regulations and policies to ensure that this Budget Amendment Ordinance is followed.

Section 4. This Resolution shall be effective immediately upon its adoption.

1. It is hereby declared to be the intention of the Mayor and City Council that all sections, paragraphs, sentences, clauses and phrases of this Ordinance are and were, upon their enactment, believed by the Mayor and City Council to be fully valid, enforceable and constitutional.

2. It is hereby declared to be the intention of the Mayor and City Council that, to the greatest extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this Ordinance is severable from every other section, paragraph, sentence,

clause or phrase of same. It is hereby further declared to be the intention of the Mayor and City Council that, to the greatest extent allowed by law, no section, paragraph, sentence, clause or phrase of this Ordinance is mutually dependent upon any other section, paragraph, sentence, clause or phrase of same.

3. In the event that any phrase, clause, sentence, paragraph or section of this Ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the Mayor and City Council that such invalidity, unconstitutionality, or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or sections of the same and that, to the greatest extent allowed by law, all remaining phrases, clauses, sentences, paragraphs and sections of the Ordinance shall remain valid, constitutional, enforceable, and of full force and effect.

4. All ordinances or resolutions and parts of ordinances or resolutions in conflict herewith are expressly repealed.

5. The within ordinance shall become effective upon its adoption.

SO ORDAINED AND EFFECTIVE this the _____ day of _____, 2019.

Approved:

Jeff Reese, Mayor

Attest:

Alisa Doyal, City Clerk



Agenda Item: _____

CITY OF VILLA RICA

City Council Meeting Agenda Item Cover Sheet

SUBJECT: To Authorize the Free Use of City Facilities by Villa Rica Cluster Schools

AGENDA DATE: September 10, 2019

DATE PREPARED: August 30, 2019

PREPARED BY: Tom Barber

AMOUNT: n/a

GL ACCOUNT #: n/a

FUNDING SOURCE: n/a

BUDGETED ITEM? n/a

PURPOSE: To authorize the City Manager to allow schools in the Villa Rica cluster to use City facilities for free.

BACKGROUND: Glanton-Hindsman Elementary School's PTO recently applied to use the Mill Amphitheater as part of their fun run. They were charged the customary fee and have asked for a price concession. The Mayor has asked that we discuss a modification in our fee schedule to allow schools in the Villa Rica cluster to use our facilities for free.

STAFF RECOMMENDATION:

IMPACT:

MOTION: I move that we authorize the City Manager to waive the rental fee for City facilities when used by schools in the Villa Rica cluster, effective October 1, 2019.