



Chattahoochee Hills Reader



October 2014 | Promoting Active & Informed Citizenship in Chattahoochee Hills

Mayor, Council Seek Public Opinion Regarding Annexation

www.chatthillsga.us

Residents of Chattahoochee Hills are encouraged to become informed and participate in public hearings regarding the annexation of a portion of unincorporated South Fulton County into the City of Chattahoochee Hills. The city announced two public hearings via the city's website: October 30 at 6:00PM and November 4 at 7:00PM. As stated in the following announcement, residents and property owners will be provided an opportunity to ask questions of the mayor and council during these hearings. Several weeks ago, some residents posed questions regarding the annexation to *The Reader* that were in turn submitted to city officials. While we have not received an official response, we expect them to be addressed during these public hearings.



NOTICE OF ANNEXATION BY 60 PERCENT METHOD AND ZONING OF PROPERTY

Notice is hereby given that public hearings shall be had on an application to annex the property hereinafter described to the City of Chattahoochee Hills pursuant to Article 3, Chapter 36, Title 36, of the Official Code of Georgia Annotated.

Notice is hereby given that public hearings shall be had on the zoning of the property hereinafter described pursuant to Chapter 66, Title 36, of the Official Code of Georgia Annotated. The subject property is presently zoned for various uses under the ordinances and laws of Fulton County including the following classifications: CHC-MIX, AG-1, C-1, C-2, R-1, R-2A, R-6, MIX and CUP. The subject property shall maintain the current zoning which shall be adopted by the City of Chattahoochee Hills if the annexation is approved.

Such a hearings shall be held on the 30th day of October, 2014 at 6:00 p.m. before the Planning Commission and the 4th day of November, 2014 at 7:00 p.m. before the City Council, at the City Hall, 6505 Rico Road, Chattahoochee Hills, Georgia 30268.

At said public hearings all persons resident or owning property in the City of Chattahoochee Hills or in the area proposed for annexation may be heard on the question of annexation of such area by the City of Chattahoochee Hills.

Area of Annexation is as follows:

BEGINNING on the border of the City of Chattahoochee Hills at the congruence of Little Pea Creek and Chattahoochee River, thence Northeastward along the banks of the Chattahoochee River to the intersection of the eastern border of Land Lot 09C0038 and the Chattahoochee River, thence directly South along the eastern border of Land Lots 09C0029, 09C0017, and 09C0008 to the northern border of Land Lot 07 0080, thence East along the northern border of Land Lot 07 0080 to its intersection with the northwestern corner of Landlot 07 0081 at the southern border of Land Lot 09C0009, thence South along the eastern border of Land Lots 07 0080, 07 0079, 07 0078, 07 0077, and 07 0076 to exactly 50' from the northern border of the City of Union City, thence west within the bounds of Land Lot 07 0076 and 07 0075, parallel a distance of 50' from the north border of Parcel 07 130000751057, thence south paralleling the western border of the City of Union City at a distance of 50' from the western border of Parcel 07 130000751057, and thence east paralleling the southern border of Parcel 07 130000751057 at a distance of 50' from the southern border of Parcel 07 130000751057, to a point 50' west of the border of the City of Union City, thence Southeast parallel a distance of 50' from the border the City of Union City and following that line to a point 50' to the west of the western border of Union City, thence South parallel a distance of 50' westward of that border to a point 50' north of the northern boundary of the City of Union City, thence west paralleling the northern, western, and southern boundaries of the City of Union City at a distance of 50' from the northern, western, and southern boundaries of Union City as formed by Parcels 07 130100750066 and 07 130100750082, to a point 50' south of the congruence of Land Lots 07 0075, 07 0086, 07 0074 and 07 0087, thence South along the eastern borders of Land Lots 07 0074 to its intersection with the centerline of Rivertown Road, thence west along the centerline of Rivertown Road until intersecting the extended eastern property line of 07 190000740484, thence south to the southeast corner of 07 190000740484, thence west along the south property line of 07 190000740484 extending to its intersection with the eastern border of Chattahoochee Hills, thence North along the Eastern border of the City of Chattahoochee Hills to the intersection of Cascade Palmetto Highway (State Road 154) and Rivertown Road, thence northwest following the eastern and northern boardsers of the City of Chattahoochee Hills to the POINT OF BEGINNING, containing approximately 9,405.00 acres.

Additional Annexation News featured in The Newnan Times-Herald

www.times-herald.com

The Coweta County Commission has given a thumbs-up to a petition by Serenbe Development LLC and the City of Chattahoochee Hills that will result in a 179-acre area of the Serenbe community located in Coweta being annexed into Chatt Hills. The 178.78-acre area situated inside Coweta off Shell Road (Atlanta Newnan Road) is part of the much larger 900-acre Serenbe community which lies within the city limits of Chatt Hills in southwest Fulton County.

Applicant Steve Nygren and Chatt Hills had requested that the acreage situated inside Coweta be annexed, allowing the city limits to be expanded to include the 179 acres. Coweta County Sheriff Mike Yeager and Coweta County School System Superintendent Steve Barker along with Coweta County planning and engineering staff had no objection to the request.

Commissioners on a 4-1 vote agreed with the petition and had no objection to the request. The lone vote opposing the measure was cast by Commissioner Al Smith. The vote came with five conditions related stormwater management, buffer requirements, notification of Coweta property owners with 250 feet of the 179-acre property and improvements to and access onto Shell Road. The Chatt Hills City Council is expected to vote on the annexation in the coming weeks. The annexation will put a small slice of the 33,000-acre city into Coweta County. Chatt Hills will not be the only municipality that has a footprint in two counties. Approximately 15 percent of the Palmetto city limits is situated in Fulton County.

At present, tentative plans call for nine homes on the property, with 70 percent of the acreage to be utilized for Transfer of Development Rights (TDR) which would be used for higher density in other areas of Serenbe or Chatt Hills. TDRs include, not the sale of property, but the right develop on that property so that development can occur in other areas of the city designated for development. The long-held position of Chatt Hills is that development should occur within purposefully-clustered areas in hamlets and villages so that up to 70 percent of land within the city limits will remain green. Similarly, of the 900 acres included in the Serenbe community, 70 percent of those acres will remain green.

County planning director Robert Tolleson said it appears that by comparison, the City of Chattahoochee Hills Future Development Map for area of the city adjacent to Coweta County recommends traditional agricultural land uses and single-family residential land uses which are compatible with the recommendations of the county's Rural Conservation character area. The city's R-1 (residential) and AG-1 (agricultural-residential) zoning districts which could be approved with annexation or soon after, have similar potential housing yields to the county's RC-Rural Conservation zoning district, Tolleson said.

Chattahoochee Hills became a city in late 2007 after 70 percent of voters elected to form the municipality. That vote ensured that Chatt Hills would control its own destiny in terms of issues such as development without relying on Fulton County or any changes in Fulton government that might occur which would offset their vision. The Chatt Hills vision is one that has their city stay 60-70 percent open space and remain free of development realities seen across America - endless subdivisions and strip-center commercial.

City of Chatt Hills Seeking City Managerwww.chatthillsga.us**POSITION VACANCY ANNOUNCEMENT – CITY MANAGER**

The City of Chattahoochee Hills is recruiting for the position of City Manager. Locally known as “Chatt Hills,” the City was incorporated in 2007 and encompasses the southwestern part of Fulton County. Its neighbors are Fairburn, Palmetto, Union City and Coweta County. It encompasses 52 square miles of bucolic, rural and undeveloped landscape bounded by 18 miles of the Chattahoochee River. Situated only 25 minutes from the world’s busiest airport, Chatt Hills represent a unique opportunity due to the City’s future land use and proposed development patterns. The City has spent its infant years developing a Comprehensive Land Use Plan which envisions saving 70% of the City’s landmass permanently as forest and farm, with intense mixed use development on the balance. The City is just in the process of finalizing the adoption of revisions to the zoning ordinances to fully support and implement that vision. The City is now entering a phase where economic development activities will become a priority, so City Manager candidates must demonstrate that they are well-versed in preservation-oriented planning and economic development.

The City was incorporated in perhaps the most challenging economic conditions the region has seen in decades. Due to these circumstances, the City was faced with many financial challenges in its first 3 years of existence. Political will, a capable staff and strong community partnerships have allowed the City to meet those challenges head-on. It has now paid off all of its startup costs and is on a stable financial footing. That said, City Manager candidates should be aware that continuing to address the challenges of running a City with a huge territory and currently very limited resources will be significant components of the job.

Chatt Hills is fortunate to have a professional staff with the knowledge, skills, and abilities to provide quality municipal services to its residents. The staff consists of 20 full-time employees and a supplemental part-time employee pool. City Manager candidates must be experienced in personnel and team management, with good interpersonal skills, as well as good oral and written communications skills.

In addition to the specific skills above, candidates must demonstrate a record of confident and energetic leadership, significant experience in policy development, implementation, and long-range planning activities, and the ability to build community relationships and manage diverse coalitions of citizenry. The City of Chattahoochee Hills is a unique and special place, and the City Manager wears many hats. Candidates considering applying for the position should be comfortable with the notion of daily execution of multiple hands-on functions and activities.

The City of Chattahoochee Hills is newly formed, with big plans to be something different. The Atlanta Region has been subsumed by sprawl over the past 40 years. In Chattahoochee Hills, we aspire to a different outcome – to be a place where country lifestyle and more urban sensibilities can coexist harmoniously. The resultant quilt of interesting, attractive and dynamic hamlets and villages, nestled into a beautiful protected

and actively engaged rural tableau, creates both an unmatched quality of life and a financially strong City. It will take hard work, an entrepreneurial spirit and solid vision to pull it off. If that idea excites you, come help us make it happen!

Applications for City Manager will be accepted through November 17, 2014. The anticipated start date is no later than January 1, 2015. This is a full-time, exempt position with an annual salary to be determined by qualifications and experience.

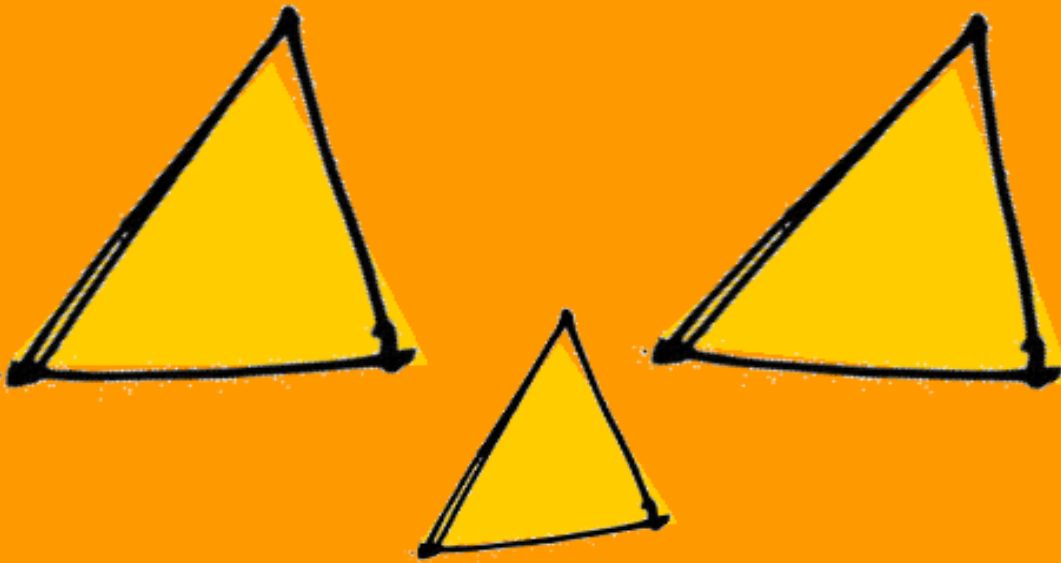
Job Description Summary of City Manager: Under limited supervision and utilizing broad goals and objectives, this position is responsible for planning, directing and supervising the activities of all City employees. The position is responsible for the proper administration of the policies and affairs of the City and for policy development and implementation. The City Manager will develop operating and capital budgets for Council consideration as well as develop and maintain positive working relations with other local governments and state/federal agencies. The position manages all City department heads and performs duties and functions relative to a wide range of City programs and functions. The position reports to the Mayor and City Council.

Minimum Qualifications: Demonstrated leadership ability and proven ability to address and solve complex, multi-faceted problems and issues in an intense political, community and economic environment; a proven ability to lead teams and a diverse work force to accomplish City goals and priorities, and three to five years of at least department-level leadership experience in local government, including experience in budgeting, finance and economic development as well as progressively responsible supervisory and management experience are a requirement.

Desired Qualifications: We would prefer that candidates hold a Master's Degree in Public Administration, City Planning, Business Administration or other related degree with City or County Manager experience; strong HR experience/background is a plus. An entrepreneurial background/nature (and experience) is a true plus in this startup environment. Applications demonstrating applicable and related but parallel experience will be considered.

How to Apply: Please submit a cover letter that includes salary requirements and professional references along with your resume. Also required is an official City of Chattahoochee Hills Employment Application which can be downloaded from www.chatthillsga.us. Please submit the application to the attention of Cindy Hanson via email at cindy.hanson@chatthillsga.us, or fax to 770-463-8550, or mail to 6505 Rico Rd, Chatt Hills, GA 30268. Successful candidates will be subject to a background and credit check. A valid driver's license is required – a GA DL needs to be obtained within three months of hire. Candidates must be bondable.

The City of Chattahoochee Hills is an Equal Opportunity Employer.



HALLOWEEN HAYRIDE & FAMILY FESTIVAL

october 25th 5-9pm

@ cochran mill nature center

real hayride & bonfire

crafts & activities for kids

meet live animals

haunted house & canoe rides

costume contest @ 6:45

visit cochranmillnaturecenter.org

\$6 members/\$7 public



Breakfast with

Santa

Child Ticket includes:
pancake breakfast served
by CHFD firefighters, a visit
with Santa and Mrs. Claus,
and photo.

Children: \$10.00
Adult: \$5.00

Benefitting the purchase of
SCBA (Self-contained
breathing apparatus) masks
for our firefighters

November 8, 2014

**Chattahoochee Hills Fire Station 51
Rico Road, Chattahoochee Hills, GA**

Tickets available for purchase at the following locations:
CHFD Station 51 (check or cash only)
Chatt Hills City Hall (electronic payment also accepted here)
Via email: breakfastwithsanta2014@gmail.com

Reservations will be confirmed when payment is received.
Tickets will be mailed via email by November 1.

Make checks payable to:
City of Chattahoochee Hills
Designated for Fire Department

News from Chattahoochee Hills Charter School

www.chatthillscharter.org

PTO – October 21

Please join us for our next PTO meeting on Tuesday, October 21, at 7:00 PM. The meeting will take place in the cafeteria at the Flat Shoals campus. We will hold PTO officer elections; therefore, we strongly encourage all parents to participate.

VOLUNTEER DAY – October 25

On Saturday, October 25, we are asking for assistance to pack our current classrooms and relocate them to the CHCS campus. We also have opportunities to help prepare the new campus by: dusting classrooms, cleaning windows, vacuuming classroom carpets, wiping down bathrooms, mopping floors, and assembling picnic tables. If you are interested in helping, please use the following information to complete the online volunteer form: <http://bit.ly/CHCSMoveIn>

SCHOOL CLOSED – October 27-31 – CHANGE IN CALENDAR

Due to construction delays with our new campus and the permit process (Fulton County Health Department), we have adjusted our school calendar. We sincerely apologize in advance for any challenges this may cause for your family.

We will use this week to close the Flat Shoals campus (Our last day permitted to be at the Flat Shoals campus for instruction is October 24), move our materials, prepare the new classrooms and finalize our new systems, routines and safety protocols. An updated 2014-2015 calendar will be provided.

FIRST DAY ON NEW CAMPUS – November 3

We will open our doors at the new campus on Monday, November 3. EMAP will begin on day one at the new campus. We sincerely appreciate your continued support as the campus construction nears completion and we will be able to fully implement the CHCS vision for the families we serve.

STAFFING UPDATES

To meet the needs of our learning community, there are several staffing changes occurring at CHCS. These changes are meant to meet the emotional, social, academic and interpersonal needs of our scholars, families, and staff. We are pleased to announce the following staffing additions: Dean of School Culture (internal), Food Service Manager, Office Assistant/Receptionist, and a Part-time Counselor. We will also add custodial support as we transition to our new campus. Please look for job postings on our website and our Facebook page no later than Friday, October 10.



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CHARTER SCHOOL

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The Chattahoochee Hills Civic Association works in partnership with citizens, businesses, organizations, and government to protect and promote the health, safety, and welfare of the citizens and land of Chattahoochee Hills, GA. The Bulletin is a publication of the Chattahoochee Hills Civic Association. To receive electronic copies or to share news, please contact: info@chatthills.org. Do you have an event or information you want to add? We are happy to list local events, articles and other submissions that we think are of general interest to Chattahoochee Hills' residents. We post as soon as practical after we receive your material. Contributions to the Community Reader must be received **NO LATER THAN THE NEAREST WEDNESDAY** prior to our publishing date for inclusion in the current edition. We usually publish the Bulletin on the 1st and 3rd Fridays of each month, with additional editions or limited bulletin emails as appropriate/needed/possible. Submissions are subject to editing for form, content, and space.

Note: We do NOT fact-check outside submissions and take no responsibility for content therein. We make no representations or warranties regarding any item or activity advertised herein – user/purchaser assumes all risk. Anyone posting must comply with Federal and State regulations prohibiting Discrimination and Harassment. ©2011 – the Chattahoochee Hills Civic Association. This issue was compiled by Melea Brett.

Schedule Reminder: the full Community Bulletin is produced at least twice-monthly (first and third week of the month), or more often as time allows. If you want to be sure your event is publicized, please do keep this schedule in mind!

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Chattahoochee Hills
Civic Association

