

AN ORDINANCE BY THE TOWN OF TURIN, GEORGIA
TO ANNEX PROPERTY INTO THE CORPORATE BOUNDARIES
OF THE TOWN PURSUANT TO CHAPTER 36 OF TITLE 36 OF THE OFFICIAL
CODE OF GEORGIA ANNOTATED; TO PROVIDE AN EFFECTIVE DATE; TO
ZONE SAID PROPERTY AND FOR OTHER PURPOSES

WHEREAS the Board of Aldermen of the Town of Turin has received a request by a landowner for the annexation of certain property belonging to that landowner into the corporate limits of the Town; and

WHEREAS, the Board of Aldermen has submitted this request to Coweta County for its review as required by its agreement with the County under House Bill 489; and

WHEREAS, the County raised no objection to the annexation; and

WHEREAS, the Town finds that it is in furtherance of and in the best interest of the health, safety and welfare of the public to annex the property which is more particularly described as follows, to-wit:

TRACT 3
LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING LOCATED IN LAND LOTS 125 & 126 OF THE 1st LAND DISTRICT OF COWETA COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A 1/2" IRON PIN FOUND MARKING THE SOUTHEAST CORNER OF LAND LOT 125, SAID 1/2" IRON PIN FOUND BEING THE COMMON CORNER OF LAND LOTS 125,126,147 & 148 AND BEING THE TRUE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED; THENCE South 00 degrees 56 minutes 55 seconds West for a distance of 1488.32 feet along the east line of Land Lot 126 to a point; THENCE North 89 degrees 19 minutes 21 seconds West for a distance of 1393.95 feet leaving said land lot line to a point located at the easterly right-of-way of Linch Road (80-foot right-of-way); THENCE North 14 degrees 26 minutes 28 seconds West for a distance of 13.96 feet along said right-of-way to a point; THENCE along a curve to the right having a radius of 1824.70 feet and an arc length of 110.65 feet, being subtended by a chord of North 11 degrees 56 minutes 57 seconds West for a distance of 110.63 feet along said right-of-way to a point;

THENCE along a curve to the right having a radius of 3645.78 feet and an arc length of 208.38 feet, being subtended by a chord of North 07 degrees 32 minutes 50 seconds West for a distance of 208.35 feet along said right-of-way to a point;
THENCE along a curve to the right having a radius of 880.34 feet and an arc length of 328.34 feet, being subtended by a chord of North 03 degrees 58 minutes 01 seconds East for a distance of 326.44 feet along said right-of-way to a point;
THENCE North 13 degrees 42 minutes 16 seconds East for a distance of 420.58 feet along said right-of-way to a point;
THENCE along a curve to the right having a radius of 2896.60 feet and an arc length of 215.25 feet, being subtended by a chord of North 15 degrees 23 minutes 02 seconds East for a distance of 215.20 feet along said right-of-way to a point;
THENCE along a curve to the right having a radius of 1601.21 feet and an arc length of 167.48 feet, being subtended by a chord of North 21 degrees 39 minutes 49 seconds East for a distance of 167.41 feet along said right-of-way to a point;
THENCE North 24 degrees 14 minutes 21 seconds East for a distance of 231.15 feet along said right-of-way to a point;
THENCE along a curve to the left having a radius of 1105.68 feet and an arc length of 213.18 feet, being subtended by a chord of North 19 degrees 15 minutes 36 seconds East for a distance of 212.85 feet along said right-of-way to a point;
THENCE along a curve to the left having a radius of 3816.20 feet and an arc length of 199.95 feet, being subtended by a chord of North 11 degrees 45 minutes 23 seconds East for a distance of 199.93 feet along said right-of-way to a point;
THENCE North 11 degrees 06 minutes 12 seconds East for a distance of 295.62 feet along said right-of-way to a point;
THENCE along a curve to the right having a radius of 4126.43 feet and an arc length of 254.47 feet, being subtended by a chord of North 13 degrees 50 minutes 33 seconds East for a distance of 254.43 feet along said right-of-way to a point;
THENCE North 15 degrees 20 minutes 38 seconds East for a distance of 158.96 feet along said right-of-way to a point;
THENCE North 16 degrees 00 minutes 28 seconds East for a distance of 135.46 feet along said right-of-way to a point;
THENCE North 16 degrees 45 minutes 50 seconds East for a distance of 286.36 feet along said right-of-way to a point;
THENCE North 89 degrees 41 minutes 39 seconds East for a distance of 759.04 feet leaving said right-of-way to a 1/2" iron pin found at the east line of Land Lot 125;
THENCE South 00 degrees 28 minutes 05 seconds West for a distance of 995.65 feet along said land lot line to a 1/2" iron pin found;
THENCE South 00 degrees 28 minutes 05 seconds West for a distance of 664.74 feet along said land lot line to a 1/2" iron pin found marking the southeast corner of Land Lot 125 and **THE TRUE POINT OF BEGINNING.**

Together with and subject to covenants, easements, and restrictions of record.

Said property contains 84.066 acres more or less.

TRACT 4
LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING LOCATED IN LAND LOTS 125 & 126 OF THE 1st LAND DISTRICT OF COWETA COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A 3/4" BOLT FOUND MARKING THE SOUTHWEST CORNER OF LAND LOT 125, SAID 3/4" BOLT FOUND BEING THE COMMON CORNER OF LAND LOTS 113,114,125 & 126 AND BEING THE TRUE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED;

THENCE North 00 degrees 43 minutes 57 seconds East for a distance of 1635.71 feet along the west line of Land Lot 125 to a 1/2" iron pin found;

THENCE North 89 degrees 59 minutes 26 seconds East for a distance of 2090.31 feet leaving said land lot line to a 1/2" iron pin set at the westerly right-of-way of Linch Road (80-foot right-of-way);

THENCE South 16 degrees 45 minutes 50 seconds West for a distance of 262.43 feet along said right-of-way to a point;

THENCE South 16 degrees 00 minutes 28 seconds West for a distance of 136.45 feet along said right-of-way to a point;

THENCE South 15 degrees 20 minutes 38 seconds West for a distance of 159.24 feet along said right-of-way to a point;

THENCE along a curve to the left having a radius of 4206.43 feet and an arc length of 259.90 feet, being subtended by a chord of South 13 degrees 50 minutes 12 seconds West for a distance of 259.86 feet along said right-of-way to a point;

THENCE South 11 degrees 06 minutes 12 seconds West for a distance of 296.89 feet along said right-of-way to a point;

THENCE along a curve to the right having a radius of 3736.20 feet and an arc length of 171.21 feet, being subtended by a chord of South 11 degrees 33 minutes 33 seconds West for a distance of 171.20 feet along said right-of-way to a point;

THENCE along a curve to the right having a radius of 1025.68 feet and an arc length of 222.60 feet, being subtended by a chord of South 18 degrees 35 minutes 13 seconds West for a distance of 222.17 feet along said right-of-way to a point;

THENCE South 24 degrees 14 minutes 21 seconds West for a distance of 231.25 feet along said right-of-way to a point;

THENCE along a curve to the left having a radius of 1681.21 feet and an arc length of 176.36 feet, being subtended by a chord of South 21 degrees 38 minutes 41 seconds West for a distance of 176.28 feet along said right-of-way to a point;

THENCE along a curve to the left having a radius of 2976.60 feet and an arc length of 221.68 feet, being subtended by a chord of South 15 degrees 23 minutes 41 seconds West for a distance of 221.62 feet along said right-of-way to a point;

THENCE South 13 degrees 42 minutes 16 seconds West for a distance of 419.63 feet along said right-of-way to a point;

THENCE along a curve to the left having a radius of 960.34 feet and an arc length of 356.93 feet, being subtended by a chord of South 03 degrees 57 minutes 50 seconds West for a distance of 354.88 feet along said right-of-way to a point;

THENCE along a curve to the left having a radius of 3725.78 feet and an arc length of 213.11 feet, being subtended by a chord of South 07 degrees 33 minutes 25 seconds East for a distance of 213.09 feet along said right-of-way to a point;
THENCE along a curve to the left having a radius of 1904.70 feet and an arc length of 58.65 feet, being subtended by a chord of South 11 degrees 04 minutes 21 seconds East for a distance of 58.65 feet along said right-of-way to a point;
THENCE North 89 degrees 08 minutes 39 seconds West for a distance of 1496.29 feet leaving said right-of-way to a 1/2" iron pin found at the west line of Land Lot 126;
THENCE North 02 degrees 24 minutes 12 seconds West for a distance of 18.24 feet along said land lot line to a 1" angle iron found;
THENCE South 89 degrees 41 minutes 59 seconds East for a distance of 50.00 feet along said land lot line to a 1" angle iron found;
THENCE North 00 degrees 17 minutes 25 seconds East for a distance of 629.21 feet along said land lot line to a 1-1/2" open top pipe found;
THENCE North 01 degrees 10 minutes 33 seconds East for a distance of 771.56 feet along said land lot line to a 3/4" bolt found marking the southeast corner of Land Lot 125 and THE TRUE POINT OF BEGINNING.

Together with and subject to covenants, easements, and restrictions of record.

Said property contains 119.251 acres more or less.

NOW THEREFORE, be it ordained by the Board of Aldermen of the Town of Turin, Georgia and it is hereby ordained by authority of same that the above described property which is contiguous to the Town of Turin be annexed, incorporated into and made a part of the Town of Turin, Georgia. The zoning classification of said property shall be R-40, with the following conditions:

1. All homes shall be within 1000 feet from a fire hydrant, as per Fire Marshal's recommendation.
2. The use of individual septic systems will require a level 3 soil analysis for the proposed one acre lots. All lots shall also include a back-up reserve area for a replacement unit, as per Health Department review/standards.
3. Adequate sight distance for each of the proposed residential driveways and subdivision entrances along Linch Road should be verified by the developer's engineer.
4. Stormwater management should meet the requirements of the Metropolitan North Georgia Water Planning District.
5. All stormwater ponds shall be on the annexed property or property within Turin and not that property in the unincorporated Coweta County.
6. Minimum floor area per dwelling unit shall be 2,500 square feet (heated/cooled).
7. Minimum lot depth shall be 175 feet.

8. Streets: Streets with curb and gutters are required on all streets except Linch Road and shall be installed in accordance with the Town of Turin Subdivision and Land Development Ordinance.
9. Sidewalks: Minimum 4 feet width, required on both sides of the street in front of residential lots. Crushed red brick (or equivalent) for landscaping walkways is permitted in common areas. Reference the Town of Turin Subdivision and Land Development Ordinance.
10. Connectivity with downtown Turin and surrounding neighborhoods is essential. Accordingly, a series of sidewalks and walkways shall be incorporated providing such connectivity to the maximum extent possible. As a minimum, a sidewalk shall extend from Lot #1 on Will Banks Road and continue onto Linch Road until Lot #33.
 - a. The fence along residences with driveways on Linch Road should be removed. The fence along Phase 3 side of Linch Road may remain "as is".
 - b. All sidewalks in the development shall be outside of Right of Ways and on Private Property and shall be maintained by the development HOA.
 - c. Plans for portion of sidewalk between Lots #10 & 11 and within unincorporated area must be submitted to the Coweta County Engineering & Transportation Department for approval and permits.
 - d. Allow sidewalk easements in the final plats for the connectivity of future Turin sidewalks into downtown Turin.
11. Street lighting: Required and shall be installed in accordance with the Town of Turin Subdivision and Land Development Ordinance. Street lighting shall also be installed along Linch Road and fixtures shall be located no more than five hundred (500) feet apart.
12. Utilities shall be located underground throughout the subdivision. All customary utilities, including electricity, water, sewer, gas, telephone and cable television/high speed internet access, shall be available.
13. Minimum Common Area Greenspace: at least 20% of the gross tract area, of which 10% shall not be floodplains. Greenspace shall be defined and managed in accordance with Article 14 of the Town of Turin Zoning Ordinance.
14. Home Owners Association: A homeowner's association including restrictive covenants applying to all property developed in the subdivision, requiring minimum architectural standards, shall be created and filed with the subdivision final plat. Developer shall submit as part of the HOA restrictive covenants, a Greenspace Management Plan that allocates responsibility and guidelines for the maintenance and operation of the greenspace and any facilities, including entrance features and signage, located thereon in accordance with Article 14.7 of the Town of Turin Zoning Ordinance.
15. The applicant shall submit a 5-year maintenance bond for all new road constructions in the amount 20% of actual cost of construction.
16. The Town of Turin shall be provided with fee simple title to property and an access driveway from Linch Road for a new back-up water supply well site at a location to be determined by the Town of Turin. The proposed back-up water supply well site will be located on property located in common areas of the proposed development. The land area required for the proposed well site and access road will not exceed 3 acres.

The Following Architectural Design Standards shall apply to the development. Pursuant to the Subdivision and Land Development Ordinance of the Town of Turin the Land Use Officer shall be authorized to grant variances to these standards.

1. Architectural style shall be “vernacular”, reflective of the architectural style of the local surrounding region.
2. Materials – exterior materials shall be traditional wood lap siding, fiber cement siding, brick, stone or cultured stone. Shakes and Board & Batten may be used for accents only. Vinyl or aluminum siding allowed only for eaves, gutters, and covered porch ceilings. Brick houses must have a minimum of 3 full sides brick.
3. Porches shall form a predominant motif of house designs and be located on the front or to the side of the dwelling. All porches will have a minimum depth of 6 feet and should be constructed of materials in keeping with those of the main building.
4. Main roofs on residential buildings shall be symmetrical gables or hips with a pitch of between 6:12 and 12:12. Porch roof pitch minimum is 2:12. Roof material shall be minimum 25-year architectural asphalt shingles (or equivalent) and shall be dark colors (no light or red colors). Openings in the roof should be kept to a minimum and should open to the rear of the house, and painted in same range of roof shingle. Overhang on roof eaves shall be a minimum of twelve inches (12”) and a maximum of sixteen inches (16”).
5. Columns should be simple wooden or vinyl posts, typically 5” square, or if round or square columns with classical details, the dimensions and moldings should be of correct proportions.
6. All exposed chimneys must be constructed of brick, stucco or cement type wall siding in a manner suitable to the proposed building style.
7. Residential windows shall be vertical. Accent windows may be circular, semicircular, octagonal, rectangular or hexagonal. Shutters shall be provided for street facing windows.
8. Colors – exterior painted colors shall be a traditional solid color or semi-solid stain.
9. Garages shall load from the front, side, rear or courtyard of the houses and shall include designer garage doors and an exterior service door. Garage interior shall be trimmed and painted. Front loading garages shall be limited to no more than 15 percent of the total number of lots.
10. Ceiling heights on main floor shall be 9’ minimum.
11. Pre-finished custom 6” seamless gutters and downspouts shall be installed.
12. On grade slab is permissible; however, residences shall have basements where elevation is compatible.
13. Professionally installed landscaped yards shall include, as a minimum: 1 street tree (3”), 1 additional canopy tree (2”), 3 flowering or mix/native evergreen trees, 30+ foundation shrubs, sodded front and side yards, sodded or seeded rear yard, pine straw or shredded mulch.
 - a. *All landscaping shall be done no later than the issuance of Certificate of Occupancy.*
 - b. *A 2-year landscaping bond for 20% of actual landscaping cost shall be required.*
 - c. *No Bradford Pear trees or other nuisance high seed-count trees.*
 - d. *We highly “encourage” Georgia native trees and shrubs such as: Yaupon Holly (regular, dwarf, weeping), Inkberry Holly, American Holly, Virginia Sweetspire, Clethra Alnifolia, Oak trees, Red Bud trees (low seed count varieties), Dogwoods, St. Johns Wort, Winterberry Holly, Wax Myrtles,*

Eastern Red Cedar, Eastern Hemlock, Yellow Anise, Florida Anise, Magnolia Grandiflora (Little Gem variety), Pink Muhly Grass.

This ordinance shall become effective on August 1, 2018.


All ordinances and parts of ordinances in conflict with this ordinance are repealed.

First Reading: July 24, 2018

SO ORDAINED in lawfully assembled open session this 26th day of July, 2018.




MAYOR



Michael Fink



Attest: 
Clerk