AGENDA

Gainesville Mayor/Council Meeting
Tuesday, March 6, 2018, 5:30 PM
Public Safety Complex (Gainesville Justice Center)
Municipal Court Room, 701 Queen City Parkway
Mayor or Mayor Pro Tem Presides

INVOCATION:

PLEDGE OF ALLEGIANCE:

COUNCIL ANNOUNCEMENTS:

PUBLIC COMMENTS: (20 minutes maximum)

CONSENT AGENDA:

Appointments

A. Board of Health
   - Position held by Deborah Mack

B. Chicopee Woods Area Park Commission
   - Position held by R.K. Whitehead

C. Planning and Appeals Board
   - Position held by Connie Rucker

Minutes

A. February 9, 2018 Retreat

B. February 15, 2018 Work Session

Resolutions

A. PR-2018-06 Authorization to Apply for Georgia Transportation Infrastructure Bank Grant Funds

PUBLIC HEARING(S):

Annexation/Zoning Items

A. Request from **Geosam Capital US (Atlanta), LP** to amend the existing Planned Unit Development (P-U-D) zoning on a 85.45± acres tract located at the terminus of Lilac Creek Trail and Shady Lane Drive, south of Gaines Mill Road within the Heritage Pointe Subdivision (a/k/a **0 Gaines Mill Road SE**). **Ward Number: Three.** Tax Parcel Number(s): 15-022-000-014 (part). **Request: 100-single family detached lots.**

CITY MANAGER ISSUES:

CITY ATTORNEY ISSUES:

CITY CLERK ISSUES:

EXECUTIVE SESSION:

ADJOURNMENT:

Final: Friday, March 2, 2018, 10:30 AM

CITY OF GAINESVILLE

COUNCIL AGENDA REQUEST

Date Submitted: 2/27/2018

Presenter:

Item of Business: Consent Agenda Items

Meeting Date: 3/6/2018

Purpose of Request:

The following appointments, minutes and/or resolutions are being considered under the Consent Agenda Section. These items were previously distributed for review and/or discussed. Unless otherwise directed by Mayor and Council, they will not be discussed during this meeting.

If you have questions regarding these documents, please feel free to contact the City Clerk's Office during normal business hours (Monday through Friday from 8:00 AM to 5:00 PM) at 770-535-6865 or via email to cityclerk@gainesville.org.

History/Background:

Facts & Issues for Consideration:

Department Recommendation:

Department Director:

If funding is involved, are funds approved within the current budget?

Amount Requested: **Source of Funds**:

Finance Comments:

Administrative Comments:

CITY OF GAINESVILLE

COUNCIL AGENDA REQUEST

Date Submitted: 3/1/2018

Presenter: Danny Dunagan

Item of Business: Board of Health
- Position held by Deborah Mack

Meeting Date: 3/6/2018

Purpose of Request:

The purpose of this request is to address a term that has expired.

History/Background:

Facts & Issues for Consideration:

Gainesville is responsible for filling the position held by a consumer or licensed nurse. The appointee will serve a six-year term.

Department Recommendation:

The Mayor nominated Deborah Mack for reappointment during the March 1, 2018 Work Session.

Department Director:

Danny Dunagan

If funding is involved, are funds approved within the current budget?

N/A

Amount Requested:

Source of Funds:

Finance Comments:

Administrative Comments:

ATTACHMENTS:

Description	Type
BOH Members	Backup Material

BOARD OF HEALTH MEMBERSHIP CONTACT INFORMATION

County: HALL **Information current as of: January 16, 2018**

CEO of County, or Designee

Name: **Commissioner Kathy Cooper**
Mailing Address: P.O. Box 1435
City/State/Zip: Gainesville, GA 30503
Home Phone: Cell:
Work Phone: 770-535-8288
Fax:
Email address: kcooper@hallcounty.org
Membership Expiration Date: Elected Term

County School Superintendent or Designee:

Name: **Mamie Coker, RN**
Mailing Address: 711 Green Street
City/State/Zip: Gainesville, GA 30501
Home Phone: cell:
Work Phone: (770) 534-1080
Fax:
Email address: mamie.coker@hallco.org
Membership Expiration Date: Appointed Term

CEO of Largest City, or Designee:

Name: **George Wangemann, Council Member**
Mailing Address: P.O. Box 2496
City/State/Zip: Gainesville, GA 30503
Home Phone:
Work Phone:
Fax:
e-mail address: gwangemann@gainesville.org
Membership Expiration Date: Elected Term

Physician Appointed by County Commission:
(Dentist of Nurse if No Physician)

Name: **Antonio Ríos, M.D. - Secretary**
Mailing Address: 1315 Jesse Jewel Pkwy Ste 110
City/State/Zip: Gainesville, GA 30501
Home Phone:
Work Phone: (770) 219-0023
Fax: (770) 287-0047
Email address: antonio.rios@nghs.com
Membership Expiration Date:12/31/2023

Consumer or Licensed Nurse: Appointed by City

Name: **Deborah Mack**
Mailing Address:
City/State/Zip: Gainesville, GA 30501
Home Phone:
Work Phone:
Fax:
Email address:
Membership Expiration Date: 12/31/2016

Consumer Advocate: Appointed by County Commission

Name: **Don Harrison**
Mailing Address:
City/State/Zip: Gainesville, GA 30504-5788
Home Phone:
Work Phone: Cell:
Fax:
Email address:
Membership Expiration Date: 12/31/2023

Advocate for Needy, Underprivileged or Elderly:
Appointed by County Commission

Name: **Larry Poole – Vice Chairperson**
Mailing Address:
City/State/Zip: Gillsville, GA 30543
Home Phone: cell:
Work Phone: Retired
Fax:
Email address:
Membership Expiration Date: 12/31/2021

Members serve 6-year terms, unless otherwise noted.

Please forward any changes to LaDana Bruce at the District Office.

County Nurse Manager: Alan Satterfield, RN
County Office Manager: n/a
County EH Manager: Kelly Hairston
Area Nurse Manager: David Donalson, RN (acting)

CITY OF GAINESVILLE

COUNCIL AGENDA REQUEST

Date Submitted: 3/1/2018

Presenter: Danny Dunagan

Item of Business: Chicopee Woods Area Park Commission
- Position held by R.K. Whitehead

Meeting Date: 3/6/2018

Purpose of Request:

The purpose of this request is to address a term that will expire soon.

History/Background:

The Commission follows the guidelines of the City Charter and the Code of Ordinances.

Facts & Issues for Consideration:

CWAPC members are appointed to serve three-year terms.

Department Recommendation:

The Mayor nominated R. K. Whitehead for reappointment during the March 1, 2018 Work Session.

Department Director:

Danny Dunagan

If funding is involved, are funds approved within the current budget?

N/A

Amount Requested:

Source of Funds:

Finance Comments:

Administrative Comments:

ATTACHMENTS:

Description	Type
CWAPC Members	Backup Material

CHICOPEE WOODS AREA PARK COMMISSION

APPOINTED BY	LAST NAME	FIRST NAME	APPOINTED	REAPPOINTED	EXPIRES
CWAPC (2)	Gilliam Secretary	Steve	2/14/2011	2/10/2014 Feb. 2017	3/26/2020
CWAPC (1)	Ringger	Connie	2005	2/14/2011 3/2014 2/16/2016	3/26/2019
City Council (1)	Hornor Treasurer	Jock	5/19/15 UE	7/19/2016	3/26/2019
City Council (2)	Lawson	Emily D. (Sissy)	3/6/2007	3/4/2008 5/17/2011 3/4/2014 5/2/2017	3/26/2020
City Council (3)	Whitehead Chairman	R. K.	3/7/2006	3/17/2009 5/1/2012 5/5/2015	3/26/2018
County Commission (2)	Bagwell	Emily	3/9/2017		3/26/2020
County Commission (1)	Hemmer Vice Chair	Jane	2007	2010 3/14/2013 3/10/2016	3/26/2019
County Commission (3)	Oliver	Tom	4/9/2015		3/26/2018
County Commission (3)	Norton	Amanda	4/25/17 UE		3/26/2018
Ex-Officio	Bruner	Ruth	1/10/2017	1/9/2018	1/8/2019
Ex-Officio	Gibbs	Scott	n/a		6/12/2016

TERM: Three year terms

CONTACT: R. K. Whitehead

NOTE: All terms expire March 26th

UPDATED: 1/10/2018 ag

CITY OF GAINESVILLE

COUNCIL AGENDA REQUEST

Date Submitted: 3/1/2018

Presenter: Danny Dunagan

Item of Business: Planning and Appeals Board
- Position held by Connie Rucker

Meeting Date: 3/6/2018

Purpose of Request:

The purpose of this request is to fill a vacant position.

History/Background:

The PAB follows the guidelines set forth in the City Charter, Code of Ordinances and the Unified Land Development Code. The appointee will serve until 11/30/2020.

Facts & Issues for Consideration:

Connie Rucker resigned from the Board.

Department Recommendation:

The Mayor nominated Kelvin Simmons to replace Connie Rucker during the March 1, 2018 Work Session.

Department Director:

Danny Dunagan

If funding is involved, are funds approved within the current budget?

N/A

Amount Requested:

Source of Funds:

Finance Comments:

Administrative Comments:

ATTACHMENTS:

Description	Type
PAB Members	Backup Material

PLANNING APPEALS BOARD

POST	LAST NAME		APPOINTED	REAPPOINTED	EXPIRES
At-Large	Martin, Sr.	Eddie	9/16/2014 UE	12/15/2015 1/9/2018	11/30/2019
At-Large	Thompson	Ryan	11/15/2016		11/30/2018
Ward 1 (Chairman)	Carter	Doug	12/15/2015	1/9/2018	11/30/2019
Ward 2	White	Richard (Rich)	3/21/2017		11/30/2018
Ward 3 ***Unable to serve effective January 2018***	Rucker	Connie	5/20/2008	12/1/2009 10/18/2011 11/5/2013 12/15/2015	11/30/2017
Ward 4	Fleming	Jane	12/5/2006	1/6/2009 12/21/2010 11/20/2012 8/4/2015 11/15/2016	11/30/2018
Ward 5	Delgado	Carmen	8/4/15 UE	11/15/2016	11/30/2018
Ex-Officio	Brooks	Barbara	1/9/2018		1/8/2019

TERM: Two year terms
(Always expire on November 30th)

NOTES: Chairman appointed by governing body.
Vice Chairman elected by the Board.

CONTACT: Rusty Ligon, Director of Community Development

UPDATED: 1/10/18 ag

CITY OF GAINESVILLE

COUNCIL AGENDA REQUEST

Date Submitted: 3/2/2018

Presenter: Denise Jordan

Item of Business: February 9, 2018 Retreat

Meeting Date: 3/6/2018

Purpose of Request:

The purpose of this request is to allow the governing body to approve minutes from the referenced meeting.

History/Background:

Facts & Issues for Consideration:

Draft minutes were distributed to the governing body, City Manager, City Attorney and Department Directors for comments/corrections.

Department Recommendation:

Approve the minutes accepting edits as presented.

Department Director:

Bryan Lackey

If funding is involved, are funds approved within the current budget?

N/A

Amount Requested:

Source of Funds:

Finance Comments:

Administrative Comments:

ATTACHMENTS:

Description	Type

CITY OF GAINESVILLE

COUNCIL AGENDA REQUEST

Date Submitted: 3/1/2018

Presenter: Denise Jordan

Item of Business: February 15, 2018 Work Session

Meeting Date: 3/6/2018

Purpose of Request:

The purpose of this request is to allow the governing body to approve minutes from the referenced meeting.

History/Background:

Facts & Issues for Consideration:

Draft minutes were distributed to the governing body, City Manager, City Attorney and Department Directors for comments/corrections.

Department Recommendation:

Approve the minutes accepting edits as presented.

Department Director:

Bryan Lackey

If funding is involved, are funds approved within the current budget?

N/A

Amount Requested:

Source of Funds:

Finance Comments:

Administrative Comments:

ATTACHMENTS:

Description	Type

CITY OF GAINESVILLE

COUNCIL AGENDA REQUEST

Date Submitted: 2/23/2018

Presenter: Bryan Lackey

Item of Business: PR-2018-06 Authorization to Apply for Georgia Transportation Infrastructure Bank Grant Funds

Meeting Date: 3/6/2018

Purpose of Request:

Request authorization to apply for Georgia Transportation Infrastructure Bank Grant (GTIB) funds to be used towards improvements at the intersection of SR 369 Jesse Jewell Parkway and Prior Street.

History/Background:

The project is included in the City's Transportation Master Plan as well as the Gainesville-Hall Metropolitan Planning Organization's Regional Transportation Plan.

Facts & Issues for Consideration:

The State Road and Tollway Authority administers the GTIB which is a revolving infrastructure investment fund for the purpose of funding transportation infrastructure improvements.

Department Recommendation:

Authorize staff to apply for the GTIB funds.

Department Director:

Chris Rotalsky

If funding is involved, are funds approved within the current budget?

Amount Requested:

N/A

Source of Funds:

N/A

Finance Comments:

Administrative Comments:

ATTACHMENTS:

Description	Type
PR-2018-06 Authorization to Apply for Georgia Transportation Infrastructure Bank Grant Funds	Resolution

RESOLUTION PR-2018-06

AUTHORIZATION TO APPLY FOR GEORGIA TRANSPORTATION INFRASTRUCTURE BANK GRANT FUNDS

WHEREAS, the City of Gainesville desires to improve interconnectivity within the State Route system, specifically the intersection of SR 369 Jesse Jewell Parkway and Prior Street; and

WHEREAS, through the City's Transportation Master Plan and the Gainesville-Hall Metropolitan Planning Organization's (GHMPO) Regional Transportation Plan, it was determined that the addition of dedicated northbound and southbound left hand turn lanes on Prior Street turning onto SR 369 Jesse Jewell Parkway would improve the operation of that intersection; and

WHEREAS, the project is identified as Project #16 in the City of Gainesville's Transportation Master Plan; and

WHEREAS, the City has created the Prior Street Turn Lane Improvements project and is funding the design; and

WHEREAS, the State Road & Tollway Authority administers the Georgia Transportation Infrastructure Bank (GTIB) which is a revolving infrastructure investment fund established in 2008 by the Georgia General Assembly for the purpose of funding transportation infrastructure improvements, for which this project would qualify; and

WHEREAS, the City of Gainesville wishes to apply for GTIB grant funds in the amount of $375,000 for expenses associated with right-of-way acquisition and construction for the referenced project.

NOW, THEREFORE, BE IT RESOLVED THAT the governing body for the City of Gainesville hereby authorizes the submittal of an application for GTIB grant funds from the State Road & Tollway Authority.

Adopted this _____ day of _____, 2018.

_____

C. Danny Dunagan, Jr., Mayor

This is to certify that I am City Clerk of the City of Gainesville. As such, I keep its official records, including its minutes. In that capacity, my signature below certifies this resolution was adopted as stated and will be recorded in the official minutes.

ATTEST:

_____

Denise O. Jordan, City Clerk

CITY OF GAINESVILLE

COUNCIL AGENDA REQUEST

Date Submitted: 2/19/2018

Presenter: Matt Tate

Item of Business: Request from **Geosam Capital US (Atlanta), LP** to amend the existing Planned Unit Development (P-U-D) zoning on a 85.45± acres tract located at the terminus of Lilac Creek Trail and Shady Lane Drive, south of Gaines Mill Road within the Heritage Pointe Subdivision (a/k/a **0 Gaines Mill Road SE**). **Ward Number: Three.** Tax Parcel Number(s): 15-022-000-014 (part). **Request: 100-single family detached lots.**

Meeting Date: 3/6/2018

Purpose of Request:

The applicant is proposing to amend an 85.45± acres portion of a 220± acres property known as the Heritage Pointe subdivision zoned Planned Unit Development (P-U-D). The purpose is to allow for 100 single family detached lots instead of 97 attached townhomes that were originally approved as part of the zoning in 2006 but were never constructed. The property is mostly wooded and contains a stream that traverses the property. The applicant states the aesthetics of the homes and development standards will be consistent with the existing homes within the subdivision with minimum lot sizes of 10,000 square feet, minimum lot widths of 55-feet, minimum 1,300 square foot ranch homes and minimum 1,700 square foot two-story homes. Access will be provided by extending Lilac Creek Trail and water/sewer utilities are to be extended from within Phase 2 of the subdivision. Adjacent uses include single-family homes and undeveloped land.

History/Background:

Facts & Issues for Consideration:

Department Recommendation:

Staff and PAB recommended conditional approval with six conditions. See the PAB Recommendation Report for details and excerpts from the meeting minutes.

SAMPLE MOTIONS

Approve
I move to approve first reading of an ordinance to amend the existing P-U-D to allow 100 single-family detached lots instead of 97 attached townhomes.

Deny
I move to deny this request.

Department Director:

Rusty Ligon

If funding is involved, are funds approved within the current budget?

Amount Requested: **Source of Funds**:

Finance Comments:

Administrative Comments:

ATTACHMENTS:

Description	Type
Legal Ad	Legal Ad
PAB Recommendation Report	Report
Proposed Zoning Amendment Ordinance	Ordinance
Location Maps	Backup Material
Narrative	Backup Material
Survey	Backup Material
Site Plan	Backup Material
Pictures	Backup Material

COMBINED LEGAL AD
Gainesville Planning and Appeals Board
Gainesville City Council

Publish Sunday, January 28, 2018
THE TIMES

NOTICE OF PLANNING AND APPEALS BOARD PUBLIC HEARING

Notice is hereby given that the **Gainesville Planning and Appeals Board** will conduct a public hearing on **Tuesday, February 13, 2018** at **5:30 p.m.** in the **Gainesville Justice Center** (Municipal Courtroom at the Public Safety Complex), 701 Queen City Parkway in midtown Gainesville on the following request:

1) Request from **Geosam Capital US (Atlanta), LP** to amend the existing Planned Unit Development (P-U-D) zoning on a 85.45± acres tract located at the terminus of Lilac Creek Trail and Shady Lane Drive, south of Gaines Mill Road within the Heritage Pointe Subdivision (a/k/a **0 Gaines Mill Road SE**).
   Ward Number: Three
   Tax Parcel Number(s): 15-022-000-014 (part)
   Request: 100-single family detached lots

NOTICE OF PUBLIC HEARING ON PROPOSED AMENDMENTS TO THE GAINESVILLE ZONING MAP

Notice is hereby given that the **Gainesville City Council** will conduct a public hearing on **Tuesday, March 6, 2018** at **5:30 p.m.** in the **Gainesville Justice Center** (Municipal Courtroom at the Public Safety Complex), 701 Queen City Parkway in midtown Gainesville on the following requests:

1) Request from **Geosam Capital US (Atlanta), LP** to amend the existing Planned Unit Development (P-U-D) zoning on a 85.45± acres tract located at the terminus of Lilac Creek Trail and Shady Lane Drive, south of Gaines Mill Road within the Heritage Pointe Subdivision (a/k/a **0 Gaines Mill Road SE**).
   Ward Number: Three
   Tax Parcel Number(s): 15-022-000-014 (part)
   Request: 100-single family detached lots

Additional information is available from the Community Development Department, Planning Division, by calling 770-531-6570.

NOTE: In accordance with Georgia law, anyone who wishes to express opposition to the proposed zoning action, and has made, within two years immediately preceding the filing of the proposed zoning action, campaign contributions aggregating $250 or more to a local government official who will consider the application, shall file a disclosure of contribution(s) with the Planning Division at least five (5) days prior to the first reading of the proposed zoning action by the City Council. (OCGA § 36-67A-3 3 {c})

GAINESVILLE PLANNING and APPEALS BOARD
RECOMMENDATION

Applicant and Property Owner..... Geosam Capital US (Atlanta), LP

Location..... 0 Gaines Mill Road SE

Request..... Amend the existing Planned Unit Development (P-U-D) zoning

Size ..... 85.45± acres

Ward..... Three

Proposed Use..... 100 single-family detached lots

Planning Division Staff Recommendation ..... **Approval, with conditions**

Planning and Appeals Board Recommendation.... **Approval, with conditions**

Date..... February 13, 2018

- ***Applicant's Proposal and Background Information***

The applicant is proposing to amend an 85.45± acres portion of a 220± acres property known as the Heritage Pointe subdivision zoned Planned Unit Development (P-U-D). The purpose is to allow for 100 single family lots instead of 97 attached townhomes that were originally approved as part of the zoning in 2006 but were never constructed. All total, there will be 392 single-family lots of which there are 167+ existing homes and an additional 15+ home sites under construction. The property located within Phase 4 of the residential subdivision is mostly wooded and contains a stream that traverses the property.

Access will be provided from the extension of Lilac Creek Trail and water/sewer utilities are to be extended from within Phase 2 of the subdivision. The applicant states the aesthetics of the homes and development standards will be consistent with the existing homes within the subdivision with minimum lot sizes of 10,000 square feet, minimum 1,300 square foot ranch homes and minimum 1,700 square foot two-story homes. Due to the shape and size of the property, the applicant is proposing a minimum 55-foot lot width instead of a 65-foot lot width which is required for the home sites within the first three phases of the neighborhood.

- ***Adjacent Land Use and Zoning***

Location	Use	Zoning
North	Heritage Pointe Subdivision; Single-family homes	Planned Unit Development (P-U-D) – City Residential-II (R-II) - County
South	Vacant land	Agricultural Residential-IV (AR-IV) - County
East	Rosewood Subdivision; Single-family homes	Residential-I (R-I) - County Agricultural Residential-IV (AR-IV) - County
West	Single-family homes	Agricultural Residential-IV (AR-IV) - County

- ***Other Departmental Comments***

There were no additional departmental comments regarding this request.

- ***Zoning History***

The following zoning actions have taken place in the immediate area during the last ten years:

2014 - A request by Alcovy-20, Inc. to amend a 26.10± acre tract located at 0, 2108 and 2125 Wilson Drive zoned Planned Unit Development (P-U-D) for a 55-lot single-family subdivision was approved with conditions.

2012 - A request by Gainesville Truck Center to annex a 14.03± acres tract located at 2145 Athens Highway with a zoning of Light Industrial (L-I) for sewer for an existing truck center was approved.

- ***Staff Analysis***

(1) Is the proposed use suitable in view of the zoning and development of adjacent and nearby property?

The nearby properties are comprised of mostly single-family homes and undeveloped land. The proposed zoning amendment to allow single-family homes instead of attached townhomes appears to be suitable given the surrounding uses. The proposal is consistent in quality and scale with what is currently being constructed within the Heritage Pointe subdivision.

(2) Will the proposed use adversely affect the existing use or usability of adjacent or nearby property?

The proposal will add a total of three additional residences which should have minimal impacts within the existing subdivision or nearby area. It is anticipated that the development of single-family home sites as opposed to townhomes will moderately increase the number of vehicle trips.

The amount of disturbed land area will increase to account for larger lot sizes, homes, driveways and infrastructure. If approved, the development will be required to meet the storm water standards during pre, intermediate and post development. Of note, the property is located within the North Oconee Water Supply Watershed Protection Zone which intent is minimize the transport of pollutants and sediment to the water supply, to maintain the yield of water supply watersheds, and to ensure water can be treated to meet federal and state drinking water standards, within the North Oconee River small water supply watershed.

(3) Is the proposed use compatible with the purpose and intent of the Comprehensive Plan?

The proposal is consistent with the Comprehensive Plan and is within density range at an overall density of 1.78 dwelling units per acre. The Gainesville Future Development Map for the City of Gainesville places the property within the *Low-Medium Density Residential* land use category, which includes areas containing or planned for single-family detached or semi-detached housing at densities ranging from two to four dwelling units per acre.

According to the Character Area map for the City of Gainesville, the subject property is located within the *Suburban Residential* Character Area. The vision for this area is to preserve older, stable residential subdivisions and encourage newer projects with smaller lot sizes, pedestrian infrastructure, and buildings patterned after traditional local housing, possibly containing a small neighborhood-serving “village center”. As the housing market recovers, stalled projects will need attention and possible redesign to capitalize on changing household demographics.

As well, the quality community objectives state that housing choices should continue to be diversified to support a range of household incomes, sizes, types, but consist mostly of

traditional single family detached lots. In areas where natural features or sensitive environments are important, cluster housing or conservation subdivision design may be appropriate. Land uses allowed in the Suburban Residential Character Area include low-density residential, medium-density residential, multi-family residential, public / institutional, commercial, and parks / recreation / conservation, mixed-use.

(4) Are there substantial reasons why the property cannot or should not be used as currently zoned?

The subject property is zoned Planned Unit Development (P-U-D) and is limited to 97 residential townhomes. The existing zoning is site specific which requires a zoning amendment for the proposed 100 single-family lots. While the property could be developed for townhomes, staff believes the proposed amendment is more suitable for the existing neighborhood.

(5) Will the proposed use cause an excessive or burdensome use of public facilities or services, including but not limited to streets, schools, water or sewer utilities, and police or fire protection?

The proposal should not cause an excessive or burdensome use of public facilities or services. Water and sewer are currently present and have adequate capacity to serve the proposed development.

Existing public safety services already respond to the adjacent and nearby properties. Gainesville Fire Station #1 located off of Queen City Parkway is located approximately 5.8± miles away and Hall County Fire Station #1 is located approximately 3.1 miles off of Athens Highway.

According to the Institute of Transportation Engineers 9th Edition Trip Generation Manual the proposed change from townhomes to single-family lots will increase the number of vehicle trips. Single-family homes typically can generate more traffic due to larger unit sizes which have more vehicles per unit. The proposed single-family homes would generate an additional 388 weekday trips, (50% entering, 50% existing) and an additional 43 A.M. and 50 P.M. two-way trips per peak hour.

The projected number of students that may attend public schools within the proposed development is unknown at this time; however, it is expected that the load on the public school system would increase. Gainesville City Schools currently provides bus service to the adjacent homes within Heritage Pointe Subdivision.

(6) Is the proposed use supported by new or changing conditions not anticipated by the Comprehensive Plan or reflected in the existing zoning on the property or surrounding properties?

It is anticipated that the surrounding property will remain as single-family and rural residential. At this time, there are no anticipated changes to this.

(7) Does the proposed use reflect a reasonable balance between the promotion of the public health, safety, morality, or general welfare and the right to unrestricted use of property?

Based on the Comprehensive Plan and the adjacent single-family residential uses, it appears the use reflects a reasonable balance between the promotion of the public health, safety, morality, or general welfare and the right to unrestricted use of property, with the proposed zoning conditions.

- ***Staff Recommendation***

The Planning Division staff is recommending **conditional approval** of this zoning amendment request, based on the Comprehensive Land Use Plan and the adjacent single-family residential uses.

The proposed zoning conditions are similar to the previously adopted conditions for the Heritage Pointe Subdivision but have been amended to remove the townhome requirements.

Conditions

1. **The proposed single-family homes shall be compatible with the existing single-family homes under construction within the Heritage Pointe subdivision and are to consist of a combination of brick, stone, and vinyl siding exterior facades.**
2. **The minimum heated floor space per single-family dwelling shall be 1,300 square feet for ranch homes and 1,700 square feet for two-story homes.**
3. **A buffer consisting of minimum 5-foot high evergreen buffer trees shall be required around all detention pond areas, per Community Development Department Director approval.**
4. **All amenity parking areas shall be appropriately screened from the adjacent residential property. The screening is to consist of a minimum 8-foot high opaque privacy fence that is architecturally compatible with the amenity pavilion. In addition, minimum 5-foot tall Leyland Cypress trees shall be required between the fence and the residential property, as per Community Development Department approval.**
5. **All interior roads shall meet City of Gainesville standards. Sidewalks within the remaining future phases shall be required on both sides of the road and shall be a minimum width of 5-feet.**
6. **Any road or access improvements deemed necessary by the Gainesville Public Works Director for the scope of the project shall be the expense of the applicant/developer. The scope of the project shall be defined as the area in which the subject property fronts along Gaines Mill Road.**

Excerpts from the February 13, 2018 PAB Meeting Minutes

Applicant Presentation: Alise Hoffman, Geosam, 2170 Satellite Boulevard, Suite 425, Duluth, stated the staff report basically covered everything but added the applicant wants the neighborhood to be more cohesive throughout and they plan to do this by eliminating the townhomes and keeping the subdivision as all single-family detached homes. However, in order to achieve that goal, they would require a 10-feet reduction in the lot width for those 100 lots.

FAVOR: None

OPPOSE: None

Planning and Appeals Board Comments: None

There was a motion to recommend conditional approval of the request to amend the existing Planned Unit Development (P-U-D) zoning to allow 100 single-family detached lots instead of 97 townhomes with the following conditions:

Conditions

1. **The proposed single-family homes shall be compatible with the existing single-family homes under construction within the Heritage Pointe subdivision and are to consist of a combination of brick, stone, and vinyl siding exterior facades.**
2. **The minimum heated floor space per single-family dwelling shall be 1,300 square feet for ranch homes and 1,700 square feet for two-story homes.**
3. **A buffer consisting of minimum 5-foot high evergreen buffer trees shall be required around all detention pond areas, per Community Development Department Director approval.**
4. **All amenity parking areas shall be appropriately screened from the adjacent residential property. The screening is to consist of a minimum 8-foot high opaque privacy fence that is architecturally compatible with the amenity pavilion. In addition, minimum 5-foot tall Leyland Cypress trees shall be required between the fence and the residential property, as per Community Development Department approval.**
5. **All interior roads shall meet City of Gainesville standards. Sidewalks within the remaining future phases shall be required on both sides of the road and shall be a minimum width of 5-feet.**
6. **Any road or access improvements deemed necessary by the Gainesville Public Works Director for the scope of the project shall be the expense of the applicant/developer. The scope of the project shall be defined as the area in which the subject property fronts along Gaines Mill Road.**

Motion made by Board Member Martin
Motion seconded by Board Member White
Vote – 6 favor, 1 vacancy

First Reading: _____
Passed: _____

AN ORDINANCE

No. 2018-

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF GAINESVILLE, GEORGIA, BY AMENDING THE EXISTING PLANNED UNIT DEVELOPMENT, WITH CONDITIONS (P-U-D-c) ZONING ON A 85.45± ACRES TRACT LOCATED AT THE TERMINUS OF LILAC CREEK TRAIL AND SHADY LANE DRIVE, SOUTH OF GAINES MILL ROAD WITHIN THE HERITAGE POINTE SUBDIVISION (A/K/A 0 GAINES MILL ROAD, SE); REPEALING CONFLICTING ORDINANCES; TO PROVIDE FOR SEVERABILITY; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.
(Amendment to the Zoning Map)

BE IT HEREBY ORDAINED BY THE GOVERNING AUTHORITY OF THE CITY OF GAINESVILLE, GEORGIA AS FOLLOWS:

SECTION I.

That from and after the passage of this Ordinance, the subject property containing 85.45± acres with **Planned Unit Development, with conditions (P-U-D-c)** zoning is hereby amended as follows:

Conditions

1. **The proposed single-family homes shall be compatible with the existing single-family homes under construction within the Heritage Pointe subdivision and are to consist of a combination of brick, stone, and vinyl siding exterior facades.**
2. **The minimum heated floor space per single-family dwelling shall be 1,300 square feet for ranch homes and 1,700 square feet for two-story homes.**
3. **A buffer consisting of minimum 5-foot high evergreen buffer trees shall be required around all detention pond areas, per Community Development Department Director approval.**
4. **All amenity parking areas shall be appropriately screened from the adjacent residential property. The screening is to consist of a minimum 8-foot high opaque privacy fence that is architecturally compatible with the amenity pavilion. In addition, minimum 5-foot tall Leyland Cypress trees shall be required between the fence and the residential property, as per Community Development Department approval.**
5. **All interior roads shall meet City of Gainesville standards. Sidewalks within the remaining future phases shall be required on both sides of the road and shall be a minimum width of 5-feet.**
6. **Any road or access improvements deemed necessary by the Gainesville Public Works Director for the scope of the project shall be the expense of the applicant/developer. The scope of the project shall be defined as the area in which the subject property fronts along Gaines Mill Road.**

Legal Description

All that tract or parcel of land lying and being in Georgia Militia District 268, in the City of Gainesville, Hall County, Georgia and being more particularly described as follows:

BEGINNING at a ½ rebar found at state plane GPS coordinate, Northing: 1556472.96, Easting: 2416923.13;

Thence South 06°57'32" East, a distance of 294.12 feet to a point; thence South 10°34'43" East, a distance of 65.00 feet to a point; thence South 17°33'24" East, a distance of 69.21 feet to a point; thence South 26°15'21" East, a distance of 177.80 feet to a point; thence South 34°59'00" East, a distance of 88.43 feet to a point; thence South 42°15'09" East, a distance of 156.27 feet to a point; thence South 52°17'44" East, a distance of 130.00 feet to a point; thence North 37°42'16" East, a distance of 154.00 feet to a point;

Thence crossing the right-of-way of Lilac Creek Trail, North 41°38'30" East, a distance of 50.12 feet to a point; thence North 37°42'16" East, a distance of 162.54 feet to a point; thence North 52°16'20" West, a distance of 81.96 feet to a point; thence North 62°00'22" East, a distance of 187.81 feet to a point; thence South 19°17'25" East, a distance of 90.47 feet to a point; thence South 35°57'09" East, a distance of 158.44 feet to a point; thence North 87°47'44" West, a distance of 80.19 feet to a point; thence South 20°06'04" East, a distance of 330.00 feet to a point; thence North 88°13'39" East, a distance of 195.00 feet to a point; thence South 03°50'24" East, a distance of 75.00 feet to a point; thence South 49°19'46" East, a distance of 155.22 feet to a point; thence North 80°49'42" East, a distance of 160.53 feet to a point; thence South 89°24'31" East, a distance of 160.45 feet to a point; thence North 44°10'37" East, a distance of 50.08 feet to a point; thence South 54°34'57" East, a distance of 103.11 feet to a point; thence South 69°58'05" East, a distance of 159.93 feet to a point; thence North 19°33'55" East, a distance of 152.02 feet to a point;

Thence along the southerly right-of-way of Heritage Glen Drive the following courses and distances:

South 70°26'05" East, a distance of 191.42 feet to a point: with a curve tangent to the right having an arc length of 99.59 feet and a radius of 325.00 feet, with a chord bearing South 61°39’23" East and a chord length of 99.20 feet, to a point;

Thence leaving said right-of-way of Heritage Glen Drive, South 50°32'44" West, a distance of 141.57 feet to a point; thence South 36°53'18" East, a distance of 259.17 feet to a point; thence South 39°19'15" East, a distance of 67.40 feet to a point; thence South 48°31'43" East, a distance of 83.68 feet to a point; thence South 48°31'43" East, a distance of 82.36 feet to a point; thence South 55°31'27" East, a distance of 87.83 feet to a point; thence South 60°31'12" East, a distance of 204.85 feet to a point; thence South 63°35'12" East, a distance of 21.77 feet to a point; thence North 85°33'25" East, a distance of 196.45 feet to a point; thence North 26°05'31" East, a distance of 207.79 feet to a point; thence South 15°11'40" East, a distance of 291.85 feet to a 1” crimped top pipe found; thence South 74°45'47" West, a distance of 2831.45 feet to a ½” rebar found; thence North 14°34'01" West, a distance of 1430.47 feet to a ½” open top pipe; thence North 14°49'16" West, a distance of 1317.14 feet to an axle found; thence North 72°30'04" East, a distance of 357.07 feet to a ½” rebar found;

Thence along the south easterly right-of-way of Shady Lane Drive the following courses and distances:

South 58°13'56" East, a distance of 40.00 feet; thence North 31°46'01" East, a distance of 5.61 feet to a point: with a curve tangent to the left having an arc length of 138.11 feet and a radius of 124.06 feet, with a chord bearing North 00°07'33" west and a chord length of 131.09 feet, to a point; thence North 32°01'10" West, a distance of 15.25 feet to a ½" rebar found;

Thence leaving said right-of-way of Shady Lane Drive, North 80°31'05" East, a distance of 230.96 feet to a ½" rebar found; thence South 31°07'18" West, a distance of 208.70 feet to a point; thence South 10°21'37" West, a distance of 109.79 feet to a point; thence South 01°56'45" West, a distance of 65.01 feet to a ½" rebar found. Said ½" rebar being the POINT OF BEGINNING.

Said property Contains 85.448 AC, more or less.

SECTION II.

All Ordinances and parts of Ordinances in conflict herewith are hereby repealed.

SECTION III.

If any portion of this Ordinance shall be held to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect or impair the remaining portions unless it clearly appears that such other parts are wholly and necessarily dependent upon the part held to be invalid or unconstitutional.

SECTION IV.

This Ordinance is enacted as an amendment to the Code of the City of Gainesville, Georgia, and is to be codified as a part of Section 9-1-1-5 thereof.

SECTION V.

The effective date of this Ordinance shall be upon approval by the governing authority of the City of Gainesville, Georgia.

_____

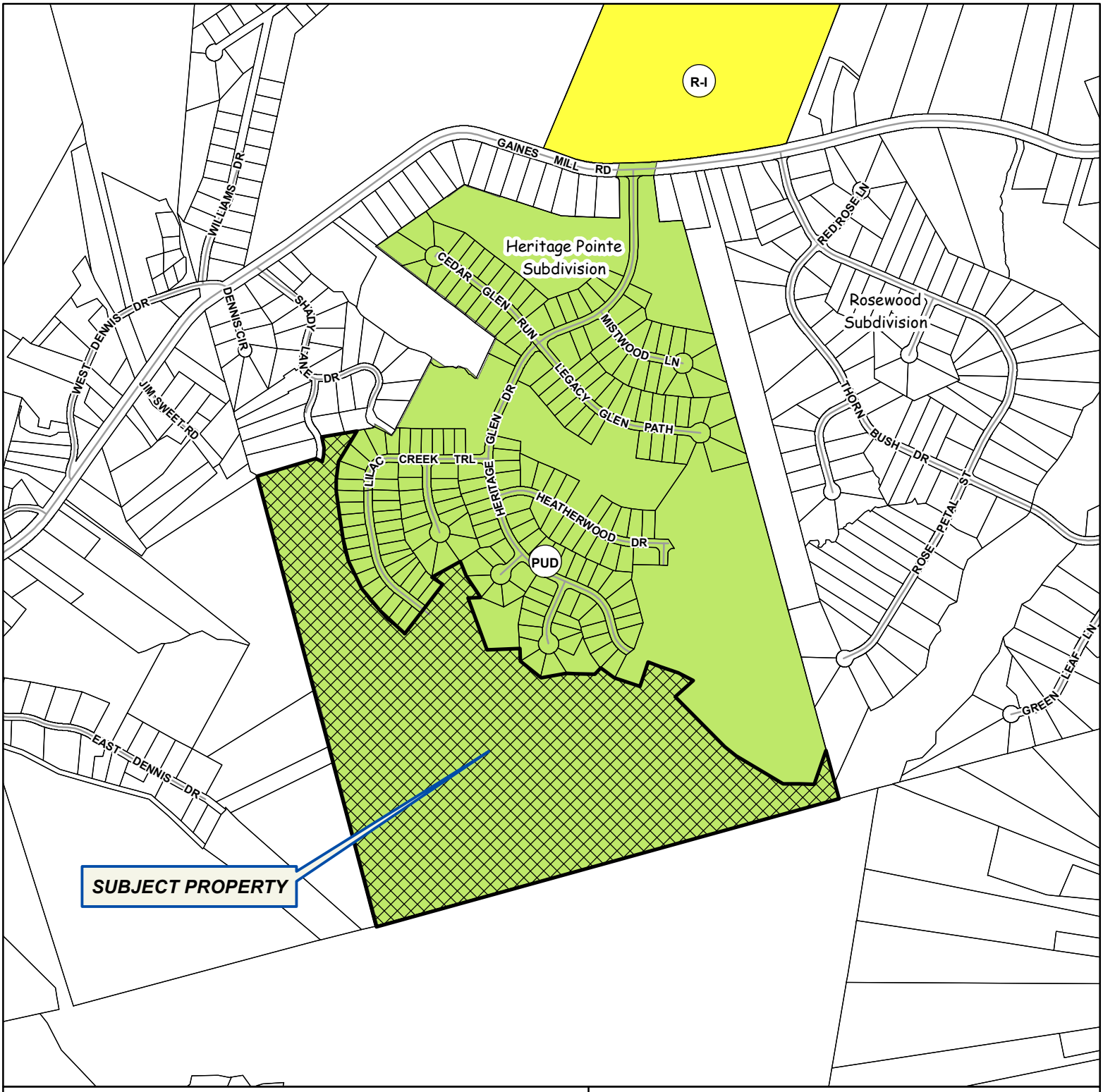
C. Danny Dunagan, Jr., Mayor

This is to certify that I am City Clerk of the City of Gainesville. As such, I keep its official records, including its minutes. In that capacity, my signature below certifies this ordinance was adopted as stated and will be recorded in the official minutes.

ATTEST:

_____

Denise O. Jordan, City Clerk



Applicant:

ZONING AMENDMENT REQUEST

GEOSAM CAPITAL US (ATLANTA), LP

Request:

Amend existing Planned Unit Development (P-U-D) zoning on a 85.45+/- acres tract for 100 single-family detached lots

Subject Area Address:

0 Gaines Mill Road SE

Meeting: 2/13/2018

Prepared: 1/24/2018

Gainesville Community Development Department

Subject Property

N

0 480 960 1,440 1,920 Feet

1 " = 800 '

Tax Parcel: 15-022-000-014 (Part)

Applicant:

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GEOSAM CAPITAL US (ATLANTA), LP

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Subject Area Address:

0 Gaines Mill Road SE

Meeting: 2/13/2018

Prepared: 1/24/2018

Gainesville Community Development Department

Subject Property

Aerial from 2015

N

0 480 960 1,440 1,920 Feet

1 " = 800 '

Tax Parcel: 15-022-000-014 (Part)

Geosam

Geosam Capital US, LLC
2170 Satellite Blvd., Suite 425
Duluth, GA 30097
t. (470) 440-6509

December 20, 2017

Matthew Tate
Planning Manager
City of Gainesville
Community Development
P.O. Box 2496
Gainesville, GA 30503

Re: Letter of Intent- Heritage Pointe Phase 4 PUD Zoning Amendment

Dear Mr. Tate:

Please be advised Geosam Capital US (Atlanta), LP (the "Applicant") is requesting a PUD zoning amendment for an approximately 85 acres portion of a 220 acres parcel of land located in GMD 268, City of Gainesville, Hall County, Georgia (the "Property"). The Property is located in the Heritage Pointe Subdivision (the "Subdivision"). Applicant's intent is for the Property to consist of only single-family detached residences.

The current zoning of the Property is Planned Unit Development with conditions pursuant to the City of Gainesville Ordinance No. 2006-05. The zoning conditions of the single-family residences in the Subdivision are as follows:

(1) Density: 1.77 units per acre
(2) Minimum Lot Size: 10,000 square feet
(3) Lot Width: 65 ft.
(4) Setbacks: 25 ft. front, 7.5 ft. side and 20 ft. rear

The Subdivision currently consists of ninety-one (91) built single-family residences with an additional fourteen (14) single-family residences under construction.

Applicant requests a zoning amendment to allow for the development of 100 single-family detached residences in an area previously planned for 97 single-family attached residences. The purposed total number of single-family detached residences in the Subdivision will be 392 units. The proposed residential density at 1.78 units per acre is appropriate for the area and complies with the City of Gainesville's maximum density of 2.18 units per acre.

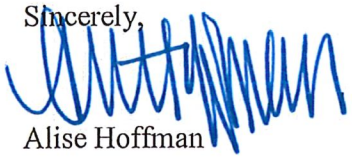
Concurrent with the request to eliminate the single-family attached residences, Applicant requests a 10-foot reduction to the minimum lot width from 65 ft. to 55 ft. for the purposed 100 single-family detached residences. The Property exists as an irregularly shaped parcel in the Subdivision. The shape and size of the Property places a great hardship on the Applicant and prohibits reasonable development of the Property without the reduction of the

lot width. The 100 single-family detached residences shall meet or exceed all other current zoning conditions as originally approved by the City of Gainesville.

The proposed PUD zoning amendment will provide value to the City of Gainesville and the surrounding community. The increase in the single-family detached residences and the elimination of all single-family attached residences will not significantly impact the overall density of the area. The purposed variances would allow Applicant to construct single-family detached residences that conform to the neighborhood characteristics and aesthetics as all other residences in the Subdivision are single-family detached residences. The granting of the PUD zoning amendment would not cause substantial detriment to the public good or impair the intent of the Zoning Code of the City of Gainesville.

Accordingly, Applicant respectfully requests the PUD zoning amendment be granted. If there are any questions or concerns, please contact me at (470) 440-6509 or ahoffman@geosam.ca.

Sincerely,



Alise Hoffman

cc: Kevin Daniel

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

SHADY LANE DRIVE
SHOWN AS 40' R/W ON PB 40, PG 196

N/F CHESTNUT OAK HILLS SUBDIVISION
PB 40, PG 196

AXLE FOUND

IPF 1/2" RB 2.95' IN R/W

IPF 1/2" RB

IPF 1/2" RB

N 1556472.96
E 2416923.13
SPC-GA WEST ZONE

N/F HERITAGE POINTE SUBDIVISION PHASE 2
PB 871, PG 198

N/F HERITAGE POINTE SUBDIVISION PHASE 2B
PB 874, PG 424

LILAC CREEK TRAIL
50' R/W
ASPHALT SURFACE

N/F HERITAGE POINTE SUBDIVISION PHASE 2
PB 871, PG 198

~OPEN SPACE AREA No.4~

POND 2D

HERITAGE GLEN DRIVE
50' R/W
ASPHALT SURFACE

N/F HERITAGE POINTE SUBDIVISION PHASE 3
(UNDER REVIEW)

N/F ROSEWOOD SUBDIVISION, UNIT 1
PB 792, PG 223

~COMMON AREA~

N14°49'16"W 1317.14'

N/F MOORE
DB 4379, PG 352

GRID NORTH
SPC-GA WEST ZONE

0' 200' 300' 400' 600'
GRAPHIC SCALE: 1"=200'

IPF 1/2" OTP

N/F SEWELL
DB 3699, PG 667
PB 113, PG 110

N/F WATKINS
DB 3741, PG 380
PB 870, PG 80

SHOWN AS OVERLAP AREA ON PB 70, PG 80

N14°34'01"W 1430.47

N/F SHARPTON
DB 3618, PG 177

85.45 ACRES

S74°45'47"W 2831.45'

IPF 1/2" RB

IPF 1" CTP

N/F GD JONES INVESTMENTS, LP
DB 5547, PG 336

SURVEYOR CERTIFICATION

AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

JASON D. WATKINS, RLS # 3241

GEORGIA REGISTERED No. 3241 LAND SURVEYOR JASON D. WATKINS

* THIS SURVEY REPRESENTS A RETRACEMENT OF THE RAMAINDER OF PARCEL 15022 000014 LYING SOUTHWEST OF HERITAGE POINTE PHASES 2,2B, & 3. HERITAGE POINTE PHASE 3 UNDER REVIEW AS OF SURVEY DATE.

FIELD MEASUREMENTS WERE TAKEN WITH A TRIMBLE S6 ROBOTIC INSTRUMENT.

FIELD DATA FOUND TO HAVE A CLOSURE PRECISION OF 1 FOOT IN 25,993 FEET, AND AN ANGULAR ERROR OF2 SECONDS PER ANGLE.

FIELD DATA ADJUSTED USING THE LEAST SQUARES METHOD.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO HAVE A PRECISION OF 1 FOOT IN 556,549 FEET.

FIELD WORK PERFORMED: 12/20/17

THIS PLAT DOES NOT CONSTITUTE AND SHALL NOT BE CONSTRUED AS A TITLE SEARCH OR REPORT, AND THUS MAY BE SUBJECT TO ANY EASEMENTS, RIGHT OF WAY OR RESTRICTIONS ONE MAY FIND.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED ON THIS PLAT. THIS DOES NOT EXTEND TO ANY UNNAMED THIRD PARTY WITHOUT AN EXPRESSED RESTATEMENT BY THE SURVEYOR.

TYPE OF SURVEY: DIVISION

SOURCE OF TITLE DESCRIPTION FOR PROPERTY SHOWN HEREON: DB DB 7031, PG 777

PROPERTY OWNERS AS OF SURVEY DATE: GEOSPAM CAPITAL US (ATLANTA) LP

PARCEL NUMBER: PORTION OF 15022 000014

LINE	CHORD BEARING	CHORD	ARC	RADIUS
C1	N00°07'33"W	131.09'	138.11'	124.06'
C2	S61°39'23"E	99.20'	99.59'	325.00'

LINE	BEARING	DISTANCE
L1	N72°30'04"E	357.07'
L2	S58°13'56"E	40.00'
L3	N31°46'01"E	5.61'
L4	N32°01'10"W	15.25'
L5	N80°31'05"E	230.96'
L6	S31°07'18"W	208.70'
L7	S10°21'37"W	109.79'
L8	S01°56'45"W	65.01'
L9	S06°57'32"E	294.12'
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L26	S03°50'24"E	75.00'
L27	S49°19'46"E	155.22'
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L37	S39°19'15"E	67.40'
L38	S48°31'43"E	83.68'
L39	S48°31'43"E	82.36'
L40	S55°31'27"E	87.83'
L41	S60°31'12"E	204.85'
L42	S63°35'12"E	21.77'
L43	N85°33'25"E	196.45'
L44	N26°05'31"E	207.79'
L45	S15°11'40"E	291.85'

DES DAVIS
ENGINEERING & SURVEYING
81 CROWN MTN. PLACE
SUITE A-400
DAHLONEGA, GA 30533
PH: (706) 864-0012
FAX: (706) 864-0052
DAVISENGINEERS.COM

CERTIFICATE OF AUTHORIZATION NUMBER: LSF 001057

SURVEY FOR GEOSAM CAPITAL US LP

G.M.D. 268
CITY OF GAINESVILLE
HALL COUNTY, GEORGIA

LEGEND

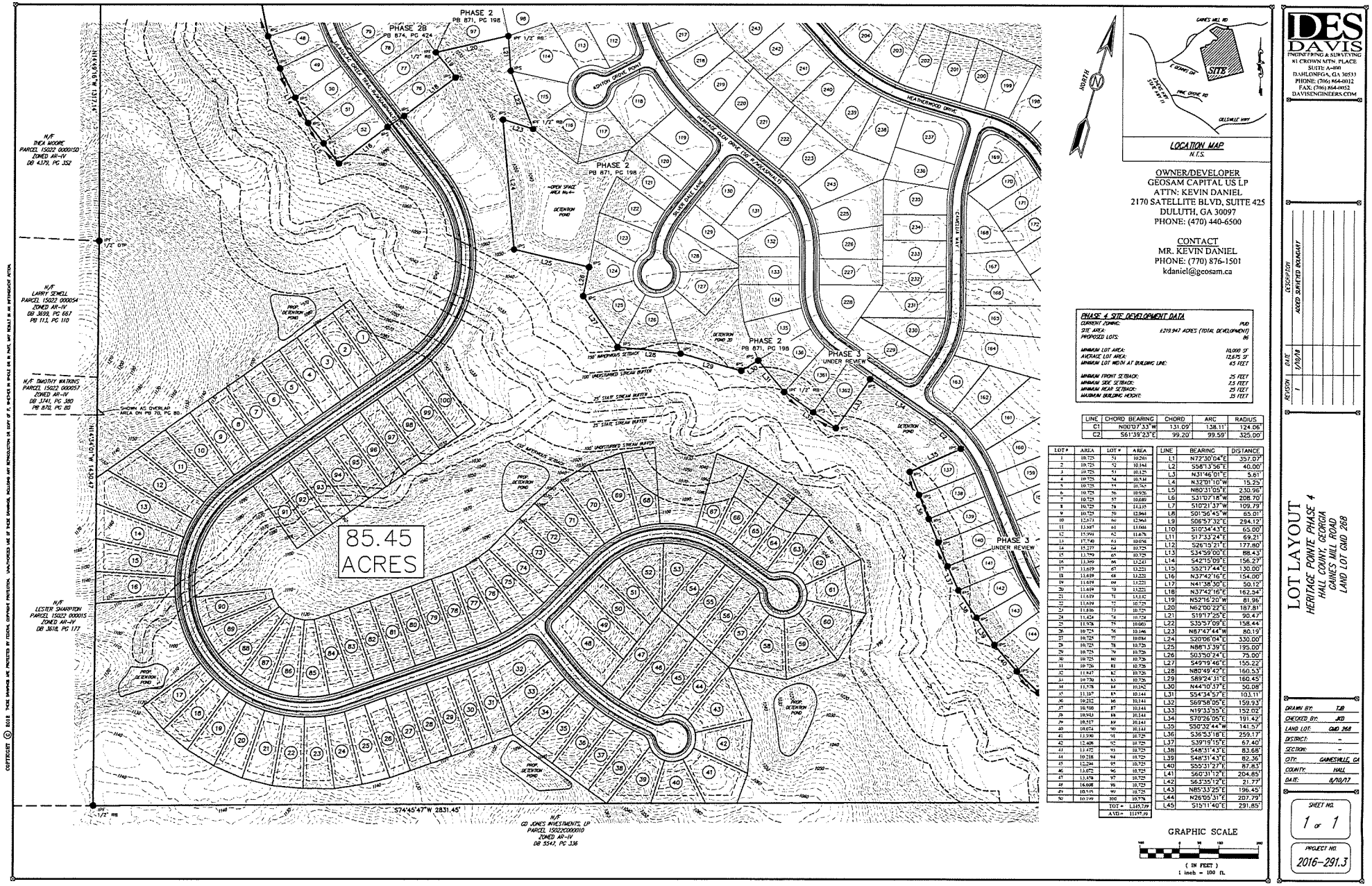
○	CALCULATED POSITION
●	IRON PIN FOUND/SET (IPF/IPS)
⊠	MONUMENT
C/L	CENTERLINE
CTP	CRIMPED TOP PIPE
DB	DEED BOOK
N/F	NOW OR FORMERLY
OTP	OPEN TOP PIPE
PB	PLAT BOOK
PG	PAGE
P/L	PROPERTY LINE
RB	REBAR
	UTILITY POLE
	ADJOINER
	LAND LOT LINE
	WATER METER
	WATER VALVE
PBX	POWER BOX
	RIGHT OF WAY

IPS-IRON PIN SET 1/2" REBAR

DRAWN BY: LAW
FIELD CREW: WD, JH, CC, AG
DATE: 12/21/17
REVISIONS:

SHEET NO.
1 OF 1

PROJECT NO.
16-291.P4



LOCATION MAP
N.T.S.

OWNER/DEVELOPER
GEOSAM CAPITAL US LP
ATTN: KEVIN DANIEL
2170 SATELLITE BLVD, SUITE 425
DULUTH, GA 30097
PHONE: (470) 440-6500

CONTACT
MR. KEVIN DANIEL
PHONE: (770) 876-1501
kdaniel@geosam.ca

PHASE 4 SITE DEVELOPMENT DATA

CURRENT ZONING:	PUD
SITE AREA:	1219.947 ACRES (TOTAL DEVELOPMENT)
PROPOSED LOTS:	86
MINIMUM LOT AREA:	10,000 SF
AVERAGE LOT AREA:	12,675 SF
MINIMUM LOT WIDTH AT BUILDING LINE:	65 FEET
MINIMUM FRONT SETBACK:	25 FEET
MINIMUM SIDE SETBACK:	7.5 FEET
MINIMUM REAR SETBACK:	25 FEET
MAXIMUM BUILDING HEIGHT:	35 FEET

LINE	CHORD BEARING	CHORD	ARC	RADIUS
C1	N00°07'33"W	131.09'	138.11'	124.06'
C2	S61°39'23"E	99.20'	99.59'	325.00'

LOT #	AREA	LOT #	AREA
1	10,725	51	10,266
2	10,725	52	10,144
3	10,725	53	10,125
4	10,725	54	10,134
5	10,725	55	10,365
6	10,725	56	10,925
7	10,725	57	10,089
8	10,725	58	14,135
9	10,725	59	12,964
10	12,873	60	12,964
11	13,887	61	13,068
12	15,991	62	11,676
13	14,740	63	10,058
14	15,277	64	10,725
15	13,799	65	10,725
16	13,389	66	12,241
17	11,619	67	13,221
18	11,619	68	13,221
19	11,619	69	13,221
20	11,619	70	13,221
21	11,619	71	13,132
22	11,619	72	10,725
23	11,619	73	10,725
24	11,452	74	10,724
25	11,978	75	10,063
26	10,725	76	10,146
27	10,725	77	10,054
28	10,725	78	10,725
29	10,725	79	10,725
30	10,725	80	10,726
31	10,725	81	10,726
32	11,847	82	10,726
33	10,739	83	10,726
34	11,578	84	10,152
35	11,107	85	10,144
36	10,232	86	10,141
37	10,160	87	10,141
38	10,943	88	10,141
39	10,517	89	10,141
40	10,671	90	10,142
41	13,290	91	10,725
42	12,408	92	10,725
43	11,472	93	10,725
44	10,218	94	10,725
45	13,294	95	10,725
46	13,072	96	10,725
47	13,378	97	10,725
48	16,608	98	10,725
49	10,515	99	10,725
50	10,199	100	10,778
		TOT =	1,145,739
		AVG =	11,557.99

LINE	BEARING	DISTANCE
L1	N72°30'04"E	357.07'
L2	S58°13'56"E	40.00'
L3	N31°46'01"E	5.67'
L4	N32°01'10"W	15.25'
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L40	S55°31'27"E	87.83'
L41	S60°31'12"E	204.85'
L42	S63°35'12"E	21.77'
L43	N85°33'25"E	196.45'
L44	N26°05'31"E	207.79'
L45	S15°11'40"E	291.85'

GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.

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REVISION	DATE	DESCRIPTION
1	1/10/18	ADDED SURVEYED BOUNDARY

LOT LAYOUT
HERITAGE POINTE PHASE 4
HALL COUNTY, GEORGIA
GAINES MILL ROAD
LAND LOT GMD 268

DRAWN BY:	TJB
CHECKED BY:	JKD
LAND LOT:	GMD 268
DISTRICT:	-
SECTION:	-
CITY:	GAINESVILLE, GA
COUNTY:	HALL
DATE:	8/10/17

SHEET NO.
1 of 1

PROJECT NO.
2016-291.3