



Mayor/Council Meeting Agenda
Tuesday, January 7, 2020, 5:30 PM
Public Safety Complex, Municipal Court Room
701 Queen City Parkway, Gainesville, GA 30501
Mayor or Mayor Pro Tem Presides

INVOCATION:

PLEDGE OF ALLEGIANCE:

OATH OF OFFICE:

- A. Ward 2, Council Member Zack Thompson *(Administered by Judge John Breakfield)*
- B. Ward 3, Council Member Barbara B. Brooks *(Administered by Judge John Breakfield)*
- C. Ward 5, Council Member Juli Clay *(Administered by Judge John Breakfield)*

ORGANIZATIONAL MEETING:

- A. Business Resolution 2020-01 Emergency Interim Successors
- B. Appointments: Solicitor and Deputy Solicitor
- C. Appointment: Administrative Hearing Officer
- D. Appointment: Legal Organ
- E. Appointments: Board/Committee Ex-Officio Members

OATH OF OFFICE

- A. Solicitor Oath of Office (Administered by Mayor Dunagan)
- B. Municipal Court Judge Oath of Office (Administered by Mayor Dunagan)

PRESENTATIONS / RECOGNITIONS:

- A. Meritorious Service Awards
- B. Post-Employment Service Recognition

COUNCIL ANNOUNCEMENTS:

PUBLIC COMMENTS: (20 minutes maximum)

CONSENT AGENDA:

Appointments

- A. Lake Lanier Olympic Park Foundation
 - Appoint Mayor Dunagan to Replace Ruth Bruner

Minutes

- A. November 14, 2019 Work Session
- B. November 19, 2019 Mayor/Council Meeting

RESOLUTIONS:

- A. Business Resolution 2020-02 Tax Allocation District (TAD) Funding for Gainesville Renaissance

PUBLIC HEARING(S):

Annexation/Zoning Items

- A. Request from **Capstone Acquisitions, LLC** to annex a 6.148± acres tract located on the southeast side of the intersection of Jesse Jewell Parkway and Old Cornelia Highway (a/k/a **0 Jesse Jewell Parkway**) and to establish zoning as Light Industrial (L-I). **Ward Number: Three**. Tax Parcel Number(s): 00-144-000-023. **Request: Climate controlled storage and office/warehouse.**
- Proposed Annexation Ordinance 2020-01
 - Proposed Zoning Ordinance 2020-02
- B. Request from **City of Gainesville** to rezone a 6.84± acres tract located on the southeast corner of the intersection of Jesse Jewell Parkway and Bradford Street, having road frontage on the north side of College Avenue (a/k/a **110 and 120 Jesse Jewell Parkway, SE; 525 Bradford Street, SE; 111 College Avenue, SE**) from Planned Unit Development (P-U-D) and General Business (G-B) to Planned Unit Development (P-U-D). **Ward Number: Three**. Tax Parcel Number(s): 01-010-001-001. **Request: Mixed-use development.**
- Proposed Rezoning Ordinance 2020-03
- C. Request from **City of Gainesville** to rezone a 4.1± acres tract located on the southwest corner of the intersection of Main Street and Parker Street, having road frontage on the north side of Banks Street and the east side of Grove Street (a/k/a **610 and 622 Main Street, SW; 605 Grove Street, SW**) from Light Industrial (L-I) to Planned Unit Development (P-U-D). **Ward Number: Three**. Tax Parcel Number(s): 01-011-004-001. **Request: Mixed-use development.**
- Proposed Rezoning Ordinance 2020-04

CITY MANAGER ISSUES:

CITY ATTORNEY ISSUES:

CITY CLERK ISSUES:

EXECUTIVE SESSION:

ADJOURNMENT:

Final: Friday, January 3, 2020, 2:53 PM

CITY OF GAINESVILLE

COUNCIL AGENDA REQUEST

Date Submitted: 1/3/2020
Presenter: Danny Dunagan
Item of Business: Ward 2, Council Member Zack Thompson (*Administered by Judge John Breakfield*)
Meeting Date: 1/7/2020

Purpose of Request:

The purpose of this request is to administer the Oath of Office to a newly elected official.

History/Background:

Zack Thompson was reelected to serve as the Ward 2 Council Member on November 5, 2019.

Facts & Issues for Consideration:

Department Recommendation:

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
 Zack Thompson Oath of Office	Backup Material



Council Member Oath of Office

"I, **Zack Thompson**, do solemnly swear that I will faithfully perform the duties of Council Member of the City of Gainesville and that I will support and defend the Charter thereof as well as the Constitution and laws of the State of Georgia and of the United States of America; that I am not the holder of any unaccounted for public money due this State or any political subdivision or authority thereof; that I am not the holder of any office of trust under the government of the United States, any other state, or any foreign state which I by the laws of the State of Georgia am prohibited from holding; that I am otherwise qualified to hold said office according to the Constitution and laws of Georgia; that I have been a resident of Ward 2 and the City of Gainesville for the time required by the Constitution and laws of this State and by the Municipal Charter; and that I will perform the duties of my office in the best interest of the City of Gainesville to the best of my ability without fear, favor, affection, reward, or expectation thereof."

Zack Thompson

ADMINISTERED BY

Honorable Judge John Breakfield

Sworn, subscribed and witnessed before me
this 7th day of January 2020

Witness

CITY OF GAINESVILLE

COUNCIL AGENDA REQUEST

Date Submitted: 1/3/2020
Presenter: Danny Dunagan
Item of Business: Ward 3, Council Member Barbara B. Brooks (*Administered by Judge John Breakfield*)
Meeting Date: 1/7/2020

Purpose of Request:

The purpose of this request is to administer the Oath of Office to a newly elected official.

History/Background:

Barbara B. Brooks was reelected as the Ward 3 Council Member during the November 5, 2019 Municipal Election.

Facts & Issues for Consideration:

Department Recommendation:

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
 Barbara Brooks Oath of Office	Backup Material



Council Member Oath of Office

"I, **Barbara B. Brooks**, do solemnly swear that I will faithfully perform the duties of Council Member of the City of Gainesville and that I will support and defend the Charter thereof as well as the Constitution and laws of the State of Georgia and of the United States of America; that I am not the holder of any unaccounted for public money due this State or any political subdivision or authority thereof; that I am not the holder of any office of trust under the government of the United States, any other state, or any foreign state which I by the laws of the State of Georgia am prohibited from holding; that I am otherwise qualified to hold said office according to the Constitution and laws of Georgia; that I have been a resident of Ward 3 and the City of Gainesville for the time required by the Constitution and laws of this State and by the Municipal Charter; and that I will perform the duties of my office in the best interest of the City of Gainesville to the best of my ability without fear, favor, affection, reward, or expectation thereof."

Barbara B. Brooks

ADMINISTERED BY

Honorable Judge John Breakfield

Sworn, subscribed and witnessed before me
this 7th day of January 2020

Witness

CITY OF GAINESVILLE

COUNCIL AGENDA REQUEST

Date Submitted: 1/3/2020
Presenter: Danny Dunagan
Item of Business: Ward 5, Council Member Juli Clay (*Administered by Judge John Breakfield*)
Meeting Date: 1/7/2020

Purpose of Request:

The purpose of this request is to administer the Oath of Office.

History/Background:

Juli Clay was elected to replace Ruth Bruner as the Ward 5 Council Member on November 5, 2019.

Facts & Issues for Consideration:

Department Recommendation:

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
 Juli Clay Oath of Office	Backup Material



Council Member Oath of Office

“I, **Juli Clay**, do solemnly swear that I will faithfully perform the duties of Council Member of the City of Gainesville and that I will support and defend the Charter thereof as well as the Constitution and laws of the State of Georgia and of the United States of America; that I am not the holder of any unaccounted for public money due this State or any political subdivision or authority thereof; that I am not the holder of any office of trust under the government of the United States, any other state, or any foreign state which I by the laws of the State of Georgia am prohibited from holding; that I am otherwise qualified to hold said office according to the Constitution and laws of Georgia; that I have been a resident of Ward 5 and the City of Gainesville for the time required by the Constitution and laws of this State and by the Municipal Charter; and that I will perform the duties of my office in the best interest of the City of Gainesville to the best of my ability without fear, favor, affection, reward, or expectation thereof.”

Juli Clay

ADMINISTERED BY

Honorable Judge John Breakfield

Sworn, subscribed and witnessed before me
this 7th day of January 2020

Witness

CITY OF GAINESVILLE

COUNCIL AGENDA REQUEST

Date Submitted: 1/3/2020
Presenter: Danny Dunagan
Item of Business: Business Resolution 2020-01 Emergency Interim Successors
Meeting Date: 1/7/2020

Purpose of Request:

The purpose of this request is to establish the order of succession for calendar year 2020.

History/Background:

The emergency interim resolution is adopted annually at the Organizational Meeting.

Facts & Issues for Consideration:

This resolution was discussed at the December 12, 2019 Work Session.

Department Recommendation:

To adopt the resolution as presented.

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
 BR-2020-01 Emergency Interim Successors	Resolution

**RESOLUTION BR-2020-01
EMERGENCY INTERIM SUCCESSORS**

WHEREAS, the Georgia Civil Defense Act as amended in 1962 requires the Emergency Interim Successor to be named.

WHEREAS, the governing body annually adopts a resolution identifying the order of succession during emergency situations.

NOW, THEREFORE, BE IT RESOLVED, that the Emergency Interim Successors for the City of Gainesville are designated in the order listed below:

1. Mayor C. Danny Dunagan, Jr.
2. Mayor Pro Tem _____
3. Council Member _____
4. Council Member _____
5. Council Member _____
6. Council Member _____

Adopted this ____ day of _____, 2020.

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: 1/3/2020
Presenter: Danny Dunagan
Item of Business: Appointments: Solicitor and Deputy Solicitor
Meeting Date: 1/7/2020

Purpose of Request:

The purpose of this request is to appoint the solicitors for Municipal Court.

History/Background:

Section 4.12 of the Charter address the Solicitor and Deputy Solicitor positions.

Facts & Issues for Consideration:

Organizational meeting appointments were discussed during the December 12, 2019 Work Session.

Department Recommendation:

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
☐ Solicitor Appointments	Backup Material

ORGANIZATIONAL MEETING APPOINTMENTS

POST	LAST NAME	FIRST NAME	ADDRESS	APPOINTED	EXPIRATION	FREQUENCY
City Manager	Lackey	Bryan	P.O. Box 2496 Gainesville, GA 30503	11/3/2015 effective 11/30/2015		As Needed
City Attorney	Hulsey, Oliver & Mahar, LLP (Abbott Hayes, Jr.)		P.O. Box 1457 200 E. E. Butler Parkway Gainesville, GA 30503 770-532-6312 ash@homlaw.com	10/6/2015 effective 1/1/2016		As Needed
City Auditor	Rushton & Company, CPA		726 S. Enota Drive NE Gainesville, GA 30501 770-287-7800	2/18/1997 1/7/2014		As Needed
Chief Judge	Law, III	G. Hammond	539 Green Street NW Gainesville, GA 30501 770-534-2511 lawhammond@bellsouth.net	1/1/1988 1/7/2014 8/2/2016 6/20/2017	12/31/2019	Annual
Municipal Court Solicitor	Bishop	Anne Marie	P.O. Box 313 Gainesville, GA 30503 annemariebishop@att.net 770-718-6762	2/16/16 UE 1/9/2018	1/9/2020	2 year appt
Deputy Municipal Court Solicitor	Grant	Inez	Gillsville Law, LLC P. O. Box 246 Gillsville, GA 30543 gillsvilnelaw@bellsouth.net	4/19/2016 1/9/2018	1/9/2020	2 year appt
Adminstrative Hearing Officer	Law, III	G. Hammond	539 Green Street NW Gainesville, GA 30501 770-534-2511 lawhammond@bellsouth.net	1/1/1992 1/7/2014 1/6/2015 1/5/2016 1/10/2017 1/9/2018 1/8/2019	1/7/2020	Annual
Legal Organ	The Times		345 Green Street, NW Gainesville, GA 30501 770-532-1234	1/10/2017 1/9/2018 1/8/2019	1/7/2020	Annual

EXPIRATION DATE: First Council Meeting of the year

UPDATED: 10/14/19 ag

"As Needed": Charter states "shall be removed at anytime upon majority vote of the governing body".

CITY OF GAINESVILLE

COUNCIL AGENDA REQUEST

Date Submitted: 1/3/2020
Presenter: Danny Dunagan
Item of Business: Appointment: Administrative Hearing Officer
Meeting Date: 1/7/2020

Purpose of Request:

The purpose of this request is to address the referenced organizational meeting appointment.

History/Background:

Chapter 1-8 of the Code addresses the Administrative Hearing Officer.

Facts & Issues for Consideration:

Organizational meeting appointments were discussed during the December 12, 2019 Work Session.

Department Recommendation:

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
 Administrative Hearing Officer Appointment	Backup Material

ORGANIZATIONAL MEETING APPOINTMENTS

POST	LAST NAME	FIRST NAME	APPOINTED	EXPIRATION	FREQUENCY
City Manager	Lackey	Bryan	11/3/2015 effective 11/30/2015		As Needed
City Attorney	Hulsey, Oliver & Mahar, LLP (Abbott Hayes, Jr.)		10/6/2015 effective 1/1/2016		As Needed
City Auditor	Rushton & Company, CPA		2/18/1997 1/7/2014		As Needed
Chief Judge	Law, III	G. Hammond	1/1/1988 1/7/2014 8/2/2016 6/20/2017	12/31/2019	Annual
Municipal Court Solicitor	Bishop	Anne Marie	2/16/16 UE 1/9/2018	1/9/2020	2 year appt
Deputy Municipal Court Solicitor	Grant	Inez	4/19/2016 1/9/2018	1/9/2020	2 year appt
Administrative Hearing Officer	Law, III	G. Hammond	1/1/1992 1/7/2014 1/6/2015 1/5/2016 1/10/2017 1/9/2018 1/8/2019	1/7/2020	Annual
Legal Organ	The Times		1/10/2017 1/9/2018 1/8/2019	1/7/2020	Annual

EXPIRATION DATE: First Council Meeting of the year

UPDATED: 10/14/19 ag

"As Needed": Charter states "shall be removed at anytime upon majority vote of the governing body".

CITY OF GAINESVILLE

COUNCIL AGENDA REQUEST

Date Submitted: 1/3/2020
Presenter: Danny Dunagan
Item of Business: Appointment: Legal Organ
Meeting Date: 1/7/2020

Purpose of Request:

The purpose of this request is to appoint the legal organ.

History/Background:

The legal organ is appointed annually during the organizational meeting.

Facts & Issues for Consideration:

Organizational meeting appointments were discussed during the December 12, 2019 Work Session.

Department Recommendation:

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
 Legal Organ	Backup Material

ORGANIZATIONAL MEETING APPOINTMENTS

POST	LAST NAME	FIRST NAME	APPOINTED	EXPIRATION	FREQUENCY
City Manager	Lackey	Bryan	11/3/2015 effective 11/30/2015		As Needed
City Attorney	Hulsey, Oliver & Mahar, LLP (Abbott Hayes, Jr.)		10/6/2015 effective 1/1/2016		As Needed
City Auditor	Rushton & Company, CPA		2/18/1997 1/7/2014		As Needed
Chief Judge	Law, III	G. Hammond	1/1/1988 1/7/2014 8/2/2016 6/20/2017	12/31/2019	Annual
Municipal Court Solicitor	Bishop	Anne Marie	2/16/16 UE 1/9/2018	1/9/2020	2 year appt
Deputy Municipal Court Solicitor	Grant	Inez	4/19/2016 1/9/2018	1/9/2020	2 year appt
Administrative Hearing Officer	Law, III	G. Hammond	1/1/1992 1/7/2014 1/6/2015 1/5/2016 1/10/2017 1/9/2018 1/8/2019	1/7/2020	Annual
Legal Organ	The Times		1/10/2017 1/9/2018 1/8/2019	1/7/2020	Annual

EXPIRATION DATE: First Council Meeting of the year

UPDATED: 10/14/19 ag

"As Needed": Charter states "shall be removed at anytime upon majority vote of the governing body".

CITY OF GAINESVILLE

COUNCIL AGENDA REQUEST

Date Submitted: 1/3/2020
Presenter: Danny Dunagan
Item of Business: Appointments: Board/Committee Ex-Officio Members
Meeting Date: 1/7/2020

Purpose of Request:

The purpose of this request is to appoint ex-officio members to boards/committees.

History/Background:

Ex-officio appointments are made annually during the organizational meeting.

Facts & Issues for Consideration:

Organizational meeting appointments were discussed during the December 12, 2019 Work Session.

Department Recommendation:

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
 Board/Committee Ex-Officio Members	Backup Material

BOARD/COMMITTEE EX-OFFICIO APPOINTMENTS

(One Year Terms)

COMMITTEE	Meeting Schedule	2019	2020
Chicopee Woods Area Park Commission		Bruner	
Economic Development Council		Mayor	Mayor
Gainesville-Hall County Development Authority	As Needed	Mayor	Mayor
Gainesville-Hall County Land Bank Board	As Needed	Couvillon	
Gainesville Redevelopment Authority	As needed	Mayor	Mayor
Greater Hall Chamber of Commerce Board of Directors	Monthly	Mayor	Mayor
HALLmark Initiative		Mayor	Mayor
Airport Advisory Committee	Quarterly	Couvillon	
Board of Health	Quarterly	Wangemann	
Chattahoochee Golf Course Advisory Committee	Monthly	Thompson	
Friends of the Park	Monthly	Brooks	
Gainesville Non-Profit Development Authority	Quarterly	Brooks	
Historic Preservation Commission	Monthly	Wangemann	
Housing Authority		Wangemann	
Keep Hall Beautiful/Hall County Green Alliance		Wangemann	
Main Street Gainesville Advisory Board	Bi-Monthly	Bruner	
Parks & Recreation Board	Monthly	Couvillon	
Planning and Appeals Board	Monthly	Brooks	

12/4/19 dj

CITY OF GAINESVILLE

COUNCIL AGENDA REQUEST

Date Submitted: 1/3/2020
Presenter: Danny Dunagan
Item of Business: Solicitor Oath of Office (Administered by Mayor Dunagan)
Meeting Date: 1/7/2020

Purpose of Request:

The purpose of this request is to administer the Oath of Office.

History/Background:

Facts & Issues for Consideration:

Section 4.12 of the Charter requires the solicitor to accept the Oath of Office administered by the Mayor.

Department Recommendation:

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
 Anne Marie Bishop Oath of Office	Backup Material



Solicitor Oath of Office

“I, Anne Marie Bishop, do solemnly swear that I will conduct the Office of the Solicitor of the Municipal Court of Gainesville, Georgia, in accordance with the law, that I will prosecute all cases made in said court to the very best of my ability, and that I will so conduct myself in carrying out the duties of the office in such a manner as will reflect credit upon the municipality in its administration of justice.”

Anne Marie Bishop

ADMINISTERED BY

C. Danny Dunagan, Jr., Mayor

Sworn, subscribed and witnessed before me
this 7th day of January 2020

Witness

CITY OF GAINESVILLE

COUNCIL AGENDA REQUEST

Date Submitted: 1/3/2020
Presenter: Danny Dunagan
Item of Business: Municipal Court Judge Oath of Office (Administered by Mayor Dunagan)
Meeting Date: 1/7/2020

Purpose of Request:

The purpose of this request is to administer the Oath of Office.

History/Background:

The Chief Judge serves as the Municipal Court Judge. The Municipal Court Judge appointment was made at the December 17, 2019 Council Meeting.

Facts & Issues for Consideration:

Section 4.11 of the Charter requires the Chief Judge to accept an Oath of Office administered by the Mayor.

Department Recommendation:

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
☐ G. Hammond Law, III Oath of Office	Backup Material



Municipal Court Judge Oath of Office

I, **G. Hammond Law, III**, do solemnly swear that I will carry out the duties of Judge of the Municipal Court of Gainesville, Georgia, in accordance with the law, that I will act without fear, favor, or partiality in deciding issues between the municipality and persons accused violating ordinances of the municipality, and that I will conduct myself and the affairs of the municipal court in such a manner as will reflect credit upon the municipality in its administration of justice.

G. Hammond Law, III

ADMINISTERED BY

C. Danny Dunagan, Jr., Mayor

Sworn, subscribed and witnessed before me
this 7th day of January, 2020

Witness

CITY OF GAINESVILLE

COUNCIL AGENDA REQUEST

Date Submitted: 12/18/2019
Presenter: Jay Parrish
Item of Business: Meritorious Service Awards
Meeting Date: 1/7/2020

Purpose of Request:

To present Meritorious Service Awards for Charlie Champion and Chase Trammell. Each officer will receive a plaque, certificate, and ribbon (pin).

History/Background:

Meritorious Service Awards

Facts & Issues for Consideration:

Present Meritorious Service Awards for Charlie Champion and Chase Trammell

Department Recommendation:

Present Meritorious Service Awards for Charlie Champion and Chase Trammell

Department Director:

Jay Parrish

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

No

Amount Requested:

Source of Funds:

Finance Comments:

Administrative Comments:

ATTACHMENTS:

Description	Type
☐ Plaque Champion	Backup Material
☐ Plaque Trammell	Backup Material
☐ Certificate Champion	Backup Material
☐ Certificate Trammell	Backup Material



MERITORIOUS
SERVICE AWARD

CHARLIE CHAMPION

IN RECOGNITION
OF YOUR
LIFE SAVING ACTIONS
ON SEPTEMBER 23, 2019

GAINESVILLE
POLICE DEPARTMENT



MERITORIOUS
SERVICE AWARD
CHASE TRAMMELL

IN RECOGNITION
OF YOUR
LIFE SAVING ACTIONS
ON SEPTEMBER 23, 2019

GAINESVILLE
POLICE DEPARTMENT



MERITORIOUS SERVICE

This certificate is awarded to

CHARLIE CHAMPION

For recognition of your life saving actions on September 23, 2019.

You arrived on the scene of a juvenile cardiac arrest call and were quickly able to assess the situation and provide necessary assistance. You worked together with other officers and the med unit to provide lifesaving measures to the juvenile. You took careful steps in providing CPR to the juvenile and were able to assist in regaining a pulse.

You are to be commended for your actions, your dedication to the law enforcement profession and this agency, and your service to our community.

Chief of Police

Date



MERITORIOUS SERVICE

This certificate is awarded to

CHASE TRAMMELL

For recognition of your life saving actions on September 23, 2019.

You arrived on the scene of a juvenile cardiac arrest call and were quickly able to assess the situation and provide necessary assistance. You worked together with other officers and the med unit to provide lifesaving measures to the juvenile. You took careful steps in providing CPR to the juvenile and were able to assist in regaining a pulse.

You are to be commended for your actions, your dedication to the law enforcement profession and this agency, and your service to our community.

Chief of Police

Date

CITY OF GAINESVILLE

COUNCIL AGENDA REQUEST

Date Submitted: 12/27/2019
Presenter: Danny Dunagan
Item of Business: Post-Employment Service Recognition
Meeting Date: 1/7/2020

Purpose of Request:

To recognize the following retirees for their service:

1. Melvin Cooper
2. Jarrett Nash
3. Genevieve Scott
4. Steve Smith
5. Scott Stowers
6. Rhett Williams

History/Background:

Facts & Issues for Consideration:

Retirees Steve Smith and Rhett Williams will be unable to attend the meeting.

See the attached summary for general information regarding the retirees.

Department Recommendation:

Department Director:

Janeann Allison

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

N/A

Amount Requested:

Source of Funds:

General Fund, i.e., Mayor/Council Budget

Finance Comments:

Administrative Comments:

Funding is included through the annual budget process.

ATTACHMENTS:

Description

Type

Retiree Statistical Sheet	Presentation
Melvin Cooper Testimonial	Presentation
Jarrett Nash Testimonial	Presentation
Genevieve Scott Testimonial	Presentation
Steve Smith Testimonial	Presentation
Scott Stowers Testimonial	Presentation
Rhett Williams Testimonial	Presentation



The City of Gainesville Retired Employees

**Melvin Cooper
Parks and Recreation Department**

**47 years
06/01/1972 – 05/31/2019**

**Jarrett Nash
Department of Water Resources**

**21 years, 2 months, 23 days
08/31/1998 – 11/22/2019**

**Genevieve Scott
Police Department**

**20 years, 5 months, 7 days
03/24/1999 – 08/30/2019**

**Steve Smith
Fire Department**

**26 years, 5 months
03/01/1993 – 07/31/2019**

**Scott Stowers
Fire Department**

**26 years, 7 months, 18 days
03/01/1993 – 10/18/2019**

**Rhett Williams
Department of Water Resources**

**24 years, 8 days
03/22/2004 – 11/22/2019
12/03/1990 – 04/09/1999**

Total Accumulated Services: 165 years, 9 months, and 1 day



Melvin Cooper

Your retirement, after 47 years of service to the Gainesville City Government, is an occasion which fully merits a formal and sincere expression of the appreciation for the sterling qualities of mind and spirit which have been reflected in your devotion to the citizens of our City.

As Council Members, we are acutely aware that progress in municipal government is largely predicated upon the loyalty and effectiveness of its employees in faithfully carrying out the acts of the Council, and efficiently delivering the services provided by the departments in which they are employed.

Let it be further known, that the City of Gainesville takes great pleasure in the caliber of employees such as yourself, whose records of service have contributed substantially to the stature of our City as one of the most progressive of Georgia's municipalities.

Therefore, the governing body of the City of Gainesville issues this "Testimonial" in grateful appreciation for your loyalty and dedication to the City of Gainesville during your long and honorable record of service.

Executed this 7th day of January, 2020.

C. Danny Dunagan, Jr., Mayor

W. Samuel Couvillon, Council Member

Zack Thompson, Council Member

Barbara B. Brooks, Council Member

George Wangemann, Council Member

Juli Clay, Council Member



Jarrett Nash

Your retirement, after 21 years, 2 months and 23 days of service to the Gainesville City Government, is an occasion which fully merits a formal and sincere expression of the appreciation for the sterling qualities of mind and spirit which have been reflected in your devotion to the citizens of our City.

As Council Members, we are acutely aware that progress in municipal government is largely predicated upon the loyalty and effectiveness of its employees in faithfully carrying out the acts of the Council, and efficiently delivering the services provided by the departments in which they are employed.

Let it be further known, that the City of Gainesville takes great pleasure in the caliber of employees such as yourself, whose records of service have contributed substantially to the stature of our City as one of the most progressive of Georgia's municipalities.

Therefore, the governing body of the City of Gainesville issues this "Testimonial" in grateful appreciation for your loyalty and dedication to the City of Gainesville during your long and honorable record of service.

Executed this 7th day of January, 2020.

C. Danny Dunagan, Jr., Mayor

W. Samuel Couvillon, Council Member

Zack Thompson, Council Member

Barbara B. Brooks, Council Member

George Wangemann, Council Member

Juli Clay, Council Member



Genevieve Scott

Your retirement, after 20 years, 5 months and 7 days of service to the Gainesville City Government, is an occasion which fully merits a formal and sincere expression of the appreciation for the sterling qualities of mind and spirit which have been reflected in your devotion to the citizens of our City.

As Council Members, we are acutely aware that progress in municipal government is largely predicated upon the loyalty and effectiveness of its employees in faithfully carrying out the acts of the Council, and efficiently delivering the services provided by the departments in which they are employed.

Let it be further known, that the City of Gainesville takes great pleasure in the caliber of employees such as yourself, whose records of service have contributed substantially to the stature of our City as one of the most progressive of Georgia's municipalities.

Therefore, the governing body of the City of Gainesville issues this "Testimonial" in grateful appreciation for your loyalty and dedication to the City of Gainesville during your long and honorable record of service.

Executed this 7th day of January, 2020.

C. Danny Dunagan, Jr., Mayor

W. Samuel Couvillon, Council Member

Zack Thompson, Council Member

Barbara B. Brooks, Council Member

George Wangemann, Council Member

Juli Clay, Council Member



Steve Smith

Your retirement, after 26 years, 5 months of service to the Gainesville City Government, is an occasion which fully merits a formal and sincere expression of the appreciation for the sterling qualities of mind and spirit which have been reflected in your devotion to the citizens of our City.

As Council Members, we are acutely aware that progress in municipal government is largely predicated upon the loyalty and effectiveness of its employees in faithfully carrying out the acts of the Council, and efficiently delivering the services provided by the departments in which they are employed.

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Executed this 7th day of January, 2020.

C. Danny Dunagan, Jr., Mayor

W. Samuel Couvillon, Council Member

Zack Thompson, Council Member

Barbara B. Brooks, Council Member

George Wangemann, Council Member

Juli Clay, Council Member



Scott Stowers

Your retirement, after 26 years, 7 months and 18 days of service to the Gainesville City Government, is an occasion which fully merits a formal and sincere expression of the appreciation for the sterling qualities of mind and spirit which have been reflected in your devotion to the citizens of our City.

As Council Members, we are acutely aware that progress in municipal government is largely predicated upon the loyalty and effectiveness of its employees in faithfully carrying out the acts of the Council, and efficiently delivering the services provided by the departments in which they are employed.

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Executed this 7th day of January, 2020.

C. Danny Dunagan, Jr., Mayor

W. Samuel Couvillon, Council Member

Zack Thompson, Council Member

Barbara B. Brooks, Council Member

George Wangemann, Council Member

Juli Clay, Council Member



Rhett Williams

Your retirement, after a total of 24 years and 8 days of service to the Gainesville City Government, is an occasion which fully merits a formal and sincere expression of the appreciation for the sterling qualities of mind and spirit which have been reflected in your devotion to the citizens of our City.

As Council Members, we are acutely aware that progress in municipal government is largely predicated upon the loyalty and effectiveness of its employees in faithfully carrying out the acts of the Council, and efficiently delivering the services provided by the departments in which they are employed.

Let it be further known, that the City of Gainesville takes great pleasure in the caliber of employees such as yourself, whose records of service have contributed substantially to the stature of our City as one of the most progressive of Georgia's municipalities.

Therefore, the governing body of the City of Gainesville issues this "Testimonial" in grateful appreciation for your loyalty and dedication to the City of Gainesville during your long and honorable record of service.

Executed this 7th day of January, 2020.

C. Danny Dunagan, Jr., Mayor

W. Samuel Couvillon, Council Member

Zack Thompson, Council Member

Barbara B. Brooks, Council Member

George Wangemann, Council Member

Juli Clay, Council Member

CITY OF GAINESVILLE

COUNCIL AGENDA REQUEST

Date Submitted: 12/18/2019

Presenter:

Item of Business: Consent Agenda Items

Meeting Date: 1/7/2020

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: 1/3/2020
Presenter: Danny Dunagan
Item of Business: Lake Lanier Olympic Park Foundation
• Appoint Mayor Dunagan to Replace Ruth Bruner
Meeting Date: 1/7/2020

Purpose of Request:

The purpose of this request is to address the vacant position previously held by Ruth Bruner.

History/Background:

The Lake Lanier Olympic Park Foundation (formerly known as GH '96) follows the guidelines as set forth by Georgia Law, the by-laws and the Corporation's Articles of Incorporation. The board's by-laws were revised June 21, 2019. The Board Members serve a three-year term.

Facts & Issues for Consideration:

Department Recommendation:

The Mayor was nominated to fill the unexpired term during the December 12, 2019 Work Session.

Accept the nomination as presented.

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
 LLOPF Members	Backup Material

LAKE LANIER OLYMPIC PARK FOUNDATION *(Formerly Known As Gainesville-Hall '96)*

POST	ORGANIZATION	LAST NAME	FIRST NAME	APPOINTED	REAPPOINTED	EXPIRES
Chairman	Longstreet Clinic	Collins	Mimi			6/30/2022
Vice Chairman	Truelove Dairy	Truelove	Dixie			6/30/2020
Treasurer	Kelly and Bell	Bell	Mark			6/30/2022
Secretary		Westmoreland	Lila	2019		6/30/2021
Appointed	City of Gainesville	Bruner	Ruth		7/19/2016 6/18/2019	6/30/2022
Appointed	Lake Lanier CVB	Dickson	Stacey			
Appointed	Vision 2030 / GHCC	Higgins	Elizabeth	2019		
Appointed	City of Gainesville - CVB	Lynch	Robyn	10/15/19 UE		6/30/2022
Appointed	Lanier Canoe & Kayak Club	O'Dell	Jim	2019		
Appointed	Lake Lanier Rowing Club	Gaspar	Jay	2019		
At Large	Brenau University	Barnett	David			6/30/2021
At Large	Lakeview Academy	Browne	Deanna	2019		6/30/2021
At Large	Hall County District Attorney Ofc	Greene	Julia	2019		6/30/2021
At Large	Millard, Inc. Architects	Millard	Matt	2019		6/30/2021
At Large	NGHS	Peeples	Kingsley	2019		6/30/2022
At Large	The Guest House	Singh	Jay	2019		6/30/2022
At Large	Jackson EMC	Smith	Doug	2019		6/30/2022
At Large	Habersham County Government	Sutton	Phil			6/30/2022
At Large	Rochester and Associates	Rochester	Brian	2019		6/30/2022
At Large	Forum Communications	Williamson	Erin	2019		6/30/2021
Ex Officio	U.S. Army Corp	Bagget	Nicholas			
Ex Officio	City of Gainesville	Dunagan	Danny	2019		
Ex Officio	City of Gainesville - P&R	Mattison	Kate			
Ex Officio	Interim LLOP Division Manager	Watson	James	2019		
Virtue of Position	Venue Manager					

TERM: Three-Year Terms - (members are limited to three consecutive terms)
Initial terms were staggered beginning July 2013

CONTACT: James Watson
Interim LLOP Division Manager
P. O. Box 369, Gainesville 30503
404-683-1965
james@lakelanierolympicvenue.org

Meg Nivens
GHCC - Vision 2030
P.O. Box 374, Gainesville 30503
mnivens@ghcc.com

UPDATED: 10/16/19 ag

CITY OF GAINESVILLE

COUNCIL AGENDA REQUEST

Date Submitted: 1/3/2020
Presenter: Denise Jordan
Item of Business: November 14, 2019 Work Session
Meeting Date: 1/7/2020

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: 1/7/2020
Presenter: Denise Jordan
Item of Business: November 19, 2019 Mayor/Council Meeting
Meeting Date: 1/7/2020

Purpose of Request:

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

History/Background:

Facts & Issues for Consideration:

The referenced 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: 1/2/2020

Presenter: Bryan Lackey

Item of Business: Business Resolution 2020-02 Tax Allocation District (TAD) Funding for Gainesville Renaissance

Meeting Date: 1/7/2020

Purpose of Request:

To consider a resolution approving TAD funding for the Gainesville Renaissance Project.

History/Background:

The TAD Advisory Committee met on December 20, 2019 and recommended the funding and conditions that are reflected in the attached resolution.

Facts & Issues for Consideration:

Department Recommendation:

Approve the resolution.

Department Director:

Bryan Lackey

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

Amount Requested:

Source of Funds:

TAD

Finance Comments:

Administrative Comments:

ATTACHMENTS:

Description	Type
 BR-2020-02 Gainesville Renaissance TAD Funding	Resolution

RESOLUTION BR-2020-02

TAX ALLOCATION DISTRICT (TAD) FUNDING FOR “GAINESVILLE RENAISSANCE” AT 106 SPRING STREET SW

WHEREAS, the governing body of the City of Gainesville is committed to the success of the redevelopment of Midtown Gainesville into a live, work and play area; and

WHEREAS, on October 17, 2006 the governing body of the City of Gainesville adopted the Midtown Redevelopment Plan and created Tax Allocation District (TAD) Number One – Midtown pursuant to the Georgia Redevelopment Powers Law (O.C.G.A. § 36-44-1 et seq.) as the next steps in the City’s redevelopment effort to reinvigorate Midtown; and

WHEREAS, the City of Gainesville will only consider applications for TAD financing for purposes or uses that are consistent with the definition of “redevelopment” as defined in the Georgia Redevelopment Powers Law [O.C.G.A. § 36-44-3(5)], with said eligible purposes or uses including public works and utilities, telecommunications infrastructure, street/streetscape improvements, parks and open space amenities, transit facilities and public parking structures, pedestrian amenities and safety improvements, and site preparation; and

WHEREAS, upon approval of a request for TAD funding, a TAD Development Agreement between the applicant/developer and the City shall be executed, and shall specify the eligible expenses, what method of funding will be utilized (i.e. pay-as-you-go, bank financing, bond financing or other method), and any special conditions and performance standards of the developer; and

WHEREAS, an application involving the construction of a three-story mixed-use building at 106 Spring Street known as Gainesville Renaissance, hereinafter “project,” was reviewed by the TAD Advisory Committee and determined to achieve the TAD criteria; and

WHEREAS, the TAD Advisory Committee unanimously recommended approval of the TAD funding request of up to \$2,955,213 for the following uses with the following conditions and payment schedule:

Use:

- | | |
|------------------------------|-------------------------|
| • Site Work & Utilities | • Podium Structure for |
| • Sidewalk and Spring Street | Mixed Uses |
| Parking | • Pocket Park |
| • Bridge to Parking Deck | • Exterior Enhancements |

Conditions:

- Permitted project must be in substantial conformance with the architectural renderings and budget submitted with the TAD application.
- The project must include restaurant and/or retail use at the street level, as set forth in the TAD application.
- If a pedestrian bridge is constructed, the developer bears full responsibility for design and construction of the bridge. The City shall have final design approval of the bridge connection with the parking deck, prior to the commencement of construction by the developer.

RESOLUTION BR-2020-02

**TAX ALLOCATION DISTRICT (TAD) FUNDING FOR “GAINESVILLE RENAISSANCE”
AT 106 SPRING STREET SW**

- The developer and the City must spend at least \$150,000 each on the construction of the pocket park. The City shall have final design approval of the pocket park.

Payment Schedule:

Up to \$2,955,213 in TAD funds shall be made payable upon submittal of paid invoices for the purchase of and/or labor to complete or install the items specified under “Use” above, based upon the schedule and conditions listed below:

- Reimbursement will be distributed on an annual basis based on the TAD increment generated by Gainesville Renaissance for that calendar year.
- Reimbursement will begin the calendar year after a Certificate of Occupancy is obtained for the building.
- Reimbursement shall not exceed a period of 13 calendar years or \$2,955,213, whichever occurs first.

NOW, THEREFORE, BE IT RESOLVED THAT the governing body for the City of Gainesville hereby approves the TAD application of up to \$2,955,213 for “Gainesville Renaissance” at 106 Spring Street.

BE IT FURTHER RESOLVED THAT that the governing body for the City of Gainesville hereby approves funding for the redevelopment improvement from the increment generated by the Gainesville Renaissance project and that is deposited into the Tax Allocation District Fund.

BE IT FURTHER RESOLVED THAT the governing body authorizes the City Manager and City Attorney to prepare and execute a TAD Development Agreement to effectuate the terms and conditions of the funding, use and payment schedule.

Adopted this _____ day of _____, 2020.

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: 12/19/2019

Presenter: Matt Tate

Item of Business: Request from **Capstone Acquisitions, LLC** to annex a 6.148± acres tract located on the southeast side of the intersection of Jesse Jewell Parkway and Old Cornelia Highway (a/k/a **0 Jesse Jewell Parkway**) and to establish zoning as Light Industrial (L-I). **Ward Number: Three**. Tax Parcel Number(s): 00-144-000-023. **Request: Climate controlled storage and office/warehouse.**

- Proposed Annexation Ordinance 2020-01
- Proposed Zoning Ordinance 2020-02

Meeting Date: 1/7/2020

Purpose of Request:

The applicant is proposing to annex the subject property with a zoning of Light Industrial (L-I). The property is contiguous to the city limits to the northwest across Jesse Jewell Parkway and is zoned Heavy Industrial (I-II) within unincorporated Hall County. In addition, the property is located within the Gainesville and Hall County Gateway Corridor Overlay District and contains a stream. The purpose of the request is to access sewer for the development of a 3-story, 65,100 square foot climate-controlled storage facility and a freestanding, 5,400 square foot office/warehouse building. One access driveway is proposed from Old Cornelia Highway. The adjacent uses include single-family residential uses and a power substation, Brenau softball field, railroad right-of-way, undeveloped land and single-family homes.

History/Background:

Facts & Issues for Consideration:

Department Recommendation:

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

SAMPLE MOTIONS

Approval of Ordinance 2020-01 :

I move to approve the ordinance to annex the subject property into the City as requested.

Approval of Ordinance 2020-02 :

I move to approve the ordinance to establish zoning as Light Industrial with seven conditions as presented.

Denial of the Request:

I move to deny the request.

Department Director:

Rust Ligon

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
☐	Legal Ad	Legal Ad
☐	PAB Recommendation Report	Report
☐	Proposed Annexation Ordinance 2020-01	Ordinance
☐	Proposed Zoning Ordinance 2020-02	Ordinance
☐	Exhibit A - Narrative	Attachments/Exhibits
☐	Exhibit B - Concept Plan	Attachments/Exhibits
☐	Exhibit C - Architectural Renderings	Attachments/Exhibits
☐	Location Maps	Backup Material
☐	Survey	Backup Material
☐	Trip Generation Letter	Backup Material

**COMBINED LEGAL AD
Gainesville Planning and Appeals Board
Gainesville City Council**

**Publish Sunday, November 24, 2019
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, December 10, 2019 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 **Smile Doctors** to vary the sign lighting requirements on a 1.16± acres tract located on the southwest side of the intersection of South Enota Drive and Park Hill Drive (a/k/a **1071 South Enota Drive, NE**), having a zoning classification of Office and Institutional (O-I).
Ward Number: Two
Tax Parcel Number(s): 01-077-001-027
Request: Internally illuminated monument sign and wall signs
- 2) Request from **Capstone Acquisitions, LLC** to annex a 6.148± acres tract located on the southeast side of the intersection of Jesse Jewell Parkway and Old Cornelia Highway (a/k/a **0 Jesse Jewell Parkway**) and to establish zoning as Light Industrial (L-I).
Ward Number: Three
Tax Parcel Number(s): 00-144-000-023
Request: Climate controlled storage and office/warehouse
- 3) Request from **City of Gainesville** to rezone a 6.84± acres tract located on the southeast corner of the intersection of Jesse Jewell Parkway and Bradford Street, having road frontage on the north side of College Avenue (a/k/a **110 and 120 Jesse Jewell Parkway, SE; 525 Bradford Street, SE; 111 College Avenue, SE**) from Planned Unit Development (P-U-D) and General Business (G-B) to Planned Unit Development (P-U-D).
Ward Number: Three
Tax Parcel Number(s): 01-010-001-001
Request: Mixed-use development
- 4) Request from **City of Gainesville** to rezone a 4.1± acres tract located on the southwest corner of the intersection of Main Street and Parker Street, having road frontage on the north side of Banks Street and the east side of Grove Street (a/k/a **610 and 622 Main Street, SW; 605 Grove Street, SW**) from Light Industrial (L-I) to Planned Unit Development (P-U-D).
Ward Number: Three
Tax Parcel Number(s): 01-011-004-001
Request: Mixed-use development

**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, January 7, 2020 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 **Capstone Acquisitions, LLC** to annex a 6.148± acres tract located on the southeast side of the intersection of Jesse Jewell Parkway and Old Cornelia Highway (a/k/a **0 Jesse Jewell Parkway**) and to establish zoning as Light Industrial (L-I).
Ward Number: Three
Tax Parcel Number(s): 00-144-000-023
Request: Climate controlled storage and office/warehouse
- 2) Request from **City of Gainesville** to rezone a 6.84± acres tract located on the southeast corner of the intersection of Jesse Jewell Parkway and Bradford Street, having road frontage on the north side of College Avenue (a/k/a **110 and 120 Jesse Jewell Parkway, SE; 525 Bradford Street, SE; 111 College Avenue, SE**) from Planned Unit Development (P-U-D) and General Business (G-B) to Planned Unit Development (P-U-D).
Ward Number: Three
Tax Parcel Number(s): 01-010-001-001
Request: Mixed-use development
- 3) Request from **City of Gainesville** to rezone a 4.1± acres tract located on the southwest corner of the intersection of Main Street and Parker Street, having road frontage on the north side of Banks Street and the east side of Grove Street (a/k/a **610 and 622 Main Street, SW; 605 Grove Street, SW**) from Light Industrial (L-I) to Planned Unit Development (P-U-D).
Ward Number: Three
Tax Parcel Number(s): 01-011-004-001
Request: Mixed-use development

Additional information is available from the Community and Economic 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..... Capstone Acquisitions, LLC
Location..... 0 Jesse Jewell Parkway
Request..... Annex with a zoning of Light Industrial (L-I)
Total Acres 6.148± acres
Ward..... Three
Proposed Use..... Climate-controlled self-storage and
Office/warehouse
Planning Division Staff Recommendation **Approval, with conditions**
Planning & Appeals Board Recommendation..... **Approval, with conditions**
Date..... December 10, 2019

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

The applicant is proposing to annex the subject property with a zoning of Light Industrial (L-I). The property is contiguous to the city limits to the northwest across Jesse Jewell Parkway and is currently zoned Heavy Industrial (I-II) within unincorporated Hall County. As well, the property is located within the Gainesville and Hall County Gateway Corridor Overlay District and contains a water line easement, sanitary sewer easement, stream, powerline easement and is located within a future flood zone. Adjacent uses include single-family homes, power substation, Brenau University softball field and the railroad. The purpose of the request is to access sewer for the development of a 3-story, 65,100 square foot climate-controlled storage facility and a freestanding, 5,400 square foot office/warehouse building. One access driveway is proposed from Old Cornelia Highway which is maintained by the county. The exterior of each building will consist of a mixture of brick and EIFS materials with accent metal and aluminum materials consistent with the Gateway Corridor Overlay Zone requirements. In addition, the applicant has obtained a permit from Hall County and GDOT for a digital billboard on the property facing Jesse Jewell Parkway. The permit from Hall County was approved on August 15, 2019 for a two-sided, 300 square foot per side digital billboard.

The Future Development Map for the City of Gainesville places the subject property within the *Industrial* land use category and within the *Historic Mill Villages* Character Area which are consistent with the proposal. According to the Georgia Department of Transportation (GDOT), the developer will need to coordinate with GDOT since this development will impact the State Route System. According to the Department of Water Resources, all development within the future flood zone will be required to meet the floodplain ordinance requirements.

The Planning Division staff is recommending **conditional approval** of the proposed annexation request with **Light Industrial (L-I) zoning**, based on the Comprehensive Plan and the adjacent residential and non-residential land uses with seven conditions.

▪ **Adjacent Land Use and Zoning**

Location	Use	Zoning
North	Single-family homes; Power sub station	Residential-II (R-II) -County
South	Brenau University Sports Complex;	Highway Business (H-B) -County
East	Railroad; Undeveloped land	Heavy Industrial (I-II) -County
West	Future Limestone Greenway mixed-use development Single-family and duplex homes; Church	Planned Unit Development (PUD)- City Residential-II (R-II) - County Planned Office Development (POD) & Planned Residential Development (PRD)- County

Significant uses within the surrounding area include Lakeview Academy, Northeast Georgia Health Medical Center and Atlanta Botanical Garden and the New Holland Market shopping center.

▪ **Other Departmental Comments**

According to the Georgia Department of Transportation (GDOT), the developer will need to coordinate with GDOT since this development will impact the State Route System.

According to the Department of Water Resources, all development within the future flood zone will be required to meet the floodplain ordinance requirements.

▪ **Zoning History**

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

2018 – A request by Limestone Greenway, LLC to annex a 75.12± acres tract with a zoning of Planned Unit Development (P-U-D) located at 0 and 2065 Limestone Parkway was conditionally approved for a mixed-use development.

2017 – A request by Keel Property Management, LLC to annex a 6.32± acres tract with a zoning of General Business (G-B) located at 0 White Sulphur Road Drive was conditionally approved for restaurant, retail and a carwash.

2017 – A request by the City of Gainesville to rezone 53.177± acres located at 1514, 1515, 1545, 1560 and 1581 Community Way from Residential-II (R-II) to Office and Institutional (O-I) zoning was approved for existing uses and for future professional office purposes.

2016 – A request by Timothy Bullard to annex a 20.417± acres tract located at 1582 and 1586 Pine Valley Road was denied for a 240-unit apartment complex with Residential-II (R-II) zoning.

2012 – A request by Pacolet Milliken Enterprises, Inc. to annex a 68.223± acres tract located at 601 White Sulphur Road was approved with conditional Planned Unit Development (P-U-D) zoning for a mixed-use development.

▪ **Staff Analysis**

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

The surrounding area has experienced significant residential and commercial growth within the last 10 years. The adjacent and nearby property includes a mixture of single-family, multi-family, commercial, industrial and public uses. The proposed zoning of Light Industrial (L-I) is considered a less intense zoning than the property's existing zoning of Heavy Industrial (I-II) in the county. The proposed climate-controlled self-storage facility and office/warehouse building are uses that will support other nearby uses.

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

The proposed development should not adversely affect the adjacent properties, but some level of effects will occur given the property is currently undeveloped. Climate controlled storage facilities and small office/warehouse uses generally produce less impacts such as traffic compared to heavy commercial or industrial uses. Given that the property is adjacent to the railroad, residential development would be less desirable for the property. Significant soil erosion measures will be required to properly mitigate potential impacts to the existing stream and future flood zone area within the property. As well, the proposed location of the office/warehouse building within the future flood zone is highly discouraged and may prohibit this portion of the development.

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

It is staff's opinion that the proposal is consistent with the Comprehensive Plan. The Future Development Map for the City of Gainesville places the subject property within the *Industrial* land use category. This category includes areas containing or planned for a wide range of office, business, light industrial, manufacturing, research and development uses; and commercial uses that directly support or are otherwise linked to the dominant business use.

In addition, the subject property is located within the *Historic Mill Villages* Character Area. The vision for this character area is to include historic preservation and incremental restoration as a priority for the mill village area. New development should be designed to incorporate green technologies and practices as well as architecture consistent with the forms and materials of the mill and housing. Greenfield sites should be carefully planned and controlled to protect Limestone Creek. Opportunities may exist for future adaptive reuse for mixed-use development and neighborhood serving commercial. Land uses allowed within this character area include medium density residential, mixed-use, commercial, public / institutional, and parks / recreation / conservation.

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

The subject property is currently zoned for heavy industrial purposes in the county. The proposed light industrial use will have less impact on the property, adjacent properties and surrounding area. The applicant desires to utilize sewer services which requires the property to be annexed given it is adjacent to the city limits.

(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?

Nearby developments currently utilize City water and sewer services and there is sufficient capacity to serve the development. Water and sewer extension to the development will be required.

The peak hour generation for this project was calculated at 15 A.M. / 22 P.M. two-way trips and the 24-hour volume is 206 two-way trips. The applicant will be required to coordinate with Gainesville, Hall County and GDOT regarding any access and driveway improvements.

Existing public safety services respond to the adjacent and nearby properties. Gainesville Fire Station #1 off of Queen City Parkway is located approximately 2.8 miles away. The future Fire Station #2 off of Cleveland Highway will be located 2.15 Miles away. As well, Hall County Fire Station #7 off of East Crescent Drive is located approximately 0.7 miles away.

Given the proposal is for nonresidential purposes, there should be no negative impact to the Gainesville City School System.

(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?

The subject property and surrounding area have been impacted by growth along the Jesse Jewell Parkway and Limestone Parkway due to its proximity to Exit 24/I-985, Northeast Georgia Medical Center and downtown Gainesville.

The proposed development appears to be of high quality and could support many of the nearby residential uses including some of the nearby single-family homes as well as future development including The Mill at New Holland 274-unit apartments currently under construction behind Kroger, and future residential uses within the adjacent Limestone Greenway mixed-use development.

(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?

Due to the subject property's proximity to existing residential, commercial and industrial land uses, the proposed use, *with the recommended conditions of zoning* appears to promote a reasonable balance between the interests of the City, the property owner, and neighboring residents and property owners.

▪ **Staff Recommendation**

The Planning Division staff is recommending **conditional approval** of the proposed annexation request with **Light Industrial (L-I) zoning**, based on the Comprehensive Plan and the adjacent residential and non-residential land uses.

Conditions

- 1. The development standards within the applicant's narrative, concept plan and architectural renderings shall be made part of the zoning ordinance, and shall be subject to the Community & Economic Development Director approval. Any zoning conditions adopted as part of this zoning ordinance that conflict with the applicant's**

narrative, concept plan and architectural renderings shall take precedence over the applicant's development standards.

2. Prohibited uses for the subject property shall include extended stay hotels, motels/hotels with rooms accessed from the exterior of the building, adult novelty stores group homes, crisis centers, adult entertainment centers, pawn shops, dollar-type stores, massage parlors, hookah lounge, tobacco or vaping stores, gas station/convenience stores, tire stores, auto parts stores, auto body shops, automobile sales establishments, marine sales or repair stores, automated or non-automated car washes, truck stops, coin-laundry facilities, tattoo parlors, psychics, fortune tellers, clairvoyants and the like.
3. The final design of all water quality measures is subject to the review and approval of the Department of Water Resources Director.
4. The frontage landscape areas shall be sodded with grass and contain minimum 3-inch caliper size hardwood trees subject to the Community & Economic Development Director approval.
5. The subject property shall be limited to two (2) monument signs, each not to exceed 10-feet in height, 50 square feet of sign face area, 96 square feet of total sign structure area with internal or external lighting. Wall/building signs shall also be permitted upon meeting the standards of the Unified Land Development Code.
6. All access point design for the subject property shall require review and approval by the Hall County Public Works Department, Gainesville Public Works Director and the Georgia Department of Transportation. All required access/traffic/sidewalk improvements associated with the proposed development shall be constructed at the full expense of the property owner/developer.
7. An updated as-built boundary survey/plat of the subject property, indicating all improvements required for the proposed use, shall be recorded prior to obtaining a Certificate of Occupancy.

Excerpts from the December 10, 2019 PAB Meeting Minutes

Applicant Presentation: Jonathan Collins, 1761 Valley Road, stated he is the owner/developer the property. He states there are access challenges with no access being off of Jesse Jewell and the back portion creates a visibility issue. He also stated the climate-controlled storage units will sit on the very back of the property and is the best use for the property along with a warehouse/office. He agrees with the seven conditions and will work with the Environmental Protection Division and Corps of Engineers regarding the challenges with the site and will abide with all requirements.

FAVOR: None

OPPOSE: None

Planning and Appeals Board Comments: None

There was a motion to recommend conditional approval of the request with the following conditions:

Conditions

1. The development standards within the applicant's narrative, concept plan and architectural renderings shall be made part of the zoning ordinance, and shall be subject to the Community & Economic Development Director approval. Any zoning conditions adopted as part of this zoning ordinance that conflict with the applicant's narrative, concept plan and architectural renderings shall take precedence over the applicant's development standards.
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7. An updated as-built boundary survey/plat of the subject property, indicating all improvements required for the proposed use, shall be recorded prior to obtaining a Certificate of Occupancy.

Motion made by Board Member Martin

Motion seconded by Board Member Thompson

Vote – 7 favor

Passed: _____

AN ORDINANCE

No. 2020-01

AN ORDINANCE ANNEXING A 6.148± ACRES TRACT LOCATED ON THE SOUTHEAST SIDE OF THE INTERSECTION OF JESSE JEWELL PARKWAY AND OLD CORNELIA HIGHWAY (A/K/A 0 JESSE JEWELL PARKWAY); ADJACENT TO BUT NOT NOW WITHIN THE CORPORATE LIMITS OF THE CITY OF GAINESVILLE, GEORGIA; REPEALING CONFLICTING ORDINANCES; TO PROVIDE FOR SEVERABILITY; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

(Amendment to City Limit Boundary)

WHEREAS, a 6.148± acres tract located on the southeast side of the intersection of Jesse Jewell Parkway and Old Cornelia Highway (a/k/a **0 Jesse Jewell Parkway**), lies within the unincorporated lands of Hall County and adjoins the existing corporate limits of the City of Gainesville; and

WHEREAS, the hereinafter described lands be incorporated and annexed into the City of Gainesville.

NOW, THEREFORE, BE IT HEREBY ORDAINED BY THE GOVERNING BODY OF THE CITY OF GAINESVILLE, GEORGIA, AS FOLLOWS:

SECTION I.

That from and after the passage of this Ordinance the following described lands are and shall be annexed into the existing corporate limits of the City of Gainesville, Georgia, so that said lands shall constitute a part of the land within the corporate limits of the City of Gainesville, Georgia, as fully and completely as if the limits had been so defined by the General Assembly of Georgia.

Legal Description

All that tract or parcel of land lying and being in Land Lots 122, 123, 133, & 134, 9th District, Hall County, GA and being shown and delineated on plat of survey prepared for Capstone Property Group, LLC by Rochester & Assoc. Ga. Reg. Sur. dated October 17, 2017 and being more particularly described according to said survey as follows:

TO FIND THE POINT OF BEGINNING, begin at the centerline intersection of Victory Street and Jesse Jewell Parkway; thence South 81 degrees 11 minutes 56 seconds East 115.41 feet to an iron pin set being the POINT OF BEGINNING; thence North 55 degrees 49 minutes 56 seconds East 130.35 feet to a point; thence a chord distance and degree North 67 degrees 51 minutes 14 seconds East 207.21 feet to a point; thence North 79 degrees 52 minutes 33 seconds East 0.95 feet to a point; thence a chord distance and degree North 86 degrees 37 minutes 34 seconds East 228.60 feet to an iron pin found on the Southerly right of way of Old Cornelia Hwy; thence continuing along said right of way South 80 degrees 57 minutes 33

ORDINANCE NO. 2020-01

seconds East 248.44 feet to a point; thence continuing along said right of way South 75 degrees 00 minutes 28 seconds East 83.55 feet to an iron pin set; thence leaving said right of way South 28 degrees 34 minutes 40 seconds West 579.63 feet to an iron pin set; thence North 54 degrees 59 minutes 09 seconds West 705.37 feet to an iron pin set being the POINT OF BEGINNING. Containing 6.148 acres according to said survey.

The annexation is to include all that portion of right-of-way known as Jesse Jewell Parkway as shown on the location map.

SECTION II.

The Community and Economic Development Department of the City of Gainesville is directed to make and file with the Department of Community Affairs of the State of Georgia a certified copy of this Ordinance together with a plat describing lands annexed to the City of Gainesville by this Ordinance.

SECTION III.

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

SECTION IV.

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 V.

The effective date of this Ordinance shall be the first day of the month following approval by the governing body 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

Passed: _____

AN ORDINANCE

No. 2020-02

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF GAINESVILLE, GEORGIA BY ESTABLISHING THE ZONING ON A 6.148± ACRES TRACT LOCATED ON THE SOUTHEAST SIDE OF THE INTERSECTION OF JESSE JEWELL PARKWAY AND OLD CORNELIA HIGHWAY (A/K/A 0 JESSE JEWELL PARKWAY) AT THE TIME OF ANNEXATION AS LIGHT INDUSTRIAL, WITH CONDITIONS (L-I-c); REPEALING CONFLICTING ORDINANCES; TO PROVIDE FOR SEVERABILITY; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

(Amendment to Zoning Map)

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

SECTION I.

That from and after the passage of this Ordinance the following described lands shall be zoned and so designated on the Zoning Map of the City of Gainesville as **Light Industrial, with conditions (L-I-c)**.

Conditions

- 1. The development standards within the applicant's narrative, concept plan and architectural renderings shall be made part of the zoning ordinance, and shall be subject to the Community & Economic Development Director approval. Any zoning conditions adopted as part of this zoning ordinance that conflict with the applicant's narrative, concept plan and architectural renderings shall take precedence over the applicant's development standards.**
- 2. Prohibited uses for the subject property shall include extended stay hotels, motels/hotels with rooms accessed from the exterior of the building, adult novelty stores group homes, crisis centers, adult entertainment centers, pawn shops, dollar-type stores, massage parlors, hookah lounge, tobacco or vaping stores, gas station/convenience stores, tire stores, auto parts stores, auto body shops, automobile sales establishments, marine sales or repair stores, automated or non-automated car washes, truck stops, coin-laundry facilities, tattoo parlors, psychics, fortune tellers, clairvoyants and the like.**
- 3. The final design of all water quality measures is subject to the review and approval of the Department of Water Resources Director.**
- 4. The frontage landscape areas shall be sodded with grass and contain minimum 3-inch caliper size hardwood trees subject to the Community & Economic Development Director approval.**

ORDINANCE NO. 2020-02

- 5. The subject property shall be limited to two (2) monument signs, each not to exceed 10-feet in height, 50 square feet of sign face area, 96 square feet of total sign structure area with internal or external lighting. Wall/building signs shall also be permitted upon meeting the standards of the Unified Land Development Code.**
- 6. All access point design for the subject property shall require review and approval by the Hall County Public Works Department, Gainesville Public Works Director and the Georgia Department of Transportation. All required access/traffic/sidewalk improvements associated with the proposed development shall be constructed at the full expense of the property owner/developer.**
- 7. An updated as-built boundary survey/plat of the subject property, indicating all improvements required for the proposed use, shall be recorded prior to obtaining a Certificate of Occupancy.**

Legal Description

All that tract or parcel of land lying and being in Land Lots 122, 123, 133, & 134, 9th District, Hall County, GA and being shown and delineated on plat of survey prepared for Capstone Property Group, LLC by Rochester & Assoc. Ga. Reg. Sur. dated October 17, 2017 and being more particularly described according to said survey as follows:

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The annexation is to include all that portion of right-of-way known as Jesse Jewell Parkway as shown on the location map.

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.

ORDINANCE NO. 2020-02

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.

SECTION V.

The effective date of this Ordinance shall be the first day of the month following approval by the governing body 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



October 14, 2019

Matt Tate
Community and Economic Development Deputy Director
311 Henry Ward Way
Gainesville, GA 30501

Jonathan Collins
President
Capstone Property Group, LLC
1485 Jesse Jewell Parkway, Ste 100
Gainesville, GA 30501

RE: Narrative Report – Property Zoning Request – Tax Parcel 00144000023

Matt,
Capstone Property Group, LLC is providing a zoning/annexation application for the 6.148 acres currently in Hall County and located at the corner of Old Cornelia and Jesse Jewell Parkway with the above referenced tax parcel ID. We are requesting the property be annexed into the City of Gainesville and additionally be rezoned from I-2 to L-1 to accommodate a three-story climate controlled self-storage facility along with an additional outparcel to be used for the development of a one story 5,400 sq ft office/warehouse building. As previously stated the property is currently zoned I-2 with self-storage facilities being a permitted use within Hall County, however due to annexing the property into the City of Gainesville it is our understanding that self-storage would be considered a special purpose use within the Limestone Overlay District thus requiring a rezoning to L-1. Both structures will be developed and constructed using the Limestone Gateway Architectural Standards.

Included in the attached zoning packet is the following documents:

- Zoning/Annexation Application
- Traffic Study
- Survey
- Legal Description
- Site Plan
- Renderings (office/warehouse and self-storage)

We appreciate your consideration of this request and we look forward to working with you on this project. If you require any additional information or have any questions please do not hesitate to contact me directly.

Regards,

Jonathan Collins
Capstone Property Group, LLC
770-519-5598
jonathan.collins@capstonepropertygroup.net

EXHIBIT B - Concept Plan

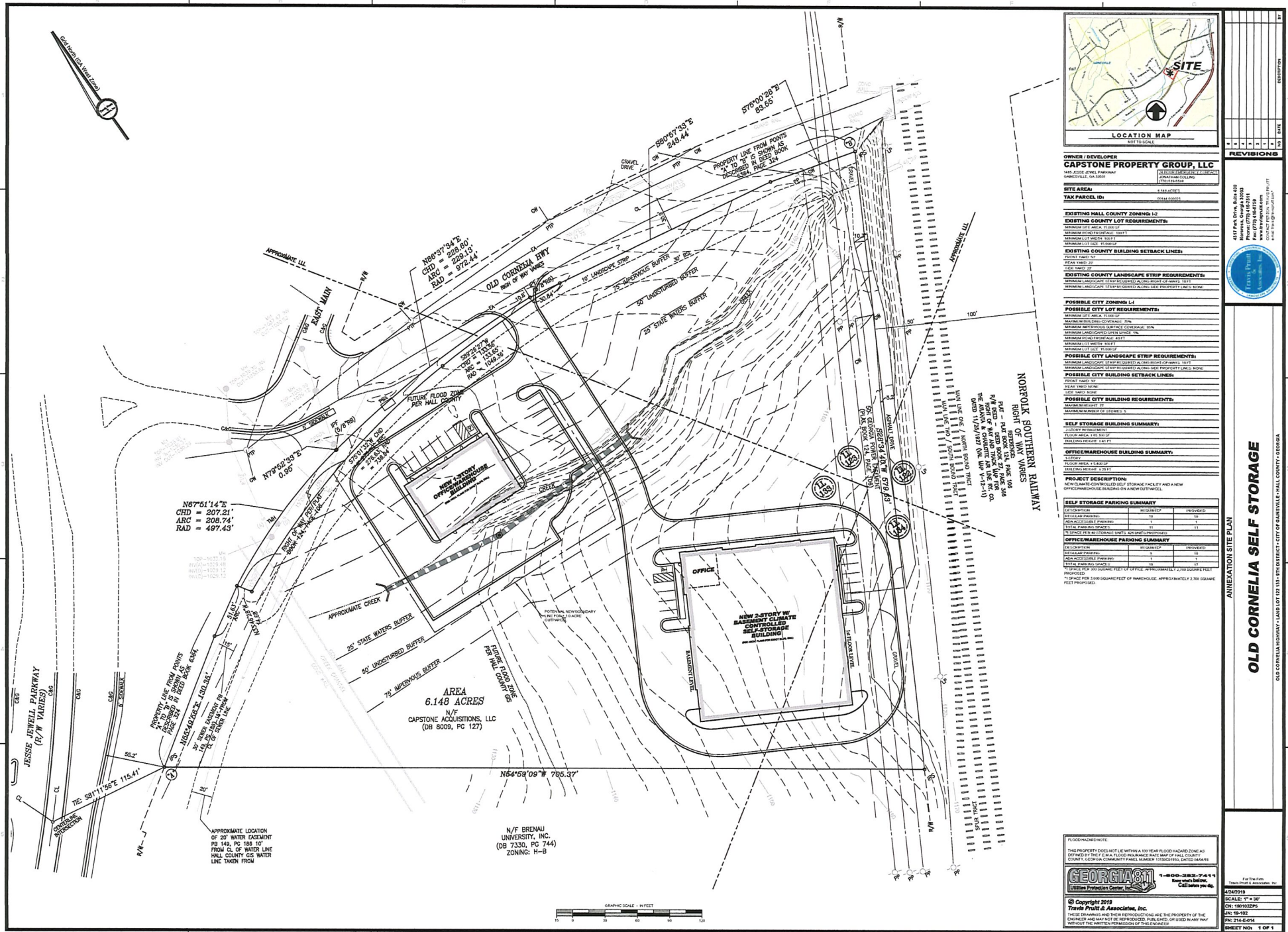
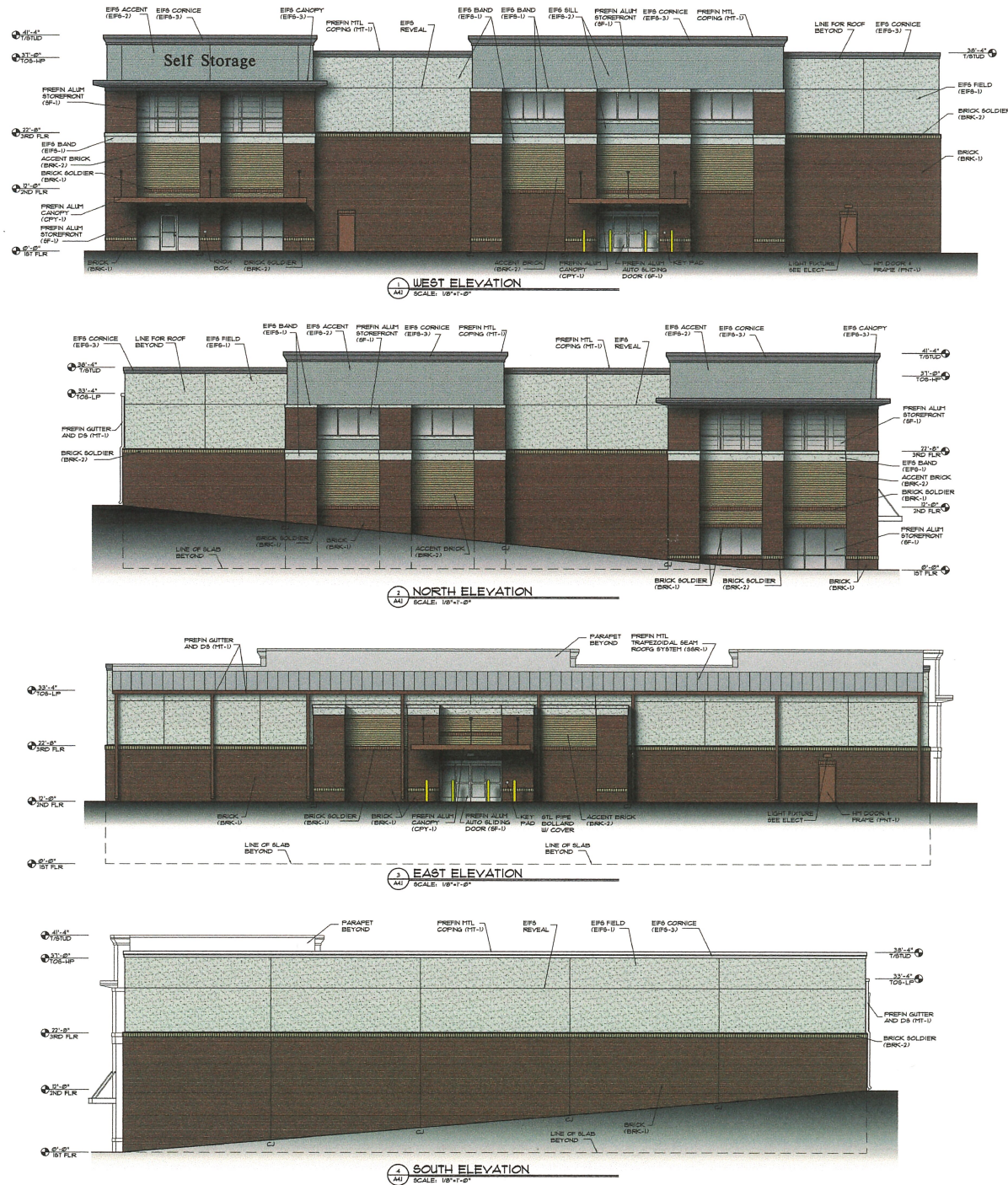


EXHIBIT C - Architectural Renderings



THESE DRAWINGS AND DESIGN ARE PRELIMINARY. THEY ARE NOT TO BE USED FOR CONSTRUCTION. ANY CHANGES TO THE DESIGN SHALL BE MADE BY THE ARCHITECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION.

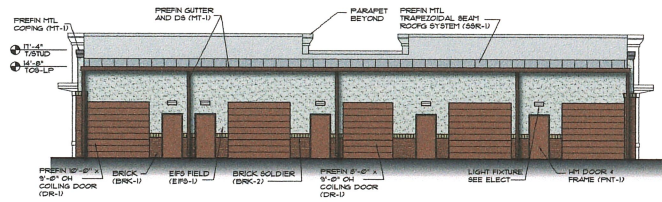
Old Comelia Hwy Self Storage
Old Comelia Hwy
Gainsville, GA



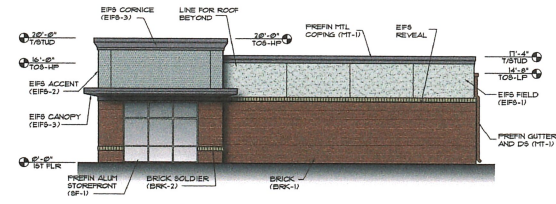
ISSUE: NOT FOR CONSTRUCTION
REVISIONS:

PROJECT NUMBER
2019
DATE
4-12-19

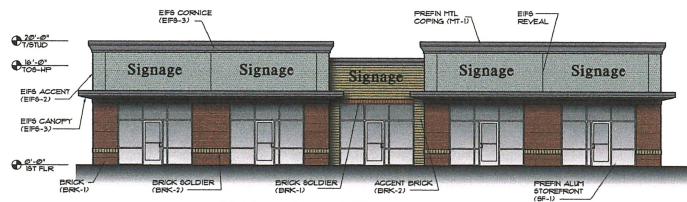
SHEET NUMBER
A4.1



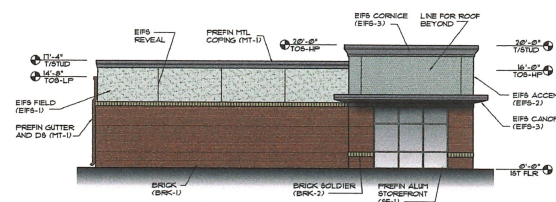
1 SOUTH ELEVATION
SCALE: 1/8\"/>



2 WEST ELEVATION
SCALE: 1/8\"/>



3 NORTH ELEVATION
SCALE: 1/8\"/>



4 EAST ELEVATION
SCALE: 1/8\"/>

THESE DRAWINGS AND DESIGN ARE THE PROPERTY OF STANARD ARCHITECTURE, INC. AND SHALL NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF STANARD ARCHITECTURE, INC. ANY REPRODUCTION OR TRANSMISSION OF THESE DRAWINGS WITHOUT THE WRITTEN PERMISSION OF STANARD ARCHITECTURE, INC. IS PROHIBITED. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY DAMAGE OR INJURY TO PERSONS OR PROPERTY, OR FOR ANY CONSTRUCTION, ARISING OUT OF ANY USE OF THESE DRAWINGS.

Old Comelia Hwy
Office / Warehouse
Old Comelia Hwy
Gainsville, GA



ISSUE NOT FOR CONSTRUCTION
REVISIONS:

PROJECT NUMBER
2019
DATE
4-12-19

SHEET NUMBER

A4.2



Applicant:

CAPSTONE ACQUISITIONS, LLC

ANNEXATION REQUEST

Request:

Annex 6.148+/- acres and establish zoning as Light Industrial (L-I) for a climate controlled self-storage & office/warehouse

Subject Property Address:

0 Jesse Jewell Parkway

Tax Parcel:

00-144-000-023

Meeting Date: 12/10/2019

Map Prepared: 11/19/2019



Subject Property



Right-of-Way to be Annexed



0 150 300 450 600 Feet

1" = 250'



CITY OF

GAINESVILLE

COMMUNITY AND ECONOMIC DEVELOPMENT





Applicant:

CAPSTONE ACQUISITIONS, LLC

ANNEXATION REQUEST

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00-144-000-023

Meeting Date: 12/10/2019

Map Prepared: 11/19/2019



Subject Property and
Right-of-Way to be Annexed



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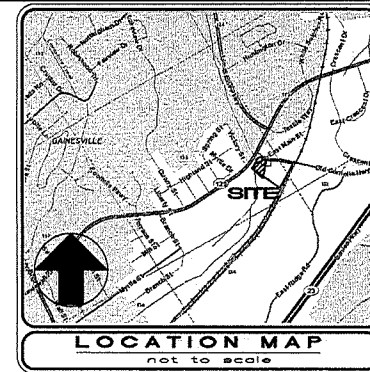
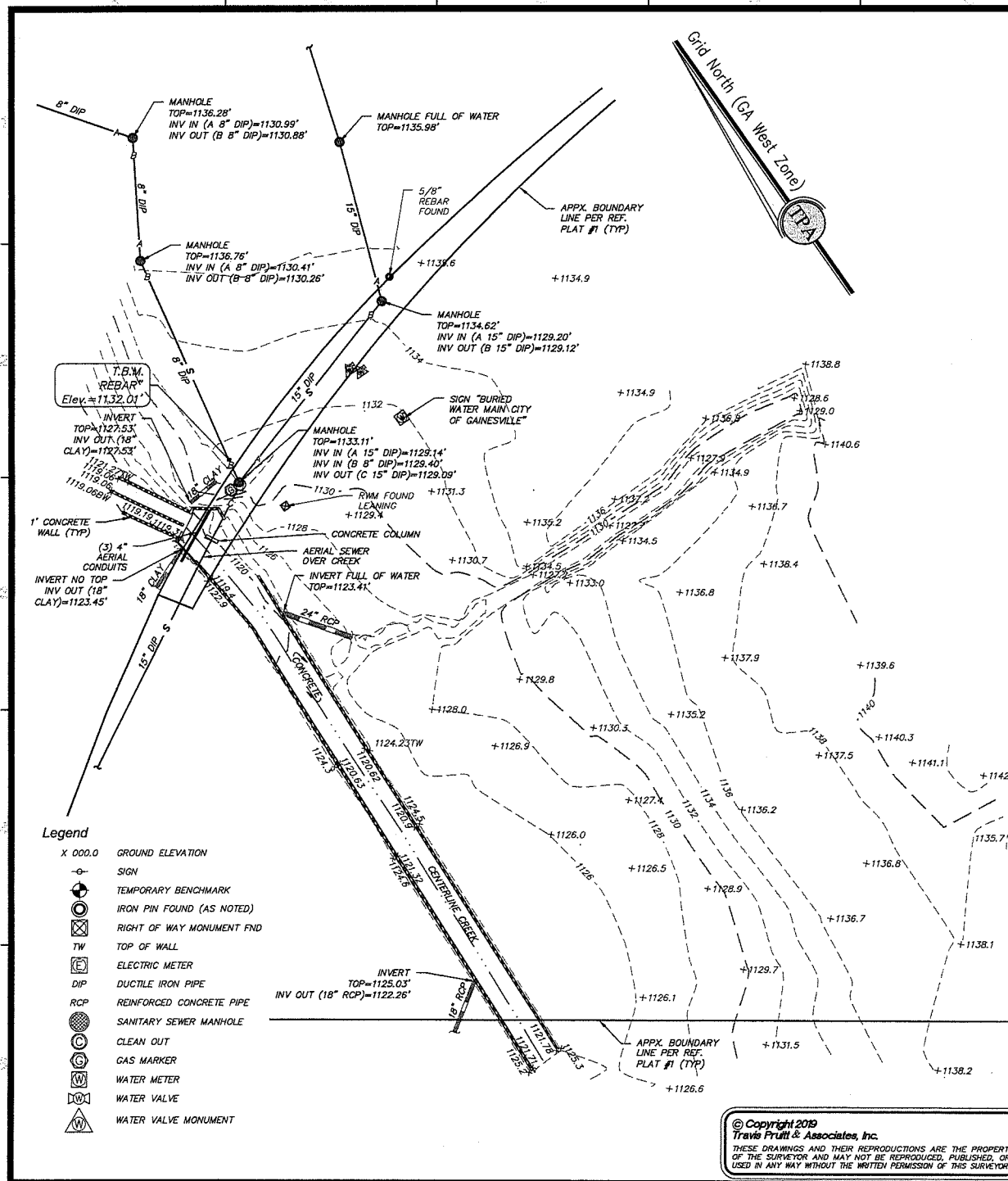
1" = 250'



CITY OF
GAINESVILLE

COMMUNITY AND ECONOMIC DEVELOPMENT





4317 Park Drive, Suite 400
Norcross, Georgia 30093
Phone: (770) 416-7511
Fax: (770) 416-6759
www.travispruit.com

Travis Pruitt & Associates, Inc.
LANDSCAPE ARCHITECT

Certificate of Authorization Number 613

TOPOGRAPHIC SURVEY FOR:

CAPSTONE PROPERTY GROUP, LLC

AUTHORIZED BY JONATHAN COLLINS

LAND LOT 133 - 9TH DISTRICT - HALL COUNTY, GEORGIA

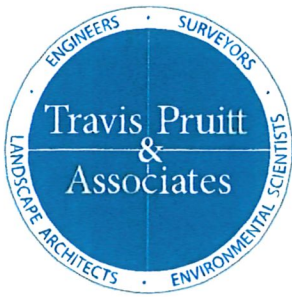
GRAPHIC SCALE: 1" = 30' IN FEET

GEORGIA
REBUTED
No. 2000
JULY 1, 2018
TRAVIS N. PRUITT, J.L.

For The Firm
Travis Pruitt & Associates, Inc.

This survey was prepared in conformity with The Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-67.

PLAT DATE: May 3, 2019
FIELD DATE: April 24, 2019
SCALE: 1" = 30'
IN: 1-19-0102.610
FN: 116-C-3047
Sheet No. 1 of 1



April 30, 2019

City of Gainesville

RE: Old Cornelia Self Storage – Trip Generation Letter

The purpose of this letter is to show that the trip generation that will result from the proposed development at Old Cornelia Highway and Jesse Jewel Parkway in Gainesville, Georgia, should not require a Traffic Impact Study.

The proposed facilities will have one full-access driveway to serve the development from Old Cornelia Highway. Trip generation estimates are based on the rates and equations published in the 7th edition of the Institute of Transportation Engineers (ITE) Trip Generation Report. This reference contains traffic volume count data collected at similar facilities. For this project, the trips generated are based on the following ITE Land Uses: 151 – Mini Warehouse, 710 – General Office Building, and 150 – Warehousing. The trip generation for this project is summarized in the table below.

	Floor Area (s.f.)	Average Daily Trips	A.M. Peak Hour	P.M. Peak Hour
Mini-Warehouse (Self-Storage)	65,100	163	10	17
Office	2,700	30	4	4
Warehousing	2,700	13	1	1
Total	70,500	206	15	22

As the proposed development will create less than 100 peak hour trips and less than 1,000 daily trips, a Traffic Impact Study should not be required, per 9-22-4-4 of the Gainesville Unified Land Development Code.

Travis Pruitt and Associates, Inc.

Brent Thomas, P.E., L.S.I.
Project Manager



CITY OF GAINESVILLE

COUNCIL AGENDA REQUEST

Date Submitted: 12/19/2019

Presenter: Matt Tate

Item of Business: Request from **City of Gainesville** to rezone a 6.84± acres tract located on the southeast corner of the intersection of Jesse Jewell Parkway and Bradford Street, having road frontage on the north side of College Avenue (a/k/a **110 and 120 Jesse Jewell Parkway, SE; 525 Bradford Street, SE; 111 College Avenue, SE**) from Planned Unit Development (P-U-D) and General Business (G-B) to Planned Unit Development (P-U-D). **Ward Number: Three.** Tax Parcel Number(s): 01-010-001-001.
Request: Mixed-use development.

- Proposed Rezoning Ordinance 2020-03

Meeting Date: 1/7/2020

Purpose of Request:

The City of Gainesville desires to rezone the subject property for a mixed-use development located on the south end of the pedestrian bridge within property known as the "City View Lot". The City has selected Terwilliger Pappas to develop the property as part of a previously approved Request for Proposal (RFP) which requires the property to be rezoned. The proposal includes 220-multi-family residential units within three, 4-story buildings, 8,000 square feet of leasing/club/fitness space and two, 2-story, retail/restaurant buildings totaling 10,000 square feet. Vehicular access is proposed from Jesse Jewell Parkway, Bradford Street and College Avenue. Pedestrian walkability will include access to the pedestrian bridge and sidewalks throughout to allow connectivity to the Highlands to Islands Trail network. Approximately 350 surface level parking spaces and additional street parking on Bradford Street and College Avenue are proposed. The property is located within the Midtown Overlay Zone and the adjacent uses include the Ramada hotel, Brenau University, City of Gainesville and Hall County Governmental offices, CVS Pharmacy, South State Bank, NAPA Auto and numerous small office and commercial uses.

History/Background:

Facts & Issues for Consideration:

Department Recommendation:

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

SAMPLE MOTIONS

Approval of Ordinance 2020-03 :

I move to approve the ordinance to rezone the subject property from Planned Unit Development and General Business to Planned Unit Development with five conditions as presented.

Denial of the Request:

I move to deny the request.

Department Director:

Rusty Ligon

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
☐	Legal Ad	Legal Ad
☐	PAB Recommendation Report	Report
☐	Proposed Rezoning Ordinance 2020-03	Ordinance
☐	Exhibit A - Narrative	Attachments/Exhibits
☐	Exhibit B - Concept Plan	Attachments/Exhibits
☐	Exhibit C - Architectural Renderings	Attachments/Exhibits
☐	Location Maps	Backup Material
☐	Overall Site Plan	Backup Material
☐	Surveys	Backup Material

**COMBINED LEGAL AD
Gainesville Planning and Appeals Board
Gainesville City Council**

**Publish Sunday, November 24, 2019
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, December 10, 2019 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 **Smile Doctors** to vary the sign lighting requirements on a 1.16± acres tract located on the southwest side of the intersection of South Enota Drive and Park Hill Drive (a/k/a **1071 South Enota Drive, NE**), having a zoning classification of Office and Institutional (O-I).
Ward Number: Two
Tax Parcel Number(s): 01-077-001-027
Request: Internally illuminated monument sign and wall signs
- 2) Request from **Capstone Acquisitions, LLC** to annex a 6.148± acres tract located on the southeast side of the intersection of Jesse Jewell Parkway and Old Cornelia Highway (a/k/a **0 Jesse Jewell Parkway**) and to establish zoning as Light Industrial (L-I).
Ward Number: Three
Tax Parcel Number(s): 00-144-000-023
Request: Climate controlled storage and office/warehouse
- 3) Request from **City of Gainesville** to rezone a 6.84± acres tract located on the southeast corner of the intersection of Jesse Jewell Parkway and Bradford Street, having road frontage on the north side of College Avenue (a/k/a **110 and 120 Jesse Jewell Parkway, SE; 525 Bradford Street, SE; 111 College Avenue, SE**) from Planned Unit Development (P-U-D) and General Business (G-B) to Planned Unit Development (P-U-D).
Ward Number: Three
Tax Parcel Number(s): 01-010-001-001
Request: Mixed-use development
- 4) Request from **City of Gainesville** to rezone a 4.1± acres tract located on the southwest corner of the intersection of Main Street and Parker Street, having road frontage on the north side of Banks Street and the east side of Grove Street (a/k/a **610 and 622 Main Street, SW; 605 Grove Street, SW**) from Light Industrial (L-I) to Planned Unit Development (P-U-D).
Ward Number: Three
Tax Parcel Number(s): 01-011-004-001
Request: Mixed-use development

**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, January 7, 2020 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 **Capstone Acquisitions, LLC** to annex a 6.148± acres tract located on the southeast side of the intersection of Jesse Jewell Parkway and Old Cornelia Highway (a/k/a **0 Jesse Jewell Parkway**) and to establish zoning as Light Industrial (L-I).
Ward Number: Three
Tax Parcel Number(s): 00-144-000-023
Request: Climate controlled storage and office/warehouse
- 2) Request from **City of Gainesville** to rezone a 6.84± acres tract located on the southeast corner of the intersection of Jesse Jewell Parkway and Bradford Street, having road frontage on the north side of College Avenue (a/k/a **110 and 120 Jesse Jewell Parkway, SE; 525 Bradford Street, SE; 111 College Avenue, SE**) from Planned Unit Development (P-U-D) and General Business (G-B) to Planned Unit Development (P-U-D).
Ward Number: Three
Tax Parcel Number(s): 01-010-001-001
Request: Mixed-use development
- 3) Request from **City of Gainesville** to rezone a 4.1± acres tract located on the southwest corner of the intersection of Main Street and Parker Street, having road frontage on the north side of Banks Street and the east side of Grove Street (a/k/a **610 and 622 Main Street, SW; 605 Grove Street, SW**) from Light Industrial (L-I) to Planned Unit Development (P-U-D).
Ward Number: Three
Tax Parcel Number(s): 01-011-004-001
Request: Mixed-use development

Additional information is available from the Community and Economic 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..... City of Gainesville

Location..... Tract 1: 110 and 120 Jesse Jewell Parkway,
SE; 525 Bradford Street, SE;
111 College Avenue, SE

Tract 2: 610 and 622 Main Street, SW;
605 Grove Street, SW

Request..... Tract 1: Rezone from P-U-D and G-B to
P-U-D
Tract 2: Rezone from L-I to P-U-D

Size Tract 1: 6.84± acres
Tract 2: 4.1± acres

Ward..... Three

Proposed Use..... Mixed-use development

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

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

Date..... December 10, 2019

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

The City of Gainesville desires to rezone two tracts of land for a site specific, mixed-use development to be developed in two phases. The properties are approximately 300 feet apart and separated by one city block. Tract/Phase 1 is 6.84± acres in size and is located on the south end of the pedestrian bridge within property known as the "City View Lot". Tract/Phase 2 is 4.1± acres in size and is located on the property known as the previous "Jail Lot". The City has selected Terwilliger Pappas to develop the property as part of a previously approved Request for Proposal (RFP) which requires the property to be rezoned.

Tract/Phase 1 - 6.84± acres

The proposal includes 220-multi-family residential units within three, 4-story buildings, 8,000 square feet of leasing/club/fitness space and two, 2-story, retail/restaurant buildings totaling 10,000 square feet. The gross residential density is 32.17 dwelling units per acre. The average apartment unit size is estimated to be 935± square feet. The proposed residential units include 110 one-bedroom, 100 two-bedroom and 10 three-bedroom units. Zero (0') setbacks are proposed for all buildings and landscape strips. Any change to the overall development standards will not exceed 10% more or less.

Vehicular access is proposed from Jesse Jewell Parkway, Bradford Street and College Avenue to include a total of four driveways. Pedestrian walkability will include access to the pedestrian bridge and sidewalks throughout to allow connectivity to the Highlands to Islands Trail network. Approximately 350 surface level parking spaces and additional street parking on Bradford Street and College Avenue are to be provided. There are no public roads proposed. City water and sewer will be provided and solid waste will be handled by a private dumpster.

Proposed quality standards include a mixture of brick, cementitious lap siding and panels, and cementitious board/batten exterior materials. Landscaping will include street trees, shade trees along sidewalk, parking and amenity areas. Signage will include six (10' x 20') monument signs, five (6' x 30') blade signs, six (3' x 30') retail signs and three (3' x 20') onsite wall signs.

The proposed amenities include a resort style saltwater pool with sundeck, roof top clubroom, Wi-Fi thought the community, connection to the Highland to Island Trail, business center with reservable suites & conference room, cyber café and coffee bar, 24-hour fitness center, yoga room with group fitness, outdoor terrace with patio seating and bar area, outdoor pavilion, indoor pet spa with washing and drying stations, bike storage/repair stations, electric car charging stations, landscaped courtyard with amenities, mail and packing room.

The property is located within the Midtown Overlay Zone and the adjacent uses include the Ramada hotel, Brenau University, City of Gainesville and Hall County Governmental offices, CVS Pharmacy, South State Bank, NAPA Auto and numerous small office and commercial uses. The adjacent properties are zoned Light Industrial (L-I), General Business (G-B) and Central Business (C-B).

Tract/Phase 2 - 4.1± acres

The proposal includes 180-multi-family residential units within three, 4-story buildings, 6,000 square feet of leasing/club/fitness space and 5,000 square feet retail/restaurant space located on the ground floor of one of the multi-family buildings. The gross residential density is 43.91 dwelling units per acre. The average apartment unit size is estimated to be 940± square feet. The proposed residential units are to include 90 one-bedroom, 81-two bedroom and 9 three-bedroom units. Zero (0') setbacks are proposed for all buildings and landscape strips. Any change to the overall development standards will not exceed 10% more or less.

Vehicular access is proposed from Main Street and Banks Street to include a total of two driveways. Pedestrian walkability will include sidewalks throughout to allow connectivity to the Highlands to Islands Trail network. Approximately 240 surface level parking spaces and additional street parking on Main Street, Banks Street and Grove Street are to be provided. There are no public roads proposed. City water and sewer will be provided and solid waste will be handled by a private dumpster.

Proposed quality standards include a mixture of brick, cementitious lap siding and panels, and cementitious board/batten exterior materials. Landscaping will include street trees, shade trees along sidewalk, parking and amenity areas. Signage will include a three (10' x 20') monument signs, six (6' x 30') blade signs, three (3' x 30') retail signs and three (3' x 20') onsite wall signs.

The proposed amenities are the same as Tract 1 except for a game room with recreational table games and vintage arcade is proposed instead of a resort-style pool with sundeck.

The property is located within the Midtown Overlay Zone and the adjacent uses include numerous office and commercial uses some of which include the Colored Egg restaurant, Grove Street Station, Gainesville Paint & Supply, Iron Beast Gym, and Town View Coin Laundry. The adjacent properties are zoned Heavy Industrial (H-I), Light Industrial (L-I) and General Business (G-B).

▪ **Traffic Impact Study**

A traffic impact study was conducted for this development on November 13, 2019. The study area included the following intersections:

- signalized intersection of Jesse Jewell Parkway (SR 369) at Main Street.

- signalized intersection of Jesse Jewell Parkway (SR 369) at Bradford Street.
- signalized intersection of EE Butler Parkway (SR 11) at College Avenue, SE.
- unsignalized intersection of Jesse Jewell Parkway (SR 369) at Green Street.

Traffic counts were collected on Thursday, October 17, 2019 from 7-9 AM and 4-6 PM at the studied intersections. The below table is a breakdown of the project trip generation as based on a 2.0% annual growth rate for two years.

	Total Trips	Inbound Trips	Outbound Trips
Daily	5,706	1,296	1,296
AM	175	59	116
PM	185	116	69

Based on the results of this traffic impact study, all study intersections are projected to operate at a Level of Service (LOS) of C or above during the AM and PM peak hours under all traffic conditions. Other than the improvements required for each driveway, there are no overall system improvements recommended.

▪ **Other Departmental Comments**

According to the Georgia Department of Transportation (GDOT), the developer will need to coordinate with GDOT since this development will impact the State Route System.

▪ **Zoning History**

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

2019- A request by Christopher Wimberly to rezone 0.31± acres located at 315 Summit Street, SE from Residential-II (R-II) to General Business (G-B) was approved with conditions for a funeral home.

2016- A request by the Gainesville Housing Authority to rezone 11.671± acres located at 233, 240, 315, and 323 Atlanta Street; 207, 209, 221, 223 and 229 Summit Street from Residential-II (R-II), Neighborhood Business (N-B) and General Business (G-B) to Planned Unit Development (P-U-D) was approved with conditions for multi-family apartments.

2014- A request by Pap Datta to rezone 1.04± acres with a special use located at 510, 514 and 520 Maple Street from General Business (G-B) to Light Industrial (L-I) was approved with conditions for a micro-brewery.

2014- A request by Mercy Housing to rezone a 2.2± acres tract located at 620 and 628 Gordon Avenue, SW; 0, 602 and 612 Longstreet Avenue, SW; 627 Queen City Parkway, SW; 504, 512, 514, 520 and 528 Banks Street, SW from Residential-II (R-II), Office and Institutional (O-I), General Business (G-B) and Heavy Industrial (H-I) to Planned Unit Development (P-U-D) was approved with conditions for 90 multi-family low-income housing units but the request was withdrawn at City Council second reading.

▪ **Staff Analysis**

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

The subject properties are surrounded by a mixture of commercial and industrial zoned properties. Nearby residential properties include the Walton Summit apartments and mostly

small tracts of established single-family housing within Midtown Overlay. The proposal appears suitable based on its urban design and the need for additional quality housing, restaurant and commercial uses downtown.

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

The proposal should not adversely affect the adjacent or nearby properties. The redevelopment of the properties will further enhance the area by providing quality commercial, restaurant and residential opportunities with connectivity to the Midtown Greenway and Highlands to Islands trail network. Improvements such as parking, streetscaping, building architecture and amenities will improve the functionality and aesthetics of the subject tracts and adjacent properties. Additional traffic will occur along adjacent and nearby roads; however, according to the traffic study all studied intersections will continue to perform at acceptable levels.

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

The Gainesville Future Development Map for the City of Gainesville places both properties within the *Mixed-Use Midtown* land use category. This category includes areas to be developed in accordance with the Midtown Redevelopment Plan which allows for a mixture of land uses including office, neighborhood retail, and residential.

According to the Character Area map for the City of Gainesville, the subject property is located within the *Central Core* Character Area specifically within the *Downtown/Midtown* subarea. The vision for this area should strive for additional office and housing to provide a more sustainable mix of uses. Recent public improvements to Midtown including the Midtown Greenway and the Jesse Jewell pedestrian bridge have begun a long-term transition to more diverse land uses including a mixed-use core along Main and Bradford streets; flanking multi-family (ideally mixed-income) housing; a multi-modal transportation node at the Amtrak station; and an office / conference / hospitality extension of Downtown across Jesse Jewell Parkway. In addition, mixed-income high quality multi-family housing development should be targeted to take advantage of the open space investment made in the Midtown Greenway and related parks. Land uses supported in the Midtown subarea include mixed-use, multi-family residential, commercial, public / institutional, and transportation / communications / utilities.

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

The proposal will improve two underutilized properties that could serve as cornerstone projects to attract future private redevelopment opportunities within the area. Tract 1 was previously the site of the Town View Plaza shopping center, two small retail strip centers and the Gainesville Public Safety facility and was zoned for hotel and office space 12 years ago. Tract 2 is zoned for industrial purposes and was previously the site of the Corrections Corporation of America ICE facility preceded by the Hall County Jail.

(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. The development proposes to utilize City water and sewer services of which are sufficient to serve both properties.

Existing public safety services already respond to the adjacent and nearby properties. Gainesville Fire Station #1 is located under one mile from both properties.

The proposed development will increase vehicular trips and turning movements along the surrounding road network. According to the Traffic Impact Study, the additional traffic was determined to be acceptable with required driveway improvements.

The projected number of students that may attend public schools within the proposed development is unknown at this time. Gainesville City Schools currently provides bus service to the nearby residential homes and The Walton Summit apartment development.

(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?

The properties are located within the Midtown Overlay Zone which was established in 2005 with the intent to set higher standards for the appearance and functionality of the land uses. It is also intended to encourage mixed use development and the creation of more housing, employment, and recreational opportunities originally identified within the *The Renaissance of Midtown Gainesville Redevelopment Plan* created in 2001. It is expected that the strategic public investment that has occurred within the Midtown area will continue to encourage a mixture of private investment.

(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 mixture of uses, it appears the proposal 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 rezoning request with a zoning of **Planned Unit Development (P-U-D)** for both Tract 1 and Tract 2, based on the Comprehensive Land Use Plan and the mixture of residential and nonresidential uses.

Conditions

- 1. The development standards within the applicant's narrative, concept plan and architectural renderings shall be made part of the zoning ordinance, and shall be subject to the Community & Economic Development Director approval. Any zoning conditions adopted as part of this zoning ordinance that conflict with the applicant's narrative, concept plan and architectural renderings shall take precedence over the applicant's development standards.**
- 2. Prohibited uses for the subject property shall include extended stay hotels, motels/hotels with rooms accessed from the exterior of the building, adult novelty stores group homes, crisis centers, adult entertainment centers, pawn shops, dollar-type stores, massage parlors, hookah lounge, tobacco or vaping stores, gas station/convenience stores, tire stores, auto parts stores, auto body shops, automobile sales establishments, marine sales or repair stores, automated or non-automated car washes, truck stops, coin-laundry facilities, tattoo parlors, psychics, fortune tellers, clairvoyants and the like.**

3. The proposed number, location, type and size of all signage for the development shall be subject to the Community & Economic Development Director approval.
4. All access point design for the subject property shall require review and approval by the Gainesville Public Works Director and the Georgia Department of Transportation. All required access/traffic/sidewalk improvements associated with the proposed development shall be constructed at the full expense of the property owner/developer.
5. An updated as-built boundary survey/plat of the subject property, indicating all improvements required for the proposed use, shall be recorded prior to obtaining a Certificate of Occupancy.

Excerpts from the December 10, 2019 PAB Meeting Minutes

Applicant Presentation: Greg Power, 2472 Fernleaf Court, stated he is one of the partners at Terwilliger Pappas selected to develop the property. He is very excited about the proposed project that will bring quality housing, retail and restaurant space to the City of Gainesville. The development will be constructed over two phases of which both phases will have connectivity to the Highlands to Islands multi-use trail. He mentioned the leases will be between \$1,500 and \$1,600 per month and will be staffed 24/7 along with security. They plan to break ground in May and will be a two-year project.

FAVOR: None

OPPOSE: Gene Cobb – stated he does not oppose the request but would like more information about the project such as access, the size of rooms and stories of the buildings. He also asked what the board actually does and what comes next in the process.

Planning and Appeals Board Comments: Mr. Power stated the apartments are market rate and not subsidized apartments.

Chairman Carter and Mr. Power answered questions from Mr. Cobb and stated the average size of the phase 1 apartments are between 800 and 1500 square feet and the phase 2 apartments are expected to be between 970 and 1,600 square feet. Chairman Carter also advised Mr. Cobb the Planning and Appeals Board is a recommending body and then will go to the City Council for their vote on January 7th. Mr. Powers stated the contractors are planning to submit for a land disturbance permit in February and break ground in the late spring or early summer. He also advised Mr. Cobb that the city view site would be developed first and was unsure the exact timeline of the jail lot.

There was a motion to recommend conditional approval to rezone the 6.84± acres tract (City View Lot) from Planned Unit Development (P-U-D) and General Business (G-B) to Planned Unit Development (P-U-D) with the following conditions:

Motion made by Board Member Martin
Motion seconded by Board Member White
Vote – 7 favor

There was a motion to recommend conditional approval to rezone the 4.1± acres tract (Jail Lot) from Light Industrial (L-I) to Planned Unit Development (P-U-D) with the following conditions:

Motion made by Board Member Thompson

Motion seconded by Board Member White

Vote – 7 favor

Conditions

- 1. The development standards within the applicant's narrative, concept plan and architectural renderings shall be made part of the zoning ordinance, and shall be subject to the Community & Economic Development Director approval. Any zoning conditions adopted as part of this zoning ordinance that conflict with the applicant's narrative, concept plan and architectural renderings shall take precedence over the applicant's development standards.**
- 2. Prohibited uses for the subject property shall include extended stay hotels, motels/hotels with rooms accessed from the exterior of the building, adult novelty stores, group homes, crisis centers, adult entertainment centers, pawn shops, dollar-type stores, massage parlors, hookah lounge, tobacco or vaping stores, gas station/convenience stores, tire stores, auto parts stores, auto body shops, automobile sales establishments, marine sales or repair stores, automated or non-automated car washes, truck stops, coin-laundry facilities, tattoo parlors, psychics, fortune tellers, clairvoyants and the like.**
- 3. The proposed number, location, type and size of all signage for the development shall be subject to the Community & Economic Development Director approval.**
- 4. All access point design for the subject property shall require review and approval by the Gainesville Public Works Director and the Georgia Department of Transportation. All required access/traffic/sidewalk improvements associated with the proposed development shall be constructed at the full expense of the property owner/developer.**
- 5. An updated as-built boundary survey/plat of the subject property, indicating all improvements required for the proposed use, shall be recorded prior to obtaining a Certificate of Occupancy.**

Passed: _____

AN ORDINANCE

No. 2020-03

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF GAINESVILLE, GEORGIA, BY CHANGING THE ZONING ON A 6.84± ACRES TRACT LOCATED ON THE SOUTHEAST CORNER OF THE INTERSECTION OF JESSE JEWELL PARKWAY AND BRADFORD STREET, HAVING ROAD FRONTAGE ON THE NORTH SIDE OF COLLEGE AVENUE (A/K/A 110 AND 120 JESSE JEWELL PARKWAY, SE; 525 BRADFORD STREET, SE; 111 COLLEGE AVENUE, SE) FROM PLANNED UNIT DEVELOPMENT (P-U-D) AND GENERAL BUSINESS (G-B) TO PLANNED UNIT DEVELOPMENT (P-U-D); REPEALING CONFLICTING ORDINANCES; TO PROVIDE FOR SEVERABILITY; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

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

SECTION I.

That from and after the passage of this Ordinance the following described lands shall be zoned and so designated on the Zoning Map of the City of Gainesville as **Planned Unit Development, with conditions (P-U-D-c)**:

Conditions

- 1. The development standards within the applicant's narrative, concept plan and architectural renderings shall be made part of the zoning ordinance, and shall be subject to the Community & Economic Development Director approval. Any zoning conditions adopted as part of this zoning ordinance that conflict with the applicant's narrative, concept plan and architectural renderings shall take precedence over the applicant's development standards.**
- 2. Prohibited uses for the subject property shall include extended stay hotels, motels/hotels with rooms accessed from the exterior of the building, adult novelty stores group homes, crisis centers, adult entertainment centers, pawn shops, dollar-type stores, massage parlors, hookah lounge, tobacco or vaping stores, gas station/convenience stores, tire stores, auto parts stores, auto body shops, automobile sales establishments, marine sales or repair stores, automated or non-automated car washes, truck stops, coin-laundry facilities, tattoo parlors, psychics, fortune tellers, clairvoyants and the like.**
- 3. The proposed number, location, type and size of all signage for the development shall be subject to the Community & Economic Development Director approval.**

ORDINANCE NO. 2020-03

4. All access point design for the subject property shall require review and approval by the Gainesville Public Works Director and the Georgia Department of Transportation. All required access/traffic/sidewalk improvements associated with the proposed development shall be constructed at the full expense of the property owner/developer.
5. An updated as-built boundary survey/plat of the subject property, indicating all improvements required for the proposed use, shall be recorded prior to obtaining a Certificate of Occupancy.

Legal Description

All that tract or parcel of land lying and being in Land Lot 148, 9th Land District, City of Gainesville, Hall County, Georgia as shown on a plat prepared by Patton Land Surveying, LLC, for City of Gainesville, dated April 15th, 2019 last revised October 17th, 2019 and being more particularly described as follows:

Commencing at a PK Nail Found in the centerline intersections of Bradford Street S.E. and College Avenue located at Georgia State Plane Coordinate Northing 1562784.96, Easting 2400143.59, Georgia West Zone, North American Datum of 1983/2007 adjustment; Thence North 18 degrees 42 minutes 22 seconds East for a distance of 36.49 feet to a 1/2" rebar pin set being located at the northerly right-of-way intersections of said Bradford Street S.E. (having a varying right-of-way) and College Avenue (having a 60 foot right-of-way);

THENCE following along said easterly right-of-way of said Bradford Street the following courses;

THENCE North 33 degrees 41 minutes 59 seconds West for a distance of 80.22 feet to a 1/2" rebar pin found; THENCE North 33 degrees 20 minutes 17 seconds West for a distance of 72.51 feet to a point; THENCE North 32 degrees 27 minutes 03 seconds West for a distance of 162.95 feet to a point; THENCE North 30 degrees 39 minutes 44 seconds West for a distance of 171.51 feet to a point; THENCE North 30 degrees 33 minutes 32 seconds West for a distance of 266.15 feet to a 1/2" rebar pin set at the intersection of the Southerly right-of-way line of Jesse Jewell Parkway with the Easterly right-of-way of Bradford Street S.E., and being at Georgia Department of Transportation Station 93+28.57 49.96' right of the survey baseline per right-of-way map, Project number 13551;

Thence following the Southerly right-of-way of said Jesse Jewell Parkway the following courses: Thence North 57 degrees 51 minutes 06 seconds East for a distance of 36.44 feet to a point to a 1/2" rebar pin set; Thence North 57 degrees 51 minutes 06 seconds East for a distance of 69.00 feet to a point to a 1/2" rebar pin set; Thence North 65 degrees 28 minutes 26 seconds East for a distance of 59.25 feet to a point to a 1/2" rebar pin set; Thence North 60 degrees 49 minutes 14 seconds East for a distance of 112.74 feet to a point to a 1/2" rebar pin set; Thence North 62 degrees 01 minutes 17 seconds East for a distance of 58.88 feet to a point to a PK nail set;

Thence leaving said right-of-way of Jesse Jewell Parkway South 29 degrees 06 minutes 48 seconds East for a distance of 90.50 feet to a PK nail set; Thence along a curve to the left having a radius of 116.54 feet and an arc length of 58.79 feet, being subtended by a chord of South 43 degrees 33 minutes 45 seconds East for a distance of 58.17 feet to a

ORDINANCE NO. 2020-03

1/2" rebar pin set; Thence South 57 degrees 58 minutes 55seconds East for a distance of 47.42 feet to a PK nail set; Thence South 32 degrees 01minutes 05 seconds West for a distance of 20.60 feet to a 1/2" rebar pin set; Thence South 57 degrees 52 minutes 52 seconds East for a distance of 112.84 feet to a 1/2" rebar pin set; Thence South 58 degrees 36 minutes 52 seconds East for a distance of 69.30 feet to a PK nail set; Thence South 59 degrees 33 minutes 52 seconds East for a distance of 30.86 feet to a PK nail set; Thence South 60 degrees 04 minutes 52 seconds East for a distance of 175.57 feet to a 1/2" rebar pin set; Thence South 34 degrees 57 minutes 38 seconds West for a distance of 97.65 feet to a point to a 1/2" rebar pin found; Thence South 34 degrees 40 minutes 17 seconds West for a distance of 62.44 feet to a point to a 1/2" rebar pin found; Thence South 34 degrees 48 minutes 47 seconds West for a distance of 71.74 feet to a point to a 1/2" rebar pin found; Thence South 43 degrees 18 minutes 38 seconds East for a distance of 111.18 feet to a 1/2" rebar pin set being located on the northerly right-of-way of said College Avenue; Thence along said right-of-way South 60 degrees 16 minutes 27 seconds West for a distance of 123.36 feet to a point to a 1/2" rebar pin found; Thence along said right-of-way South 59 degrees 05 minutes 15seconds West for a distance of 212.90 feet to a point and said point being the POINT OF BEGINNING.

Said property contains 6.80 acres 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.

SECTION V.

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

ORDINANCE NO. 2020-03

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

EXHIBIT A - Narrative



TERWILLIGER
PAPPAS



PUD Amendment City View Parcel

PROJECT DESCRIPTION

ELEVATING HOME IN GAINESVILLE

Terwilliger Pappas Multi Family Partners is excited to “elevate home” and present a comprehensive proposal for a two-phase Solis Community in Gainesville. The first phase of Solis Gainesville on the City View site will be approximately +/- 220-unit mixed use development featuring a minimum 10,000 sf of retail space. Further, the proposed development will feature park and civic space connecting to the existing pedestrian bridge, and the Highlands to Islands trail system. This will not only activate the bridge but serve to further engage and connect the Gainesville community as a whole.

The project’s architecture will feature a convergence of history and future, truly becoming a new landmark for Downtown Gainesville. Our intent is to mesh with the industrial feel of Gainesville’s neighborhood but with a modern interpretation, redefining upscale residential living in the Chicken City. Apartment homes will feature high end, boutique finishes that evoke a modern, dynamic and sophisticated ambiance for our residents. The parking will be surfaced parking hidden from the street’s view by the Solis community. Terwilliger Pappas, will continue their partnership with JWB Realty, to bring dynamic best in class restaurants into our development and downtown Gainesville.



3 | Terwilliger Pappas Multi-Family Partners- CITY VIEW PARCEL (PHASE 1)

Solis Gainesville Phase I (City View Site)

<i>Location</i>	<i>422 Bradford Street Gainesville, GA 30501</i>
<i>Targeted Completion Date</i>	<i>October 2021</i>
<i>Land Area</i>	<i>6.84 acres</i>
<i>Density</i>	<i>32 (32.1) units per acre</i>
<i>Retail SF:</i>	<i>10,000 sf</i>
<i>Residential Units</i>	<i>Total rental units: approx +/-220</i>
<i>Average Unit Size</i>	<i>Approx. +/- 935 SF</i>
<i>Total Parking Spaces</i>	<i>Minimum of 350 Total Parking Spaces will be provided including on street.</i>

All +/- will be within 10 %



4 | Terwilliger Pappas Multi-Family Partners- CITY VIEW PARCEL (PHASE 1)

Community & Unit Amenities



- Walkable to Gainesville's shops, restaurants, and downtown
- A roof top clubroom with views
- Stay Connected with Wi-Fi throughout the community
- Community connected to the Highland to Island Trail
- Business Center with Reservable Suites & Conference Room
- Cyber Café and Coffee Bar
- Cutting-edge 24-hour fitness center, yoga room with group fitness
- Resort-style saltwater pool with sundeck
- Outdoor terrace with patio seating & bar area
- Indoor pet spa with washing and drying stations
- Outdoor pavilion with amenities
- Bike storage with repair stations
- Electric car charging stations
- Landscaped courtyard with amenities
- Mail and package room

Residences for the Modern Multi-tasker (Well Designed & Expertly Detailed)



- Bright, spacious open-concept floor plans
- Gourmet kitchens featuring stainless steel appliances
- Granite countertops & shaker-style cabinets
- Large kitchen islands with bar seating*
- Energy efficient LED Light Fixtures throughout your home
- Kitchen pantries with ample storage
- Modern glass tile backsplash
- Sophisticated plank flooring
- High efficiency washer & dryer in every apartment
- Spacious condo grade closet systems
- Walk-in showers*
- High/Speed Fiber internet and cable TV packages
- Smart home Technology (Nest Thermostats, USB Outlets)

**in select units*

5 | Terwilliger Pappas Multi-Family Partners- CITY VIEW PARCEL (PHASE 1)

<i>Developer</i>	<i>Terwilliger Pappas</i>
<i>General Contractor</i>	<i>TBD</i>
<i>Architect</i>	<i>Dynamik Design</i>
<i>Landscape Architect</i>	<i>B+C Studio</i>
<i>Civil Engineer</i>	<i>Kimley-Horn and Associates</i>
<i>Property Manager</i>	<i>TBD</i>
<i>Retail Partner</i>	<i>JWB Realty</i>



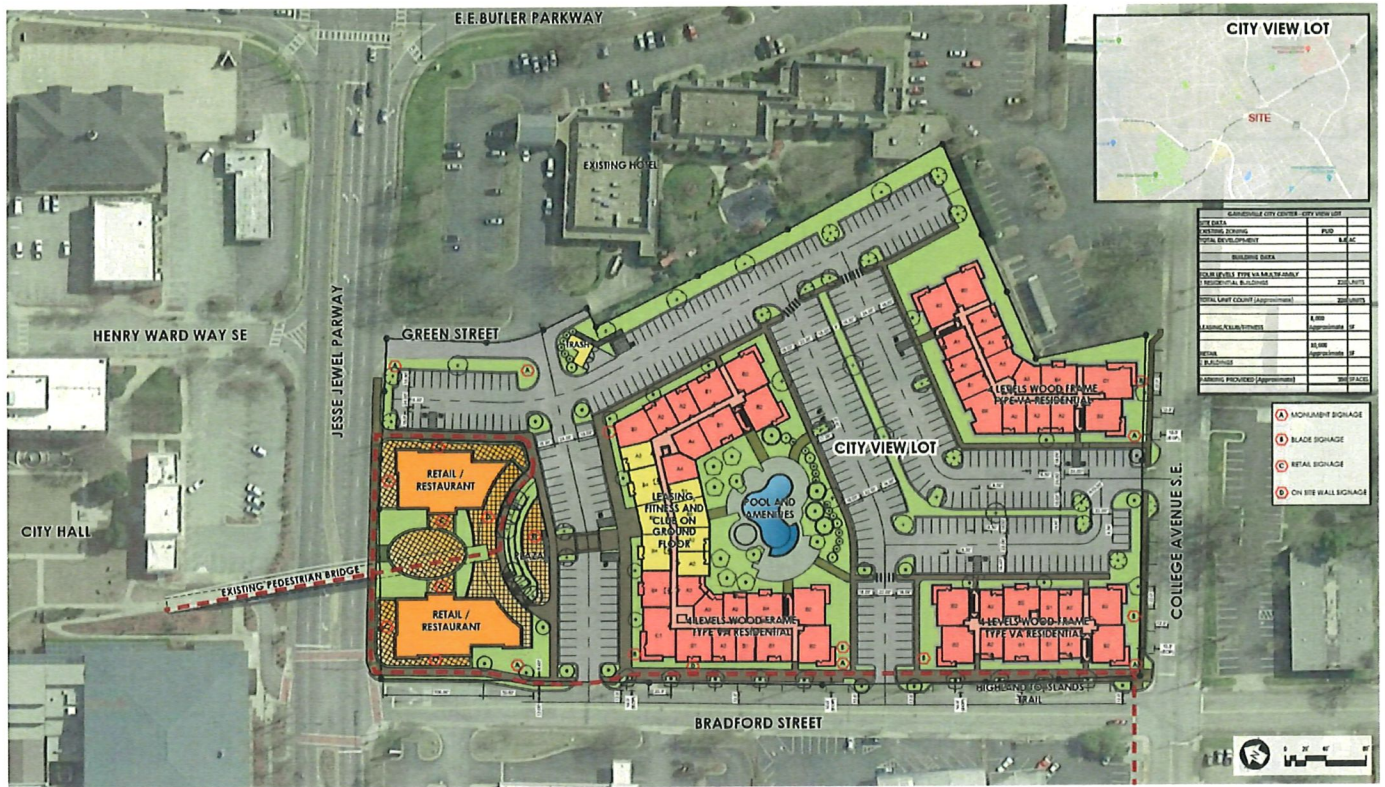
PROJECT PLANS

SCHEMATIC PLANS, SITE PLAN DATA, FLOORPLANS, AND ELEVATIONS

SCHEMATIC AND SITE PLANS



7 | Terwilliger Pappas Multi-Family Partners- CITY VIEW PARCEL (PHASE 1)



ELEVATIONS AND MOOD BOARDS



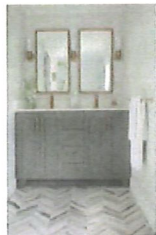


9 | Terwilliger Pappas Multi-Family Partners- CITY VIEW PARCEL (PHASE 1)

FLOOR PLANS

Mix of Units (subject to 10% variance)

- One Bedrooms (and studio and 1 bed plus den)- 50% approximately 110 units
- Two Bedrooms- 45% approximately 100 units
- Three Bedrooms- 5% approximately 10 units



CITY HOME' CONCEPT IMAGES

SITE PLAN DATA

CITY CENTER- PHASE 1

GAINESVILLE CITY CENTER - CITY VIEW LOT		
SITE DATA		
EXISTING ZONING	PUD	
TOTAL DEVELOPMENT	6.8	AC
BUILDING DATA		
FOUR LEVELS TYPE VA MULTIFAMILY		
3 RESIDENTIAL BUILDINGS	220	UNITS
TOTAL UNIT COUNT (Approximate)	220	UNITS
LEASING/CLUB/FITNESS	8,000 Approximate	SF
RETAIL	10,000 Approximate	SF
2 BUILDINGS		
PARKING PROVIDED (Approximate)	350	SPACES

PARKING

- Total Parking Spaces: 350 minimum spaces provided
- Parking Design:
 - Standard Stall Dimensions: 8.5' x 18'
 - Compact Stall Dimensions: 8' x 16'
 - Parallel Stall Dimensions: 8.5' x 22'
 - Drive Aisle Width: 22' (minimum)
- To promote the addition of on-street parallel parking along Bradford Street and College Avenue the width of the travel lanes fronting the property will be reduced to 12' (EOP).

EXTERIOR MATERIALS (ALL APPROXIMATE % WITH A 10% RANGE VARIANCE)

- 20% Brick
- 20% Punched Openings
- 40% Cementitious Lap Siding and Panels
- 20% Cementitious Board/ Batten

LANDSCAPE

- Street trees will occur at approximately 45' on center along public streets to provide shade for all public sidewalks.
- Shade trees will be planted within all center and end parking islands to provide shade coverage to a majority of the internal parking. Tree islands will provide a minimum of 100 square feet of planting area per tree.
- Plant material will provide variety in shape, texture and color to create interest. Material selections will also be water conscious, with a majority of the plant material being drought tolerant.
- All mechanical and trash enclosures will be screened on sides and rear with evergreen trees and shrubs.
- All plant material shall conform to the current version of the American Standard For Nursery Stock published by the American Nursery and Landscape Association.

SITE LIGHTING

- Site lighting will be uniform in style and color temperature throughout the development, and be complementary to the adjacent architecture.

SETBACKS

- Building Setbacks: 0 ft
- Landscape Strips: 0 ft

12 | Terwilliger Pappas Multi-Family Partners- CITY VIEW PARCEL (PHASE 1)

SIGNAGE

- See site plan for approximate locations and attached table showing approximate sizes and quantities.

GAINESVILLE CITY CENTER - CITY VIEW LOT			
SIGNAGE DESIGNATION	SIGN TYPE	SIZE	QUANTITY
A	MONUMENT	10' X 20'	6
B	BLADE	6' X 30'	5
C	RETAIL	3' X 30'	6
D	ON SITE WALL	3' X 20'	3
NOTE: ALL SIZES AND QUANTITIES ARE APPROXIMATE			

RETAIL

- Type 5A
- 2 story space
- Minimum 10,000 SF approximate
- NFPA 13 sprinkler system

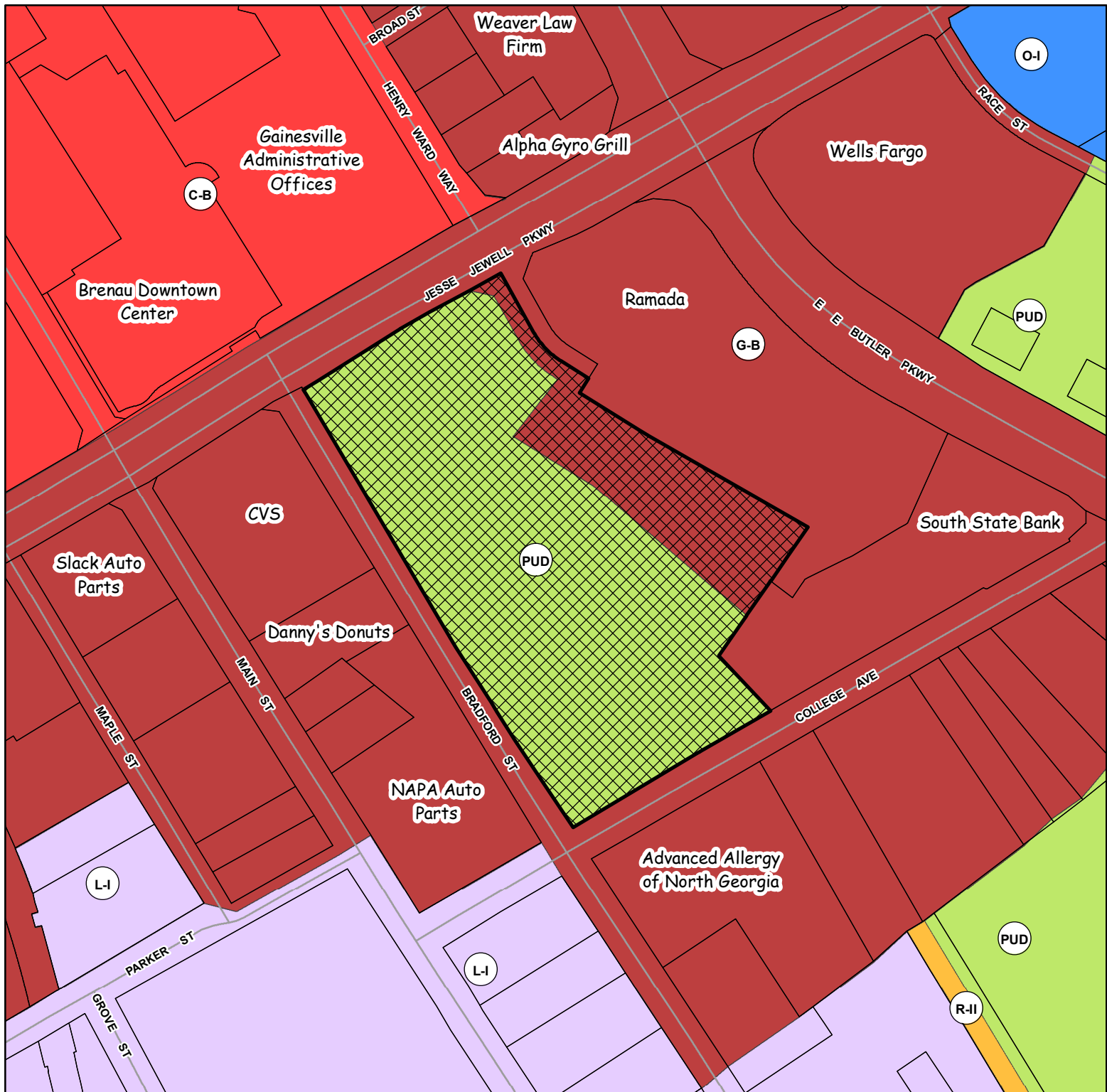
EXHIBIT B - Concept Plan











Applicant:

CITY OF GAINESVILLE

REZONING REQUEST

Request:

Rezone 6.84+/- acres from Planned Unit Development (P-U-D) and General Business (G-B) to Planned Unit Development (P-U-D) for a mixed-use development

Subject Property Address:

110 & 120 Jesse Jewell Parkway, SE;
525 Bradford St. & 111 College Ave.

Tax Parcel:

01-010-001-001

Meeting Date: 12/10/2019

Map Prepared: 11/18/2019



Subject Property



0 120 240 360 480 Feet

1" = 200'



CITY OF

GAINESVILLE

COMMUNITY AND ECONOMIC DEVELOPMENT





Applicant:

CITY OF GAINESVILLE

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Subject Property



0 120 240 360 480 Feet

1" = 200'



CITY OF
GAINESVILLE

COMMUNITY AND ECONOMIC DEVELOPMENT





COMBINATION & TOPOGRAPHIC SURVEY FOR:
CITY OF GAINESVILLE



VICINITY MAP
(NOT TO SCALE)

PROJECT LOCATION

- LEGEND:
- △ A.I.F. - ANGLE IRON FOUND
 - ⊙ A.F. - AXLE FOUND
 - C.M.F. - CONCRETE MONUMENT FOUND
 - A.M.F. - ALUMINUM MONUMENT FOUND
 - ⊙ C.T.F. - CRIMP TOP PIN FOUND
 - R.B.F. - REBAR FOUND (SEE DRAWING FOR SIZE)
 - O.T.F. - OPEN TOP FOUND (SEE DRAWING FOR SIZE)
 - ⊙ I.P.F. - IRON PIN FOUND
 - ⊙ P.K.M.F. - PARKER KALON NAIL FOUND
 - ⊙ F.X. - X-CUT FOUND
 - ⊙ N.F. - NAIL FOUND
 - ⊙ R.F. - ROCK FOUND
 - ⊙ R.R.F. - RAILROAD SPIKE FOUND
 - ⊙ T.F. - TACK FOUND
 - ⊙ P.K.N.S. - PARKER KALON NAIL SET
 - ⊙ R.B.S. - 1/2" REBAR SET WITH CAP
 - C.M.S. - CONCRETE MONUMENT SET
 - ⊙ N.S. - NAIL SET
 - ⊙ C.P. - CALCULATED POINT
 - ⊙ D.I. - DROP INLET
 - ⊙ J.B. - JUNCTION BOX
 - ⊙ W.I. - WIER INLET
 - ⊙ Y.I. - YARD INLET
 - ⊙ C.V. - CABLE TV VAULT
 - ⊙ C.R. - CABLE RISER
 - ⊙ T.V. - TELEPHONE VAULT
 - ⊙ T.P. - TELEPHONE POLE
 - ⊙ T.M.H. - TELEPHONE MANHOLE
 - ⊙ U.T.B. - UNDERGROUND TELEPHONE BOX
 - ⊙ A.C. - AIR CONDITIONER
 - ⊙ P.B. - POWER TRANSFORMER BOX
 - ⊙ E.P.B. - ELECTRIC PULL BOX
 - ⊙ P.M. - POWER METER
 - ⊙ P.P. - POWER POLE
 - ⊙ F.L. - FLOOD LIGHT
 - ⊙ S.P. - SERVICE POLE
 - ⊙ L.P. - LIGHT POLE
 - ⊙ G.W. - GUY WIRE
 - ⊙ B.P. - GUY ANCHOR POLE
 - ⊙ E.S. - ELECTRIC SERVICE
 - ⊙ W.M. - WATER METER
 - ⊙ W.V. - WATER VALVE
 - ⊙ F.H. - FIRE HYDRANT
 - ⊙ F.D.C. - FIRE DEPARTMENT CONNECTION
 - ⊙ I.C.V. - IRRIGATION CONTROL VALVE
 - ⊙ W.P. - WELL POINT
 - ⊙ S.P.G. - WATER SPIGOT
 - ⊙ B.O. - WATER BLOW OFF
 - ⊙ B.F.P. - WATER BACKFLOW PREVENTER
 - ⊙ S.C. - SANITARY CLEANOUT
 - ⊙ S.S.M.H. - SANITARY SEWER MANHOLE
 - ⊙ G.V. - SANITARY GATE VALVE
 - ⊙ G.T. - GREASE TRAP
 - ⊙ OAK - OAK TREE
 - ⊙ P.T. - PINE TREE
 - ⊙ POP. - POPLAR TREE
 - ⊙ SG. - SWEETGUM TREE
 - ⊙ W.O. - WHITE OAK TREE
 - ⊙ R.O. - RED OAK
 - ⊙ HIC. - HICKORY TREE
 - ⊙ MAP. - MAPLE TREE
 - ⊙ W.O. - WATER OAK TREE
 - ⊙ ELM. - ELM TREE
 - ⊙ M.T. - MISCELLANEOUS TYPE TREE
 - ⊙ B.E. - BEECH TREE
 - ⊙ S.T. - SYCAMORE TREE
 - ⊙ U.M. - UNKNOWN TYPE MANHOLE
 - ⊙ GAS - GAS VALVE
 - ⊙ G.M. - GAS METER
 - ⊙ P.R. - PROPANE TANK
 - ⊙ F.P. - FLAG POLE
 - ⊙ T.S.P. - TRAFFIC SIGNAL POLE
 - ⊙ T.S.B. - TRAFFIC SIGNAL BOX
 - ⊙ M.W. - MONITORING WELL
 - ⊙ S.H. - SPRING HEAD
 - ⊙ B.P. - BOLLARD POST
 - ⊙ S.N.L. - TRAFFIC SIGN
 - ⊙ H.C.P. - HANDICAP PARKING
 - ⊙ B.M. - BENCHMARK
 - ⊙ H.C.R. - HANDICAP RAMP
 - ⊙ A.H. - ACCESS HATCH
 - ⊙ R.L. - ROOF LINE
 - ⊙ E.P. - EDGE OF PAVEMENT
 - ⊙ B.C. - BACK OF CURB
 - ⊙ S.W.C.B. - SINGLE WING CATCH BASIN
 - ⊙ D.W.C.B. - DOUBLE WING CATCH BASIN
 - ⊙ I.E. - INVERT ELEVATION
 - ⊙ EL - ELEVATION
 - ⊙ C.M.P. - CORRUGATED METAL PIPE
 - ⊙ R.C.P. - REINFORCED CONCRETE PIPE
 - ⊙ B.C.C.M.P. - BITUMINOUS COATED CORRUGATED PIPE
 - ⊙ H.D.P.E. - HIGH DENSITY POLYETHYLENE PIPE
 - ⊙ P.V.C. - POLYVINYL CHLORIDE PIPE
 - ⊙ D.I.P. - DUCTILE IRON PIPE
 - ⊙ R.W. - RETAINING WALL
 - ⊙ T. - BURIED TELEPHONE LINE
 - ⊙ T. - OVERHEAD TELEPHONE LINE
 - ⊙ B.W. - BURIED WATER MAIN
 - ⊙ S. - BURIED SEWER LINE
 - ⊙ G. - BURIED GAS LINE
 - ⊙ E. - BURIED ELECTRIC LINE
 - ⊙ T.V. - BURIED CABLE TV
 - ⊙ C. - CHAIN LINK FENCE
 - ⊙ W. - WOOD FENCE
 - ⊙ X. - WIRE FENCE
 - ⊙ W. - WROUGHT IRON FENCE
 - ⊙ OHP. - OVERHEAD POWER LINES
 - ⊙ T. - TRAFFIC SIGNAL LINE
 - ⊙ C. - FENCE GATE
 - ⊙ P/L - PROPERTY LINE
 - ⊙ R/W - RIGHT-OF-WAY
 - ⊙ N/F - NOW OR FORMERLY
 - ⊙ C. - CENTERLINE
 - ⊙ INTX - INTERSECTION
 - ⊙ R. - CURVE RADIUS
 - ⊙ L. - CURVE ARC LENGTH
 - ⊙ Δ - CURVE CENTRAL ANGLE
 - ⊙ C.BRG - CHORD BEARING
 - ⊙ C.DIST - CHORD DISTANCE
 - ⊙ L.L. - LAND LOT
 - ⊙ N. - NORTHING COORDINATE
 - ⊙ E. - EASTING COORDINATE
 - ⊙ S/B - SETBACK
 - ⊙ P.O.B. - POINT OF BEGINNING
 - ⊙ P.O.C. - POINT OF COMMENCEMENT
 - ⊙ S.F. - SQUARE FEET
 - ⊙ C.O. - CONTINUOUS OWNERSHIP
 - ⊙ B. - BUILDING LOCATION
 - ⊙ B.S. - BUILDING HEIGHT (FROM GROUND TO ROOF PEAK)
 - ⊙ G.D.O.T. - GEORGIA DEPARTMENT OF TRANSPORTATION
 - ⊙ 25.52 - SPOT ELEVATION
 - ⊙ CONCRETE
 - ⊙ WOOD DECKING
 - ⊙ GRAVEL
 - ⊙ ASPHALT
 - ⊙ PAVEMENT

THIS BLOCK IS RESERVED FOR THE CLERK
OF THE SUPERIOR COURT

SURVEYOR'S NOTES:

1. THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA AS PER FIRM FLOOD INSURANCE RATE MAP OF HALL COUNTY, GA. COMMUNITY PANEL NO. 130263 0187 G, EFFECTIVE DATE: APRIL 4TH, 2018. THIS OPINION IS NOT A CERTIFICATION OF FLOOD HAZARD STATUS, BUT IS AN INTERPRETATION OF THE REFERENCED MAP AND PUBLIC DATA. IF THE EXACT LOCATION OR ELEVATIONS OF THE FLOOD HAZARD BOUNDARIES ARE NECESSARY, A MORE DETAILED STUDY MAY BE NEEDED. THIS FIRM ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE ACCURACY OF THE REFERENCED MAP OR PUBLIC DATA.
2. THIS PROPERTY IS NOT AFFECTED BY THE HALL COUNTY FUTURE FLOOD AREA AS SHOWN ON HALL COUNTY GIS WEB SITE LOCATED AT: <http://gis.hallcounty.org/Public/WebPages/Map/FundyViewer.aspx>
3. IF THIS PROPERTY CONTAINS FEMA AND/OR LOCAL FLOOD HAZARD AREAS, BOTH FEDERAL AND LOCAL RESTRICTIONS MAY APPLY.
4. THIS SURVEY WAS PREPARED ON THE GEORGIA STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR PROJECTION, WEST ZONE, NORTH AMERICAN DATUM OF 1983/2007 ADJUSTMENT, THE SCALE FACTOR FOR THIS SITE IS: 0.999912266. (GRID DISTANCE/SCALE FACTOR=GROUND DISTANCE). ALL COORDINATES SHOWN HEREON ARE GRID COORDINATES UNLESS OTHERWISE STATED.
5. THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGULATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (OCGA) 15-6-67 AS AMENDED BY HB76 (2017).
6. CONVENTIONAL EQUIPMENT USED FOR MEASUREMENT WAS A TOPCON PS 103, GPS EQUIPMENT USED FOR MEASUREMENT WAS A CHAMPION TWO GNSS RECEIVER USING REALTIME KINEMATIC OBSERVATIONS PROCESSED THROUGH THE EGPS NETWORK.
7. THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). CONTOURS WERE COMPUTED BASED ON FIELD LOCATED SPOT ELEVATIONS AND ARE SHOWN AT 1-FOOT INTERVALS.
8. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 20,763 FEET AND AN ANGULAR CLOSURE OF 00'00'03" PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES RULE. FIELD PARTY J.J. & W.H.
9. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 313,132 FEET.
10. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF TITLE REVIEW AND IS SUBJECT TO ANY RESERVATIONS, RESTRICTIONS, RIGHTS-OF-WAY AND EASEMENTS OF RECORD.
11. THIS PLAT OF SURVEY IS FOR THE EXCLUSIVE USE OF THE PARTIES LISTED UNDER THE CAPTION "SURVEY FOR" ANY THIRD PARTY USE TO BE AT THEIR OWN RISK.
12. THIS PROPERTY DOES/DOES NOT CONTAIN STATE WATERS REQUIRING AN UNDISTURBED NATURAL BUFFER. LOCAL ORDINANCES MAY ALSO REQUIRE ADDITIONAL BUFFERS FOR THESE AREAS.
13. IF THE PROPERTY IS LOCATED IN THE NORTH OCOFEE WATERSHED DISTRICT, THEN ADDITIONAL STREAM BUFFERS AND IMPERVIOUS SETBACKS MAY BE REQUIRED FOR COMPLIANCE. (HALL COUNTY CODE § 17.225.040).
14. THE FIELD SURVEY WAS CONDUCTED ON MARCH 22ND, 28TH, 29TH AND APRIL 12, 2019.
15. THE UNDERGROUND UTILITIES SHOWN HEREON WERE LOCATED BASED ON SURFACE EVIDENCE AND FROM INFORMATION TAKEN FROM G.I.S./UTILITY WEB SITES. THERE MAY BE OTHER SUBSURFACE UTILITIES THAT SERVICE THE PROPERTY THAT ARE NOT SHOWN ON THIS SURVEY.
16. NO GEORGIA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP WAS FOUND IN OUR RESEARCH THAT COVERS THE SECTION OF JESSE JEWELL PARKWAY FROM BRADFORD STREET EAST TO ATHENS HIGHWAY (SYCAMORE STREET). THE RIGHT-OF-WAY LINES WERE BASED ON PREVIOUS HISTORICAL SURVEYS (SEE REFERENCE MATERIALS). THE GEORGIA DEPARTMENT OF TRANSPORTATION BASELINE SHOWN ON THIS SURVEY IS APPROXIMATE AND WAS BASED ON THE CONNECTION OF THE KNOWN EXISTING BASELINES ON EITHER SIDE OF THE PROJECT.
17. AT THE DIRECTION OF THE CITY OF GAINESVILLE, NO EXISTING ZONING OR BUILDING SET-BACK INFORMATION HAS BEEN SHOWN ON THIS SURVEY.

SURVEYOR'S CERTIFICATION:

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR. THIS PLAT HAS BEEN APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS THAT REQUIRE PRIOR APPROVAL FOR RECORDING THIS TYPE OF PLAT OR ONE OR MORE OF THE APPLICABLE LOCAL JURISDICTIONS DO NOT REQUIRE APPROVAL OF THIS TYPE OF PLAT. FOR ANY APPLICABLE LOCAL JURISDICTION THAT REQUIRES APPROVAL OF THIS TYPE OF PLAT, THE NAMES OF THE INDIVIDUALS SIGNING OR APPROVING THIS PLAT, THE AGENCY OR OFFICE OF THAT INDIVIDUAL, AND THE DATE OF APPROVAL ARE LISTED IN THE APPROVAL TABLE SHOWN HEREON. FOR ANY APPLICABLE LOCAL JURISDICTION THAT DOES NOT REQUIRE APPROVAL OF THIS TYPE OF PLAT, THE NAME OF SUCH LOCAL JURISDICTION AND THE NUMBER OF THE APPLICABLE ORDINANCE OR RESOLUTION PROVIDING THAT NO SUCH APPROVAL IS REQUIRED ARE LISTED IN THE APPROVAL TABLE SHOWN HEREON.

THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS MAP, PLAT OR PLAN FOR FILING:

CITY OF GAINESVILLE COMMUNITY DEVELOPMENT DEPARTMENT DATE:

SUCH APPROVALS, AFFIRMATIONS, OR ORDINANCE OR RESOLUTION NUMBERS 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.

Chris M. Patton, GA. R.L.S. #2647 04/15/2019
DATE:



SHEET INDEX

- SHEET 1 - COVER SHEET
- SHEET 2 - BOUNDARY SURVEY MAP
- SHEET 3 - STORM & SEWER INVERT INFORMATION & CONTOURS

REFERENCES:

1. DEED BOOK 8180, PAGES 335-341
2. DEED BOOK 8126, PAGES 37-41
3. DEED BOOK 7302, PAGE 596-601
4. PLAT BOOK 99, PAGE 25
5. PLAT SLIDE 555, PAGE 138A
6. TOPOGRAPHIC SURVEY PREPARED FOR THE CITY OF GAINESVILLE BY PATTON LAND SURVEYING, JOB #15-027, DATED MARCH 7TH, 2015.
7. SURVEY FOR THE STATE OF GEORGIA DEPARTMENT OF TRANSPORTATION PERMANENT INGRESS & EGRESS EASEMENTS & TEMPORARY CONSTRUCTION EASEMENTS & RIGHT-OF-WAY FOR THE CITY OF GAINESVILLE, GAINESVILLE MIDTOWN MULTI-USE-TRAIL - PHASE IIB & IIC CITY OF GAINESVILLE, BY PATTON LAND SURVEYING, JOB #15-209, DATED JUNE 15TH, 2017.
8. BOUNDARY SURVEY FOR CITY VIEW PLAZA LLC, BY B.F. DYER & HENNING INC., DATED DECEMBER 23RD, 2011.
9. STATE OF GEORGIA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, PROJECT CSSTP-0006-00(448), DATED APRIL 2ND, 2007.
10. GEORGIA DEPARTMENT OF TRANSPORTATION PROJECT: M-3090 (1) DATED 4-30-1973 PAGES 5-6.
11. SURVEY FOR THE CITY OF GAINESVILLE "GREENING OF THE MOAT", BY PATTON LAND SURVEYING, JOB #17-026, DATED FEBRUARY 24TH, 2017.

AREA: 6.84 ACRES

WATER SERVICE BY:
CITY OF GAINESVILLE

SEWER SERVICE BY:
CITY OF GAINESVILLE

WETLANDS INFORMATION:

AS PER THE U.S. FISH AND WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY AS RESEARCHED ON THE FOLLOWING WEB SITE: <http://www.fws.gov/wetlands/data/mapper.html>. THIS PROPERTY DOES NOT CONTAIN WETLANDS. NO FORMAL WETLANDS STUDY HAS BEEN PERFORMED FOR THIS SITE UNLESS OTHERWISE NOTED.

STATE WATERS BUFFER:

AN UNDISTURBED VEGETATIVE BUFFER MEETING CITY OR COUNTY AND STATE REGULATIONS WILL BE PRESERVED ADJACENT TO ALL STREAMS AND LAKES. THERE SHALL BE A 50-FOOT UNDISTURBED BUFFER AS MEASURED HORIZONTALLY FROM POINT WHERE VEGETATION HAS BEEN WRESTED BY NORMAL STREAM FLOW OR WAVE ACTION. THERE SHALL BE A 75-FOOT IMPERVIOUS SET-BACK AS MEASURED HORIZONTALLY FROM POINT WHERE VEGETATION HAS BEEN WRESTED BY NORMAL STREAM FLOW OR WAVE ACTION. (HALL COUNTY CODE § 8.170.070)

SURVEYOR'S CERTIFICATE

It is hereby certified that this plat is true and correct and was prepared from an actual survey of the property by me or under my supervision; that all monuments shown thereon actually exist. The field data upon which this plat is based has a closure precision of one foot in 20,763 feet, and an angular error of 00'00'03" per angle point, and was adjusted using Crandall's rule. This plat has been calculated for closure and is found to be accurate within one foot in 313,132 feet.

Chris M. Patton
By: CHRIS M. PATTON
Registered Georgia Land Surveyor No. 2647
Patton Land Surveying
P.O. Box 258 Gainesville, GA 30503
Phone: (770) 532-6492
Fax: (770) 532-1995
E-Mail: cpatton@pattonsurveying.com
Date: APRIL 15TH, 2019

OWNER'S CERTIFICATE:

State of Georgia
City of Gainesville, County of Hall

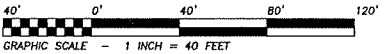
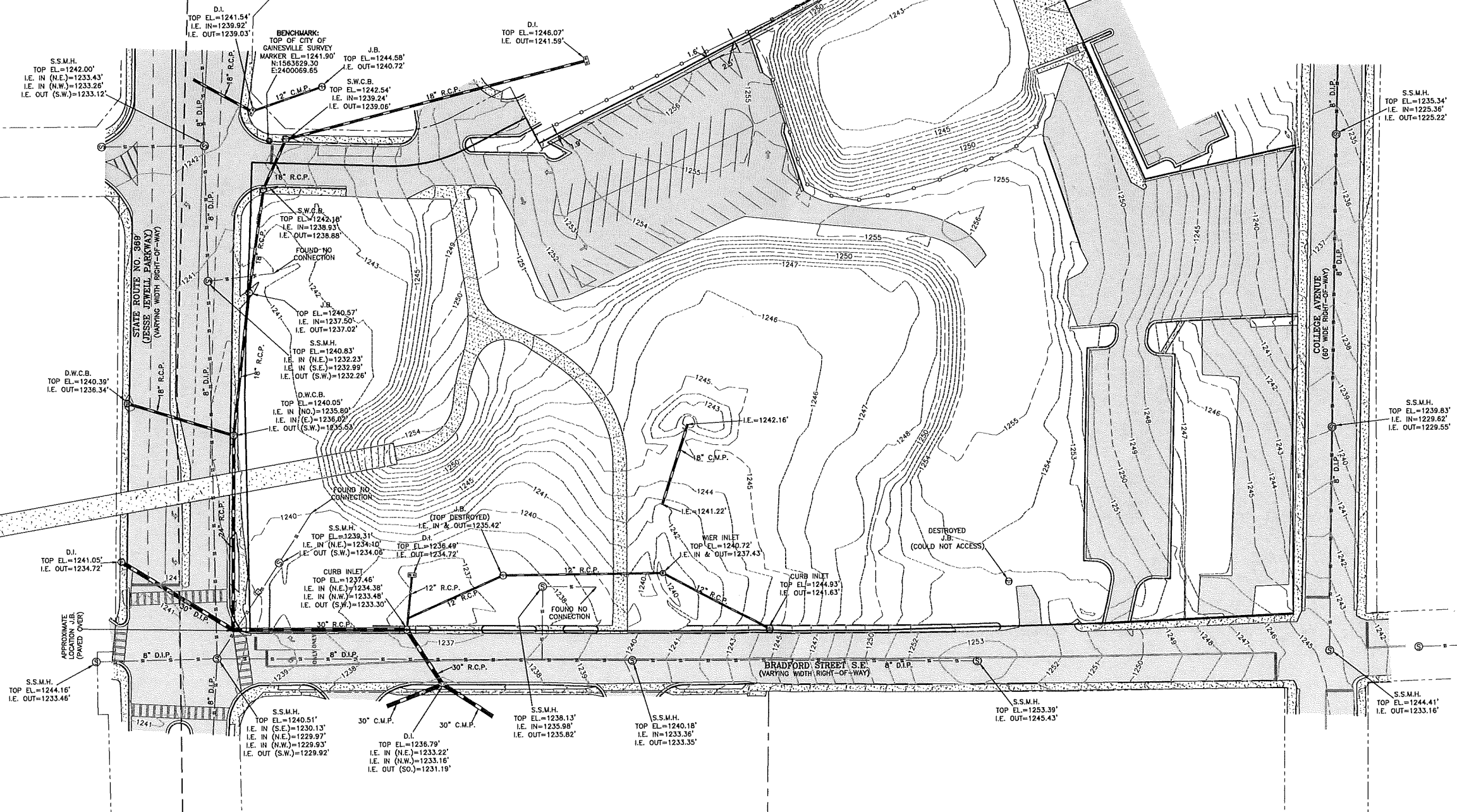
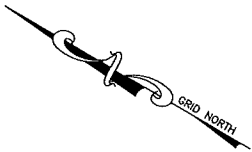
The undersigned certifies that he or she is the owner and subdivider of the land shown on this plat and that the plat and the public and private improvements contained therein or associated therewith meet all applicable requirements and standards of the Gainesville Unified Land Development Code. The owner further acknowledges this plat and allotment to be his free act and deed, and dedicates to the Public forever all areas shown or indicated on this plat as public streets, easements or other public use areas, and all water system, sewerage and other public improvements (hereinafter "facilities"). However, the City of Gainesville will not take ownership and maintenance of these facilities until such time as the undersigned petitions for and the Governing Body of the City of Gainesville accepts the dedication and acceptance of the facilities as provided in section 9-13-14-12 of the Gainesville Unified Land Development Code and provided a maintenance bond as required in sections 9-13-13-9 and 10.

Owner's name:
Owner's address:

(Owner's signature)

Date:

THIS BLOCK IS RESERVED FOR THE CLERK
OF THE SUPERIOR COURT



REGISTERED PROFESSIONAL
LAND SURVEYORS
P.O. BOX 256
GAINESVILLE, GA. 30503
PHONE: (770) 532-6492
FAX: (770) 532-1995
www.pattonsurveying.com



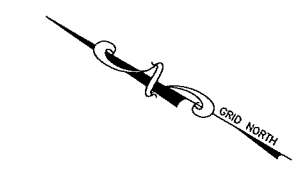
COMPUTATIONS BY: C.H.K.
SURVEYED BY: J.J. & W.H.
DRAFTED BY: W.H. & C.H.K.
CHECKED BY: C.M.P.

COMBINATION & TOPOGRAPHIC FOR:
CITY OF GAINESVILLE
- LOCATED IN -
LAND LOT 148
9TH LAND DISTRICT
CITY OF GAINESVILLE
HALL COUNTY, GEORGIA

REVISIONS	
No.	DESCRIPTION

SHEET NUMBER:
3 of 3
SCALE: 1" = 40'
SURVEY DATE: 04/12/2019
PLAT DATE: 04/15/2019
19-033.dwg
JN. 19-033

THIS BLOCK IS RESERVED FOR THE CLERK OF THE SUPERIOR COURT



LINE	BEARING	DISTANCE
1	N 33°41'59" W	60.22
2	N 33°20'17" W	72.51
3	N 57°52'53" E	49.28
4	N 60°23'38" E	49.30
5	N 61°33'08" E	66.48
6	N 60°52'20" E	51.83
7	N 29°05'31" E	59.54
8	N 57°58'55" E	47.42
9	N 32°01'05" W	20.60
10	N 58°36'52" E	69.30
11	N 39°33'59" E	30.88
12	N 34°40'17" W	62.44
13	N 34°48'47" W	71.74
14	N 43°18'38" E	111.18

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	116.54	156.79	158.17	S 43°33'45" E	26°54'15"

REGISTERED PROFESSIONAL
LAND SURVEYORS



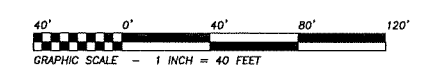
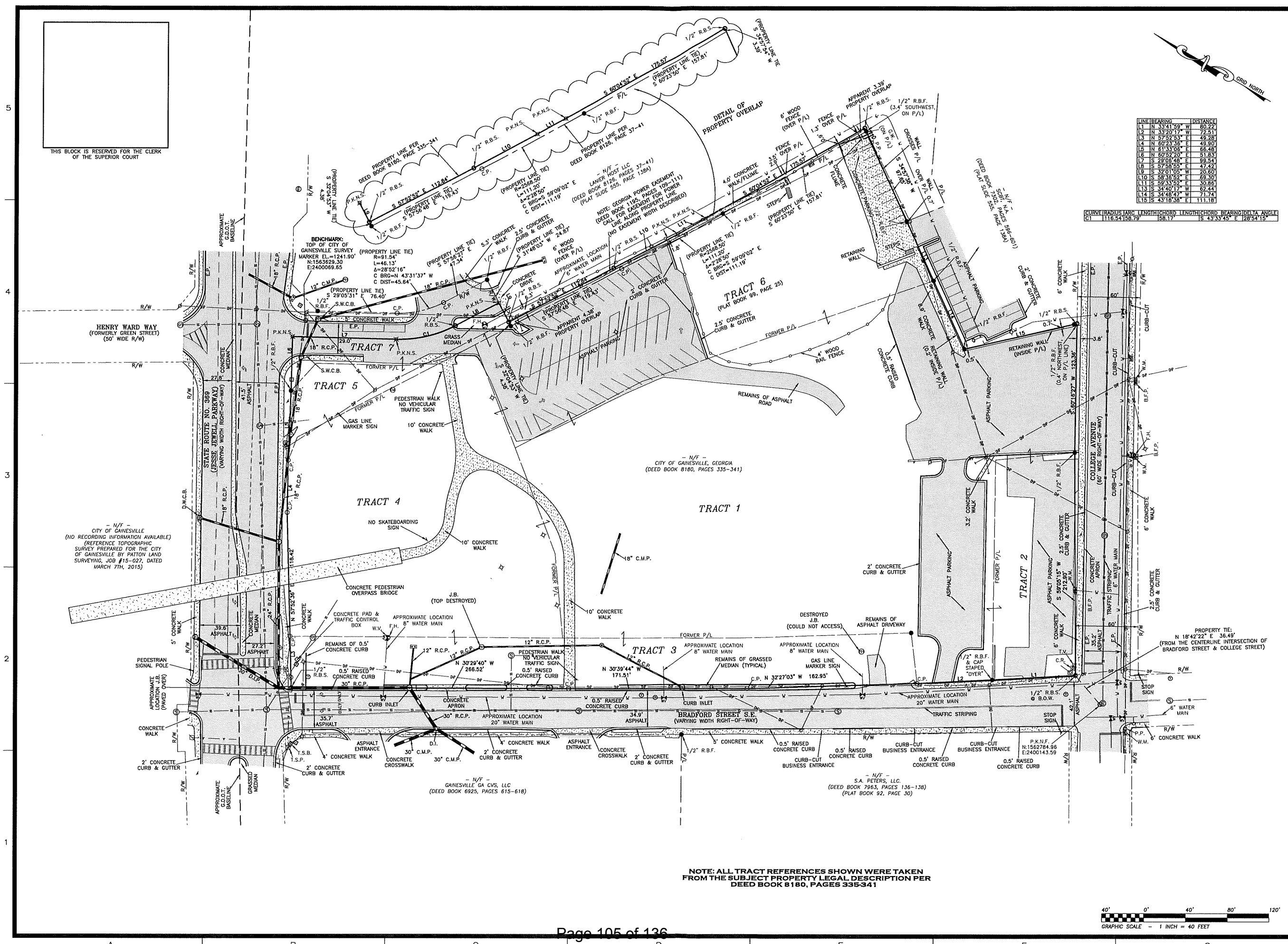
P.O. BOX 256
GAINESVILLE, GA 30603
PHONE: (770) 532-6492
FAX: (770) 532-1995
www.patonsurveying.com

COMPUTATIONS BY: C.H.K.
SURVEYED BY: J.J. & W.H.
DRAFTED BY: W.H. & C.H.K.
CHECKED BY: C.M.P.

COMBINATION & TOPOGRAPHIC FOR:
CITY OF GAINESVILLE
- LOCATED IN -
LAND LOT 148
9TH LAND DISTRICT
CITY OF GAINESVILLE
HALL COUNTY, GEORGIA

REVISIONS	
NO.	DESCRIPTION

SHEET NUMBER:
2 of 3
SCALE: 1" = 40'
SURVEY DATE: 04/12/2019
PLAT DATE: 04/15/2019
19-033.dwg
JN. 19-033



CITY OF GAINESVILLE

COUNCIL AGENDA REQUEST

Date Submitted: 12/19/2019

Presenter: Matt Tate

Item of Business: Request from **City of Gainesville** to rezone a 4.1± acres tract located on the southwest corner of the intersection of Main Street and Parker Street, having road frontage on the north side of Banks Street and the east side of Grove Street (a/k/a **610 and 622 Main Street, SW; 605 Grove Street, SW**) from Light Industrial (L-I) to Planned Unit Development (P-U-D). **Ward Number: Three.** Tax Parcel Number(s): 01-011-004-001. **Request: Mixed-use development.**

- Proposed Rezoning Ordinance 2020-04

Meeting Date: 1/7/2020

Purpose of Request:

This proposal is a companion rezoning request to the preceding agenda item. The City of Gainesville desires to rezone the subject property for a mixed-use development located within what was known as the previous “Jail Lot”. The City has selected Terwilliger Pappas to develop the property as part of a previously approved Request for Proposal (RFP) which requires the property to be rezoned. The proposal includes 180-multi-family residential units within three, 4-story buildings, 6,000 square feet of leasing/club/fitness space and 5,000 square feet retail/restaurant space located on the ground floor of one of the multi-family buildings. Vehicular access is proposed from Main Street and Banks Street. Pedestrian walkability will include sidewalks throughout to allow connectivity to the Highlands to Islands Trail network. Approximately 240 surface level parking spaces and additional street parking on Main Street, Banks Street and Grove Street are proposed. The property is located within the Midtown Overlay Zone and the adjacent uses include numerous office and commercial uses some of which include the Colored Egg restaurant, Grove Street Station, Gainesville Paint & Supply, Iron Beast Gym, and Town View Coin Laundry.

History/Background:

Facts & Issues for Consideration:

Department Recommendation:

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

SAMPLE MOTIONS

Approval of Ordinance 2020-04 :

I move to approve the ordinance to rezone the subject property from Light Industrial to Planned Unit Development with five conditions as presented.

Denial of the Request:

I move to deny the request.

Department Director:

Rusty Ligon

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
☐	Legal Ad	Legal Ad
☐	PAB Recommendation Report	Report
☐	Proposed Zoning Ordinance 2020-04	Ordinance
☐	Exhibit A - Narrative	Attachments/Exhibits
☐	Exhibit B - Concept Plan	Attachments/Exhibits
☐	Exhibit C - Architectural Rendering	Attachments/Exhibits
☐	Location Maps	Backup Material
☐	Overall Site Plan	Backup Material
☐	Survey	Backup Material

**COMBINED LEGAL AD
Gainesville Planning and Appeals Board
Gainesville City Council**

**Publish Sunday, November 24, 2019
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, December 10, 2019 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 **Smile Doctors** to vary the sign lighting requirements on a 1.16± acres tract located on the southwest side of the intersection of South Enota Drive and Park Hill Drive (a/k/a **1071 South Enota Drive, NE**), having a zoning classification of Office and Institutional (O-I).
Ward Number: Two
Tax Parcel Number(s): 01-077-001-027
Request: Internally illuminated monument sign and wall signs
- 2) Request from **Capstone Acquisitions, LLC** to annex a 6.148± acres tract located on the southeast side of the intersection of Jesse Jewell Parkway and Old Cornelia Highway (a/k/a **0 Jesse Jewell Parkway**) and to establish zoning as Light Industrial (L-I).
Ward Number: Three
Tax Parcel Number(s): 00-144-000-023
Request: Climate controlled storage and office/warehouse
- 3) Request from **City of Gainesville** to rezone a 6.84± acres tract located on the southeast corner of the intersection of Jesse Jewell Parkway and Bradford Street, having road frontage on the north side of College Avenue (a/k/a **110 and 120 Jesse Jewell Parkway, SE; 525 Bradford Street, SE; 111 College Avenue, SE**) from Planned Unit Development (P-U-D) and General Business (G-B) to Planned Unit Development (P-U-D).
Ward Number: Three
Tax Parcel Number(s): 01-010-001-001
Request: Mixed-use development
- 4) Request from **City of Gainesville** to rezone a 4.1± acres tract located on the southwest corner of the intersection of Main Street and Parker Street, having road frontage on the north side of Banks Street and the east side of Grove Street (a/k/a **610 and 622 Main Street, SW; 605 Grove Street, SW**) from Light Industrial (L-I) to Planned Unit Development (P-U-D).
Ward Number: Three
Tax Parcel Number(s): 01-011-004-001
Request: Mixed-use development

**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, January 7, 2020 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 **Capstone Acquisitions, LLC** to annex a 6.148± acres tract located on the southeast side of the intersection of Jesse Jewell Parkway and Old Cornelia Highway (a/k/a **0 Jesse Jewell Parkway**) and to establish zoning as Light Industrial (L-I).
Ward Number: Three
Tax Parcel Number(s): 00-144-000-023
Request: Climate controlled storage and office/warehouse
- 2) Request from **City of Gainesville** to rezone a 6.84± acres tract located on the southeast corner of the intersection of Jesse Jewell Parkway and Bradford Street, having road frontage on the north side of College Avenue (a/k/a **110 and 120 Jesse Jewell Parkway, SE; 525 Bradford Street, SE; 111 College Avenue, SE**) from Planned Unit Development (P-U-D) and General Business (G-B) to Planned Unit Development (P-U-D).
Ward Number: Three
Tax Parcel Number(s): 01-010-001-001
Request: Mixed-use development
- 3) Request from **City of Gainesville** to rezone a 4.1± acres tract located on the southwest corner of the intersection of Main Street and Parker Street, having road frontage on the north side of Banks Street and the east side of Grove Street (a/k/a **610 and 622 Main Street, SW; 605 Grove Street, SW**) from Light Industrial (L-I) to Planned Unit Development (P-U-D).
Ward Number: Three
Tax Parcel Number(s): 01-011-004-001
Request: Mixed-use development

Additional information is available from the Community and Economic 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..... City of Gainesville

Location..... Tract 1: 110 and 120 Jesse Jewell Parkway,
SE; 525 Bradford Street, SE;
111 College Avenue, SE

Tract 2: 610 and 622 Main Street, SW;
605 Grove Street, SW

Request..... Tract 1: Rezone from P-U-D and G-B to
P-U-D
Tract 2: Rezone from L-I to P-U-D

Size Tract 1: 6.84± acres
Tract 2: 4.1± acres

Ward..... Three

Proposed Use..... Mixed-use development

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

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

Date..... December 10, 2019

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

The City of Gainesville desires to rezone two tracts of land for a site specific, mixed-use development to be developed in two phases. The properties are approximately 300 feet apart and separated by one city block. Tract/Phase 1 is 6.84± acres in size and is located on the south end of the pedestrian bridge within property known as the "City View Lot". Tract/Phase 2 is 4.1± acres in size and is located on the property known as the previous "Jail Lot". The City has selected Terwilliger Pappas to develop the property as part of a previously approved Request for Proposal (RFP) which requires the property to be rezoned.

Tract/Phase 1 - 6.84± acres

The proposal includes 220-multi-family residential units within three, 4-story buildings, 8,000 square feet of leasing/club/fitness space and two, 2-story, retail/restaurant buildings totaling 10,000 square feet. The gross residential density is 32.17 dwelling units per acre. The average apartment unit size is estimated to be 935± square feet. The proposed residential units include 110 one-bedroom, 100 two-bedroom and 10 three-bedroom units. Zero (0') setbacks are proposed for all buildings and landscape strips. Any change to the overall development standards will not exceed 10% more or less.

Vehicular access is proposed from Jesse Jewell Parkway, Bradford Street and College Avenue to include a total of four driveways. Pedestrian walkability will include access to the pedestrian bridge and sidewalks throughout to allow connectivity to the Highlands to Islands Trail network. Approximately 350 surface level parking spaces and additional street parking on Bradford Street and College Avenue are to be provided. There are no public roads proposed. City water and sewer will be provided and solid waste will be handled by a private dumpster.

Proposed quality standards include a mixture of brick, cementitious lap siding and panels, and cementitious board/batten exterior materials. Landscaping will include street trees, shade trees along sidewalk, parking and amenity areas. Signage will include six (10' x 20') monument signs, five (6' x 30') blade signs, six (3' x 30') retail signs and three (3' x 20') onsite wall signs.

The proposed amenities include a resort style saltwater pool with sundeck, roof top clubroom, Wi-Fi thought the community, connection to the Highland to Island Trail, business center with reservable suites & conference room, cyber café and coffee bar, 24-hour fitness center, yoga room with group fitness, outdoor terrace with patio seating and bar area, outdoor pavilion, indoor pet spa with washing and drying stations, bike storage/repair stations, electric car charging stations, landscaped courtyard with amenities, mail and packing room.

The property is located within the Midtown Overlay Zone and the adjacent uses include the Ramada hotel, Brenau University, City of Gainesville and Hall County Governmental offices, CVS Pharmacy, South State Bank, NAPA Auto and numerous small office and commercial uses. The adjacent properties are zoned Light Industrial (L-I), General Business (G-B) and Central Business (C-B).

Tract/Phase 2 - 4.1± acres

The proposal includes 180-multi-family residential units within three, 4-story buildings, 6,000 square feet of leasing/club/fitness space and 5,000 square feet retail/restaurant space located on the ground floor of one of the multi-family buildings. The gross residential density is 43.91 dwelling units per acre. The average apartment unit size is estimated to be 940± square feet. The proposed residential units are to include 90 one-bedroom, 81-two bedroom and 9 three-bedroom units. Zero (0') setbacks are proposed for all buildings and landscape strips. Any change to the overall development standards will not exceed 10% more or less.

Vehicular access is proposed from Main Street and Banks Street to include a total of two driveways. Pedestrian walkability will include sidewalks throughout to allow connectivity to the Highlands to Islands Trail network. Approximately 240 surface level parking spaces and additional street parking on Main Street, Banks Street and Grove Street are to be provided. There are no public roads proposed. City water and sewer will be provided and solid waste will be handled by a private dumpster.

Proposed quality standards include a mixture of brick, cementitious lap siding and panels, and cementitious board/batten exterior materials. Landscaping will include street trees, shade trees along sidewalk, parking and amenity areas. Signage will include a three (10' x 20') monument signs, six (6' x 30') blade signs, three (3' x 30') retail signs and three (3' x 20') onsite wall signs.

The proposed amenities are the same as Tract 1 except for a game room with recreational table games and vintage arcade is proposed instead of a resort-style pool with sundeck.

The property is located within the Midtown Overlay Zone and the adjacent uses include numerous office and commercial uses some of which include the Colored Egg restaurant, Grove Street Station, Gainesville Paint & Supply, Iron Beast Gym, and Town View Coin Laundry. The adjacent properties are zoned Heavy Industrial (H-I), Light Industrial (L-I) and General Business (G-B).

▪ **Traffic Impact Study**

A traffic impact study was conducted for this development on November 13, 2019. The study area included the following intersections:

- signalized intersection of Jesse Jewell Parkway (SR 369) at Main Street.

- signalized intersection of Jesse Jewell Parkway (SR 369) at Bradford Street.
- signalized intersection of EE Butler Parkway (SR 11) at College Avenue, SE.
- unsignalized intersection of Jesse Jewell Parkway (SR 369) at Green Street.

Traffic counts were collected on Thursday, October 17, 2019 from 7-9 AM and 4-6 PM at the studied intersections. The below table is a breakdown of the project trip generation as based on a 2.0% annual growth rate for two years.

	Total Trips	Inbound Trips	Outbound Trips
Daily	5,706	1,296	1,296
AM	175	59	116
PM	185	116	69

Based on the results of this traffic impact study, all study intersections are projected to operate at a Level of Service (LOS) of C or above during the AM and PM peak hours under all traffic conditions. Other than the improvements required for each driveway, there are no overall system improvements recommended.

▪ **Other Departmental Comments**

According to the Georgia Department of Transportation (GDOT), the developer will need to coordinate with GDOT since this development will impact the State Route System.

▪ **Zoning History**

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

2019- A request by Christopher Wimberly to rezone 0.31± acres located at 315 Summit Street, SE from Residential-II (R-II) to General Business (G-B) was approved with conditions for a funeral home.

2016- A request by the Gainesville Housing Authority to rezone 11.671± acres located at 233, 240, 315, and 323 Atlanta Street; 207, 209, 221, 223 and 229 Summit Street from Residential-II (R-II), Neighborhood Business (N-B) and General Business (G-B) to Planned Unit Development (P-U-D) was approved with conditions for multi-family apartments.

2014- A request by Pap Datta to rezone 1.04± acres with a special use located at 510, 514 and 520 Maple Street from General Business (G-B) to Light Industrial (L-I) was approved with conditions for a micro-brewery.

2014- A request by Mercy Housing to rezone a 2.2± acres tract located at 620 and 628 Gordon Avenue, SW; 0, 602 and 612 Longstreet Avenue, SW; 627 Queen City Parkway, SW; 504, 512, 514, 520 and 528 Banks Street, SW from Residential-II (R-II), Office and Institutional (O-I), General Business (G-B) and Heavy Industrial (H-I) to Planned Unit Development (P-U-D) was approved with conditions for 90 multi-family low-income housing units but the request was withdrawn at City Council second reading.

▪ **Staff Analysis**

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

The subject properties are surrounded by a mixture of commercial and industrial zoned properties. Nearby residential properties include the Walton Summit apartments and mostly

small tracts of established single-family housing within Midtown Overlay. The proposal appears suitable based on its urban design and the need for additional quality housing, restaurant and commercial uses downtown.

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

The proposal should not adversely affect the adjacent or nearby properties. The redevelopment of the properties will further enhance the area by providing quality commercial, restaurant and residential opportunities with connectivity to the Midtown Greenway and Highlands to Islands trail network. Improvements such as parking, streetscaping, building architecture and amenities will improve the functionality and aesthetics of the subject tracts and adjacent properties. Additional traffic will occur along adjacent and nearby roads; however, according to the traffic study all studied intersections will continue to perform at acceptable levels.

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

The Gainesville Future Development Map for the City of Gainesville places both properties within the *Mixed-Use Midtown* land use category. This category includes areas to be developed in accordance with the Midtown Redevelopment Plan which allows for a mixture of land uses including office, neighborhood retail, and residential.

According to the Character Area map for the City of Gainesville, the subject property is located within the *Central Core* Character Area specifically within the *Downtown/Midtown* subarea. The vision for this area should strive for additional office and housing to provide a more sustainable mix of uses. Recent public improvements to Midtown including the Midtown Greenway and the Jesse Jewell pedestrian bridge have begun a long-term transition to more diverse land uses including a mixed-use core along Main and Bradford streets; flanking multi-family (ideally mixed-income) housing; a multi-modal transportation node at the Amtrak station; and an office / conference / hospitality extension of Downtown across Jesse Jewell Parkway. In addition, mixed-income high quality multi-family housing development should be targeted to take advantage of the open space investment made in the Midtown Greenway and related parks. Land uses supported in the Midtown subarea include mixed-use, multi-family residential, commercial, public / institutional, and transportation / communications / utilities.

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

The proposal will improve two underutilized properties that could serve as cornerstone projects to attract future private redevelopment opportunities within the area. Tract 1 was previously the site of the Town View Plaza shopping center, two small retail strip centers and the Gainesville Public Safety facility and was zoned for hotel and office space 12 years ago. Tract 2 is zoned for industrial purposes and was previously the site of the Corrections Corporation of America ICE facility preceded by the Hall County Jail.

(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. The development proposes to utilize City water and sewer services of which are sufficient to serve both properties.

Existing public safety services already respond to the adjacent and nearby properties. Gainesville Fire Station #1 is located under one mile from both properties.

The proposed development will increase vehicular trips and turning movements along the surrounding road network. According to the Traffic Impact Study, the additional traffic was determined to be acceptable with required driveway improvements.

The projected number of students that may attend public schools within the proposed development is unknown at this time. Gainesville City Schools currently provides bus service to the nearby residential homes and The Walton Summit apartment development.

(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?

The properties are located within the Midtown Overlay Zone which was established in 2005 with the intent to set higher standards for the appearance and functionality of the land uses. It is also intended to encourage mixed use development and the creation of more housing, employment, and recreational opportunities originally identified within the *The Renaissance of Midtown Gainesville Redevelopment Plan* created in 2001. It is expected that the strategic public investment that has occurred within the Midtown area will continue to encourage a mixture of private investment.

(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 mixture of uses, it appears the proposal 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 rezoning request with a zoning of **Planned Unit Development (P-U-D)** for both Tract 1 and Tract 2, based on the Comprehensive Land Use Plan and the mixture of residential and nonresidential uses.

Conditions

- 1. The development standards within the applicant's narrative, concept plan and architectural renderings shall be made part of the zoning ordinance, and shall be subject to the Community & Economic Development Director approval. Any zoning conditions adopted as part of this zoning ordinance that conflict with the applicant's narrative, concept plan and architectural renderings shall take precedence over the applicant's development standards.**
- 2. Prohibited uses for the subject property shall include extended stay hotels, motels/hotels with rooms accessed from the exterior of the building, adult novelty stores group homes, crisis centers, adult entertainment centers, pawn shops, dollar-type stores, massage parlors, hookah lounge, tobacco or vaping stores, gas station/convenience stores, tire stores, auto parts stores, auto body shops, automobile sales establishments, marine sales or repair stores, automated or non-automated car washes, truck stops, coin-laundry facilities, tattoo parlors, psychics, fortune tellers, clairvoyants and the like.**

3. The proposed number, location, type and size of all signage for the development shall be subject to the Community & Economic Development Director approval.
4. All access point design for the subject property shall require review and approval by the Gainesville Public Works Director and the Georgia Department of Transportation. All required access/traffic/sidewalk improvements associated with the proposed development shall be constructed at the full expense of the property owner/developer.
5. An updated as-built boundary survey/plat of the subject property, indicating all improvements required for the proposed use, shall be recorded prior to obtaining a Certificate of Occupancy.

Excerpts from the December 10, 2019 PAB Meeting Minutes

Applicant Presentation: Greg Power, 2472 Fernleaf Court, stated he is one of the partners at Terwilliger Pappas selected to develop the property. He is very excited about the proposed project that will bring quality housing, retail and restaurant space to the City of Gainesville. The development will be constructed over two phases of which both phases will have connectivity to the Highlands to Islands multi-use trail. He mentioned the leases will be between \$1,500 and \$1,600 per month and will be staffed 24/7 along with security. They plan to break ground in May and will be a two-year project.

FAVOR: None

OPPOSE: Gene Cobb – stated he does not oppose the request but would like more information about the project such as access, the size of rooms and stories of the buildings. He also asked what the board actually does and what comes next in the process.

Planning and Appeals Board Comments: Mr. Power stated the apartments are market rate and not subsidized apartments.

Chairman Carter and Mr. Power answered questions from Mr. Cobb and stated the average size of the phase 1 apartments are between 800 and 1500 square feet and the phase 2 apartments are expected to be between 970 and 1,600 square feet. Chairman Carter also advised Mr. Cobb the Planning and Appeals Board is a recommending body and then will go to the City Council for their vote on January 7th. Mr. Powers stated the contractors are planning to submit for a land disturbance permit in February and break ground in the late spring or early summer. He also advised Mr. Cobb that the city view site would be developed first and was unsure the exact timeline of the jail lot.

There was a motion to recommend conditional approval to rezone the 6.84± acres tract (City View Lot) from Planned Unit Development (P-U-D) and General Business (G-B) to Planned Unit Development (P-U-D) with the following conditions:

Motion made by Board Member Martin
Motion seconded by Board Member White
Vote – 7 favor

There was a motion to recommend conditional approval to rezone the 4.1± acres tract (Jail Lot) from Light Industrial (L-I) to Planned Unit Development (P-U-D) with the following conditions:

Motion made by Board Member Thompson

Motion seconded by Board Member White

Vote – 7 favor

Conditions

- 1. The development standards within the applicant's narrative, concept plan and architectural renderings shall be made part of the zoning ordinance, and shall be subject to the Community & Economic Development Director approval. Any zoning conditions adopted as part of this zoning ordinance that conflict with the applicant's narrative, concept plan and architectural renderings shall take precedence over the applicant's development standards.**
- 2. Prohibited uses for the subject property shall include extended stay hotels, motels/hotels with rooms accessed from the exterior of the building, adult novelty stores, group homes, crisis centers, adult entertainment centers, pawn shops, dollar-type stores, massage parlors, hookah lounge, tobacco or vaping stores, gas station/convenience stores, tire stores, auto parts stores, auto body shops, automobile sales establishments, marine sales or repair stores, automated or non-automated car washes, truck stops, coin-laundry facilities, tattoo parlors, psychics, fortune tellers, clairvoyants and the like.**
- 3. The proposed number, location, type and size of all signage for the development shall be subject to the Community & Economic Development Director approval.**
- 4. All access point design for the subject property shall require review and approval by the Gainesville Public Works Director and the Georgia Department of Transportation. All required access/traffic/sidewalk improvements associated with the proposed development shall be constructed at the full expense of the property owner/developer.**
- 5. An updated as-built boundary survey/plat of the subject property, indicating all improvements required for the proposed use, shall be recorded prior to obtaining a Certificate of Occupancy.**

Passed: _____

AN ORDINANCE

No. 2020-04

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF GAINESVILLE, GEORGIA, BY CHANGING THE ZONING ON A 4.1± ACRES TRACT LOCATED ON THE SOUTHWEST CORNER OF THE INTERSECTION OF MAIN STREET AND PARKER STREET, HAVING ROAD FRONTAGE ON THE NORTH SIDE OF BANKS STREET AND THE EAST SIDE OF GROVE STREET (A/K/A 610 AND 622 MAIN STREET, SW; 605 GROVE STREET, SW) FROM LIGHT INDUSTRIAL (L-I) TO PLANNED UNIT DEVELOPMENT (P-U-D); REPEALING CONFLICTING ORDINANCES; TO PROVIDE FOR SEVERABILITY; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

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

SECTION I.

That from and after the passage of this Ordinance the following described lands shall be zoned and so designated on the Zoning Map of the City of Gainesville as **Planned Unit Development, with conditions (P-U-D-c):**

Conditions

- 1. The development standards within the applicant's narrative, concept plan and architectural renderings shall be made part of the zoning ordinance, and shall be subject to the Community & Economic Development Director approval. Any zoning conditions adopted as part of this zoning ordinance that conflict with the applicant's narrative, concept plan and architectural renderings shall take precedence over the applicant's development standards.**
- 2. Prohibited uses for the subject property shall include extended stay hotels, motels/hotels with rooms accessed from the exterior of the building, adult novelty stores group homes, crisis centers, adult entertainment centers, pawn shops, dollar-type stores, massage parlors, hookah lounge, tobacco or vaping stores, gas station/convenience stores, tire stores, auto parts stores, auto body shops, automobile sales establishments, marine sales or repair stores, automated or non-automated car washes, truck stops, coin-laundry facilities, tattoo parlors, psychics, fortune tellers, clairvoyants and the like.**
- 3. The proposed number, location, type and size of all signage for the development shall be subject to the Community & Economic Development Director approval.**
- 4. All access point design for the subject property shall require review and approval by the Gainesville Public Works Director and the Georgia Department of Transportation. All required access/traffic/sidewalk improvements associated with the proposed development shall be constructed at the full expense of the property owner/developer.**

ORDINANCE NO. 2020-04

- 5. An updated as-built boundary survey/plat of the subject property, indicating all improvements required for the proposed use, shall be recorded prior to obtaining a Certificate of Occupancy.**

Legal Description

All that lot, tract and parcel of land, lying situate and being in the City of Gainesville, Hall County, Georgia, consisting of 4.097 acres, being the location of Main Street School and the adjoining grounds, all as shown by a plat prepared for Hall County by Owen Patton, Georgia Registered Land Surveyor, dated January 18, 1978, which plat is by reference made a part hereof.

As shown by plat above referred to, subject property is more particularly described as follows:

BEGINNING at an iron pin corner on the northwest intersection of the rights of way of Main Street and Banks Street in said City, running thence along the northwestern right of way of Banks Street, South 62° 12' West 426.80 feet to an iron pin corner, located at the intersection of said right of way with the northeastern right of way of Grove Street; thence along said right of way of Grove Street the following bearings and distances: North 24° 21' West 157.42 feet to a point; North 24° 21' West 39.28 feet to a point; North 24° 35' West 249.11 feet to an iron pin corner at the intersection of said right of way with the southeastern right of way of Parker Street; running thence along said right of way of Parker Street, North 64° 20' East 389.47 feet to an iron pin corner at the intersection of said right of way with the southwestern right of way of Main Street; running thence along the southwestern right of way of Main Street the following bearings and distances: South 29° 28' East 239.75 feet to a point; South 27° 23' East 41.02 feet to a point; South 29° 48' East 149.83 feet to the point of beginning.

This Deed is intended to convey all the lands that are bounded by the above named rights of way of Banks Street, Grove Street, Parker Street and Main Street and further, it is expressly intended to include all of the former or present right of way of what was formerly known as West College Avenue as bounded by Main Street and Grove Street.

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.

ORDINANCE NO. 2020-04

SECTION V.

The effective date of this Ordinance shall be upon approval by the governing body 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

EXHIBIT A - Narrative



PUD Amendment Midtown Parcel

PROJECT DESCRIPTION

ELEVATING HOME IN GAINESVILLE

Terwilliger Pappas Multi Family Partners is excited to “elevate home” and present a comprehensive proposal for a two-phase Solis Community in Gainesville. The second phase of Solis Gainesville (on the Midtown site) will be a continuation of what we have curated at City View with slightly larger units, totaling approximately +/-183-unit mixed use development featuring approx. 5,000 sf of retail space.

The project’s architecture will feature a convergence of history and future, truly becoming a new landmark for Downtown Gainesville. Our intent is to mesh with the industrial feel of Gainesville’s neighborhood but with a modern interpretation, redefining upscale residential living in the Chicken City. Apartment homes will feature high end, boutique finishes that evoke a modern, dynamic and sophisticated ambiance for our residents. The parking will be surfaced parking. Terwilliger Pappas, will continue their partnership with JWB Realty, to bring dynamic best in class restaurants into our development and downtown Gainesville.



3 | Terwilliger Pappas Multi-Family Partners- MIDTOWN PARCEL (PHASE 2)

Solis Gainesville Phase II (Midtown site)

<i>Location</i>	<i>622 Main Street SW Gainesville, GA 30501</i>
<i>Targeted Completion Date</i>	<i>December 2023</i>
<i>Land Area</i>	<i>4.09 acres</i>
<i>Density</i>	<i>+/- 44 units per acre</i>
<i>Retail SF:</i>	<i>5,000 sf approximate</i>
<i>Residential Units</i>	<i>Total rental units: approx. +/-183</i>
<i>Average Unit Size</i>	<i>Approx. 940 SF</i>
<i>Total Parking Spaces</i>	<i>Minimum of 240 Total Parking Spaces will be provided including on street</i>
<i>All +/- will be within 10%</i>	



Community & Unit Amenities Residences for the Modern Multi-tasker (Well Designed & Expertly Detailed)



- Walkable to Gainesville's shops, restaurants, and downtown
- A roof top clubroom with views
- Stay Connected with Wi-Fi throughout the community
- Community connected to the Highland to Island Trail
- Business Center with Reservable Suites & Conference Room
- Game room with recreational table games and vintage arcade
- Cyber Café and Coffee Bar
- Cutting-edge 24-hour fitness center, yoga room with group fitness, and towel service
- Outdoor terrace with patio seating & bar area
- Indoor pet spa with washing and drying stations
- Outdoor pavilion with amenities
- Bike storage with repair stations
- Electric car charging stations
- Landscaped courtyard with amenities
- Mail and package room

- Bright, spacious open-concept floor plans
- Gourmet kitchens featuring stainless steel appliances
- Granite countertops & shaker-style cabinets
- Large kitchen islands with bar seating*
- Energy efficient LED Light Fixtures throughout your home
- Kitchen pantries with ample storage
- Modern glass tile backsplash
- Sophisticated plank flooring
- High efficiency washer & dryer in every apartment
- Spacious condo grade closet systems
- Walk-in showers*
- High/Speed Fiber internet and cable TV packages
- Smart home Technology (Nest Thermostats, USB Outlets)

**in select units*

5 | Terwilliger Pappas Multi-Family Partners- MIDTOWN PARCEL (PHASE 2)

<i>Municipality</i>	<i>City of Gainesville</i>
<i>Developer</i>	<i>Terwilliger Pappas</i>
<i>General Contractor</i>	<i>TBD</i>
<i>Architect</i>	<i>Dynamik Design</i>
<i>Landscape Architect</i>	<i>B+C Studio</i>
<i>Civil Engineer</i>	<i>Kimley-Horn and Associates</i>
<i>Property Manager</i>	<i>TBD</i>
<i>Retail Partner</i>	<i>JWB Realty</i>

PROJECT PLANS

SCHEMATIC PLANS, SITE PLAN DATA, FLOORPLANS, AND ELEVATIONS

SCHEMATIC AND SITE PLANS



[illegible]

Architectural rendering of a modern multi-story residential building. The building features a mix of dark grey, light grey, and red accents. It has large windows, balconies, and a ground-floor commercial space. A sidewalk and street with cars are visible in the foreground.

8 | Terwilliger Pappas Multi-Family Partners- MIDTOWN PARCEL (PHASE 2)

FLOOR PLANS

Mix of Units (subject to 10% variance)

- One Bedrooms- (and studio and 1 bed plus den) 50% approximately 90 units
- Two Bedrooms- 45% approximately 81 units
- Three Bedrooms- 5% approximately 9 units



CITY HOME CONCEPT IMAGES*

SITE PLAN DATA

9 | Terwilliger Pappas Multi-Family Partners- MIDTOWN PARCEL (PHASE 2)

MIDTOWN- PHASE 2

GAINESVILLE CITY CENTER - MIDTOWN CITY BLOCK		
SITE DATA		
EXISTING ZONING	PUD	
TOTAL DEVELOPMENT	4.1	AC
BUILDING DATA		
FOUR LEVELS TYPE VA MULTIFAMILY		
3 RESIDENTIAL BUILDINGS	180	UNITS
TOTAL UNIT COUNT (Approximate)	180	UNITS
LEASING/CLUB/FITNESS	6,000 Approximate	SF
RETAIL	5,000 Approximate	SF
ON GROUND FLOOR		
PARKING PROVIDED (Approximate)	240	SPACES

PARKING

- Total Parking Spaces: 240 minimum spaces provided
- Parking Design:
 - Standard Stall Dimensions: 8.5' x 18'
 - Compact Stall Dimensions: 8' x 16'
 - Parallel Stall Dimensions: 8.5' x 22'
 - Drive Aisle Width: 22' (minimum)
- To promote the addition of on-street parallel parking along Main Street the width of the travel lanes fronting the property will be reduced to 12' (EOP).
- To promote the addition of on-street parallel parking along Banks, Grove, and Parker Street road widths will be reduced to 24' (FOC)

EXTERIOR MATERIALS (ALL APPROXIMATE % WITH A 10% RANGE VARIANCE)

10 | Terwilliger Pappas Multi-Family Partners- MIDTOWN PARCEL (PHASE 2)

- 20% Brick
- 20% Punched Openings
- 40% Cementitious Lap Siding and Panels
- 20% Cementitious Board/ Batten

LANDSCAPE

- Street trees will occur at approximately 45' on center along public streets to provide shade for all public sidewalks.
- Shade trees will be planted within all center and end parking islands to provide shade coverage to a majority of the internal parking. Tree islands will provide a minimum of 100 square feet of planting area per tree.
- Plant material will provide variety in shape, texture and color to create interest. Material selections will also be water conscious, with a majority of the plant material being drought tolerant.
- All mechanical and trash enclosures will be screened on sides and rear with evergreen trees and shrubs.
- All plant material shall conform to the current version of the American Standard For Nursery Stock published by the American Nursery and Landscape Association.

SITE LIGHTING

- Site lighting will be uniform in style and color temperature throughout the development, and be complementary to the adjacent architecture.

SETBACKS

- Building Setbacks: 0 ft
- Landscape Strips: 0 ft

SIGNAGE

11 | Terwilliger Pappas Multi-Family Partners- MIDTOWN PARCEL (PHASE 2)

See site plan for approximate locations and attached table showing approximate sizes and quantities.

GAINESVILLE CITY CENTER -MIDTOWN LOT			
SIGNAGE DESIGNATION	SIGN TYPE	SIZE	QUANTITY
A	MONUMENT	10' X 20'	3
B	BLADE	6' X 30'	6
C	RETAIL	3' X 30'	3
D	ON SITE WALL	3' X 20'	3
NOTE: ALL SIZES AND QUANTITIES ARE APPROXIMATE			

RETAIL

- Type 5A
- Single story space 12' ceilings
- Max building height allowed 70'
- 5,000 SF approximate
- NFPA 13 sprinkler system

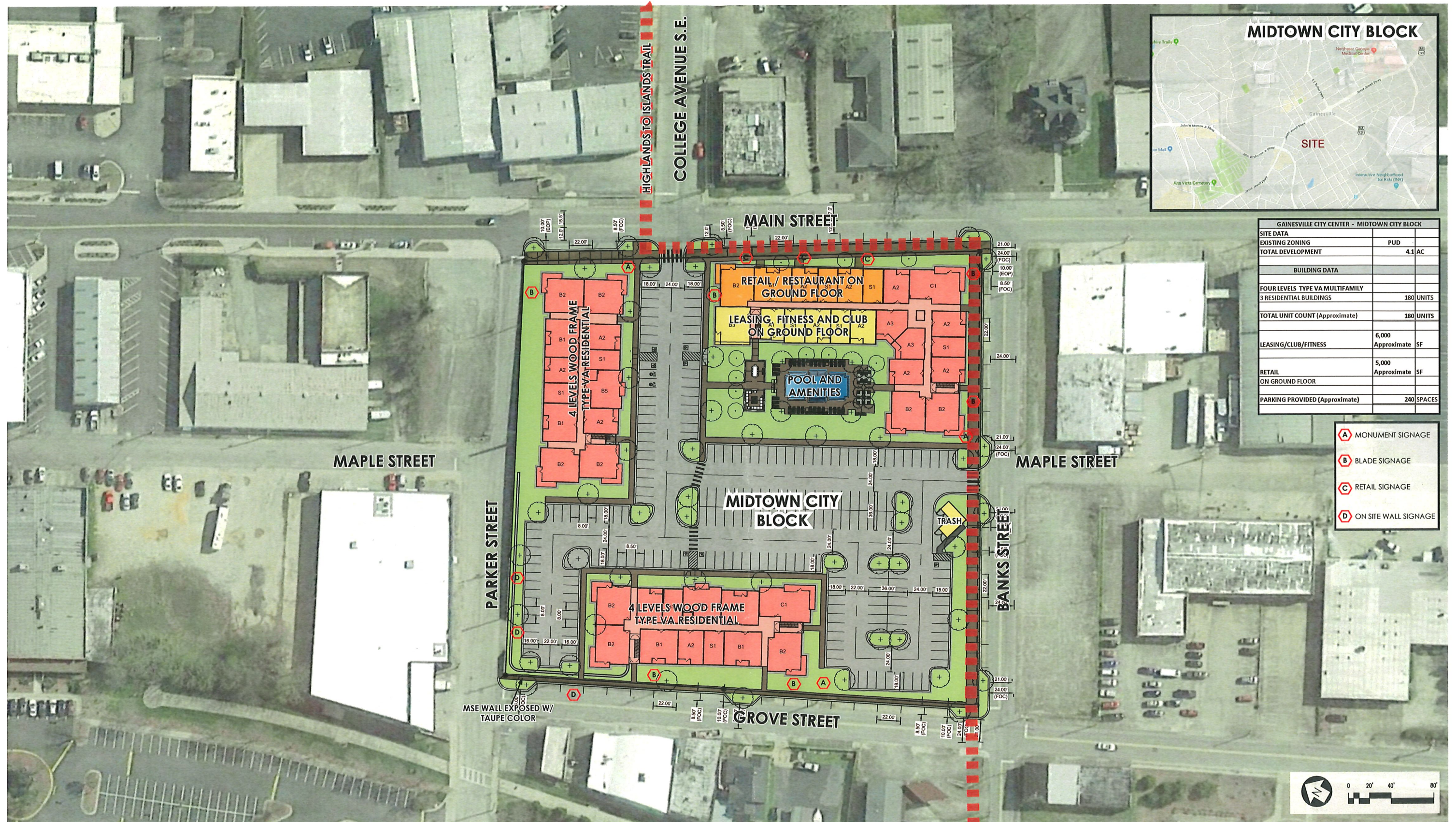
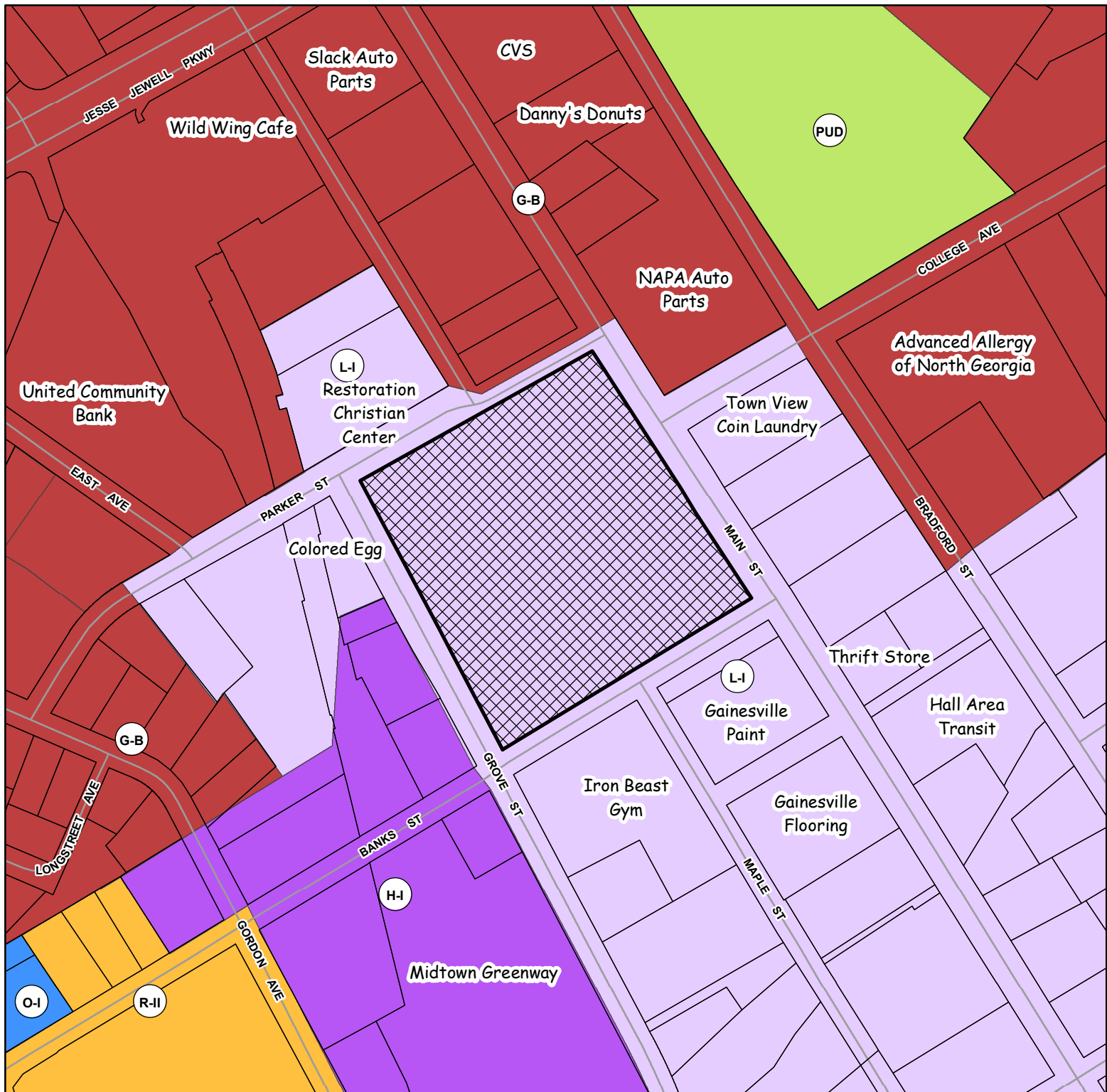


EXHIBIT C - Architectural Rendering





Applicant:

CITY OF GAINESVILLE

REZONING REQUEST

Request:

Rezone 4.1+/- acres from Light Industrial (L-I) to Planned Unit Development (P-U-D) for a mixed-use development

Subject Property Address:

610 & 622 Main Street, SW;
605 Grove Street, SW

Tax Parcel:

01-011-004-001

Meeting Date: 12/10/2019

Map Prepared: 11/18/2019



Subject Property



0 120 240 360 480 Feet

1" = 200'



CITY OF

GAINESVILLE

COMMUNITY AND ECONOMIC DEVELOPMENT





Applicant:

CITY OF GAINESVILLE

REZONING REQUEST

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01-011-004-001

Meeting Date: 12/10/2019

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Subject Property



0 120 240 360 480 Feet

1" = 200'



CITY OF
GAINESVILLE

COMMUNITY AND ECONOMIC DEVELOPMENT





SURVEYOR'S NOTES:

1. THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA AS PER FIRM FLOOD INSURANCE RATE MAP CITY OF GAINESVILLE, GA. COMMUNITY PANEL NO. 130263 0187 F, EFFECTIVE DATE: 09/29/2008. THIS OPINION IS NOT A CERTIFICATION OF FLOOD HAZARD STATUS, BUT IS AN INTERPRETATION OF THE REFERENCED MAP AND PUBLIC DATA. IF THE EXACT LOCATION OR ELEVATIONS OF THE FLOOD HAZARD BOUNDARIES ARE NECESSARY, A MORE DETAILED STUDY MAY BE NEEDED. THIS FIRM ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE ACCURACY OF THE REFERENCED MAP OR PUBLIC DATA.
2. BOUNDARY AND IMPROVEMENT INFORMATION SHOWN HEREON WAS PREPARED BY FARLEY-COLLINS-WHIDDEN ASSOC. DATED FEBRUARY 23, 2009. THE UNDERSIGNED SURVEYOR ASSUMES NO LIABILITY FOR THE BOUNDARY INFORMATION SHOWN HEREON AND IS ONLY CERTIFYING THE SOIL EROSION PLAN.
3. THIS SURVEY WAS PREPARED ON THE GEORGIA STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR PROJECTION, WEST ZONE, NORTH AMERICAN DATUM OF 1983/2007 ADJUSTMENT.
4. THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). CONTOURS ARE BASED ON HALL COUNTY GIS TOPOGRAPHIC INFORMATION. SHOWN AT 2-FOOT INTERVALS AND THE 1-FOOT INTERVAL CONTOUR INFORMATION SHOWN HEREON BASED ON A BOUNDARY/PARTIAL TOPOGRAPHIC SURVEY PREPARED BY FARLEY-COLLINS-WHIDDEN ASSOC. FOR CORRECTIONS CORPORATION OF AMERICA (CCA), DATED FEBRUARY 23, 2009.

TOTAL SITE AREA: 4.099 ACRES

REFERENCES:

1. DEED BOOK 7069, PAGES 27-29
2. BOUNDARY/PARTIAL TOPOGRAPHIC SURVEY PREPARED BY FARLEY-COLLINS-WHIDDEN ASSOC. FOR CORRECTIONS CORPORATION OF AMERICA (CCA), DATED FEBRUARY 23, 2009.

PROPERTY ADDRESS:

622 MAIN STREET, S.W.
GAINESVILLE, GEORGIA 30501

TAX PARCEL No:

01011 004001

ZONING AND SETBACKS:

CURRENT CITY OF GAINESVILLE ZONING
LIGHT INDUSTRIAL (L-1)

ZONING OVERLAY DISTRICT:

GAINESVILLE MIDTOWN

CEMETERY NOTE:

THIS SITE DOES NOT CONTAIN A CEMETERY

WETLANDS CERTIFICATION:

The design professional whose seal appears herein certifies the following: (1) the National Wetlands Inventory Map has been consulted; (2) the appropriate plan sheet

☐ DOES ☒ DOES NOT

Indicate wetlands as shown on the map; and (3) if wetlands are indicated the landowner or developer has been advised that land disturbance of protected wetlands shall not occur unless the appropriate Section 404 Permit or Letter of permission has been obtained.

STATE WATERS BUFFER:

AN UNDISTURBED VEGETATIVE BUFFER MEETING CITY AND STATE REGULATIONS WILL BE PRESERVED ADJACENT TO ALL STREAMS AND LAKES. BUFFER IS TO BE MEASURED HORIZONTALLY FROM POINT WHERE VEGETATION HAS BEEN WRESTED BY NORMAL STREAM FLOW OR WAVE ACTION.

THIS SITE DOES NOT CONTAIN STATE WATERS REQUIRING AN UNDISTURBED VEGETATIVE BUFFER.

THIS SITE IS NOT LOCATED WITHIN 200 FEET OF STATE WATERS REQUIRING AN UNDISTURBED VEGETATIVE BUFFER.

UTILITY INFORMATION:

THE LOCATION AND SIZE OF THE UNDERGROUND UTILITIES SHOWN ON THIS SURVEY ARE BASED UPON INFORMATION OBTAINED FROM PREVIOUS CONSTRUCTION PLANS, VISIBLE ABOVE GROUND STRUCTURES AND UTILITIES SHOWN ON A SURVEY BY FARLEY-COLLINS-WHIDDEN ASSOC. DATED FEBRUARY 23, 2009.

THE ACTUAL LOCATION, SIZE, AND TYPE OF MATERIAL MAY VARY UPON EXCAVATION. THERE MAY BE OTHER EXISTING UTILITIES ON THIS SITE THAT ARE NOT SHOWN ON THIS PLAT. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES PRIOR TO ANY DEMOLITION, EXCAVATION, AND/OR CONSTRUCTION. THE CONTRACTOR IS ADVISED TO CONTACT THE LOCAL UNDERGROUND UTILITY LOCATOR SERVICE PRIOR TO ANY DEMOLITION, EXCAVATION, AND/OR CONSTRUCTION.

THE EXISTING UTILITIES SHOWN ARE FOR CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER/SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE LOCATION OR SIZE OF EXISTING UTILITIES. THE CONTRACTOR IS TO VERIFY THE LOCATIONS OF ALL UTILITIES AND SIZES WITHIN THE LIMITS OF THE WORK PRIOR TO BEGINNING CONSTRUCTION. ALL DAMAGE MADE TO EXISTING UTILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.



**REGISTERED PROFESSIONAL
LAND SURVEYORS**

P.O. BOX 256
GAINESVILLE, GA. 30503

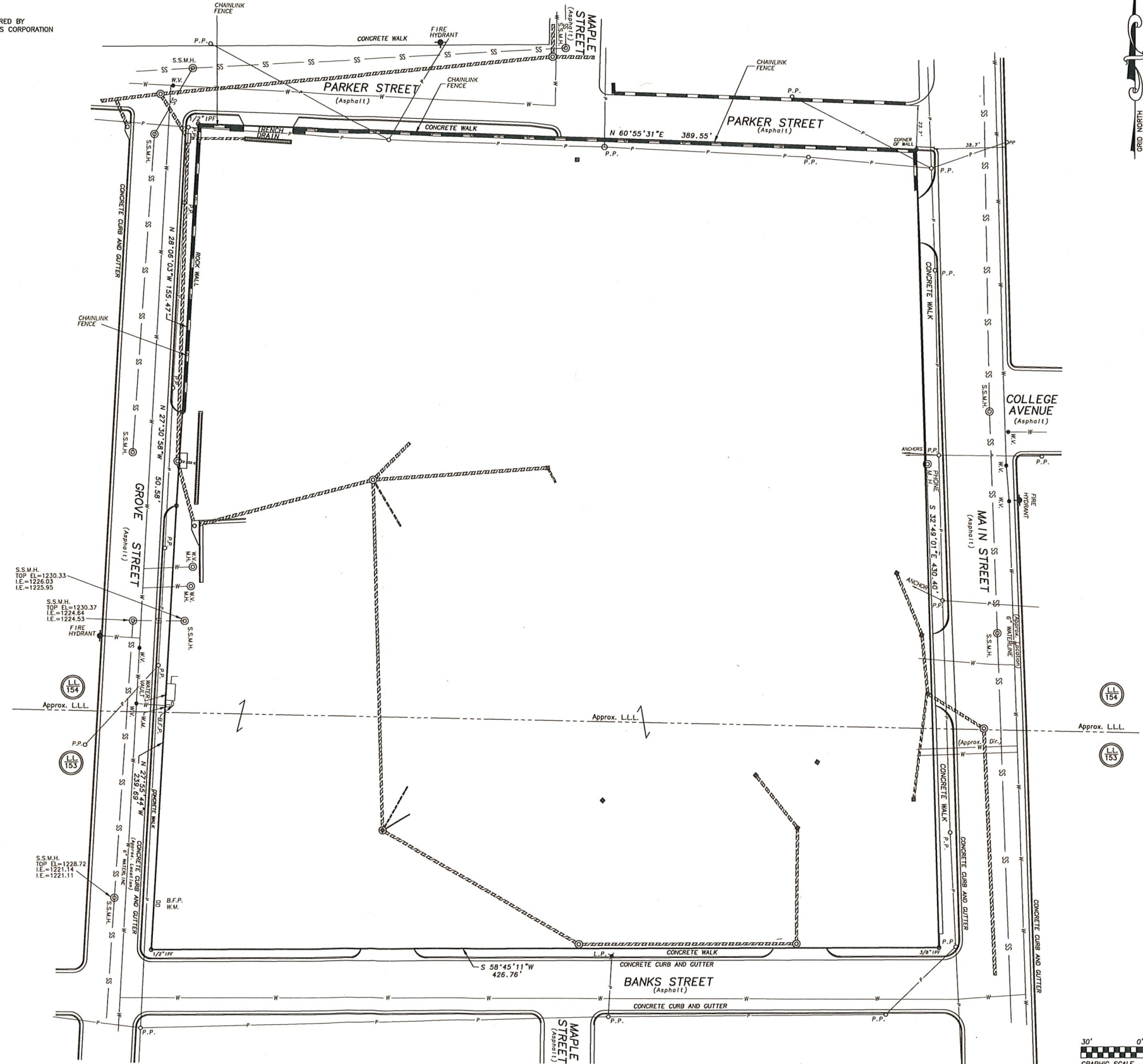
PHONE: (770) 532-6492
FAX: (770) 532-1995

www.pattonsurveying.com

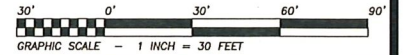


Robyn G. White
GA Registered Land Surveyor No. 3070
LEVEL 8 CERTIFIED DESIGN PROFESSIONAL
No. 41301 EXP. 01/24/2018

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AT THE SITE BEFORE PROCEEDING WITH EACH PHASE OF THE WORK.



- LEGEND:**
- C.M.F. - CONCRETE MONUMENT FOUND
 - C.T.F. - CRIMP TOP PIN FOUND
 - R.B.F. - REBAR FOUND
 - O.T.F. - OPEN TOP FOUND
 - I.P.F. - IRON PIN FOUND
 - P.K.N.F. - PARKER KALON NAIL FOUND
 - P.K.N.S. - PARKER KALON NAIL SET
 - R.B.S. - 1/2" REBAR SET WITH CAP
 - NS - NAIL SET
 - CP - CALCULATED POINT
 - D.I. - DROP INLET
 - J.B. - JUNCTION BOX
 - C.R. - CABLE RISER
 - T.R. - TELEPHONE RISER
 - P.B. - POWER TRANSFORMER BOX
 - P.P. - POWER POLE
 - L.P. - LIGHT POLE
 - G.Y. - GUY WIRE
 - W.M. - WATER METER
 - W.V. - WATER VALVE
 - F.H. - FIRE HYDRANT
 - F.D.C. - FIRE DEPARTMENT CONNECTION
 - I.C.V. - IRRIGATION CONTROL VALVE
 - C.O. - SANITARY CLEANOUT
 - S.S.M.H. - SANITARY SEWER MANHOLE
 - G.M. - GAS METER
 - BO - WATER BLOW OFF
 - BFP - WATER BACKFLOW PREVENTER
 - YI - YARD INLET
 - MW - MONITORING WELL
 - BP - BOLLARD POST
 - S.I.L. - TRAFFIC SIGN
 - E.P. - EDGE OF PAVEMENT
 - B.C. - BACK OF CURB
 - C.M.P. - CORRUGATED METAL PIPE
 - R.C.P. - REINFORCED CONCRETE PIPE
 - H.D.P.E. - HIGH DENSITY POLYETHYLENE PIPE
 - P.V.C. - POLYVINYL CHLORIDE PIPE
 - D.I.P. - DUCTILE IRON PIPE
 - R.W. - RETAINING WALL
 - T. - BURIED TELEPHONE LINE
 - O.H.P. - OVERHEAD POWER LINES
 - W. - BURIED WATER MAIN
 - U.G. - BURIED GAS LINE
 - C. - CHAIN LINK FENCE (C.L.F.)
 - F. - FENCE
 - X. - WIRE FENCE
 - S.S. - BURIED SEWER LINE
 - P/L - PROPERTY LINE
 - R/W - RIGHT-OF-WAY
 - N/F - NOW OR FORMERLY
 - INT. - INTERSECTION
 - N - NORTHING COORDINATE
 - E - EASTING COORDINATE
 - S/B - SETBACK
 - BOF - BOTTOM OF FOOTER
 - BW - BASE OF WALL
 - TW - TOP OF WALL
 - IE - INVERT ELEVATION
 - DRAINAGE FLOW



**CITY OF GAINESVILLE
DEPARTMENT OF
WATER RESOURCES**

EXISTING SITE CONDITIONS

MAIN STREET BUILDING DEMOLITION PROJECT

DESIGNED:	CHECKED:	PLAN DATE: JANUARY 23, 2017	SHEET
DRAWN:	JN: 17-015	SCALE: 1" = 30'	of