



Mayor/Council Meeting Agenda
Tuesday, February 15, 2022, 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:

COUNCIL ANNOUNCEMENTS:

PUBLIC COMMENTS: (20 minutes maximum)

CONSENT AGENDA:

Minutes

- A. January 27, 2022 Work Session
- B. February 1, 2022 Mayor/Council Meeting

APPOINTMENTS:

- A. Friends of the Parks Board
 - Position previously held by Bill Taylor

PUBLIC HEARING(S):

Annexation/Zoning Items

- A. **(Tabled at the October 5, 2021, December 7, 2021 and January 18, 2022 Council Meetings)**
Request from **Easto Construction** to amend a portion of an existing Planned Unit Development (P-U-D) zoning totaling 4.847± acres located southeast of the intersection of Thompson Bridge Road and High Vista Point (a/k/a **2702 High Vista Point, NE**). **Ward Number: One**. Tax Parcel Number(s): 01-100-002-032. **Request: 44 residential townhomes.**
 - Proposed Zoning Amendment Ordinance 2021-27

CITY MANAGER ISSUES:

CITY ATTORNEY ISSUES:

CITY CLERK ISSUES:

EXECUTIVE SESSION:

ADJOURNMENT:

Final: Monday, February 14, 2022, 10:00 AM



CITY OF GAINESVILLE

COUNCIL AGENDA REQUEST

Date Submitted: 2/8/2022

Presenter:

Item of Business: Consent Agenda Items

Meeting Date: 2/15/2022

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@gainesvillega.gov.

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:

Date Submitted: 2/7/2022
Presenter: Denise Jordan
Item of Business: January 27, 2022 Work Session
Meeting Date: 2/15/2022

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

Date Submitted: 2/8/2022
Presenter: Denise Jordan
Item of Business: February 1, 2022 Mayor/Council Meeting
Meeting Date: 2/15/2022

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

Date Submitted: 2/7/2022

Presenter: Sam Couvillon

Item of Business: Friends of the Parks Board

- Position previously held by Bill Taylor

Meeting Date: 2/15/2022

Purpose of Request:

The purpose of this request is to address the vacant expired term position previously held by Bill Taylor.

History/Background:

The Friends of the Parks Board follows the guidelines as set forth in the Charter and Code of Ordinances. Appointees serve three-year terms.

Facts & Issues for Consideration:

Linda Sloyer confirmed a willingness to serve on the board. The outstanding debt verification process was completed with no concerns.

Department Recommendation:

To consider the nomination as submitted by the Mayor and approve the appointment.

Department Director:

Sam Couvillon

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

Amount Requested:

Source of Funds:

Finance Comments:

Administrative Comments:

ATTACHMENTS:

Description	Type
☐ FOP Members	Backup Material
☐ Bill Taylor Resignation Letter	Backup Material

FRIENDS OF THE PARKS

CITY APPOINTMENTS

POST	LAST NAME	FIRST NAME	APPOINTED	REAPPOINTED	EXPIRES
	Kearns	Lynn	6/5/18 UE	1/21/2020	12/31/2022
	Mattison	Kate			Standing Term
Vice-President	Morgan	Chris	2/7/2017	12/17/2019	12/31/2022
	Tunkel	Staci	3/19/19 UE	12/17/2019	12/31/2022
	Taylor	Bill	1/22/2019		12/31/2021
	Thompson	Alisa	1/22/2019	2/1/2022	12/31/2024
	Warthen	Rebina	5/4/2021		12/31/2023
	Moore	Nancy	6/15/2021 UE	2/1/2022	12/31/2024
Ex-Officio	Clay	Juli	1/7/2020	1/4/2022	1/17/2023

TERM: Three year terms - Appointees limited to two consecutive terms excluding initial term.

CONTACT: Kate Mattison, Director of Parks & Recreation

UPDATED: 2/2/2022 ag

From: [Denise Jordan](#)
To: [Alisa Grayson](#)
Subject: FW: FOP board member
Date: Wednesday, December 1, 2021 9:48:49 AM
Attachments: [image001.png](#)

Alisa: This is Bill Taylor's resignation notice if you don't already have one on file.

Denise Jordan, CMC
City Clerk



+1.770.535.6865 x5600
www.gainesville.org

300 Henry Ward Way, Suite 303
Gainesville, Georgia 30501
P.O. Box 2496
Gainesville, Georgia 30503

From: taylorb [REDACTED]
Sent: Wednesday, December 1, 2021 8:35 AM
To: Denise Jordan <DJordan@gainesvillega.gov>
Subject: FOP board member

CAUTION:*This email originated from outside the City of Gainesville networks. Be aware of phishing, and remember CoG DoIT will never ask for your password or other personal information in email. Do not open up attachments or click on links unless you are absolutely sure it is legit and safe..*****

Ms. Jordan:

Please accept this notice resigning my term as a member of the Friends of the Park board member. It is time to let someone take the reins and I ride off into the sunset.

It has been a pleasure to serve on this most important board and I thank Mayor Dunagan for my appointment.

Thank you.

Bill Taylor

CITY OF GAINESVILLE

COUNCIL AGENDA REQUEST

Date Submitted: 11/24/2021

Presenter: Abb Hayes

Item of Business: **(Tabled at the October 5, 2021, December 7, 2021 and January 18, 2022 Council Meetings)**
Request from **Easto Construction** to amend a portion of an existing Planned Unit Development (P-U-D) zoning totaling 4.847± acres located southeast of the intersection of Thompson Bridge Road and High Vista Point (a/k/a **2702 High Vista Point, NE**). **Ward Number: One**. Tax Parcel Number(s): 01-100-002-032. **Request: 44 residential townhomes.**

- Proposed Zoning Amendment Ordinance 2021-27

Meeting Date: 2/15/2022

Purpose of Request:

To conduct a public hearing regarding the following zoning amendment request as presented at the September 14, 2021 Planning and Appeals Board Meeting and tabled at the October 5, 2021, December 7, 2021 and January 18, 2022 Council Meetings:

The applicants original proposal was to amend the P-U-D for 50 residential townhomes. In response to neighborhood opposition raised at the Planning and Appeals Board meeting, the applicant has lowered the number of residential townhomes to a maximum of 44 units as reflected on the revised narrative, concept plan and architectural renderings. The townhomes consist of three to five bedroom units ranging from 2,750 to 3,200 square feet of heated floor space. Each unit will include a two-car garage, terraces, balconies, and outdoor kitchen space with high end finishes. Amenities are to include common area, club house, pool and active space. Access is proposed from High Vista Pointe prior to the privacy gate which serves the adjacent High Pointe single-family neighborhood. The property is located within the Gateway Corridor Overlay Zone. Adjacent uses include single-family homes, multi-family apartments, Rubicon Center, The Dance Company and various offices.

The property is part of a larger P-U-D development originally approved in 1995 for 31 single-family lots and 200 condominium units within two, 15-story buildings. In 2000, the plan was amended reducing the number of condominium units to 34 within a single, 12-story building. Presently there are 17 single-family homes and a community dock constructed within the adjacent High Pointe subdivision which is not included as part of the zoning amendment.

History/Background:

Facts & Issues for Consideration:

This request was originally presented at the September 14, 2021 Planning Appeals Board Meeting and tabled at the October 5, 2021, December 7, 2021 and January 18, 2022 Council Meetings.

Department Recommendation:

Staff recommended approval with six conditions as presented. PAB recommended denial of the request. See the PAB Recommendation report for details and excerpts from the meeting minutes.

SAMPLE MOTIONS

Approval of Ordinance 2021-27:

I move to approve the ordinance to amend the existing Planned Unit Development (P-U-D) for the subject property for 44 residential townhomes with six conditions as presented.

Denial of the Request:
I move to deny this request.

Department Director:

Rusty Ligon

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

Amount Requested:

Source of Funds:

Finance Comments:

Administrative Comments:

ATTACHMENTS:

Description	Type
☐ Legal Ad Newspaper Article - Feb. 2-2022	Legal Ad
☐ Legal Ad Newspaper Article - Dec. 29-30	Legal Ad
☐ Legal Ad Newspaper Article - Sept. 15-16	Legal Ad
☐ PAB Recommendation Report	Report
☐ Proposed Zoning Amendment Ordinance 2021-27	Ordinance
☐ Location Maps	Backup Material
☐ Developer Letter	Backup Material
☐ Narrative	Backup Material
☐ Narrative - Revised	Backup Material
☐ Community Benefit Statement	Backup Material
☐ Plat	Backup Material
☐ Yr 2000 Approved Zoning Plan	Backup Material
☐ Concept Plan and Architectural Renderings	Backup Material
☐ Concept Plan and Architectural Renderings - Revised	Backup Material

NTY: HALL
CODE: 30542
EST DATE:
4/2021
EST TIME: 13:45 PM
EST LOCATION: ATL
@ CANTRELL RD
OSTION: GUILTY
County Superior &
Court
les Baker, Clerk
Green Street, SE
esville, GA 30501
ISHED PURSUANT
C.G.A. 40-6-391A1
SR4150Z
2 of Photo Order
50 2/2

ICE PURSANT TO
G.A. §15-11-50
accordance with
G.A. §15-11-50 the
es of the Superior
t of the Northeastern
cial Circuit are
by providing notice
a full-time Juvenile
rt Judge for the
heastern Judicial
it will be appointed
hem to begin service
March 14, 2022. Any
on interested in
ing as a full-time
nile Court Judge
the circuit should
mediately submit
etter with attached
me by email to
ae Briscoe (rbriscoe@
county.org) or by
ed States Postal
rice addressed to
ae Briscoe, Courts
an Resources and
nce Coordinator, PO
1435, Gainesville,
rgia 30503. The
dline for applying for
position is Friday,
ch 4, 2022. Any
on applying must
t the minimum
irements as set out
C.G.A. §15-11-51.
1/5,2/2,3/2

EMPTION NOTICE
ALL OWNER(S),
SOR(S), LESSEE(S),
URITY INTEREST
DER(S), AND
HOLDER(S) OF
BELOW DESCRIBED
SEL
e first run in county
an or posting at
nty courthouse:
5/2022 To the
ve styled individuals:
are hereby given
ice that the below
red individual
company is in
session of
r vessel.
vessel is described
25' Bayliner
certificate number is:
6138JT
full identification

ADULT
Kristin Nicole Townley
filed a
petition in the Hall
County Superior Court
on January 19th, 2022
to change the name from:
Kristin Nicole Townley
to Nicole Townley Nase
Any interested party has
the right to appear in this
case and file objections
within 30 days after the
Petition was filed.
/s/ Kristin Nicole Townley
103867 1/26,2/2,9,16

SUPERIOR COURT HALL
COUNTY
STATE OF GEORGIA
In re the name change of
Melissa Anne Bennett
Petitioner
Civil Action Case Number
2021CV2144W
NOTICE OF PETITION TO
CHANGE NAME
Melissa Anne Bennett
filed a petition in the
Superior Court of Hall
County on December
1 2021 to change the
name from Melissa Anne
Bennett to Melissa Anne
Woolston
Any interested party has
the right to appear in this
case and file objections
within 30 days after the
Petition was filed.
Dated 12/1/2021
/s/ Melissa Anne Bennett
Petitioner Pro se
103600 1/19,26,2/2,9

SUPERIOR COURT OF
HALL COUNTY
STATE OF GEORGIA
In re the Name Change of
Andeaka Henderson
Petitioner
Civil Action Case Number
2022CV127W
NOTICE OF PETITION
TO CHANGE NAME OF
ADULT
Andeaka Henderson
filed a petition in the
Superior Court of Hall
County January 28, 2022
to change the name
from is Andeaka Lashae
Henderson
to Andeaka Lashae
Henderson
Any interested party has
the right to appear in this
case and file objections
within 30 days after the
petition was filed.
Dated 1/28/22
/s/ Andeaka Henderson
104307 2/2,9,16,23

SUPERIOR COURT OF
HALL COUNTY
STATE OF GEORGIA
In re the Name Change of
Lauren Hockaday
Petitioner
Civil Action Case Number
22CV45A

Georgia.
WHEN: March 3, 2022
6:00 p.m.
WHERE: City Hall
Council Chambers
MAIL: PO Box 757

TELEPHONE: (770) 967-
6371
PERSONS INTERESTED IN
THIS MATTER are invited
to review the application
for annexation and
rezoning which is on file
with the City Clerk of the
City of Flowery Branch
and to attend the public
hearing at the date, time
and place provided in this
notice, to express their
opinion on this matter.
Written comments may
also be received in lieu
of testimony during the
public hearing. For more
information, contact Rich
Atkinson, Community
Development Director at:
Rich@flowerybranchga.
org
In compliance with
the Americans with
Disabilities Act of 1990,
the City of Flowery
Branch is committed to
providing reasonable
accommodations for a
person with a disability.
Please contact the
Flowery Branch City Clerk
Shelia Cooper at:
shelia.cooper@
flowerybranchga.org
If special program
accommodations are
necessary and/or if
program information is
needed in an alternative
format. Special requests
must be made in a
reasonable amount
of time in order that
accommodations can be
arranged.
104202 2/2

NOTICE is hereby given
that the Hall County
Planning Commission
shall conduct a public
hearing at the Hall
County Government
Center, 2nd Floor
Meeting Room, 2875
Browns Bridge Road,
Gainesville, Georgia, at
5:15 p.m. on Monday,
February 21, 2022 to
consider the following:

1. Application of Elvia L.
Radats for a Use Subject
to Planning Commission
approval on a 1.03±
acre tract located on
the north side of Baker
Road approximately 593
feet from its intersection
with Wallace Road; a.k.a.
3186 Baker Road; Zoned
AR-IV; Tax Parcel 15024
000046B. Proposed
Use: continuation of a

Georgia.
104063 2/2

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, February 15,
2022 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
Easto Construction to
amend a portion of an
existing Planned Unit
Development (P-U-D)
zoning totaling 4.847±
acres located southeast
of the intersection of
Thompson Bridge Road
and High Vista Point
(a/k/a 2702 High Vista
Point, NE).
Ward Number: One
Tax Parcel Number(s):
01-100-002-032
Request: 50 residential
townhomes
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))
104349 2/2

Public Sales/Auctions

Auction of General
Household & Commercial
Goods
Lotta Space Storage
3825 Old Flowery Branch
Rd
Oakwood, GA 30566
Phone: 770-297-1708
Wednesday, February 23,
2022 12:00 PM
C02 LUZ ARMENDARIZ,

MINI STORAGE 5110
Chattahoochee St.
Flowery Branch, GA
30542. The contents
of these units will be
auctioned on 2/22/2022
at 2pm at www.
storageauctions.com:
Unit F7 & B14 - Ashley
Durham - household
items, Unit G3- Brandon
Holcombe - household
items, D27-Jackson
Luke-household items.
104219 2/2,9

Key Storage located
at 3719 Winder Hwy,
Flowery Branch, GA
30542 will hold
an online public sale to
enforce a lien imposed
on said property, as
described below,
pursuant to the Georgia
Self Storage Facility Act,
Georgia Code 10-4-210 to
10-4-215. The auction will
be held on websitewww.
storageauctions.
com (http://www.
storageauctions.com)
and will end
at 3:00 PM on
Wednesday, February 23,
2022

Management reserves
the right to withdraw any
unit from sale. Registered
or motor vehicles are
sold "As Is/ Parts Only," no
titles or registration.
Tenant Name, Unit #,
Stored Items
Jenniffer L Phillips, 102
HHG, FURN BOXES
Lucien Olembo, 4029,
HHG, FURN BOXES
Lauren P Furry, 5029
-HHG, BOXES
Mario Davis 5120 FURN
BOXES
Gerardo Fierro, 7003
FURN, BOXES
104255 2/2,9

NOTICE OF PUBLIC SALE
To satisfy the owner's
storage lien, PS Orange
Co. Inc. will sell at public
lien sale on February
12, 2022, the personal
property in the below-
listed units, which may
include but are not
limited to: household
and personal items, office
and other equipment.
The public sale of these
items will begin at 09:30
AM and continue until all
units are sold. Lien sale
to be held at the online
auction website, www.
storagetreasures.com,
where indicated. For
online lien sales, bids will
be accepted until 2 hours
after the time of the sale
specified.

PUBLIC STORAGE #
26961, 7366 Friendship

#603 Shirley Geiman
104263 2/2,5,9

Probate Notices

IN THE PROBATE COUR
OF HALL COUNTY STAT
OF GEORGIA
IN RE: ESTATE OF
Alicia Soledad Simental,
MINOR
ESTATE NO. GM-22-002
NOTICE
Date of mailing, if an
n/a Date of
second publication, if an
February 9, 2022
TO: Nickolas Jorg
father of Alicia Soleda
Simental:
You are hereby notifie
that Tabitha Lyn
Simental has filed
Petition seeking to b
appointed temporary
guardian of the above
named Minor. A
objections to the Petiti
to the appointment of
temporary guardian
the appointment of th
Petitioner as temporary
guardian, must be i
writing, setting forth
the grounds of any suc
objections, and be file
with this Court no late
than fourteen (14) day
after this notice is mail
or ten (10) days after
this notice is personal
served upon you, (t
ten (10) days after th
second publication
this notice if you a
served by publicatio
All objections should b
sworn to before a nota
public or Georgia proba
court clerk and filing fe
must be tendered wit
your objections, unle
you qualify to file as a
indigent party. Conta
Probate Court person
for the required amou
of filing fees.

NOTE: If a natu
guardian files a time
objection to the creati
of the tempora
guardianship, th
Petition will be dismis
If a natural guar
files an objection
the appointment of th
Petitioner as guardia
or if a parent who is not
natural guardian files
objection to the Petiti
a hearing on the matt
shall be scheduled
a later date. If
objection is filed, th
Petition may be grant
without a hearing.
Patty Walters Laine
Judge of the Proba
Court
Clerk of the Proba
Court

Center, 830 Green Street, NE, Gainesville, Georgia, at 5:15 p.m. on Tuesday, January 4, 2022 to consider the following:

1. Previously tabled application of Cook Communities to rezone from Agricultural Residential-III (AR-III) to Planned Residential Development (PRD) on a 34.03± acre tract located on the west side of Pine Valley Road at its intersection with White Sulphur Road; a.k.a. 1560, 1582, & 1586 Pine Valley Road; Zoned AR-III; Tax Parcels 09124 000039, 000039B, & 000203. Proposed Use: 249 unit townhome development. **

(I) Commission District 4. NOTE: In accordance with Georgia law, anyone who

(a) wishes to express opposition to the proposed rezoning and

(b) has made, within two years immediately preceding the filing of the proposed rezoning, campaign contributions aggregating \$250 or more to a member of the County Commission shall file a disclosure of contributions with the Planning Department at least five (5) days prior to the first hearing of the proposed rezoning by the County Commission. (OCGA § 36-67A-3[C]).

**The Planning Commission's recommendation will be forwarded to the Board of Commissioners for final action at a public hearing on Thursday, January 27, 2022. The Board will meet at 6:00 p.m. at the Gainesville Civic Center, 830 Green Street, NE, Gainesville, Georgia.

102991 12/29

NOTICE OF PUBLIC HEARING ON PROPOSED AMENDMENTS TO THE

located east of Lanier Parkway (I-985), south of the intersection of Old Cornelia Highway and Dana Drive, south of Floyd Road and east of its terminus, having road frontage on the east side of Lenox Drive (a/k/a 0, 2490 and 2544 Floyd Road, SE; 0 Lenox Drive, SE; 0 Old Cornelia Highway, SE).

Ward Number: Three
Tax Parcel Number(s): 15-021-000-164; 15-022-000-003M, 004, 034 and 086; 15-033-000-001
Request: Master planned mixed-use community

4) Request from Moez Hasni to annex a 5.503± acres tract located on the northeast corner of Jesse Jewell Parkway and Crescent Drive, having frontage on Exit 24/ I-985 (a/k/a 374 and 400 Crescent Drive) and to establish zoning as General Business (G-B).

Ward Number: Two
Tax Parcel Number(s): 15-033C-000-077
Request: Retail shopping center

5) Request from Fred and Olivia Skey to rezone a 0.65± acre tract located on the east side of Northside Drive, southeast of its intersection with Ivey Terrace (a/k/a 352 Northside Drive, NW) from Office and Institutional (O-I) and General Business (G-B) to Office and Institutional (O-I) with a special use.

Ward Number: Four
Tax Parcel Number(s): 01-025-005-010
Request: Single-family residence

6) Request from Two Capital Partners to rezone a 24.857± acres tract located on the southwest side of Shallowford Road and southeast side of the intersection of Skelton Road and Hudgins Street (a/k/a 600, 610 and 622 Shallowford Road, SW; 1515 Skelton Road, SW; 1448 and 1450

21-11 VAR Application for a variance from Alan Couch on property owned by him identified as 2850 Muskogee Lane. The property is approximately .285 acres. The property is zoned PUD (Planned Unit Development). The applicable Development Code section for which the applicant and owner is seeking relief is 8.3.1 (Minimum Yard Requirements). The applicant requests a minimum rear yard reduction from 10' to 6'. The intent of the applicant is to construct a garage addition.

COPIES OF THE APPLICATION MAY BE VIEWED OR DOWNLOADED AT: https://www.braselton.net/government/town-officials/zoning-board_of_appeals.php

FOR MORE INFORMATION CONTACT KEVIN KELLER AT: kdkeller@braselton.net

ALL BRASELTON ZONING BOARD OF APPEALS PUBLIC HEARINGS ARE HELD AT THE FOLLOWING LOCATION: BRASELTON POLICE AND MUNICIPAL COURT BUILDING 5040 S.R. 53 BRASELTON, GA 30517 103133 12/29

Public Sales/Auctions

Byrds Mini Storage Online Auction with Lockerfox.com for January 11 to January 18, 2022.

Alto - Tribble Gap Road
201. Jamie Wesley
507. Adam Ortiz
Baldwin- Charlie Davis Road
A32. Tiffany Grace
A37. Randal Smith
A60. Tiffany Grace
C11. JOE BYRD
C19. JOE BYRD
C28 RICHARD MORRIS

locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Orangeco, Inc., 701 Western Avenue, Glendale, CA 91201. (818) 244-8080. 102683 12/29,1/5

NOTICE OF PUBLIC SALEThe undersigned, wishing to avail themselves of the provisions under the Georgia Self-service Storage Facility Act of 2013, hereby gives notice of the sale under said act to wit; Monday the 17th day of January, 2022 at 10:00 AM, on that day will conduct a public sale to the highest bidder, with bidding to take place on lockerfox.com, FOR CASH ONLY, the contents of spaces at Storage

Depot of Gainesville, 635 Industrial Blvd, Gainesville, GA, 30501
Miranda, Luis 144 Tires, toolboxes, misc items. Grizzle, Misty 200 Couch, Chair, and Baby swing. Diorio, Ronald L. 404 Kitchen items, office chairs, boxes. Pierce, Anna 416 Strollers, chairs, misc household items. Hagerty, Micah 421 Furniture, boxes, misc household items. smith, wallace 446 Boxes, furniture, misc household items. Lima, Alfredo 447 Appliances, bags, misc household items. Miller, Tony 448 Misc Tools, metal items, lumber. Waller, Shuntae 40 a grill, boxes, and misc metal items. McGehee, Joy B12 dining table, end table, chairs. Abernathy, Shannon B26 furniture, stroller, and bags. McGehee, Joy B40 boxes, bags, and misc household items. Lopez, Mario 178 Toddler bed, stroller, and a dolly. Poole, Damorie M. 227 furniture,

COUNTY OF HALL
STATE OF GEORGIA
IN RE: ESTATE OF
KERRIGAN JOYCE
BLACKWELL,
DECEASED
ESTATE NO.. E-21-484
PETITION FOR LETTERS
OF ADMINISTRATION
NOTICE

[Note: Strike the sentence in parenthesis below if not applicable.]
TO: whom it may concern:

David Blackwell, has petitioned for (Letters of Administration) to be appointed administrator of the estate of KERRIGAN JOYCE BLACKWELL, deceased, of said county. (The

petitioner has also applied for waiver of bond, waiver of reports, waiver of statements, and/or grant of certain powers contained in O.C.G.A. ss 53-12-261.) All interested persons are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before January 10th, 2022.

BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing. Patty Walters Laine

IV (A-R IV), Uses subject to that of county (ssion) so as to subdivisions use permitted to approval of commission listed zoning; and by Section 1010 in its and inserting thereof a new 17.330.010 provides that not permitted or subject to either the commission planning sion in a given are prohibited district. in accordance Georgia law, who es to express on to the d rezoning

made, within s immediately g the filing the proposed e, campaign ibutions ting \$250 or a member ie County ion shall disclosure contributions ne Planning ent at least days prior to hearing of the l rezoning e County ion. (OCGA § (C)).

Planning ission's endation forwarded Board of oners for eading and hearing on January and for a eading and n at a public n Thursday, 7, 2022. The ll meet for tings at 6:00 e Gainesville er, 830 Green Gainesville,

GAINESVILLE ZONING MAP

Notice is hereby given that the Gainesville City Council will conduct a public hearing on Tuesday, January 18, 2022 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 Easto Construction to amend a portion of an existing Planned Unit Development (P-U-D) zoning totaling 4.847± acres located southeast of the intersection of Thompson Bridge Road and High Vista Point (a/k/a 2702 High Vista Point, NE).

Ward Number: One
Tax Parcel Number(s): 01-100-002-032
Request: 50 residential townhomes

2) Request from Caballero Holdings, LLC to annex a total of 140.77± acres to include a 44.91± acres tract located at the northeast side of the terminus of Floyd Road; a 80.8± acres tract located on the north side of Eberhart Cemetery Road; a 9.467± acres tract, 4.397± acres tract and a 1.996± acres tract located southwest of the intersection of Jesse Jewell Parkway and Old Cornelia Highway (a/k/a 0 Eberhart Cemetery Road; 2465 Floyd Road, SE; 2166, 2170 and 2210 Old Cornelia Highway) and to establish zoning as Planned Unit Development (P-U-D).
Ward Number: Three
Tax Parcel Number(s): 15-022-000-001B, 003 (Part); 15-033B-000-022, 024 and 026A
Request: Master planned mixed-use

Hudgins Street, SW) from Neighborhood Business (N-B) and General Business (G-B) to Planned Unit Development (P-U-D).
Ward Number: Five
Tax Parcel Number(s): 0 1 - 119C-001-001, 001A, 029, 029A, 029D and 031
Request: Master planned mixed-use rental community

7) Request from Mark D. Thebaut, D.D.S. to amend an existing Planned Unit Development (P-U-D) zoning totaling 0.67± acre located on the southeast side of the intersection of Thompson Bridge Road and Lanier Avenue (a/k/a 1398 Thompson Bridge Road, NE).

Ward Number: Two
Tax Parcel Number(s): 01-087-003-001
Request: Medical / Dental office / restaurant with drive-thru

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-33(c))
103125 12/29

D09. CYNTHIA WADE
E15. JOSHUA ELLER
F27. VESIL ROMERO
F30. BILLY MOON
G03. ADRIA JONES
103124 12/29,1/5

FLOWERY BRANCH MINI STORAGE 5110 Chattahoochee St. Flowery Branch, GA 30542. The contents of these units will be auctioned on 1/7/2022 at 2pm at storageauctions.com: Unit B26 - Cynthia Lynn Stanton - household items, Unit B36- Denton Vaughn - household items, F7 Ashley Durham-household items.
102859 12/22, 29

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Orange Co. Inc. will sell at public lien sale on January 18, 2022, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 08:00 AM and continue until all units are sold. Lien sale to be held at the online auction website, www.storageauctions.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

PUBLIC STORAGE # 26961, 7366 Friendship Springs Rd, Flowery Branch, GA 30542, (678) 693-2587
Time: 10:30 AM

Sale to be held at www.storageauctions.com.
1057 - Gilmore, Linwood; 2045 - Saylor, Christina; 2066 - Adcox, Marcie; 2149 - Harper, Jeffrey; 2189 - Delong, Christy; 3183 - Harris, Robin; 3240 - Jones, Thomas
Public sale terms, rules, and regulations will be made available prior to the sale. All

bags, and misc household items. Gilley, Jesse 431 Shelves, appliances, misc household items. Harrison, Ahmad A60 Misc household items and goods. Farquharson, Oshane 250 Misc furniture and boxes
THE PUBLIC IS INVITED TO ATTEND AT LOCKERFOX.COM. SALE IS SUBJECT TO ADJOURNMENT.
103193 12/29,1/5

Notice of Self Storage Sale

Please take notice Midgard Self Storage - Gainesville GA at 1405 NW McEver Rd Gainesville GA, 30504 intends to hold a public sale to sell the property stored in the following units stored at the Facility. The public sale to the highest bidder will occur at an online auction via www.storageauctions.com on 1/19/2022 at 1:00pm. Unless stated otherwise the description of the contents are household goods and furnishings. Steven D Howell unit #1013; Kelly A Smith unit #1026; Angela D Peoples unit #1084; Francita R Jackson unit #1102; Nancy S Sykes unit #2019; Rosalyn Jackson unit #2118; Andrea S Rucker unit #2134; Zackary D Tatum unit #A200; Francisco J Zambrano Alvarado unit #A242; Edgar M Yebra unit #B205; Darius DWilkins unit #B225; Rayshawn C Moore unit #C122; Latonya T Earl unit #D110; Tyiea S Segar unit #E141; Carlos Sanchez unit #F124; Michael A Perez unit #F134; Phyllis Birt unit #F141. All property is being stored at the above self-storage facility. This sale may be withdrawn at any

Certain terms and conditions apply. See manager for details.
103110 12/29,1/5

Probate Notices

IN THE PROBATE COURT OF HALL

development
3) Request from Caballero Holdings, LLC to amend an existing Planned Unit Development (P-U-D) zoning totaling 981.661± acres located east of Lanier

PUBLIC NOTICE
The Braselton Zoning Board of Appeals will hold a Public Hearing on Thursday, January 13th 2022 at 7:00 pm on the following items:

sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal

7/2021
a Akther
25,9/1,8,15

COURT OF
INTY
GEORGIA
Name Change
a Meers

ction Case
021 CV1175KJ
OF PETITION
GE NAME OF

Lynn Meers
ation in the
Court of Hill
n July 7 2021
e the name
becca Lynn
Rebecca Lynn
ny interested
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this case and
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/2021
a Meers
25,9/1,8,15

COURT OF
INTY
GEORGIA
Name Change

ckaday

ction Case
021 CV1459J
OF PETITION
GE NAME OF

ckaday filed a
the Superior
Hall County
gust 2021 to
e name from
Hope
to Lauren
awford. Any
party has the
ppear in this
ile objections
days after the
as filed.
just 17, 2021
Hockaday
Pro se
3,15,22,29

Hearings

FLOWERY

OF PUBLIC

ING
IS HEREBY

ursuant to
36-36-1)

ublic hearing
held before
of Flowery

y Council to
request from
Development

LC. to rezone
- acre tract

the City of Flowery Branch City Council to consider a request from South Hall, LLC. for the rezoning of three (3) parcels of land totaling 1.10 +/- acres of land from TND (Traditional Neighborhood District) to CBD (Central Business District). The parcels for consideration are located on Church Street and are identified as follows:

08112A 002007
08112A 002008
08112A 002009

NOTICE IS HEREBY GIVEN that the Mayor & Council have the power to impose a different zoning designation from the requested and impose or delete zoning conditions that may change the application considerably. The public is invited to attend this meeting at City Hall, 5410 Pine Street, Flowery Branch, Georgia.

WHEN: October 7, 2021 - 6:00 p.m.
WHERE: City Hall
Council Chambers
MAIL: PO Box 757

TELEPHONE:
(770) 967-6371

PERSONS INTERESTED
IN THIS MATTER are
invited to review
the application for
annexation and
rezoning which is on
file with the City Clerk
of the City of Flowery
Branch and to attend
the public hearing
at the date, time and
place provided in this
notice, to express their
opinion on this matter.
Written comments may
also be received in lieu
of testimony during
the public hearing.
For more information,
contact Rich
Atkinson, Community
Development Director
at:
Rich@flowerybranchga.
org

In compliance with
the Americans with
Disabilities Act of 1990,
the City of Flowery
Branch is committed to
providing reasonable
accommodations for a
person with a disability.
Please contact the
Flowery Branch City
Clerk Vickie Short at:
V i c k i e s @
flowerybranchga.org
if special program

from Residential-I and
Agricultural Residential-
III (AR-III) to Highway
Business (H-B) on a
9.862± acre tract
located on the north
side of Browns Bridge
Road at its intersection
with Cherokee Trail;
a.k.a. 4152 Browns
Bridge Road; Zoned R-I
& AR-III; Tax Parcel 08050
003002. Proposed Use:
self-storage warehouse.
Commission District 2.

5. Application of
McKinley Homes US,
LLC to rezone from
Agricultural Residential-
III (AR-III) and Planned
Commercial Farm
District (PCFD) to
Planned Residential
Development (PRD) on a
162.36± acre tract
located on the west
side of Spout Springs
Road at its intersection
with Lancaster Crossing;
a.k.a. 6863 and 6803
Spout Springs Road;
Zoned AR-IV & PCFD; Tax
Parcel 15042 000009(pt.)
and 000010. Proposed
Use: 393 lot single
family attached and
detached development.
Commission District 6.

6. Application of
McKinley Homes US,
LLC to rezone from
Planned Commercial
Farm District (PCFD) to
Planned Commercial
Development (PCD) on a
4.19± acre tract
located on the west
side of Spout Springs
Road at its intersection
with Lancaster Crossing;
a.k.a. 6803 Spout
Springs Road; Zoned
PCFD; Tax Parcel 15042
000009(pt.). Proposed
Use: retail development.
Commission District 1.

7. Application of Mark
Skelton to rezone from
Agricultural Residential-
III to Residential-I (R-I)
on a 6.41± acre tract
located on the north
side of L J Martin Road
approximately 1,235
feet from its intersection
with Strickland Road;
a.k.a. 5301 Strickland
Road; Zoned AR-
III; Tax Parcel 15037
000031. Proposed
Use: 3-lot subdivision.
Commission District 1.

8. Appeal of the
Planning Commission's
approval of Mark
Skelton for a right side
yard setback variance
from 15 feet to 7 feet
on a 6.41± acre tract
located on the north

opposition to the
proposed rezoning and
(b) has made, within
two years immediately
preceding the filing of
the proposed rezoning,
campaign contributions
aggregating \$250 or
more to a member of
the County Commission
shall file a disclosure of
contributions with the
Planning Department
at least five (5) days
prior to the first hearing
of the proposed
rezoning by the County
Commission. (OCGA §
36-67A-3[C]).

*The Planning
Commission's decision
will be the final action
taken unless appealed
to the Board of
Commissioners. To do
so, file an application
with the Planning
Department within five
working days of the
Planning Commission's
decision.

The Hall County Board
of Commissioners will
hear appeals at a public
hearing Thursday,
November 11, 2021 at
6:00 p.m. at the Hall
County Government
Center, 2nd Floor
Meeting Room, 2875
Browns Bridge Road,
Gainesville, Georgia.

**The Planning
Commission's
recommendation will be
forwarded to the Board
of Commissioners for
final action at a public
hearing on Thursday,
November 11, 2021.
The Board will meet
at 6:00 p.m. at the Hall
County Government
Center, 2nd Floor
Meeting Room, 2875
Browns Bridge Road,
Gainesville, Georgia.
100529 9/15

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

existing Planned Unit
Development (P-U-D)
zoning totaling 4.847±
acres located southeast
of the intersection of
Thompson Bridge Road
and High Vista Point
(a/k/a 2702 High Vista
Point, NE).
Ward Number: One
Tax Parcel Number(s):
01-100-002-032
Request: 50 residential
townhomes
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))
100521 9/15

455.47 feet and an arc
length of 100.47 feet
being subtended by a
chord bearing of North
53 Degrees 17 Minutes
29 Seconds East and
a chord distance of
100.26 feet to a point at
the intersection of the
Land Lot Line common
to Land Lots 151 and
158 and said right of
way, said point marked
by a 5/8 inch rebar pin
found; THENCE leaving
said right of way and
traveling on said Land
Lot Line South 30
Degrees 28 Minutes
00 Seconds East for a
distance of 277.72 feet
to a point, said point
marked by a 1/2 inch
rebar pin set; THENCE
leaving said Land Lot
Line South 52 Degrees
57 Minutes 34 Seconds
West for a distance of
99.81 feet to a point,
said point marked by
an Axle found; THENCE
traveling North 30
Degrees 34 Minutes
21 Seconds West for a
distance of 278.24
feet to a point on the
southeast right of way
of Carter Road (60' right
of way), said point
marked by a 1/2 inch
rebar pin set, said point
being THE TRUE POINT
OF BEGINNING.
Said property contains
0.639 Acres.
100095
8/25,9/1,8,15,22,29

NOTICE OF PUBLIC
HEARING
UPON APPLICATION
FOR ANNEXATION AND
REZONING

Pursuant to O.C.G.A.
§ 36-36-1 et seq. and
O.C.G.A. § 36-36-20 et
seq., notice is hereby
given that the City
of Buford, a Georgia
Municipal Corporation,
will hold a public
hearing to evaluate
the applications of
certain landowners,
more fully set forth on
Exhibit "A", to annex
and zone property to
the corporate limits of
the City of Buford as
provided in O.C.G.A.
§ 36-36-20 which is
contiguous to the
existing limits. The
property proposed
for annexation and
rezoning is contiguous
to the present corporate
limits of the City of
Buford and is more
particularly described

The City of Buford
Planning and Zoning
Board will meet on
Tuesday, September
14, 2021 at 7:00 p.m. at
Buford City Hall, 2300
Buford Highway, Buford,
Georgia 30518 and the
Buford City Commission
will meet on Monday,
October 4, 2021 at 7:00
p.m. at Buford City
Arena, 2795 Sawnee
Avenue, Buford, Georgia
30518 to consider a
special use permit at
4925 Lexie Lane for
John Cunningham and
Krist Biba. The special
use permit requested
is to allow climate-
controlled storage.
100093
8/25,9/1,8,15,22,29

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Arena, 2795 Sawnee
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30518 to consider a
special use permit at
4925 Lexie Lane for
John Cunningham and
Krist Biba. The special
use permit requested
is to allow climate-
controlled storage.
100093
8/25,9/1,8,15,22,29

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455.47 feet and an arc
length of 100.47 feet
being subtended by a
chord bearing of North
53 Degrees 17 Minutes
29 Seconds East and
a chord distance of
100.26 feet to a point at
the intersection of the
Land Lot Line common
to Land Lots 151 and
158 and said right of
way, said point marked
by a 5/8 inch rebar pin
found; THENCE leaving
said right of way and
traveling on said Land
Lot Line South 30
Degrees 28 Minutes
00 Seconds East for a
distance of 277.72 feet
to a point, said point
marked by a 1/2 inch
rebar pin set; THENCE
leaving said Land Lot
Line South 52 Degrees
57 Minutes 34 Seconds
West for a distance of
99.81 feet to a point,
said point marked by
an Axle found; THENCE
traveling North 30
Degrees 34 Minutes
21 Seconds West for a
distance of 278.24
feet to a point on the
southeast right of way
of Carter Road (60' right
of way), said point
marked by a 1/2 inch
rebar pin set, said point
being THE TRUE POINT
OF BEGINNING.
Said property contains
0.639 Acres.
100095
8/25,9/1,8,15,22,29

NOTICE OF PUBLIC
HEARING
UPON APPLICATION
FOR ANNEXATION AND
REZONING

Pursuant to O.C.G.A.
§ 36-36-1 et seq. and
O.C.G.A. § 36-36-20 et
seq., notice is hereby
given that the City
of Buford, a Georgia
Municipal Corporation,
will hold a public
hearing to evaluate
the applications of
certain landowners,
more fully set forth on
Exhibit "A", to annex
and zone property to
the corporate limits of
the City of Buford as
provided in O.C.G.A.
§ 36-36-20 which is
contiguous to the
existing limits. The
property proposed
for annexation and
rezoning is contiguous
to the present corporate
limits of the City of
Buford and is more
particularly described

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14, 2021 at

and identified as Mulberry Street, parcel number 3 001009, from (Traditional hborhood District) HB (Highway CE IS HEREBY N that the Mayor & cil have the power npose a different g designation the requested and se or delete zoning litions that may ge the application iderably. The ic is invited to d this meeting ty Hall, 5410 Pine t, Flowery Branch, ia. N: October 7, -6:00 p.m. RE: City Hall cil Chambers : PO Box 757 PHONE: (770) 967- IONS INTERESTED THIS MATTER are ed to review application for axation and ning which is on with the City Clerk he City of Flowery ch and to attend public hearing he date, time and e provided in this ce, to express their ion on this matter. ten comments may e received in lieu testimony during public hearing. ore information, act Rich nson, Community elopment Director @flowerybranchga. compliance with Americans with abilities Act of 1990, City of Flowery ch is committed to iding reasonable omodations a person with disability. Please act the Flowery ch City Clerk Vickie rt at: Vickies@ erybranchga.org 489 9/15 OF FLOWERY ICE OF PUBLIC RING ONING ICE IS HEREBY N (pursuant to G.A.S 36-36-1) a public hearing be held before

of special program accommodations are necessary and/or if program information is needed in an alternative format. Special requests must be made in a reasonable amount of time in order that accommodations can be arranged. 100488 9/15 NOTICE is hereby given that the Hall County Board of Commissioners shall conduct a public hearing at the Hall County Government Center, 2nd Floor Meeting Room, 2875 Browns Bridge Road, Gainesville, Georgia, at 6:00 p.m. on Thursday, September 23, 2021 to consider the following: 1. Application of James and Stacey Thompson for a Use Subject to County Commission approval on a 0.28± acre tract located on the south side of Samoa Way approximately 226 feet from its intersection with Paradise Point Road; a.k.a. 6416 Samoa Way; Zoned R-I; Tax Parcel 08141 001010. Proposed Use: accessory structures with no primary residence. Commission District 1. 2. Application of James G. Major for a Use Subject to County Commission approval on a 31.15± acre tract located on the east side of Hog Mountain Road approximately 1,236 feet from its intersection with Blackjack Road; a.k.a. 5692 Hog Mountain Road; Zoned AR-III; Tax Parcel 08136 000002. Proposed Use: 3 lot subdivision. Commission District 1. 3. Application of Pulte Group to rezone from Agricultural Residential-IV (AR-IV) to Planned Residential Development (PRD) on a 54.03± acre tract located on the west side of Spout Springs Road at its intersection with Williams Road; a.k.a. 7095, 7099, & 7103 Spout Springs Road; Zoned AR-IV; Tax Parcels 15042 000015, 000015A & 15041 000010. Proposed Use: 144 lot single family subdivision. Commission District 1. 4. Application of Lanier Luxe Self Storage to rezone

located on the north side of L J Martin Road approximately 1,235 feet from its intersection with Strickland Road; a.k.a. 5301 L J Martin Drive; Zoned AR-III; Tax Parcel 15037 000031. Proposed Use: 3-lot subdivision. Commission District 1. 100530 9/15 NOTICE is hereby given that the Hall County Planning Commission shall conduct a public hearing at the Hall County Government Center, 2nd Floor Meeting Room, 2875 Browns Bridge Road, Gainesville, Georgia, at 5:15 p.m. on Monday, October 4, 2021 to consider the following: 1. Previously tabled application of Invest NH, LLC for a Use Subject to County Commission approval on a 6.75± acre tract located on the east side of Lula Road at its intersection with Glade Farm Road; a.k.a. 7404 Lula Road; Zoned AR-IV; Tax Parcel 12115 000005(pt.). Proposed Use: 5 lot subdivision. *** Commission District 3. 2. Application of Morteza Modaber for a Use Subject to County Commission approval on a 0.38± acre tract located on the north side of Browns Bridge Road at its intersection with Whiting Drive; a.k.a. 1790 Browns Bridge Road; Zoned H-B; Tax Parcels 00123 007017 & 007016. Proposed Use: auto repair and body shop. ** Commission District 4. 3. Application of Rabun Gap Holdings to rezone from Planned Commercial Farm District (PCFD) to Planned Residential Development (PRD) on a 20.67± acre tract located on the west side of Spout Springs Road approximately 100 feet from its intersection with Lancaster Crossing; a.k.a. 6804 Spout Springs Road; Zoned PCFD. Tax Parcel 15042 000018. Proposed Use: 101 unit mixed residential development. ** NOTE: In accordance with Georgia law, anyone who (a) wishes to express

Notice is hereby given that the Gainesville City Council will conduct a public hearing on Tuesday, October 5, 2021 at 5:30 p.m. in the Gainesville Justice Center (Municipal Courtroom at the Public Safety Complex), 701 Queen City Parkway in downtown Gainesville on the following requests: 1) Request from Adventures Real Estate, LLC to rezone a 17.028± acres tract located on the north side of Browns Bridge Road, southeast of Cherry Hill Drive (a/k/a 2520 Browns Bridge Road, SW) from Residential-I-A (R-I-A) to General Business (G-B). Ward Number: Five Tax Parcel Number(s): 08-015-009-014 (Part) Request: Automotive related facility 2) Request from Northeast Georgia Medical Center to rezone a 48.997± acres tract located northwest of the intersection of Jesse Jewell Parkway and Downey Boulevard, having road frontage on Brenau Lane, Sherwood Park Drive, South Enota Drive, Spring Street, Medical Center Way and Wisteria Drive (a/k/a 743 Spring Street, NE; 1227 Sherwood Park Drive, NE; 200 Wisteria Drive NE; 1075 Jesse Jewell Parkway, SW) from Planned Unit Development (P-U-D) and Office and Institutional (O-I) to Planned Unit Development (P-U-D). Ward Number: Three Tax Parcel Number(s): 01-023-006-007; 01-064-004-009 Request: Hospital campus expansion 3) Request from Winterset Holdings, LLC to amend a portion of an existing Planned Unit Development (P-U-D) zoning totaling 12.66± acres located on the east and west sides of Wilson Drive, northeast of its intersection with Athens Highway (a/k/a 2125 Wilson Drive, SE). Ward Number: Three Tax Parcel Number(s): 15-022D-000-001 (Part) Request: 65 residential townhomes 4) Request from Easto Construction to amend a portion of an

in Exhibit "A" attached hereto. The City of Buford Planning Commission will hold a public hearing and make recommendations on such application for annexation and rezoning on Tuesday, September 14, 2021, at 7:00 pm, Buford City Hall, 2300 Buford Highway, Buford, Gwinnett County, Georgia 30518. Please note that this is a change in location from the regular monthly Planning Commission meeting. The Buford City Commission will hold a public hearing to discuss and pass upon the proposed applications for annexation and rezoning on Monday, October 4, 2021 at 7:00 p.m., Buford City Arena, 2795 Sawnee Avenue, Buford, Gwinnett County, Georgia 30518. Please note that this is a change in location from the regular monthly City Commission meeting. This 17th day of August, 2021. CHANDLER, BRITT & JAY, LLC City Attorneys EXHIBIT "A" OWNER/APPLICANT: Jason Jackson CURRENTLY ZONED: R3 PROPOSED ZONING: R-100 All that tract or parcel of land lying and being in Land Lot 158 of the 7th Land District, Hall County, Georgia and being more particularly described as follows; To find the true point of beginning, commence at the centerline intersection of Mabry Ridge Drive and Carter Road; THENCE traveling South 21 Degrees 13 Minutes 16 Seconds East for a distance of 31.94 feet to a point on the southeast right of way of Carter Road (60' right of way), said point having Georgia State Plane Coordinates (West Zone) of North 1511616.2140 and East 2359762.5650 and being marked by a ½ inch rebar pin set, said point being THE TRUE POINT OF BEGINNING. THENCE traveling on said right of way along a curve to the right having a radius of

Buford, Georgia; 30518 to consider a variance request at 901 Gainesville Highway out of parcel 08-169 004002, being 7.6 acres, for Michael Ewing. The variance requested is to allow no painted stripe demarcation of the surplus parking area. All that Tract or parcel of land lying and being in Land Lots 169 & 170 of the 8th District of Hall County, Georgia, and being more particularly described as follows: COMMENCE at a point of intersection on the easterly right-of-way line of Buford Highway (right-of-way varies with the southwesterly right-of-way line of Logistics Boulevard (60' right-of-way easement); thence following the right-of-way line of Buford Highway the following calls: S39°03'12"W a distance of 249.4 feet to a point; thence S45°56'29"W a distance of 65.85 feet to a point; thence S50°53'47"W a distance of 17.0 feet to a point; thence S12°39'58"W a distance of 43.12 feet to a point; thence S23°39'40"W a distance of 53.8 feet to a point; thence S31°53'09"W a distance of 102.81 feet to a point; thence S39°06'42"W a distance of 59.00 feet to a point and the TRUE POINT OF BEGINNING thence leaving said right-of-way line and running S50°53'43"W a distance of 333.25 feet to a point in the centerline of a creek thence following said centerline meandering of creek a distance of 914' +/- to a point which has a chord of S59°56'25"W a distance of 728.59 feet; thence continuing along said centerline of meandering creek a distance of 1,785' +/- to a point, which has a chord of S36°44'30"W a distance of 1205.78 feet to a point; thence leaving the centerline of creek and running N30°21'15"W a distance of 141.06 feet to a point on the easterly right-of-way line of Buford Highway; thence following said right-of-way line the following

**GAINESVILLE PLANNING and APPEALS BOARD
RECOMMENDATION**

Applicant Easto Construction
Property Owners The J. Bradley Abernathy Trust & David Scroggs
Location 2702 High Vista Point, NE
Request Amend P-U-D zoning
Total Acres 4.847± acres
Ward One
Proposed Use 50 residential townhomes
Planning Division Staff Recommendation **Approval, with conditions**
Planning & Appeals Board Recommendation **Denial**
Date September 14, 2021

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

The applicant proposes to amend the Planned Unit Development (P-U-D) zoning for a gated community consisting of 50 fee-simple townhomes. The townhome units will range from 2,750 and 3,100 square feet in size of heated floor space with three to four bedrooms. Each unit will include a two-car garage or a fully covered carport, parking for two additional cars on the driveway, terraces, balconies, and outdoor kitchen space. The townhomes will not exceed 40-feet in height. Amenities are to include a common area, pool, club house with kitchen and active space. Access is proposed from a new driveway located off of High Vista Pointe prior to the privacy gate serving the single-family neighborhood. City water, sewer and garbage pickup will be provided by the City of Gainesville.

The property is part of a larger Planned Unit Development (P-U-D) originally approved in 1995 for 31 single-family lots and 200 condominium units within two 15-story buildings. In 2000, the P-U-D was amended reducing the number of condominium units to 34 within a 12-story building. Presently there are 17 single-family homes and a community dock constructed on the adjacent neighboring High Pointe subdivision which is not included as part of the zoning amendment. The property is partially wooded with steep terrain and contains a powerline easement.

▪ **Adjacent Land Use and Zoning**

Location	Use	Zoning
North	High Pointe Single-family Neighborhood	Planned Unit Development (P-U-D)
South	Vista Ridge at Lake Lanier Apartments	Residential-II (R-II)
East	Lake Lanier; Georgia Power property	Residential-I (R-I)
West	Rubicon center; Social Security office, Alfa Insurance; The Dance Company; Phoenix at Lake Lanier Assisted Living	Residential-II (R-II); General Business (G-B)

▪ **Other Departmental Comments**

Coordination with the Georgia Department of Transportation will be required to address the proposed access. There were no other departmental comments for this request.

▪ **Zoning History**

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

2019 – A request by Fred Godbee to rezone a 0.5+ acre tract located at 1831 Thompson Bridge Road, NW from Residential-I (R-I) to Neighborhood Business (N-B) was conditionally approved for a security office.

2016 - A request by Jack Bailey to rezone a 0.61± acre tract located at 1665 Thompson Bridge Road, NW from Residential-I (R-I) to Office and Institutional (O-I) was approved with conditions for an insurance office.

2015 - A request by David P. Johnson to rezone a 1.458± acres tract located at 1537 and 1551 Thompson Bridge Road; and 135 Virginia Circle from Residential-I (R-I) to Neighborhood Business (N-B) with a special use for restaurant with drive-thru and retail was denied.

2014 - A request by Over the Hill Holdings, LLC to amend a 10.34± acres tract located at 2601 Thompson Bridge Road zoned Planned Unit Development (P-U-D) for an assisted living facility (Phoenix) was approved with conditions.

2014 – A request by Polestar Development, LLC to rezone a 1.741± acres tract located at 1435 Thompson Bridge Road from Residential-II (R-II) to Regional Business (R-B) for a grocery store and fuel service station was approved with conditions.

2012 - A request by WAG Properties, Inc. to annex a 0.68± acre tract located at 1868 Thompson Bridge Road for a transportation logistics brokerage was approved with General Business (G-B) zoning.

▪ **Staff Analysis**

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

The surrounding uses include a mixture of single-family, multi-family, institutional, office, and commercial uses. The zoning for the property is currently approved for 34 unit residential condominiums within a 12 story building. Given the existing approved use for the property, the proposal appears to be more in character with the adjacent development.

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

The proposed use should not adversely impact the surrounding and nearby properties given that only 50 fee-simple townhomes are being proposed; however, the residential use will change how the property currently functions given that it is undeveloped. Parking, access, stormwater and building orientation are important as to not detract from the adjacent residential uses. Again, the previously approved use for the property would have significantly more impact on the adjacent properties given its height and scale.

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

The Future Development Map for the City of Gainesville places the subject property within the *Low-Medium Residential* land use category which includes areas containing or planned for

single-family detached or semi-detached housing at densities ranging from two to four dwelling units per acre with only limited light office use allowed, such as a home office. The proposed residential density for the subject property is 10.32 dwelling units per acre which is above the 4.0 maximum density guidelines for this land use category. However, the P-U-D zoning including the single-family properties, has an overall density of 3.6± dwelling units per acre. Given the current approved use for the property and the adjacent apartment uses, the proposal appears to be reasonable.

According to the Character Area map for the City of Gainesville, the subject property is located within the *Lake District*. The main character area driver is the presence of Lake Lanier and its distinctive rolling landscape. While the vision for the north is single-family preservation, limited commercial intensification of the existing node, protection of the tree canopy and shoreline ecosystem, and continued enhancement of the golf club, opportunities for land use changes are more prevalent south of Thompson Bridge. Here, the focus should be taking advantage of the lake and forest to build a character more similar to the north. This includes repositioning Thompson Bridge Road as a multimodal “Great Street” and supporting new conservation-based single-family housing and open space preservation on undeveloped land. Land uses allowed in the Lake District are low-density residential, medium-density residential, multifamily residential, mixed-use, commercial, public / institutional, transportation / communications / utilities, and parks / recreation / conservation.

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

It is staff's opinion the proposed P-U-D amendment is more in character with the surrounding uses and landscape than the 12-story condominiums currently approved for the property. Since the original proposal for the property was approved over 20 years ago, the surrounding properties have remained residential in scale not exceeding 3 stories in height. The proposed zoning amendment appears more appropriate even though 16 additional residential units are proposed.

(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?

City water, sewer and public safety services are currently provided to the property. Water is present along High Vista Pointe and Thompson Bridge Road. Sewer is located within the property along the lake. Gainesville Fire Station #3 is located approximately 1.5± miles to the north off of Nancy Creek Road.

The proposal will slightly increase ingress and egress traffic movements off of Thompson Bridge Road where left turning movements can be difficult during rush hour traffic. There is currently a north bound dedicated right turn and a center median left turn lane onto High Vista Pointe. According to the Institute of Transportation Engineers (ITE) Trip Generation Handbook (9th Edition), the 50 residential townhomes on average could generate 290± new trips per weekday (50% entering, 50% exiting), 22± A.M. peak hour trips (19% entering, 81% exiting) and 26± P.M. peak hour trips (64% entering, 36% exiting).

The proposed use should have minimal impacts on the Gainesville City School System given there are only 50 residential units proposed. It is unknown how many school-aged may live within the development. The proposal is not age restricted but given its price point appears to be mostly families without school aged children.

(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?

In comparison to Jesse Jewell Parkway, Dawsonville Highway, Browns Bridge Road and Atlanta Highway, development along Thompson Bridge Road has been more methodical. This is in part due to the location of the lake, its topography, and the distance from I-985 and the railroad. The Comprehensive Plan identifies the need for quality housing within the downtown area. The location of the subject property is conducive for residential purposes but is challenged due to steep topography and a powerline easement.

(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 residential uses, the proposed zoning amendment request with the recommended conditions appears to reflect a reasonable balance between the promotion of the public health, safety, morality, or general welfare and the right to unrestricted use of property.

▪ **Staff Recommendation**

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

Conditions

1. The proposal shall be generally consistent with the concept plan and architectural pictures provided with this zoning amendment application per the review and approval of the Community and Economic Development Director.
2. The proposed townhome development shall adhere to the development standards stated within Section 9-10-2-5 of the Unified Land Development Code entitled "Single-Family Attached Dwelling (Fee-Simple Townhouse)."
3. In addition to the parking provided for each townhome unit and the amenity, a minimum of 10 guest parking spaces shall be provided within the development.
4. The owner/developer shall screen all stormwater detention ponds with a mixture of evergreen trees. In addition, there shall be a minimum 20-foot wide landscape buffer planted area adjacent to High Vista Point and Thompson Bridge Road. The location, spacing, size and type of trees planted shall be subject to the approval of the Community and Economic Development Department Director.
5. Signage for the development shall be located at the entrance of the development located off of High Vista Point. Signage shall be limited to the residential zoning standards stated within Section 9-18-5-6 of the Unified Land Development Code entitled "Project Entrance Signs", not to exceed 8-feet in height and 32 square feet of sign face area with ground lighting.
6. All access point design for the subject property shall be submitted for review by the Gainesville Public Works Director. The approval of said design shall be required prior to issuance of a building permit. All required access/traffic/sidewalk improvements associated with the proposed development shall be at the full expense of the developer/property owner.

Excerpts from the September 14, 2021 PAB Meeting Minutes

Applicant Presentation: **Robert Fouse**, 1548 Jade Cove Drive, Powder Springs, stated he is the architect for the project and complimented the neighborhood for meeting with him. He said their goal is to be a good and compelling neighbor to the Gainesville community and feels the property can be developed to the good of everyone. His client asked him to explore the P-U-D zoning as zoned already but wants to explore the highest and best use for the property which is a townhome community rather than a high-rise. They consider it to be a more appropriate construction in between a lovely single-family home community to the north and a multi-family community to the south. He said the high-rise is more compelling economically but felt the best thing for everyone is to consider a townhome development like the slides on the presentation. Mr. Fouse stated there is no designed floorplan or elevation and only picked the style of structure from the internet but many at the neighborhood meeting did not like the style chosen. He stated it is their desire to work with them to address concerns and engage the neighbors in the process. The site plan on the presentation depicts 44 units but are applying for 50 units maximum but still needs to complete due diligence to determine the exact size and configurations but expect it to be less. He said they are exploring a high-end price point with an average sale price of \$800,000 to \$900,000 for the units but will not sell for that amount if there is no place for a lawn/landscaping, patio/porch area. The most important feature for the site is the panoramic lake view which is almost 270 degrees of lake view but the lower to the lake it shrinks to 45 to 60 degree view of the water. He stated the purpose is to provide a wonderful residential living opportunity with lake view and lake front property. He stated they are not exploring the option of docks and feel the project is a gap development between the \$500,000 to \$600,000 range homes and the multi-family apartments to the south and can fill the gap in an appropriate and architectural aesthetic way. He acknowledged he has no certain style of building and designs whatever the client desires. He hopes to involve the neighbors in deciding the style of the townhomes and looking forward to their comments and believes there is a better use for modification of the P-U-D zoning and believes in the townhome project presented. They acknowledge there are several challenges and concerns regarding traffic, intersection of driveway from High Vista Point onto Thompson Bridge Road. They will work with the neighbors, and support of the city to approach GDOT to provide some controls at the intersection. The project will double the amount of vehicles impacting the intersection which may require a traffic study and his client agrees too. There are questions of where the driveway will connect to High Vista Point, not to impact the roundabout, gate and drive. He hopes to engage all parties in the discussion and is aware some will not be happy with the project. They have been exploring the site for two years and there is a reason it has been undeveloped since 1990 for 30 years because it is a tough site. He believes this project is a good answer and the most appropriate.

OPPOSE: **Mark Burns**, 2706 High Vista Point, stated he is the treasurer for the High Point Homeowners Association and on behalf of the board and neighbors respectfully oppose the request for rezoning.

Bob Willis, 2718 High Vista Point, stated he is representing the homeowners association and has given out two items. The first was a petition of signatures of the residents with 100 percent opposing the application and respectfully request denial of it. He stated they are not opposed to development and are well aware of growth in the community and agree the land should be developed. Mr. Willis said the property is not flat, mostly ridge and is more cliff-like and believes the reason for the zoning is because there is very little space there with the cross-roads of a major power line, Corps property, lake, topography and grade. They met with the developer to get more information but could not get enough information

to know what the project is going to be about. They are very concerned about the verifiable track record of the architect and developer but want reliable evidence that shows experience and skill to complete the project successfully. He stated the other handout contains their primary objections to the project and reviewed them briefly. Mr. Willis said there was no local resume of work of prior projects found but the architect has had two business entities that the Secretary of State has ended for failure to pay the registration fee. They looked for evidence of a website for the developer, nothing was found and the business address was a sports bar or tee shirt shop in Buford. He said when reviewing the plans, they are incomplete and inadequate details such as the stock photos. Mr. Willis said they wonder about the developer's due diligence on the project since at the meeting they were told there has been no meaningful civil engineering, utility, environmental, traffic or marking studies and no ground or grade surveys. He said they could not find evidence of experience, credibility or attention to details. He said they feel the project is too complex for a developer or architect's first or second project. They have asked for a list or a portfolio and evidence of experience and have received nothing. He said with no traffic study done and number of cars could go over 100 to 150 per day and already very dangerous. He said the price points are not based on marketing studies and appear unrealistic. Mr. Willis said with the developer being unknown, and the complexity of the project their concern is it will not be properly and successfully completed. He said there is the risk of flipping which if the developer decides to sell the property undeveloped then the community would likely have no say on the development to the new developer and concerned this might happen due to the incomplete nature of the due diligence with the track record almost non-existence.

Dani Burns, 2706 High Vista Point, stated she has been in real estate for twenty years, license broker as well as a sales agent with fourteen years in Gainesville at Keller Williams Lanier Partners. She spoke about her sales for last year compared to this year and specializing in lake and luxury. Ms. Burns said in the last two years she has been involved in every MLS recorded sale of a Gainesville townhome or condo project above \$500,000. She stated in the Gainesville Times and from their meeting with the developer, the price point was \$800,000 to \$900,000 range. She stated in the packet is a marketing analysis regarding townhomes in Gainesville and the average townhome is 248,000 with the most expensive being \$608,000 in the Candler Park subdivision. She stated Candler Park is closer to town, easier to build, contains garages but these drawings do not show garages. She stated Candler Park does not have road noise and significant power lines which effects selling and value of the property. She said those two factors impact their subdivision and the sales price for the last year in High Point of a home over 6,000 square feet at \$642,800. She feels the developer is not taking the negative factors into consideration. She stated their neighborhood value is almost 25 percent less in sales compared to Marina Bay and Harbor Point due to the negative impact of road noise and power lines. Ms. Burns stated if the zoning is changed and the developer is not able to follow-through and if his numbers are incorrect, they would be looking at an unfortunate, unfavorable and unintended consequence concerning this rezoning. She stated they are not a subdivision opposed to development, and are open to working with a seller or developer that brings a proposal that is reasonable and feasible that can be worked on together. Ms. Burns appreciates the comments to involve the community but just worried they will not follow through. She said if the zoning was approved, they are opposed to carports and the architectural designs.

REBUTTAL: Mr. Fouse stated he understands each of the comments made but disappointed that some were more directed at qualifications than the project. He said he has been a registered architect in 9 states for 30 years, and done about 700 projects. He said his client has done many projects in his career and feels he does not need to justify his qualifications. He said they are still committed trying to work with the neighborhood association, understand their concerns, understands their statements but the job of the developer is to make sure he is not going to lose money on a development and if so, he's not going to do it and will stop. Mr. Fouse said the project is very preliminary and is deliberate and told the neighborhood association last week that is deliberate. He said they

are about to spend a quarter of a million dollars on engineering and architectural work to confirm that this idea is going work but are not going to do that until there is clarification from the board if that is a path worth taking or not.

There was a motion to recommend denial of the zoning amendment request to allow for 50 residential townhomes with Planned Unit Development (P-U-D) zoning.

Motion made by Board Member Thompson

Motion seconded by Board Member Simmons

Vote – 7 favor

Passed: _____

AN ORDINANCE

No. 2021-27

AN ORDINANCE AMENDING THE EXISTING PLANNED UNIT DEVELOPMENT, WITH CONDITIONS (P-U-D-c) ZONING TOTALING 4.847± ACRES LOCATED SOUTHEAST OF THE INTERSECTION OF THOMPSON BRIDGE ROAD AND HIGH VISTA POINT (A/K/A 2702 HIGH VISTA POINT, NE); TO REPEAL 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 United Development, with conditions (P-U-D-c)**.

Conditions

- 1. The proposal shall be generally consistent with the concept plan and architectural pictures provided with this zoning amendment application per the review and approval of the Community and Economic Development Director.**
- 2. The proposed townhome development shall adhere to the development standards stated within Section 9-10-2-5 of the Unified Land Development Code entitled “Single-Family Attached Dwelling (Fee-Simple Townhouse).”**
- 3. In addition to the parking provided for each townhome unit and the amenity, a minimum of 10 guest parking spaces shall be provided within the development.**
- 4. The owner/developer shall screen all stormwater detention ponds with a mixture of evergreen trees. In addition, there shall be a minimum 20-foot wide landscape buffer planted area adjacent to High Vista Point and Thompson Bridge Road. The location, spacing, size and type of trees planted shall be subject to the approval of the Community and Economic Development Department Director.**
- 5. Signage for the development shall be located at the entrance of the development located off of High Vista Point. Signage shall be limited to the residential zoning standards stated within Section 9-18-5-6 of the Unified Land Development Code entitled “Project Entrance Signs”, not to exceed 8-feet in height and 32 square feet of sign face area with ground lighting.**
- 6. All access point design for the subject property shall be submitted for review by the Gainesville Public Works Director. The approval of said design shall be required prior to issuance of a building permit. All required access/traffic/sidewalk improvements**

ORDINANCE NO. 2021-27

associated with the proposed development shall be at the full expense of the developer/property owner.

Legal Description

All the tract or parcel of land, together with any improvements located thereon, lying and being in Land Lot 143, 9th Land District, City of Gainesville, Hall County, Georgia, containing 4.847 acres as shown on a plat of survey prepared by Moreland Altobelli Associates, Inc., dated January 28, 1987, last revised July 2, 2000, styled "Survey for Bradley Abernathy, Sr. and David Scroggs", recorded in Hall County, Georgia, Plat Slide 787, Page 250A together with a perpetual non-exclusive easement for ingress and egress, as shown on said plat, a portion of said easement being over High Vista Point, and a portion of said easement lying between High Vista Point and the property hereinabove conveyed, said easements being more particularly described as follows:

The first easement being over High Vista Point, beginning at the terminus of the public right of way, and bounded by lines C-14, C-15, C-16, L-20, C-11, C-9, and C-8 as shown on said plat. The easement between High Vista Point and the property herein conveyed is bounded by L-12, C-11, L-14, and L-6. Also conveyed is the right to remove landscaping, structures, or other improvements whatsoever necessary for the grading and development of the ingress and egress easement over the portion of both easements lying outside the paving of High Vista Point, but including the curbing of High Vista Point. TOGETHER with the right to construct, in connection with its ingress and egress easements, a retaining wall or skirt wall in the common area, and to abut the stone column on the South/Southeasterly side of the ingress/egress easement area. This conveyance is subject to all matters shown on the survey referenced in the description.

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. 2021-27

W. Samuel Couvillon, Mayor

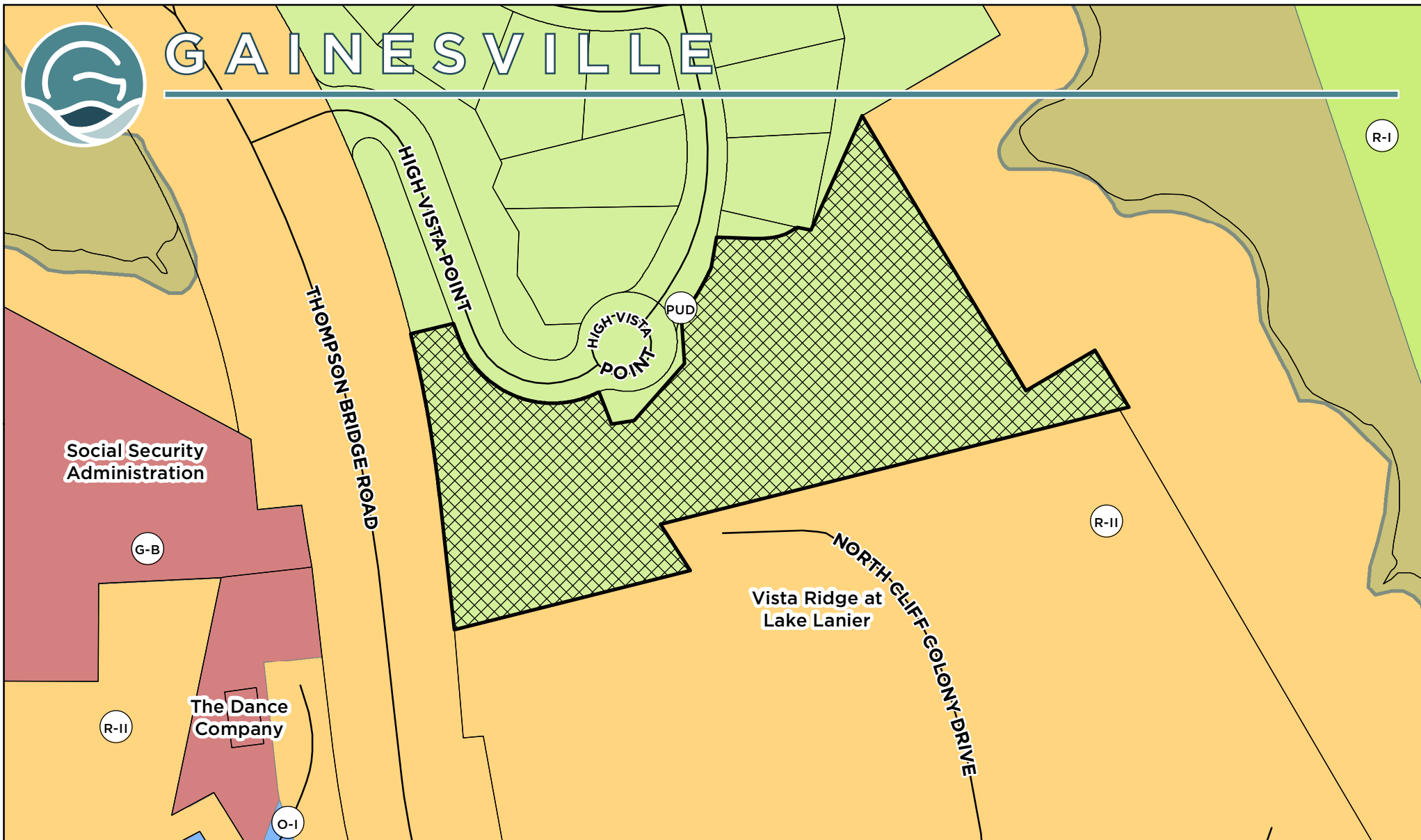
This is to certify that I am City Clerk of the City of Gainesville. As such, I keep its official records, including its minutes. In that capacity, my signature below certifies this Ordinance was adopted as stated and will be recorded in the official minutes.

ATTEST:

Denise O. Jordan, City Clerk



GAINESVILLE



Applicant:

EASTO CONSTRUCTION

Request:

Amend a portion of the existing Planned Unit Development (P-U-D) zoning totaling 4.847+/- acres tract for 50 residential townhomes

ZONING AMENDMENT REQUEST

Subject Property Address:

2702 High Vista Point, NE

Tax Parcel:

01-100-002-032



Subject Property



Meeting Date: 09/14/2021

Map Prepared: 08/17/2021

0 90 180 Feet
Page 25 of 54

SCALE: 1" = 167'



GAINESVILLE



Hall County GIS

Applicant: **EASTO CONSTRUCTION**

Request:

ZONING AMENDMENT REQUEST

Amend a portion of the existing Planned Unit Development (P-U-D) zoning totaling 4.847+/- acres tract for 50 residential townhomes

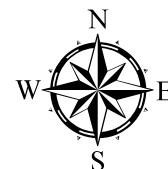
Subject Property Address:
2702 High Vista Point, NE

Tax Parcel:
01-100-002-032



Subject Property

Aerial from 2018

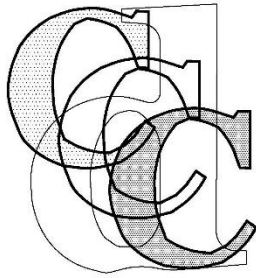


Meeting Date: 09/14/2021

Map Prepared: 08/17/2021

0 90 180 Feet
Page 26 of 54

SCALE: 1" = 167'



**CHEROKEE
DESIGN &
CONSTRUCTION
CONSULTING, P. C.**

PMB 211
3600 Dallas Highway Suite 230
Marietta, Georgia 30064
Voice 770-722-9986
rjf.cherokeedesign@gmail.com

Mr. Richie Reitano
Eastco Construction, Inc.
2685 Buford Highway
Suite 500
Buford, Georgia 30518

RE: High Vista on Lanier

Thank you so much for the opportunity to work with you on our project, High Vista on Lanier.

As a summary, please allow this letter to serve as a narrative of the project's highlights.

The project will feature three and four bedroom townhomes, averaging near 2,850 square feet. The projected units will be very modern, featuring lake view balconies on both of the upper floors on both ends of the home. Roof top decks are also predicted. Grades, as well as trees, will obviously dictate final views, but our expectation is that more than 75% of the homes will have pure lake views of more than 180 degrees.

The homes will be between 2600 and 3000 SF, excluding the two car garage. We anticipate very high end finishes, with granite or quartz counters, level 5 finishes on drywall, Viking appliances, hardwood floors, Progressive Lighting and very modern aesthetics. Projected building heights are 35 feet.

Access to the site is off High Vista, following a turn-in from Thompson Bridge Road. We anticipate monument signage in two locations, visible from both Thompson Bridge and at the curb cut at High Vista. While the site will only have one access point, the property is designed to allow for all code required emergency vehicle access, with a full 360 degree drive path.

The development team does not anticipate any need for variance from setbacks or easements, though Civil Engineering has not been commenced.

We will definitely be able to accommodate outdoor kitchen space in back yards, and have terraces, as well as livable balconies on both sides of the building.

The attached site plan illustrates the utility easements and anticipated setbacks. Final PUD documents, including grades, will show all property dimensions, retaining walls, building footprints, driveways and auxiliary parking.

Additionally, all landscape areas will be defined.

The HOA will contract directly with utility companies, trash services, landscapers and other common amenity maintenance.

Lastly, it is a project intent to engage formal relationships with neighboring HOA to properly resolve shared services and traffic questions.

Please let me know if you have any questions or comments.

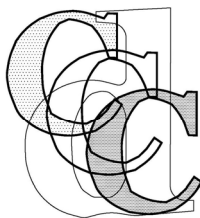
Sincerely,

Robert L. Fouse
President

A
DESIGN AND DEVELOPMENT
NARRATIVE FOR AN
EXISTING PUD MODIFICATION

2702 High Vista Point

Gainesville, Georgia



**CHEROKEE
DESIGN &
CONSTRUCTION
CONSULTING, P. C.**

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3600 Dallas Highway Suite 230
Marietta, Georgia 30064
Voice 770-722-9986
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EXECUTIVE SUMMARY

2702 High Vista Point is one of the few remaining properties (non-single family residential) on the shore of Lake Lanier that remains completely undeveloped. It currently has approved PUD zoning authorizing a condominium project consisting of 34 units in a multi-story high-rise, including multiple stories of garage parking. The anticipated project has languished for more than 20 years and has never had any meaningful positive progress, as the underlying economics are simply not feasible.

The land is virgin, but was investigated as a part of the single family development adjacent to the site. Surveys, geotechnical reports, and meets and bounds were completed more than 20 years ago, with the anticipation of development. Obviously, circumstances caused those development plans to be rendered incomplete.

The new development concept anticipates up to 50 townhomes (dependent upon final Civil Engineering solutions), completely eliminating the high-rise character of the project and replacing it with 3 story structures, consistent with the style rendered on the cover and within the submitted drawings, creating a more appropriate transitional site between the high end residential properties to our north, and the more moderately priced apartments to our south.

The property concept includes both an amenity building housing spaces accommodating pool activities and rentable party space (with a usable kitchen), and a second building that will be designed for more active space (pool, ping pong, arcades). The two buildings, along with the associated amenities (pool, deck, volley ball, walkway to lake, etc.) will be the ultimate maintenance responsibility of the HOA to be created. We are in active discussion with our neighboring HOA to explore shared benefits.

It is anticipated that the vast majority of the unit will have true lake views from multiple decks and rooftops, and will allow the development to attract higher price point buyers who seek the lifestyle and exclusivity of lakefront property. We believe the property will become a model for the continuously evolving greater community in Gainesville.

CONSISTENCY WITH CITY GOALS AND PRIORITIES

The development objectives are, based upon preliminary conversations, completely consistent with both the City of Gainesville's objectives, and those of the impacted neighbors. No parties have spoken in favor of the previous PUD approval, allowing a multi story high-rise. All parties, including our development team, recognize the currently approved project may not best fit the definition of "highest and best" use.

We feel very confident a 3 story townhouse project, featuring high end amenities and assets consistent with the desires of the current market, is a far superior solution for the property.

DEVELOPMENT PLAN

Property Address:	2702 High Vista Point, Gainesville, Georgia
Site Area:	4.85 Acres +/-
Existing Zoning:	Approved High-rise PUD
Existing Conditions:	Vacant, virgin land.
Proposed Use:	A new townhome community of no more than 50 units.
Proposed Density:	10.3 units per acre, maximum.
Site Development:	Developer anticipates no variance from comparable zoning restrictions.
Maximum Heights:	Developer anticipates 10-11' interior ceiling heights, 3 floors, with roof decks on some units. Maximum heights should not exceed 40'-0" above lowest adjacent grade levels. Any pitched roof requirements will raise the maximum height to ridge.
Open Space:	In addition to build exterior amenity spaces, the site will maintain significant undeveloped property, landscaped and available for resident use.
Parking:	All units are anticipated to have either a 2-car garage or a fully, structurally covered carport, as well as a drive way size to accommodate an additional 2 vehicles. Common areas and amenity buildings will also have small parking areas for events and activities.
Interface:	The developer is eager to engage neighbors and the City to find the most appropriate minor modifications that benefit the City of Gainesville, neighboring properties, and the Developer's interests.

GENERAL GUIDELINES

Parking:	The project anticipates 4 spaces per unit, 2 in either a garage or fully covered carport, with an additional two spaces available in the driveway for each unit. Additional parking will be provided at common amenity buildings and spaces.
Resident Units:	3 and 4 bedroom, 3 story townhomes are the proposed unit types for the project. 3 bedroom units are projects to be approximately 2750 SF, while the 4 bedroom units are projected at approximately 3100 SF. Each unit is projected to include both front side and rear side balconies with lake views, as well as roof top decks on those units where views can be maximized. Sales prices are assumed to be at the high end of the market, with some units commanding 7-figure sales price. Interior finishes and amenities are meant to meet or exceed the options available in the PMA and within comparable properties. The project assumes two amenity buildings housing various common services and HOA benefits. The project also assumes exterior amenities including a pool.
Building Heights:	Flat roof (accessible deck) solutions should not exceed a projected 40'-0". If pitched roofs are implemented at the request of the City, that height will likely be exceeded.
Ongoing Operations:	The project anticipates the creation of an HOA that will assume responsibility for common area maintenance, including landscaping and repairs. The site will feature significant accent lighting, safety features, mail and garbage services, and all other required functional amenities. The project does not anticipate seeking any variance from standard code for these items.

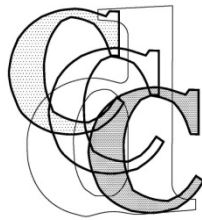
All proposed landscaping, including any “replacement” requirements for those tree eliminated as a result of the development will be subject to standard City review and requirements. The project will seek cooperation from the Corp of Engineers for removal of dead and diseased trees, as well as to allow Corp property to serve as a benefit to residents, though the team recognizes the difficulty of that process and the unlikely positive outcome.

Developers have established relationship with neighboring HOA leadership, and anticipate a strong partnership benefitting all parties affected by the proposed development.

REVISED DESIGN AND DEVELOPMENT
NARRATIVE FOR MODIFICATION OF AN
EXISTING PUD

2702 High Vista Point

Gainesville, Georgia



**CHEROKEE
DESIGN &
CONSTRUCTION
CONSULTING, P. C.**

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WILLIAMS & MILES

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tsmith@sgwmfirm.com

EXECUTIVE SUMMARY

2702 High Vista Point is one of the few remaining properties (non-single family residential) on the shore of Lake Lanier that remains completely undeveloped. It currently has approved PUD zoning authorizing a condominium project consisting of 34 units in a multi-story high-rise, including multiple stories of garage parking.

This revised development concept calls for up to 44 three-story townhomes (dependent upon final Civil Engineering solutions) that will eliminate the high-rise condominium concept called for by current zoning. The character of the project will be consistent with the style shown on the revised site plan.

The property concept includes a clubhouse, swimming pool, tennis court, and green space. Maintenance of the amenities will be the ultimate responsibility of the HOA to be created.

A vast majority of the units will have true lake views which will allow the development to attract higher price point buyers seeking the lifestyle and exclusivity of lakefront property.

DEVELOPMENT PLAN

Property Address:	2702 High Vista Point, Gainesville, Georgia
Site Area:	4.85 Acres +/-
Existing Zoning:	Approved high-rise PUD
Existing Conditions:	Vacant, virgin land.
Proposed Use:	A new townhome community of no more than 44 units.
Proposed Density:	9.07 units per acre, maximum.
Site Development:	Developer anticipates no variance from comparable zoning restrictions.
Maximum Heights:	Developer anticipates 10-11' interior ceiling heights, 3 floors, with roof decks. Maximum heights should not exceed 52'-0" (including pitched roof) above lowest adjacent grade levels.
Open Space:	In addition to amenity areas, the site will maintain significant undeveloped property, landscaped and available for resident use.
Parking:	All units are anticipated to have a 2-car garage as well as a driveway sized to accommodate an additional 2 vehicles. Common areas and the clubhouse will also have small parking areas for events and activities.
Interface:	The developer is eager to engage neighbors and the City to find the most appropriate minor modifications that benefit the City of Gainesville, neighboring properties, and the Developer's interests.

GENERAL GUIDELINES

Parking:	The project anticipates 4 spaces per unit, 2 in a garage, with an additional 2 spaces available in the driveway for each unit. Additional parking will be provided at amenity areas and the clubhouse.
Resident Units:	3 to 5 bedroom, three-story townhomes are the proposed unit types for the project. 3 bedroom units are projected to be approximately 2750 SF, 4 bedroom units are projected to be approximately 3100 SF, and 5 bedroom units are projected to be approximately 3200 SF. Each unit is projected to include a roof deck. Units positioned where views can be maximized will also include balconies. Each unit will include an option for an elevator. Sales prices are projected to be at the high end of the market, with some units commanding 7-figure sales price. Interior finishes and amenities will meet or exceed the options available in the PMA and within comparable properties. The project assumes one clubhouse, along with a swimming pool and tennis court.
Building Heights:	All units will have a pitched roof. Building heights, including the pitched roof, are not expected to exceed 52'-0".
Ongoing Operations:	The project anticipates the creation of an HOA that will assume responsibility for common area maintenance, including landscaping and repairs. The site will feature significant accent lighting, safety features, mail and garbage services, and all other required functional amenities. The project does not anticipate seeking any variance from standard code for these items. All proposed landscaping, including any "replacement" requirements for those trees eliminated as a result of the development, will be subject to standard City review and requirements.

High Vista Townhomes Benefit Statement

The biggest benefit for the community is that this project will provide a safe and energy efficient home for families and pets with spectacular views and limited entrance to property.

Community Benefits

- Only one gated entrance instead of multiple entrances to not negatively impact traffic.
- The one entrance is off Thompson Bridge Road and there is already a turning lane in place near entrance for the existing subdivision.
- Price point is projected \$750,000 – \$1 million plus.
- Gated entrance provides security against any concerns of crime increase
- Owner occupied and owned fee simple residences – not rentals
- Visually appealing high-quality contemporary energy efficient townhomes
- Providing a high-quality home in a gated community with quality amenities such as pool, athletic courts and clubhouse.
- Lower impact than the original proposed PUD of high rise units. Units will be minimum of 2400 sq feet with quality trim and landscapes.
- HOA - Covenants

Future Residents Benefits

- Quality Construction and Development
- Owner occupied
- HOA - Covenants
- Green Space
- Natural walking trail
- Easy access to local parks and lake
- Easy access to shopping and downtown
- Professionally maintained grounds
- Energy efficient designs
- Townhome design to minimize impact on the lake while giving owners gorgeous lake and potentially long range mountain views.
- Less than five minutes to a major hospital
- Single entry point with security gate
- High quality finishes both inside and out
- Professionally landscaped
- Fine amenities pool, athletic courts & clubhouse

NOTES:

1. THIS PLAT HAS BEEN DONE FOR THE USE AND PURPOSE OF THE CLIENT ASSIGNED AND CONTRACTED WITH BELOW. ALL OTHER PARTIES ARE SUBSEQUENTLY PUT ON NOTICE AS TO THE LIMITED DEGREE OF RELIANCE UPON THIS PLAT BY THIRD PARTIES.
2. THE PUBLIC RECORDS REFERENCED ON THIS PLAT ARE ONLY THOSE USED AND/OR NECESSARY TO THE ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH.
3. THE NORTH MERIDIAN SHOWN HEREON IS BASED ON A RECORD GRID BEARING.
4. THE COMMON AREA SHALL NOT BE CONSIDERED FOR A RESIDENTIAL SITE.
5. THERE MAY OR MAY NOT BE ADDITIONAL UNDERGROUND UTILITIES NOT SHOWN HEREON. NO WARRANTY IS MADE AS TO THE LOCATION, SIZE OR DISTANCE OF UTILITIES WHICH COULD NOT BE VERIFIED BY SURFACE INVESTIGATION.

PLAT REFERENCES:

(1) PLAT OF SURVEY FOR CLARK & CHEEK L.L.C., PREPARED BY MORELAND ALTOBELLI ASSOCIATES, INC., DATED 11-02-95.

(2) PLAT FOR HIGH POINT SUBDIVISION, BY MORELAND ALTOBELLI ASSOCIATES, PLAT BOOK SLIDE 102, PAGE 104.

COURSE BEARING DISTANCE

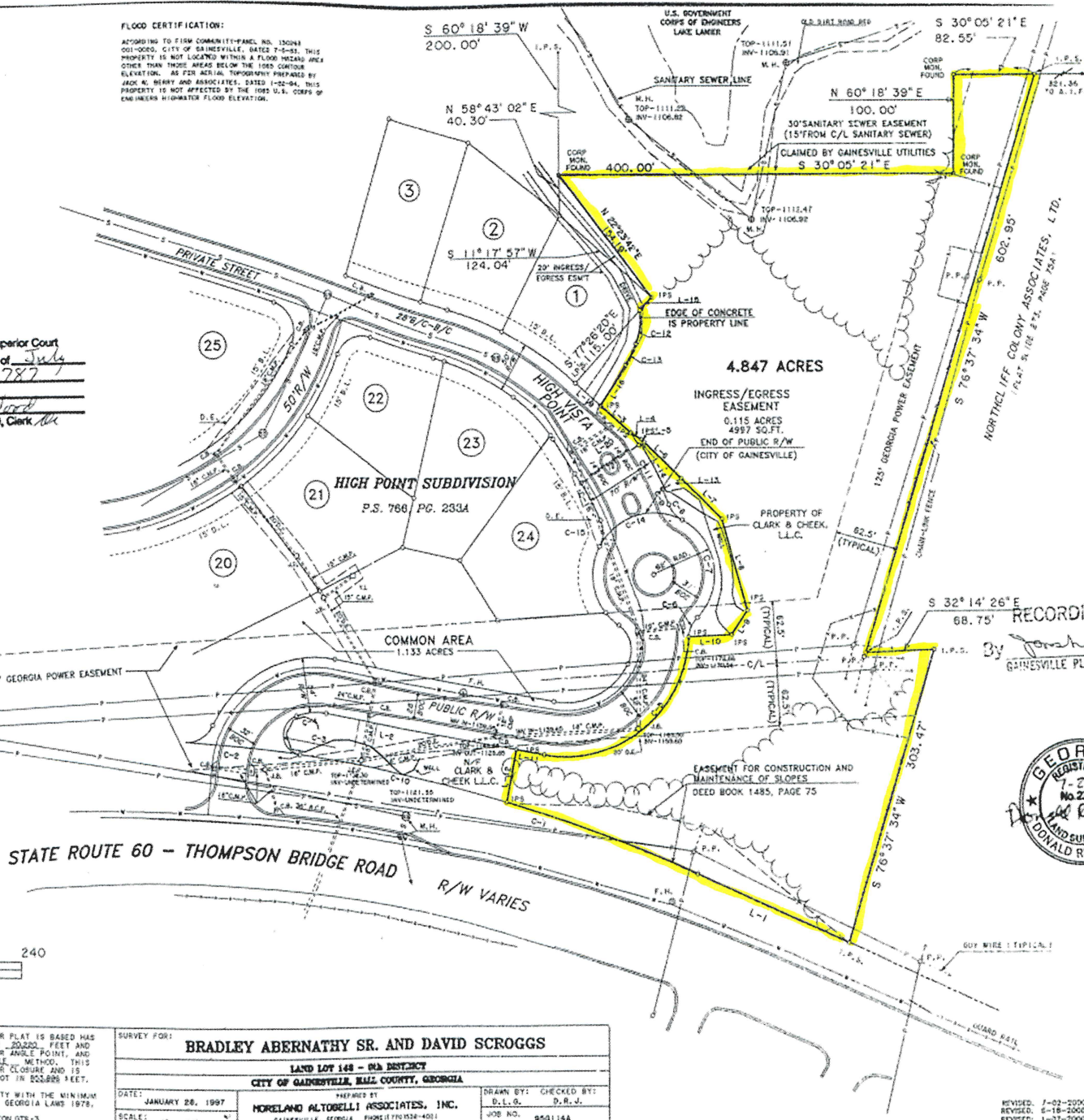
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L-2	S 19°30'00"E	204.36'
L-3	N 11°06'16"E	40.76'
L-4	N 00°24'36"E	12.36'
L-5	N 14°10'31"E	3.48'
L-6	N 14°10'31"E	52.37'
L-7	N 14°10'31"E	57.54'
L-8	N 64°16'10"E	95.30'
L-9	S 86°34'08"E	29.15'
L-10	S 32°43'26"E	43.51'
L-11	S 10°29'04"E	28.77'
L-12	N 70°30'00"E	53.18'
L-13	N 58°30'34"E	21.82'
L-14	S 58°30'34"E	6.23'
L-15	S 77°26'20"E	17.20'
L-16	S 67°26'05"E	33.49'
L-17	N 80°44'27"E	23.82'
L-18	S 87°47'55"E	47.12'
L-19	N 11°00'16"E	54.24'
L-20	S 62°37'45"E	70.00'

CURVE	RADIUS	LENGTH	CHORD	CH. BEARING
C-1	1522.39'	207.14'	206.88'	N 09°26'13"W
C-2	1522.39'	118.45'	118.42'	N 24°00'20"W
C-3	23.00'	55.28'	58.87'	N 54°50'52"E
C-4	43.01'	32.61'	32.60'	S 34°18'00"E
C-5	125.00'	212.30'	187.68'	S 68°08'16"E
C-6	30.00'	21.65'	21.16'	N 83°00'36"E
C-7	62.00'	115.16'	96.33'	N 51°16'17"E
C-8	30.00'	21.06'	20.66'	N 18°11'11"E
C-9	346.00'	16.50'	16.50'	N 36°58'14"E
C-10	1522.39'	225.19'	224.94'	N 17°34'20"W
C-11	346.00'	50.04'	50.00'	N 31°08'23"E
C-12	65.00'	33.87'	33.49'	N 67°26'55"E
C-13	137.00'	57.87'	57.82'	N 95°46'40"E
C-14	62.00'	62.00'	88.02'	N 47°10'26"W
C-15	30.00'	27.04'	26.13'	N 61°46'40"E
C-16	278.00'	41.97'	41.64'	N 31°38'55"E

Georgia, Hall County, Clerk Superior Court
Filed in office this 6 day of July
2017 Recorded in slide 787
Page 230A
Dwight S. Wood
DWIGHT S. WOOD, Clerk

FLOOD CERTIFICATION:

ACCORDING TO FIRM COMMUNITY-PANEL NO. 13004
001-000, CITY OF GAINESVILLE, DATED 7-8-85, THIS
PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA
OTHER THAN THOSE AREAS BELOW THE 1000 CONTOUR
ELEVATION. AS PER AERIAL TOPOGRAPHY PREPARED BY
JACK M. HENRY AND ASSOCIATES, DATED 1-02-84, THIS
PROPERTY IS NOT AFFECTED BY THE 1000 U.S. CORPS OF
ENGINEERS HIGHWATER FLOOD ELEVATION.



RECORDING PERMIT
By Donna R. Jones
GAINESVILLE PLANNING COMMISSION



- LEGEND
- I. F. ANGLE IRON FOUND
- M. F. CONCRETE MONUMENT FOUND
- C. CENTERLINE
- I. F. IRON PIN FOUND
- P. F. IRON PIN SET (1/2" REBAR)
- L. LAND LOT
- P. PROPERTY LINE
- O. OVERHEAD POWER LINE
- P. POWER POLE
- W. RIGHT-OF-WAY

THE FIELD DATA ON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 20,000 FEET AND AN ANGULAR ERROR OF ONE SECOND PER ANGLE POINT, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 500,000 FEET.
THIS PLAT WAS PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW, GEORGIA LAWS 1978, AND IS SUITABLE FOR RECORDING.
TYPE OF EQUIPMENT: TOPCON GTS-3

SURVEY FOR:

BRADLEY ABERNATHY SR. AND DAVID SCROGGS

LAND LOT 148 - 8th DISTRICT	
CITY OF GAINESVILLE, HALL COUNTY, GEORGIA	
DATE: JANUARY 28, 1997	PREPARED BY: MORELAND ALTOBELLI ASSOCIATES, INC.
SCALE: 1" = 80'	GAINESVILLE, GEORGIA PHONE (770) 532-4001
DRAWN BY: D.L.G.	CHECKED BY: D.R.J.
JOB NO. 950114A	

REVISED: 7-02-2000 (REVISE INGRESS/EGRESS EASEMENT)
REVISED: 6-18-2000 (CHANGE PROPERTY LINE TO INCLUDE WALLS)
REVISED: 1-27-2000 (ADD INGRESS/EGRESS EASEMENT)



THOMPSON BRIDGE ROAD ELEVATION

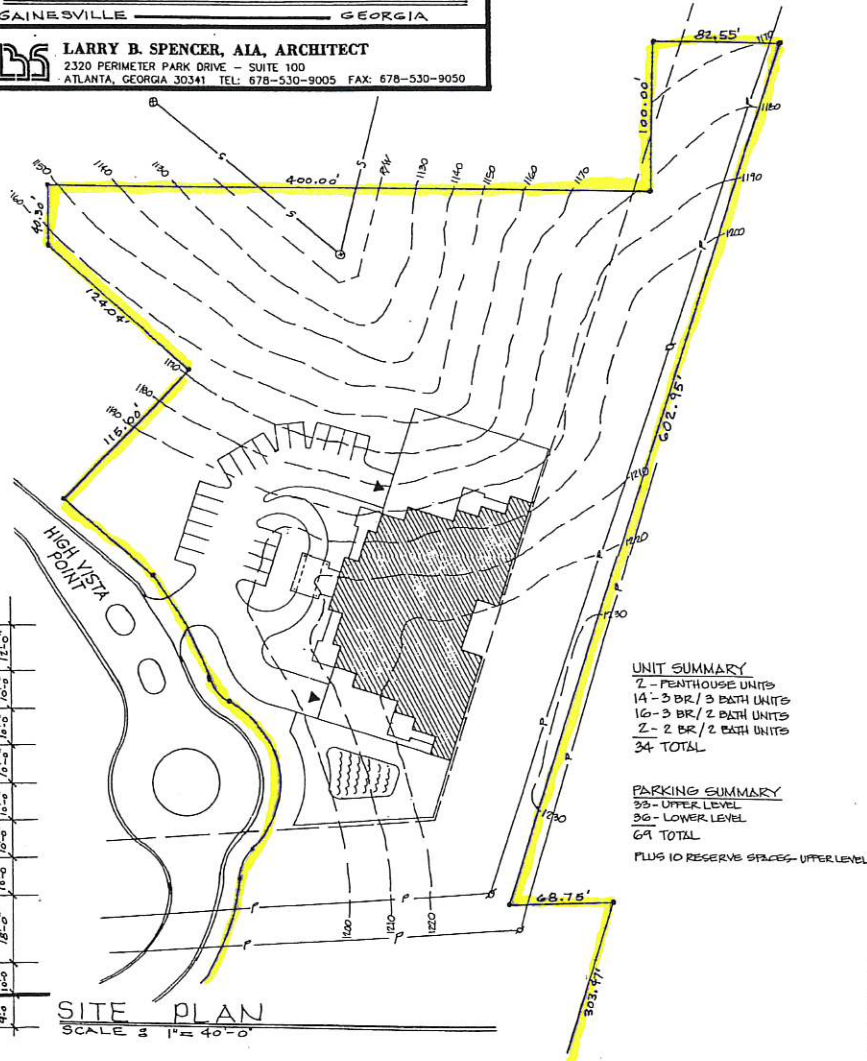


FRONT ELEVATION

SCALE: 1/4" = 1'-0"

HIGHPOINT CONDOMINIUMS
 GAINESVILLE GEORGIA

LB LARRY B. SPENCER, AIA, ARCHITECT
 2320 PERIMETER PARK DRIVE - SUITE 100
 ATLANTA, GEORGIA 30341 TEL: 678-530-9005 FAX: 678-530-9050



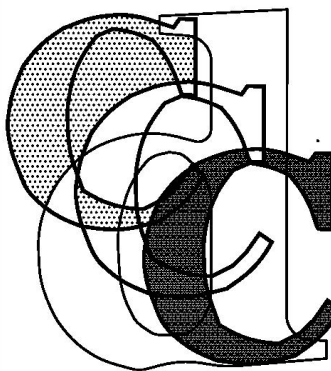
SITE PLAN

SCALE: 1" = 40'-0"

PRELIMINARY SHEET TITLE HIGH

A NEW LUXURY TOWNHOME
COMMUNITY
AT
HIGH VISTA ON LANIER

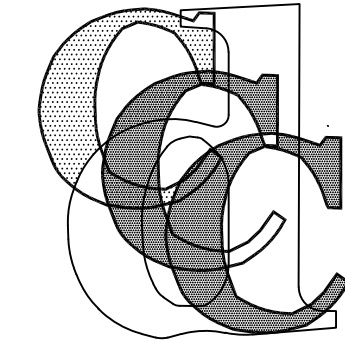
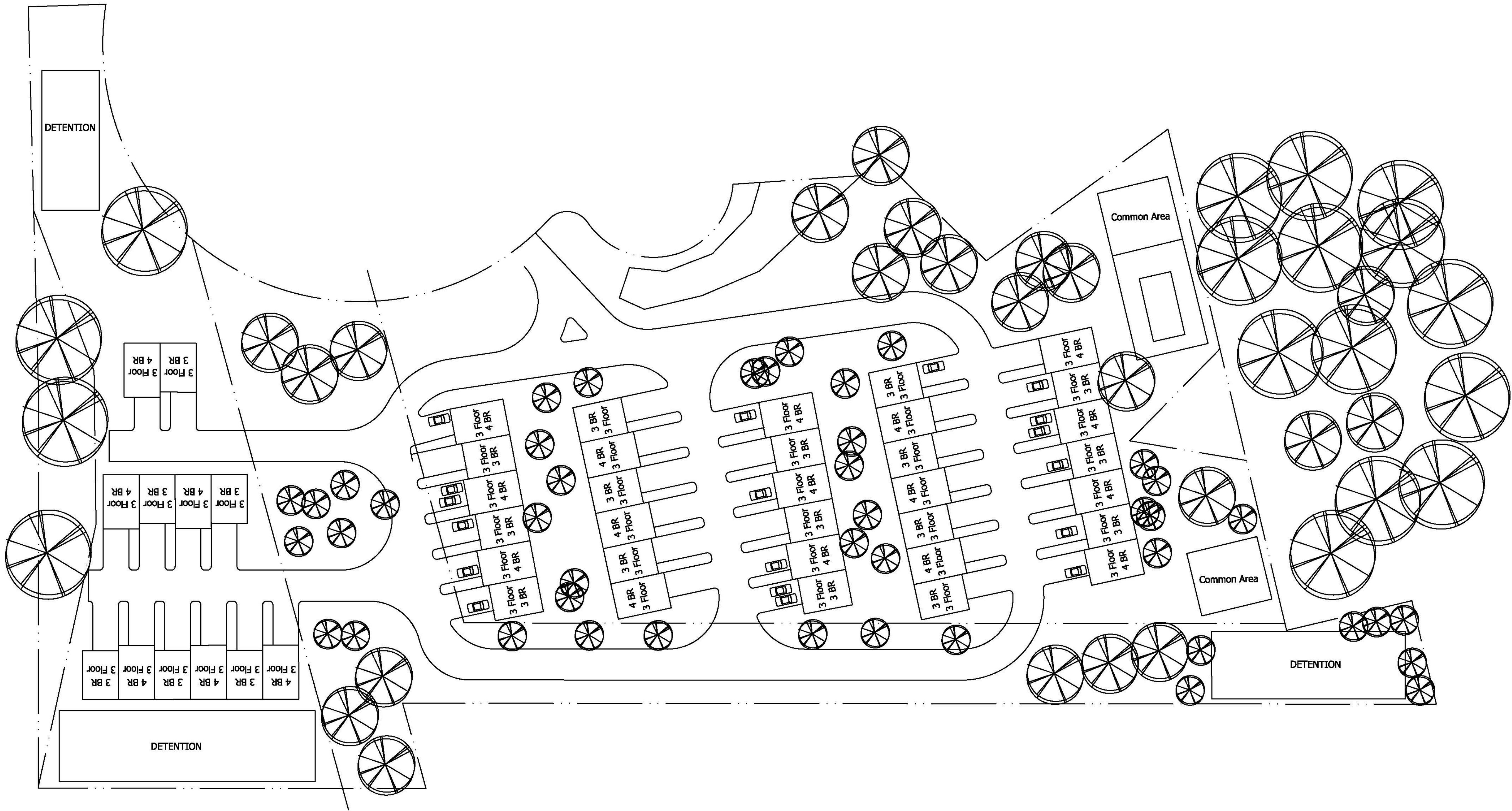
2702 High Vista Point, Gainesville, Georgia
ISSUED FOR PUD MODIFICATION APPLICATION



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CODE SUMMARY					INDEX TO DRAWINGS	DRAWING ISSUE:																																										
VICINITY MAP: PROJECT SITE PROJECT ADDRESS: TYPE OF PACKAGE: ...CONSTRUCTION OF TOWNHOMES SEISMIC DESIGN CATEGORY: "C" WIND SPEED: 90 MPH EXPOSURE CATEGORY: C APPLICABLE CODES: Building: 2012 edition International Building Code Mechanical: 2012 edition International Mechanical Code Plumbing: 2012 edition International Plumbing Code Gas: 2012 edition International Fuel Gas Code Electrical: 2014 edition National Electrical Code Energy: 2009 edition International Energy Conservation Code Fire: 2012 edition International Fire Code Life Safety: 2012 Life Safety Code - NFPA 101 Accessibility: 2015 Georgia Accessibility Code/Rules and Regulations of the Georgia Safety Fire Commissioner Ch. 120-3-20 NOTE: SHALL COMPLY WITH ALL APPLICABLE GEORGIA AMENDMENTS NOTE: THE SUPPRESSION SYSTEM IN THE PLANS IS FOR REFERENCE ONLY AND THE SUPPRESSION SYSTEM MUST BE SUBMITTED AND APPROVED SEPARATELY.	C. OCCUPANCY CLASSIFICATION	IBC	NFPA 101	Occupancy Calculations per Table 7.3.1.2 Chapter 7 Life Safety Code 2012		Issue Dates: <table><tr><th>No.</th><th>ISSUE</th><th>DATE</th></tr><tr><td></td><td>PUD Submission</td><td>07/29/21</td></tr><tr><td></td><td>Revised PUD Submission</td><td>08/23/21</td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr></table>	No.	ISSUE	DATE		PUD Submission	07/29/21		Revised PUD Submission	08/23/21																																	
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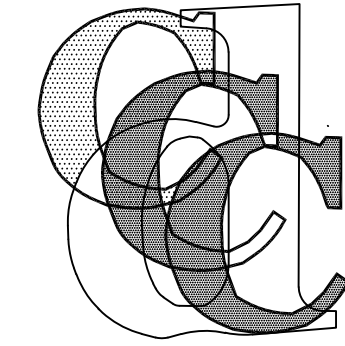


No.	ISSUE	DATE
	PUD APPLICATION	07/29/21



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STRUCTURAL ENGINEER:

MEP ENGINEER:

Job Title:

A NEW LUXURY TOWNHOME
COMMUNITY

HIGH VIST ON LANIER

2702 HIGH VISTA POINT

GAINESVILLE
GEORGIA

Sheet Information:

Job Number	2107003
Original Issue Date	

Issue Dates:

No.	ISSUE	DATE
	PUD APPLICATION	07/29/21

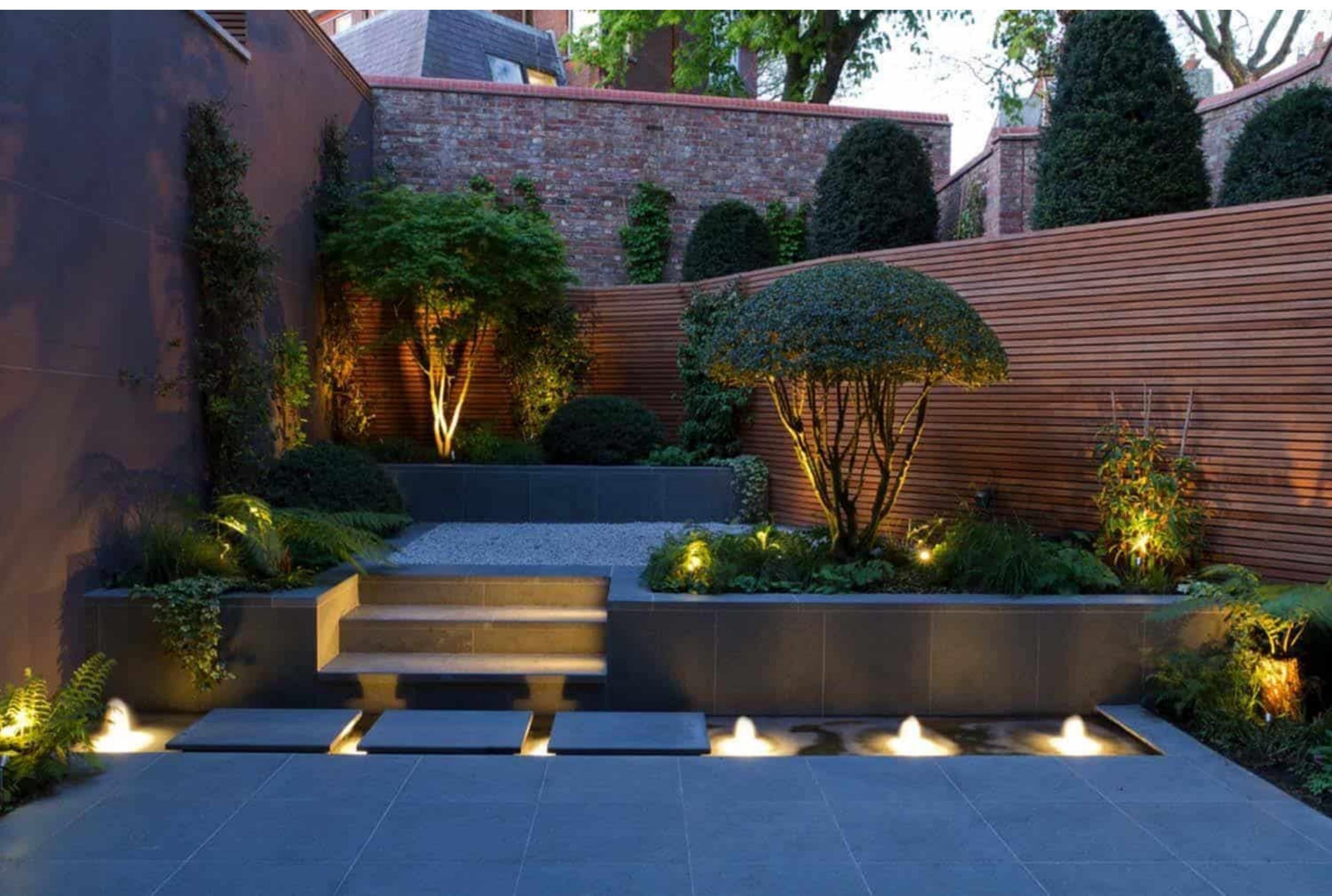
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CONCEPT
ARCHITECTURAL
IMAGE

Sheet:

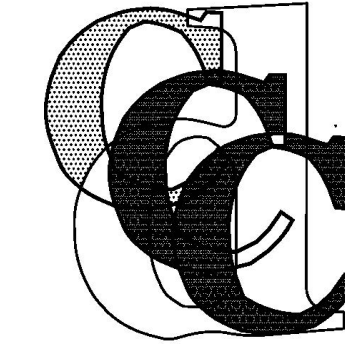
A102

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MEP ENGINEER:

Job Title:

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COMMUNITY

HIGH VIST ON LANIER

2702 HIGH VISTA POINT

GAINESVILLE
GEORGIA

Sheet 1 mation:

Job Number	2107003
Original Issue Date	

Issue Dates:

No.	ISSUE	DATE
	PUD APPLICATION	07/29/21

Sheet Title:

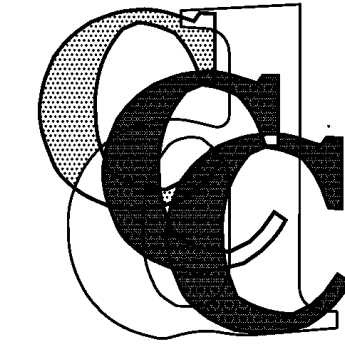
**REAR SIDE
IMAGES**

Sheet:

A103
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**A NEW LUXURY TOWNHOME
COMMUNITY
HIGH VIST ON LANIER**
2702 HIGH VISTA POINT
GAIN VILLE GE GA

Sheet Information:

Job Number	2107003
Original Issue Date	

Issue Dates:

No.	ISSUE	DATE
	PUD APPLICATION	07/29/21

Sheet Title:

**RENDERED
SITE PLAN**

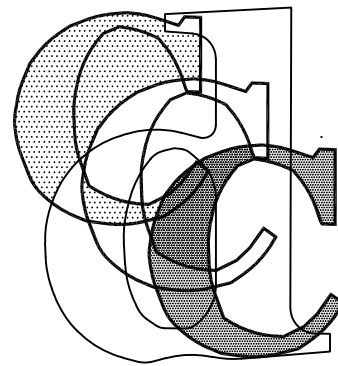
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FOR CONSTRUCTION

A NEW LUXURY TOWNHOME
COMMUNITY
AT
HIGH VISTA ON LANIER

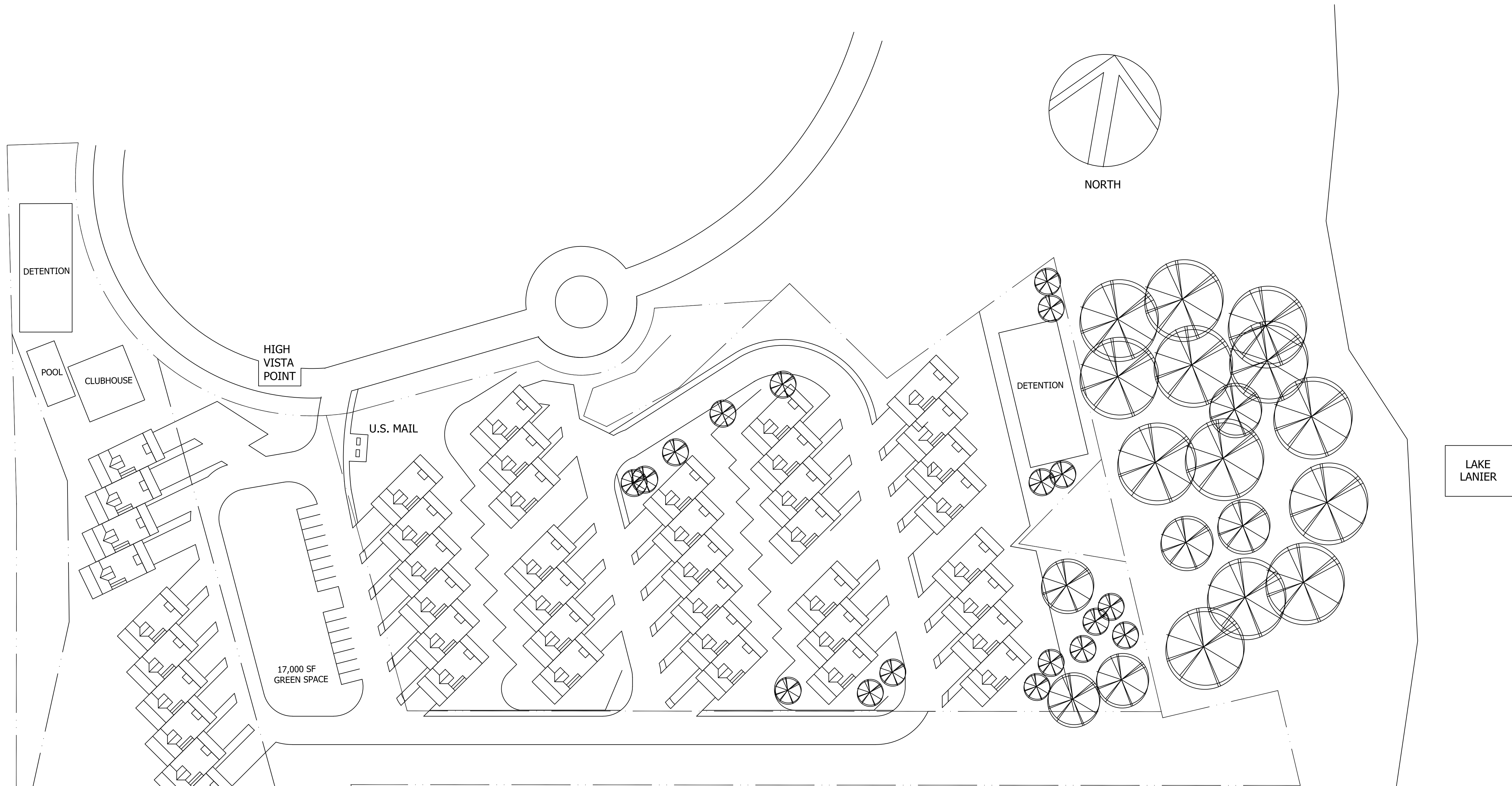
2702 High Vista Point, Gainesville, Georgia
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CODE SUMMARY					INDEX TO DRAWINGS		DRAWING ISSUE:	
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	E. AUTOMATIC SPRINKLER SYSTEM SPRINKLERED / UNSPRINKLERED						PUD Submission	07/29/21
	F. ALLOWABLE HEIGHT HEIGHT SHOWN						City Council Hearing	12/07/21
	G. ALLOWABLE AREA 1. Area Allowed Per Unit 2. Actual Area Per Unit							
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	L. EGRESS/CORRIDOR WIDTH REQUIRED PROVIDED							
M. DEAD END CORRIDORS								
N. TRAVEL DISTANCE AUTOMATIC FIRE SPRINKLER SYSTEM								



DEVELOPMENT NOTES AND STANDARDS

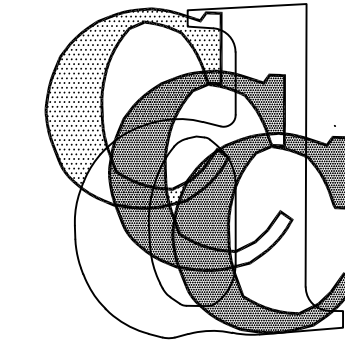
THE PROPOSED DEVELOPMENT INCLUDES 44 UNITS, MIXED BETWEEN 3 AND 4 BEDROOM TOWNHOMES. EACH UNIT INCLUDES A 20'-0" DRIVEWAY AND A TWO CAR GARAGE, RESULTING IN 4 VEHICLE SPACES PER UNIT. THE DEVELOPMENT ANTICIPATES 10'-0" PLATE HEIGHTS FOR EACH OF 3 FLOORS, RESULTING IN 35'-0" TO THE EAVE, WITH A 4:12 PITCHED ROOF, ADDING 6 VERTICAL FEET OF ROOF PITCH. EACH UNIT CONTAINS MULTIPLE BALCONIES, AND A LARGE ROOF DECK. ADDITIONALLY, EACH UNIT HAS A PRIVATE, GROUND-LEVEL COURTYARD. 5'-0" SIDEWALKS ARE PRESENT ON THE EAST SIDE OF EACH VEHICULAR STREET. 150'-0" UTILITY EASEMENT REMAINS UNBUILT. 15 ADDITIONAL VISITOR PARKING SPACES ARE PROVIDED ON SITE. DETENTION IS ACCOMMODATED IN TWO PONDS, AT THE TWO LOW POINTS OF THE SITE.

THE SITE SLOPES FROM A HIGH POINT AT THE WEST END TO A LOW POINT AT THE EAST. SIMILARLY, THE SITE SLOPES FROM A HIGH POINT AT THE SOUTHERN PROPERTY LINE TO A LOW POINT AT THE NORTHERN PROPERTY LINE. THE EASTERN MOST UNITS WILL STEP, VIA FOUNDATION WALLS APPROXIMATELY 18 INCHES WITH EACH NEW UNIT RESULTING IN ROUGHLY 10'-0" OF GRADE CHANGE FROM NORTH APPROXIMATELY 18 INCHES WITH EACH NEW UNIT RESULTING IN ROUGHLY 10'-0" OF GRADE CHANGE FROM NORTH TO SOUTH. MOVING EAST TO WEST, EACH BUILDING ROW WILL BE APPROXIAMTELY 8'-0" HIGHER THAN THE ROW IMMEDIATELY TO THE EAST. THIS WILL ALLOW FOR ALL UNITS TO HAVE UNENCUMBERED LAKE VIEWS (LOOKING OVER THE BUILDING BELOW). EACH BUILDING ROW WILL STEP UP THE SLOPE AS DESCRIBED ABOVE. (APPROXIMATELY 18 INCHES PER UNIT VERTICAL STEP.

1 CONCEPTUAL SITE PLAN WITH BUILDING AND PARKING LAYOUT
1" = 50'-0"

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MEP ENGINEER:

Job Title:

LUXURY TOWNHOMES
at
HIGH VISTA POINT
A 44 UNIT DEVELOPMENT

GAINESVILLE
GEORGIA

Sheet Information:

Job Number	2021-08
Original Issue Date	11/07/21

Issue Dates:

No.	ISSUE	DATE
	Council Meeting	12/07/21

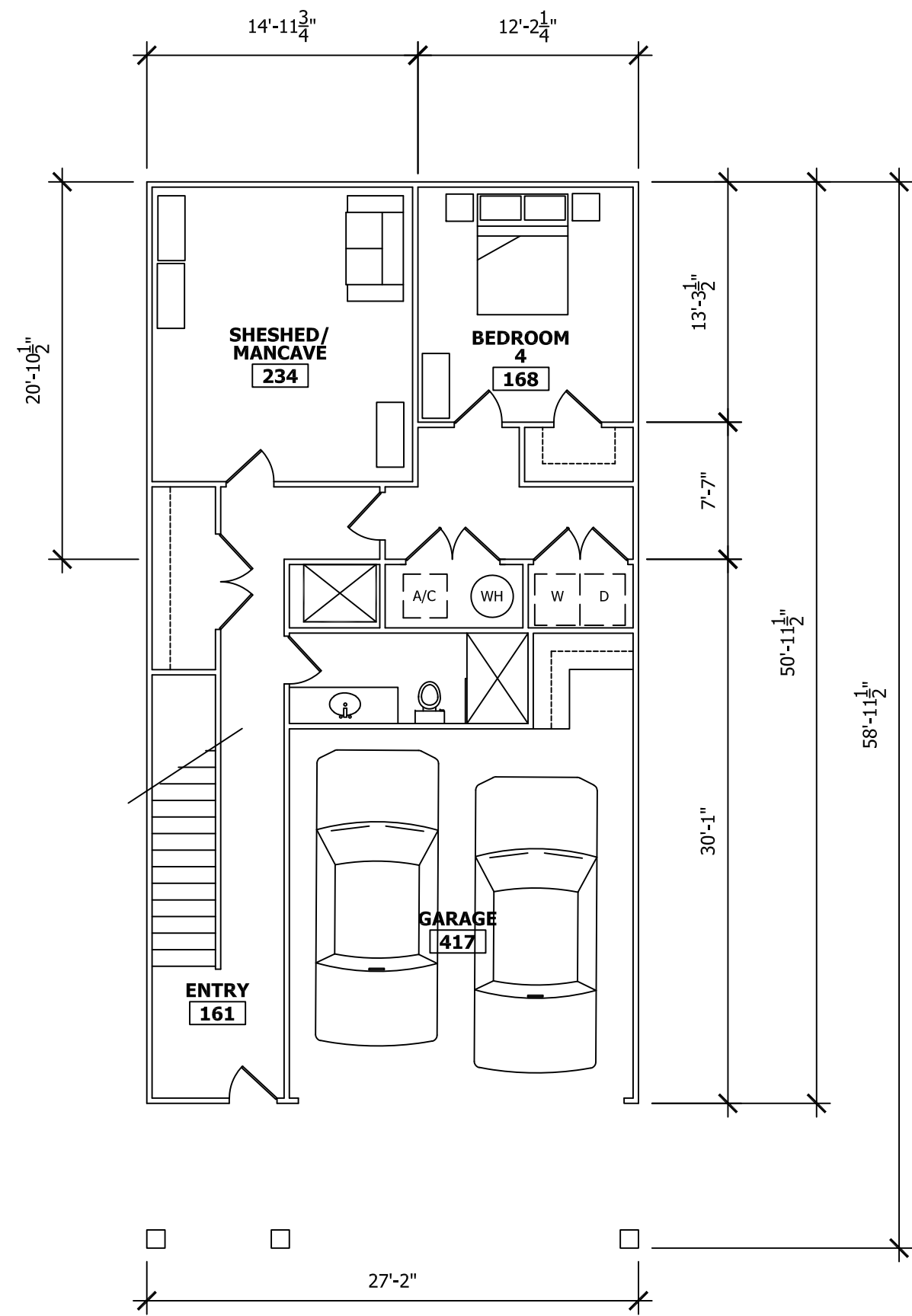
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CONCEPTUAL
SITE PLAN WITH
BUILDING AND
PARKING LAYOUT

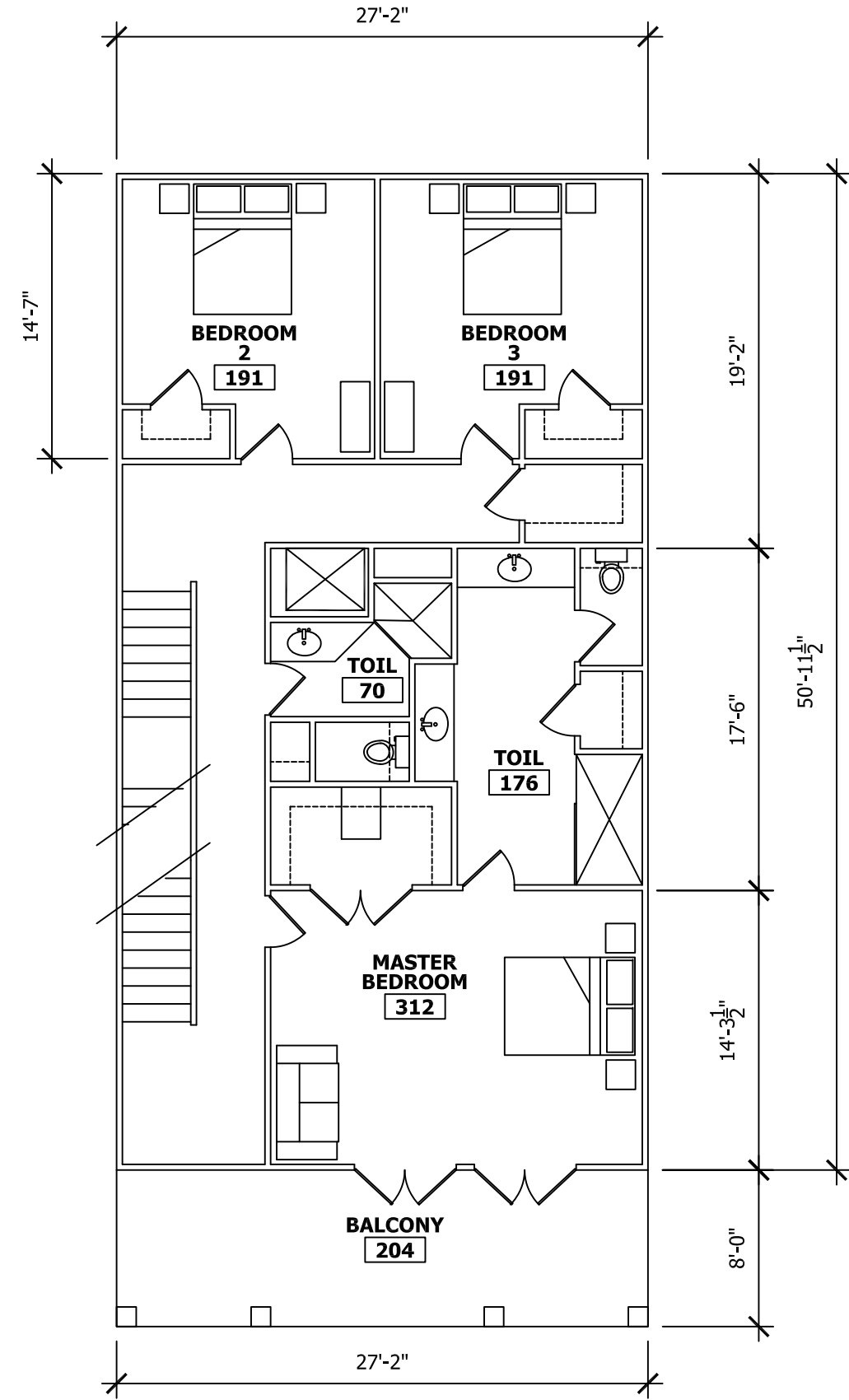
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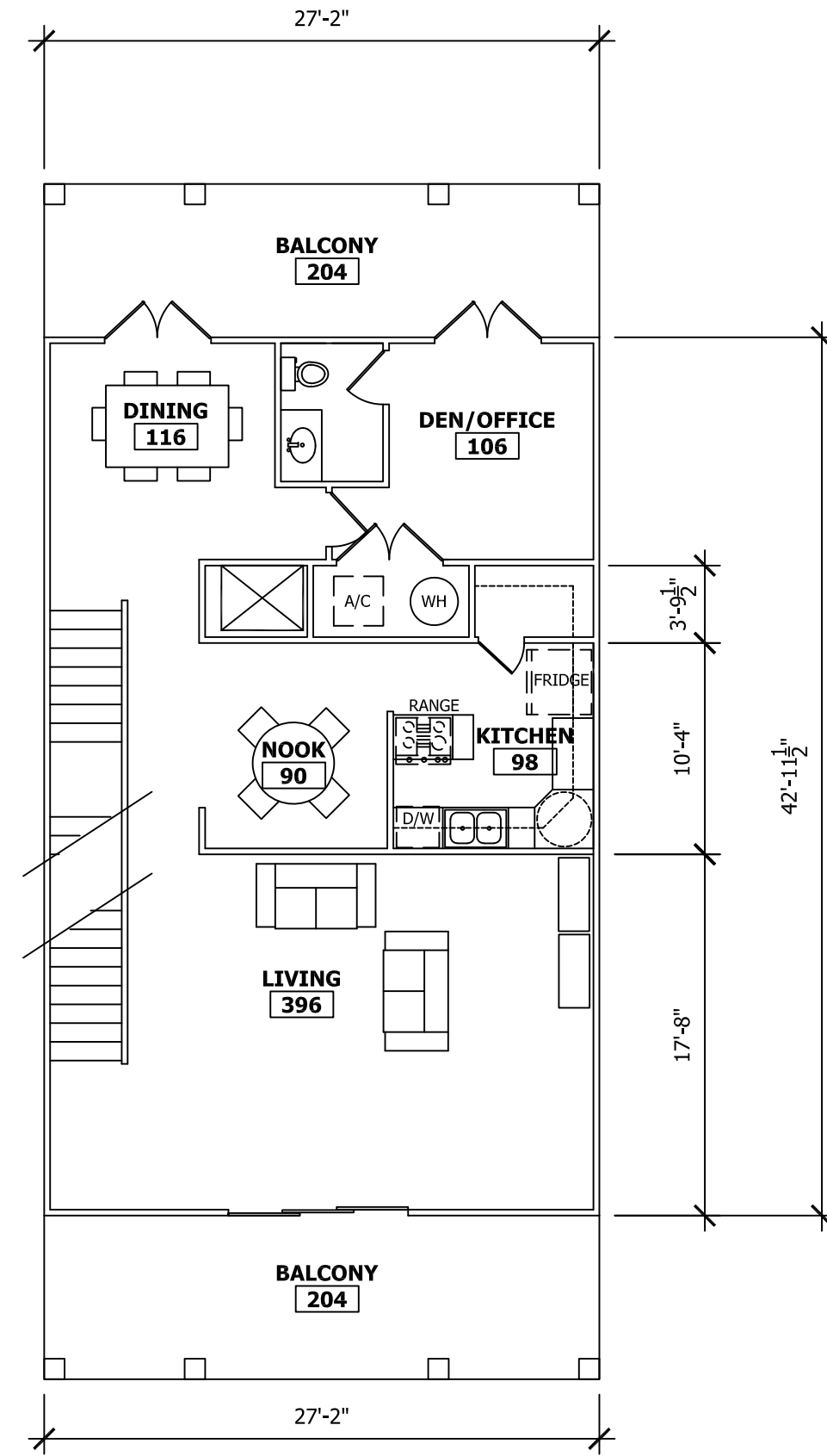
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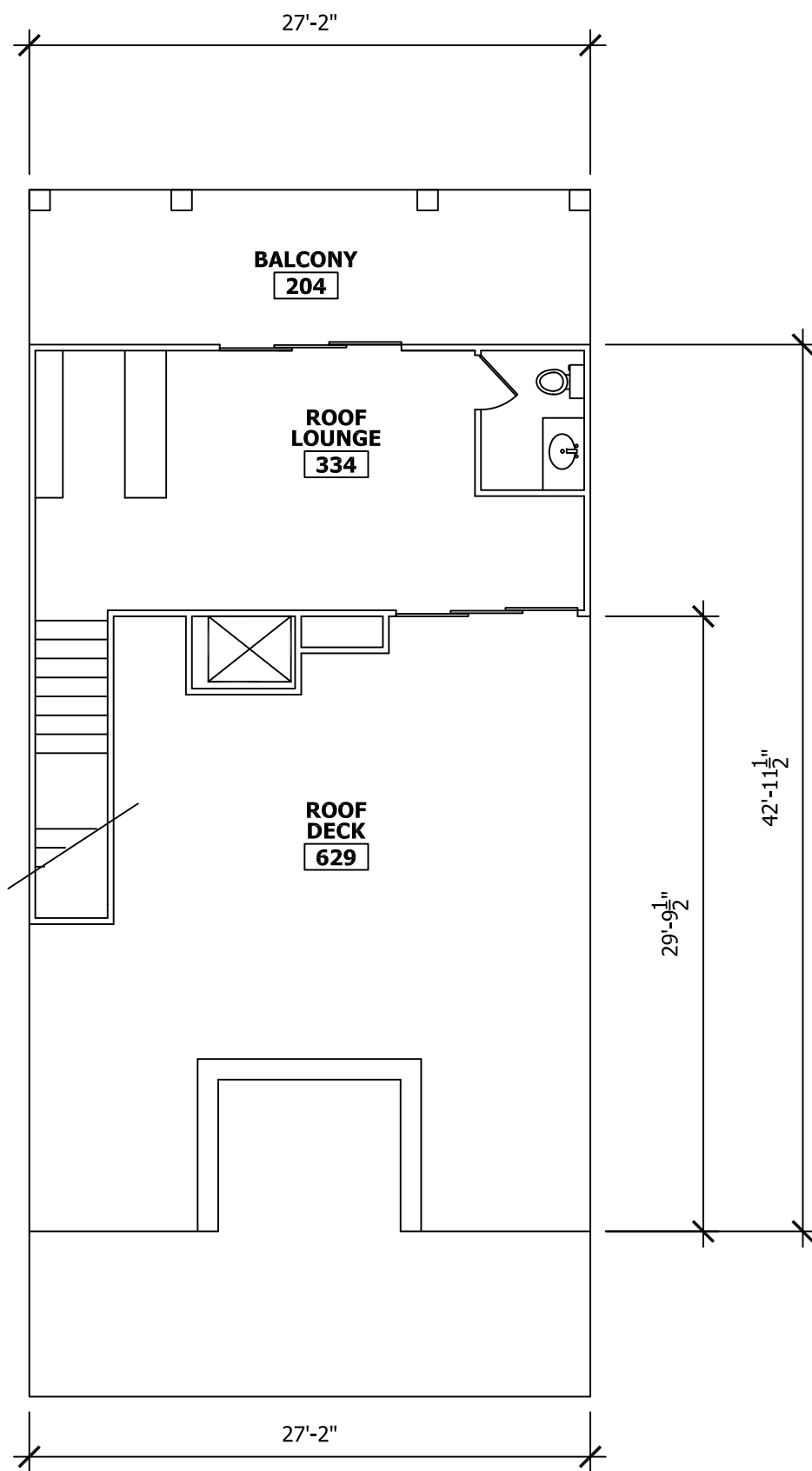
1 GARAGE/ENTRY LEVEL 1
1/8" = 1'-0"



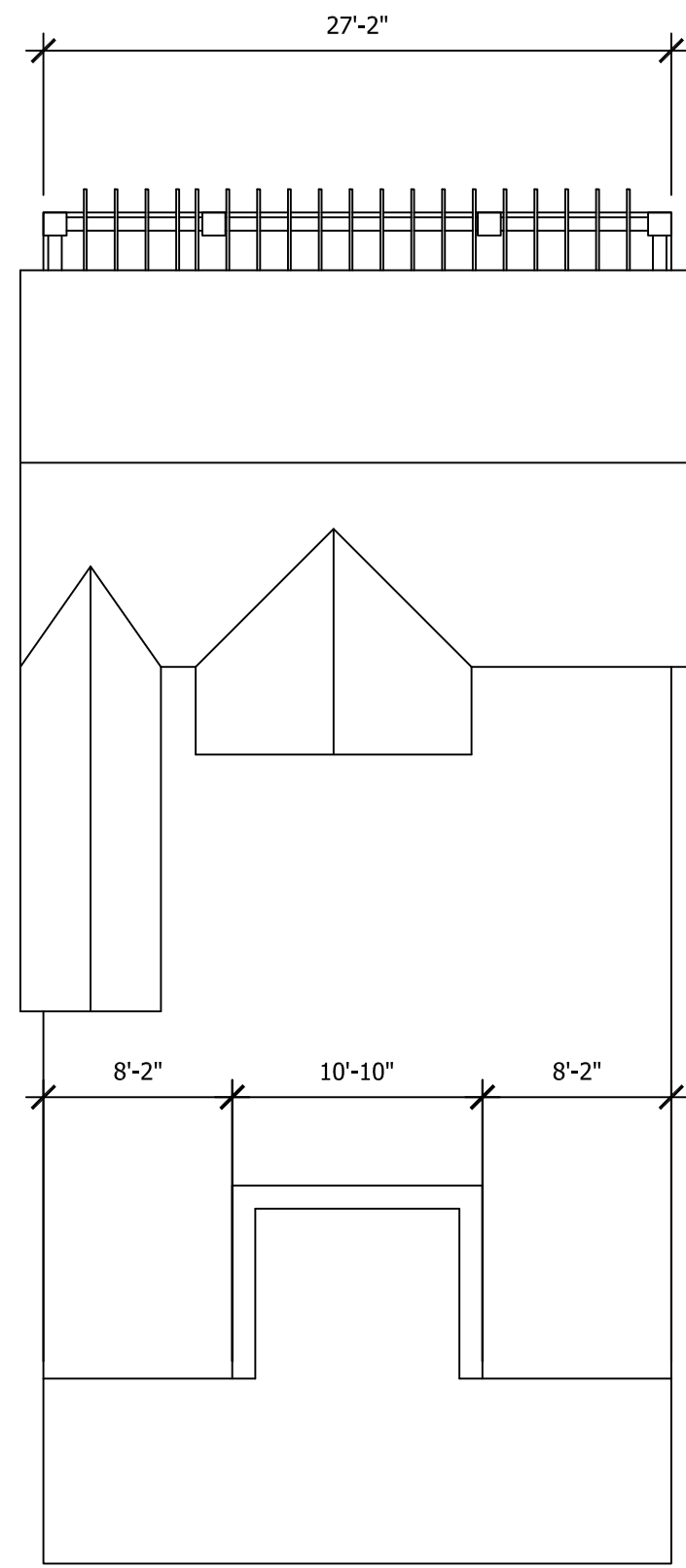
2 BEDROOM LEVEL 2
1/8" = 1'-0"



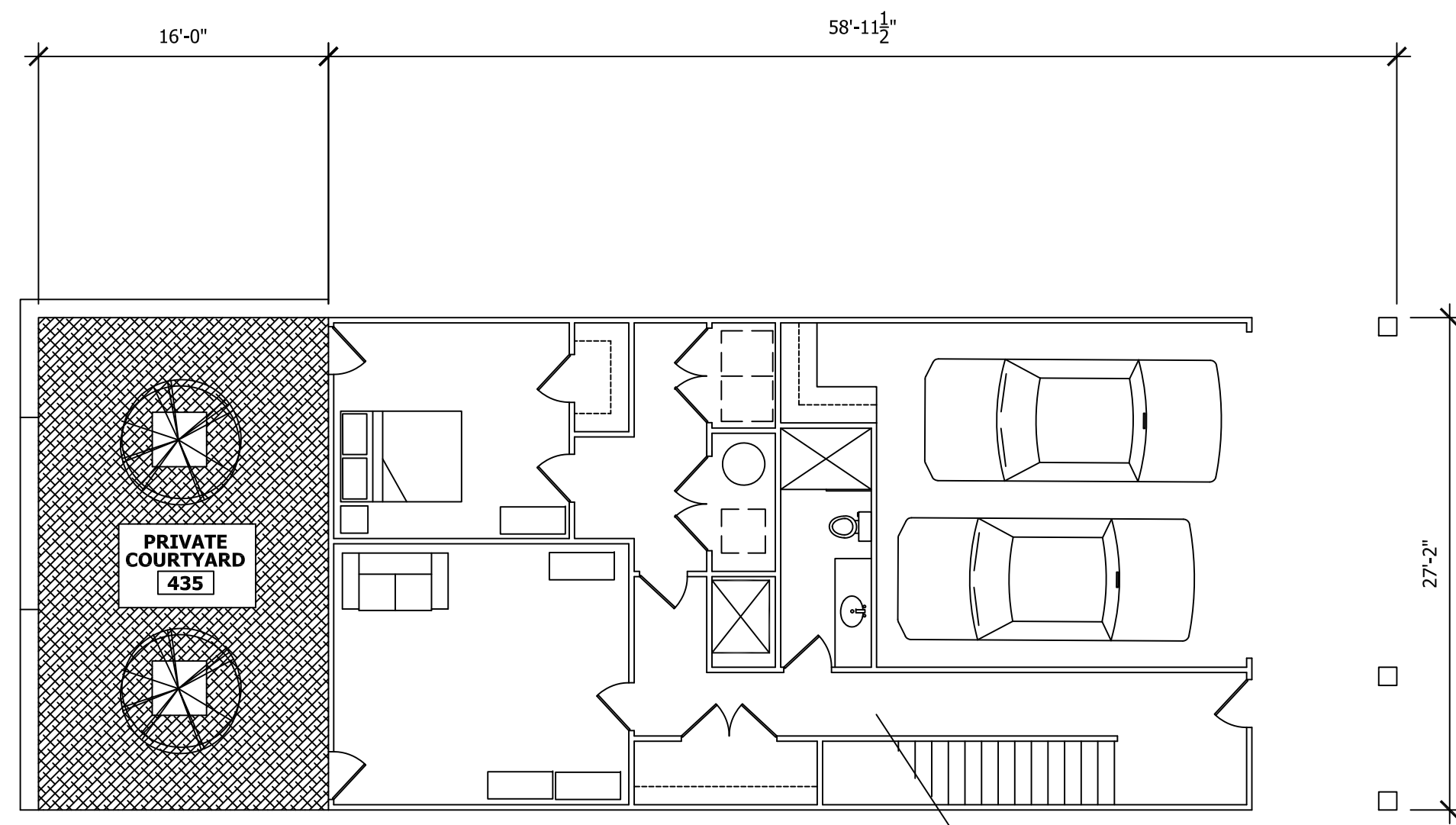
3 LIVING LEVEL 3
1/8" = 1'-0"



4 ROOF DECK LEVEL 4
1/8" = 1'-0"



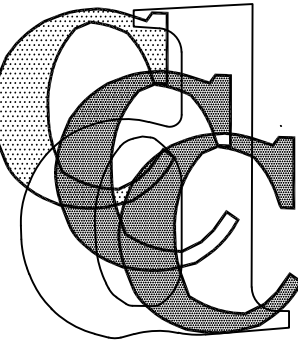
5 ROOF PLAN
1/8" = 1'-0"



6 COURTYARD PLAN
1/8" = 1'-0"

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MEP ENGINEER:

Job Title:

**LUXURY TOWNHOMES
at
HIGH VISTA POINT
A 44 UNIT DEVELOPMENT**

GAINESVILLE
GEORGIA

Sheet Information:

Job Number	2021-08
Original Issue Date	

Issue Dates:

No.	ISSUE	DATE
	Council Meeting	12/07/21

Sheet Title:

**SCHEMATIC
FLOOR PLANS
AND ROOF PLAN**

Sheet:

A102

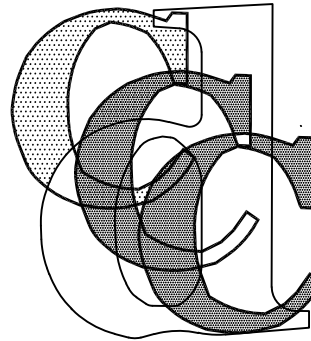
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1

CONCEPTUAL ELEVATION _ GARAGE FRONT ENTRY

3/16" = 1'-0"



LUXURY TOWNHOMES
at
HIGH VISTA POINT
A 44 UNIT DEVELOPMENT

GAINESVILLE
GEORGIA

Sheet Information:

Job Number	2021-08
Original Issue Date	

Issue Dates:

No.	ISSUE	DATE
	Council Meeting	12/07/21

Sheet Title:

CONCEPTUAL
ELEVATION

Sheet:

A103

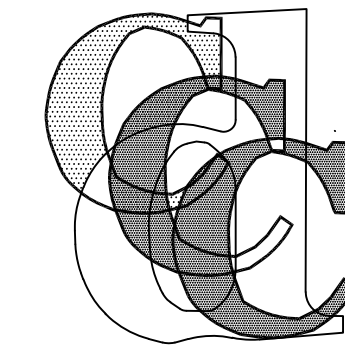
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ARTIST'S CONCEPT

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**LUXURY TOWNHOMES
at
HIGH VISTA POINT
A 44 UNIT DEVELOPMENT**

GAINESVILLE
GEORGIA

Sheet Information:

Job Number	2021-08
Original Issue Date	

Issue Dates:

No.	ISSUE	DATE
	Council Meeting	12/07/21

Sheet Title:

**CONCEPT
RENDERING OF
GARAGE FRONT
ENTRY**

Sheet:

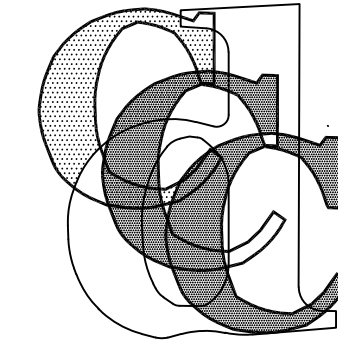
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**LUXURY TOWNHOMES
at
HIGH VISTA POINT
A 44 UNIT DEVELOPMENT**

GAINESVILLE
GEORGIA

Sheet Information:

Job Number	2021-08
Original Issue Date	

Issue Dates:

No.	ISSUE	DATE
	Council Meeting	12/07/21

Sheet Title:

**CONCEPTUAL
REAR SIDE
BALCONIES**

Sheet:

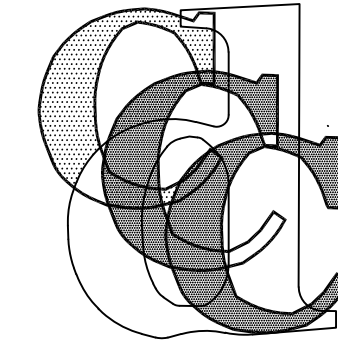
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LUXURY TOWNHOMES

at

HIGH VISTA POINT

A 44 UNIT DEVELOPMENT

GAINESVILLE
GEORGIA

Sheet Information:

Job Number	2021-08
Original Issue Date	

Issue Dates:

No.	ISSUE	DATE
	Council Meeting	12/07/21

Sheet Title:

**CONCEPTUAL
GROUND LEVEL
GARDEN SPACE**

Sheet:

A106

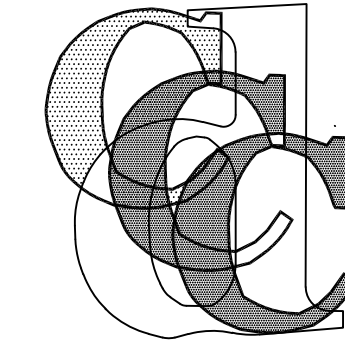
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ARTIST'S CONCEPT

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Seal:

Consultants: CIVIL ENGINEER:

STRUCTURAL ENGINEER:

MEP ENGINEER:

Job Title:

**LUXURY TOWNHOMES
at
HIGH VISTA POINT
A 44 UNIT DEVELOPMENT**

GAINESVILLE
GEORGIA

Sheet Information:

Job Number	2021-08
Original Issue Date	

Issue Dates:

No.	ISSUE	DATE
	Council Meeting	12/07/21

Sheet Title:

**CONCEPTUAL
ROOF DECK**

Sheet:

A107

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