



Mayor/Council Meeting Agenda
Tuesday, May 3, 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:

PRESENTATIONS / RECOGNITIONS:

- A. Proclamation: Drinking Water Week
- B. Department of Water Resources Awards and Kudos
- C. Proclamation: Municipal Clerks Week

COUNCIL ANNOUNCEMENTS:

PUBLIC COMMENTS: (20 minutes maximum)

CONSENT AGENDA:

Minutes

- A. March 25-26, 2022 Retreat
- B. April 14, 2022 Work Session
- C. April 19, 2022 Mayor/Council Meeting

Resolutions

- A. GR-2022-05 Community Development Block Grant (CDBG) 2022 Annual Action Plan
- B. GR-2022-06 Rucker Dog Training Therapy Dog

PUBLIC HEARING(S):

Annexation/Zoning Items

- A. **(Tabled at the April 12, 2022 Planning and Appeals Board Meeting)**
Request from **Lane & Block, LLC** to amend an existing Planned Unit Development (P-U-D) zoning on a 60.71± acres tract located at the west side of the intersection of Jesse Jewell Parkway and Limestone Parkway, having road frontage on the east side of Lakeview Drive (a/k/a **0 Limestone Parkway**) . **Ward Number: Two**. Tax Parcel Number(s): 00-082-003-001. **Request: Mixed-use development.**
- B. Request from **Carl Volle** to annex a 0.40± acre tract located on the south side of Meadowlark Lane, east of the intersection of Cleveland Highway and Meadowlark Lane (a/k/a **1646 Meadowlark Lane**) and to establish zoning as Residential-II (R-II). **Ward Number: Two**. Tax Parcel Number(s): 00-084-006-001(Part). **Request: Single-family lot.**
 - Proposed Annexation Ordinance 2022-12
 - Proposed Zoning Ordinance 2022-13

C. Request from **West Ridge Storage, LLC** to rezone a 3.69± acres tract located on the east side of West Ridge Road, northeast of its intersection with E. E. Butler Parkway (a/k/a **891 West Ridge Road, SE**) from Regional Business (R-B) to Light Industrial (L-I). **Ward Number: Three**. Tax Parcel Number(s): 01-055-000-046. **Request: Climate controlled self-storage.**

- Proposed Rezoning Ordinance 2022-14

D. Request from **523 Park Street, LLC** to rezone a 0.31± acre tract located on the north side of Park Street and east of the intersection of Park Street and Boulevard (a/k/a **523 Park Street, NE**) from Residential-I (R-I) to Residential-II (R-II). **Ward Number: Two**. Tax Parcel Number(s): 01-038-003-015. Request: **Accessory carriage house apartment.**

- Proposed Rezoning Ordinance 2022-15

E. Request from **Angela Zubar** to amend an existing Planned Unit Development (P-U-D) zoning totaling 3.29± acres located at the southwest side of the intersection of Pemmican Run and Bruce Drive, west of McEver Road (a/k/a **2475 Pemmican Run, NW**). **Ward Number: Five**. Tax Parcel Number(s): 08-005-000-038. **Request: Special event facility / Wine tasting room.**

- Proposed Zoning Amendment Ordinance 2022-16

CITY MANAGER ISSUES:

CITY ATTORNEY ISSUES:

CITY CLERK ISSUES:

EXECUTIVE SESSION:

ADJOURNMENT:

Final: Monday, May 2, 2022, 9:45 AM

Date Submitted: 3/30/2022
Presenter: Sam Couvillon
Item of Business: Proclamation: Drinking Water Week
Meeting Date: 5/3/2022

Purpose of Request:

To Proclaim the Week of May 1 - 7 as Drinking Water Week in the City of Gainesville.

Director of Water Resources Linda MacGregor will receive the proclamation.

History/Background:

For more than forty years, the American Water Works Association and its members have used Drinking Water Week as a unique opportunity for communities to recognize the vital role water plays in our daily lives.

Facts & Issues for Consideration:

The first full week of May of each year has been widely proclaimed as Drinking Water Week to acknowledge the contribution potable drinking water has made to our communities. The presence of this plentiful yet sustainable resource has ensured public health and enabled economic growth throughout this community for over 100 years.

Department Recommendation:

N/A

Department Director:

Linda MacGregor

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
 Drinking Water Week	Presentation



PROCLAMATION

WHEREAS, water is our most valuable resource; and

WHEREAS, only tap water delivers public health protection, fire protection, support for our economy and the quality of life we enjoy; and

WHEREAS, any measure of successful society – low mortality rates, economic growth and diversity, productivity, and public safety – are in some way related to access to safe water; and

WHEREAS, through hard work performed by the entire water sector, from designing capital projects, to operators ensuring the safety and quality of drinking water, to the members of a pipe crew maintaining infrastructure, this community relies on the high quality drinking water from its source to consumers' taps; and

WHEREAS, the coronavirus pandemic has shone a light on the importance of drinking water for health, hydration and hygiene needs; and

WHEREAS, we are all stewards of the water infrastructure upon which future generations depend; and

WHEREAS, each citizen of the City of Gainesville and, indeed, all of Hall County, is called upon to help protect our source waters from pollution, to practice water conservation, and to get involved with their water by becoming familiar with it.

NOW, THEREFORE, BE IT RESOLVED, that I, W. Samuel Couvillon, Mayor and the Gainesville City Council, do hereby proclaim May 1 – 7, 2022 to be

“Drinking Water Week”

Presented this 3rd day of May, 2022

**W. Samuel Couvillon, Mayor
City of Gainesville**

Date Submitted: 4/1/2022
Presenter: Linda MacGregor
Item of Business: Department of Water Resources Awards and Kudos
Meeting Date: 5/3/2022

Purpose of Request:

To recognize recent awards earned by the Department of Water Resources and acknowledge the hard work and dedication of staff in these matters.

The following staff are expected to attend:

Dewayne Cooper (Plant of the Year, Linwood)

Aaron Akemon (Top Operator, District 2)

Chris Hamilton (The Smart 50 Award)

Kristen Howard (Fox McCarthy Award)

Renee Ward (Customer Service Award).

History/Background:

Over the decades, the Department has been the proud recipient of several prestigious awards, and this commendable trend has continued into the present.. The Department wanted the City Council, as well as the Public-at-large, to be informed of such.

Facts & Issues for Consideration:

For Calendar Year 2021, the Department has received awards such as the Customer Service Award (Renee Ward), the "Plant of the Year Award" (Linwood Water Reclamation Facility, in the category of Advanced Treatment 3.0 - 5.9 MGD); Top Operator for Region 2 (Aaron Akemon of the Flat Creek WRF); The Fox McCarty Water Wise Award (for efforts toward water conservation, including the Automatic Metering Infrastructure); The Smart 50 Award in national recognition as one of the top 50 innovative projects with AMI; the Platinum Award for both the Linwood WRF and the Lakeside Water Treatment Plant; and the Gold Award for the Riverside Water Treatment Plant. In addition, a significant number of employees have received State licenses, certifications and other evidence of their professional development. Lastly, the Department has also received numerous kudos from the public.

Department Recommendation:

To have the City Council and the Community at-large recognize these awards and kudos earned by the Department of Water Resources, which reflect the dedicated efforts of some 200+ individuals day after day and, obviously, year after year.

Department Director:

Linda MacGregor

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
	Professional Attainments & Kudos	Backup Material

Professional Development Attainments

Steven Slayton	GSWCC Level 1A Certification
Atanacio Delacruz	Maintenance Technologist Level III
Brooke Alexander	Level I Finance Officer
Cole Dyer	Maintenance Technologist Level III
Kenneth Payne	Maintenance Technologist Level III
Robert Rowland	Maintenance Technologist Level III
Michael Toby Dubois	Wastewater Collection System Operator License
Brandon Forrest	Wastewater Laboratory Analyst License
Sarah Jenkins	Water Treatment Plant Operator III License
Austin Ledbetter	Wastewater Collection System Operator License
Trey Smith	Wastewater Collection System Operator License
David Mote	Wastewater Collection System Operator License
Colton Bulgin	Water Distribution System Operator License
Brandon Forrest	Water Laboratory Analyst License
Paul Newel	Water Distribution System Operator License
Lee Davis	GSWCC Level 1B Certification
Bradley Mize	GSWCC Level 1B Certification
Atanacio Delacruz	Wastewater Collection System Operator License
Austin Ledbetter	Water Distribution System Operator License
Nathan Hopkins	Water Treatment Plant Operator II License
Bailey Dunn	Water Distribution System Operator License

2021 Georgia Association of Water Professionals (GAWP) Customer Service Award to Renee Ward, Customer Service Manager. The purpose of the GAWP Customer Service Award is to recognize individuals who have distinguished themselves demonstrating excellence in customer service.

Fox McCarthy Award, given in recognition of a project by a water provider and is based on its planning, execution, effectiveness, innovation, transferability, and longevity assurance. This award is for efforts toward water conservation, based on the multi-year implementation of the Automated Metering Infrastructure (AMI) program.

2021 The Smart 50 Awards recognize the 50 best examples of smart cities at work each year by highlighting specific projects with real municipal-scale results. The Smart 50 Award, in partnership with Smart Cities Connect and Smart Cities Connect Foundation, annually recognize global smart cities projects, honoring the most innovative and influential work. Gainesville won for our AMI efforts to go above and beyond "just" meter reading, but that also include water quality and pressure parameters.

The City received the STREAM Award for the restoration work on Flat Creek and the revitalization work completed in downtown Gainesville.

Linwood Water Reclamation Facility: Received the Plant of the Year Award, in the category of Advanced Treatment 3.0 – 5.9 MGD from the GAWP.

Flat Creek Water Reclamation Facility: Top Operator "Top Ops" Award to Aaron Akemon from the GAWP.

The Riverside Water Treatment Plant received the Gold Award for the 3rd consecutive year, while the Lakeside Water Treatment Plant received the Platinum Award for the 14th consecutive year, after receiving the Gold Award for 4 consecutive years, from the GAWP. The Lakeside Plant has remained 100% Compliant for its entire 18 consecutive years of operation.

Recipients of Public Kudos

Sonya Rucker	"... she went above and beyond... We were out of town... more than 2,000 miles away... we called and got Sonya... she explained... sent water department people to check our house... and also called us back to let us know the results! She realized we were in a difficult situation and wanted to do whatever was needed... to make us feel comfortable... what a valuable asset!" "She made me feel as if she valued me as a customer with your company."
Jessica Paz	"... one of your excellent Customer Service Representatives. I have spoken with her numerous times... she is professional, polite, friendly, understandable and most knowledgeable!"
Zelda Leverette Linda Rodriquez, & Sandy Stanley	"... water supply line broke under the house... I called you guys 4 times over 5 days and EVERYONE I spoke with were tremendous. Your customer service is outstanding.... tyvm."
Crissy Smyth	"Crissy, not sure I ever properly thank you for following up... turns out my irrigation contractor never installed a PRV... the pressure from the street caused the (problem). Again, thank you for giving me a heads up on the issue so I could get it fixed!"
Customer Service Staff	"This customer complimented many of our staff, from entering the flex comment call so he was notified of a potential leak to assisting him each time he called."
Brooke Reid, Jeff Curruth, & Sandy Stanley	"I received a message from GWR stating I had continuous leak at my house... I was 3,000 miles away. Brooke passed me to Customer Service who... carefully and clearly walked me through the situation. My neighbor could not find anything, so I called (back) and spoke with Sandy. She offered to have an "advocate" call me... Jeff went above and beyond the call of duty ... to determine the location of the leak.... I want to thank the team of personnel who indeed were exceptionally courteous, efficient, and extremely helpful."
Joe Andrews	"We recently had fire hydrants in our area replaced and, while this could be a very frustrating time for homeowners, Joe made the experience all that much better for us – and probably many others. Communication, Empathy, and Presence!"
Michael Roper	"I am writing in hopes appropriate recognition is provided to Mr. Michael Roper for doing his work in an exemplary manner and with much integrity.... The point is that he came out and took his time to explain his plan of action and what the

	likely cause of the problem appears to be. I must say that... it wasn't just WHAT Mr. Roper did, it was really about the demeanor he displayed while providing this service...."
Kathy Martin	"I would like to thank Kathy Martin for helping me get new service so quick. You made my wife so happy to have a shower. Again, thanks so much!"
Eddy Martinez	"Customer called with a HUGE thank you to Eddie Martinez for letting her know about a leak at her meter box – she said he was very helpful and professional."
Joe Andrews and Michael Roper	"... it appears you folks have a talent for finding people who just have good and kind spirits, and who have a desire to truly help others.... Joseph came out to work on the ... issue... spent a good amount of time... to review with us what to do.... So many people today just go through the motions, and it is very obvious."
Folks at GWR	"I cannot express in words my gratitude for your department for calling me and letting me know that I had a water leak at my home in Gainesville. I have been telling others what a wonderful surprise getting that call and your office working with me... Please share this thank you to (those) in your office that reached out to me."
Sandy Stanley	"Customer wanted me to let you know that she admires the patience that Sandy has with customers. She stated she was very understanding of the language barrier and still attempted to help her. She is new to Gainesville and she said that Sandy made her experience very welcoming."
Jeremy Wills, Fay Howard, & John McGee	"(These) are some of the best people to deal with. Their patience (lots of that), professionalism, helpfulness and kindness are so appreciated. I deal with other counties in my work and Gainesville employees are #1 ranked among them."
CSR Team	"Just a quick note to thank you for excellent customer service and your compassion... Not all counties would have shown such kindness and we thank you so much!"
David Williams & his two assistants	"This is to let you know how pleased we are with the recent work done by David and his crew. I called the City regarding poor drainage... within two hours, David came out to check the situation. I was more than impressed! Not only that, someone from street maintenance came out about the same time. Since that time, we have had no flooding."
Sandy Stanley & Monterrio Williams	Customer just called to pay a compliment. He was thrilled that we have the flex call alert system that alerted him of a leak. He also wanted to thank Sandy for her advice... he was happy with Monterrio's visit and stated he was top notch and very helpful."

Date Submitted: 4/28/2022
Presenter: Sam Couvillon
Item of Business: Proclamation: Municipal Clerks Week
Meeting Date: 5/3/2022

Purpose of Request:

To proclaim May 1-7, 2022 as Municipal Clerks Week.

Present to Denise Jordan and Alisa Grayson

History/Background:

For fifty-three years, the International Institute of Municipal Clerks (IIMC) and its members have promoted Municipal Clerks Week bringing recognition to the importance of Municipal Clerks to their governmental entities and the communities they serve. IIMC features a week-long series of public awareness activities. In 1984, President Ronald Reagan signed a proclamation officially declaring the first full week in May to be Municipal Clerks Week. The City of Gainesville periodically issues a proclamation for the same purpose.

Facts & Issues for Consideration:

Department Recommendation:

Department Director:

Sam Couvillon

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
 2022 Municipal Clerks Week Proclamation	Presentation



PROCLAMATION

WHEREAS, *founded in 1947, the International Institute of Municipal Clerks (IIMC) has devoted 75 years toward training and professionally developing its members; and*

WHEREAS, *IIMC serves more than 15,000 members representing towns and municipal jurisdictions throughout the United States, Canada and 15 other countries; and*

WHEREAS, *through IIMC, Municipal Clerks are sworn to act with integrity, to convey public confidence and trust, to be neutral and impartial, to offer equal service to all, and to implement sound management practices; and*

WHEREAS, *IIMC annually acknowledges Municipal Clerks for maintaining and preserving records entrusted to their offices and for being liaisons between citizens, elected officials and governmental agencies; and*

WHEREAS, *IIMC honors Municipal Clerks for continuously striving to improve the duties of their offices to benefit the communities they serve.*

NOW, THEREFORE BE IT RESOLVED, I, W. Samuel Couvillon, Mayor and the Gainesville City Council, do hereby proclaim May 1-7, 2022 to be

“MUNICIPAL CLERKS WEEK”

and joins the International Institute of Municipal Clerks in celebration of the 53rd Annual Professional Municipal Clerks Week.

Presented this 3rd day of May, 2022

**W. Samuel Couvillon, Mayor
City of Gainesville**



CITY OF GAINESVILLE

COUNCIL AGENDA REQUEST

Date Submitted: 4/28/2022

Presenter:

Item of Business: Consent Agenda Items

Meeting Date: 5/3/2022

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: 5/3/2022
Presenter: Denise Jordan
Item of Business: March 25-26, 2022 Retreat
Meeting Date: 5/3/2022

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: 5/3/2022
Presenter: Denise Jordan
Item of Business: April 14, 2022 Work Session
Meeting Date: 5/3/2022

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

CITY OF GAINESVILLE

COUNCIL AGENDA REQUEST

Date Submitted: 5/3/2022
Presenter: Denise Jordan
Item of Business: April 19, 2022 Mayor/Council Meeting
Meeting Date: 5/3/2022

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:

To 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
☐ April 19, 2022 CM Minutes - Draft	Minutes

OFFICIALS PRESENT: Sam Couvillon, Barbara Brooks, Juli Clay, Zack Thompson, Danny Dunagan, George Wangemann
STAFF PRESENT: Bryan Lackey, Angela Sheppard, Abb Hayes, Denise Jordan, Alisa Grayson

Mayor Couvillon called the meeting to order at 5:30 PM and served as the presiding officer.

Elder Larry Cheesman, Church of Jesus Christ of Latter-Day Saints, delivered the invocation after which the Pledge of Allegiance was recited in unison.

PRESENTATIONS / RECOGNITIONS:

Parks & Recreation Employee Awards

Parks and Recreation Director Kate Mattison recognized staff for their contributions and presented each with the following awards:

Innovator – Sam Ballinger
Go Getter – Alan Cline
Customer Service – Shannon Jones
Team Player – Janice Teams
Overachiever – Steve Woods
MacGyver – Kyle Hewell
Growth Driver – Michael Williams

Big Picture – Julie Butler
Change Agent – Jennifer Hill
Rookie of the Year – Bryan Rodriguez
Coaching Champion – Zandrea Stephens
Steadfast – Staci Butts
Pursuit of Excellence – Crystal Tavares

COUNCIL ANNOUNCEMENTS:

Council Member Wangemann

Announced Parks and Recreation will host the “Do Your Part and Love Your Parks” beautification effort on Wednesday, April 20 from 1 – 4 PM.

Council Member Clay

Commented on the ribbon cutting and shared information about Gainesville’s newest and first inclusive playground located on the Midland Greenway.

Council Member Brooks

Stated the Gainesville leadership recognized the 50th Anniversary of March for Meals during the month of March.

Council Member Thompson

Announced National Travel and Tourism Week is May 1 – 7 noting the City will hold a Gainesville Visitor Center Open House on May 3 from 1 – 5 PM.

Council Member Dunagan

Announced the return of the Blue Sky Concert series to downtown Gainesville in May.

Mayor Couvillon

Introduced local restaurant owner Abigail Guzman.

Proclamation: Georgia Cities Week 2022

Mayor Couvillon read a proclamation proclaiming April 24 - 30, 2022 to be Georgia Cities Week.

CONSENT AGENDA:

Appointment: Chicopee Woods Area Park Commission - Appoint Kelly Lee

Motion to appoint Kelly Lee to the Chicopee Woods Area Park Commission as presented.

Motion made by Council Member Dunagan

Motion seconded by Council Member Clay

Votes favoring the motion: Brooks, Clay, Thompson, Dunagan, Wangemann

Appointment: Development Authority - Appoint Melissa Tymchuk

Motion to appoint Melissa Tymchuk to the Development Authority as presented.

Motion made by Council Member Clay

Motion seconded by Council Member Thompson

Votes favoring the motion: Brooks, Clay, Thompson, Dunagan, Wangemann

Minutes: March 10, 2022 Work Session

Minutes: March 15, 2022 Mayor/Council Meeting

Motion to approve the minutes accepting edits as presented.

Motion made by Council Member Thompson

Motion seconded by Council Member Dunagan

Votes favoring the motion: Brooks, Clay, Thompson, Dunagan, Wangemann

Resolutions

- A. BR-2022-14 Abandonment and Conveyance of 0.361 Acre Tract on Mitchell Street
- B. BR-2022-15 Transfer 0.126 Acre Tract to Koch Foods of Gainesville, LLC
- C. BR-2022-16 Allen Creek Soccer Complex Intergovernmental Lease Agreement with Hall County
- D. BR-2022-17 Declaration of Surplus Property
- E. BR-2022-18 Modify Boundaries Related to Downtown Dining District
- F. BR-2022-19 Tax Allocation District (TAD) Funding for Grubs Market
- G. BR-2022-20 Write-off of Delinquent Personal Property Tax
- H. BR-2022-21 Write-Off of Delinquent Utility Receivables
- I. BR-2022-22 Write-off of Uncollectible Checks

City Manager Bryan Lackey provided a brief overview of the resolutions.

Motion to adopt the resolutions as presented.

Motion made by Council Member Wangemann

Motion seconded by Council Member Brooks

Votes favoring the motion: Brooks, Clay, Thompson, Dunagan, Wangemann

PUBLIC HEARING:

Request from Interface Properties, LLC to rezone a 6.6± acres tract located on the southwest side of the intersection of Dawsonville Highway and Beechwood Boulevard

(a/k/a 989 Dawsonville Highway, NW) from Residential-I (R-I), Residential-II (R-II) and General Business (G-B) to General Business (G-B). Ward Number: One. Tax Parcel Number(s): 01-115-002-002E. Request: Retail, drive-through restaurant and auto service.

- ***Proposed Rezoning Ordinance 2022-11***

City Attorney Abb Hayes opened the public hearing, confirmed the public notice was properly advertised and outlined the public hearing process.

Community and Economic Development Deputy Director Matt Tate reviewed the request. The Planning and Appeals Board and staff recommended approval with the following eight conditions:

1. The proposed buildings shall be generally consistent with the standards depicted on the concept plan and architectural elevation provided with this rezoning application and shall adhere to the Gateway Corridor Overlay Zone standards.
2. Prohibited uses for the subject property shall include group homes, crisis centers, adult novelty stores, adult entertainment centers, pawn shops, dollar-type stores, massage parlors, tobacco or vaping stores, tire stores, auto parts stores, gas station/convenience store, auto body shops, automobile sales establishments, marine sales or repair stores, automated or non-automated car washes, truck stops, coin-laundry facilities, tattoo parlors, psychics, fortune tellers, clairvoyants and the like.
3. A mixture of evergreen and deciduous buffer trees shall be planted at the top of the grade between Beechwood Boulevard adjacent to the proposed building/parking lot/service areas. In addition, the frontage landscape strip at the street grade of Beechwood Boulevard shall be planted with trees, shrubs and sod similar to the adjacent Olive Garden restaurant property. The location, size and type of landscaping /trees shall be subject to the approval of the Community and Economic Development Department Director.
4. An electronic message board / changeable copy sign shall not be permitted.
5. Free-standing signage shall not be allowed along Beechwood Boulevard.
6. The subject property shall be limited to one driveway on Beechwood Boulevard and one driveway on Dawsonville Highway as generally depicted on the concept plan. In addition, an inter-parcel access drive shall be permitted to connect with the adjacent McEver Corners shopping center located south of the subject property.
7. Prior to a permit being issued, the developer/property owner shall exhaust all reasonable measures to provide for inter-parcel vehicular access with the adjacent McEver Corners shopping center property located south of the subject property as determined by the Gainesville Public Works Director. Documentation shall be provided to the City of Gainesville in this regard.
8. All access point design for the subject property shall be submitted for review by the Georgia Department of Transportation in conjunction with the Gainesville Public Works Director. 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.

Attorney Hayes opened the floor for comments.

FAVOR:

Attorney Tyler Smith with Smith Gilliam Williams & Miles, P.A. stated he represented the applicant and recognized Patrick Bentley with High Point Real Estate as being present. He provided a brief overview of the proposed project development noting they were contemplating low traffic uses for the rear portion of the property. The suggested commercial use of the property is in line with the Dawsonville Corridor and the results of a traffic study indicated the current facilities can handle any additional traffic that may be generated by the proposed development.

OPPOSITION:

Christine Osasu, 1738 Lanier Springs Drive, distributed a handout noting it was a petition which represented over 75 percent of the households that would be affected daily. She expressed concerns about traffic impeding on the ability of residents to enter/exit the subdivision from Beechwood Boulevard. The petition requests to oppose the rezoning. If denial was not possible, she hoped a condition would be added to remove the proposed driveway on Beechwood Boulevard and pursue an inter-parcel connection to the adjacent retail center.

Brooke Reid, 4702 Rocky Branch Crossing, stated her mother lives on Beechwood Boulevard. She distributed two handouts and described the issues and traffic concerns the proposed project development would have with the exit onto Beechwood Boulevard. To potentially eliminate the exit onto Beechwood Boulevard, she proposed flipping the design of the project for the parking lot to be on the Beechwood Boulevard side and the driveway exit onto Dawsonville Highway. She also expressed concerns about the unknowns of Phase II and whether additional conditions should be added. In closing, she noted the traffic study's project impact on Dawsonville Highway.

REBUTTAL:

Tyler Smith stated they understood the issue of traffic flow and noted the traffic study indicated the current facilities are adequate to handle additional traffic from the development. The access onto Beechwood Boulevard was necessary for the development and would serve Phase I and Phase II. Inter-parcel access with the owners of the Michael's site is being explored. He commented on exploring other options for the driveway and stated the Department of Transportation (DOT) has potential plans to implement modifications to this area.

Council Member Dunagan asked if the drive off Beechwood Boulevard was a right turn only at which time Mr. Smith stated it was a two-way. There was some discussion about this option.

Upon inquiry from Council Member Thompson, Mr. Smith stated they were encouraged by the progress made with the representatives of the Michael's site for inter connectivity between the properties.

Council Member Clay commented on flipping the site plan and inquired if this had been explored. Mr. Smith expressed a need to explore this further to determine it would be feasible for the tenant.

Council Member Brooks asked Mr. Smith if he was willing to take the Council's issues/concerns to the developer to be addressed at which time Mr. Smith stated he was willing but unsure if the timeframe for addressing would be viable to the project.

Upon inquiry, Mr. Tate briefly commented on the proposed plan for improvements to the intersection noting there was no date certain for the plan of action by the DOT. He also shared other access plans onto Beechwood to consider that would meet the local separation requirements. Mrs. Clay felt the additional space for traffic stacking raises more concerns if this is the single point of entry for the residents.

Mrs. Clay confirmed the developer would be open to adding language to condition 8 requiring the developer to exhaust all reasonable measures to have both the inter-parcel connectivity and also examining the alternatives for relocating the curb cut directly across from the Olive Garden or flipping the property to allow the exit directly onto Dawsonville Highway.

There was further discussion about concerns with the traffic flow affecting the residents in the Beechwood Boulevard area. Upon inquiry, Mr. Tate stated the road improvements were part of DOT's overall upgrades for Dawsonville Highway.

Patrick Bentley, Sandy Springs resident and Traffic Engineer, commented on the signalized access point between Olive Garden and Cheddars currently being used by the residents in the Beechwood area.

Mrs. Brooks commented on the inter-parcel access being a benefit to both the customers. Mr. Bentley agreed noting the access valuation is at the adjacent property owner's discretion. They continue to have an open dialogue on the matter.

Mr. Bentley stated in his retail leasing expertise and given the location of the development, the uses proposed will be a low traffic generating type such as a self-storage facility. As it pertains to noise and light disturbances, he stated the significant grade change, thick landscape and vegetative buffer between the adjacent residents and the commercial development would eliminate the disturbance to the residents.

Attorney Hayes clarified the practice for uses/conditions related to zonings noting this is simply a rezoning to General Business.

Council Member Brooks stated while no solution is perfect, the Council serves to advocate for the community and consider new developments. She proposed a revision to condition 1 and the addition of a new condition to require a minimum undisturbed buffer along the property line.

Mrs. Clay proposed to amend condition 8 to include language related to the inter-parcel vehicular access.

There being no further comments, the matter was closed and returned to the governing body for consideration.

Motion to adopt the Ordinance 2022-11, AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF GAINESVILLE, GEORGIA, BY CHANGING THE ZONING ON A 6.6± ACRES TRACT LOCATED ON THE SOUTHWEST SIDE OF THE INTERSECTION OF DAWSONVILLE HIGHWAY AND BEECHWOOD BOULEVARD (A/K/A 989 DAWSONVILLE HIGHWAY, NW) FROM RESIDENTIAL-I (R-I), RESIDENTIAL-II (R-II) AND GENERAL BUSINESS (G-B) TO GENERAL BUSINESS, WITH CONDITIONS (G-B-c); TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE FOR SEVERABILITY; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES with the following nine (9) conditions including revisions presented during the meeting:

1. The proposed buildings shall be generally consistent with the standards depicted on the concept plan and architectural elevation provided with this rezoning application and shall adhere to the Gateway Corridor Overlay Zone standards. In addition, the rear exterior walls of all buildings within Phase II of the development facing the westerly property line shall be earth tone in color.
2. Prohibited uses for the subject property shall include group homes, crisis centers, adult novelty stores, adult entertainment centers, pawn shops, dollar-type stores, massage parlors, tobacco or vaping stores, tire stores, auto parts stores, gas station/convenience store, auto body shops, automobile sales establishments, marine sales or repair stores, automated or non-automated car washes, truck stops, coin-laundry facilities, tattoo parlors, psychics, fortune tellers, clairvoyants and the like.
3. A mixture of evergreen and deciduous buffer trees shall be planted at the top of the grade between Beechwood Boulevard adjacent to the proposed building/parking lot/service areas. In addition, the frontage landscape strip at the street grade of Beechwood Boulevard shall be planted with trees, shrubs and sod similar to the adjacent Olive Garden restaurant property. The location, size and type of landscaping /trees shall be subject to the approval of the Community and Economic Development Department Director.
4. A minimum 35-foot wide undisturbed buffer shall be required along the westerly property line. In addition, two staggered rows of evergreen trees shall be planted adjacent to the undisturbed buffer. The location, size and type of buffer trees shall be subject to the approval of the Community and Economic Development Department Director.
5. An electronic message board / changeable copy sign shall not be permitted.
6. Free-standing signage shall not be allowed along Beechwood Boulevard.
7. The subject property shall be limited to one driveway on Beechwood Boulevard and one driveway on Dawsonville Highway as generally depicted on the concept plan. In addition, an inter-parcel access drive shall be permitted to connect with the adjacent McEver Corners shopping center located south of the subject property.
8. Prior to a permit being issued, the developer/property owner shall exhaust all reasonable measures to provide for inter-parcel vehicular access with the adjacent McEver Corners shopping center property located south of the subject property as determined by the Gainesville Public Works Director. The developer/property owner shall exhaust all commercially reasonable measures to relocate the proposed curb cut on Beechwood Boulevard across from the location of the curb cut at Olive Garden. Documentation shall be provided to the City of Gainesville in this regard.
9. All access point design for the subject property shall be submitted for review by the Georgia Department of Transportation in conjunction with the Gainesville Public Works Director. 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.

Motion made by Council Member Dunagan

Motion seconded by Council Member Wangemann

Votes favoring the motion: Brooks, Clay, Thompson, Dunagan, Wangemann

Request from McKinley Homes US, LLC for a special use on a 7.74± acres tract located on the west side of Florence Drive, across from its intersection with Bentley Park Circle

(a/k/a 2920 Florence Drive, SW), having a zoning of Office and Institutional (O-I). Ward Number: Four. Tax Parcel Number(s): 08-015-005-029. Request: Residential townhomes.

- ***Proposed Zoning Resolution 2022-03***

City Attorney Abb Hayes opened the public hearing and confirmed the public notice was properly advertised.

Mr. Hayes stated this request was previously heard at the March 15, 2022 Council Meeting. It failed due to lack of four affirmative votes required for approval. The applicant appealed the decision to the Hall County Superior Court. The Hall County Superior Court ordered the matter to be returned for further consideration.

Community and Economic Development Deputy Director Matt Tate reviewed the request. The Planning and Appeals Board and staff recommended approval with the following nine (9) conditions:

1. The proposal shall be generally consistent with the concept plan and architectural elevations provided with this 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. Each townhome unit shall provide a two car garage.
4. The rear and sides of each townhome building shall be constructed with a minimum 3-foot high watermark of brick or stone material. In addition, all roof structures shall be constructed with architectural shingles.
5. All proposed privacy fencing shall be decorative in nature and shall consist of wrought iron, aluminum or vinyl material.
6. A minimum 20-foot wide planted landscape buffer shall be required along Florence Drive. The landscape buffer shall include a minimum 3-foot high landscaped berm. In addition, a minimum 10-foot wide landscape buffer shall be required along the northerly property line to help screen the rear and side of the proposed townhomes, pocket park and dog walk.
7. All stormwater detention ponds shall be properly fenced and screened with a mixture of evergreen trees. The location, spacing, size and type of trees planted shall be subject to the approval of the Community and Economic Development Department Director.
8. The developer/property owner shall construct 5-foot (5') wide sidewalks on both sides of the proposed interior private streets.
9. 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.

Attorney Hayes opened the floor for comments.

Attorney Steve Gilliam with Smith Gilliam Williams & Miles, P.A., represented the applicant. He briefly reviewed the proposed request noting it had been reviewed and approved by staff. This allowed for some control with it being zoned office and institutional. He closed by stating Bill Schimdt with McKinley Homes was available for any technical questions.

OPPOSITION:

Betty Lou Pfister, 3012 Bentley Park Circle, expressed concerns about traffic on Florence Drive calling attention to the approval of a garage. She described the street as narrow with no sidewalks. She felt this project would enhance traffic issues and questioned why there was no construction entrance. Ms. Pfister also commented on the possibility of public safety personnel not being able to get to an emergency quickly.

Courtney Hall, 2871 Florence Drive, felt the multiple entrances will be a major issue. She commented on her experiences while heading to work each morning. She felt reducing the number of homes in the area would help. It would also be helpful if the Free Chapel and Hall County Sheriff's Office driveways could be open to the residents to use.

Dr. Douglas Young, 2890 Florence Drive, submitted a handout and stated he was in opposition to the proposal for same reason as outlined in a letter to Mayor/Council. He described Florence Drive as a short, narrow, dead-end street that was not designed for this type of traffic. He mentioned the existing homes and businesses on and around the Florence Drive area noting an additional 70 townhomes would add to the traffic issues. There are no sidewalks and a high share of elderly residents, widows and young families with children. Mr. Young felt most of the residents could not afford to move. He closed by asking the Council if they wanted this development on their street and, if not, can you vote in conscious to place it on another street.

Patricia Wilson, 3021 Bentley Park Circle, stated the new community will have a playground and expressed concerns with school buses impeding both lanes of the street. She commented traffic backups and accidents believing this would be a dangerous situation.

REBUTTAL:

Attorney Gilliam noted this was a self-contained development with two entrances. He reiterated the fact that something will be built on the property noting there would be no control if an institution or office park development was proposed.

There being no further comments, the matter was closed and returned to the governing body for consideration.

Mayor Couvillon commented on the concern regarding the school buses noting there are already children in the area. He also felt this development would address the need for affordable housing in the community and would add value to the properties in the area.

Motion to adopt the resolution ZR-2022-03 with conditions as presented.

Motion made by Council Member Dunagan

City Attorney Hayes reopened the public hearing for comments.

Council Member Thompson confirmed this was a fee-simple property with the intent of being owner occupied and currently zoned office institutional. He also confirmed uses allowed under office industrial zoning don't require approval by the Council.

There being no further comments, the matter was closed and returned to the governing body for consideration.

Motion seconded by Council Member Thompson

Votes favoring the motion: Brooks, Clay, Thompson, Dunagan, Wangemann

(Tabled at the March 15, 2022 Council Meeting)

Request from Clayton Properties Group, Inc. d/b/a Chafin Development for a permit to relocate an abandoned cemetery located on real property owned by Butler Property, LLC, which real property is more particularly described in a Limited Warranty Deed dated September 29, 2010, recorded at Deed Book 6749, Pages 226-241, Hall County, Georgia Deed Records, from said real property to Hillside Memorial Gardens, 1212 Hillside Gardens Lane, Gainesville, Georgia 30504.

- ***Proposed Resolution BR-2022-12***

City Attorney Abb Hayes opened the public hearing and confirmed the public notice was properly advertised.

Attorney Hayes stated an overview regarding the application for the relocation of the abandoned cemetery under state law was previously provided.

Attorney Hayes opened the floor for comments.

Attorney Tyler Smith represented the applicant. He presented the information, supplemented with a power point, noting it was a balancing situation between the development of a property and honoring the culture/heritage of an abandoned cemetery. He provided some history on the property. The current developer had the property reassessed to determine how to relocate the cemetery. Seven gravesites have been identified with the possibility of finding more. Hillside Memorial Gardens has agreed to accept the remains. He stated the cemetery site is not currently being maintained and commented on efforts to contact the descendants. It was their intent to put the property to good use and relocate the cemetery to a better location in a respectful manner.

OPPOSITION:

Darryl Strickland, 4606 Winder Highway, stated one of the potential graves may be his great grandfather Irvin Strickland. He referenced and provided a copy of an application document from the State of Georgia requiring a signature to approve the relocation. If the permit is approved, he requested relocating the remains to the Memorial Park Cemetery veterans' section. A family history was conducted by a local historian. He stated he was in opposition to the relocation and provided a letter of opposition on behalf of another descendent. He also commented on his concern with the removal process.

Amy Stanton, Buford resident, shared information about other small family cemeteries in Hall County that are located within neighborhoods and accessible to descendants to view. She noted there is an option to leave them and put a fence around.

Tyler Holman, Hoschton resident, archeologist and local historian briefly shared his background noting he was an interested party. He commented on lessons to be learned from other communities where historical sites were lost to developments and spent a lot time and money trying to restore some of the heritage that was lost. He asked for additional review to ask why

accommodations were not possible. He expressed appreciation for the developers trying to do this honestly and respectfully. He frankly stated that wasn't possible. He asked that the plans be reviewed to determine if revisions can be made to accommodate the site.

REBUTTAL:

Mr. Smith stated the law calls for cemeteries to be maintained to the extent that it gives counties and municipalities the ability to acquire such cemeteries so that they can be maintained properly and gives them the right of eminent domain to acquire the property to properly maintain. He commented on the property being dilapidated with no evidence of anyone visiting or maintaining in recent history. He referenced an opinion of the Georgia Superior Court that states "due to the lack of maintenance and inappropriate surroundings, relocation would preserve rather than destroy the cultural heritage of the County and the cemetery" noting this is what they are seeking to do. He recognized and called upon Mr. Webb to provide details about the relocation and other processes.

Steve Webb, Jasper resident, Senior Principal Archeologist and President of R.S. Webb & Associates, provided information about the chain of title search process that was conducted to identify the individuals buried noting six families were identified through the process. Mr. Strickland was one of the decedents that was notified. He shared, in detail, the measures taken in the process for relocating graves. He noted plaques are often left at the original site to provide the relocation site information and at the relocation site to provide the original site information.

Council Member Thompson asked if they've ever been able to identify remains through this process and what process is taken if/when a positive identification is made.

Council Member Brooks asked if there have been any requests from next of kin for DNA.

There being no further comments, the matter was returned to the governing body for consideration.

Mrs. Brooks commented on the discovery of approximately 1146 graves of unknown individuals in the City's cemetery noting there were no markers to identify them. She inquired if markers were being considered to identify the group of individuals being relocated.

Attorney Hayes reopened the public hearing for discussion.

Mr. Smith confirmed grave markers and a plaque will be placed at the relocation site. A ceremony will be planned as well.

Council Member Wangemann stated he didn't feel it was unreasonable to relocate the graves to another cemetery if they've been identified.

There being no further comments, the matter was returned to the governing body for consideration.

Motion to adopt the resolution BR-2022-12 as presented.

Motion made by Council Member Dunagan
Motion seconded by Council Member Brooks

Votes favoring the motion: Brooks, Clay, Thompson, Dunagan, Wangemann

CITY ATTORNEY ISSUES:

City Attorney Abb Hayes introduced Kathrin Merritt, new staff member with Hulsey Oliver & Mahar Law Firm.

ADJOURNMENT: 7:34 PM

/ag

DRAFT

Date Submitted: 4/19/2022
Presenter: Jessica Tullar
Item of Business: GR-2022-05 Community Development Block Grant (CDBG) 2022 Annual Action Plan
Meeting Date: 5/3/2022

Purpose of Request:

This request is for Council's consideration to adopt the 2022 CDBG Annual Action Plan.

History/Background:

The City of Gainesville is designated by the U. S. Department of Housing and Urban Development (HUD) as a Community Development Block Grant (CDBG) entitlement grantee. As such, the City receives an annual CDBG allocation intended to (1) benefit low- and moderate-income persons, (2) eliminate slum and blight, and/or (3) meet a particular urgent need.

The Annual Action Plan (AAP) provides a detailed budget and description of activities the City will carry out with that year's CDBG allocation and any special allocations.

Facts & Issues for Consideration:

In order to remain in compliance and be eligible to receive the annual CDBG allocation, the City must adopt its Annual Action Plan in accordance with the 2019-2023 Consolidated Plan (as amended).

Staff held two public hearings. One was held as a combined in-person and virtual (ZOOM) meeting on 3/30/2021 at 5:30 p.m., while the second public hearing was held as an "Open-House, Drop-In" style meeting on 3/30/2021 from 9:00 a.m. until 6:00 p.m. A total of four attendees participated.

Staff also presented the draft plan to the OneHall Financial Stability Committee and Gainesville-Hall County GICH Housing Team at their respective regular meetings.

None who attended the public hearings or two stakeholder group meetings requested changes to the proposed budget or activities. No written comments were received.

Department Recommendation:

Adopt the Resolution.

Department Director:

Rusty Ligon

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

Amount Requested:

\$496,523 - Estimate of ANTICIPATED CDBG-Entitlement
Grant Funds

Source of Funds:

CDBG Grants

Finance Comments:

2022 CDBG - Entitlement estimate of ANTICIPATED allocation

Administrative Comments:

ATTACHMENTS:

	Description	Type
▣	GR-2022-05 Community Development Block Grant (CDBG) 2022 Annual Action Plan	Resolution
▣	Exhibit A: 2022 CDBG Budget Summary	Attachments/Exhibits
▣	Exhibit B: 2022 Annual Action Plan	Attachments/Exhibits
▣	2022 AAP - Presentation	Backup Material

RESOLUTION GR-2022 - 05

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) 2022 ANNUAL ACTION PLAN

WHEREAS, the City of Gainesville is designated an entitlement grantee by the U. S. Department of Housing and Urban Development (HUD) for the purpose of participation in the *Community Development Block Grant (CDBG)* Program; and

WHEREAS, the Community Development Department is directed to prepare and file an application including all appropriate appendages, assurances, and certifications with the U.S. Department of Housing and Urban Development requesting funding under the *Community Development Block Grant Program for Entitlement Cities*; and

WHEREAS, all proposed activities are consistent with the City's 2019-2023 Consolidated Plan, as amended; and

WHEREAS, the City anticipates being awarded a total of \$496,323 in 2022 CDBG-Entitlement funds from HUD; and

WHEREAS, the budgets of all proposed activities will be proportionally increased or decreased from the estimated funding levels to match actual allocation amounts; and

WHEREAS, all monies distributed from the *2022 Community Development Block Grant* will be utilized for specifically designated and approved projects as outlined in the Fourth Program Year 2022 Annual Action Plan, attached as Exhibit B, and the activities list outlined in the attached Exhibit A.

NOW, THEREFORE, BE IT RESOLVED THAT the governing body for the City of Gainesville hereby adopts the 2022 Annual Action Plan and authorizes the Mayor or City Manager to sign all necessary resolutions, certifications, applications, subrecipient agreements, and documents directly related to obtaining and administering the *2022 Community Development Block Grant* on behalf of the City of Gainesville.

Adopted this _____ **day of** _____, **2022.**

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 resolution was adopted as stated and will be recorded in the official minutes.

ATTEST:

Denise O. Jordan, City Clerk

EXHIBIT A

CITY OF GAINESVILLE
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)
FOURTH PROGRAM YEAR
2022 ANNUAL ACTION PLAN

PROGRAM FUNDING SOURCES

2022 Grant Allocation (ANTICIPATED)	\$496,323
Program Income	\$ 0
TOTAL FUNDING (ANTICIPATED)	\$496,323

PROPOSED ACTIVITIES	BUDGETED AMOUNT
HOUSING REHABILITATION / EMERGENCY REPAIRS & REHAB ADMIN/PROJECT DELIVERY (ANTICIPATED) Homeowner rehabilitation/emergency repairs and Rehab Admin/Project Delivery funds will be used to assist income-eligible homeowners with repairs and other housing improvements, including handicap accessibility features and emergency repairs.	\$ 17,628
PUBLIC FACILITIES OR INFRASTRUCTURE (ANTICIPATED) Acquisition, construction, or rehabilitation of public facilities/infrastructure, including but not limited to, parks/recreation facilities; sidewalks; water/sewer and stormwater; and parking lots and parking garages. Other uses for the CDBG-2022 funds may include acquisition and demolition of vacant, dilapidated properties; installation or repair of streets, storm drains, curbs and gutters, tunnels, bridges, and traffic lights/signs; and improvements to sidewalks that include the installation of trash receptacles, lighting, benches, and trees; as well as activities limited to tree planting (sometimes referred to as "beautification"). Installation or replacement of water lines, sanitary sewers, storm sewers, fire hydrants, and other drainage improvements associated with developing affordable housing. Grading and site work on publicly-owned property.	\$ 370,723
HOMEOWNERSHIP ASSISTANCE (ANTICIPATED) Financial assistance to low- to moderate-income, first-time homebuyers to assist them with the purchase of a home. Eligible uses of these funds include up to 50% of down payment, reasonable closing costs and premium for mortgage insurance required up-front.	\$ 8,708
PROGRAM ADMINISTRATION (ANTICIPATED) Funds for the management and oversight of all activities carried out under the CDBG Program. Funds cover expenses for salaries, legal fees, advertisements, supplies and equipment, planning and other administrative costs.	\$ 99,264
TOTAL EXPENDITURES (ANTICIPATED)	\$ 496,323



GAINESVILLE

2022 Annual Action Plan

April 28, 2022

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ANNUAL ACTION PLAN

For Program Year 2022

CITY OF GAINESVILLE, GEORGIA

Community & Economic Development Department

FINAL

April 28, 2022

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EXECUTIVE SUMMARY

AP-05 EXECUTIVE SUMMARY - 24 CFR 91.200(C), 91.220(B)

1. Introduction

The City of Gainesville's 2022-2023 Annual Action Plan outlines the City's strategy for the use of Community Development Block Grant (CDBG) funds received from the U.S. Department of Housing and Urban Development (HUD) during the 2022 program year. The Annual Action Plan (AAP) details CDBG projects anticipated to be completed during 2022, along with anticipated funding levels, related activities, and anticipated beneficiaries for each. The 2022 program year is the fourth program year covered under Gainesville's 2019-2023 Five-Year Consolidated Plan, which identified priorities for and provided guidance on investment of HUD funds over a five-year period. During 2022, Gainesville will work toward addressing priorities related to housing affordability, infrastructure and public facility improvements, neighborhood revitalization, fair housing, and program administration.

2. Summarize the objectives and outcomes identified in the Plan

Priority needs for the 2019 through 2023 planning period were developed based on citizen participation and stakeholder consultation, and analysis of the city's top housing, homeless, special needs populations, and non-housing community development needs. These priorities include:

Housing Affordability

- Support the development of affordable rental and owned housing, including projects located near employment and transportation.
- Expand the useful life of existing affordable housing through rehabilitation, repair, or weatherization programs.
- Provide homeownership opportunities for households through down-payment or closing cost assistance.

Infrastructure and Public Facility Improvements

- Provide safe neighborhoods, public facilities, recreational and cultural opportunities which meet both safety and health regulations for citizens of all ages and socioeconomic backgrounds.
- Improve public infrastructure, increase public safety, residential desirability and quality of life in low- and moderate-income neighborhoods.
- Assist community service organizations in improving their physical structures to ensure they are sufficient in size, accessible, safe and meet the organization's service goals.
- Infrastructure improvements including but not limited to sidewalks, roadway, park, and water and sewer replacement or expansion.

Neighborhood Revitalization

- Non-housing community development activities that eliminate blight, including code enforcement, demolition, acquisition, and redevelopment.

- Through property acquisition, increase greenspace, improve housing affordability, or encourage economic development.

Economic Development

- Support business development to create new employment opportunities for low- and moderate-income workers.
- Provide job training assistance to help residents access employment opportunities.

Public Services

- Fund community services such as youth-focused activities, programming for seniors, services for people experiencing homelessness, employment training, housing counseling, transportation assistance, fair housing education and enforcement, legal services, and others.

Fair Housing Activities

- Either in-house or through an award to a local organization, provide fair housing education activities to residents, housing providers, and local agencies in English and Spanish.

Program Administration

- Funding for performance of administrative, implementation, and planning requirements of the CDBG program.

3. Evaluation of past performance

Each year, the City of Gainesville reports its progress in meeting its five-year and annual goals by preparing a Consolidated Annual Performance Evaluation Report (CAPER). The CAPER is submitted to HUD within 90 days of the start of a new program year. Copies of recent CAPERs are available for review at Gainesville's Community and Economic Development Department or online at <https://www.gainesville.org/180/HUD-Consolidated-Plan>.

4. Summary of Citizen Participation Process and consultation process

The City of Gainesville conducts a variety of public outreach to garner input from city staff, government agencies, nonprofit agencies, affordable housing developers, local service providers, and Gainesville residents in planning its CDBG program. The City conducted a COMBINED in-person and virtual public hearing session and an in-person “open-house style” drop-in event to gather input from interested stakeholders. This input is summarized in the Participation section of this document. The draft Annual Action Plan was available for a 30-day public comment period from Thursday, March 10, 2022 through Sunday, April 10, 2022. Public hearings were held on Tuesday, March 22, 2022 (combined in-person and virtual public hearing) and Thursday, March 31, 2022 (daylong in-person open-house style drop-in event).

In developing the 2019-2023 Consolidated Plan under which this Annual Action Plan falls, the City held public meetings, conducted focus groups with local agencies or committees, interviewed key stakeholders, and conducted a public survey regarding community development and housing priorities. During that process, a total of 50 people attended a community meeting or focus group, 38 people completed the survey, and 25 people participated in an interview.

5. Summary of public comments

Comments received through the public hearings and public comment period are summarized in the Participation section of this Plan and incorporated in individual sections as relevant.

6. Summary of comments or views not accepted and the reasons for not accepting them

The City took all comments into consideration in preparing this Annual Action Plan. The City will review all comments for common and recurring themes to help establish goals and priorities.

7. Summary

During the 2022-2023 program year, the City of Gainesville will use CDBG funds to address priorities identified in its 2019-2023 Five-Year Consolidated Plan. Specifically, Gainesville will fund public facility and infrastructure improvements, including improvements to support affordable housing development, down-payment assistance for first-time homebuyers, housing rehabilitation and emergency repair, demolition and acquisition, and program administration.

THE PROCESS

PR-05 LEAD & RESPONSIBLE AGENCIES – 91.200(B)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

TABLE 1- RESPONSIBLE AGENCIES

Agency Role	Name	Department/Agency
Lead Agency	Gainesville	
CDBG Administrator	Gainesville	Community & Economic Development / Housing & Special Projects Division

Narrative (optional)

The City of Gainesville Community & Economic Development Department's Housing & Special Projects Division is responsible for administering the City's Community Development Block Grant Program. Among other City responsibilities, the Division coordinates the planning process, works with other city agencies and nonprofit partners on planning and implementation, and reports on performance to the City Council, city residents, and HUD.

Consolidated Plan Public Contact Information

The primary contact for Gainesville's CDBG Program and the consolidated planning process is:

Jessica Tullar, AICP
Housing & Special Projects Manager
Gainesville Community & Economic Development Department
PO Box 2496
Gainesville, Georgia 30503
770-531-6570
JTullar@gainesvillega.gov

AP-10 CONSULTATION – 91.100, 91.200(B), 91.215(L)

1. Introduction

The City of Gainesville conducts a variety of public outreach to garner input from city staff, government agencies, nonprofit agencies, affordable housing developers, local service providers, and Gainesville residents in planning its CDBG program. In order to gather input from interested stakeholders during the preparation of this PY 2022 Annual Action Plan, the City held in-person public hearings, one formal meeting with a virtual attendance option and a second daylong “Open House-style, drop-in” meeting. Additionally, City staff presented the full draft plan at the United Way of Hall County’s “OneHall Financial Stability Committee” and Gainesville-Hall County’s GICH Housing Team regular meetings, which involve representatives from local public, private and nonprofit agencies focused on housing and workforce development. The City also made available an electronic copy and hard copies of the draft plan for public review and comment. Public notice of the available draft copies was provided via the City’s website, Facebook page, and a display ad in the local newspaper.

In developing the 2019-2023 Consolidated Plan under which this Annual Action Plan falls, the City held public meetings, conducted focus groups with local agencies or committees, interviewed key stakeholders, and conducted a public survey regarding community development and housing priorities. During that process, a total of 50 people attended a community meeting or focus group, 38 people completed the survey, and 25 people participated in an interview.

Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I))

The City of Gainesville works closely with public and private sector providers to ensure delivery of services to residents and to promote interagency communication and planning. The City has representatives on many nonprofit agency boards or advisory committees. The Community & Economic Development Department works with various housing, health, mental health, and service agencies to gather data and identify gaps in services.

In developing this Annual Action Plan, the City strove to include input from housing providers, health and mental health agencies, and other housing, workforce development and social service partners. During the public comment period, stakeholders were invited to participate in either a combined in-person and virtual meeting or a daylong in-person “open-house style” drop-in event; or otherwise provide input to City of Gainesville staff via fax, email, delivery or U.S. Postal Service. Stakeholders included city elected officials and staff, housing authority staff, housing developers, nonprofit organizations, homeless housing and service providers, mental health service providers, agencies serving people with disabilities, senior services, and others. This Annual Action Plan and the associated Consolidated Plan are designed to promote enhanced coordination amongst local housing and service organizations over the five-year planning period.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

Gainesville and Hall County fall within the Georgia Balance of State Continuum of Care (BoS CoC). The Georgia Department of Community Affairs (DCA) staffs the CoC and allocates Emergency Shelter Grant (ESG) funds across 152 counties statewide to assist with emergency shelter, transitional housing, and homelessness prevention, outreach, and supportive services. The City of Gainesville supports local groups that apply for funding through DCA to coordinate housing and services for its residents experiencing or at risk of homelessness.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

Gainesville and Hall County are part of the Georgia Balance of State Continuum of Care (BoS CoC), which covers 152 Georgia counties and is staffed by the Georgia Department of Community Affairs. DCA administers ESG funding statewide, and the City of Gainesville provides input regarding local homeless needs and risk of homelessness as requested to assist in determining how to allocate ESG funds, develop performance standards, and evaluate outcomes.

Under CoC guidance, homeless housing and service providers in Hall County are implementing a coordinated entry system that matches households with the most appropriate housing and service intervention based on their needs, with the goals of prioritizing resources and preventing or reducing the time of homelessness. Implementation sites use HMIS to record assessments, manage priorities, track referrals, and enter data.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction’s consultations with housing, social service agencies and other entities

TABLE 2 – AGENCIES, GROUPS, ORGANIZATIONS WHO PARTICIPATED

	Agency/Group/Organization Name	Type	Section of Plan Addressed	Consultation Method
1	United Way of Hall County – OneHall Housing & Financial Stability Committee, which includes reps from public, private & nonprofit agencies focused on housing, homelessness, employment, workforce development, social services, etc. Agencies include: • United Way of Hall County • City of Gainesville Government • Hall County Government • Gainesville Housing Authority • GA Department of Community Supervision (prisoner reentry) • Habitat for Humanity of Hall County • Georgia Legal Services Program • Gateway Domestic Violence Shelter • Family Promise • My Sister’s Place • Ninth District Opportunity • Greater Hall Chamber of Commerce’s Vision2030 Wisdom Keepers • Gainesville Action Ministries • North Georgia Works • St. Vincent de Paul • Avita Partners • Legacy Link • J’s Place Recovery Center • Good News at Noon Homeless Shelter • St. Paul UMC – Summit St • WorkSource Georgia Mountains • Goodwill of North Georgia Career Center • Hopkins Associates • Gainesville City & Hall Co Schools • Realtors: Norton Agency, Keller Williams, Simpson Company • Private Citizens	• In-person Committee Meeting	• Entire plan presented to the OneHall Housing & Financial Stability Committee for public input and questions	• PowerPoint presentation with Q&A to in-person & virtual attendees

2	Gainesville-Hall County Georgia Initiative for Community Housing (GICH) Housing Team, which includes reps from local governments, private sector realtors/mortgage companies/developers and rental property owners, and nonprofit housing-focused organizations as follows: • City of Gainesville Government • Hall County Government • City of Oakwood Government • City of Flowery Branch Government • Gainesville Housing Authority • Habitat for Humanity of Hall County • United Way of Hall County • GA Department of Community Affairs • Mortgage: HomeStar Financial • Rental Property Owners: Owens Management, LLC • Realtors: Keller Williams Realty • Greater Hall Chamber of Commerce's Vision2030 Wisdom Keepers • Attorney: Stewart Melvin & Frost	• In-person Committee Meeting	• Entire plan presented to the GICH Housing Team for public input and questions	• PowerPoint presentation with Q&A to in-person & virtual attendees
3		•	•	•

Identify any Agency Types not consulted and provide rationale for not consulting

Efforts were made to consult as broad a group of community stakeholders as possible. No agency types were excluded from participation.

Other local/regional/state/federal planning efforts considered when preparing the Plan

TABLE 3 – OTHER LOCAL / REGIONAL / FEDERAL PLANNING EFFORTS

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Georgia Department of Community Affairs	The DCA provides homeless McKinney Vento Act funds to agencies in Gainesville through the Balance of State Continuum of Care. These funds assist with emergency shelter, transitional housing, homelessness prevention, and outreach and supportive services. Point in time homeless counts prepared by the Continuum of Care are reported in the Needs Assessment.
2040 Comprehensive Plan	City of Gainesville	Goals identified in the Community Work Program that overlap with those on the Strategic Plan include development of infill housing, blight reduction, sidewalk improvements, extension of infrastructure, public facility improvements, and economic development/commercial revitalization.
2017-2022 Comprehensive Economic Development Strategy (CEDS) & Regional Plan	Georgia Mountains Regional Commission	City of Gainesville priorities in the CEDS include airport renovation, continuation of the Midtown Greenway, stormwater planning, and a wireless hot zone project. Infrastructure development, possibly to include things such as stormwater and greenway planning, is reflected in the Strategic Plan.
2015 Downtown Gainesville Renaissance Strategic Vision & Plan	Carl Vinson Institute, University of Georgia	Action items overlap with the Strategic Plan relative to public infrastructure and public facilities, like pedestrian and bicycle access, safety, and security; transit; and parks/community space.
Westside TAD Redevelopment Plan, 2018	City of Gainesville	Potential benefits of the TAD that are relevant to Strategic Plan goals include infrastructure improvements, redevelopment of vacant/ blighted properties, and economic development.
Midtown Gainesville Redevelopment Plan & Tax Allocation District, 2010	City of Gainesville, Hall County Commission, Gainesville City Schools	Goals that overlap with the Strategic Plan include economic development, blight removal, and new residential development.
Bradford-Ridgewood NPU Vision, Goals & Objectives Statement, 2010	City of Gainesville	Goals that overlap with the Strategic Plan include pedestrian safety, property maintenance, and housing rehabilitation and new development.
Fair Street Area NPU Vision, Goals & Objectives Statement, 2008	City of Gainesville	Goals that overlap with the Strategic Plan include pedestrian safety, sidewalk improvements/expansion, code enforcement, property maintenance, and addition of parks/greenspace.

Community Game Plan	United Way of Hall County	Goals that overlap with the Strategic Plan include adequate affordable housing, supportive housing/ services, emergency and transitional housing, improved connectivity, financial literacy, employment assistance, and healthy food access.
ULI Technical Assistance Panel (TAP) Report	United Way of Hall County & Urban Land Institute	Goals that overlap with the Strategic Plan include adequate affordable housing.
GICH Housing Team Work Plan	Hall County, City of Gainesville & GICH Team	Goals that overlap with the Strategic Plan include adequate affordable housing, supportive housing/ services, emergency and transitional housing, improved connectivity, code enforcement, and property maintenance.

AP-12 PARTICIPATION – 91.105, 91.200(C)

1. Summary of citizen participation process/Efforts made to broaden citizen participation

Summarize citizen participation process and how it impacted goal-setting

The City of Gainesville conducted a 30-day public comment period to receive comments on the draft 2022-2023 Annual Action Plan and use of anticipated CDBG funding from Thursday, March 10, 2022 through Sunday, April 10, 2022. During this time, copies of the draft report were available for public inspection, and residents and stakeholders were invited to provide written comments to the Community & Economic Development Department. Gainesville staff held a combined in-person and virtual public hearing session on Tuesday, March 22, 2022 and a daylong open-house, drop-in public hearing on Thursday, March 31, 2022 to present the plan and gather feedback. Following the public comment period, the 2022-2023 Annual Action Plan was presented to the Gainesville City Council for approval.

This Annual Action Plan builds on the 2019-2023 Consolidated Plan, during which residents could participate in one of three public meetings and/or take a community-wide survey. During the Consolidated Plan development process, a total of 50 people attended a community meeting or focus group and 38 people completed the survey.

Citizen Participation Outreach

TABLE 4- CITIZEN PARTICIPATION OUTREACH

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Comments not accepted and reasons
1	Newspaper ads and articles	Residents, including minority residents, people with limited English proficiency, people with disabilities, and assisted housing residents; Housing and service providers; Community development practitioners	N/A	Display Ad in <i>The Gainesville Times</i> newspaper. No news articles, no phone calls received regarding the Display Ad, and no written comments received via fax, email, U.S. Mail or delivery.	N/A
2	City webpage and social media	Residents, including minority residents, people with limited English proficiency, people with disabilities, and assisted housing residents; Housing and service providers; Community development practitioners	Facebook social media post: City website Newsflash:	Facebook Post Impressions = 2,488 Facebook Post Reach = 2,437 Facebook Engagement = 61 Facebook Reactions = 11 Facebook Link Clicks = 34 City website Newsflash = 89 unique views	None
3	Public comment period	Residents, including minority residents, people with limited English proficiency, people with disabilities, and assisted housing residents; Housing and service providers; Community development practitioners	No Comments	No comments or questions received via fax, email, U.S. Mail or delivery during 30-day public comment period. Comments and questions received during public hearings and two community presentations are summarized below under the respective entries.	None

TABLE 4- CITIZEN PARTICIPATION OUTREACH (CONTINUED)

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Comments not accepted and reasons
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4	Open house and virtual public hearings	Residents, including minority residents, people with limited English proficiency, people with disabilities, and assisted housing residents; Housing and service providers; Community development practitioners	In-person attendees: 2 Virtual attendees: 3	In-person attendees were City staff. Virtual attendees are citizens and representatives of local nonprofit stakeholder groups. Questions asked were as follows: 1. Is this CDBG funding the same as HOME funds, or does the City receive HOME funds. Staff explained the difference between the CDBG and HOME funds, and reiterated that this Annual Action Plan is for CDBG funds only. Staff explained that the City currently is not eligible for direct HOME funds from HUD. Staff shared that it competes for the State's CHIP grants which is funded with HOME funds. 2. Does each community in Hall County have to submit their own plan? Are they responsible for submitting for their own funds? City staff reiterated that the City of Gainesville is a CDBG-Entitlement community, which qualifies the City for a direct allocation from HUD on an annual basis. Staff further explained that the County and its smaller jurisdictions do not qualify as CDBG-entitlement communities. Entitlement status is based on population and level of poverty. State of Georgia receives funds from HUD that it in turn makes available through a competitive grant process to non-Entitlement communities for projects that meet the National Objectives and HUD requirements. Hall County does not currently qualify without Gainesville's population. Staff answered that the amount of allocation is based on a complex formula, and the City's allocation may or may not be affected by the fact Hall County could be Entitlement-eligible if the City relinquished its eligibility status	Questions required clarification or asked for additional information specific to CDBG as well as the City's other grant funds used for housing. No comments or changes to the draft plan were requested.
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4	Open house and virtual public hearings CONTINUED	Residents, including minority residents, people with limited English proficiency, people with disabilities, and assisted housing residents; Housing and service providers; Community development practitioners	In-person attendees: 2 Virtual attendees: 3	3. Is the City eligible to apply for the State's CDBG funds? No, CDBG-entitlement communities are not eligible to apply for the State's competitive CDBG funds. The City is eligible, has applied and been awarded CHIP grant funds from the State. CHIP grants are funded with other HUD HOME funds and can be used for new construction of housing or renovation/repairs. 4. From the eyes of a local nonprofit, is there other funding sources to which they can apply? Because it seems the City does not receive enough to give nonprofits working on housing. Staff agreed that its allocation is small. Staff explained that the nonprofits that meet HUD's criteria to be designated a "CHDO – Community Housing Development Organization" can apply for other HUD funding which can be used for housing activities like construction. Staff also shared that the City has a 501c3 nonprofit housing development organization that was created in 1970 to implement the "Model Cities" program and continues to be a development partner. Staff further explained that the Gainesville-Hall County Land Bank Authority is another available to address housing needs, to combat slum and blight, and to return vacant, tax-delinquent or foreclosed properties to productive use; and it can be used to address heir property. Finally, staff stated that another tool used to address housing affordability is a community land trust. Staff shared that the Newtown Florist Club used to have a land trust and that there is discussion among community members of either reactivating that land trust or creating a new community land trust. Staff described how a community land trust functions and briefly outlined its benefits, focusing on its ability to maintain affordability into perpetuity.	Questions required clarification or asked for additional information specific to CDBG as well as the City's other grant funding used for housing activities and program administration. No comments or changes to the draft plan were requested.
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5. What is the difference between the Land Bank and a land trust? Staff described both entities and explained the differences.	
6. Would the City’s administrative and planning functions and resources under Housing be available to guide and counsel us if we wanted to reactivate the Newtown Community Land Trust? Staff explained that there is support from the Gainesville Nonprofit Development Foundation to reactivate the Newtown CLT. Staff shared how the Athens Land Trust functions, obtains funding like CDBG and HOME funds from the Athens-Clarke County government, and its staffing levels. Staff confirmed that the City’s current capacity is not at a level to staff a CLT; however, staff could serve in an advisory capacity and perhaps in the future sub-grant a portion of its CDBG allocation for eligible activities within the City. Staff also explained that its Gainesville Nonprofit Development Foundation appears to have the ability to function as a CLT but that staffing and unrestricted funding is not yet available. As such, it would have to outsource property management to such partners as the Gainesville Housing Authority.	
7. Does the City contribute significantly to your efforts or is it completely through programs like CDBG? Staff answered that the City supports its housing division with local General Funds, explaining that admin expenses like rent and salaries are paid in part with General Fund monies. Staff explained that most of the housing activities – whether homeowner repairs, new construction or down-payment assistance – are funded through grant funds. Most of the public facilities/infrastructure projects and neighborhood beautification activities	

involve General Funds as well as CDBG and/or other grant funds.

8. Does the City's housing programs have any nonprofit, private or foundation dollars? No, currently the City's programs are funded largely with CDBG and State CHIP grant funds with some from General Funds. Its Nonprofit could apply for foundation grants. Staff shared how the City has allocated General Fund monies to the Land Bank to acquire properties for affordable housing, and the City has sub-awarded a portion of its CDBG allocation over multiple funding years to support the expansion of affordable housing, including the Atlanta Street Homes/Walton Summit and Tower Heights/Walton Harbor redevelopment projects – both of which increased the number of affordable rental units. Staff also described the City's dilapidated properties demolition program. Staff explained that most of the properties on which the City's dilapidated properties funds have been used are those with multiple delinquent code violations which have not been addressed after numerous attempts to corrective action.

9. What is your overall budget? Staff explained that the overall budget fluctuates depending on the CDBG allocation and whether the City's State CHIP grant application is approved. With the anticipated estimate of \$496,523 in PY 2022 CDBG funds combined with CHIP-2021 grant funds and HOME/CHIP program income, the City's Housing Division has approximately \$1.5 million to put towards our next house build project that is expected to start this year. That is separate from our operating expenses, which would be much higher if the house build projects were rental and not sold for homeownership to low- to moderate-income persons. Our operating costs are minimal

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because we do not have to contend with rental property management. Staff reiterated that the 20% maximum General Admin under the CDBG program covers current admin responsibilities, leaving the remaining CDBG allocation and the City's other grant funds and program income to be used to complete "on-the-ground" projects. Staff then described how its recent house build project was funded entirely with grant funds, including down-payment assistance. Staff also shared how homeowner repairs/rehab or reconstruction projects are structured as forgivable or low-interest loans with variable repayment terms (i.e. monthly for a period of time or due upon sale/transfer at some date in the future). Staff further explained how such homeowners remain eligible and compliant after work is completed.

10. Are developers eligible to apply for CHIP funding? No, CHIP funds are awarded to a City, County or nonprofit like Habitat for Humanity. DCA has created a new program that provides construction loans to for-profit developers for small housing developers. Developers would apply directly through DCA.

11. Is the plan on the website? Yes. Staff described how to find the draft 2022 AAP as well as the HUD Consolidated Plan, 2020 CAPER and a recording of this public hearing.

5	United Way of Hall County's <i>OneHall Financial Stability Committee</i> Meeting	Public, private and nonprofit agencies focused on housing, homelessness, utilities assistance, workforce development, and social services	21 in-person and virtual attendees	1. How will this plan be affected by Georgia SB 535? Georgia SB 535, if passed and signed into law, will affect State funding. 2. How much more money could you use productively? City staff offered examples of projects and their costs. City staff stated that additional funds, and more specifically unrestricted or less-restrictive funding, could make it possible to do more, to help more low- to moderate-income persons, and to assist in the development of more affordable housing. 3. With another \$1.5 million could you build four (4) more homes? Yes, especially given current construction costs and pricing. Said new construction could take place on publicly-owned land under the City or its 501c3 nonprofit housing development organization. Currently, the City's nonprofit housing development organization owns 3.5 acres of vacant land. However, sanitary sewer and public water facilities need to be extended to the site, and road infrastructure must be developed prior to subdividing the property into buildable lots. 4. How much would you spend on a dilapidated property? City staff explained that a portion of its CDBG annual allocation is earmarked for acquisition and demolition of vacant, blighted properties. Additionally, the City has budgeted General Funds for demolition of dilapidated properties, and that over the past three years, the City has expended about \$100,000 of its dilapidated property funds.	Questions asked for clarification or additional information. No comments or changes to the draft plan were requested.
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6	Gainesville-Hall County's Georgia Initiative for Community Housing (GICH) Housing Team	Public, private and nonprofit agencies focused on housing	In-person attendees: 8 Virtual attendees: 1	1. Habitat for Humanity of Hall County asked, "Is this the same as the State's DREAM program or HOME funds?" City staff responded, "No, the City's CDBG funds are a different program. Some cities and counties qualify to receive HOME funds directly from HUD; however, Gainesville does not qualify. The State of Georgia receives HOME funds which it uses to fund its Georgia DREAM homebuyer assistance program and other housing programs. 2. Hall County Government asked, "For your down-payment assistance program, do you have to be a Gainesville resident to buy a house in Gainesville?" City staff replied that no, anyone who meets the income limits and is purchasing a home inside the city limits of Gainesville can apply for homebuyer assistance funds. Staff confirmed that the homebuyer must live in that house as their primary residence for the length of the specified period of affordability, which, for example, would be five (5) years for up to \$15,000 in homebuyer assistance funds. Staff further explained that the homebuyer also must remain current on property taxes and maintain homeowner's insurance, and that at the end for the affordability period the subordinate deed to secure debt is cancelled. A discussion about the 80% AMI threshold followed, with several commenting that the threshold should be raised to the 100-120% AMI levels. City staff reiterated that under current HUD CDBG program rules the income limits are set at 80% AMI. 3. Hall County Government asked whether CDBG funds can be used for sidewalk construction or improvements on Athens Street in front of Butler Park that is under construction. City staff confirm that sidewalks are a priority of the Athens Street / Hwy 129 South master plan that is being finalized.	Questions asked for clarification or additional information. No comments or changes to the draft plan were requested. Athens Street sidewalk work within the City limits would be an eligible CDBG activity, and the proposed "Public Facilities / Infrastructure funds would be used for such work.
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					City CDBG funds can be used for sidewalk improvements in areas located within the City's municipal limits in low- to moderate-income Census tracts. Discussion about Davis Bacon wages and Section 3 requirements followed.	
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EXPECTED RESOURCES

AP-15 EXPECTED RESOURCES – 91.220(C)(1,2)

Introduction

Due to its size, the City of Gainesville only qualifies for a formula grant under HUD’s CDBG program. The table below shows the City’s **anticipated** CDBG allocation of \$496,323 for the 2022-2023 program year, along with an estimate of anticipated grant funding for the remaining year covered by the 2019-2023 Consolidated Plan. This estimate assumes that funding over the remaining year will average to be about the same as the City’s 2021 allocation of \$496,323. ***The budgets of all proposed activities for PY 2022 will be proportionally increased or decreased from the estimated funding levels to match actual allocation amounts.***

Gainesville residents also are eligible for housing assistance through the Section 8 Housing Choice Voucher program and Continuum of Care programs operated by the Georgia Department of Community Affairs. However, the City of Gainesville does not receive direct allocations under either program.

All federal funds will be used in a manner that supports decent affordable housing, a suitable living environment, and expanded economic opportunities to principally benefit low- and moderate-income Gainesville residents.

Anticipated Resources

TABLE 5- EXPECTED RESOURCES- PRIORITY TABLE

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 4				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			ANTICIPATED Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$496,323	\$0	\$0	\$496,323	\$992,646	CDBG funds will be used to carry out activities related to housing, acquisition, public facility improvements, economic development, administration and planning, and public services.

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

While CDBG funds do not require a match, the City anticipates leveraging local, state, federal, and private funds as they address the priorities and goals outlined in the Consolidated Plan. The City will leverage local funds (i.e., City general funds) to complete public improvements and code enforcement activities in neighborhoods and business districts with low- and moderate-income households. Private funds, state funds, and other federal funds will be leveraged for housing rehabilitation and new construction projects. Additionally, the Gainesville Nonprofit Development Foundation (GNPDF), which is the City's community housing development agency, has been a vital part of revitalizing the city for almost 50 years and provides annual financial support to enhance opportunities provided by the CDBG program.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan.

CDBG funding will be used to develop and improve public facilities for the benefit of low- and moderate-income residents using existing publicly owned, vacant land that is planned to be used to expand affordable housing. For CDBG funds used to acquire private land for public purpose, the City will follow CDBG acquisition requirements and procedures.

ANNUAL GOALS AND OBJECTIVES

AP-20 ANNUAL GOALS AND OBJECTIVES

Goals Summary Information

TABLE 6- GOALS SUMMARY INFORMATION

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	ANTICIPATED Funding	Goal Outcome Indicator
1	Expanded Affordable Housing Supply	2019	2023	Affordable Housing Public Housing Non-Housing Community Development	Citywide	Housing Affordability Infrastructure and Public Facility Improvements	CDBG: \$50,000	Public facility or infrastructure activity: 25 LMI households benefitted
2	Homeowner Housing Rehabilitation	2019	2023	Affordable Housing Non-Homeless Special Needs	Citywide	Housing Affordability	CDBG: \$17,628	Homeowner housing rehabilitated: 2
3	Homebuyer Assistance	2019	2023	Affordable Housing	Citywide	Housing Affordability	CDBG: \$8,708	Direct financial assistance to homebuyers: 2 households assisted
4	Improved Public Facilities and Infrastructure	2019	2023	Non-Housing Community Development	Citywide	Infrastructure and Public Facility Improvements Neighborhood Revitalization	CDBG: \$250,000	Public facility or infrastructure activities for low/moderate income housing benefit: 5 households assisted
5	Demolition and Acquisition	2019	2023	Affordable Housing Non-Housing Community Development	Citywide	Housing Affordability Neighborhood Revitalization Economic Development	CDBG: \$70,723	Property Acquisition & Buildings demolished: Acquire 2 vacant lots
6	General Program Administration	2019	2023	Non-Housing Community Development	Citywide	Program Administration Fair Housing	CDBG: \$99,264	Other

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Goal Descriptions

TABLE 7- GOAL DESCRIPTIONS

1	Goal name	Expanded Affordable Housing Supply
	Goal description	Site improvements, public infrastructure, public facilities, or other eligible activities for the support of affordable housing development or reconstruction
2	Goal name	Homeowner Housing Rehabilitation
	Goal description	Housing rehabilitation and emergency repair for income-eligible homeowners
3	Goal name	Homebuyer Assistance
	Goal description	Provide down-payment, closing cost, or other eligible assistance to income-eligible homebuyers
4	Goal name	Improved Public Facilities and Infrastructure
	Goal description	Improve public facilities and infrastructure in low- and moderate-income neighborhoods; Potential improvements may include, but are not limited to, parks and open space, community centers, water/sanitary sewer extensions or improvements, storm drain construction or improvements, road construction or improvements, sidewalk construction or improvement, ADA improvements, pedestrian safety devices and lighting, and bus shelters/seating
5	Goal name	Demolition and Acquisition
	Goal description	Demolition and/or acquisition of dilapidated buildings and vacant land to create greenspace, improve housing affordability, or promote economic development
6	Goal name	General Program Administration
	Goal description	Staff salary, planning, and administrative service delivery costs for implementing the Community Development Block Grant program

PROJECTS

AP-35 PROJECTS – 91.220(D)

Introduction

Projects planned for the 2022-2023 program year are identified in the table below, with additional detail provided in AP-38. Over the next year, the City of Gainesville anticipates assisting low- and moderate-income homeowners with home rehabilitation/emergency repair and down-payment assistance. The City also will use CDBG funds for demolition and acquisition, public facilities and improvements, and construction of public infrastructure to support affordable housing development. Using program administration funds, the City will provide fair housing education to its residents.

Projects

TABLE 8- PROJECT INFORMATION

#	Project Name
1	Wood Avenue Infrastructure and Site Development
2	Midtown Public Facilities and Infrastructure Improvements
3	Demolition and Acquisition
4	Housing Rehabilitation and Emergency Repairs
5	Housing Rehabilitation and Emergency Repairs Administration
6	Homeownership Assistance
7	General Program Administration

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The City's allocation priorities reflect its focus on a number of high priority needs identified through data analysis, community member input, consultation with City staff and other public agencies, and reviews of relevant recently-completed plans and studies, such as Gainesville's 2040 Comprehensive Plan. A key priority that emerged from the Consolidated Planning process was the need for more affordable housing for renters and owners and a need for housing rehabilitation and down-payment assistance. To meet this underserved need, the City will provide infrastructure improvements to support development of new affordable housing construction. The City also will provide funds for down-payment assistance and to homeowners for housing rehabilitation and repair.

The City does not anticipate any obstacles to completing the projects it has identified for the 2022-2023 program year. Given current high construction pricing, the number of projects to be completed may be reduced or extended over multiple funding years to achieve 100% completion.

AP-38 PROJECT SUMMARY

Project Summary Information

TABLE 9 – PROJECT INFORMATION

1	Project Name	Wood Avenue Infrastructure and Site Development
	Target Area	Citywide
	Goals Supported	Expanded Affordable Housing Supply
	Needs Addressed	Housing Affordability, Infrastructure and Public Facility Improvements
	Funding	CDBG: \$100,000
	Description	Infrastructure improvements and site development work to support development of the Wood Avenue tract by the Gainesville Nonprofit Development Foundation, Inc. (community housing development agency)
	Target Date	06/30/2023
	Estimate the number and type of persons that will benefit from the proposed activity	25 LMI households benefitted
	Location Description	Westside Redevelopment Area (Atlanta Highway / Census Tract 11.02 – 2022 Qualified Census Tract)
2	Planned Activities	Infrastructure improvements and site development work (i.e., grading, streetscape, pedestrian facilities)
	Project Name	Public Facilities and Infrastructure Improvements
	Target Area	Midtown Redevelopment Area and Tax Allocation District
	Goals Supported	Improved Public Facilities and Infrastructure
	Needs Addressed	Infrastructure and Public Facility Improvements, Neighborhood Revitalization
	Funding	CDBG: \$200,000

	Description	Facility and infrastructure improvement projects such as, but not limited to: • Acquisition, construction, or rehabilitation of parking lots and parking garages. • Installation or repair of streets, street drains, storm drains, curbs and gutters, tunnels, bridges, and traffic lights/signs. • Improvements to sidewalks that include the installation of trash receptacles, lighting, benches, and trees. Activities limited to tree planting (sometimes referred to as neighborhood beautification). • Installation or replacement of water lines, sanitary sewers, storm sewers, and fire hydrants. • Site work/development, drainage improvements and the installation of water lines, sanitary sewer and storm sewers associated with developing affordable housing.
	Target Date	06/30/2023
	Estimate the number and type of persons that will benefit from the proposed activity	5 LMI households assisted from public facility or infrastructure activity
	Location Description	Summit Street, Midtown Redevelopment Area and Tax Allocation District
	Planned Activities	Road, water/sanitary sewer, storm sewer infrastructure and public facility improvement activities
3	Project Name	Demolition and Acquisition
	Target Area	Citywide
	Goals Supported	Demolition and Acquisition
	Needs Addressed	Housing Affordability, Neighborhood Revitalization
	Funding	\$70,723
	Description	Acquire unkempt/abandoned vacant properties; acquire blighted or foreclosed properties with dilapidated structures and demolish dilapidated structures
	Target Date	06/30/2023
	Estimate the number and type of persons that will benefit from the proposed activity	Acquire 2 vacant lots

	Location Description	Citywide in income-eligible census tracts
	Planned Activities	Property acquisition and demolition of dilapidated structures
4	Project Name	Housing Rehabilitation and Emergency Repairs
	Target Area	Citywide
	Goals Supported	Homeowner Housing Rehabilitation
	Needs Addressed	Housing Affordability
	Funding	CDBG: \$12,628
	Description	Housing rehabilitation and emergency repair funding of up to \$10,000 for income-eligible homeowners
	Target Date	06/30/2023
	Estimate the number and type of persons that will benefit from the proposed activity	2 low- and moderate-income homeowners
	Location Description	Citywide
	Planned Activities	Housing rehabilitation and emergency repair funding of up to \$10,000 for income-eligible homeowners
5	Project Name	Housing Rehabilitation and Emergency Repairs Administration
	Target Area	Citywide
	Goals Supported	Homeowner Housing Rehabilitation
	Needs Addressed	Housing Affordability
	Funding	CDBG: \$5,000
	Description	CDBG funding will be used to cover implementation/administrative costs associated with the Housing Rehab and Emergency Repair program.
	Target Date	06/30/2023

	Estimate the number and type of persons that will benefit from the proposed activity	2 low- and moderate-income homeowners
	Location Description	Citywide
	Planned Activities	Administration of the Housing Rehab and Emergency Repair program
6	Project Name	Homeownership Assistance
	Target Area	Citywide
	Goals Supported	Homebuyer Assistance
	Needs Addressed	Housing Affordability
	Funding	CDBG: \$8,708
	Description	Financial assistance to low- and moderate-income, first-time homebuyers to assist them with the purchase of a home. Eligible uses of these funds include: up to 50% of down-payment, reasonable closing costs, and premium for mortgage insurance required up-front.
	Target Date	06/30/2023
7	Estimate the number and type of persons that will benefit from the proposed activity	Up to 2 households assisted with direct financial assistance
	Location Description	Location to be determined during program year
	Planned Activities	First-time homebuyer assistance with down-payment, closing cost and/or up-front mortgage insurance premium
	Project Name	General Program Administration
	Target Area	Citywide
	Goals Supported	General Program Administration
	Needs Addressed	Fair Housing Activities Program Administration
	Funding	CDBG: \$99,264

	Description	Staff salary, planning, and administrative service delivery costs for implementing the Community Development Block Grant program.	
	Target Date	06/30/2023	
	Estimate the number and type of persons that will benefit from the proposed activity	Not applicable	
	Location Description	Citywide	
	Planned Activities	Staff salary, planning, and administrative service delivery costs for implementing the Community Development Block Grant program. Provide fair housing education to Gainesville residents.	
	CDBG Total	\$496,323	
	Total	\$496,323	

AP-50 GEOGRAPHIC DISTRIBUTION – 91.220(F)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

HUD identifies CDBG-eligible block groups where there are concentrations of low- and moderate-income families. In this case, HUD defines a concentration as a block group where low- and moderate-income households make up more than 51% of total households in the block group. As of the 2022 program year, there are 20 such block groups in Gainesville. Notably, 16 of these block groups are located in census tracts that have high rates of housing need (40% or more of households with a cost burden) and/or populations that are majority people of color.

Six of these census tracts (tracts 10.05, 10.07, 10.08, 11.01, 11.02, and 12.03) are contiguous tracts all located south and west of E.E. Butler Parkway extending roughly from Athens Highway on the east to Dawsonville Highway and McEver Road on the west. These tracts cover the Downtown, Midtown, and Westside neighborhoods. In all of these tracts, the largest share of the population is Latino, ranging from 46 to 82%.

Two tracts where people of color and/or Hispanic origin comprise more than 50% of the population are immediately south, east and west of Downtown, and include areas like the Fair Street Area NPU, the Newtown community, Westside and Midtown redevelopment areas, and neighborhoods to the east (Tracts 7.03 and 8). In each of these tracts, Latinos and African Americans each make up considerable shares of the population. White residents make up less than 40% of people in these tracts.

Geographic Distribution

TABLE 10- GEOGRAPHIC DISTRIBUTION

Target Area	Percent of Funds
Midtown-Redevelopment Area	40%
Fair St NPU / Newtown Community	20%
Westside Redevelopment Area	10%
Citywide	30%

Rationale for the priorities for allocating investments geographically

The City will focus its funding in neighborhoods that have concentrations of low- and moderate-income households and substantial needs related to housing quality and affordability, public facilities and infrastructure, and economic development. While specific target areas are listed in Gainesville's 2019-2023 Consolidated Plan, individual low- and moderate-income persons residing anywhere in the City may be eligible beneficiaries of CDBG funds. CDBG funding also may be spent within eligible block groups / census tracts where at least 51% of households have low- or moderate-incomes (i.e., incomes under 80% of the area median, adjusted for household size).

AFFORDABLE HOUSING

AP-55 AFFORDABLE HOUSING – 91.220(G)

Introduction

Over the 2022-2023 program year, the City of Gainesville estimates that it will assist two (2) non-homeless low- and moderate-income homeowner households with the rehabilitation of existing residential units and up to two (2) households with down-payment assistance. The City will construct public infrastructure to support expanding affordable housing for homeownership by low- to moderate-income households.

TABLE 11- ONE YEAR GOALS FOR AFFORDABLE HOUSING BY SUPPORT REQUIREMENT

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	4
Special-Needs	0
Total	4

TABLE 12- ONE YEAR GOALS FOR AFFORDABLE HOUSING BY SUPPORT TYPE

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
Production of New Units	6
Rehab of Existing Units	2
Acquisition of Existing Units	2
Total	10

AP-60 PUBLIC HOUSING – 91.220(H)

Introduction

Public housing in the city of Gainesville is managed by the Gainesville Housing Authority (GHA). The quasi-governmental authority is governed by its board of directors who are appointed by the City. According to HUD's PIC (the HUD Office of Public & Indian Housing Information Center) data, there are 468 public housing units and no housing choice vouchers in Gainesville. The GHA receives federal funds to modernize and repair those units. The City of Gainesville Community Development Department works closely with the GHA to offer financial literacy classes to public housing residents and other citizens. Efforts also have been made to identify residents that may be ready for homeownership and direct them toward those opportunities. Grant funds from the City of Gainesville down-payment assistance program are available to assist residents with purchasing a new home. Such actions will help housing authority residents become more independent and make units available for families with affordable housing needs.

The GHA is independent of the City of Gainesville. The City does not manage or oversee GHA funds.

Actions planned during the next year to address the needs to public housing

The GHA has been working with HUD to obtain the ability to convert its remaining public housing units under the Rental Assistance Demonstration (RAD) program. Such approval would give the GHA opportunities to leverage its real estate assets to replace and/or rehabilitate these units. The GHA also will continue to work with Walton Communities, its LIHTC development partner, to redevelop Tower Heights into Walton Harbor as a LIHTC project.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

The GHA receives a Resident Opportunity and Supportive Services Program (ROSS) grant that supports GHA's residents by linking them with valuable community resources to obtain economic self-sufficiency, independence, improved quality of life, and in some cases, help maintaining stable housing as residents age.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

The GHA is rated a "Standard Performer" and is not designated as troubled.

AP-65 HOMELESS AND OTHER SPECIAL NEEDS ACTIVITIES – 91.220(I)

Introduction

The City of Gainesville is covered by the Balance of State Continuum of Care, a network of homeless service providers covering all but the most populous Georgia counties and coordinated by Georgia DCA. The State conducts a biennial homeless count. The most recent data released as of the date this plan was drafted was from January 2019 (Georgia Balance of State Continuum of Care 2019 Point in Time County). On the night of the count, there were a total of 149 homeless persons enumerated in Hall County, including 92 residing in shelters and 57 unsheltered.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The primary source of funding for homelessness programs and services in the Gainesville community comes from Georgia DCA through the Balance of State Continuum of Care. The local organizations receiving funding from this stream will continue to be engaged in the work of outreach to homeless persons in order to assess individual needs and share information about available resources.

Addressing the emergency shelter and transitional housing needs of homeless persons

Several local organizations address the emergency and transitional housing needs of homeless persons. In addition, emergency and transitional housing needs may be addressed through grant funding opportunities, such as the competitive Continuum of Care process, or through other state or local funding streams.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

Stakeholder input suggests that one reason households in transitional housing are slow to transition out is because there are so few decent affordable options available in the private rental market. Increasing support and case management funding associated with shelter and transitional housing programs may help, but adding new units to the overall affordable housing stock may help as well.

The City of Gainesville is not a direct recipient of the Emergency Solutions Grant (ESG) which could assist with housing the homeless and provide services to prevent homelessness, rehouse or otherwise permanently house the homeless. ESG funding is made available through a competitive process through the Department of Community Affairs.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

Service providers in the city, along with housing providers, work together to prevent homelessness in those populations which are vulnerable or at risk of homelessness. These groups include extremely low-income individuals and families, people discharged from institutions, and those receiving assistance from agencies addressing a variety of needs, such as housing, health, social services, employment, education or youth needs.

This plan identifies a need for additional affordable housing in Gainesville. The City and the Gainesville Housing Authority will continue to work toward the goal of creating additional affordable housing options, which will provide additional housing options for all people exiting an institutional setting and who may otherwise become homeless. The existing nonprofit organizations that serve the homeless population will also continue planning and coordinating procedures to ensure people are not discharged from hospitals or jails into homelessness. Various other homeless prevention efforts will be initiated and maintained by the local organizations participating in the Continuum of Care.

Discussion

Local homeless service providers generally agree that the point-in-time count underestimates the true number of homeless people in the community, yet no more reliable source of data is available. Compared with what is likely a low-end estimate of 149 homeless people in Hall County, the 87 available emergency or transitional housing beds indicate a shortage of at least 36 beds within the community.

AP-75 BARRIERS TO AFFORDABLE HOUSING – 91.220(J)

Introduction:

Market data and stakeholder input both suggest a tight housing market in Gainesville, with low vacancy rates and increasing housing costs. While the market depends largely on the private sector to provide housing, there are roles the City and others can play through policy and regulation that may encourage greater private investment in new housing development in Gainesville.

Several aspects of the City's zoning code could potentially have a negative effect on housing development. For example, the City may want to consider adopting means to allow more flexibility in density and affordable housing development by carving out additional residential zoning districts or subdistricts that allow for a greater mix of housing types, lower minimum lot sizes, and higher multifamily density, and other alternatives such as relaxing the infill residential development standards, providing for cluster developments, density blending, and transfer of development rights in appropriate locations. Permitting or incentivizing conversion of single-family dwellings in high opportunity intown neighborhoods to two-family, 3-family, or multifamily dwellings on large lots also is a strategic way to address the need for more density and infill development in established neighborhoods.

Moreover, the City's land use regulations could go beyond just meeting the minimum FHA standards and affirmatively further and incentivize the development of affordable housing with inclusionary zoning policies. Gainesville has not adopted specific development incentives like density bonuses, reduced parking, or design waivers, reduced or waiver of development impact fees, administrative variances, or expedited permitting for the development of affordable or low-income housing or housing for protected classes.

Taken together, these zoning tools could potentially allow for more supply of housing, which helps put downward pressure on rental and sale prices, so that moderate and low-income families have access to those neighborhoods and all the congruent benefits that come with higher opportunity areas such as access to jobs, better schools, access to transportation, and access to cultural amenities and public accommodations.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

As described more completely in the City's Analysis of Impediments to Fair Housing Choice, the City will work toward removing barriers to affordable housing development related to zoning code issues by reviewing its current code and drafting any amendments that could expand housing choice by making affordable housing development more efficient and less costly. Additionally, the City will continue to be supportive of Low Income Housing Tax Credit development proposals that would add additional affordable rental units to the local housing stock in a manner in keeping with the City's Comprehensive Plan and GICH housing work plan.

AP-85 OTHER ACTIONS – 91.220(K)

Introduction

This section details the City’s actions planned to ensure safe and affordable housing for its residents, along with plans to meet underserved needs, reduce poverty, develop institutional structure, and enhance coordination between public and private sector housing and community development agencies.

Actions planned to address obstacles to meeting underserved needs

The City will work with its community partners to assist low- and moderate-income residents in accessing employment services, childcare, health services, substance abuse counseling and treatment, education programs, services for senior citizens, services for people experiencing homelessness, and fair housing counseling.

Actions planned to foster and maintain affordable housing

In an effort to maintain the current affordable housing stock, the City of Gainesville will continue to provide funding for owner-occupied housing rehabilitation. Since 2001, the City has rehabilitated 48 homes with a total cost of about \$1.3 million. The City also will provide funding for infrastructure activities to support rental and ownership housing development and redevelopment by the Gainesville Housing Authority and Gainesville Nonprofit Development Foundation, Inc. respectively, and will provide down-payment assistance to income-eligible persons and families.

Actions planned to reduce lead-based paint hazards

An important initiative emanating from HUD in the last decade is the reduction of lead-based paint hazards, and many jurisdictions around the country have focused on reaching this goal. The federal Residential Lead-Based Paint Hazard Reduction Act of 1992 (Title X of the Housing and Community Development Act of 1992) amends the Lead-Based Paint Poisoning Prevention Act of 1971, which is the law covering lead-based paint in federally funded housing. These laws and subsequent regulations issued by the U.S. Department of Housing and Urban Development (24 CFR part 35) protect young children from lead-based paint hazards in housing that is financially assisted or being sold by the federal government.

In property rehabilitation projects involving the City of Gainesville, the City will assess whether lead-based paint might be present and, if so, follow the guidelines set forth in the Residential Lead-Based Paint Hazard Reduction Act of 1992.

The City of Gainesville is committed to testing and abating lead in all pre-1978 housing units assisted with federal grant funds in any of the housing programs it implements. The City will contract with an agency to provide all lead testing and clearance activities. Clearance testing is performed on all completed units.

Actions planned to reduce the number of poverty-level families

The City of Gainesville's anti-poverty strategy focuses on helping all low-income households improve their economic status and remain above poverty levels. This may include, but is not limited to, job training, education, healthcare services, and emergency assistance. Current programs to reduce poverty through access to education and jobs are provided by through WorkSource Georgia Mountains and Lanier Technical College. Emergency assistance is also provided by several nonprofit housing and service agencies in Gainesville and Hall County. Additionally, City of Gainesville's housing programs and activities that support development of affordable housing inherently address poverty by creating housing opportunities for low-income households. Without these housing opportunities, many low-income households would not be able to afford housing rehabilitation costs or to purchase a home.

Actions planned to develop institutional structure

The City of Gainesville will continue to work closely with the United Way, Gainesville Housing Authority, state and local agencies and governments, and other service providers to coordinate delivery of services to city residents. The City has representatives on many nonprofit boards and advisory committees, and the Community & Economic Development Department will continue to consult with various housing, social service, elderly and disability resource agencies to gather data and identify service gaps. While there are unmet needs within the City of Gainesville, we have not identified any significant gaps in the service delivery system provided by the institutions within the city.

Actions planned to enhance coordination between public and private housing and social service agencies

Additionally, the Resident Opportunity and Supportive Services Program (ROSS) will continue to support public housing residents by linking them with valuable community resources to obtain economic self-sufficiency, independence, improved quality of life, and in some cases, helping individuals maintain stable housing as they age.

PROGRAM SPECIFIC REQUIREMENTS

AP-90 PROGRAM SPECIFIC REQUIREMENTS – 91.220(L)(1,2,4)

Introduction:

Projects planned with CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l)(1)

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	\$0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan	\$0
3. The amount of surplus funds from urban renewal settlements	\$0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.	\$0
5. The amount of income from float-funded activities	\$0
Total Program Income	

Other CDBG Requirements

1. The amount of urgent need activities	\$0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall benefit – A consecutive period of one, two, or three years may be used to determine that a minimum of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	70%

CITY OF
GAINESVILLE

**2022 CDBG ANNUAL
ACTION PLAN** |

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM:

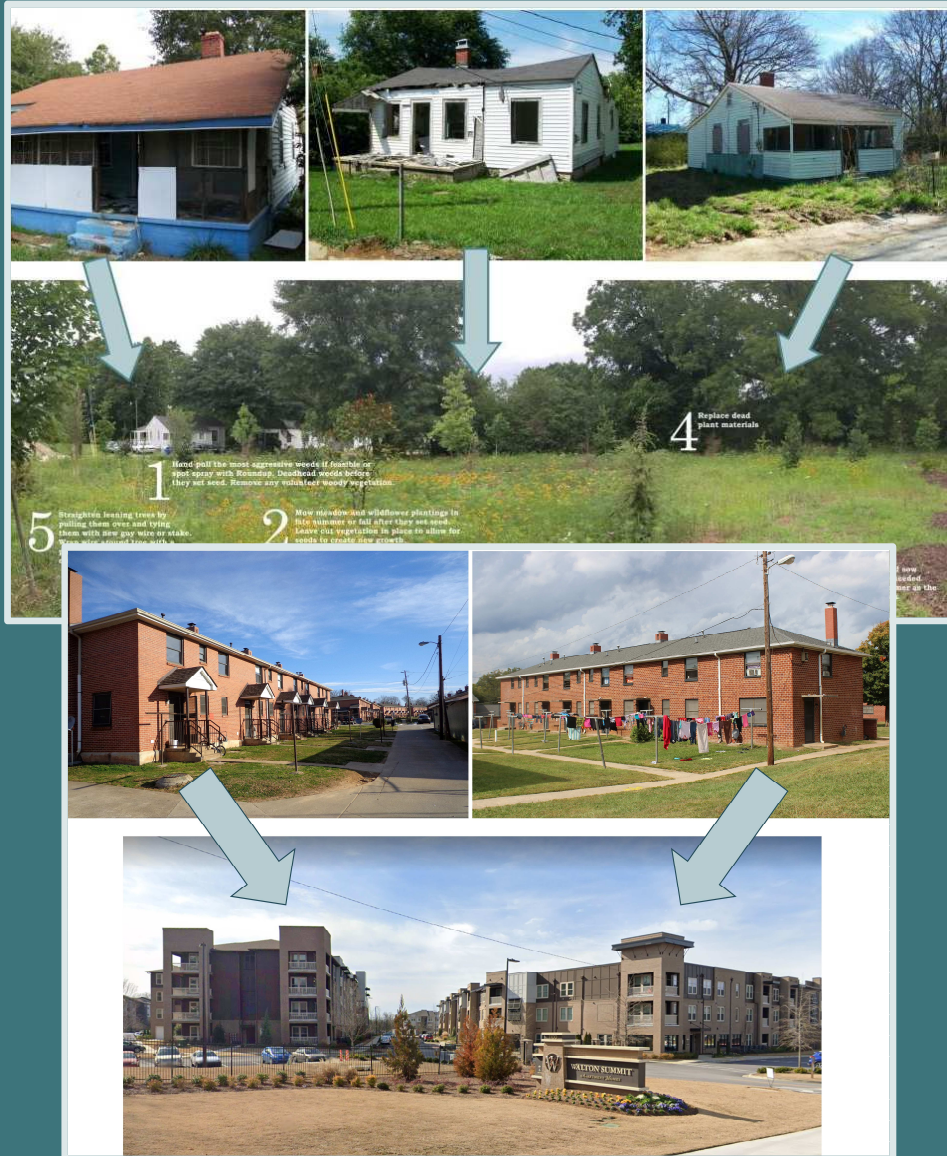
- One of the longest-running programs of the U.S Department of Housing & Urban Development, signed into law in 1974
- CDBG grants must develop a 5-year Consolidated Plan with Annual Action Plans outlining proposed activities & identifying which National Objective & Eligibility Requirements have been met



CDBG FUNDING OBJECTIVES

- National Objectives:
 - Benefit low- and moderate-income persons
 - Prevent or eliminate slum or blight
 - Meet urgent community development needs
- Do research & collect data on needs
 - Two methods:
 - Census, Comprehensive Plan, academic resources, city data
 - Public hearings & public meetings on community needs









2019-2023 CONSOLIDATED PLAN: COMMUNITY DEVELOPMENT PRIORITIES

1. Housing Affordability*
 - Expand affordable housing supply
 - Homeowner housing rehabilitation/repairs
 - Homebuyer assistance (i.e. down-payment & closing costs assistance)
2. Infrastructure & Public Facility Improvements*
 - Sidewalks, road improvements, parks/trails, stormwater & water/sewer improvements
3. Neighborhood Revitalization*
 - Acquisition/Demolition – vacant, dilapidated properties
 - Tree plantings
4. Economic Development
5. Public Services
6. Fair Housing Activities*
 - Housing Festival – linking residents with local resources
 - Homebuyer Education workshops, Financial classes & Fair Housing workshops
7. Program Administration

(*) Indicates “HIGH” Priority in the 2019-2023 Plan



DRAFT 2022 ANNUAL ACTION PLAN

2022 Activities & Budget

Public Facilities & Infrastructure Improvements =	\$ 300,000
Acquisition & Demolition =	\$ 70,723
Homeowner Housing Rehabilitation & Repairs / Rehab Admin (up to 2 homes) =	\$ 17,628
Homebuyer Assistance / Down-payment Assistance (2 households) =	\$ 8,708
General Program Administration =	<u>\$ 99,264</u>
ESTIMATE OF ANTICIPATED TOTAL FUNDING =	\$ 496,323



CITY OF
GAINESVILLE

THANK YOU



Date Submitted: 4/4/2022
Presenter: Jay Parrish
Item of Business: GR-2022-06 Rucker Dog Training Therapy Dog
Meeting Date: 5/3/2022

Purpose of Request:

To accept a therapy dog, Dusk, from Rucker Dog Training.

History/Background:

Rucker Dog Training has selected the Gainesville Police Department to receive a therapy dog, Dusk.

Facts & Issues for Consideration:

Department Recommendation:

To approve the resolution.

Department Director:

Jay Parrish

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

Amount Requested:

Source of Funds:

Finance Comments:

Administrative Comments:

ATTACHMENTS:

Description	Type
 GR-2022-06 Rucker Dog Training Therapy Dog	Resolution

RESOLUTION GR-2022 - 06

RUCKER DOG TRAINING THERAPY DOG

WHEREAS, Rucker Dog Training, has selected the Gainesville Police Department to receive a therapy dog, Dusk; and

WHEREAS, Rucker Dog Training, has indicated that the Gainesville Police Department will receive \$10,920 worth of training and vetting costs associated with the therapy dog, Dusk; and

WHEREAS, the Gainesville Police Department has needs which are related to the therapy dog, Dusk.

NOW, THEREFORE, BE IT RESOLVED THAT the governing body for the City of Gainesville hereby authorizes the acceptance of said therapy dog, Dusk, with her training awarded by Rucker Dog Training.

Adopted this _____ **day of** _____, **2022.**

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 Resolution was adopted as stated and will be recorded in the official minutes.

ATTEST:

Denise O. Jordan, City Clerk

CITY OF GAINESVILLE

COUNCIL AGENDA REQUEST

Date Submitted: 5/2/2022

Presenter: Matt Tate

Item of Business: **(Tabled at the April 12, 2022 Planning and Appeals Board Meeting)**
Request from **Lane & Block, LLC** to amend an existing Planned Unit Development (P-U-D) zoning on a 60.71± acres tract located at the west side of the intersection of Jesse Jewell Parkway and Limestone Parkway, having road frontage on the east side of Lakeview Drive (a/k/a **0 Limestone Parkway**). **Ward Number: Two.** Tax Parcel Number(s): 00-082-003-001. **Request: Mixed-use development.**

Meeting Date: 5/3/2022

Purpose of Request:

The applicant is proposing to amend an existing Planned Unit Development (P-U-D) to remove a zoning condition. The property was conditionally approved in 2018 for a mixed-use development known as Limestone Greenway. The purpose of the request is to delete zoning condition #3 from Ordinance No. 2018-23 which states, *"Apartments, townhomes and condominiums are an approved use for the multi-family portion of the proposal. The applicant may receive an occupancy permit for no more than 100 apartment, townhome or condominium units prior to receiving an occupancy permit for the construction of at least 35,000 square feet of the proposed commercial space."* The applicant desires to have the condition removed due to severe hardship preventing the development of the property.

History/Background:

Facts & Issues for Consideration:

This item was tabled at the April 12, 2022 Planning and Appeals Board Meeting.

Department Recommendation:

No action required.

Department Director:

Rusty Ligon

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

N/A

Amount Requested:

Source of Funds:

Finance Comments:

Administrative Comments:

ATTACHMENTS:

	Description
	Legal Ad CC Newspaper Article

Type
Legal Ad

to new location until reaching approximately C. Loggins Road (North of Lakeview Street). The project would include construction of a 16-foot raised median and a 32-foot depressed median. The project limits are from south of Lakeview Street to Jim Hood Road/Highway 170. The project length is approximately 2.6 miles. This project also includes the widening of a bridge over the East Fork Little River from two to four lanes. The proposed project includes five detours during construction. The detours are not anticipated to occur simultaneously. All detours are for local traffic on state streets; SR 11/US 129/Cleveland Highway traffic will not be detoured. The purpose of the interim posting is to replace an in-person meeting, while allowing the public to review the proposed project, provide feedback, and write in with questions. Americans with Disabilities Act (ADA) Information: To request materials in accessible format for people with disabilities, contact Jerry Durren, District Planning and Programming Engineer, at 404-694-6545. Comments will be accepted concerning this project until Thursday, March 31, 2022. Written statements may be submitted to: Mr. Eric Duff, State Environmental Administration, Georgia Department of Transportation, 600 West Peachtree Street, NW - 16th Floor, Atlanta, Georgia 30308, 105527-3/0.16.23.

NOTICE OF PLANNING AND APPEALS BOARD PUBLIC HEARING
Notice is hereby given that the Gainesville Planning and Appeals Board will conduct a public hearing on Tuesday, April 12, 2022 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 Carl Volle to annex a 0.40± acre tract located on the east side of West Ridge Road, northeast of the intersection of Park Street and east of the intersection of Park Street and Boulevard (a/k/a 523 Park Street, NE from Residential-I (R-I) to Residential-II (R-II)).
Ward Number: Two
Tax Parcel Number(s): 01-038-003-015
Request: Accessory carriage house apartment
2) Request from Lane & Block, LLC to amend an existing Planned Unit Development (P-U-D) zoning on a 60,71± acre tract located at the west side of the intersection of Jesse Jewell Parkway and Limestone Parkway having road frontage on the east side of Lakeview Drive (a/k/a 0 Limestone Parkway).
Ward Number: Two
Tax Parcel Number(s): 00-082-003-001
Request: Mixed-use development
3) Request from Angela Zubar to amend an existing Planned Unit Development (P-U-D) zoning totaling 3,29± acres located at the southwest side of the intersection of Pemuccian Run and Bruce Drive, west of McEver Road (a/k/a 2475 Pemuccian Run, NW).
Ward Number: Five
Tax Parcel Number(s): 08-005-000-038
Request: Special event facility / Wine tasting room
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

facility / Wine tasting room
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, May 3, 2022 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 Carl Volle to annex a 0.40± acre tract located on the south side of West Ridge Road, northeast of the intersection of Park Street and east of the intersection of Park Street and Boulevard (a/k/a 523 Park Street, NE from Residential-I (R-I) to Residential-II (R-II)).
Ward Number: Two
Tax Parcel Number(s): 00-084-000-001 (Part)
Request: Single-family
2) Request from West Ridge Storage, LLC to rezone a 3.69± acre tract located on the east side of West Ridge Road, northeast of the intersection with E. E. Butler Parkway (a/k/a 523 Park Street, NE from Regional Business (R-B) to Light Industrial (L-I)).
Ward Number: Three
Tax Parcel Number(s): 01-055-000-046
Request: C I I m a t e controlled self storage
3) Request from 523 Park Street, LLC to rezone a 0.31± acre tract located on the north side of Park Street and east of the intersection of Park Street and Boulevard (a/k/a 523 Park Street, NE from Residential-I (R-I) to Residential-II (R-II)).
Ward Number: Two
Tax Parcel Number(s): 01-038-003-015
Request: Single-family

106035 3/23.30
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 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, April 12, 2022, at 7:00 p.m., Buford City Hall, 2300 Buford Highway, Buford, Gwinnett County, Georgia 30518.
The Buford City Commission will hold a public hearing to discuss and pass upon the proposed applications for annexation and rezoning on Monday, May 2, 2022 at 7:00 p.m., Buford City Hall, 2300 Buford Highway, Buford, Gwinnett County, Georgia 30518.
Please note that this is a change in location from the regular monthly City Commission meeting. This 14th day of March, 2021.
CHANDLER, BRITT & JAY, LLC
City Attorneys
OWNER: ROBERT & LOUELLA CHAMBERS
CURRENTLY ZONED: VC
PROPOSED ZONING: M-1
ADDRESS: 6655 MCEVER RD
All that tract or parcel of land lying in and being in Land Lot 160 and 150 of the 8th District, Hall County, Georgia, and being more particularly described as follows:
Commencing at a point where the common line of Land Lots 160 and 150 intersects the eastern right of way of McEver Road (having a 80 foot wide publicly dedicated right of way), said point being the TRUE POINT OF BEGINNING.
Thence continuing along said right of way of McEver Road the following courses and distances: along a curve to the left with an arc distance of 197.43 feet, with a radius of 1055.26 feet, with a chord bearing of North 22 degrees 06 minutes 53 seconds East and a chord length of 197.15 feet to a 5/8-inch capped rebar set; North 16 degrees 45 minutes 18 seconds East a distance of 172.09 feet to a 5/8-inch rebar found; Thence leaving said right of way of McEver Road South 37 degrees 27 minutes 21 seconds East a distance of 172.09 feet to a 5/8-inch rebar found on the northwestern right of way of Norfolk Southern (having a 400-foot right of way); Thence continuing along said Norfolk Southern right of way along a curve to the right with an arc distance of 212.33 feet, with a radius of 14660.13 feet, with a chord bearing of South 37 degrees 13 minutes 48 seconds West and a chord length of 213.78 feet to a 5/8-inch rebar found; Thence leaving said Norfolk Southern right of way North 37 degrees 27 minutes 21 seconds West a distance of 850.46 feet to a 5/8-inch rebar found on the eastern right of way of McEver Road, said rebar being the TRUE POINT OF BEGINNING.
Said tract of land contains 5.57± acres (242,081 square feet).
OWNER: GREGORY BOSTWICK
CURRENTLY ZONED: VC
PROPOSED ZONING: M-1
ADDRESS: 6611 MCEVER RD
All that tract or parcel of land lying in and being in Land Lot 160 and 150 of the 8th District, Hall County, Georgia, and being more particularly described as follows:
Commencing at a point where the common line of Land Lots 160 and 150 intersects the eastern right of way of McEver Road (having a 80 foot wide publicly dedicated right of way), thence continuing along said right of way of McEver Road the following courses and distances: along a curve to the left with an arc distance of 197.43 feet, with a radius of 1055.26 feet, with a chord bearing of North 22 degrees 06 minutes 53 seconds East and a chord length of 197.15 feet to a 5/8-inch capped rebar set; North 16 degrees 45 minutes 18 seconds East a distance of 172.09 feet to a 5/8-inch rebar found; North 16 degrees 45 minutes 18 seconds

feet to a point; Thence North 30 degrees 27 minutes 11 seconds West a distance of 1040.28 feet to a 5/8-inch rebar found on the eastern right of way of McEver Road, said rebar being the TRUE POINT OF BEGINNING.
Said tract of land contains 7.793 acres (339,466 square feet).
106007 3/23.30, 4/6.13.20.27
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 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, April 12, 2022 at 7:00 p.m., Buford City Hall, 2300 Buford Highway, Buford, Gwinnett County, Georgia 30518.
The Buford City Commission will hold a public hearing to discuss and pass upon the proposed applications for annexation and rezoning on Monday, May 2, 2022 at 7:00 p.m., Buford City Hall, 2300 Buford Highway, Buford, Gwinnett County, Georgia 30518.
Please note that this is a change in location from the regular monthly City Commission meeting. This 15th day of March, 2021.
CHANDLER, BRITT & JAY, LLC
City Attorneys
OWNER: 713 HOLDINGS, LLC
CURRENTLY ZONED: AR-IV
PROPOSED ZONING: R-100
ADDRESS: 6200 New Bethany Road
All that tract or parcel of land lying in and being in Land Lot 328 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 intersection of Land Lots 328, 329, 330 and 331; Thence traveling on the Land Lot Line common to Land Lots 328 and 331 in a southerly direction for a distance of 618.72' to a point on the easterly right of way of New Bethany Road (60' right of way), said point marked by a 1 inch crimp top pipe found; Thence continuing on said Land Lot Line South 60 Degrees 03 Minutes 26 Seconds West for a distance of 60.66 feet to a point on the westerly right of way of New Bethany Road (60' right of way), said point marked by a 1 inch crimp top pipe found; Thence continuing on said westerly right of way of New Bethany Road the following three (3) courses and distances:
South 21 Degrees 15 Minutes 12 Seconds East for a distance of 168.04 feet to a point; Thence South 22 Degrees 26 Minutes 09 Seconds East for a distance of 147.49 feet to a point; Thence South 24 Degrees 39 Minutes 50 Seconds East for a distance of 67.77 feet to a point, said point marked by a 1/2 inch rebar pin set; said point being the TRUE POINT OF BEGINNING.
Thence from said point as then established, continuing on said westerly right of way of New Bethany Road South 24 Degrees 39 Minutes 50 Seconds East for a distance of 73.66 feet to a point; Thence South 26 Degrees 01 Minutes 00 Seconds East for a distance of 186.36 feet to a point; Thence South 25 Degrees 27 Minutes 00 Seconds East for a distance of 219.13 feet to a point, said point marked by a 5/8 inch rebar pin found; Thence leaving said right of way and traveling South 59 Degrees 56 Minutes 51 Seconds West for a distance of 545.89 feet to a point, said point marked by a 1 inch square bar found; Thence North 30 Degrees 24 Minutes 09 Seconds West for a distance of 476.95 feet to a point, said point marked by a 1/2 inch rebar pin set; Thence North 59 Degrees 52 Minutes 43 Seconds East for a distance of 586.50 feet to a point on the westerly right of way of New Bethany 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 6.902 Acres
106022 3/23.30, 4/6.13.20.27
Please take notice that

a distance of 640.45 feet to a point on the westerly right of way of New Bethany Road (60' right of way), said point marked by a 1 inch open top pipe found; Thence point being the TRUE POINT OF BEGINNING.
Said property contains 1.345 Acres
EXHIBIT "A"
OWNER: 713 HOLDINGS, LLC
CURRENTLY ZONED: AR-IV
PROPOSED ZONING: R-100
ADDRESS: 6180 New Bethany Road
All that tract or parcel of land lying in and being in Land Lot 328 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 intersection of Land Lots 328, 329, 330 and 331; Thence traveling on the Land Lot Line common to Land Lots 328 and 331 in a southerly direction for a distance of 618.72' to a point on the easterly right of way of New Bethany Road (60' right of way), said point marked by a 1 inch crimp top pipe found; Thence continuing on said Land Lot Line South 60 Degrees 03 Minutes 26 Seconds West for a distance of 60.66 feet to a point on the westerly right of way of New Bethany Road (60' right of way), said point marked by a 1 inch crimp top pipe found; Thence continuing on said westerly right of way of New Bethany Road the following three (3) courses and distances:
South 21 Degrees 15 Minutes 12 Seconds East for a distance of 168.04 feet to a point; Thence South 22 Degrees 26 Minutes 09 Seconds East for a distance of 147.49 feet to a point; Thence South 24 Degrees 39 Minutes 50 Seconds East for a distance of 67.77 feet to a point, said point marked by a 1/2 inch rebar pin set; said point being the TRUE POINT OF BEGINNING.
Thence from said point as then established, continuing on said westerly right of way of New Bethany Road South 24 Degrees 39 Minutes 50 Seconds East for a distance of 73.66 feet to a point; Thence South 26 Degrees 01 Minutes 00 Seconds East for a distance of 186.36 feet to a point; Thence South 25 Degrees 27 Minutes 00 Seconds East for a distance of 219.13 feet to a point, said point marked by a 5/8 inch rebar pin found; Thence leaving said right of way and traveling South 59 Degrees 56 Minutes 51 Seconds West for a distance of 545.89 feet to a point, said point marked by a 1 inch square bar found; Thence North 30 Degrees 24 Minutes 09 Seconds West for a distance of 476.95 feet to a point, said point marked by a 1/2 inch rebar pin set; Thence North 59 Degrees 52 Minutes 43 Seconds East for a distance of 586.50 feet to a point on the westerly right of way of New Bethany 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 6.902 Acres
106022 3/23.30, 4/6.13.20.27
Please take notice that

V [ENTITLED "R-4 MULTIPLE-FAMILY RESIDENTIAL DISTRICT"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-397 [ENTITLED "PERMITTED USES"] OF SUBDIVISION V [ENTITLED "R-4 MULTIPLE-FAMILY RESIDENTIAL DISTRICT"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-398 [ENTITLED "AREA HEIGHT, DENSITY AND PALACEMENT REQUIREMENTS"] OF SUBDIVISION V [ENTITLED "R-4 MULTIPLE-FAMILY RESIDENTIAL DISTRICT"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-399 [ENTITLED "APARTMENT DEVELOPMENT STANDARDS"] OF SUBDIVISION V [ENTITLED "R-4 MULTIPLE-FAMILY RESIDENTIAL DISTRICT"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-400 [ENTITLED "RESIDENTIAL DEVELOPMENT STANDARDS"] OF SUBDIVISION V [ENTITLED "R-4 MULTIPLE-FAMILY RESIDENTIAL DISTRICT"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-629 [ENTITLED "PURPOSES, INTENT"] OF SUBDIVISION IV [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-630 [ENTITLED "DISTRICT CLASSIFICATIONS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-631 [ENTITLED "MINIMUM LOT WIDTH, LOT SIZE, FLOOR AREA AND DENSITY REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-632 [ENTITLED "CONDITIONS REQUIRED FOR RE-ZONING CONSIDERATION"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-633 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-634 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-635 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-636 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-637 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-638 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-639 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-640 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-641 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-642 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-643 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-644 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-645 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-646 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-647 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-648 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-649 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-650 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-651 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-652 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-653 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-654 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-655 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-656 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-657 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-658 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-659 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-660 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-661 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-662 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-663 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-664 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-665 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-666 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-667 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-668 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-669 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-670 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-671 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-672 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-673 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-674 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-675 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-676 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-677 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-678 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-679 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-680 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-681 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-682 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-683 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-684 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-685 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-686 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-687 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-688 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-689 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-690 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-691 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-692 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-693 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-694 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-695 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-696 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-697 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-698 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-699 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-700 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-701 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-702 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-703 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-704 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-705 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-706 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-707 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-708 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-709 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-710 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-711 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-712 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-713 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-714 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-715 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-716 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-717 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-718 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-719 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-720 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIX

Atlanta, Georgia 30308
105527 3/9/16, 23

NOTICE OF PLANNING AND APPEALS BOARD PUBLIC HEARING

Notice is hereby given that the Gainesville Planning and Appeals Board will conduct a public hearing on Tuesday, April 12, 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 Carl Velle to annex a 0.402-acre tract located on the south side of Meadowlark Lane, east of the intersection of Cleveland Highway and Meadowlark Lane (a/k/a 1646 Meadowlark Lane) and to establish zoning as Residential-II (R-II).
Ward Number: Two
Tax Parcel Number(s): 00-084-000-001 (Part)
Request: Single-family lot

2) Request from West Ridge Storage, LLC to rezone a 3.694-acre tract located on the east side of West Ridge Road, northeast of its intersection with E. E. Butler Parkway (a/k/a 891 West Ridge Road, SE) from Regional Business (R-B) to Light Industrial (L-I).
Ward Number: Three
Tax Parcel Number(s): 01-055-000-046
Request: Single-family controlled self-storage

3) Request from 523 Park Street, LLC to rezone a 0.31+-acre tract located on the north side of Park Street and east of the intersection of Park Street and Boulevard (a/k/a 523 Park Street, NE) from Residential-I (R-I) to Residential-II (R-II).
Ward Number: Two
Tax Parcel Number(s): 01-038-003-015
Request: Accessory carriage house apartment

4) Request from Lane & Block, LLC to amend an existing Planned Unit Development (P-U-D) zoning on a 60.71+ acres tract located at the west side of the intersection of Jesse Jewell Parkway and Limestone Parkway, having road frontage on the east side of Lakeview Drive (a/k/a 0 Limestone Parkway).
Ward Number: Two
Tax Parcel Number(s): 00-082-003-001
Request: Mixed-use development

5) Request from Angela Zubar to amend an existing Planned Unit Development (P-U-D) zoning totaling 3.29+ acres located at the southwest side of the intersection of Penniman Run and Bruce Drive, west of McEver Road (a/k/a 2475 Penniman Run, NW).
Ward Number: Five
Tax Parcel Number(s): 08-005-000-038
Request: Special event facility / Wine tasting room

Additional information is available from the Community and Economic Development Department, Planning Division, by calling 770-351-6540.

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. (OGCA § 36-67A-3 (c))
106221 3/23

NOTICE OF PUBLIC HEARING
The Council of the City of Lula shall proceed with public hearings regarding an ordinance limiting urban camping and prohibiting improper use of public places; providing the penalty for violation; repealing conflicting resolutions and ordinances; providing for severability; and for other purposes during the Council meeting on April 11, 2022 that begins at 6:00 PM and the Council meeting on April 18, 2022 that begins at 7:00 PM at the Lula Depot located at 5911 Wall Street, Lula. The public is invited to attend and be heard.

COMMISSION MEETING
This 14th day of March, 2021.
CHANDLER, BRITT & JAY, LLC
City Attorneys
EXHIBIT "A"
OWNER: ROBERT & LOUELLA CHAMBERLAIN
CURRENTLY ZONED: VC
PROPOSED ZONING: M-1
ADDRESS: 6655 MCEVER RD
All that tract or parcel of land lying in and being in Land Lot 160 and 150 of the 8th District, Hall County, Georgia, and being more particularly described as follows:
Commencing at a point where the common line of Land Lots 160 and 150 intersects the eastern right of way of McEver Road (having a 80 foot wide publicly dedicated right of way), said point being the TRUE POINT OF BEGINNING.
Thence continuing along said right of way of McEver Road the following courses and distances: along a curve to the left with an arc distance of 197.43 feet, with a radius of 1055.26 feet, with a chord bearing of North 22 degrees 06 minutes 23 seconds East and a chord length of 197.15 feet to a 5/8-inch capped rebar set; North 16 degrees 45 minutes 18 seconds East a distance of 172.09 feet to a 5/8-inch rebar found; Thence leaving said right of way of McEver Road North 37 degrees 27 minutes 21 seconds East a distance of 850.46 feet to a 5/8-inch rebar found on the northwesterly right of way of Norfolk Southern (having a 400-foot right of way); Thence continuing along said Norfolk Southern right of way along a curve to the right with an arc distance of 99.77 feet, with a radius of 14660.13 feet, with a chord bearing of South 37 degrees 27 minutes 20 seconds West and a chord length of 99.77 feet, to a 5/8-inch rebar found; Thence leaving said right of way of McEver Road North 16 degrees 45 minutes 18 seconds East a distance of 408.54 feet to a 5/8-inch rebar found, said rebar being the TRUE POINT OF BEGINNING.
Thence continuing along said right of way of McEver Road North 16 degrees 45 minutes 18 seconds East a distance of 412.03 feet to a 5/8-inch rebar found; Thence leaving said right of way of McEver Road South 30 degrees 45 minutes 27 seconds East a distance of 1190.99 feet to a 5/8-inch capped rebar set on the northwesterly right of way of Norfolk Southern (having a 400-foot right of way); Thence continuing along said Norfolk Southern right of way the following courses and distances: south 36 degrees 42 minutes 57 seconds West a distance of 136.19 feet to a 5/8-inch capped rebar set; along a curve to the right, with an arc distance of 197.57 feet, with a radius of 14660.13 feet, with a chord bearing of South 36 degrees 12 minutes 41 seconds West and a chord length of 197.57

feet, with a radius of 14660.13 feet, with a chord bearing of South 37 degrees 13 minutes 48 seconds West and a chord length of 213.78 feet to a 5/8-inch rebar found; Thence leaving said Norfolk Southern right of way North 37 degrees 27 minutes 21 seconds West a distance of 136.16 feet to a 5/8-inch rebar found on the eastern right of way of McEver Road, said rebar being the TRUE POINT OF BEGINNING.
Said tract of land contains 5.578 acres (242,981 square feet).
OWNER: GREGORY BOSTWICK
CURRENTLY ZONED: VC
PROPOSED ZONING: M-1
ADDRESS: 6611 MCEVER RD
All that tract or parcel of land lying in and being in Land Lot 160 and 150 of the 8th District, Hall County, Georgia, and being more particularly described as follows:
Commencing at a point where the common line of Land Lots 160 and 150 intersects the eastern right of way of McEver Road (having a 80 foot wide publicly dedicated right of way), thence continuing along said right of way of McEver Road the following courses and distances: along a curve to the left, with an arc distance of 197.43 feet, with a radius of 1055.26 feet, with a chord bearing of North 22 degrees 06 minutes 23 seconds East and a chord length of 197.15 feet to a 5/8-inch capped rebar set; North 16 degrees 45 minutes 18 seconds East a distance of 172.09 feet to a 5/8-inch rebar found; Thence leaving said right of way of McEver Road North 37 degrees 27 minutes 21 seconds East a distance of 850.46 feet to a 5/8-inch rebar found on the northwesterly right of way of Norfolk Southern (having a 400-foot right of way); Thence continuing along said Norfolk Southern right of way along a curve to the right with an arc distance of 99.77 feet, with a radius of 14660.13 feet, with a chord bearing of South 37 degrees 27 minutes 20 seconds West and a chord length of 99.77 feet, to a 5/8-inch rebar found; Thence leaving said right of way of McEver Road North 16 degrees 45 minutes 18 seconds East a distance of 408.54 feet to a 5/8-inch rebar found, said rebar being the TRUE POINT OF BEGINNING.
Thence continuing along said right of way of McEver Road North 16 degrees 45 minutes 18 seconds East a distance of 412.03 feet to a 5/8-inch rebar found; Thence leaving said right of way of McEver Road South 30 degrees 45 minutes 27 seconds East a distance of 1190.99 feet to a 5/8-inch capped rebar set on the northwesterly right of way of Norfolk Southern (having a 400-foot right of way); Thence continuing along said Norfolk Southern right of way the following courses and distances: south 36 degrees 42 minutes 57 seconds West a distance of 136.19 feet to a 5/8-inch capped rebar set; along a curve to the right, with an arc distance of 197.57 feet, with a radius of 14660.13 feet, with a chord bearing of South 36 degrees 12 minutes 41 seconds West and a chord length of 197.57

feet, with a radius of 14660.13 feet, with a chord bearing of South 37 degrees 13 minutes 48 seconds West and a chord length of 213.78 feet to a 5/8-inch rebar found; Thence leaving said Norfolk Southern right of way North 37 degrees 27 minutes 21 seconds West a distance of 136.16 feet to a 5/8-inch rebar found on the eastern right of way of McEver Road, said rebar being the TRUE POINT OF BEGINNING.
Said tract of land contains 5.578 acres (242,981 square feet).
OWNER: GREGORY BOSTWICK
CURRENTLY ZONED: VC
PROPOSED ZONING: M-1
ADDRESS: 6611 MCEVER RD
All that tract or parcel of land lying in and being in Land Lot 328 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 intersection of Land Lots 328, 329, 330 and 331; THENCE traveling on the Land Lot Line common to Land Lots 328 and 331 in a southwesterly direction for a distance of 618.72 to a point on the easterly right of way of New Bethany Road (60' right of way), said point marked by a 1 inch crimp top pipe found; THENCE continuing on said Land Lot Line South 60 Degrees 03 Minutes 26 Seconds West for a distance of 60.66 feet to a point on the westerly right of way of New Bethany Road (60' right of way), said point marked by a 1 inch open top pipe found; Thence point being the TRUE POINT OF BEGINNING.
THENCE from said point as thus established, traveling on said westerly right of way of New Bethany Road the following three (3) courses and distances: South 21 Degrees 15 Minutes 12 Seconds East for a distance of 168.04 feet to a point; THENCE South 22 Degrees 26 Minutes 09 Seconds East for a distance of 147.49 feet to a point; THENCE South 24 Degrees 39 Minutes 50 Seconds East for a distance of 67.77 feet to a point, said point marked by a 1/2 inch rebar pin set; THENCE leaving said right of way and traveling South 59 Degrees 52 Minutes 43 Seconds West for a distance of 586.50 feet to a point, said point marked by a 1/2 inch rebar pin set; THENCE North 30 Degrees 24 Minutes 09 Seconds West for a distance of 381.61 feet to a point, said point marked by a 1 inch square bar found; THENCE North 60 Degrees 03 Minutes 09 Seconds East for

Minutes 12 Seconds East for a distance of 168.04 feet to a point; THENCE South 22 Degrees 26 Minutes 09 Seconds East for a distance of 147.49 feet to a point; THENCE South 24 Degrees 39 Minutes 50 Seconds East for a distance of 67.77 feet to a point, said point marked by a 1/2 inch rebar pin set, said point being the TRUE POINT OF BEGINNING.
THENCE from said point as thus established, continuing on said westerly right of way of New Bethany Road South 24 Degrees 39 Minutes 50 Seconds East for a distance of 73.66 feet to a point; THENCE South 26 Degrees 01 Minutes 50 Seconds East for a distance of 586.50 feet to a point; THENCE South 25 Degrees 40 Minutes 00 Seconds East for a distance of 586.50 feet to a point, said point marked by a 5/8 inch rebar pin found; THENCE leaving said right of way and traveling South 59 Degrees 56 Minutes 51 Seconds West for a distance of 545.89 feet to a point, said point marked by a 1 inch square bar found; THENCE North 60 Degrees 24 Minutes 09 Seconds West for a distance of 476.95 feet to a point, said point marked by a 1/2 inch rebar pin set; THENCE North 59 Degrees 52 Minutes 43 Seconds East for a distance of 586.50 feet to a point on the westerly right of way of New Bethany 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 6.202 Acres
106022 3/23,30, 4/6,13,20,27

Please take notice that the City of Buford's regularly scheduled Commission meeting for the month of April will take place on Monday, April 11, 2022 at 7:00 p.m. at Buford City Arena, 2795 Sawnee Avenue, Buford, Georgia 30518.
106008 3/23,30,4/6

PUBLIC NOTICE
CITY OF OAKWOOD, GEORGIA
Be advised pursuant to the City of Oakwood Code, Chapter 54 "Zoning," a public hearing has been scheduled before the Oakwood City Council on the 11th day of April 2022 at 7:00 p.m., at the Oakwood City Hall, 4039 Walnut Circle, Oakwood, Georgia a second reading for:
AN AMENDMENT TO CHAPTER 54 [ENTITLED "ZONING"] OF THE OAKWOOD CITY CODE FOR THE PURPOSE OF AMENDING THE FOLLOWING SECTIONS THEREOF: SECTION 54-396 [ENTITLED "PURPOSE AND INTENT"] OF SUBDIVISION

OF CHAPTER 54 [ENTITLED "ZONING"] OF THE OAKWOOD CITY CODE FOR THE PURPOSE OF AMENDING THE FOLLOWING SECTIONS THEREOF: SECTION 54-629 [ENTITLED "PURPOSE AND INTENT"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-630 [ENTITLED "DISTRICT CLASSIFICATION 5"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-631 [ENTITLED "MINIMUM LOT WIDTH, LOT SIZE, FLOOR AREA, AND DENSITY REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-632 [ENTITLED "CONDITIONS REQUIRED FOR RE-ZONING CONSIDERATION"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-633 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-634 [ENTITLED "ADMINISTRATIVE PROCEDURE FOR PLANNED DEVELOPMENT DISTRICTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-635 [ENTITLED "PLANNED RESIDENTIAL DEVELOPMENT (PRD)"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; TO PROVIDE FOR CLARIFIED PURPOSE AND INTENT; TO PROVIDE FOR

CITY OF GAINESVILLE

COUNCIL AGENDA REQUEST

Date Submitted: 4/18/2022

Presenter: Abb Hayes

Item of Business: Request from **Carl Volle** to annex a 0.40± acre tract located on the south side of Meadowlark Lane, east of the intersection of Cleveland Highway and Meadowlark Lane (a/k/a **1646 Meadowlark Lane**) and to establish zoning as Residential-II (R-II). **Ward Number: Two.** Tax Parcel Number(s): 00-084-006-001(Part). **Request: Single-family lot.**

- Proposed Annexation Ordinance 2022-12
- Proposed Zoning Ordinance 2022-13

Meeting Date: 5/3/2022

Purpose of Request:

To conduct a public hearing regarding the following zoning request as presented at the April 12, 2022 Planning and Appeals Board Meeting:

The applicant is proposing to annex the subject property with a zoning of Residential-II (R-II) for sewer in order to construct a single-family home. The property is currently zoned Agricultural Residential-III (AR-III) within unincorporated Hall County and is adjacent to the city limits to the west. The proposed home will be a minimum of 1,200 square feet of heated living area (3 BR/2 BA) and will include a one car carport. The property is located within the Limestone Overlay Zone and the adjacent uses include single-family homes, apartments, mini-warehouses and the Glory 1330 Radio station.

History/Background:

Facts & Issues for Consideration:

Department Recommendation:

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

SAMPLE MOTIONS

Approval of Ordinance 202212 :

I move to approve the ordinance to annex the subject property for a single-family lot as presented.

Approval of Ordinance 2022-13:

I move to approve the ordinance to establish zoning as Residential-II (R-II) with four conditions as presented.

Denial of the Request:

I move to deny the request.

Department Director:

Rusty Ligon

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

Amount Requested:

Source of Funds:

Finance Comments:

Administrative Comments:

ATTACHMENTS:

Description		Type
☐	Legal Ad CC Newspaper Article	Legal Ad
☐	PAB Recommendation Report	Report
☐	Proposed Annexation Ordinance 2022-12	Ordinance
☐	Proposed Zoning Ordinance 2022-13	Ordinance
☐	Location Maps	Backup Material
☐	Narrative	Backup Material
☐	Rendering	Backup Material
☐	Survey	Backup Material

to new location until reaching approximately C. Loggins Road (North). The project would include construction of a 16-foot raised median and a 32-foot depressed median. The project limits are from south of Lakeview Street to Jim Hood Road/Nopone Road. The project length is approximately 2.6 miles. This project also includes the widening of a bridge over the East Fork Little River from two to four lanes. The proposed project includes five detours during construction. The detours are not anticipated to occur simultaneously. All detours are for local traffic on side streets; SR 11/US 129/Cleveland Highway traffic will not be detoured. The purpose of this internet posting is to replace an in-person meeting, while allowing the public to review the proposed project, provide feedback, or write in with questions. Americans with Disabilities Act (ADA) Information: To request materials in accessible formats for people with disabilities contact Jeramy Durrence, the District Planning and Programing Engineer, at 404-694-6545. Comments will be accepted concerning this project until Thursday, March 31, 2022. Written statements may be submitted to: Mr. Eric Duff
State Environmental Administrator
Georgia Department of Transportation
600 West Peachtree Street, NW – 16th Floor
Atlanta, Georgia 30308
105527 3/9,16,23

NOTICE OF PLANNING AND APPEALS BOARD PUBLIC HEARING
Notice is hereby given that the Gainesville Planning and Appeals Board will conduct a public hearing on Tuesday, April 12, 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 Carl Volle to annex a 0.40± acre tract located on the south side of Meadowlark Lane, east of the intersection of Cleveland Highway and Meadowlark Lane (a/k/a 1646 Meadowlark Lane) and to establish zoning as Residential-II (R-II). Ward Number: Two Tax Parcel Number(s): 00-084-006-001 (Part)
Request: Single-family lot
2) Request from West Ridge Storage, LLC to rezone a 3.69± acres tract located on the east side of West Ridge Road, northeast of its intersection with E. E. Butler Parkway (a/k/a 891 West Ridge Road, SE) from Regional Business (R-B) to Light Industrial (L-I). Ward Number: Three Tax Parcel Number(s): 01-055-000-046
Request: C l i m a t e controlled self-storage
3) Request from 523 Park Street, LLC to rezone a 0.31± acre tract located on the north side of Park Street and east of the intersection of Park Street and Boulevard (a/k/a 523 Park Street, NE) from Residential-I (R-I) to Residential-II (R-II). Ward Number: Two Tax Parcel Number(s): 01-038-003-015

facility / Wine tasting room
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, May 3, 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 Carl Volle to annex a 0.40± acre tract located on the south side of Meadowlark Lane, east of the intersection of Cleveland Highway and Meadowlark Lane (a/k/a 1646 Meadowlark Lane) and to establish zoning as Residential-II (R-II). Ward Number: Two Tax Parcel Number(s): 00-084-006-001 (Part)
Request: Single-family lot
2) Request from West Ridge Storage, LLC to rezone a 3.69± acres tract located on the east side of West Ridge Road, northeast of its intersection with E. E. Butler Parkway (a/k/a 891 West Ridge Road, SE) from Regional Business (R-B) to Light Industrial (L-I). Ward Number: Three Tax Parcel Number(s): 01-055-000-046
Request: C l i m a t e controlled self-storage
3) Request from 523 Park Street, LLC to rezone a 0.31± acre tract located on the north side of Park Street and east of the intersection of Park Street and Boulevard (a/k/a 523 Park Street, NE) from Residential-I (R-I) to Residential-II (R-II). Ward Number: Two Tax Parcel Number(s): 01-038-003-015
Request: A c c e s s o r y carriage house apartment
4) Request from Lane & Block, LLC to amend an existing Planned Unit Development (P-U-D) zoning on a 60.71± acres tract located at the west side of the intersection of Jesse Jewell Parkway and Limestone Parkway, having road frontage on the east side of Lakeview Drive (a/k/a 0 Limestone Parkway). Ward Number: Two Tax Parcel Number(s): 00-082-003-001
Request: M i x e d - u s e development
5) Request from Angela Zubar to amend an existing Planned Unit Development (P-U-D) zoning totaling 3.29± acres located at the southwest side of the intersection of Pemman Run and Bruce Drive, west of McEver Road (a/k/a 2475 Pemman Run, NW). Ward Number: Five Tax Parcel Number(s): 08-005-000-038
Request: Special event facility / Wine tasting room
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

106035 3/23,30
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 in Exhibit "A" attached hereto.
The City of Buford Planning Commission will hold a public hearing and make recommendation on such application for annexation and rezoning on Tuesday, April 12, 2022, at 7:00 pm, Buford City Hall, 2300 Buford Highway, Buford, Gwinnett County, Georgia 30518. The Buford City Commission will hold a public hearing to discuss and pass upon the proposed applications for annexation and rezoning on Monday, May 2, 2022 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 14th day of March, 2021.
CHANDLER, BRITT & JAY, LLC
City Attorneys
EXHIBIT "A"
OWNER: ROBERT & LOUELLA CHAMBERS
CURRENTLY ZONED: VC
PROPOSED ZONING: M-1
ADDRESS: 6655 MCEVER RD
All that tract or parcel of land lying in and being in Land Lot 160 and 150 of the 8th District, Hall County, Georgia, and being more particularly described as follows:
Commencing at a point where the common line of Land Lots 160 and 150 intersects the eastern right of way of McEver Road (having a 80 foot wide publicly dedicated right of way), said point being the TRUE POINT OF BEGINNING.
Thence continuing along said right of way of McEver Road the following courses and distances: along a curve to the left with an arc distance of 197.43 feet, with a radius of 1055.26 feet, with a chord bearing of North 22 degrees 06 minutes 53 seconds East and a chord length of 197.15 feet to a 5/8-inch capped rebar set; North 16 degrees 45 minutes 18 seconds East a distance of 172.09 feet to a 5/8-inch rebar found; Thence leaving said right of way of McEver Road South 37 degrees 27 minutes 21 seconds East a distance of 850.46 feet to a 5/8-inch rebar found on the eastern right of way of McEver Road, said rebar being the TRUE POINT OF BEGINNING.
Said tract of land contains 5.578 acres (242,981 square feet).
OWNER: GREGORY BOSTWICK
CURRENTLY ZONED: VC
PROPOSED ZONING: M-1
ADDRESS: 6611 MCEVER RD
All that tract or parcel of land lying in and being in Land Lot 160 and 150 of the 8th District, Hall County, Georgia, and being more particularly described as follows:
Commencing at a point where the common line of Land Lots 160 and 150 intersects the eastern right of way of McEver Road (having a 80 foot wide publicly dedicated right of way), thence continuing along said right of way of McEver Road the following courses and distances: along a curve to the left, with an arc distance of 197.43 feet, with a radius of 1055.26 feet, with a chord bearing of North 22 degrees 06 minutes 53 seconds East and a chord length of 197.15 feet to a 5/8-inch capped rebar set; North 16 degrees 45 minutes 18 seconds East a distance of 172.09 feet to a 5/8-inch rebar found; Thence leaving said right of way of McEver Road South 37 degrees 27 minutes 21 seconds East a distance of 850.46 feet to a 5/8-inch rebar found on the northwesterly right of way of Norfolk Southern (having a 400-foot right of way); Thence continuing along said Norfolk Southern right of way along a curve to the right with an arc distance of 99.77 feet, with a radius of

CURRENTLY ZONED: AR-III
PROPOSED ZONING: M-1
ADDRESS: 6633 MCEVER RD
All that tract or parcel of land lying in and being in Land Lot 160 and 150 of the 8th District, Hall County, Georgia, and being more particularly described as follows:
Commencing at a point where the common line of Land Lots 160 and 150 intersects the eastern right of way of Mc Ever Road (having a 80 foot wide publicly dedicated right of way), thence continuing along said right of way of McEver Road the following courses and distances: along a curve to the left, with an arc distance of 197.43 feet, with a radius of 1055.26 feet, with a chord bearing of North 22 degrees 06 minutes 53 seconds East and a chord length of 197.15 feet to a 5/8-inch capped rebar set; North 16 degrees 45 minutes 18 seconds East a distance of 172.09 feet to a 5/8-inch rebar found, said rebar being the TRUE POINT OF BEGINNING.
Thence continuing along said right of way of McEver Road North 16 degrees 45 minutes 18 seconds East a distance of 408.54 feet to a 5/8-inch rebar found; Thence leaving said right of way of McEver Road South 30 degrees 27 minutes 11 seconds East a distance of 1040.28 feet to a 5/8-inch rebar found on the northwesterly right of way of Norfolk Southern (having a 400-foot right of way); Thence continuing along said Norfolk Southern right of way along a curve to the right with an arc distance of 212.33 feet, with a radius of 14660.13 feet, with a chord bearing of South 37 degrees 13 minutes 48 seconds West and a chord length of 213.78 feet to a 5/8-inch rebar found; Thence leaving said Norfolk Southern right of way North 37 degrees 27 minutes 21 seconds West a distance of 850.46 feet to a 5/8-inch rebar found on the eastern right of way of McEver Road, said rebar being the TRUE POINT OF BEGINNING.
Said tract of land contains 5.578 acres (242,981 square feet).
OWNER: GREGORY BOSTWICK
CURRENTLY ZONED: VC
PROPOSED ZONING: M-1
ADDRESS: 6611 MCEVER RD
All that tract or parcel of land lying in and being in Land Lot 160 and 150 of the 8th District, Hall County, Georgia, and being more particularly described as follows:
Commencing at a point where the common line of Land Lots 160 and 150 intersects the eastern right of way of McEver Road (having a 80 foot wide publicly dedicated right of way), thence continuing along said right of way of McEver Road the following courses and distances: along a curve to the left, with an arc distance of 197.43 feet, with a radius of 1055.26 feet, with a chord bearing of North 22 degrees 06 minutes 53 seconds East and a chord length of 197.15 feet to a 5/8-inch capped rebar set; North 16 degrees 45 minutes 18 seconds East a distance of 172.09 feet to a 5/8-Inch rebar found; North 16 degrees 45 minutes 18 seconds

feet to a point; Thence North 30 degrees 27 minutes 11 seconds West a distance of 1040.28 feet to a 5/8-inch rebar found on the eastern right of way of McEver Road, said rebar being the TRUE POINT OF BEGINNING.
Said tract of land contains 7.793 acres (339,466 square feet).
106007 3/23,30, 4/6,13,20,27
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 in Exhibit "A" attached hereto.
The City of Buford Planning Commission will hold a public hearing and make recommendation on such application for annexation and rezoning on Tuesday, April 12, 2022, at 7:00 pm, Buford City Hall, 2300 Buford Highway, Buford, Gwinnett County, Georgia 30518. The Buford City Commission will hold a public hearing to discuss and pass upon the proposed applications for annexation and rezoning on Monday, May 2, 2022 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 15th day of March, 2021.
CHANDLER, BRITT & JAY, LLC
City Attorneys
EXHIBIT "A"
OWNER: 713 HOLDINGS, LLC
CURRENTLY ZONED: AR-IV
PROPOSED ZONING: R-100
ADDRESS: 6200 New Bethany Road
All that tract or parcel of land lying and being in Land Lot 328 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 intersection of Land Lots 328, 329, 330 and 331; THENCE traveling on the Land Lot Line common to Land Lots 328 and 331 in a southwesterly direction for a distance of 618.72' to a point on the easterly right of way of New Bethany Road (60' right of way), said point marked by a 1 inch crimp top pipe found; THENCE continuing on said Land Lot Line South 60 Degrees 03 Minutes 26 Seconds West for a distance of 60.66 feet to a point on the westerly right of way of New Bethany Road (60' right of way), said point marked by a 1 inch open top pipe found; THENCE traveling on said westerly right of way of New Bethany Road the following three (3) courses and distances:
South 21 Degrees 15 Minutes 12 Seconds East for a distance of 168.04 feet to a point; THENCE South 22 Degrees 26 Minutes 09 Seconds East for a distance of 147.49 feet to a point; THENCE South 24 Degrees 39 Minutes 50 Seconds East for a distance of 67.77 feet to a point, said point marked by a ½ inch rebar pin set, said point being THE TRUE POINT OF BEGINNING.
THENCE from said point as thus established, continuing on said westerly right of way of New Bethany Road South 24 Degrees 39 Minutes 50 Seconds East for a distance of 73.66 feet to a point; THENCE South 26 Degrees 01 Minutes 50 Seconds East for a distance of 186.36 feet to a point; THENCE South 25 Degrees 25 Minutes 00 Seconds East for a distance of 219.13 feet to a point, said point marked by a 5/8 inch rebar pin found; THENCE leaving said right of way and traveling South 59 Degrees 56 Minutes 51 Seconds West for a distance of 545.89 feet to a point, said point marked by a 1 inch square bar found; THENCE North 30 Degrees 24 Minutes 09 Seconds West for a distance of 476.95 feet to a point, said point marked by a ½ inch rebar pin set; THENCE North 59 Degrees 52 Minutes 43 Seconds East for a distance of 586.50 feet to a point on the westerly right of way of New Bethany Road (60' right of way), said point marked by a ½ inch rebar pin set, said point being THE TRUE POINT OF BEGINNING.
Said property contains 6.202 Acres
106022 3/23,30, 4/6,13,20,27
Please take notice that

a distance of 640.45 feet to a point on the westerly right of way of New Bethany Road (60' right of way), said point marked by a 1 inch open top pipe found, said point being THE TRUE POINT OF BEGINNING.
Said property contains 5.343 Acres.
EXHIBIT "A"
OWNER: 713 HOLDINGS, LLC
CURRENTLY ZONED: AR-IV
PROPOSED ZONING: R-100
ADDRESS: 6180 New Bethany Road
All that tract or parcel of land lying and being in Land Lot 328 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 intersection of Land Lots 328, 329, 330 and 331; THENCE traveling on the Land Lot Line common to Land Lots 328 and 331 in a southwesterly direction for a distance of 618.72' to a point on the easterly right of way of New Bethany Road (60' right of way), said point marked by a 1 inch crimp top pipe found; THENCE continuing on said Land Lot Line South 60 Degrees 03 Minutes 26 Seconds West for a distance of 60.66 feet to a point on the westerly right of way of New Bethany Road (60' right of way), said point marked by a 1 inch open top pipe found; THENCE traveling on said westerly right of way of New Bethany Road the following three (3) courses and distances:
South 21 Degrees 15 Minutes 12 Seconds East for a distance of 168.04 feet to a point; THENCE South 22 Degrees 26 Minutes 09 Seconds East for a distance of 147.49 feet to a point; THENCE South 24 Degrees 39 Minutes 50 Seconds East for a distance of 67.77 feet to a point, said point marked by a ½ inch rebar pin set, said point being THE TRUE POINT OF BEGINNING.
THENCE from said point as thus established, continuing on said westerly right of way of New Bethany Road South 24 Degrees 39 Minutes 50 Seconds East for a distance of 73.66 feet to a point; THENCE South 26 Degrees 01 Minutes 50 Seconds East for a distance of 186.36 feet to a point; THENCE South 25 Degrees 25 Minutes 00 Seconds East for a distance of 219.13 feet to a point, said point marked by a 5/8 inch rebar pin found; THENCE leaving said right of way and traveling South 59 Degrees 56 Minutes 51 Seconds West for a distance of 545.89 feet to a point, said point marked by a 1 inch square bar found; THENCE North 30 Degrees 24 Minutes 09 Seconds West for a distance of 476.95 feet to a point, said point marked by a ½ inch rebar pin set; THENCE North 59 Degrees 52 Minutes 43 Seconds East for a distance of 586.50 feet to a point on the westerly right of way of New Bethany Road (60' right of way), said point marked by a ½ inch rebar pin set, said point being THE TRUE POINT OF BEGINNING.
Said property contains 6.202 Acres
106022 3/23,30, 4/6,13,20,27
Please take notice that

V [ENTITLED "R-4 MULTIPLE-FAMILY RESIDENTIAL DISTRICT"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-397 [ENTITLED "PERMITTED USES"] OF SUBDIVISION V [ENTITLED "R-4 MULTIPLE-FAMILY DISTRICT"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-399 [ENTITLED "APARTMENT DEVELOPMENT STANDARDS"] OF SUBDIVISION V [ENTITLED "R-4 MULTIPLE-FAMILY RESIDENTIAL DISTRICT"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-400 [ENTITLED "RESIDENTIAL CONDOMINIUM DEVELOPMENT STANDARDS"] OF SUBDIVISION V [ENTITLED "R-4 MULTIPLE-FAMILY RESIDENTIAL DISTRICT"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; TO FURTHER PROVIDE FOR THE AMENDMENT OF CHAPTER 54 [ENTITLED "ZONING"] OF THE OAKWOOD CITY CODE FOR THE PURPOSE OF AMENDING THE FOLLOWING SECTIONS THEREOF: SECTION 54-629 [ENTITLED "PURSPONSE AND INTENT"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-630 [ENTITLED "DISTRICT CLASSIFICATIONS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-631 [ENTITLED "MINIMUM LOT WIDTH, LOT SIZE, FLOOR AREA AND DENSITY REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-632 [ENTITLED "CONDITIONS REQUIRED FOR RE-ZONING CONSIDERATION"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-633 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-634 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-635 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-636 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-637 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-638 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-639 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-640 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-641 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-642 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-643 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-644 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-645 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-646 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-647 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-648 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-649 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-650 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-651 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-652 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-653 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-654 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-655 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-656 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-657 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-658 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-659 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-660 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-661 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-662 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-663 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-664 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-665 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-666 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-667 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-668 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-669 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-670 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-671 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-672 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-673 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-674 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-675 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-676 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-677 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-678 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-679 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-680 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-681 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-682 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-683 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-684 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-685 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-686 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-687 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-688 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-689 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-690 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-691 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-692 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-693 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-694 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-695 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-696 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-697 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-698 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-699 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-700 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-701 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-702 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-703 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-704 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-705 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-706 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-707 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE

Atlanta, Georgia 30308
105527 3/9,16,23

NOTICE OF PLANNING AND APPEALS BOARD PUBLIC HEARING
Notice is hereby given that the Gainesville Planning and Appeals Board will conduct a public hearing on Tuesday, April 12, 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 Carl Volle to annex a 0.40± acre tract located on the south side of Meadowlark Lane, east of the intersection of Cleveland Highway and Meadowlark Lane (a/k/a 1646 Meadowlark Lane) and to establish zoning as Residential-II (R-II).
Ward Number: Two
Tax Parcel Number(s): 00-084-006-001 (Part)
Request: Single-family lot

2) Request from West Ridge Storage, LLC to rezone a 3.69± acres tract located on the east side of West Ridge Road, northeast of its intersection with E. E. Butler Parkway (a/k/a 891 West Ridge Road, SE) from Regional Business (R-B) to Light Industrial (L-I).
Ward Number: Three
Tax Parcel Number(s): 01-055-000-046
Request: C l i m a t e controlled self-storage

3) Request from 523 Park Street, LLC to rezone a 0.31± acre tract located on the north side of Park Street and east of the intersection of Park Street and Boulevard (a/k/a 523 Park Street, NE) from Residential-I (R-I) to Residential-II (R-II).
Ward Number: Two
Tax Parcel Number(s): 01-038-003-015
Request: A c c e s s o r y carriage house apartment

4) Request from Lane & Block, LLC to amend an existing Planned Unit Development (P-U-D) zoning on a 60.71± acres tract located at the west side of the intersection of Jesse Jewell Parkway and Limestone Parkway, having road frontage on the east side of Lakeview Drive (a/k/a 0 Limestone Parkway).
Ward Number: Two
Tax Parcel Number(s): 00-082-003-001
Request: M i x e d - u s e development

5) Request from Angela Zubar to amend an existing Planned Unit Development (P-U-D) zoning totaling 3.29± acres located at the southwest side of the intersection of Pemmican Run and Bruce Drive, west of McEver Road (a/k/a 2475 Pemmican Run, NW).
Ward Number: Five
Tax Parcel Number(s): 08-005-000-038
Request: Special event facility / Wine tasting room

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)). 106221 3/23

NOTICE OF PUBLIC HEARING
The Council of the City of Lula shall proceed with public hearings regarding an ordinance limiting urban camping and prohibiting improper use of public places; providing the penalty for violation; repealing conflicting resolutions and ordinances; providing for severability; and for other purposes during the Council meeting on April 11, 2022 that begins at 6:00 PM and the Council meeting on April 18, 2022 that begins at 7:00 PM at the Lula Depot located at 5911 Wall Street, Lula. The public is invited to attend and be heard.

NE) from Residential-I (R-I) to Residential-II (R-II).
Ward Number: Two
Tax Parcel Number(s): 01-038-003-015
Request: A c c e s s o r y carriage house apartment

4) Request from Lane & Block, LLC to amend an existing Planned Unit Development (P-U-D) zoning on a 60.71± acres tract located at the west side of the intersection of Jesse Jewell Parkway and Limestone Parkway, having road frontage on the east side of Lakeview Drive (a/k/a 0 Limestone Parkway).
Ward Number: Two
Tax Parcel Number(s): 00-082-003-001
Request: M i x e d - u s e development

5) Request from Angela Zubar to amend an existing Planned Unit Development (P-U-D) zoning totaling 3.29± acres located at the southwest side of the intersection of Pemmican Run and Bruce Drive, west of McEver Road (a/k/a 2475 Pemmican Run, NW).
Ward Number: Five
Tax Parcel Number(s): 08-005-000-038
Request: Special event facility / Wine tasting room

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

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Commission meeting. This 14th day of March, 2021.
CHANDLER, BRITT & JAY, LLC
City Attorneys
EXHIBIT "A"
OWNER: ROBERT & LOUELLA CHAMBERS
CURRENTLY ZONED: VC
PROPOSED ZONING: M-1
ADDRESS: 6655 MCEVER RD
All that tract or parcel of land lying in and being in Land lot 160 and 150 of the 8th District, Hall County, Georgia, and being more particularly described as follows: Commencing at a point where the common line of Land Lots 160 and 150 intersects the eastern right of way of McEver Road (having a 80 foot wide publicly dedicated right of way), said point being the TRUE POINT OF BEGINNING. Thence continuing along said right of way of McEver Road the following courses and distances: along a curve to the left with an arc distance of 197.43 feet, with a radius of 1055.26 feet, with a chord bearing of North 22 degrees 06 minutes 53 seconds East and a chord length of 197.15 feet to a 5/8-inch capped rebar set; North 16 degrees 45 minutes 18 seconds East a distance of 172.09 feet to a 5/8-inch rebar found; Thence leaving said right of way of McEver Road South 37 degrees 27 minutes 21 seconds East a distance of 850.46 feet to a 5/8-inch rebar found on the northwesterly right of way of Norfolk Southern (having a 400-foot right of way); Thence continuing along said Norfolk Southern right of way along a curve to the right with an arc distance of 99.77 feet, with a radius of 14660.13 feet, with a chord bearing of South 37 degrees 37 minutes 20 seconds West and a chord length of 99.77 feet, to a 5/8-inch rebar found; Thence leaving said Norfolk Southern right of way North 74 degrees 04 minutes 23 seconds West a distance of 714.68 feet to an angle iron found; Thence North 31 degrees 06 minutes 06 seconds West a distance of 29.84 feet to a 1-inch open top pipe found on the eastern right of way of McEver Road; Thence continuing along said right of way of McEver Road along a curve to the left with an arc distance of 222.34 feet, with a radius of 1055.26 feet, with a chord bearing of North 33 degrees 30 minutes 39 seconds East and a chord length of 221.93 feet to a point, said point being the TRUE POINT OF BEGINNING. Said tract of land contains 5.734 acres (249,760 square feet).
OWNER: GREGORY BOSTWICK

to the right with an arc distance of 212.33 feet, with a radius of 14660.13 feet, with a chord bearing of South 37 degrees 13 minutes 48 seconds West and a chord length of 213.78 feet to a 5/8-inch rebar found; Thence leaving said Norfolk Southern right of way North 37 degrees 27 minutes 21 seconds West a distance of 850.46 feet to a 5/8-inch rebar found on the eastern right of way of McEver Road, said rebar being the TRUE POINT OF BEGINNING. Said tract of land contains 5.578 acres (242,981 square feet).
OWNER: GREGORY BOSTWICK
CURRENTLY ZONED: VC
PROPOSED ZONING: M-1
ADDRESS: 6611 MCEVER RD
All that tract or parcel of land lying in and being in Land Lot 160 and 150 of the 8th District, Hall County, Georgia, and being more particularly described as follows: Commencing at a point where the common line of Land Lots 160 and 150 intersects the eastern right of way of McEver Road (having a 80 foot wide publicly dedicated right of way), thence continuing along said right of way of McEver Road the following courses and distances: along a curve to the left, with an arc distance of 197.43 feet, with a radius of 1055.26 feet, with a chord bearing of North 22 degrees 06 minutes 53 seconds East and a chord length of 197.15 feet to a 5/8-inch capped rebar set; North 16 degrees 45 minutes 18 seconds East a distance of 172.09 feet to a 5/8-Inch rebar found; North 16 degrees 45 minutes 18 seconds East a distance of 408.54 feet to a 5/8-Inch rebar found, said rebar being the TRUE POINT OF BEGINNING. Thence continuing along said right of way of McEver Road North 16 degrees 23 minutes 46 seconds East a distance of 412.03 feet to a 5/8-Inch rebar found; Thence leaving said right of way of McEver Road South 30 degrees 45 minutes 27 seconds East a distance of 1190.99 feet to a 5/8-Inch capped rebar set on the northwesterly right of way of Norfolk Southern (having a 400-foot right of way); Thence continuing along said Norfolk Southern right of way the following courses and distances: South 36 degrees 42 minutes 57 seconds West a distance of 136.19 feet to a 5/8-inch capped rebar set; along a curve to the right, with an arc distance of 197.57 feet, with a radius of 14660.13 feet, with a chord bearing of South 36 degrees 12 minutes 41 seconds West and a chord length of 197.57

Commission meeting. This 14th day of March, 2021.
CHANDLER, BRITT & JAY, LLC
City Attorneys
EXHIBIT "A"
OWNER: 713 HOLDINGS, LLC
CURRENTLY ZONED: AR-IV
PROPOSED ZONING: R-100
ADDRESS: 6200 New Bethany Road
All that tract or parcel of land lying and being in Land Lot 328 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 intersection of Land Lots 328, 329, 330 and 331; THENCE traveling on the Land Lot Line common to Land Lots 328 and 331 in a southwesterly direction for a distance of 618.72' to a point on the easterly right of way of New Bethany Road (60' right of way), said point marked by a 1 inch crimp top pipe found; THENCE continuing on said Land Lot Line South 60 Degrees 03 Minutes 26 Seconds West for a distance of 60.66 feet to a point on the westerly right of way of New Bethany Road (60' right of way), said point marked by a 1 inch open top pipe found, said point being THE TRUE POINT OF BEGINNING. Said property contains 6.202 Acres
106022 3/23,30,4/6,13,20,27

Please take notice that the City of Buford's regularly scheduled Commission meeting for the month of April will take place on Monday, April 11, 2022, at 7:00 p.m. at Buford City Arena, 2795 Sawnee Avenue, Buford, Georgia 30518.
106008 3/23,30,4/6

PUBLIC NOTICE
CITY OF OAKWOOD, GEORGIA
Be advised pursuant to the City of Oakwood Code, Chapter 54 "Zoning", a public hearing has been scheduled before the Oakwood City Council on the 11th day of April 2022 at 7:00 p.m., at the Oakwood City Hall, 4035 Walnut Circle, Oakwood, Georgia a second reading for:
AN AMENDMENT TO CHAPER 54 [ENTITLED "ZONING"] OF THE OAKWOOD CITY CODE FOR THE PURPOSE OF AMENDING THE FOLLOWING SECTIONS THEREOF: SECTION 54-396 [ENTITLED "PURPOSE AND INTENT"] OF SUBDIVISION

Minutes 12 Seconds East for a distance of 168.04 feet to a point; THENCE South 22 Degrees 26 Minutes 09 Seconds East for a distance of 147.49 feet to a point; THENCE South 24 Degrees 39 Minutes 50 Seconds East for a distance of 67.77 feet to a point, said point marked by a ½ inch rebar pin set, said point being THE TRUE POINT OF BEGINNING. THENCE from said point as thus established, continuing on said westerly right of way of New Bethany Road South 24 Degrees 39 Minutes 50 Seconds East for a distance of 73.66 feet to a point; THENCE South 26 Degrees 01 Minutes 50 Seconds East for a distance of 186.36 feet to a point; THENCE South 25 Degrees 27 Minutes 00 Seconds East for a distance of 219.13 feet to a point, said point marked by a 5/8 inch rebar pin found; THENCE leaving said right of way and traveling South 59 Degrees 56 Minutes 51 Seconds West for a distance of 545.89 feet to a point, said point marked by a 1 inch square bar found; THENCE North 30 Degrees 24 Minutes 09 Seconds West for a distance of 476.95 feet to a point, said point marked by a ½ inch rebar pin set; THENCE North 59 Degrees 52 Minutes 43 Seconds East for a distance of 586.50 feet to a point on the westerly right of way of New Bethany Road (60' right of way), said point marked by a ½ inch rebar pin set, said point being THE TRUE POINT OF BEGINNING. Said property contains 6.202 Acres
106022 3/23,30,4/6,13,20,27

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106008 3/23,30,4/6

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Be advised pursuant to the City of Oakwood Code, Chapter 54 "Zoning", a public hearing has been scheduled before the Oakwood City Council on the 11th day of April 2022 at 7:00 p.m., at the Oakwood City Hall, 4035 Walnut Circle, Oakwood, Georgia a second reading for:
AN AMENDMENT TO CHAPER 54 [ENTITLED "ZONING"] OF THE OAKWOOD CITY CODE FOR THE PURPOSE OF AMENDING THE FOLLOWING SECTIONS THEREOF: SECTION 54-396 [ENTITLED "PURPOSE AND INTENT"] OF SUBDIVISION

OF CHAPTER 54 [ENTITLED "ZONING"] OF THE OAKWOOD CITY CODE FOR THE PURPOSE OF AMENDING THE FOLLOWING SECTIONS THEREOF: SECTION 54-629 [ENTITLED "PURSPONSE AND INTENT"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-630 [ENTITLED "DISTRICT CLASSIFICATIONS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-631 [ENTITLED "MINIMUM LOT WIDTH, LOT SIZE, FLOOR AREA AND DENSITY REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-632 [ENTITLED "CONDITIONS REQUIRED FOR RE-ZONING CONSIDERATION"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTE]; SECTION 54-633 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-634 [ENTITLED "ADMINISTRATIVE PROCEDURES FOR PLANNED DEVELOPMENT DISTRICTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-635 [ENTITLED "PLANNED RESIDENTIAL DEVELOPMENT (PRD)"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; TO PROVIDE FOR CLARIFIED PURPOSE AND INTENT; TO PROVIDE FOR

**GAINESVILLE PLANNING and APPEALS BOARD
RECOMMENDATION**

Applicant and Property Owner..... Carl Volle
Location..... 1646 Meadowlark Lane
Request..... Annex, with R-II zoning
Total Acres 0.40± acre
Ward..... Two
Proposed Use..... Single-family home
Planning Division Staff Recommendation **Approval, with conditions**
Planning & Appeals Board Recommendation..... **Approval, with conditions**
Date..... April 12, 2022

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

The applicant is proposing to annex the subject property with a zoning of Residential-II (R-II) for sewer in order to construct a single-family home. The property is currently zoned Agricultural Residential-III (AR-III) within unincorporated Hall County and is adjacent to the city limits to the west. The proposed home will be a minimum of 1,200 square feet of heated living area (3BR/2BA) and will include a one car carport. The property is located within the Limestone Overlay Zone and the adjacent uses include single-family homes, apartments, condominiums and a mobile home park.

▪ **Adjacent Land Use and Zoning**

Location	Use	Zoning
North	Single-family homes, Mini-warehouse storage units	Agricultural Residential-III (AR-III) -County, Highway Business (H-B) -County
South	Mobile homes, Apartments	Agricultural Residential-III (AR-III) -County Planned Unit Development (P-U-D) -City
East	Single-family homes	Residential-II (R-II) -City
West	Glory 1330 Radio Station, Single-family home	Neighborhood Business (N-B) -City Suburban Shopping (S-S) -County

▪ **Other Departmental Comments**

There were no departmental comments for this request.

▪ **Zoning History**

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

2021- A request by Carl Volle to annex a 1.69± acres tract with a zoning of Residential-II (R-II) located at 1646 Meadowlark Lane was approved for sewer for six single-family homes. This property was originally part of the parent tract which included the subject property.

2019 – A request by Cindy Ford to annex a 0.62± acre tract with a zoning of Residential-I (R-I) located at 1659 Meadowlark Lane was approved for sewer for an existing single-family home.

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

2014 – A request by Waffle House Inc. to amend a condition of zoning on a 3.21± acres tract located at 2551 Limestone Parkway zoned General Business, with conditions (G-B-c) was approved for a Waffle House restaurant.

2013 – A request by the City of Gainesville to annex 115 unincorporated island parcels and right-of-way totaling 197.07± acres in size was approved with conditions.

▪ **Staff Analysis**

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

The surrounding uses include property within the city and county which includes a mixture of housing types such as single-family homes, mobile homes, apartments and condominiums. The purpose of the request is to connect to water and sewer services which are located within and adjacent to the subject property.

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

The proposed single-family home is comparable in size and will function similarly as the adjacent single-family homes. The proposed lot is similar to other lots within the city limits served by public water and sewer.

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

It is staff's opinion that the proposal is consistent with the Comprehensive Plan. The Future Development Map for the City of Gainesville places the subject property within the *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 2.5 dwelling units per acre.

According to the Character Area map for the City of Gainesville, the subject property is located within the *Limestone Medical Corridor* Character Area. The Limestone Parkway corridor is envisioned as an employment corridor and is not anticipated to expand Gainesville's traditional neighborhood fabric. However, most types of housing can be accommodated although land use priority is health related employment. Land uses allowed within this area include public / institutional, low-density residential, medium-density residential, multi-family residential, mixed-use, commercial, and parks / recreation / conservation.

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

The property could remain in the County under its current zoning of Agricultural Residential-III (AR-III) and developed for a site built home or mobile home. Annexing the property for water and sewer services will allow for a residential home which is in density range with the comprehensive plan and will provide for additional affordable housing.

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

The change from County jurisdiction to City jurisdiction should not substantially affect public facilities or services.

There is sufficient water and sewer capacity that can serve the property. The Gainesville Fire and Police Departments currently respond to adjacent and nearby properties and Gainesville Fire Station #2 is approximately 0.5 mile from the subject property. The single-family residential homes should have minimal impact on existing roads. However, Meadowlark Lane has a right-of-way width of 40-feet, with only a 14-foot wide road bed.

The proposal will increase ingress and egress traffic movements along Limestone Parkway. According to the traffic study, the development on average could generate 9.5± new trips per weekday, 1± A.M. and P.M. peak hour trips.

Given the scale of the request (1 home), minimal impacts to the City school system are anticipated as school bus service is currently provided within the immediate area.

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

It is staff's opinion the residential use appears to be consistent with existing and expected uses of the Future Land Use Map. Some of the surrounding uses consist of older commercial properties, distressed housing and vacant parcels. The proposal is an in-fill opportunity designed to provide for quality, affordable, single-family housing.

(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 subject property's proximity to city limits and other residential properties, the proposed annexation request with the recommended zoning conditions appears to promote 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 annexation request with **Residential-II (R-II)** zoning, based on the Comprehensive Land Use Plan and the adjacent residential land uses.

Conditions

1. The development shall be limited to one single-family home.
2. The development shall be generally consistent with the site plan and pictures provided with this annexation application. In addition, the roof shall be constructed with architectural shingles and the front and sides of the home shall be constructed with a minimum 3-foot tall watermark of brick or stone material.
3. The front and side yards of the home shall be sodded with grass.
4. An updated as-built boundary survey/plat of the subject property, indicating new property boundaries, shall be recorded prior to obtaining a Certificate of Occupancy.

Excerpts from the April 12, 2022 PAB Meeting Minutes

Applicant Presentation: Carl Volle, 4529 Montclair Circle stated he would like to annex and rezone the property for a single-family home and connect to city sewer. He said the home would be similar to the homes currently being constructed.

FAVOR: None

OPPOSE: None

PLANNING AND APPEALS BOARD COMMENTS: None

There was a motion to recommend conditional approval of the annexation request for a single-family lot and establish zoning as Residential-II (R-II) with the following conditions:

Conditions

- 1. The development shall be limited to one single-family home.**
- 2. The development shall be generally consistent with the site plan and pictures provided with this annexation application. In addition, the roof shall be constructed with architectural shingles and the front and sides of the home shall be constructed with a minimum 3-foot tall watermark of brick or stone material.**
- 3. The front and side yards of the home shall be sodded with grass.**
- 4. An updated as-built boundary survey/plat of the subject property, indicating new property boundaries, shall be recorded prior to obtaining a Certificate of Occupancy.**

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

Passed: _____

AN ORDINANCE

No. 2022-12

AN ORDINANCE ANNEXING A 0.40± ACRE TRACT LOCATED ON THE SOUTH SIDE OF MEADOWLARK LANE, EAST OF THE INTERSECTION OF CLEVELAND HIGHWAY AND MEADOWLARK LANE (A/K/A 1646 MEADOWLARK LANE) ADJACENT TO BUT NOT NOW WITHIN THE CORPORATE LIMITS OF THE CITY OF GAINESVILLE, GEORGIA; 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 are and shall be annexed into the existing corporate limits of the City of Gainesville, Georgia, so that said lands shall constitute a part of the land within the corporate limits of the City of Gainesville, Georgia, as fully and completely as if the limits had been so defined by the General Assembly of Georgia.

Legal Description

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

BEGINNING at corner pin located on the south side of the right-of-way of Meadowlark Lane at an iron pin found at the common property line of Jerry Freeman and Charles Dyarmett, thence running along the right-of-way of Meadowlark Lane 35.88 feet N78°19'46"E; thence 42.00 feet N81°25'07"E; thence 22.57 feet N86°39'18"E to an iron pin set; thence leaving the right-of-way of Meadowlark Lane traveling 166.81" S00°01'10"W to an iron pin set; thence 113.88' N89°58'50"W to an iron pin set; thence 152.64' N05°32'19"E to the beginning corner on Meadowlark Lane.

Said property contains 0.40 acres more or less.

SECTION II

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

ORDINANCE NO. 2022-12

SECTION III

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

SECTION IV

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

SECTION V

The effective date of this Ordinance shall be the first day of the month following approval by the governing body of the City of Gainesville, Georgia.

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

Passed: _____

AN ORDINANCE

No. 2022-13

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF GAINESVILLE, GEORGIA BY ESTABLISHING THE ZONING ON A 0.40± ACRE TRACT LOCATED ON THE SOUTH SIDE OF MEADOWLARK LANE, EAST OF THE INTERSECTION OF CLEVELAND HIGHWAY AND MEADOWLARK LANE (A/K/A 1646 MEADOWLARK LANE) AT THE TIME OF ANNEXATION AS RESIDENTIAL-II, WITH CONDITIONS (R-II-c); 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 **Residential-II, with conditions (R-II-c)**.

Conditions

- 1. The development shall be limited to one single-family home.**
- 2. The development shall be generally consistent with the site plan and pictures provided with this annexation application. In addition, the roof shall be constructed with architectural shingles and the front and sides of the home shall be constructed with a minimum 3-foot tall watermark of brick or stone material.**
- 3. The front and side yards of the home shall be sodded with grass.**
- 4. An updated as-built boundary survey/plat of the subject property, indicating new property boundaries, shall be recorded prior to obtaining a Certificate of Occupancy.**

Legal Description

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

BEGINNING at corner pin located on the south side of the right-of-way of Meadowlark Lane at an iron pin found at the common property line of Jerry Freeman and Charles Dyarmett, thence running along the right-of-way of Meadowlark Lane 35.88 feet N78°19'46"E; thence 42.00 feet N81°25'07"E; thence 22.57 feet N86°39'18"E to an iron pin set; thence leaving the right-of-way of Meadowlark Lane traveling 166.81" S00°01'10"W to an iron pin set; thence 113.88'

ORDINANCE NO. 2022-13

N89°58'50"W to an iron pin set; thence 152.64' N05°32'19"E to the beginning corner on Meadowlark Lane.

Said property contains 0.40 acres more or less.

SECTION II

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

SECTION III

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

SECTION IV

The effective date of this Ordinance shall be the first day of the month following approval by the governing body of the City of Gainesville, Georgia.

W. Samuel Couvillon, Mayor

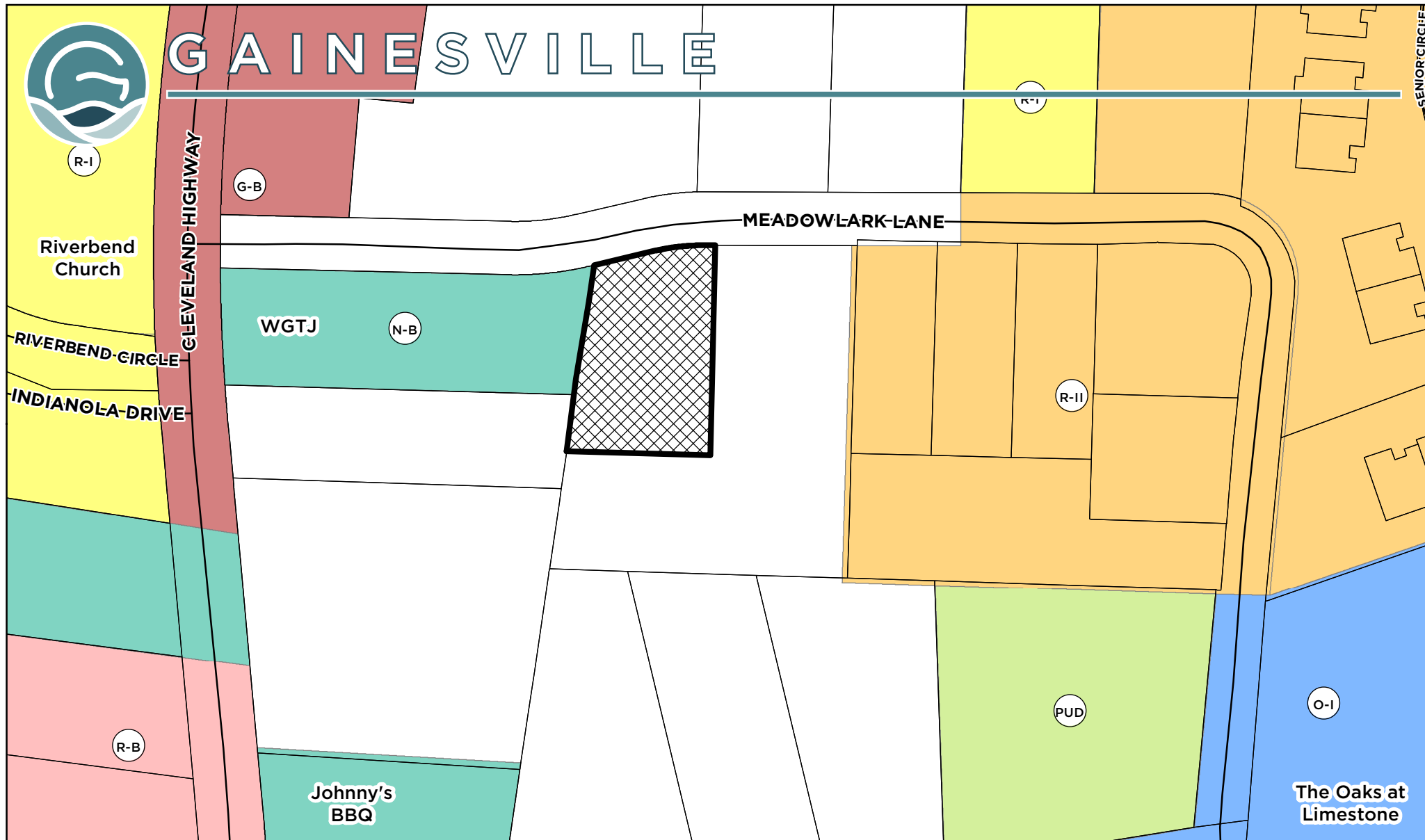
This is to certify that I am City Clerk of the City of Gainesville. As such, I keep its official records, including its minutes. In that capacity, my signature below certifies this Ordinance was adopted as stated and will be recorded in the official minutes.

ATTEST:

Denise O. Jordan, City Clerk



GAINESVILLE



Applicant: **CARL VOLLE**

ANNEXATION REQUEST

Subject Property Address:
1646 Meadowlark Lane

Tax Parcel:
00-084-006-001 (Part)

Request:

Annex 0.40+/- acre tract and establish zoning as Residential-II (R-II) for a single-family lot



Subject Property



Meeting Date: 04/12/2022

Map Prepared: 03/02/2022

0 50 100 Feet

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SCALE: 1" = 100'



GAINESVILLE



Applicant:

CARL VOLLE

Request:

Annex 0.40+/- acre tract and establish zoning as Residential-II (R-II) for a single-family lot

ANNEXATION REQUEST

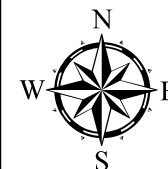
Subject Property Address:
1646 Meadowlark Lane

Tax Parcel:
00-084-006-001 (Part)



Subject Property

Aerial from 2021



Meeting Date: 04/12/2022

Map Prepared: 03/02/2022

0 50 100 Feet

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SCALE: 1" = 100'

Narrative

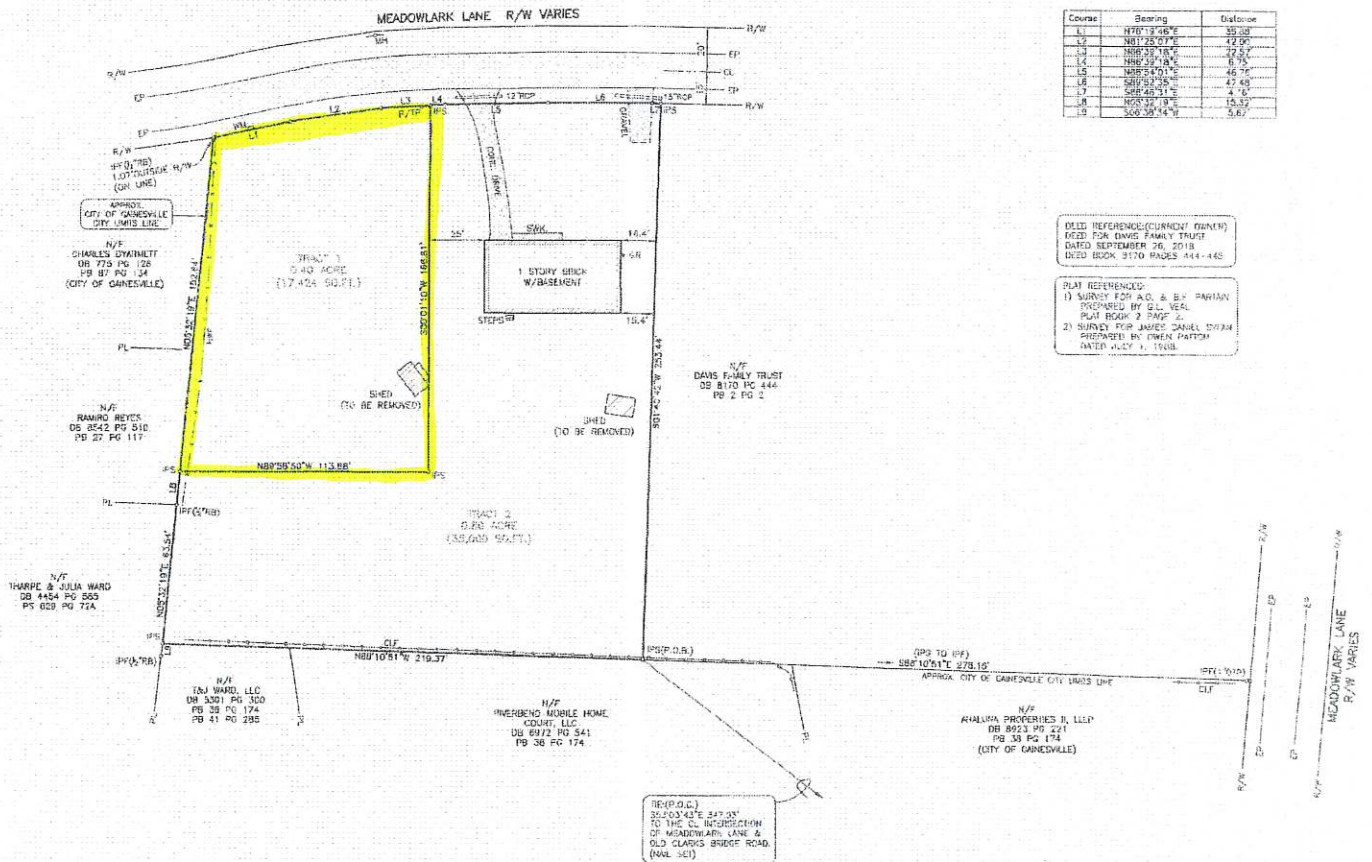
I am proposing to annex and rezone a .40± acre lot from the county to the city with a R-II zoning for the purpose of constructing one residential single family home. The proposed lot will be connected to city sewer which is available to the property. The house will be a minimum of 1,200 sf heated living area with architectural shingle roof, Hardiplank siding with brick or rock watertable, 1 car attached carport, sodded front yard, and will contain 3 bedrooms & 2 baths.



[illegible]

GENERAL NOTES:

- 1) ANY STREAM OR SITE WATER LOCATED ON THIS PROPERTY MAY BE SUBJECT TO A 50 FEET UNDISTURBED NATURAL VEGETATION BUFFER AND A 75 FEET IMPERVIOUS SURFACE SETBACK.
(HALL COUNTY CODE § 170-070)
- 2) IF PROPERTY IS LOCATED IN THE NORTH OCEANA WATERSHED DISTRICT, THEN ADDITIONAL STREAM BUFFERS AND IMPERVIOUS SETBACKS MAY BE REQUIRED FOR COMPLIANCE.
(HALL COUNTY CODE § 122-05-03)
- 3) THIS PROPERTY IS NOT LOCATED IN THE HALL COUNTY FUTURE FLOOD ZONE PER HALL COUNTY GIS.
- 4) IF RESIDENTIAL PROPERTY IS SUBDIVIDED INTO SEVEN LOTS OR MORE WITH ALL LOTS ACCESSING EXISTING HALL COUNTY, GEORGIA ROAD, THEN STORMWATER MANAGEMENT IS REQUIRED FOR COMPLIANCE.
(HALL COUNTY CODE § 196-120 AND § 160-130).



TOTAL AREA = 1.20 ACRES

**LONDON LAND SURVEYING
& ASSOCIATES, INC.**
157 EAST JARRARD STREET
CLEVELAND, GEORGIA 30528
(706) 865-0740
LICENSE No. 15F 522

DIVISION FROM A PARENT TRACT SURVEY FOR
JERRY FREEMAN
 LOCATED IN
 LAND LOT 131 9th DISTRICT
 HALL COUNTY, GEORGIA
 SCALE: 1"= 30' APRIL 23, 2021
 GRAPHIC SCALE:
 0 30 60 90 120
 FEET
 SCALE IN FEET 1"= 30.00 FT
 1"= 30.00 FT

CITY OF GAINESVILLE

COUNCIL AGENDA REQUEST

Date Submitted: 4/18/2022

Presenter: Abb Hayes

Item of Business: Request from **West Ridge Storage, LLC** to rezone a 3.69± acres tract located on the east side of West Ridge Road, northeast of its intersection with E. E. Butler Parkway (a/k/a **891 West Ridge Road, SE**) from Regional Business (R-B) to Light Industrial (L-I). **Ward Number: Three.** Tax Parcel Number(s): 01-055-000-046. **Request: Climate controlled self-storage.**

- Proposed Rezoning Ordinance 2022-14

Meeting Date: 5/3/2022

Purpose of Request:

To conduct a public hearing regarding the following zoning request as presented at the April 12, 2022 Planning and Appeals Board Meeting:

The applicant proposes to rezone the subject property from Regional Business (R-B) to Light Industrial (L-I) for a climate controlled self-storage facility. The two-story facility will be approximately 101,000 square feet in size and will include 1,500 square feet of office space. A single access driveway is proposed from West Ridge Road. The property is mostly wooded with no structures. The adjacent uses include the QuikTrip gas station, Athens Highway package store, Cargill, Kag Food Products and the Black and Cooley Drive neighborhood.

History/Background:

Facts & Issues for Consideration:

Department Recommendation:

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

SAMPLE MOTIONS

Approval of Ordinance 2022-14:

I move to approve the ordinance to rezone the subject property from Regional Business (R-B) to Light Industrial (L-I) with five conditions as presented.

Denial of the Request:

I move to deny the request.

Department Director:

Rusty Ligon

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

N/A

Amount Requested:

Source of Funds:

Finance Comments:

Administrative Comments:

ATTACHMENTS:

Description		Type
☐	Legal Ad CC Newspaper Article	Legal Ad
☐	PAB Recommendation Report	Report
☐	Proposed Rezoning Ordinance 2022-14	Ordinance
☐	Location Maps	Backup Material
☐	Narrative	Backup Material
☐	Survey	Backup Material
☐	Concept Plan	Backup Material
☐	Elevations	Backup Material

to new location until reaching approximately C. Loggins Road (North). The project would include construction of a 16-foot raised median and a 32-foot depressed median. The project limits are from south of Lakeview Street to Jim Hood Road/Nopone Road. The project length is approximately 2.6 miles. This project also includes the widening of a bridge over the East Fork Little River from two to four lanes. The proposed project includes five detours during construction. The detours are not anticipated to occur simultaneously. All detours are for local traffic on side streets; SR 11/US 129/Cleveland Highway traffic will not be detoured. The purpose of this internet posting is to replace an in-person meeting, while allowing the public to review the proposed project, provide feedback, or write in with questions. Americans with Disabilities Act (ADA) Information: To request materials in accessible formats for people with disabilities contact Jeramy Durrence, the District Planning and Programing Engineer, at 404-694-6545. Comments will be accepted concerning this project until Thursday, March 31, 2022. Written statements may be submitted to: Mr. Eric Duff
State Environmental Administrator
Georgia Department of Transportation
600 West Peachtree Street, NW – 16th Floor
Atlanta, Georgia 30308
105527 3/9,16,23

NOTICE OF PLANNING AND APPEALS BOARD PUBLIC HEARING
Notice is hereby given that the Gainesville Planning and Appeals Board will conduct a public hearing on Tuesday, April 12, 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 Carl Volle to annex a 0.40± acre tract located on the south side of Meadowlark Lane, east of the intersection of Cleveland Highway and Meadowlark Lane (a/k/a 1646 Meadowlark Lane) and to establish zoning as Residential-II (R-II). Ward Number: Two Tax Parcel Number(s): 00-084-006-001 (Part)
Request: Single-family lot
2) Request from West Ridge Storage, LLC to rezone a 3.69± acres tract located on the east side of West Ridge Road, northeast of its intersection with E. E. Butler Parkway (a/k/a 891 West Ridge Road, SE) from Regional Business (R-B) to Light Industrial (L-I). Ward Number: Three Tax Parcel Number(s): 01-055-000-046
Request: C l i m a t e controlled self-storage
3) Request from 523 Park Street, LLC to rezone a 0.31± acre tract located on the north side of Park Street and east of the intersection of Park Street and Boulevard (a/k/a 523 Park Street, NE) from Residential-I (R-I) to Residential-II (R-II). Ward Number: Two Tax Parcel Number(s): 01-038-003-015

facility / Wine tasting room
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, May 3, 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 Carl Volle to annex a 0.40± acre tract located on the south side of Meadowlark Lane, east of the intersection of Cleveland Highway and Meadowlark Lane (a/k/a 1646 Meadowlark Lane) and to establish zoning as Residential-II (R-II). Ward Number: Two Tax Parcel Number(s): 00-084-006-001 (Part)
Request: Single-family lot
2) Request from West Ridge Storage, LLC to rezone a 3.69± acres tract located on the east side of West Ridge Road, northeast of its intersection with E. E. Butler Parkway (a/k/a 891 West Ridge Road, SE) from Regional Business (R-B) to Light Industrial (L-I). Ward Number: Three Tax Parcel Number(s): 01-055-000-046
Request: A c c e s s o r y carriage house apartment
4) Request from Lane & Block, LLC to amend an existing Planned Unit Development (P-U-D) zoning on a 60.71± acres tract located at the west side of the intersection of Jesse Jewell Parkway and Limestone Parkway, having road frontage on the east side of Lakeview Drive (a/k/a 0 Limestone Parkway). Ward Number: Two Tax Parcel Number(s): 00-082-003-001
Request: M i x e d - u s e development
5) Request from Angela Zubar to amend an existing Planned Unit Development (P-U-D) zoning totaling 3.29± acres located at the southwest side of the intersection of Pemman Run and Bruce Drive, west of McEver Road (a/k/a 2475 Pemman Run, NW). Ward Number: Five Tax Parcel Number(s): 08-005-000-038
Request: Special event facility / Wine tasting room
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

106035 3/23,30
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 in Exhibit "A" attached hereto.
The City of Buford Planning Commission will hold a public hearing and make recommendation on such application for annexation and rezoning on Tuesday, April 12, 2022, at 7:00 pm, Buford City Hall, 2300 Buford Highway, Buford, Gwinnett County, Georgia 30518. The Buford City Commission will hold a public hearing to discuss and pass upon the proposed applications for annexation and rezoning on Monday, May 2, 2022 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 14th day of March, 2021.
CHANDLER, BRITT & JAY, LLC
City Attorneys
EXHIBIT "A"
OWNER: ROBERT & LOUELLA CHAMBERS
CURRENTLY ZONED: VC
PROPOSED ZONING: M-1
ADDRESS: 6655 MCEVER RD
All that tract or parcel of land lying in and being in Land lot 160 and 150 of the 8th District, Hall County, Georgia, and being more particularly described as follows:
Commencing at a point where the common line of Land Lots 160 and 150 intersects the eastern right of way of McEver Road (having a 80 foot wide publicly dedicated right of way), said point being the TRUE POINT OF BEGINNING.
Thence continuing along said right of way of McEver Road the following courses and distances: along a curve to the left with an arc distance of 197.43 feet, with a radius of 1055.26 feet, with a chord bearing of North 22 degrees 06 minutes 53 seconds East and a chord length of 197.15 feet to a 5/8-inch capped rebar set; North 16 degrees 45 minutes 18 seconds East a distance of 172.09 feet to a 5/8-inch rebar found; Thence leaving said right of way of McEver Road South 37 degrees 27 minutes 21 seconds East a distance of 850.46 feet to a 5/8-inch rebar found on the eastern right of way of McEver Road, said rebar being the TRUE POINT OF BEGINNING.
Said tract of land contains 5.578 acres (242,981 square feet).
OWNER: GREGORY BOSTWICK
CURRENTLY ZONED: VC
PROPOSED ZONING: M-1
ADDRESS: 6611 MCEVER RD
All that tract or parcel of land lying in and being in Land Lot 160 and 150 of the 8th District, Hall County, Georgia, and being more particularly described as follows:
Commencing at a point where the common line of Land Lots 160 and 150 intersects the eastern right of way of McEver Road (having a 80 foot wide publicly dedicated right of way), thence continuing along said right of way of McEver Road the following courses and distances: along a curve to the left, with an arc distance of 197.43 feet, with a radius of 1055.26 feet, with a chord bearing of North 22 degrees 06 minutes 53 seconds East and a chord length of 197.15 feet to a 5/8-inch capped rebar set; North 16 degrees 45 minutes 18 seconds East a distance of 172.09 feet to a 5/8-inch rebar found; Thence leaving said right of way of McEver Road South 37 degrees 27 minutes 21 seconds East a distance of 850.46 feet to a 5/8-inch rebar found on the northwesterly right of way of Norfolk Southern (having a 400-foot right of way); Thence continuing along said Norfolk Southern right of way along a curve to the right with an arc distance of 99.77 feet, with a radius of

CURRENTLY ZONED: AR-III
PROPOSED ZONING: M-1
ADDRESS: 6633 MCEVER RD
All that tract or parcel of land lying in and being in Land Lot 160 and 150 of the 8th District, Hall County, Georgia, and being more particularly described as follows:
Commencing at a point where the common line of Land Lots 160 and 150 intersects the eastern right of way of Mc Ever Road (having a 80 foot wide publicly dedicated right of way), thence continuing along said right of way of McEver Road the following courses and distances: along a curve to the left, with an arc distance of 197.43 feet, with a radius of 1055.26 feet, with a chord bearing of North 22 degrees 06 minutes 53 seconds East and a chord length of 197.15 feet to a 5/8-inch capped rebar set; North 16 degrees 45 minutes 18 seconds East a distance of 172.09 feet to a 5/8-inch rebar found, said rebar being the TRUE POINT OF BEGINNING.
Thence continuing along said right of way of McEver Road North 16 degrees 45 minutes 18 seconds East a distance of 408.54 feet to a 5/8-inch rebar found; Thence leaving said right of way of McEver Road South 30 degrees 27 minutes 11 seconds East a distance of 1040.28 feet to a 5/8-inch rebar found on the northwesterly right of way of Norfolk Southern (having a 400-foot right of way); Thence continuing along said Norfolk Southern right of way along a curve to the right with an arc distance of 212.33 feet, with a radius of 14660.13 feet, with a chord bearing of South 37 degrees 13 minutes 48 seconds West and a chord length of 213.78 feet to a 5/8-inch rebar found; Thence leaving said Norfolk Southern right of way North 37 degrees 27 minutes 21 seconds West a distance of 850.46 feet to a 5/8-inch rebar found on the eastern right of way of McEver Road, said rebar being the TRUE POINT OF BEGINNING.
Said tract of land contains 5.578 acres (242,981 square feet).
OWNER: GREGORY BOSTWICK
CURRENTLY ZONED: VC
PROPOSED ZONING: M-1
ADDRESS: 6611 MCEVER RD
All that tract or parcel of land lying in and being in Land Lot 160 and 150 of the 8th District, Hall County, Georgia, and being more particularly described as follows:
Commencing at a point where the common line of Land Lots 160 and 150 intersects the eastern right of way of McEver Road (having a 80 foot wide publicly dedicated right of way), thence continuing along said right of way of McEver Road the following courses and distances: along a curve to the left, with an arc distance of 197.43 feet, with a radius of 1055.26 feet, with a chord bearing of North 22 degrees 06 minutes 53 seconds East and a chord length of 197.15 feet to a 5/8-inch capped rebar set; North 16 degrees 45 minutes 18 seconds East a distance of 172.09 feet to a 5/8-Inch rebar found; North 16 degrees 45 minutes 18 seconds

feet to a point; Thence North 30 degrees 27 minutes 11 seconds West a distance of 1040.28 feet to a 5/8-inch rebar found on the eastern right of way of McEver Road, said rebar being the TRUE POINT OF BEGINNING.
Said tract of land contains 7.793 acres (339,466 square feet).
106007 3/23,30, 4/6,13,20,27
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 in Exhibit "A" attached hereto.
The City of Buford Planning Commission will hold a public hearing and make recommendation on such application for annexation and rezoning on Tuesday, April 12, 2022, at 7:00 pm, Buford City Hall, 2300 Buford Highway, Buford, Gwinnett County, Georgia 30518. The Buford City Commission will hold a public hearing to discuss and pass upon the proposed applications for annexation and rezoning on Monday, May 2, 2022 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 15th day of March, 2021.
CHANDLER, BRITT & JAY, LLC
City Attorneys
EXHIBIT "A"
OWNER: 713 HOLDINGS, LLC
CURRENTLY ZONED: AR-IV
PROPOSED ZONING: R-100
ADDRESS: 6200 New Bethany Road
All that tract or parcel of land lying and being in Land Lot 328 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 intersection of Land Lots 328, 329, 330 and 331; THENCE traveling on the Land Lot Line common to Land Lots 328 and 331 in a southwesterly direction for a distance of 618.72' to a point on the easterly right of way of New Bethany Road (60' right of way), said point marked by a 1 inch crimp top pipe found; THENCE continuing on said Land Lot Line South 60 Degrees 03 Minutes 26 Seconds West for a distance of 60.66 feet to a point on the westerly right of way of New Bethany Road (60' right of way), said point marked by a 1 inch open top pipe found; THENCE traveling on said westerly right of way of New Bethany Road the following three (3) courses and distances:
South 21 Degrees 15 Minutes 12 Seconds East for a distance of 168.04 feet to a point; THENCE South 22 Degrees 26 Minutes 09 Seconds East for a distance of 147.49 feet to a point; THENCE South 24 Degrees 39 Minutes 50 Seconds East for a distance of 67.77 feet to a point, said point marked by a ½ inch rebar pin set, said point being THE TRUE POINT OF BEGINNING.
THENCE from said point as thus established, continuing on said westerly right of way of New Bethany Road South 24 Degrees 39 Minutes 50 Seconds East for a distance of 73.66 feet to a point; THENCE South 26 Degrees 01 Minutes 50 Seconds East for a distance of 186.36 feet to a point; THENCE South 25 Degrees 2 Minutes 00 Seconds East for a distance of 219.13 feet to a point, said point marked by a 5/8 inch rebar pin found; THENCE leaving said right of way and traveling South 59 Degrees 56 Minutes 51 Seconds West for a distance of 545.89 feet to a point, said point marked by a 1 inch square bar found; THENCE North 30 Degrees 24 Minutes 09 Seconds West for a distance of 476.95 feet to a point, said point marked by a ½ inch rebar pin set; THENCE North 59 Degrees 52 Minutes 43 Seconds East for a distance of 586.50 feet to a point on the westerly right of way of New Bethany Road (60' right of way), said point marked by a ½ inch rebar pin set, said point being THE TRUE POINT OF BEGINNING.
Said property contains 6.202 Acres
106022 3/23,30, 4/6,13,20,27
Please take notice that

a distance of 640.45 feet to a point on the westerly right of way of New Bethany Road (60' right of way), said point marked by a 1 inch open top pipe found, said point being THE TRUE POINT OF BEGINNING.
Said property contains 5.343 Acres.
EXHIBIT "A"
OWNER: 713 HOLDINGS, LLC
CURRENTLY ZONED: AR-IV
PROPOSED ZONING: R-100
ADDRESS: 6180 New Bethany Road
All that tract or parcel of land lying and being in Land Lot 328 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 intersection of Land Lots 328, 329, 330 and 331; THENCE traveling on the Land Lot Line common to Land Lots 328 and 331 in a southwesterly direction for a distance of 618.72' to a point on the easterly right of way of New Bethany Road (60' right of way), said point marked by a 1 inch crimp top pipe found; THENCE continuing on said Land Lot Line South 60 Degrees 03 Minutes 26 Seconds West for a distance of 60.66 feet to a point on the westerly right of way of New Bethany Road (60' right of way), said point marked by a 1 inch open top pipe found; THENCE traveling on said westerly right of way of New Bethany Road the following three (3) courses and distances:
South 21 Degrees 15 Minutes 12 Seconds East for a distance of 168.04 feet to a point; THENCE South 22 Degrees 26 Minutes 09 Seconds East for a distance of 147.49 feet to a point; THENCE South 24 Degrees 39 Minutes 50 Seconds East for a distance of 67.77 feet to a point, said point marked by a ½ inch rebar pin set, said point being THE TRUE POINT OF BEGINNING.
THENCE from said point as thus established, continuing on said westerly right of way of New Bethany Road South 24 Degrees 39 Minutes 50 Seconds East for a distance of 73.66 feet to a point; THENCE South 26 Degrees 01 Minutes 50 Seconds East for a distance of 186.36 feet to a point; THENCE South 25 Degrees 2 Minutes 00 Seconds East for a distance of 219.13 feet to a point, said point marked by a 5/8 inch rebar pin found; THENCE leaving said right of way and traveling South 59 Degrees 56 Minutes 51 Seconds West for a distance of 545.89 feet to a point, said point marked by a 1 inch square bar found; THENCE North 30 Degrees 24 Minutes 09 Seconds West for a distance of 476.95 feet to a point, said point marked by a ½ inch rebar pin set; THENCE North 59 Degrees 52 Minutes 43 Seconds East for a distance of 586.50 feet to a point on the westerly right of way of New Bethany Road (60' right of way), said point marked by a ½ inch rebar pin set, said point being THE TRUE POINT OF BEGINNING.
Said property contains 6.202 Acres
106022 3/23,30, 4/6,13,20,27
Please take notice that

V [ENTITLED "R-4 MULTIPLE-FAMILY RESIDENTIAL DISTRICT"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-397 [ENTITLED "PERMITTED USES"] OF SUBDIVISION V [ENTITLED "R-4 MULTIPLE-FAMILY DISTRICT"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-399 [ENTITLED "APARTMENT DEVELOPMENT STANDARDS"] OF SUBDIVISION V [ENTITLED "R-4 MULTIPLE-FAMILY RESIDENTIAL DISTRICT"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-400 [ENTITLED "RESIDENTIAL CONDOMINIUM DEVELOPMENT STANDARDS"] OF SUBDIVISION V [ENTITLED "R-4 MULTIPLE-FAMILY RESIDENTIAL DISTRICT"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; TO FURTHER PROVIDE FOR THE AMENDMENT OF CHAPTER 54 [ENTITLED "ZONING"] OF THE OAKWOOD CITY CODE FOR THE PURPOSE OF AMENDING THE FOLLOWING SECTIONS THEREOF: SECTION 54-629 [ENTITLED "PURSPONSE AND INTENT"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-630 [ENTITLED "DISTRICT CLASSIFICATIONS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-631 [ENTITLED "MINIMUM LOT WIDTH, LOT SIZE, FLOOR AREA AND DENSITY REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-632 [ENTITLED "CONDITIONS REQUIRED FOR RE-ZONING CONSIDERATION"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-633 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-634 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-635 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-636 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-637 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-638 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-639 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-640 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-641 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-642 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-643 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-644 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-645 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-646 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-647 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-648 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-649 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-650 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-651 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-652 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-653 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-654 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-655 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-656 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-657 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-658 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-659 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-660 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-661 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-662 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-663 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-664 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-665 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-666 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-667 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-668 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-669 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-670 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-671 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-672 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-673 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-674 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-675 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-676 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-677 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-678 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-679 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-680 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-681 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-682 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-683 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-684 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-685 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-686 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-687 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-688 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-689 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-690 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-691 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-692 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-693 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-694 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-695 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-696 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-697 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-698 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-699 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-700 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-701 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-702 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-703 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-704 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-705 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-706 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-707 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-708 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF

Atlanta, Georgia 30308
105527 3/9,16,23

NOTICE OF PLANNING
AND APPEALS BOARD
PUBLIC HEARING

Notice is hereby given
that the Gainesville
Planning and Appeals
Board will conduct
a public hearing on
Tuesday, April 12,
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 Carl
Volle to annex a 0.40±
acre tract located
on the south side of
Meadowlark Lane, east
of the intersection of
Cleveland Highway and
Meadowlark Lane (a/k/a
1646 Meadowlark Lane)
and to establish zoning
as Residential-II (R-II).
Ward Number: Two
Tax Parcel Number(s):
00-084-006-001 (Part)
Request: Single-family
lot

2) Request from West
Ridge Storage, LLC to
rezone a 3.69± acres
tract located on the
east side of West Ridge
Road, northeast of its
intersection with E. E.
Butler Parkway (a/k/a
891 West Ridge Road, SE)
from Regional Business
(R-B) to Light Industrial
(L-I).

Ward Number: Three
Tax Parcel Number(s):
01-055-000-046

Request: C l i m a t e
controlled self-storage

3) Request from 523 Park
Street, LLC to rezone a
0.31± acre tract located
on the north side of
Park Street and east of
the intersection of Park
Street and Boulevard
(a/k/a 523 Park Street,
NE) from Residential-I (R-
I) to Residential-II (R-II).
Ward Number: Two
Tax Parcel Number(s):
01-038-003-015

Request: A c c e s s o r y
carriage house
apartment

4) Request from Lane &
Block, LLC to amend an
existing Planned Unit
Development (P-U-D) zoning on
a 60.71± acres tract
located at the west side
of the intersection of
Jesse Jewell Parkway
and Limestone Parkway,
having road frontage on
the east side of Lakeview
Drive (a/k/a 0 Limestone
Parkway).

Ward Number: Two
Tax Parcel Number(s):
00-082-003-001

Request: M i x e d - u s e
development

5) Request from Angela
Zubar to amend an
existing Planned Unit
Development (P-U-D)
zoning totaling 3.29±
acres located at the
southwest side of the
intersection of Pem-
mican Run and Bruce
Drive, west of McEver
Road (a/k/a 2475 Pem-
mican Run, NW).

Ward Number: Five
Tax Parcel Number(s):
08-005-000-038
Request: Special event

NE) from Residential-I (R-
I) to Residential-II (R-II).
Ward Number: Two
Tax Parcel Number(s):
01-038-003-015
Request: A c c e s s o r y
carriage house
apartment
4) Request from Lane &
Block, LLC to amend an
existing Planned Unit
Development (P-U-D) zoning on
a 60.71± acres tract
located at the west side
of the intersection of
Jesse Jewell Parkway
and Limestone Parkway,
having road frontage on
the east side of Lakeview
Drive (a/k/a 0 Limestone
Parkway).

Ward Number: Two
Tax Parcel Number(s):
00-082-003-001
Request: M i x e d - u s e
development

5) Request from Angela
Zubar to amend an
existing Planned Unit
Development (P-U-D)
zoning totaling 3.29±
acres located at the
southwest side of the
intersection of Pem-
mican Run and Bruce
Drive, west of McEver
Road (a/k/a 2475 Pem-
mican Run, NW).

Ward Number: Five
Tax Parcel Number(s):
00-082-003-001

Request: Special event
facility / Wine tasting
room

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)).
106221 3/23

NOTICE OF PUBLIC
HEARING

The Council of the City
of Lula shall proceed
with public hearings
regarding an ordinance
limiting urban camping
and prohibiting
improper use of public
places; providing
the penalty for violation;
repealing conflicting
resolutions and
ordinances; providing
for severability; and for
other purposes during
the Council meeting
on April 11, 2022 that
begins at 6:00 PM and
the Council meeting
on April 18, 2022 that
begins at 7:00 PM at the
Lula Depot located at
5911 Wall Street, Lula.
The public is invited to
attend and be heard.

Commission meeting.
This 14th day of March,
2021.
CHANDLER, BRITT & JAY,
LLC
City Attorneys
EXHIBIT "A"
OWNER: ROBERT &
LOUELLA CHAMBERS
CURRENTLY ZONED: VC
PROPOSED ZONING:
M-1
ADDRESS: 6655 MCEVER
RD
All that tract or parcel of
land lying in and being
in Land lot 160 and 150
of the 8th District, Hall
County, Georgia, and
being more particularly
described as follows:
Commencing at a point
where the common line
of Land Lots 160 and 150
intersects the eastern
right of way of McEver
Road (having a 80 foot
wide publicly dedicated
right of way), said point
being the TRUE POINT
OF BEGINNING.

Thence continuing
along said right of
way of McEver Road
the following courses
and distances: along a
curve to the left with an
arc distance of 197.43
feet, with a radius of
1055.26 feet, with a
chord bearing of North
22 degrees 06 minutes
53 seconds East and a
chord length of 197.15
feet to a 5/8-inch capped
rebar set; North 16
degrees 45 minutes 18
seconds East a distance
of 172.09 feet to a 5/8-
inch rebar found; Thence
leaving said right of way
of McEver Road South 37
degrees 27 minutes 21
seconds East a distance
of 850.46 feet to a 5/8-
inch rebar found on the
northwesterly right of
way of Norfolk Southern
(having a 400-foot
right of way); Thence
continuing along said
Norfolk Southern right
of way along a curve
to the right with an
arc distance of 99.77
feet, with a radius of
14660.13 feet, with a
chord bearing of South
37 degrees 37 minutes
20 seconds West and a
chord length of 99.77
feet, to a 5/8-inch rebar
found; Thence leaving
said Norfolk Southern
right of way North 74
degrees 04 minutes 23
seconds West a distance
of 714.68 feet to an angle
iron found; Thence North
31 degrees 06 minutes
06 seconds West a
distance of 29.84 feet to
a 1-inch open top pipe
found on the eastern
right of way of McEver
Road; Thence continuing
along said right of way
of McEver Road along a
curve to the left with an
arc distance of 222.34
feet, with a radius of
1055.26 feet, with a
chord bearing of North
33 degrees 30 minutes
39 seconds East and a
chord length of 221.93
feet to a point, said point
being the TRUE POINT
OF BEGINNING.

Said tract of land
contains 5.734 acres
(249,760 square feet).
OWNER: GREGORY
BOSTWICK

to the right with an
arc distance of 212.33
feet, with a radius of
14660.13 feet, with a
chord bearing of South
37 degrees 13 minutes
48 seconds West and a
chord length of 213.78
feet to a 5/8-inch rebar
found; Thence leaving
said Norfolk Southern
right of way North 37
degrees 27 minutes 21
seconds West a distance
of 850.46 feet to a 5/8-
inch rebar found on the
eastern right of way of
McEver Road, said rebar
being the TRUE POINT
OF BEGINNING.

Said tract of land
contains 5.578 acres
(242,981 square feet).
OWNER: GREGORY
BOSTWICK
CURRENTLY ZONED: VC
PROPOSED ZONING:
M-1
ADDRESS: 6611 MCEVER
RD

All that tract or parcel of
land lying in and being
in Land Lot 160 and 150
of the 8th District, Hall
County, Georgia, and
being more particularly
described as follows:
Commencing at a point
where the common line
of Land Lots 160 and 150
intersects the eastern
right of way of McEver
Road (having a 80 foot
wide publicly dedicated
right of way), thence
continuing along said
right of way of McEver
Road the following
courses and distances:
along a curve to the
left, with an arc distance
of 197.43 feet, with a
radius of 1055.26 feet,
with a chord bearing of
North 22 degrees
06 minutes 53 seconds
East and a chord length
of 197.15 feet to a 5/8-
inch capped rebar set;
North 16 degrees 45
minutes 18 seconds
East a distance of 172.09
feet to a 5/8-Inch rebar
found; North 16 degrees
45 minutes 18 seconds
East a distance of 408.54
feet to a 5/8-Inch rebar
found, said rebar being
the TRUE POINT OF
BEGINNING.

Thence continuing
along said right of way
of McEver Road North 16
degrees 23 minutes 46
seconds East a distance
of 412.03 feet to a 5/8-
Inch rebar found; Thence
leaving said right of way
of McEver Road South 30
degrees 45 minutes 27
seconds East a distance
of 1190.99 feet to a 5/8-
Inch capped rebar set
on the northwesterly
right of way of Norfolk
Southern (having a 400-
foot right of way); Thence
continuing along said
Norfolk Southern right
of way the following
courses and distances:
South 36 degrees 42
minutes 57 seconds
West a distance of
136.19 feet to a 5/8-inch
capped rebar set; along
a curve to the right,
with an arc distance of
197.57 feet, with a radius
of 14660.13 feet, with
a chord bearing of South
36 degrees 12 minutes
41 seconds West and a
chord length of 197.57

Commission meeting to
discuss and pass upon
the proposed applications
for annexation and
rezoning on Monday,
May 2, 2022 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 15th day of March,
2021.

CHANDLER, BRITT & JAY,
LLC
City Attorneys
EXHIBIT "A"
OWNER: 713 HOLDINGS,
LLC
CURRENTLY ZONED: AR-
IV
PROPOSED ZONING:
R-100
ADDRESS: 6200 New
Bethany Road

All that tract or parcel
of land lying and being
in Land Lot 328 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 intersection of
Land Lots 328, 329,
330 and 331; THENCE
traveling on the Land
Lot Line common to
Land Lots 328 and
331 in a southwesterly
direction for a distance
of 618.72' to a point on
the easterly right of way
of New Bethany Road
(60' right of way), said
point marked by a 1 inch
crimp top pipe found;
THENCE continuing on
said Land Lot Line South
60 Degrees 03 Minutes
26 Seconds West for
a distance of 60.66
feet to a point on the
westerly right of way of
New Bethany Road (60'
right of way), said point
marked by a 1 inch open
top pipe found, said
point being THE TRUE
POINT OF BEGINNING.

Said property contains
6.202 Acres
106022 3/23,30,
4/6,13,20,27
Please take notice that
the City of Buford's
regularly scheduled
Commission meeting for
the month of April will
take place on Monday,
April 11, 2022, at 7:00
p.m. at Buford City
Arena, 2795 Sawnee
Avenue, Buford, Georgia
30518.
106008 3/23,30,4/6

PUBLIC NOTICE
CITY OF OAKWOOD,
GEORGIA
Be advised pursuant to
the City of Oakwood
Code, Chapter 54
"Zoning", a public
hearing has been
scheduled before the
Oakwood City Council
on the 11th day of April
2022 at 7:00 p.m., at the
Oakwood City Hall, 4035
Walnut Circle, Oakwood,
Georgia a second
reading for:

AN AMENDMENT TO
CHAPER 54 [ENTITLED
"ZONING"] OF THE
OAKWOOD CITY CODE
FOR THE PURPOSE
OF AMENDING THE
FOLLOWING SECTIONS
THEREOF: SECTION
54-396 [ENTITLED
"PURPOSE AND INTENT"]
OF SUBDIVISION

Minutes 12 Seconds East
for a distance of 168.04
feet to a point; THENCE
South 22 Degrees 26
Minutes 09 Seconds East
for a distance of 147.49
feet to a point; THENCE
South 24 Degrees 39
Minutes 50 Seconds East
for a distance of 67.77
feet to a point, said point
marked by a ½ inch
rebar pin set, said point
being THE TRUE POINT
OF BEGINNING.

THENCE from said point
as thus established,
continuing on said
westerly right of way
of New Bethany Road
South 24 Degrees 39
Minutes 50 Seconds East
for a distance of 73.66
feet to a point; THENCE
South 26 Degrees 01
Minutes 50 Seconds East
for a distance of 186.36
feet to a point; THENCE
South 25 Degrees 27
Minutes 00 Seconds East
for a distance of 219.13
feet to a point, said point
marked by a 5/8 inch
rebar pin found; THENCE
leaving said right of
way and traveling
South 59 Degrees 56
Minutes 51 Seconds
West for a distance of
545.89 feet to a point,
said point marked by
a 1 inch square bar
found; THENCE North
30 Degrees 24 Minutes
09 Seconds West for a
distance of 476.95 feet
to a point, said point
marked by a ½ inch
rebar pin set; THENCE
North 59 Degrees 52
Minutes 43 Seconds East
for a distance of 586.50
feet to a point on the
westerly right of way of
New Bethany Road (60'
right of way), said point
marked by a ½ inch rebar
pin set, said point being
THE TRUE POINT OF
BEGINNING.

Said property contains
6.202 Acres
106022 3/23,30,
4/6,13,20,27

Please take notice that
the City of Buford's
regularly scheduled
Commission meeting for
the month of April will
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Arena, 2795 Sawnee
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30518.
106008 3/23,30,4/6

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Walnut Circle, Oakwood,
Georgia a second
reading for:

AN AMENDMENT TO
CHAPER 54 [ENTITLED
"ZONING"] OF THE
OAKWOOD CITY CODE
FOR THE PURPOSE
OF AMENDING THE
FOLLOWING SECTIONS
THEREOF: SECTION
54-396 [ENTITLED
"PURPOSE AND INTENT"]
OF SUBDIVISION

OF CHAPTER 54
[ENTITLED "ZONING"]
OF THE OAKWOOD
CITY CODE FOR THE
PURPOSE OF AMENDING
THE FOLLOWING
SECTIONS THEREOF:
SECTION 54-629
[ENTITLED "PURSPONSE
AND INTENT"] OF
SUBDIVISION XIII
[ENTITLED "PLANNED
D E V E L O P M E N T
DISTRICTS MIXED USE
ZONING"] OF DIVISION
4 [ENTITLED "DISTRICTS"
] OF ARTICLE III
[ENTITLED "DISTRICTS
AND USES"] OF SAID
CHAPTER; SECTION
54-631 [ENTITLED
"MINIMUM LOT WIDTH,
LOT SIZE, FLOOR
AREA AND DENSITY
REQUIREMENTS"] OF
SUBDIVISION XIII
[ENTITLED "PLANNED
D E V E L O P M E N T
DISTRICTS MIXED USE
ZONING"] OF DIVISION
4 [ENTITLED "DISTRICTS"
] OF ARTICLE III
[ENTITLED "DISTRICTS
AND USES"] OF SAID
CHAPTER; SECTION
54-632 [ENTITLED
"CONDITIONS REQUIRED
FOR RE-ZONING
CONSIDERATION"] OF
SUBDIVISION XIII
[ENTITLED "PLANNED
D E V E L O P M E N T
DISTRICTS MIXED USE
ZONING"] OF DIVISION
4 [ENTITLED "DISTRICTS"
] OF ARTICLE III
[ENTITLED "DISTRICTS
AND USES"] OF SAID
CHAPTE]; SECTION 54-
633 [ENTITLED "SPECIAL
REQUIREMENTS"] OF
SUBDIVISION XIII
[ENTITLED "PLANNED
D E V E L O P M E N T
DISTRICTS MIXED USE
ZONING"] OF DIVISION
4 [ENTITLED "DISTRICTS"
] OF ARTICLE III
[ENTITLED "DISTRICTS
AND USES"] OF SAID
CHAPTER; SECTION
54-634 [ENTITLED
"ADMINISTRATIVE
PROCEDURES FOR
PLANNED
D E V E L O P M E N T
DISTRICTS"] OF
SUBDIVISION XIII
[ENTITLED "PLANNED
D E V E L O P M E N T
DISTRICTS MIXED USE
ZONING"] OF DIVISION
4 [ENTITLED "DISTRICTS"
] OF ARTICLE III
[ENTITLED "DISTRICTS
AND USES"] OF SAID
CHAPTER; SECTION
54-635 [ENTITLED
"PLANNED RESIDENTIAL
DEVELOPMENT (PRD)"]
OF SUBDIVISION XIII
[ENTITLED "PLANNED
D E V E L O P M E N T
DISTRICTS MIXED USE
ZONING"] OF DIVISION 4
[ENTITLED "DISTRICTS"]
OF ARTICLE III [ENTITLED
"DISTRICTS AND USES"]
OF SAID CHAPTER; TO
PROVIDE FOR CLARIFIED
PURPOSE AND INTENT;
TO PROVIDE FOR

**GAINESVILLE PLANNING and APPEALS BOARD
RECOMMENDATION**

Applicant West Ridge Storage, LLC
Property Owner Gold Meadow Land, LLC
Locations 891 West Ridge Road, SE
Request Rezone from R-B to L-I
Size 3.69± acres
Ward Three
Proposed Use Climate controlled self-storage
Planning Division Staff Recommendation **Approval, with conditions**
Planning & Appeals Board Recommendation **Approval, with conditions**
Date April 12, 2022

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

The applicant is requesting to rezone the subject property from Regional Business (R-B) to Light Industrial (L-I) for a climate controlled self-storage facility. The proposed facility is two-stories in height and approximately 101,000 square feet in size that will include 1,500 square feet of office space. Operating hours of the office will be from 8:00 A.M. to 6:00 P.M. Exterior materials will include a mixture of brick, EIFS, glass and metal and a standing seam metal roof. Stormwater will be provided onsite behind the building which will be buffered from residential property located off of Black Drive. A single access driveway is proposed from West Ridge Road. The property is mostly wooded with no structures.

▪ **Adjacent Land Use and Zoning**

Location	Use	Zoning
North	Kag Food Products; Black and Cooley Drive Neighborhood	Light Industrial (L-I) Residential-II (R-II) -County
South	QuikTrip gas station; Undeveloped land; GDOT right-of-way (Exit 22)	Regional Business (R-B)
East	Cargill; Athens Highway Package Store	Heavy Industrial (H-I) General Business (G-B)
West	GDOT right-of-way (Exit 22)	Regional Business (R-B)

▪ **Zoning History**

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

2019- A request by Karl Chambers and David Reddicks to annex and establish Residential-II (R-II) zoning a 0.49± acre property located at 1026 Athens Street was approved with conditions for a residential duplex.

2018 – A request by KRM 2016 LLC to rezone a 0.855 ± acre tract located at 827, 831 and 851 Athens Street SE from Residential-II (R-II) and Heavy Industrial (H-I) to Residential-II (R-II) for five residential duplexes was approved with conditions.

▪ **Staff Analysis**

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

The proposed climate controlled self-storage facility appears suitable given the adjacent and nearby zoning and land uses along West Ridge Road. The property is located along an established commercial/industrial corridor spanning from E.E. Butler Parkway to Athens Street. The zoning and development of the adjacent and nearby property consists of residential, commercial and industrial uses zoned Residential-II (R-II), Regional Business (R-B), General Business (G-B), Light Industrial (L-I) and Heavy Industrial (H-I).

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

Self-storage climate controlled facilities create minimal traffic, noise and no odor. As well, non-spill lighting will be provided for security purposes. A buffer will be required adjacent to the single-family home located off of Black Drive. Therefore, the proposed use should not create any adverse effects to the surrounding properties.

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

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

According to the Character Area map for the City of Gainesville, the subject property is located within the *Economic Development Gateways character area* which supports the applicant's proposal. The primary vision for the area is to continue to support economic development while preserving and strengthening important natural and cultural resources. These areas include a wide range of office, business, light industrial, manufacturing, research, and development uses; and commercial uses that directly support or are otherwise linked to the dominant business use as well as mixed-use, residential (existing uses only), public / institutional, transportation / communications / utilities, and parks / recreation / conservation uses.

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

The property is zoned Regional Business (R-B) which is intended for commercial uses which serve the public by means of automobile. The proposal requires the property to be rezoned which seems reasonable given the adjacent zoning and uses fronting West Ridge Road.

(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 adjacent properties and capacity is sufficient. Gainesville Fire Station #1 is located approximately 2.3± miles away off of Queen City Parkway which currently services adjacent and nearby properties.

There should be no impact to the school system as the proposed request is for light industrial purposes.

The proposed use will increase traffic turning movements on West Ridge Road. According to the Institute of Transportation Engineers (ITE) Trip Generation Handbook (9th Edition), the climate controlled self-storage facility on average could generate 252± new trips per weekday (50% entering, 50% exiting), 28± A.M. peak hour trips (48% entering, 52% exiting) and 29± P.M. peak hour trips (53% entering, 47% exiting).

(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?

West Ridge Road and E.E. Butler Parkway have experienced mostly commercial and industrial growth given the proximity of the railroad and I-985. Excluding the adjacent residential homes off of Black and Cooley Drive, it is anticipated that the surrounding area will remain mostly nonresidential due to the location of the Cargill plant.

(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?

The proposed use 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 rezoning request based on the Comprehensive Plan and the adjacent industrial uses.

Conditions

1. Prohibited uses for the subject property shall include group homes, crisis centers, adult novelty stores, adult entertainment centers, pawn shops, dollar-type stores, massage parlors, tobacco or vaping stores, tire stores, auto parts stores, gas station/convenience store, auto body shops, automobile sales establishments, marine sales or repair stores, automated or non-automated car washes, truck stops, coin-laundry facilities, tattoo parlors, psychics, fortune tellers, clairvoyants and the like.
2. The proposal shall be generally consistent with the standards depicted on the concept plan and architectural elevation provided with this rezoning application.
3. A vegetated buffer consisting of a mixture of evergreen buffer trees shall be planted at the top of the grade between the subject property and the adjacent single-family property located at 915 Black Drive. The trees shall be a minimum installation height of 7 feet. The location, size and type of landscaping /trees shall be subject to the approval of the Community and Economic Development Department Director.
4. Signage shall only be permitted on West Ridge Road. An electronic message board changeable copy sign shall not be permitted.
5. Access shall only be permitted on West Ridge Road as generally depicted on the concept plan. All access point design for the subject property shall require approval by the Gainesville Public Works Director. All required access / traffic / sidewalk and

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

Excerpts from the April 12, 2022 PAB Meeting Minutes

Applicant Presentation: Attorney Steve Gilliam, 340 Jesse Jewell Parkway, Suite 300, stated he represents the applicant and spoke only of the items Deputy Director Tate did not mention. Mr. Gilliam stated the traffic will be minimal, there will be no children to teach, no odors or noise, security lighting will be non-spill, buffers/landscape in rear near the single-family house and all conditions are acceptable.

FAVOR: None

OPPOSE: None

PLANNING AND APPEALS BOARD COMMENTS: None

There was a motion to recommend conditional approval to rezone the subject property for climate controlled self-storage from Regional Business (R-B) to Light Industrial (L-I) with the following conditions:

Conditions

1. Prohibited uses for the subject property shall include group homes, crisis centers, adult novelty stores, adult entertainment centers, pawn shops, dollar-type stores, massage parlors, tobacco or vaping stores, tire stores, auto parts stores, gas station/convenience store, auto body shops, automobile sales establishments, marine sales or repair stores, automated or non-automated car washes, truck stops, coin-laundry facilities, tattoo parlors, psychics, fortune tellers, clairvoyants and the like.
2. The proposal shall be generally consistent with the standards depicted on the concept plan and architectural elevation provided with this rezoning application.
3. A vegetated buffer consisting of a mixture of evergreen buffer trees shall be planted at the top of the grade between the subject property and the adjacent single-family property located at 915 Black Drive. The trees shall be a minimum installation height of 7 feet. The location, size and type of landscaping/trees shall be subject to the approval of the Community and Economic Development Department Director.
4. Signage shall only be permitted on West Ridge Road. An electronic message board changeable copy sign shall not be permitted.
5. Access shall only be permitted on West Ridge Road as generally depicted on the concept plan. All access point design for the subject property shall require approval by the Gainesville Public Works Director. All required access / traffic / sidewalk and improvements associated with the proposed development shall be at the full expense of the developer/property owner.

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

Passed: _____

AN ORDINANCE

No. 2022-14

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF GAINESVILLE, GEORGIA, BY CHANGING THE ZONING ON A 3.69± ACRES TRACT LOCATED ON THE EAST SIDE OF WEST RIDGE ROAD, NORTHEAST OF ITS INTERSECTION WITH E. E. BUTLER PARKWAY (A/K/A 891 WEST RIDGE ROAD, SE) FROM REGIONAL BUSINESS (R-B) TO LIGHT INDUSTRIAL, WITH CONDITIONS (L-I-c); 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 **Light Industrial, with conditions (L-I-c)**.

Conditions

- 1. Prohibited uses for the subject property shall include group homes, crisis centers, adult novelty stores, adult entertainment centers, pawn shops, dollar-type stores, massage parlors, tobacco or vaping stores, tire stores, auto parts stores, gas station/convenience store, auto body shops, automobile sales establishments, marine sales or repair stores, automated or non-automated car washes, truck stops, coin-laundry facilities, tattoo parlors, psychics, fortune tellers, clairvoyants and the like.**
- 2. The proposal shall be generally consistent with the standards depicted on the concept plan and architectural elevation provided with this rezoning application.**
- 3. A vegetated buffer consisting of a mixture of evergreen buffer trees shall be planted at the top of the grade between the subject property and the adjacent single-family property located at 915 Black Drive. The trees shall be a minimum installation height of 7 feet. The location, size and type of landscaping /trees shall be subject to the approval of the Community and Economic Development Department Director.**
- 4. Signage shall only be permitted on West Ridge Road. An electronic message board changeable copy sign shall not be permitted.**
- 5. Access shall only be permitted on West Ridge Road as generally depicted on the concept plan. All access point design for the subject property shall require approval by the Gainesville Public Works Director. All required access / traffic / sidewalk and improvements associated with the proposed development shall be at the full expense of the developer/property owner.**

ORDINANCE NO. 2022-14

Legal Description

All that tract or parcel of land lying and being in Land Lot 150, Georgia Militia District 411, City of Gainesville, Hall County, Georgia and being more particularly described as follows:

COMMENCING at a 1/2" rebar found at the intersection of the northeasterly Right-of-Way Line of U.S. Highway 129/ State Route 11 (Right-of-Way varies) and the southeasterly Right-of-Way Line of West Ridge Road (Right-of-Way varies); THENCE proceeding along said Right-of-Way Line of West Ridge Road the following courses and distances: North 36 degrees 24 minutes 04 seconds East a distance of 129.79 feet to a point; THENCE along a curve to the left with a radius of 3876.90 feet and an arc length of 122.60 feet, said curve having a chord bearing of North 35 degrees 29 minutes 42 seconds East and a chord distance of 122.59 feet to a nail found, said nail being the TRUE POINT OF BEGINNING.

THENCE from said TRUE POINT OF BEGINNING proceeding along the southeasterly Right-of-Way Line of West Ridge Road the following courses and distances: along a curve to the left with a radius of 3873.72 feet and an arc length of 74.98 feet, said curve having a chord bearing of North 34 degrees 27 minutes 32 seconds East and a chord distance of 74.97 feet to an iron pin set; THENCE along a curve to the left with a radius of 522.44 feet and an arc length of 125.81 feet, said curve having a chord bearing of North 26 degrees 57 minutes 58 seconds East and a chord distance of 125.51 feet to a 1/2" rebar found; THENCE leaving said Right-of-Way Line of West Ridge Road South 57 degrees 39 minutes 52 seconds East a distance of 361.45 feet to a 1 1/4" open top pipe found; THENCE South 55 degrees 27 minutes 09 seconds East a distance of 152.20 feet to an iron pin set; THENCE South 78 degrees 40 minutes 08 seconds East a distance of 119.65 feet to an iron pin set; THENCE South 17 degrees 53 minutes 45 seconds East a distance of 63.78 feet to an iron pin set on the northerly Right-of-Way Line of the future I-985 ramp; THENCE proceeding along the northerly Right-of-Way Line of the future I-985 ramp the following courses and distances: along a curve to the left with a radius of 438.23 feet and an arc length of 265.33 feet, said curve having a chord bearing of South 60 degrees 25 minutes 31 seconds West and a chord distance of 261.30 feet to an iron pin set; THENCE South 43 degrees 04 minutes 50 seconds West a distance of 66.12 feet to an iron pin set; THENCE leaving the northerly Right-of-Way Line of the future I-985 ramp North 39 degrees 05 minutes 44 seconds West a distance of 129.33 feet to an iron pin set; THENCE South 50 degrees 54 minutes 16 seconds West a distance of 82.74 feet to a nail found; THENCE North 39 degrees 30 minutes 01 seconds West a distance of 225.32 feet to a nail found; THENCE North 28 degrees 45 minutes 27 seconds West a distance of 101.63 feet to a nail found; THENCE North 45 degrees 10 minutes 20 seconds West a distance of 79.82 feet to a nail found on the southeasterly Right-of-Way Line of West Ridge Road (Right-of-Way varies), said nail being the TRUE POINT OF BEGINNING.

Said tract contains 160,789 square feet or 3.691 acres.

SECTION II

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

ORDINANCE NO. 2022-14

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.

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

Cargill

(L-I)

(G-B)

Athens Hwy.
Package
Store

WEST RIDGE ROAD

BLACK DRIVE

GOOLEY DRIVE

(R-B)

Quik
Trip

(H-I)

W. BUTLER PARKWAY

Applicant: **WEST RIDGE STORAGE, LLC**

REZONING REQUEST

Subject Property Address:
891 West Ridge Road, SE

Tax Parcel:
01-055-000-046

Request:

Rezone 3.69+/- acres tract from Regional Business (R-B) to Light Industrial (L-I) for climate controlled self-storage



Subject Property



Meeting Date: 04/12/2022

Map Prepared: 03/10/2022

0 50 100 Feet

Page 120 of 176

SCALE: 1" = 100'



GAINESVILLE

Cargill

Athens Hwy.
Package
Store

WEST RIDGE ROAD

Quik
Trip

LEE BUTLER PARKWAY

BLACK DRIVE

COOLEY DRIVE

Applicant: **WEST RIDGE STORAGE, LLC**

REZONING REQUEST

Subject Property Address:
891 West Ridge Road, SE

Tax Parcel:
01-055-000-046

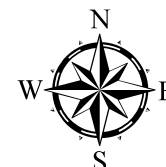
Request:

Rezone 3.69+/- acres tract from Regional Business (R-B) to Light Industrial (L-I) for climate controlled self-storage



Subject Property

Aerial from 2021



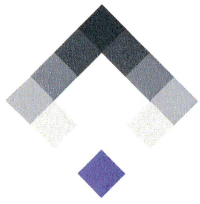
Meeting Date: 04/12/2022

Map Prepared: 03/10/2022

0 50 100 Feet

Page 121 of 176

SCALE: 1" = 100'



SMITH GILLIAM WILLIAMS & MILES

Website: sgwmfirm.com

Phone: 770.536.3381

Fax: 770.531.1481

Mailing Address: P.O. Box 1098
Gainesville, GA 30503

NARRATIVE REPORT

West Ridge Storage, LLC (the “Applicant”), seeks to rezone a two-story, climate-controlled self-storage facility located at 891 S.E. West Ridge Rd., Gainesville, Hall County Georgia. The self-storage facility will be no larger than 101,000 sq. ft. Provided with the application is a site plan showing a potential layout of the self-storage facility. Also provided with the application are proposed elevations of the self-storage facility. The applicant has also supplied a plat and legal description of the property.

The property is currently zoned Regional Business (RB), and the applicant is requesting that it be rezoned to Light Industrial (L-I). The tract immediately adjacent to the north of the property is currently zoned as Light Industrial (L-I). The property consists of 3.691 acres and is currently vacant. The property is in Ward 4.

Setbacks and buffers will be those established by the zoning ordinances of the City of Gainesville. All lighting for the storage facility will be non-spill illuminated lighting consistent with the ordinances of the City of Gainesville. The office situated in the front of the building will not exceed 1500 sq. ft. and operating hours will be from 8:00 a.m. to 6:00 p.m.

The exterior construction of the building will be brick, EIFS, glass and possibly metal panels on the back. The roof material will be standing seam metal.

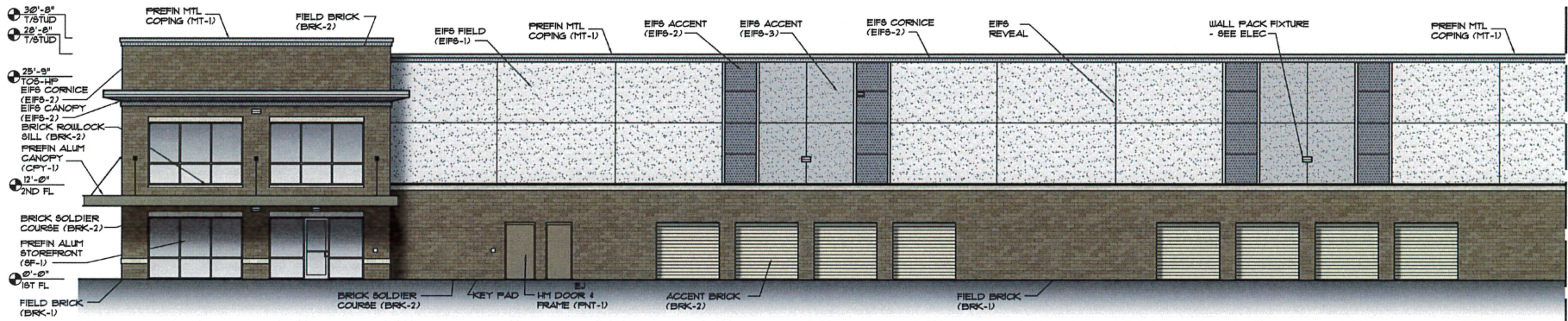
Stormwater management will be to the rear of the property as shown on the site plan.

There will be one entrance into the property as shown on the site plan. Applicant respectfully requests approval and submits the exhibits attached in support of its request. Please do not hesitate to contact applicant’s counsel, Steven P. Gilliam. His contact information is contained on the law firm letterhead on which this narrative is written.

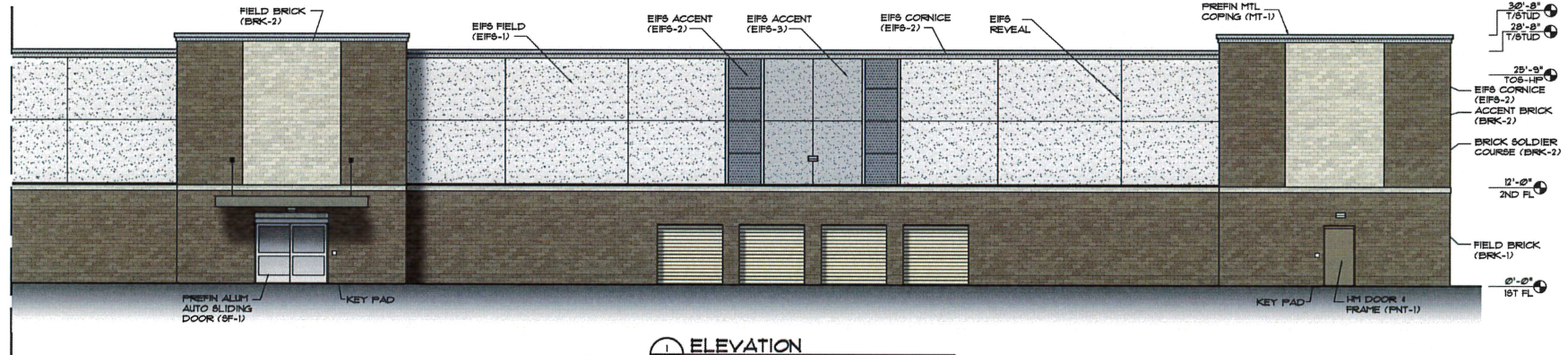
Street Address:

Smith Gilliam Williams & Miles, P.A.
340 Jesse Jewell Parkway, Suite 300
Gainesville, GA 30501

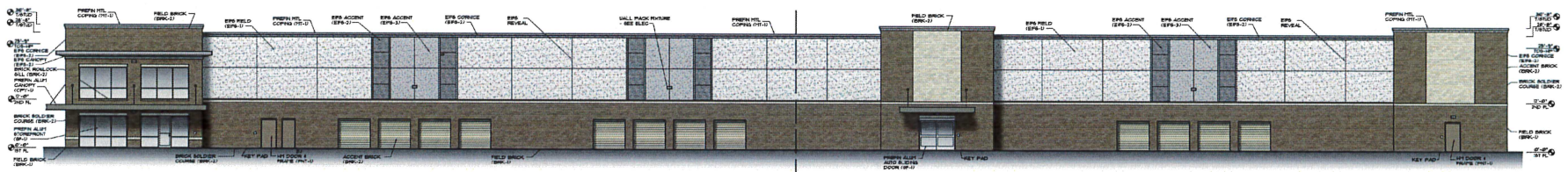




ELEVATION
SCALE: 1/8"=1'-0"



ELEVATION
SCALE: 1/8"=1'-0"



PRELIMINARY
NOT FOR
CONSTRUCTION

Ridge Road Self Storage

891 West Ridge Road
Gainesville, GA 30501



REVISIONS	

PROJECT NUMBER	2022
DATE	2-22-22

SHEET NUMBER	A4.1
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CITY OF GAINESVILLE

COUNCIL AGENDA REQUEST

Date Submitted: 4/18/2022

Presenter: Abb Hayes

Item of Business: Request from **523 Park Street, LLC** to rezone a 0.31± acre tract located on the north side of Park Street and east of the intersection of Park Street and Boulevard (a/k/a **523 Park Street, NE**) from Residential-I (R-I) to Residential-II (R-II). **Ward Number: Two.** Tax Parcel Number(s): 01-038-003-015. Request: **Accessory carriage house apartment.**

- Proposed Rezoning Ordinance 2022-15

Meeting Date: 5/3/2022

Purpose of Request:

To conduct a public hearing regarding the following zoning request as presented at the April 12, 2022 Planning and Appeals Board Meeting:

The applicant is proposing to rezone the subject property from Residential-I (R-I) to Residential-II (R-II) for an accessory carriage house apartment. The property contains a recently remodeled single-family home that was previously rezoned from R-II to R-I in 2017. The addition of the one-story accessory structure will be located to the rear of the existing home and will include 1,245 square feet of heated floor space and a one car garage. The adjacent uses include a single-family home, Norton Real Estate/ Insurance office and properties owned by Brenau University.

History/Background:

Facts & Issues for Consideration:

Department Recommendation:

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

SAMPLE MOTIONS

Approval of Ordinance 2022-15:

I move to approve the ordinance to rezone the subject property from Residential-I (R-I) to Residential-II (R-II) with two conditions as presented.

Denial of the Request:

I move to deny the request.

Department Director:

Rusty Ligon

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

Amount Requested:

Source of Funds:

Finance Comments:

Administrative Comments:

ATTACHMENTS:

Description		Type
	Legal Ad CC Newspaper Article	Legal Ad
	PAB Recommendation Report	Report
	Proposed Rezoning Ordinance 2022-15	Ordinance
	Location Maps	Backup Material
	Narrative	Backup Material
	Survey	Backup Material
	Site Plan	Backup Material
	Floor Plan	Backup Material
	Elevations	Backup Material
	Pictures	Backup Material

to new location until reaching approximately C. Loggins Road (North). The project would include construction of a 16-foot raised median and a 32-foot depressed median. The project limits are from south of Lakeview Street to Jim Hood Road/Nopone Road. The project length is approximately 2.6 miles. This project also includes the widening of a bridge over the East Fork Little River from two to four lanes. The proposed project includes five detours during construction. The detours are not anticipated to occur simultaneously. All detours are for local traffic on side streets; SR 11/US 129/Cleveland Highway traffic will not be detoured. The purpose of this internet posting is to replace an in-person meeting, while allowing the public to review the proposed project, provide feedback, or write in with questions. Americans with Disabilities Act (ADA) Information: To request materials in accessible formats for people with disabilities contact Jeramy Durrence, the District Planning and Programing Engineer, at 404-694-6545. Comments will be accepted concerning this project until Thursday, March 31, 2022. Written statements may be submitted to: Mr. Eric Duff
State Environmental Administrator
Georgia Department of Transportation
600 West Peachtree Street, NW – 16th Floor
Atlanta, Georgia 30308
105527 3/9,16,23

NOTICE OF PLANNING AND APPEALS BOARD PUBLIC HEARING
Notice is hereby given that the Gainesville Planning and Appeals Board will conduct a public hearing on Tuesday, April 12, 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 Carl Volle to annex a 0.40± acre tract located on the south side of Meadowlark Lane, east of the intersection of Cleveland Highway and Meadowlark Lane (a/k/a 1646 Meadowlark Lane) and to establish zoning as Residential-II (R-II). Ward Number: Two Tax Parcel Number(s): 00-084-006-001 (Part)
Request: Single-family lot
2) Request from West Ridge Storage, LLC to rezone a 3.69± acres tract located on the east side of West Ridge Road, northeast of its intersection with E. E. Butler Parkway (a/k/a 891 West Ridge Road, SE) from Regional Business (R-B) to Light Industrial (L-I). Ward Number: Three Tax Parcel Number(s): 01-055-000-046
Request: C l i m a t e controlled self-storage
3) Request from 523 Park Street, LLC to rezone a 0.31± acre tract located on the north side of Park Street and east of the intersection of Park Street and Boulevard (a/k/a 523 Park Street, NE) from Residential-I (R-I) to Residential-II (R-II). Ward Number: Two Tax Parcel Number(s): 01-038-003-015

facility / Wine tasting room
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, May 3, 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 Carl Volle to annex a 0.40± acre tract located on the south side of Meadowlark Lane, east of the intersection of Cleveland Highway and Meadowlark Lane (a/k/a 1646 Meadowlark Lane) and to establish zoning as Residential-II (R-II). Ward Number: Two Tax Parcel Number(s): 00-084-006-001 (Part)
Request: Single-family lot
2) Request from West Ridge Storage, LLC to rezone a 3.69± acres tract located on the east side of West Ridge Road, northeast of its intersection with E. E. Butler Parkway (a/k/a 891 West Ridge Road, SE) from Regional Business (R-B) to Light Industrial (L-I). Ward Number: Three Tax Parcel Number(s): 01-055-000-046
Request: C l i m a t e controlled self-storage
3) Request from 523 Park Street, LLC to rezone a 0.31± acre tract located on the north side of Park Street and east of the intersection of Park Street and Boulevard (a/k/a 523 Park Street, NE) from Residential-I (R-I) to Residential-II (R-II). Ward Number: Two Tax Parcel Number(s): 01-038-003-015
Request: A c c e s s o r y carriage house apartment
4) Request from Lane & Block, LLC to amend an existing Planned Unit Development (P-U-D) zoning on a 60.71± acres tract located at the west side of the intersection of Jesse Jewell Parkway and Limestone Parkway, having road frontage on the east side of Lakeview Drive (a/k/a 0 Limestone Parkway). Ward Number: Two Tax Parcel Number(s): 00-082-003-001
Request: M i x e d - u s e development
5) Request from Angela Zubar to amend an existing Planned Unit Development (P-U-D) zoning totaling 3.29± acres located at the southwest side of the intersection of Pemman Run and Bruce Drive, west of McEver Road (a/k/a 2475 Pemman Run, NW). Ward Number: Five Tax Parcel Number(s): 08-005-000-038
Request: Special event facility / Wine tasting room
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

106035 3/23,30
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 in Exhibit "A" attached hereto.
The City of Buford Planning Commission will hold a public hearing and make recommendation on such application for annexation and rezoning on Tuesday, April 12, 2022, at 7:00 pm, Buford City Hall, 2300 Buford Highway, Buford, Gwinnett County, Georgia 30518. The Buford City Commission will hold a public hearing to discuss and pass upon the proposed applications for annexation and rezoning on Monday, May 2, 2022 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 14th day of March, 2021.
CHANDLER, BRITT & JAY, LLC
City Attorneys
EXHIBIT "A"
OWNER: ROBERT & LOUELLA CHAMBERS
CURRENTLY ZONED: VC
PROPOSED ZONING: M-1
ADDRESS: 6655 MCEVER RD
All that tract or parcel of land lying in and being in Land lot 160 and 150 of the 8th District, Hall County, Georgia, and being more particularly described as follows:
Commencing at a point where the common line of Land Lots 160 and 150 intersects the eastern right of way of McEver Road (having a 80 foot wide publicly dedicated right of way), said point being the TRUE POINT OF BEGINNING.
Thence continuing along said right of way of McEver Road the following courses and distances: along a curve to the left with an arc distance of 197.43 feet, with a radius of 1055.26 feet, with a chord bearing of North 22 degrees 06 minutes 53 seconds East and a chord length of 197.15 feet to a 5/8-inch capped rebar set; North 16 degrees 45 minutes 18 seconds East a distance of 172.09 feet to a 5/8-inch rebar found; Thence leaving said right of way of McEver Road South 37 degrees 27 minutes 21 seconds East a distance of 850.46 feet to a 5/8-inch rebar found on the eastern right of way of McEver Road, said rebar being the TRUE POINT OF BEGINNING.
Said tract of land contains 5.578 acres (242,981 square feet).
OWNER: GREGORY BOSTWICK
CURRENTLY ZONED: VC
PROPOSED ZONING: M-1
ADDRESS: 6611 MCEVER RD
All that tract or parcel of land lying in and being in Land Lot 160 and 150 of the 8th District, Hall County, Georgia, and being more particularly described as follows:
Commencing at a point where the common line of Land Lots 160 and 150 intersects the eastern right of way of McEver Road (having a 80 foot wide publicly dedicated right of way), thence continuing along said right of way of McEver Road the following courses and distances: along a curve to the left, with an arc distance of 197.43 feet, with a radius of 1055.26 feet, with a chord bearing of North 22 degrees 06 minutes 53 seconds East and a chord length of 197.15 feet to a 5/8-inch capped rebar set; North 16 degrees 45 minutes 18 seconds East a distance of 172.09 feet to a 5/8-inch rebar found; Thence leaving said right of way of McEver Road South 37 degrees 27 minutes 21 seconds East a distance of 850.46 feet to a 5/8-inch rebar found on the northwesterly right of way of Norfolk Southern (having a 400-foot right of way); Thence continuing along said Norfolk Southern right of way along a curve to the right with an arc distance of 99.77 feet, with a radius of

CURRENTLY ZONED: AR-III
PROPOSED ZONING: M-1
ADDRESS: 6633 MCEVER RD
All that tract or parcel of land lying in and being in Land Lot 160 and 150 of the 8th District, Hall County, Georgia, and being more particularly described as follows:
Commencing at a point where the common line of Land Lots 160 and 150 intersects the eastern right of way of Mc Ever Road (having a 80 foot wide publicly dedicated right of way), thence continuing along said right of way of McEver Road the following courses and distances: along a curve to the left, with an arc distance of 197.43 feet, with a radius of 1055.26 feet, with a chord bearing of North 22 degrees 06 minutes 53 seconds East and a chord length of 197.15 feet to a 5/8-inch capped rebar set; North 16 degrees 45 minutes 18 seconds East a distance of 172.09 feet to a 5/8-inch rebar found, said rebar being the TRUE POINT OF BEGINNING.
Thence continuing along said right of way of McEver Road North 16 degrees 45 minutes 18 seconds East a distance of 408.54 feet to a 5/8-inch rebar found; Thence leaving said right of way of McEver Road South 30 degrees 27 minutes 11 seconds East a distance of 1040.28 feet to a 5/8-inch rebar found on the northwesterly right of way of Norfolk Southern (having a 400-foot right of way); Thence continuing along said Norfolk Southern right of way along a curve to the right with an arc distance of 212.33 feet, with a radius of 14660.13 feet, with a chord bearing of South 37 degrees 13 minutes 48 seconds West and a chord length of 213.78 feet to a 5/8-inch rebar found; Thence leaving said Norfolk Southern right of way North 37 degrees 27 minutes 21 seconds West a distance of 850.46 feet to a 5/8-inch rebar found on the eastern right of way of McEver Road, said rebar being the TRUE POINT OF BEGINNING.
Said tract of land contains 5.578 acres (242,981 square feet).
OWNER: GREGORY BOSTWICK
CURRENTLY ZONED: VC
PROPOSED ZONING: M-1
ADDRESS: 6611 MCEVER RD
All that tract or parcel of land lying in and being in Land Lot 160 and 150 of the 8th District, Hall County, Georgia, and being more particularly described as follows:
Commencing at a point where the common line of Land Lots 160 and 150 intersects the eastern right of way of McEver Road (having a 80 foot wide publicly dedicated right of way), thence continuing along said right of way of McEver Road the following courses and distances: along a curve to the left, with an arc distance of 197.43 feet, with a radius of 1055.26 feet, with a chord bearing of North 22 degrees 06 minutes 53 seconds East and a chord length of 197.15 feet to a 5/8-inch capped rebar set; North 16 degrees 45 minutes 18 seconds East a distance of 172.09 feet to a 5/8-Inch rebar found; North 16 degrees 45 minutes 18 seconds

feet to a point; Thence North 30 degrees 27 minutes 11 seconds West a distance of 1040.28 feet to a 5/8-inch rebar found on the eastern right of way of McEver Road, said rebar being the TRUE POINT OF BEGINNING.
Said tract of land contains 7.793 acres (339,466 square feet).
106007 3/23,30, 4/6,13,20,27
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 in Exhibit "A" attached hereto.
The City of Buford Planning Commission will hold a public hearing and make recommendation on such application for annexation and rezoning on Tuesday, April 12, 2022, at 7:00 pm, Buford City Hall, 2300 Buford Highway, Buford, Gwinnett County, Georgia 30518. The Buford City Commission will hold a public hearing to discuss and pass upon the proposed applications for annexation and rezoning on Monday, May 2, 2022 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 15th day of March, 2021.
CHANDLER, BRITT & JAY, LLC
City Attorneys
EXHIBIT "A"
OWNER: 713 HOLDINGS, LLC
CURRENTLY ZONED: AR-IV
PROPOSED ZONING: R-100
ADDRESS: 6200 New Bethany Road
All that tract or parcel of land lying and being in Land Lot 328 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 intersection of Land Lots 328, 329, 330 and 331; THENCE traveling on the Land Lot Line common to Land Lots 328 and 331 in a southwesterly direction for a distance of 618.72' to a point on the easterly right of way of New Bethany Road (60' right of way), said point marked by a 1 inch crimp top pipe found; THENCE continuing on said Land Lot Line South 60 Degrees 03 Minutes 26 Seconds West for a distance of 60.66 feet to a point on the westerly right of way of New Bethany Road (60' right of way), said point marked by a 1 inch open top pipe found; THENCE traveling on said westerly right of way of New Bethany Road the following three (3) courses and distances:
South 21 Degrees 15 Minutes 12 Seconds East for a distance of 168.04 feet to a point; THENCE South 22 Degrees 26 Minutes 09 Seconds East for a distance of 147.49 feet to a point; THENCE South 24 Degrees 39 Minutes 50 Seconds East for a distance of 67.77 feet to a point, said point marked by a ½ inch rebar pin set, said point being THE TRUE POINT OF BEGINNING.
THENCE from said point as thus established, continuing on said westerly right of way of New Bethany Road South 24 Degrees 39 Minutes 50 Seconds East for a distance of 73.66 feet to a point; THENCE South 26 Degrees 01 Minutes 50 Seconds East for a distance of 186.36 feet to a point; THENCE South 25 Degrees 25 Minutes 00 Seconds East for a distance of 219.13 feet to a point, said point marked by a 5/8 inch rebar pin found; THENCE leaving said right of way and traveling South 59 Degrees 56 Minutes 51 Seconds West for a distance of 545.89 feet to a point, said point marked by a 1 inch square bar found; THENCE North 30 Degrees 24 Minutes 09 Seconds West for a distance of 476.95 feet to a point, said point marked by a ½ inch rebar pin set; THENCE North 59 Degrees 52 Minutes 43 Seconds East for a distance of 586.50 feet to a point on the westerly right of way of New Bethany Road (60' right of way), said point marked by a ½ inch rebar pin set, said point being THE TRUE POINT OF BEGINNING.
Said property contains 6.202 Acres
106022 3/23,30, 4/6,13,20,27
Please take notice that

a distance of 640.45 feet to a point on the westerly right of way of New Bethany Road (60' right of way), said point marked by a 1 inch open top pipe found, said point being THE TRUE POINT OF BEGINNING.
Said property contains 5.343 Acres.
EXHIBIT "A"
OWNER: 713 HOLDINGS, LLC
CURRENTLY ZONED: AR-IV
PROPOSED ZONING: R-100
ADDRESS: 6180 New Bethany Road
All that tract or parcel of land lying and being in Land Lot 328 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 intersection of Land Lots 328, 329, 330 and 331; THENCE traveling on the Land Lot Line common to Land Lots 328 and 331 in a southwesterly direction for a distance of 618.72' to a point on the easterly right of way of New Bethany Road (60' right of way), said point marked by a 1 inch crimp top pipe found; THENCE continuing on said Land Lot Line South 60 Degrees 03 Minutes 26 Seconds West for a distance of 60.66 feet to a point on the westerly right of way of New Bethany Road (60' right of way), said point marked by a 1 inch open top pipe found; THENCE traveling on said westerly right of way of New Bethany Road the following three (3) courses and distances:
South 21 Degrees 15 Minutes 12 Seconds East for a distance of 168.04 feet to a point; THENCE South 22 Degrees 26 Minutes 09 Seconds East for a distance of 147.49 feet to a point; THENCE South 24 Degrees 39 Minutes 50 Seconds East for a distance of 67.77 feet to a point, said point marked by a ½ inch rebar pin set, said point being THE TRUE POINT OF BEGINNING.
THENCE from said point as thus established, continuing on said westerly right of way of New Bethany Road South 24 Degrees 39 Minutes 50 Seconds East for a distance of 73.66 feet to a point; THENCE South 26 Degrees 01 Minutes 50 Seconds East for a distance of 186.36 feet to a point; THENCE South 25 Degrees 25 Minutes 00 Seconds East for a distance of 219.13 feet to a point, said point marked by a 5/8 inch rebar pin found; THENCE leaving said right of way and traveling South 59 Degrees 56 Minutes 51 Seconds West for a distance of 545.89 feet to a point, said point marked by a 1 inch square bar found; THENCE North 30 Degrees 24 Minutes 09 Seconds West for a distance of 476.95 feet to a point, said point marked by a ½ inch rebar pin set; THENCE North 59 Degrees 52 Minutes 43 Seconds East for a distance of 586.50 feet to a point on the westerly right of way of New Bethany Road (60' right of way), said point marked by a ½ inch rebar pin set, said point being THE TRUE POINT OF BEGINNING.
Said property contains 6.202 Acres
106022 3/23,30, 4/6,13,20,27
Please take notice that

V [ENTITLED "R-4 MULTIPLE-FAMILY RESIDENTIAL DISTRICT"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-397 [ENTITLED "PERMITTED USES"] OF SUBDIVISION V [ENTITLED "R-4 MULTIPLE-FAMILY DISTRICT"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-399 [ENTITLED "APARTMENT DEVELOPMENT STANDARDS"] OF SUBDIVISION V [ENTITLED "R-4 MULTIPLE-FAMILY RESIDENTIAL DISTRICT"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-400 [ENTITLED "RESIDENTIAL CONDOMINIUM DEVELOPMENT STANDARDS"] OF SUBDIVISION V [ENTITLED "R-4 MULTIPLE-FAMILY RESIDENTIAL DISTRICT"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; TO FURTHER PROVIDE FOR THE AMENDMENT OF CHAPTER 54 [ENTITLED "ZONING"] OF THE OAKWOOD CITY CODE FOR THE PURPOSE OF AMENDING THE FOLLOWING SECTIONS THEREOF: SECTION 54-629 [ENTITLED "PURSPONSE AND INTENT"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-630 [ENTITLED "DISTRICT CLASSIFICATIONS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-631 [ENTITLED "MINIMUM LOT WIDTH, LOT SIZE, FLOOR AREA AND DENSITY REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-632 [ENTITLED "CONDITIONS REQUIRED FOR RE-ZONING CONSIDERATION"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-633 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT

Atlanta, Georgia 30308
105527 3/9,16,23

NOTICE OF PLANNING AND APPEALS BOARD PUBLIC HEARING
Notice is hereby given that the Gainesville Planning and Appeals Board will conduct a public hearing on Tuesday, April 12, 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 Carl Volle to annex a 0.40± acre tract located on the south side of Meadowlark Lane, east of the intersection of Cleveland Highway and Meadowlark Lane (a/k/a 1646 Meadowlark Lane) and to establish zoning as Residential-II (R-II).
Ward Number: Two
Tax Parcel Number(s): 00-084-006-001 (Part)
Request: Single-family lot

2) Request from West Ridge Storage, LLC to rezone a 3.69± acres tract located on the east side of West Ridge Road, northeast of its intersection with E. E. Butler Parkway (a/k/a 891 West Ridge Road, SE) from Regional Business (R-B) to Light Industrial (L-I).
Ward Number: Three
Tax Parcel Number(s): 01-055-000-046
Request: C l i m a t e controlled self-storage

3) Request from 523 Park Street, LLC to rezone a 0.31± acre tract located on the north side of Park Street and east of the intersection of Park Street and Boulevard (a/k/a 523 Park Street, NE) from Residential-I (R-I) to Residential-II (R-II).
Ward Number: Two
Tax Parcel Number(s): 01-038-003-015
Request: A c c e s s o r y carriage house apartment

4) Request from Lane & Block, LLC to amend an existing Planned Unit Development (P-U-D) zoning on a 60.71± acres tract located at the west side of the intersection of Jesse Jewell Parkway and Limestone Parkway, having road frontage on the east side of Lakeview Drive (a/k/a 0 Limestone Parkway).
Ward Number: Two
Tax Parcel Number(s): 00-082-003-001
Request: M i x e d - u s e development

5) Request from Angela Zubar to amend an existing Planned Unit Development (P-U-D) zoning totaling 3.29± acres located at the southwest side of the intersection of Pemmican Run and Bruce Drive, west of McEver Road (a/k/a 2475 Pemmican Run, NW).
Ward Number: Five
Tax Parcel Number(s): 08-005-000-038
Request: Special event facility / Wine tasting room

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)). 106221 3/23

NOTICE OF PUBLIC HEARING
The Council of the City of Lula shall proceed with public hearings regarding an ordinance limiting urban camping and prohibiting improper use of public places; providing the penalty for violation; repealing conflicting resolutions and ordinances; providing for severability; and for other purposes during the Council meeting on April 11, 2022 that begins at 6:00 PM and the Council meeting on April 18, 2022 that begins at 7:00 PM at the Lula Depot located at 5911 Wall Street, Lula. The public is invited to attend and be heard.

NE) from Residential-I (R-I) to Residential-II (R-II).
Ward Number: Two
Tax Parcel Number(s): 01-038-003-015
Request: A c c e s s o r y carriage house apartment

4) Request from Lane & Block, LLC to amend an existing Planned Unit Development (P-U-D) zoning on a 60.71± acres tract located at the west side of the intersection of Jesse Jewell Parkway and Limestone Parkway, having road frontage on the east side of Lakeview Drive (a/k/a 0 Limestone Parkway).
Ward Number: Two
Tax Parcel Number(s): 00-082-003-001
Request: M i x e d - u s e development

5) Request from Angela Zubar to amend an existing Planned Unit Development (P-U-D) zoning totaling 3.29± acres located at the southwest side of the intersection of Pemmican Run and Bruce Drive, west of McEver Road (a/k/a 2475 Pemmican Run, NW).
Ward Number: Five
Tax Parcel Number(s): 08-005-000-038
Request: Special event facility / Wine tasting room

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)). 106221 3/23

NOTICE OF PUBLIC HEARING
The Council of the City of Lula shall proceed with public hearings regarding an ordinance limiting urban camping and prohibiting improper use of public places; providing the penalty for violation; repealing conflicting resolutions and ordinances; providing for severability; and for other purposes during the Council meeting on April 11, 2022 that begins at 6:00 PM and the Council meeting on April 18, 2022 that begins at 7:00 PM at the Lula Depot located at 5911 Wall Street, Lula. The public is invited to attend and be heard.

Commission meeting. This 14th day of March, 2021.
CHANDLER, BRITT & JAY, LLC
City Attorneys
EXHIBIT "A"
OWNER: ROBERT & LOUELLA CHAMBERS
CURRENTLY ZONED: VC
PROPOSED ZONING: M-1
ADDRESS: 6655 MCEVER RD
All that tract or parcel of land lying in and being in Land lot 160 and 150 of the 8th District, Hall County, Georgia, and being more particularly described as follows: Commencing at a point where the common line of Land Lots 160 and 150 intersects the eastern right of way of McEver Road (having a 80 foot wide publicly dedicated right of way), said point being the TRUE POINT OF BEGINNING. Thence continuing along said right of way of McEver Road the following courses and distances: along a curve to the left with an arc distance of 197.43 feet, with a radius of 1055.26 feet, with a chord bearing of North 22 degrees 06 minutes 53 seconds East and a chord length of 197.15 feet to a 5/8-inch capped rebar set; North 16 degrees 45 minutes 18 seconds East a distance of 172.09 feet to a 5/8-inch rebar found; Thence leaving said right of way of McEver Road South 37 degrees 27 minutes 21 seconds East a distance of 850.46 feet to a 5/8-inch rebar found on the northwesterly right of way of Norfolk Southern (having a 400-foot right of way); Thence continuing along said Norfolk Southern right of way along a curve to the right with an arc distance of 99.77 feet, with a radius of 14660.13 feet, with a chord bearing of South 37 degrees 37 minutes 20 seconds West and a chord length of 99.77 feet, to a 5/8-inch rebar found; Thence leaving said Norfolk Southern right of way North 74 degrees 04 minutes 23 seconds West a distance of 714.68 feet to an angle iron found; Thence North 31 degrees 06 minutes 06 seconds West a distance of 29.84 feet to a 1-inch open top pipe found on the eastern right of way of McEver Road; Thence continuing along said right of way of McEver Road along a curve to the left with an arc distance of 222.34 feet, with a radius of 1055.26 feet, with a chord bearing of North 33 degrees 30 minutes 39 seconds East and a chord length of 221.93 feet to a point, said point being the TRUE POINT OF BEGINNING. Said tract of land contains 5.734 acres (249,760 square feet).
OWNER: GREGORY BOSTWICK

to the right with an arc distance of 212.33 feet, with a radius of 14660.13 feet, with a chord bearing of South 37 degrees 13 minutes 48 seconds West and a chord length of 213.78 feet to a 5/8-inch rebar found; Thence leaving said Norfolk Southern right of way North 37 degrees 27 minutes 21 seconds West a distance of 850.46 feet to a 5/8-inch rebar found on the eastern right of way of McEver Road, said rebar being the TRUE POINT OF BEGINNING. Said tract of land contains 5.578 acres (242,981 square feet).
OWNER: GREGORY BOSTWICK
CURRENTLY ZONED: VC
PROPOSED ZONING: M-1
ADDRESS: 6611 MCEVER RD
All that tract or parcel of land lying in and being in Land Lot 160 and 150 of the 8th District, Hall County, Georgia, and being more particularly described as follows: Commencing at a point where the common line of Land Lots 160 and 150 intersects the eastern right of way of McEver Road (having a 80 foot wide publicly dedicated right of way), thence continuing along said right of way of McEver Road the following courses and distances: along a curve to the left, with an arc distance of 197.43 feet, with a radius of 1055.26 feet, with a chord bearing of North 22 degrees 06 minutes 53 seconds East and a chord length of 197.15 feet to a 5/8-inch capped rebar set; North 16 degrees 45 minutes 18 seconds East a distance of 172.09 feet to a 5/8-Inch rebar found; North 16 degrees 45 minutes 18 seconds East a distance of 408.54 feet to a 5/8-Inch rebar found, said rebar being the TRUE POINT OF BEGINNING. Thence continuing along said right of way of McEver Road North 16 degrees 23 minutes 46 seconds East a distance of 412.03 feet to a 5/8-Inch rebar found; Thence leaving said right of way of McEver Road South 30 degrees 45 minutes 27 seconds East a distance of 1190.99 feet to a 5/8-Inch capped rebar set on the northwesterly right of way of Norfolk Southern (having a 400-foot right of way); Thence continuing along said Norfolk Southern right of way the following courses and distances: South 36 degrees 42 minutes 57 seconds West a distance of 136.19 feet to a 5/8-inch capped rebar set; along a curve to the right, with an arc distance of 197.57 feet, with a radius of 14660.13 feet, with a chord bearing of South 36 degrees 12 minutes 41 seconds West and a chord length of 197.57

Commission meeting. This 14th day of March, 2021.
CHANDLER, BRITT & JAY, LLC
City Attorneys
EXHIBIT "A"
OWNER: 713 HOLDINGS, LLC
CURRENTLY ZONED: AR-IV
PROPOSED ZONING: R-100
ADDRESS: 6200 New Bethany Road
All that tract or parcel of land lying and being in Land Lot 328 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 intersection of Land Lots 328, 329, 330 and 331; THENCE traveling on the Land Lot Line common to Land Lots 328 and 331 in a southwesterly direction for a distance of 618.72' to a point on the easterly right of way of New Bethany Road (60' right of way), said point marked by a 1 inch crimp top pipe found; THENCE continuing on said Land Lot Line South 60 Degrees 03 Minutes 26 Seconds West for a distance of 60.66 feet to a point on the westerly right of way of New Bethany Road (60' right of way), said point marked by a 1 inch open top pipe found, said point being THE TRUE POINT OF BEGINNING. Said property contains 6.202 Acres
106022 3/23,30, 4/6,13,20,27

Please take notice that the City of Buford's regularly scheduled Commission meeting for the month of April will take place on Monday, April 11, 2022, at 7:00 p.m. at Buford City Arena, 2795 Sawnee Avenue, Buford, Georgia 30518.
106008 3/23,30,4/6

PUBLIC NOTICE
CITY OF OAKWOOD, GEORGIA
Be advised pursuant to the City of Oakwood Code, Chapter 54 "Zoning", a public hearing has been scheduled before the Oakwood City Council on the 11th day of April 2022 at 7:00 p.m., at the Oakwood City Hall, 4035 Walnut Circle, Oakwood, Georgia a second reading for:
AN AMENDMENT TO CHAPER 54 [ENTITLED "ZONING"] OF THE OAKWOOD CITY CODE FOR THE PURPOSE OF AMENDING THE FOLLOWING SECTIONS THEREOF: SECTION 54-396 [ENTITLED "PURPOSE AND INTENT"] OF SUBDIVISION

Minutes 12 Seconds East for a distance of 168.04 feet to a point; THENCE South 22 Degrees 26 Minutes 09 Seconds East for a distance of 147.49 feet to a point; THENCE South 24 Degrees 39 Minutes 50 Seconds East for a distance of 67.77 feet to a point, said point marked by a ½ inch rebar pin set, said point being THE TRUE POINT OF BEGINNING. THENCE from said point as thus established, continuing on said westerly right of way of New Bethany Road South 24 Degrees 39 Minutes 50 Seconds East for a distance of 73.66 feet to a point; THENCE South 26 Degrees 01 Minutes 50 Seconds East for a distance of 186.36 feet to a point; THENCE South 25 Degrees 27 Minutes 00 Seconds East for a distance of 219.13 feet to a point, said point marked by a 5/8 inch rebar pin found; THENCE leaving said right of way and traveling South 59 Degrees 56 Minutes 51 Seconds West for a distance of 545.89 feet to a point, said point marked by a 1 inch square bar found; THENCE North 30 Degrees 24 Minutes 09 Seconds West for a distance of 476.95 feet to a point, said point marked by a ½ inch rebar pin set; THENCE North 59 Degrees 52 Minutes 43 Seconds East for a distance of 586.50 feet to a point on the westerly right of way of New Bethany Road (60' right of way), said point marked by a ½ inch rebar pin set, said point being THE TRUE POINT OF BEGINNING. Said property contains 6.202 Acres
106022 3/23,30, 4/6,13,20,27

Please take notice that the City of Buford's regularly scheduled Commission meeting for the month of April will take place on Monday, April 11, 2022, at 7:00 p.m. at Buford City Arena, 2795 Sawnee Avenue, Buford, Georgia 30518.
106008 3/23,30,4/6

PUBLIC NOTICE
CITY OF OAKWOOD, GEORGIA
Be advised pursuant to the City of Oakwood Code, Chapter 54 "Zoning", a public hearing has been scheduled before the Oakwood City Council on the 11th day of April 2022 at 7:00 p.m., at the Oakwood City Hall, 4035 Walnut Circle, Oakwood, Georgia a second reading for:
AN AMENDMENT TO CHAPER 54 [ENTITLED "ZONING"] OF THE OAKWOOD CITY CODE FOR THE PURPOSE OF AMENDING THE FOLLOWING SECTIONS THEREOF: SECTION 54-396 [ENTITLED "PURPOSE AND INTENT"] OF SUBDIVISION

OF CHAPTER 54 [ENTITLED "ZONING"] OF THE OAKWOOD CITY CODE FOR THE PURPOSE OF AMENDING THE FOLLOWING SECTIONS THEREOF: SECTION 54-629 [ENTITLED "PURSPONSE AND INTENT"] OF SUBDIVISION XIII [ENTITLED "PLANNED D E V E L O P M E N T DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-630 [ENTITLED "DISTRICT CLASSIFICATIONS"] OF SUBDIVISION XIII [ENTITLED "PLANNED D E V E L O P M E N T DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-631 [ENTITLED "MINIMUM LOT WIDTH, LOT SIZE, FLOOR AREA AND DENSITY REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED D E V E L O P M E N T DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-632 [ENTITLED "CONDITIONS REQUIRED FOR RE-ZONING CONSIDERATION"] OF SUBDIVISION XIII [ENTITLED "PLANNED D E V E L O P M E N T DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTE]; SECTION 54-633 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED D E V E L O P M E N T DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-634 [ENTITLED "ADMINISTRATIVE PROCEDURES FOR PLANNED D E V E L O P M E N T DISTRICTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED D E V E L O P M E N T DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-635 [ENTITLED "PLANNED RESIDENTIAL DEVELOPMENT (PRD)"] OF SUBDIVISION XIII [ENTITLED "PLANNED D E V E L O P M E N T DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; TO PROVIDE FOR CLARIFIED PURPOSE AND INTENT; TO PROVIDE FOR

**GAINESVILLE PLANNING and APPEALS BOARD
RECOMMENDATION**

Applicant 523 Park Street, LLC
Property Owner Ethan Rogers
Location 523 Park Street, NE
Request Rezone from R-I to R-II
Size 0.31± acre
Ward Two
Proposed Use Accessory carriage house apartment
Planning Division Staff Recommendation **Approval, with conditions**
Planning & Appeals Board Recommendation **Approval, with conditions**
Date April 12, 2022

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

The applicant is proposing to rezone the subject property from Residential-I (R-I) to Residential-II (R-II) for an accessory carriage house apartment. The property contains a recently remodeled, 2,372 square foot single-family home that was rezoned from R-II to R-I in 2017. The existing home is currently occupied by the applicant. The proposed one-story accessory apartment will be located to the rear of the existing home and will include 1,245 square feet of heated floor space and a one car garage. The existing driveway will be shared by both residences.

▪ **Adjacent Land Use and Zoning**

Location	Use	Zoning
North	Norton Agency office	Residential and Office (R-O)
South	Brenau University office/housing	Residential-II (R-II) Residential and Office (R-O)
East	Single-family home	Residential-II (R-II)
West	Residential duplex, Norton Agency office	Residential-II (R-II) and Residential and Office (R-O)

▪ **Other Departmental Comments**

There were no other departmental comments regarding this request.

▪ **Zoning History**

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

2017 – A request by Will & McCay Crumley to rezone a 0.31± acre tract (subject property) located at 523 Park Street from Residential-II (R-II) to Residential-I (R-I) was approved for the existing single-family home.

2017 – A request by Brightstone Transitions to amend a Planned Unit Development (P-U-D) zoning on a 0.50± acre tract located at 446 Green Street was approved with conditions for a group home and office.

2017 – A request by W.L. Norton Agency Inc., to rezone a 0.42± acre tract located at 418 Boulevard NE from Residential-II (R-II) to Residential and Office (R-O) was approved with conditions for an office.

2015 – A request by Hands on Healing, Inc. for a Special Use for a therapeutic massage and exercise therapy office located at 431 Green Street within Residential and Office (R-O) zoning was approved with one condition.

2014 – A request by Gerald Darby and Bobby Norris for a Special Use for an antique gallery and residence located at 756 Green Street within Residential and Office (R-O) zoning was approved with one condition.

2012 – A request by The Norton Agency Insurance, LLP to rezone a 0.61± acre tract located at 424 Boulevard NE from Residential-II (R-II) to Residential and Office (R-O) was approved with conditions for a professional office.

2012 – A request by Dennis & Jill Momper to rezone a 0.51± acre tract located at 430 Prior Street NE from Residential-II (R-II) to Residential and Office (R-O) was approved with conditions for a professional office.

▪ **Staff Analysis**

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

The subject property is adjacent to single-family, multi-family residential, professional offices and the Brenau campus. The surrounding properties are zoned Residential-II (R-II), Residential and Office (R-O) and Office and Institutional (O-I). Therefore, it appears that the proposed rezoning request is suitable.

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

According to the code, the heated floor area for accessory apartments should not exceed 900 square feet in size, or half of the size of the principle dwelling, whichever is less. The proposed accessory carriage house apartment is 1,245 square feet in size (375 square feet larger), but appears to be in scale with the surrounding structures. The neighboring single-family home to the east contains a two-story detached garage/carriage house apartment and is zoned Residential-II (R-II). Given the mixture of surrounding uses, it appears the proposed use should not adversely affect any other properties.

(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.

According to the Character Area map for the City of Gainesville, the subject property is located within the *Traditional Neighborhoods* Character Area specifically within the *Northern*

Neighborhoods subarea. The vision for this area anticipates minimal change, and primary issues within this subarea include incompatible infill development and the threat of encroaching urban sprawl. A range of housing is encouraged to meet the needs of different household types, sizes and incomes. Commercial encroachment should be minimized and should respect and mirror the small scale of the surrounding neighborhoods, while the purity of the landscape and quality of housing should be preserved. Land uses allowed include low-density and medium-density residential, and mixed-use / commercial.

It is staff's opinion that the proposal is consistent with the *Traditional Neighborhood Character Area* of the Comprehensive Plan.

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

The property was rezoned from R-II to R-I five years ago which previously allowed for numerous residential uses including single-family, duplex, townhomes, condominiums and apartments. Given the size and shape of the property it is conceivable that the property could be developed for an accessory dwelling unit.

The applicant wishes to rezone the subject property back to its original zoning of Residential-II (R-II) to allow the accessory residential use.

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

The subject property currently utilizes various City services; including police and fire protection and utilities. Gainesville Fire Station #1 located off of Queen City Parkway is located approximately 1.6± miles from the subject property. The proposed accessory apartment will have minimal load on water and sanitary sewer services. Given the scale of the proposal, minimal impacts are expected to the Gainesville City School system which already provides bus service to the nearby properties.

(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?

Many of the existing homes within the immediate area have been renovated for single-family residential purposes with accessory buildings, professional office, educational and light commercial space over the past 30+ years. Much of this is due to the emerging Brenau Campus, Northeast Georgia Medical Center and nearby downtown central business district.

The proposed rezoning request appears to be consistent with the Comprehensive Plan and the surrounding mixture of residential and non-residential land uses.

(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?

The proposed rezoning for the accessory carriage house apartment is appropriate given the adjacent Residential-II (R-II) zoning and mixture of uses. Therefore, the proposed rezoning request appears to promote a reasonable balance between the interests of the City, the property owner, and neighboring residents and property owners.

▪ **Staff Recommendation**

The Planning Division staff is recommending **conditional approval** of this rezoning request with **R-II zoning**, based on the Comprehensive Plan and the surrounding residential and non-residential land uses.

Conditions

1. The proposed accessory carriage house apartment shall be generally consistent with the standards depicted on the concept plan and architectural elevation provided with this rezoning application and shall not exceed 1,245 square feet in size.
2. A vegetated buffer consisting of a mixture of evergreen buffer trees shall be required adjacent to the property located at 529 Park Street. The trees shall be a minimum installation height of 7 feet. The location, size and type of landscaping/trees shall be subject to the approval of the Community and Economic Development Department Director.

Excerpts from the April 12, 2022 PAB Meeting Minutes

Applicant Presentation: Jon Canada, 4306 Cleveland Highway, Canada Builders, stated he represents the owner/occupant Dr. Ethan Rogers. Mr. Canada said they are proposing to build a carriage house at the rear of the structure which will not exceed 1,245 square feet on one level with an attic space. He stated they have invested in the area by renovating/restoring the character of older homes in the area and keeping the small town feel in the area which is attractive to many families. Mr. Canada stated it is a very good project for the area which is a good investment by keeping people in Gainesville to raise their family. He said they would appreciate the board's support for the rezoning.

FAVOR: None

OPPOSE: None

PLANNING AND APPEALS BOARD COMMENTS: None

There was a motion to recommend conditional approval to rezone the subject property for an accessory carriage house apartment from Residential-I (R-I) to Residential-II (R-II) with the following conditions:

Conditions

1. The proposed accessory carriage house apartment shall be generally consistent with the standards depicted on the concept plan and architectural elevation provided with this rezoning application and shall not exceed 1,245 square feet in size.
2. A vegetated buffer consisting of a mixture of evergreen buffer trees shall be required adjacent to the property located at 529 Park Street. The trees shall be a minimum installation height of 7 feet. The location, size and type of landscaping/trees shall be subject to the approval of the Community and Economic Development Department Director.

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

Passed: _____

AN ORDINANCE

No. 2022-15

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF GAINESVILLE, GEORGIA, BY CHANGING THE ZONING ON A 0.31± ACRE TRACT LOCATED ON THE NORTH SIDE OF PARK STREET AND EAST OF THE INTERSECTION OF PARK STREET AND BOULEVARD (A/K/A 523 PARK STREET, NE) FROM RESIDENTIAL-I (R-I) TO RESIDENTIAL-II (R-II), WITH CONDITIONS (R-II-c); 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 **Residential-II, with conditions (R-II-c)**.

Conditions

- 1. The proposed accessory carriage house apartment shall be generally consistent with the standards depicted on the concept plan and architectural elevation provided with this rezoning application and shall not exceed 1,245 square feet in size.**
- 2. A vegetated buffer consisting of a mixture of evergreen buffer trees shall be required adjacent to the property located at 529 Park Street. The trees shall be a minimum installation height of 7 feet. The location, size and type of landscaping/trees shall be subject to the approval of the Community and Economic Development Department Director.**

Legal Description

TRACT I:

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

BEGINNING at corner fence on the line at Cliff Porter (formerly W.E. Hosch) lot on North side of Park Street, and running thence Easterly along Park Street 69 feet to line of H.L. Gaines (Formerly R.O. Smith) lot; thence in a northerly direction along Gaines line to corner of fence; thence north along said fence/line 143 feet, more or less, to line of C.R. Frierson (formerly W.A. Mitchell); thence west along C.R. Frierson's line 60 feet to line of Frank Rogers (Formerly A.D.

ORDINANCE NO. 2022-15

White) lot; and thence Southerly along said Rogers line and Porter 210 feet, more or less, to beginning corner on Park Street.

Said property contains 0.31 acres more or less.

SECTION II

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

SECTION III

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

SECTION IV

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

SECTION V

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

W. Samuel Couvillon, Mayor

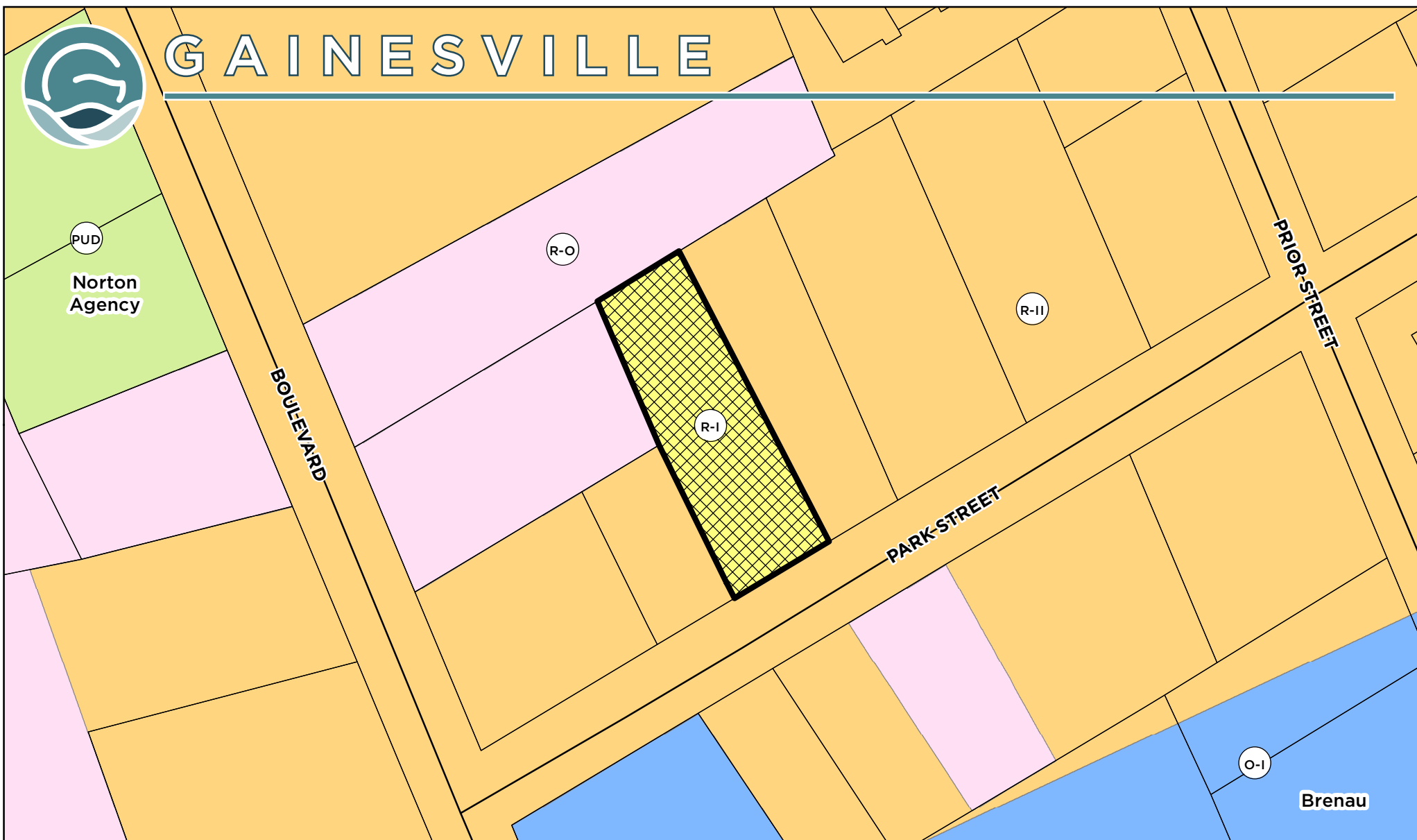
This is to certify that I am City Clerk of the City of Gainesville. As such, I keep its official records, including its minutes. In that capacity, my signature below certifies this Ordinance was adopted as stated and will be recorded in the official minutes.

ATTEST:

Denise O. Jordan, City Clerk



GAINESVILLE



Applicant: **523 PARK STREET, LLC**

REZONING REQUEST

Subject Property Address:
523 Park Street, NE

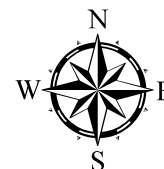
Tax Parcel:
01-038-003-015

Request:

Rezone 0.31+/- acre tract from Residential-I (R-I) to Residential-II (R-II) for an accessory apartment



Subject Property



Meeting Date: **04/12/2022**

Map Prepared: **03/10/2022**

0 40 80 120 160 Feet

Page 36 of 176

SCALE: 1" = 83'



GAINESVILLE



Applicant: **523 PARK STREET, LLC**

REZONING REQUEST

Request:

Rezone 0.31+/- acre tract from Residential-I (R-I) to Residential-II (R-II) for an accessory apartment

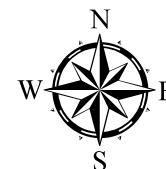
Subject Property Address:
523 Park Street, NE

Tax Parcel:
01-038-003-015



Subject Property

Aerial from 2021



Meeting Date: 04/12/2022

Map Prepared: 03/10/2022

0 40 80 120 160 Feet

Page 37 of 176

SCALE: 1" = 83'

523 Park Street, LLC Rezoning

We are seeking approval to change the zoning of the above referenced property from R-I to R-II to allow an accessory carriage house apartment dwelling to be located behind the existing dwelling. The property is 0.31± acre in size and contains a 2,372± square foot single-family home. The proposed carriage house will be 1,245 square feet of heated space under one-story with attic space and will be constructed with high-end building materials designed to match the existing structure. The purpose of the carriage house will be to provide an additional lease/rental unit that will closely match the zoning classifications of the surrounding properties. The property was zoned R-II but was rezoned to R-I by the previous property owner in 2017.

eFiled and eRecorded
DATE: 12/03/2020
TIME: 8:27 AM
PLAT BOOK: 879
PAGE: 330 - 330
FILING FEES: \$10.00
PART ID: 2265719333
RECORDED BY: CH
Charles Baker, C.S.C
Hall County, GA

SURVEYOR CERTIFICATION:

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated herein. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

NOTES:

- 1.) THIS PLAT HAS BEEN DONE FOR THE USE AND PURPOSE OF THE CLIENT ASCRIBED 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 BOUNDARY OF THIS PROPERTY. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH.
- 3.) THE NORTH MERIDIAN SHOWN HEREON IS BASED ON PLAT REFERENCE (1).
- 4.) THE CURRENT OWNER OF THE PROPERTY SHOWN HEREON IS WILLIAM S. CRUMLEY AND MCCAY D. MERCER. TAX PARCEL # 01038 003015.
- 5.) EXISTING ZONING IS R2-RESIDENTIAL.

PLAT REFERENCES:

- 1.) SURVEY FOR SUNDERLAND & DIAZ, PREPARED BY MORELAND ALTORRELLI ASSOCIATES, INC., DATED 9-12-2000.

DEED REFERENCES:

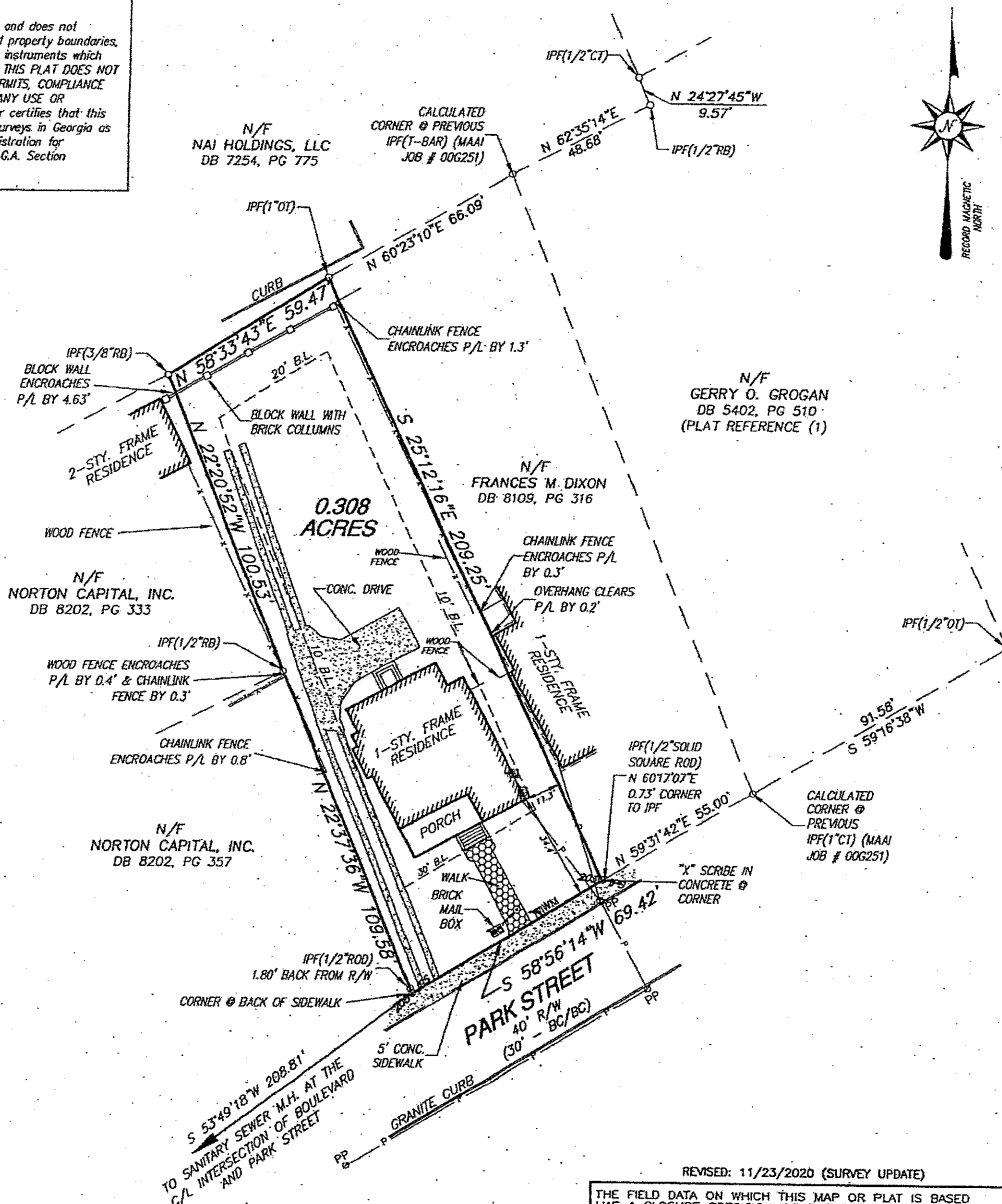
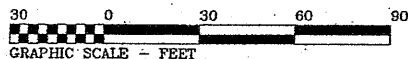
- 1.) WARRANTY DEED FROM KAREN SEWELL MOORE TO WILLIAM S. CRUMLEY AND MCCAY D. MERCER, RECORDED IN DEED BOOK 7393, PAGE 146, HALL COUNTY, GEORGIA RECORDS.
- 2.) QUITCLAIM DEED FROM ETHAN ROGERS AND KATHERINE ROGERS TO 523 PARK STREET, LLC, A GEORGIA LIMITED LIABILITY COMPANY, RECORDED IN DEED BOOK 8350, PAGE 188, HALL COUNTY, GEORGIA RECORDS.

FLOOD NOTE:

ACCORDING TO THE F.I.R.M. OF HALL COUNTY, PANEL NUMBER 13139C0187F, DATED SEPTEMBER 29, 2006, THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD ZONE.

LEGEND

IPF = IRON PIN FOUND
IPS = IRON PIN SET (1/2" REBAR)
OT = OPEN TOP PIPE
CT = CRIMP TOP PIPE
R/W = RIGHT OF WAY
P/L = PROPERTY LINE
C/L = CENTERLINE
LL = LAND LOT
LLL = LAND LOT LINE
N/F = NOW OR FORMERLY
DB = DEED BOOK
PB = PLAT BOOK
-X- = FENCE LINE
PP = POWER POLE
T = TELEPHONE POLE
T = TRANSFORMER
-P- = OVERHEAD POWER
-T- = OVERHEAD TELEPHONE
-P/T- = OVERHEAD POWER & TELEPHONE
-UGP- = UNDERGROUND POWER
-UGT- = UNDERGROUND TELEPHONE
-G- = UNDERGROUND GAS
FH = FIRE HYDRANT
WM = WATER METER
WV = WATER VALVE
SSMH = SANITARY SEWER MANHOLE
CO = CLEANOUT
DI = DRAIN INLET
GI = GRATE INLET
CI = CURB INLET
YI = YARD INLET
JB = JUNCTION BOX
CMP = CORRUGATED METAL PIPE
RCP = REINFORCED CONCRETE PIPE
CPP = CORRUGATED PLASTIC PIPE
CIP = CAST IRON PIPE
DIP = DUCTILE IRON PIPE



REVISED: 11/23/2020 (SURVEY UPDATE)

THE FIELD DATA ON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 84,148 FEET AND AN ANGULAR ERROR OF 03 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPOUND RULE METHOD. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 134,568 FEET.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67. AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

DATE OF SURVEY: 11/23/2020
TOPCON GTS-313

Atlas Technical Consultants, LLC
Engineering • Planning • Landscape Architecture • Land Acquisition • Surveying
LSF001323 EXP 06/30/2022
930 Riverside Ridge Drive Suite 1F
Gainesville, Georgia 30601
PHONE: (770) 952-4021 FAX: (770) 952-4023

523 PARK STREET, LLC
LAND LOT 148, 8th DISTRICT
CITY OF GAINESVILLE
HALL COUNTY, GEORGIA

RETRACEMENT SURVEY FOR:

SHEET 1
of
1 SHEETS

VERTICAL SCALE: N/A
HORIZONTAL SCALE: 1" = 30'
DATE: 5-11-2017
DATE OF FIELD SURVEY: 5-08-2017
DRAWN BY: SA
CHECKED BY: DRJ
JOB NO.: 176217

ADDRESS: 523 PARK STREET N.E., GAINESVILLE, GEORGIA

Filed and eRecorded
DATE: 12/03/2020
TIME: 8:27 AM
PLAT BOOK: 879
PAGE: 330 - 330
FILING FEES: \$10.00
PART ID: 2265719333
RECORDED BY: CH
Charles Baker, C.S.C
Hall County, GA

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DEED REFERENCES:

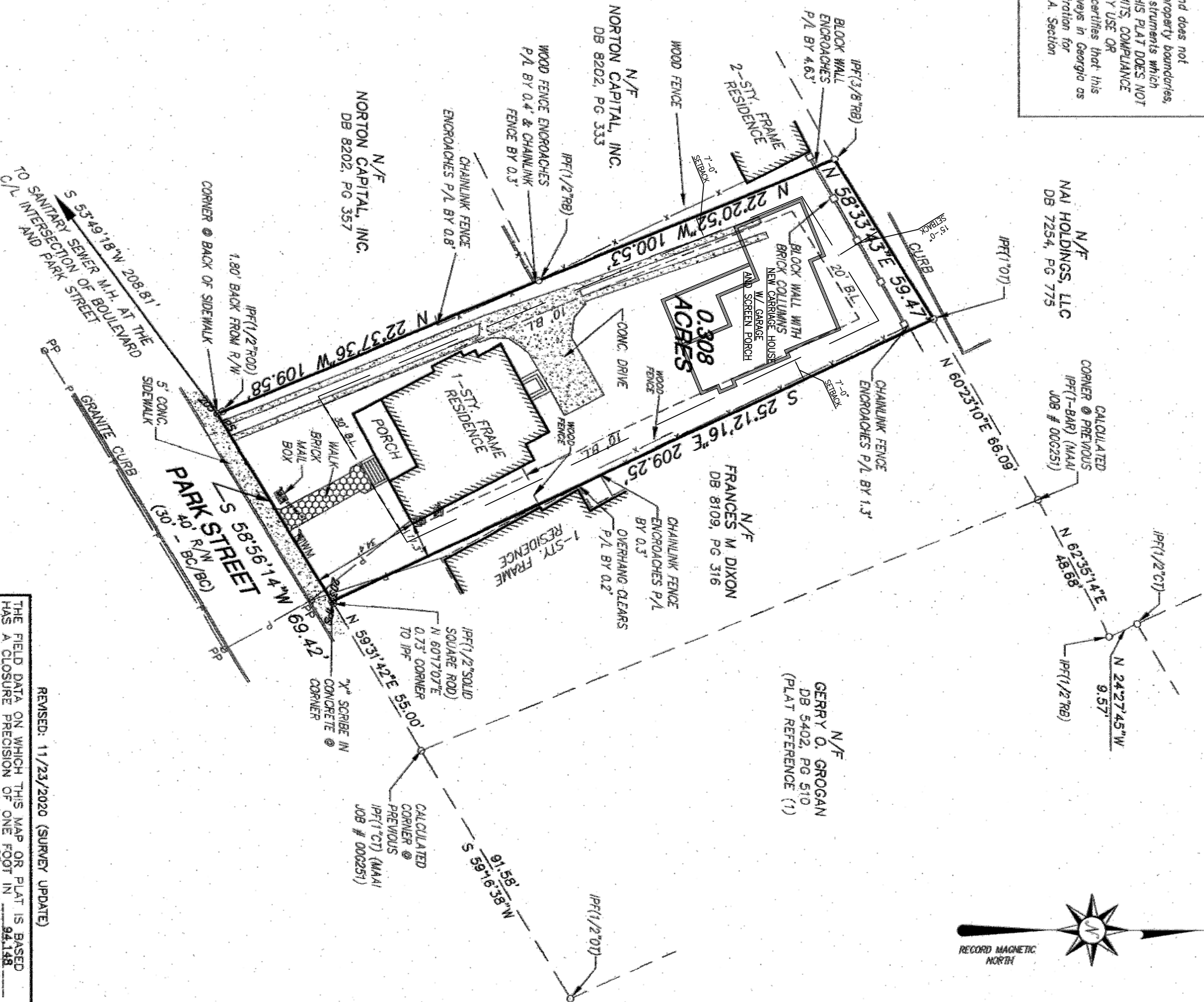
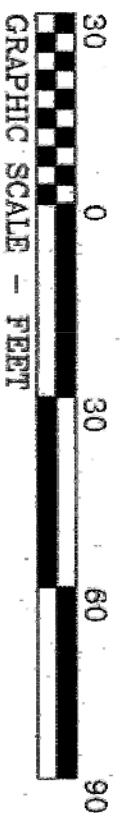
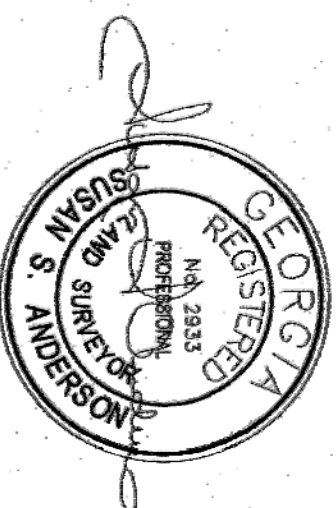
- 1.) WARRANTY DEED FROM KAREN SEMELL MOORE TO WILLIAM S. CRUMLEY AND MCCAY D. MERCER, RECORDED IN DEED BOOK 7383, PAGE 146, HALL COUNTY, GEORGIA RECORDS.
- 2.) QUITCLAIM DEED FROM ELMAN ROGERS AND KATHERINE ROGERS TO 523 PARK STREET, LLC, A GEORGIA LIMITED LIABILITY COMPANY, RECORDED IN DEED BOOK 8360, PAGE 186, HALL COUNTY, GEORGIA RECORDS.

FLOOD NOTE:

ACCORDING TO THE FIRM OF HALL COUNTY PANEL NUMBER 1313900187, DATED SEPTEMBER 29, 2006, THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD ZONE.

LEGEND

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PB = PLAT BOOK
X = FENCE LINE
PP = POWER POLE
T = TRANSFORMER
P = OVERHEAD TELEPHONE
P/T = OVERHEAD POWER & TELE
UGP = UNDERGROUND POWER
UGT = UNDERGROUND TELEPHONE
G = UNDERGROUND GAS
FH = FIRE HYDRANT
WM = WATER METER
WV = WATER VALVE
SSMH = SANITARY SEWER MANHOLE
CO = CLEANOUT
DI = DRAIN INLET
GI = GRATE INLET
CI = CURB INLET
YI = YARD INLET
JB = JUNCTION BOX
CMP = CORRUGATED METAL PIPE
RCP = REINFORCED CONCRETE PIPE
CIP = CAST IRON PIPE
DIP = DUCTILE IRON PIPE



ADDRESS: 523 PARK STREET N.E., GAINESVILLE, GEORGIA

REVISED: 11/23/2020 (SURVEY UPDATE)
THE FIELD DATA ON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 94,148 FEET AND AN ANGULAR ERROR OF 0.3 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPOUND RULE METHOD. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 134,568 FEET.
THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-87, AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.
TYPE OF EQUIPMENT: TOPCON GTS-313

RETRACEMENT SURVEY FOR:

523 PARK STREET, LLC

LAND LOT 148, 9th DISTRICT
CITY OF GAINESVILLE
HALL COUNTY, GEORGIA

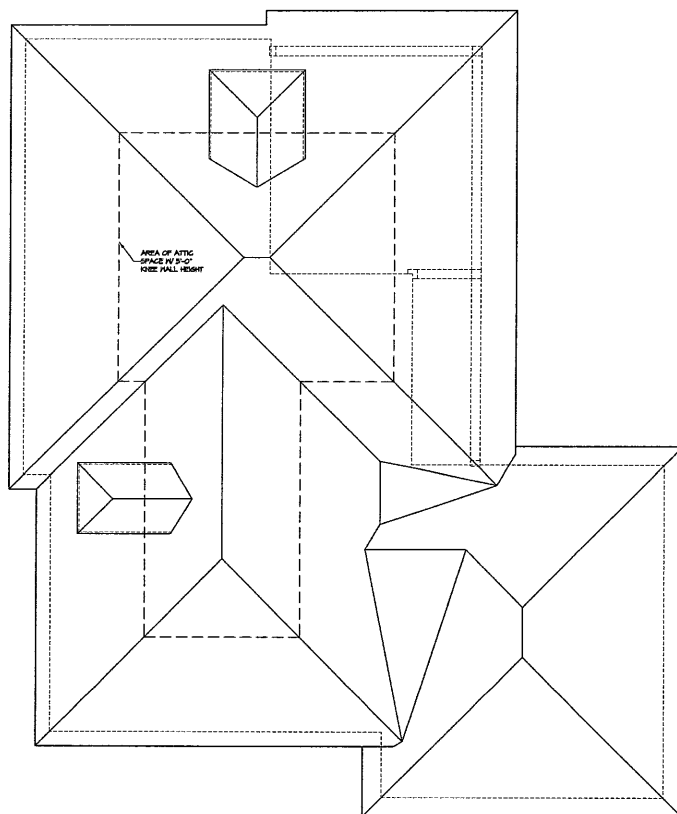
Atlas Technical Consultants, LLC

Engineering * Planning * Landscape Architecture * Land Acquisition * Surveying

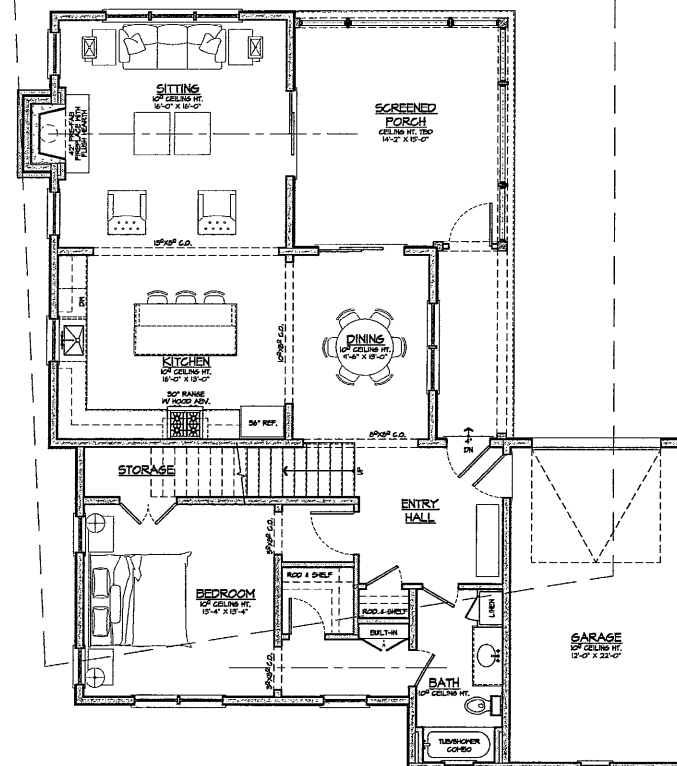
LSF001323, EXP. 6/30/2022
930 Interstate Ridge Drive Suite "F"
Gainesville, Georgia 30501
PHONE: (770) 532-4021 FAX: (770) 532-4023



SHEET 1 of 1 SHEETS
DATE: 5-11-2017
DATE OF FIELD SURVEY: 5-08-2017
DRAWN BY: SA
CHECKED BY: DRJ
JOB NO.: 170217



2 ALT. ROOF PLAN
A-2.01 SCALE: 1/4" = 1'-0"



HEATED SQUARE FOOTAGE
MAIN LEVEL 1248 SF.

1 ALT. CARRIAGE HOUSE FLOOR PLAN
A-2.01 SCALE: 1/4" = 1'-0"



Greg Busch,
Architects A.I.A.
31 West Wacker Road
Building A, Suite 3000
Atlanta, Georgia 30342
Phone: (404) 225-8873
Email: greg@gregbusch.com

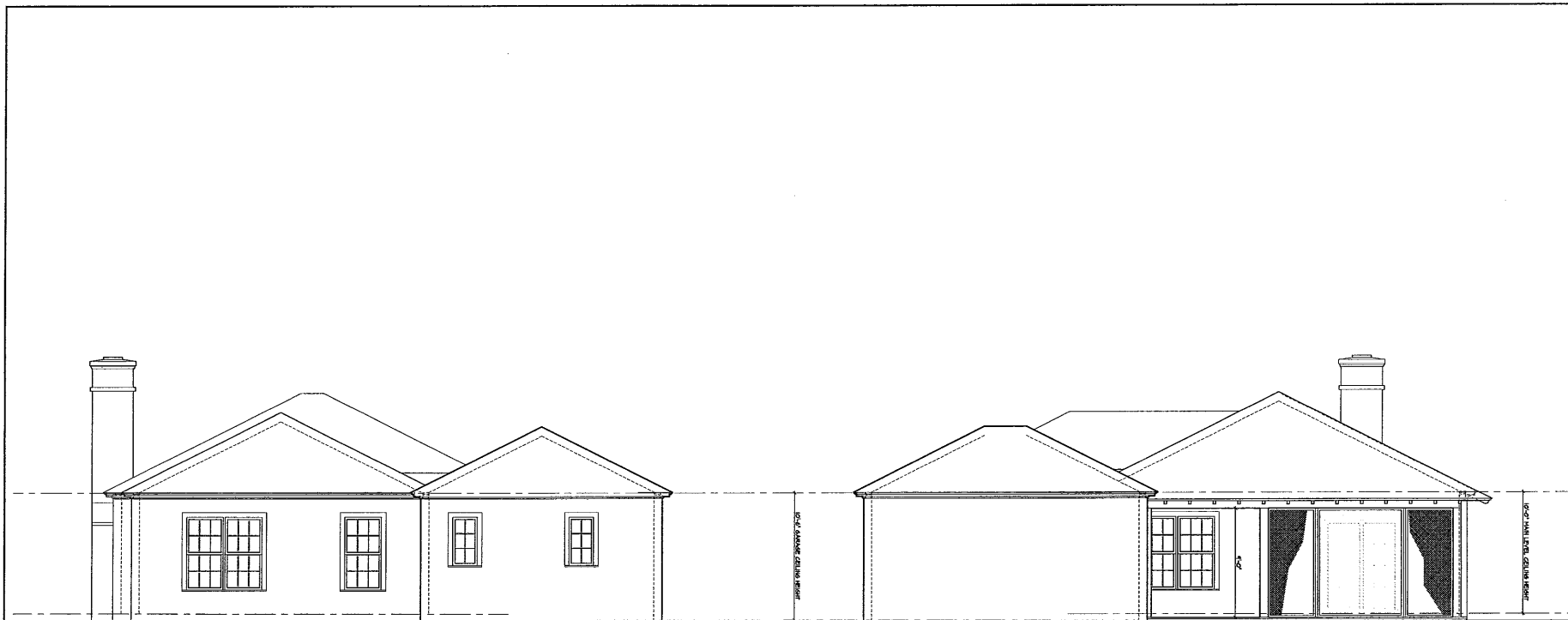
ROGERS CARRIAGE HOUSE

SUMMER LANE
GAINESVILLE, GEORGIA 30501

Project	
Owner	
Architect	
Date	3/22/2018
Scale	1/4" = 1'-0"
Views	HB GB
Title	ALT. CARRIAGE HOUSE FLOOR PLAN
Sheet Number	ALT-A-2.01

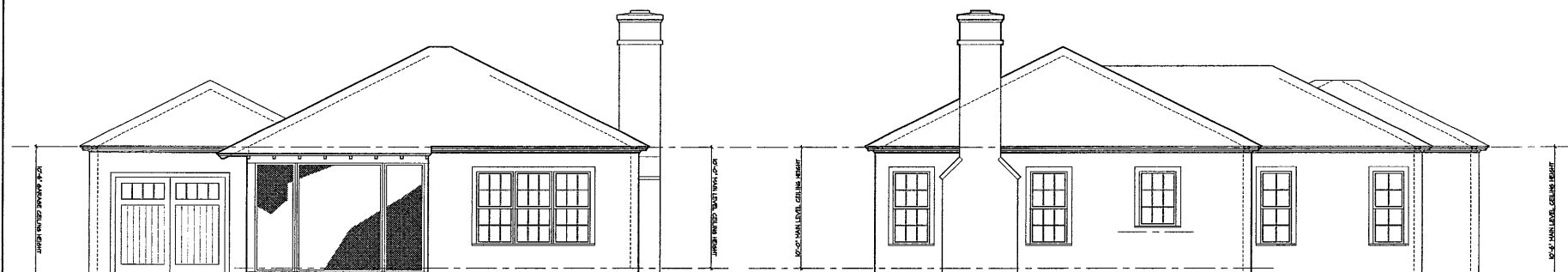
NOT RELEASED FOR CONSTRUCTION

NOT RELEASED FOR CONSTRUCTION



1 CARRIAGE HOUSE REAR ELEVATION
A-3.00 SCALE: 1/4" = 1'-0"

2 CARRIAGE HOUSE SIDE ELEVATION
A-3.00 SCALE: 1/4" = 1'-0"



3 CARRIAGE HOUSE FRONT ELEVATION
A-3.00 SCALE: 1/4" = 1'-0"

4 CARRIAGE HOUSE SIDE ELEVATION
A-3.00 SCALE: 1/4" = 1'-0"



Greg Busch,
Architects A.I.A.
91 West Waco Road
Buckley, A. Buckle 3009
Atlanta, Georgia 30342
Phone: (404) 332-8073
Email: greg@gregbusch.com

All drawings are the property of Greg Busch, Architects A.I.A. and are to be used only for the project and location specified. No part of these drawings may be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without written permission from Greg Busch, Architects A.I.A.

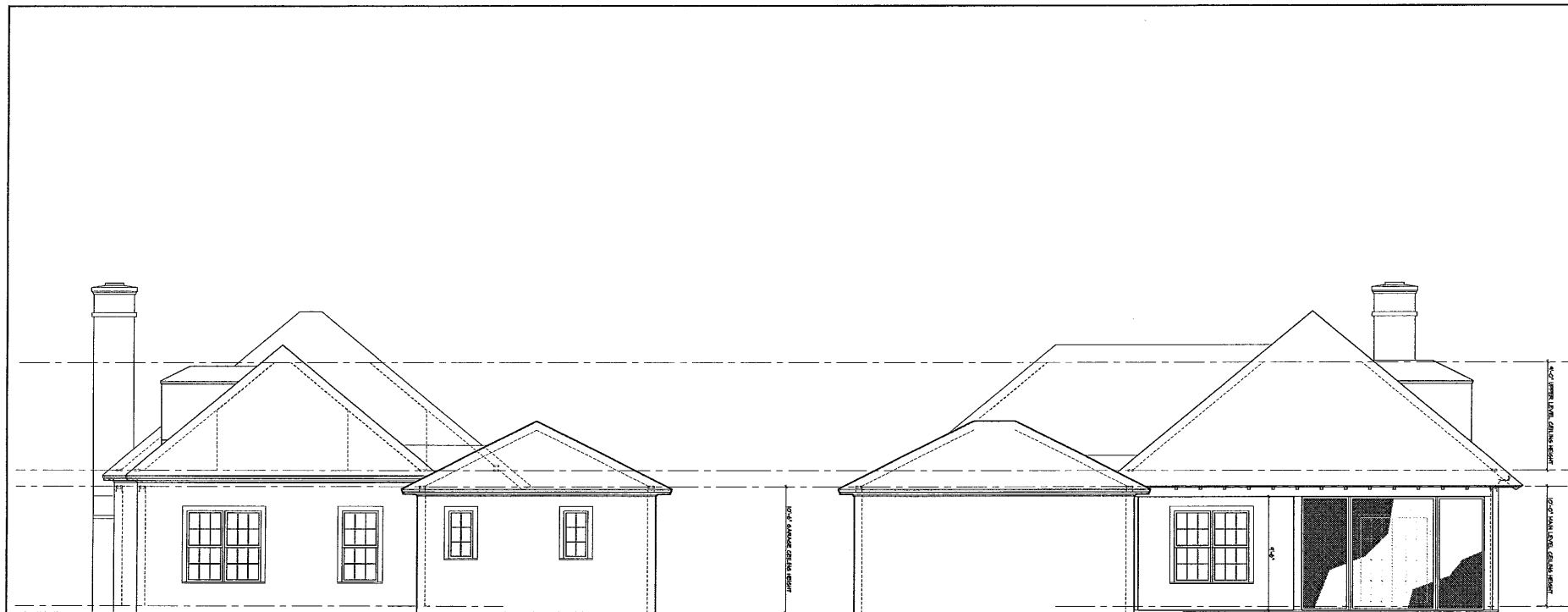
ROGERS CARRIAGE HOUSE

SUMMER LANE
GAINESVILLE, GEORGIA 30601

Drawn	2022.01.28
Scale	1/4" = 1'-0"
Drawn	11B checked CB
Title	CARRIAGE HOUSE ELEVATIONS
Sheet Number	A-3.00

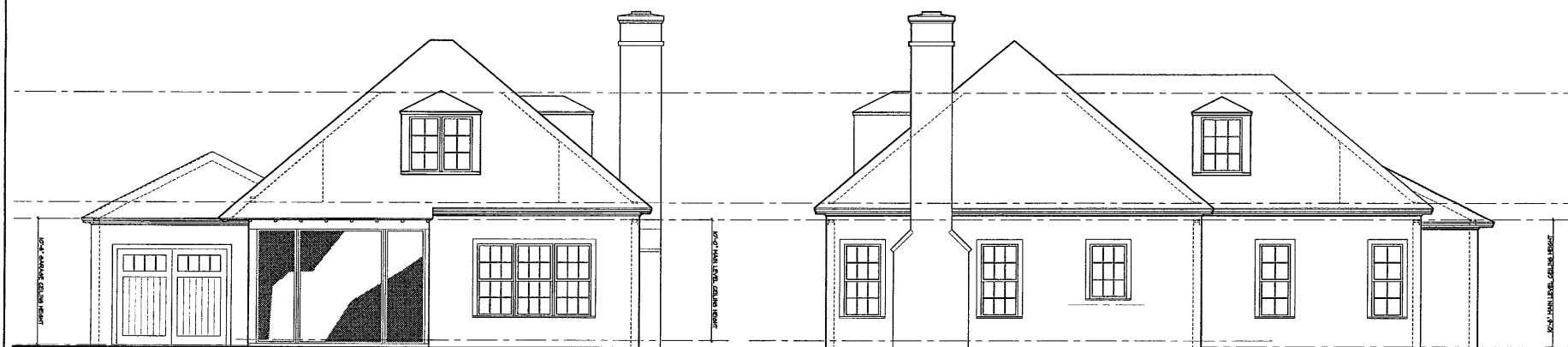
NOT RELEASED FOR CONSTRUCTION

NOT RELEASED FOR CONSTRUCTION



1 ALT. CARRIAGE HOUSE REAR ELEVATION
SCALE: 1/8" = 1'-0"

2 ALT. CARRIAGE HOUSE SIDE ELEVATION
SCALE: 1/8" = 1'-0"



3 ALT. CARRIAGE HOUSE FRONT ELEVATION
SCALE: 1/8" = 1'-0"

4 ALT. CARRIAGE HOUSE SIDE ELEVATION
SCALE: 1/8" = 1'-0"



Greg Busch,
Architects A.I.A.
91 West Winona Road
Building A, Suite 3000
Atlanta, Georgia 30342
Phone: (404) 752-8637
Email: greg@gregbusch.com

All drawings are prepared to the best of our knowledge and belief, and are based on the information provided by the client. We do not warrant the accuracy or completeness of the information provided, nor do we warrant the accuracy or completeness of the drawings. We are not responsible for any errors or omissions in the drawings, nor for any consequences arising from the use of the drawings. The drawings are for informational purposes only and are not to be used for construction without the approval of the architect.

ROGERS CARRIAGE HOUSE

SUMMER LANE
GAINESVILLE, GEORGIA 30601

Sheet	
Date	2022.01.29
Scale	1/8" = 1'-0"
Drawn	HB
Check	CB
Title	ALT. CARRIAGE HOUSE ELEVATIONS
Sheet number	ALT-A-3.00

NOT RELEASED FOR CONSTRUCTION

NOT RELEASED FOR CONSTRUCTION















523 Park Street Proposed Finishes New Dealings



Date Submitted: 4/18/2022

Presenter: Abb Hayes

Item of Business: Request from **Angela Zubar** to amend an existing Planned Unit Development (P-U-D) zoning totaling 3.29± acres located at the southwest side of the intersection of Pemmican Run and Bruce Drive, west of McEver Road (a/k/a **2475 Pemmican Run, NW**). **Ward Number: Five**. Tax Parcel Number(s): 08-005-000-038. **Request: Special event facility / Wine tasting room.**

- Proposed Zoning Amendment Ordinance 2022-16

Meeting Date: 5/3/2022

Purpose of Request:

To conduct a public hearing regarding the following zoning request as presented at the April 12, 2022 Planning and Appeals Board Meeting:

The applicant is proposing to amend an existing Planned Unit Development (P-U-D) to allow a special event facility and wine tasting room. The subject property and the adjacent residential parcel owned by the applicant received zoning approval in 2017 for a 56-unit condominium/townhome development that was never developed. The proposed special event facility is to include a 9,150 square foot venue and 2,000 square foot pavilion with capacity for a maximum of 200 guests and 2 to 5 employees. The venue will be available to rent 7 days a week with 1 to 2 employees. The tasting room will include a 2,000 square foot building and will operate Thursdays, 12 to 6 p.m. and Friday/Saturday 12 to 8 p.m. with approximately 5 to 20 daily visitors. A total of 100 private parking spaces will be provided with access from Pemmican Run. The property is partially wooded with no structures and adjacent and nearby uses includes a rental home owned by the applicant, single-family homes, gas station/strip center and the Pointe Lanier apartments across McEver Road.

History/Background:

Facts & Issues for Consideration:

Department Recommendation:

Staff and PAB recommended denial. See the PAB Recommendation report for details and excerpts from the meeting minutes.

SAMPLE MOTIONS

Approval of Ordinance 2022- :

I move to approve the ordinance to amend the Planned Unit Development (P-U-D) for the subject property for a special event facility / wine tasting room with nine 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 CC Newspaper Article	Legal Ad
	PAB Recommendation Report	Report
	Proposed Zoning Amendment Ordinance 2022-16	Ordinance
	Location Maps	Backup Material
	Narrative	Backup Material
	Concept Plan	Backup Material
	Renderings	Backup Material
	Survey	Backup Material

to new location until reaching approximately C. Loggins Road (North). The project would include construction of a 16-foot raised median and a 32-foot depressed median. The project limits are from south of Lakeview Street to Jim Hood Road/Nopone Road. The project length is approximately 2.6 miles. This project also includes the widening of a bridge over the East Fork Little River from two to four lanes. The proposed project includes five detours during construction. The detours are not anticipated to occur simultaneously. All detours are for local traffic on side streets; SR 11/US 129/Cleveland Highway traffic will not be detoured. The purpose of this internet posting is to replace an in-person meeting, while allowing the public to review the proposed project, provide feedback, or write in with questions. Americans with Disabilities Act (ADA) Information: To request materials in accessible formats for people with disabilities contact Jeramy Durrence, the District Planning and Programing Engineer, at 404-694-6545. Comments will be accepted concerning this project until Thursday, March 31, 2022. Written statements may be submitted to: Mr. Eric Duff
State Environmental Administrator
Georgia Department of Transportation
600 West Peachtree Street, NW – 16th Floor
Atlanta, Georgia 30308
105527 3/9,16,23

NOTICE OF PLANNING AND APPEALS BOARD PUBLIC HEARING
Notice is hereby given that the Gainesville Planning and Appeals Board will conduct a public hearing on Tuesday, April 12, 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 Carl Volle to annex a 0.40± acre tract located on the south side of Meadowlark Lane, east of the intersection of Cleveland Highway and Meadowlark Lane (a/k/a 1646 Meadowlark Lane) and to establish zoning as Residential-II (R-II). Ward Number: Two Tax Parcel Number(s): 00-084-006-001 (Part)
Request: Single-family lot
2) Request from West Ridge Storage, LLC to rezone a 3.69± acres tract located on the east side of West Ridge Road, northeast of its intersection with E. E. Butler Parkway (a/k/a 891 West Ridge Road, SE) from Regional Business (R-B) to Light Industrial (L-I). Ward Number: Three Tax Parcel Number(s): 01-055-000-046
Request: C l i m a t e controlled self-storage
3) Request from 523 Park Street, LLC to rezone a 0.31± acre tract located on the north side of Park Street and east of the intersection of Park Street and Boulevard (a/k/a 523 Park Street, NE) from Residential-I (R-I) to Residential-II (R-II). Ward Number: Two Tax Parcel Number(s): 01-038-003-015

facility / Wine tasting room
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, May 3, 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 Carl Volle to annex a 0.40± acre tract located on the south side of Meadowlark Lane, east of the intersection of Cleveland Highway and Meadowlark Lane (a/k/a 1646 Meadowlark Lane) and to establish zoning as Residential-II (R-II). Ward Number: Two Tax Parcel Number(s): 00-084-006-001 (Part)
Request: Single-family lot
2) Request from West Ridge Storage, LLC to rezone a 3.69± acres tract located on the east side of West Ridge Road, northeast of its intersection with E. E. Butler Parkway (a/k/a 891 West Ridge Road, SE) from Regional Business (R-B) to Light Industrial (L-I). Ward Number: Three Tax Parcel Number(s): 01-055-000-046
Request: A c c e s s o r y carriage house apartment
4) Request from Lane & Block, LLC to amend an existing Planned Unit Development (P-U-D) zoning on a 60.71± acres tract located at the west side of the intersection of Jesse Jewell Parkway and Limestone Parkway, having road frontage on the east side of Lakeview Drive (a/k/a 0 Limestone Parkway). Ward Number: Two Tax Parcel Number(s): 00-082-003-001
Request: M i x e d - u s e development
5) Request from Angela Zubar to amend an existing Planned Unit Development (P-U-D) zoning totaling 3.29± acres located at the southwest side of the intersection of Pemman Run and Bruce Drive, west of McEver Road (a/k/a 2475 Pemman Run, NW). Ward Number: Five Tax Parcel Number(s): 08-005-000-038
Request: Special event facility / Wine tasting room
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

106035 3/23,30
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 in Exhibit "A" attached hereto.
The City of Buford Planning Commission will hold a public hearing and make recommendation on such application for annexation and rezoning on Tuesday, April 12, 2022, at 7:00 pm, Buford City Hall, 2300 Buford Highway, Buford, Gwinnett County, Georgia 30518. The Buford City Commission will hold a public hearing to discuss and pass upon the proposed applications for annexation and rezoning on Monday, May 2, 2022 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 14th day of March, 2021.
CHANDLER, BRITT & JAY, LLC
City Attorneys
EXHIBIT "A"
OWNER: ROBERT & LOUELLA CHAMBERS
CURRENTLY ZONED: VC
PROPOSED ZONING: M-1
ADDRESS: 6655 MCEVER RD
All that tract or parcel of land lying in and being in Land lot 160 and 150 of the 8th District, Hall County, Georgia, and being more particularly described as follows:
Commencing at a point where the common line of Land Lots 160 and 150 intersects the eastern right of way of McEver Road (having a 80 foot wide publicly dedicated right of way), said point being the TRUE POINT OF BEGINNING.
Thence continuing along said right of way of McEver Road the following courses and distances: along a curve to the left with an arc distance of 197.43 feet, with a radius of 1055.26 feet, with a chord bearing of North 22 degrees 06 minutes 53 seconds East and a chord length of 197.15 feet to a 5/8-inch capped rebar set; North 16 degrees 45 minutes 18 seconds East a distance of 172.09 feet to a 5/8-inch rebar found; Thence leaving said right of way of McEver Road South 37 degrees 27 minutes 21 seconds East a distance of 850.46 feet to a 5/8-inch rebar found on the eastern right of way of McEver Road, said rebar being the TRUE POINT OF BEGINNING.
Said tract of land contains 5.578 acres (242,981 square feet).
OWNER: GREGORY BOSTWICK
CURRENTLY ZONED: VC
PROPOSED ZONING: M-1
ADDRESS: 6611 MCEVER RD
All that tract or parcel of land lying in and being in Land Lot 160 and 150 of the 8th District, Hall County, Georgia, and being more particularly described as follows:
Commencing at a point where the common line of Land Lots 160 and 150 intersects the eastern right of way of McEver Road (having a 80 foot wide publicly dedicated right of way), thence continuing along said right of way of McEver Road the following courses and distances: along a curve to the left, with an arc distance of 197.43 feet, with a radius of 1055.26 feet, with a chord bearing of North 22 degrees 06 minutes 53 seconds East and a chord length of 197.15 feet to a 5/8-inch capped rebar set; North 16 degrees 45 minutes 18 seconds East a distance of 172.09 feet to a 5/8-inch rebar found; Thence leaving said right of way of McEver Road South 37 degrees 27 minutes 21 seconds East a distance of 850.46 feet to a 5/8-inch rebar found on the northwesterly right of way of Norfolk Southern (having a 400-foot right of way); Thence continuing along said Norfolk Southern right of way along a curve to the right with an arc distance of 99.77 feet, with a radius of

CURRENTLY ZONED: AR-III
PROPOSED ZONING: M-1
ADDRESS: 6633 MCEVER RD
All that tract or parcel of land lying in and being in Land Lot 160 and 150 of the 8th District, Hall County, Georgia, and being more particularly described as follows:
Commencing at a point where the common line of Land Lots 160 and 150 intersects the eastern right of way of Mc Ever Road (having a 80 foot wide publicly dedicated right of way), thence continuing along said right of way of McEver Road the following courses and distances: along a curve to the left, with an arc distance of 197.43 feet, with a radius of 1055.26 feet, with a chord bearing of North 22 degrees 06 minutes 53 seconds East and a chord length of 197.15 feet to a 5/8-inch capped rebar set; North 16 degrees 45 minutes 18 seconds East a distance of 172.09 feet to a 5/8-inch rebar found, said rebar being the TRUE POINT OF BEGINNING.
Thence continuing along said right of way of McEver Road North 16 degrees 45 minutes 18 seconds East a distance of 408.54 feet to a 5/8-inch rebar found; Thence leaving said right of way of McEver Road South 30 degrees 27 minutes 11 seconds East a distance of 1040.28 feet to a 5/8-inch rebar found on the northwesterly right of way of Norfolk Southern (having a 400-foot right of way); Thence continuing along said Norfolk Southern right of way along a curve to the right with an arc distance of 212.33 feet, with a radius of 14660.13 feet, with a chord bearing of South 37 degrees 13 minutes 48 seconds West and a chord length of 213.78 feet to a 5/8-inch rebar found; Thence leaving said Norfolk Southern right of way North 37 degrees 27 minutes 21 seconds West a distance of 850.46 feet to a 5/8-inch rebar found on the eastern right of way of McEver Road, said rebar being the TRUE POINT OF BEGINNING.
Said tract of land contains 5.578 acres (242,981 square feet).
OWNER: GREGORY BOSTWICK
CURRENTLY ZONED: VC
PROPOSED ZONING: M-1
ADDRESS: 6611 MCEVER RD
All that tract or parcel of land lying in and being in Land Lot 160 and 150 of the 8th District, Hall County, Georgia, and being more particularly described as follows:
Commencing at a point where the common line of Land Lots 160 and 150 intersects the eastern right of way of McEver Road (having a 80 foot wide publicly dedicated right of way), thence continuing along said right of way of McEver Road the following courses and distances: along a curve to the left, with an arc distance of 197.43 feet, with a radius of 1055.26 feet, with a chord bearing of North 22 degrees 06 minutes 53 seconds East and a chord length of 197.15 feet to a 5/8-inch capped rebar set; North 16 degrees 45 minutes 18 seconds East a distance of 172.09 feet to a 5/8-Inch rebar found; North 16 degrees 45 minutes 18 seconds

feet to a point; Thence North 30 degrees 27 minutes 11 seconds West a distance of 1040.28 feet to a 5/8-inch rebar found on the eastern right of way of McEver Road, said rebar being the TRUE POINT OF BEGINNING.
Said tract of land contains 7.793 acres (339,466 square feet).
106007 3/23,30, 4/6,13,20,27
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 in Exhibit "A" attached hereto.
The City of Buford Planning Commission will hold a public hearing and make recommendation on such application for annexation and rezoning on Tuesday, April 12, 2022, at 7:00 pm, Buford City Hall, 2300 Buford Highway, Buford, Gwinnett County, Georgia 30518. The Buford City Commission will hold a public hearing to discuss and pass upon the proposed applications for annexation and rezoning on Monday, May 2, 2022 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 15th day of March, 2021.
CHANDLER, BRITT & JAY, LLC
City Attorneys
EXHIBIT "A"
OWNER: 713 HOLDINGS, LLC
CURRENTLY ZONED: AR-IV
PROPOSED ZONING: R-100
ADDRESS: 6200 New Bethany Road
All that tract or parcel of land lying and being in Land Lot 328 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 intersection of Land Lots 328, 329, 330 and 331; THENCE traveling on the Land Lot Line common to Land Lots 328 and 331 in a southwesterly direction for a distance of 618.72' to a point on the easterly right of way of New Bethany Road (60' right of way), said point marked by a 1 inch crimp top pipe found; THENCE continuing on said Land Lot Line South 60 Degrees 03 Minutes 26 Seconds West for a distance of 60.66 feet to a point on the westerly right of way of New Bethany Road (60' right of way), said point marked by a 1 inch open top pipe found; THENCE traveling on said westerly right of way of New Bethany Road the following three (3) courses and distances:
South 21 Degrees 15 Minutes 12 Seconds East for a distance of 168.04 feet to a point; THENCE South 22 Degrees 26 Minutes 09 Seconds East for a distance of 147.49 feet to a point; THENCE South 24 Degrees 39 Minutes 50 Seconds East for a distance of 67.77 feet to a point, said point marked by a ½ inch rebar pin set, said point being THE TRUE POINT OF BEGINNING.
THENCE from said point as thus established, continuing on said westerly right of way of New Bethany Road South 24 Degrees 39 Minutes 50 Seconds East for a distance of 73.66 feet to a point; THENCE South 26 Degrees 01 Minutes 50 Seconds East for a distance of 186.36 feet to a point; THENCE South 25 Degrees 2 Minutes 00 Seconds East for a distance of 219.13 feet to a point, said point marked by a 5/8 inch rebar pin found; THENCE leaving said right of way and traveling South 59 Degrees 56 Minutes 51 Seconds West for a distance of 545.89 feet to a point, said point marked by a 1 inch square bar found; THENCE North 30 Degrees 24 Minutes 09 Seconds West for a distance of 476.95 feet to a point, said point marked by a ½ inch rebar pin set; THENCE North 59 Degrees 52 Minutes 43 Seconds East for a distance of 586.50 feet to a point on the westerly right of way of New Bethany Road (60' right of way), said point marked by a ½ inch rebar pin set, said point being THE TRUE POINT OF BEGINNING.
Said property contains 6.202 Acres
106022 3/23,30, 4/6,13,20,27
Please take notice that

a distance of 640.45 feet to a point on the westerly right of way of New Bethany Road (60' right of way), said point marked by a 1 inch open top pipe found, said point being THE TRUE POINT OF BEGINNING.
Said property contains 5.343 Acres.
EXHIBIT "A"
OWNER: 713 HOLDINGS, LLC
CURRENTLY ZONED: AR-IV
PROPOSED ZONING: R-100
ADDRESS: 6180 New Bethany Road
All that tract or parcel of land lying and being in Land Lot 328 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 intersection of Land Lots 328, 329, 330 and 331; THENCE traveling on the Land Lot Line common to Land Lots 328 and 331 in a southwesterly direction for a distance of 618.72' to a point on the easterly right of way of New Bethany Road (60' right of way), said point marked by a 1 inch crimp top pipe found; THENCE continuing on said Land Lot Line South 60 Degrees 03 Minutes 26 Seconds West for a distance of 60.66 feet to a point on the westerly right of way of New Bethany Road (60' right of way), said point marked by a 1 inch open top pipe found; THENCE traveling on said westerly right of way of New Bethany Road the following three (3) courses and distances:
South 21 Degrees 15 Minutes 12 Seconds East for a distance of 168.04 feet to a point; THENCE South 22 Degrees 26 Minutes 09 Seconds East for a distance of 147.49 feet to a point; THENCE South 24 Degrees 39 Minutes 50 Seconds East for a distance of 67.77 feet to a point, said point marked by a ½ inch rebar pin set, said point being THE TRUE POINT OF BEGINNING.
THENCE from said point as thus established, continuing on said westerly right of way of New Bethany Road South 24 Degrees 39 Minutes 50 Seconds East for a distance of 73.66 feet to a point; THENCE South 26 Degrees 01 Minutes 50 Seconds East for a distance of 186.36 feet to a point; THENCE South 25 Degrees 2 Minutes 00 Seconds East for a distance of 219.13 feet to a point, said point marked by a 5/8 inch rebar pin found; THENCE leaving said right of way and traveling South 59 Degrees 56 Minutes 51 Seconds West for a distance of 545.89 feet to a point, said point marked by a 1 inch square bar found; THENCE North 30 Degrees 24 Minutes 09 Seconds West for a distance of 476.95 feet to a point, said point marked by a ½ inch rebar pin set; THENCE North 59 Degrees 52 Minutes 43 Seconds East for a distance of 586.50 feet to a point on the westerly right of way of New Bethany Road (60' right of way), said point marked by a ½ inch rebar pin set, said point being THE TRUE POINT OF BEGINNING.
Said property contains 6.202 Acres
106022 3/23,30, 4/6,13,20,27
Please take notice that

V [ENTITLED "R-4 MULTIPLE-FAMILY RESIDENTIAL DISTRICT"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-397 [ENTITLED "PERMITTED USES"] OF SUBDIVISION V [ENTITLED "R-4 MULTIPLE-FAMILY DISTRICT"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-399 [ENTITLED "APARTMENT DEVELOPMENT STANDARDS"] OF SUBDIVISION V [ENTITLED "R-4 MULTIPLE-FAMILY RESIDENTIAL DISTRICT"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-400 [ENTITLED "RESIDENTIAL CONDOMINIUM DEVELOPMENT STANDARDS"] OF SUBDIVISION V [ENTITLED "R-4 MULTIPLE-FAMILY RESIDENTIAL DISTRICT"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; TO FURTHER PROVIDE FOR THE AMENDMENT OF CHAPTER 54 [ENTITLED "ZONING"] OF THE OAKWOOD CITY CODE FOR THE PURPOSE OF AMENDING THE FOLLOWING SECTIONS THEREOF: SECTION 54-629 [ENTITLED "PURSPONSE AND INTENT"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-630 [ENTITLED "DISTRICT CLASSIFICATIONS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-631 [ENTITLED "MINIMUM LOT WIDTH, LOT SIZE, FLOOR AREA AND DENSITY REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-632 [ENTITLED "CONDITIONS REQUIRED FOR RE-ZONING CONSIDERATION"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-633 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-634 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-635 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-636 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-637 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-638 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-639 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-640 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-641 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-642 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-643 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-644 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-645 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-646 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-647 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-648 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-649 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-650 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-651 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-652 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-653 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-654 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-655 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-656 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-657 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-658 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-659 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-660 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-661 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-662 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-663 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-664 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-665 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-666 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-667 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-668 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-669 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-670 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-671 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-672 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-673 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-674 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-675 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-676 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-677 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-678 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-679 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-680 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-681 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-682 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-683 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-684 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-685 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-686 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-687 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-688 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-689 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-690 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-691 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-692 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-693 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-694 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-695 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-696 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-697 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-698 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-699 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-700 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-701 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-702 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-703 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-704 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-705 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-706 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-707 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-708 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED DEVELOPMENT DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF

Atlanta, Georgia 30308
105527 3/9,16,23

NOTICE OF PLANNING AND APPEALS BOARD PUBLIC HEARING
Notice is hereby given that the Gainesville Planning and Appeals Board will conduct a public hearing on Tuesday, April 12, 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 Carl Volle to annex a 0.40± acre tract located on the south side of Meadowlark Lane, east of the intersection of Cleveland Highway and Meadowlark Lane (a/k/a 1646 Meadowlark Lane) and to establish zoning as Residential-II (R-II).
Ward Number: Two
Tax Parcel Number(s): 00-084-006-001 (Part)
Request: Single-family lot

2) Request from West Ridge Storage, LLC to rezone a 3.69± acres tract located on the east side of West Ridge Road, northeast of its intersection with E. E. Butler Parkway (a/k/a 891 West Ridge Road, SE) from Regional Business (R-B) to Light Industrial (L-I).
Ward Number: Three
Tax Parcel Number(s): 01-055-000-046
Request: C l i m a t e controlled self-storage

3) Request from 523 Park Street, LLC to rezone a 0.31± acre tract located on the north side of Park Street and east of the intersection of Park Street and Boulevard (a/k/a 523 Park Street, NE) from Residential-I (R-I) to Residential-II (R-II).
Ward Number: Two
Tax Parcel Number(s): 01-038-003-015
Request: A c c e s s o r y carriage house apartment

4) Request from Lane & Block, LLC to amend an existing Planned Unit Development (P-U-D) zoning on a 60.71± acres tract located at the west side of the intersection of Jesse Jewell Parkway and Limestone Parkway, having road frontage on the east side of Lakeview Drive (a/k/a 0 Limestone Parkway).
Ward Number: Two
Tax Parcel Number(s): 00-082-003-001
Request: M i x e d - u s e development

5) Request from Angela Zubar to amend an existing Planned Unit Development (P-U-D) zoning totaling 3.29± acres located at the southwest side of the intersection of Pemmican Run and Bruce Drive, west of McEver Road (a/k/a 2475 Pemmican Run, NW).
Ward Number: Five
Tax Parcel Number(s): 08-005-000-038
Request: Special event facility / Wine tasting room

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)). 106221 3/23

NOTICE OF PUBLIC HEARING
The Council of the City of Lula shall proceed with public hearings regarding an ordinance limiting urban camping and prohibiting improper use of public places; providing the penalty for violation; repealing conflicting resolutions and ordinances; providing for severability; and for other purposes during the Council meeting on April 11, 2022 that begins at 6:00 PM and the Council meeting on April 18, 2022 that begins at 7:00 PM at the Lula Depot located at 5911 Wall Street, Lula. The public is invited to attend and be heard.

NE) from Residential-I (R-I) to Residential-II (R-II).
Ward Number: Two
Tax Parcel Number(s): 01-038-003-015
Request: A c c e s s o r y carriage house apartment

4) Request from Lane & Block, LLC to amend an existing Planned Unit Development (P-U-D) zoning on a 60.71± acres tract located at the west side of the intersection of Jesse Jewell Parkway and Limestone Parkway, having road frontage on the east side of Lakeview Drive (a/k/a 0 Limestone Parkway).
Ward Number: Two
Tax Parcel Number(s): 00-082-003-001
Request: M i x e d - u s e development

5) Request from Angela Zubar to amend an existing Planned Unit Development (P-U-D) zoning totaling 3.29± acres located at the southwest side of the intersection of Pemmican Run and Bruce Drive, west of McEver Road (a/k/a 2475 Pemmican Run, NW).
Ward Number: Five
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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)). 106221 3/23

NOTICE OF PUBLIC HEARING
The Council of the City of Lula shall proceed with public hearings regarding an ordinance limiting urban camping and prohibiting improper use of public places; providing the penalty for violation; repealing conflicting resolutions and ordinances; providing for severability; and for other purposes during the Council meeting on April 11, 2022 that begins at 6:00 PM and the Council meeting on April 18, 2022 that begins at 7:00 PM at the Lula Depot located at 5911 Wall Street, Lula. The public is invited to attend and be heard.

Commission meeting. This 14th day of March, 2021.
CHANDLER, BRITT & JAY, LLC
City Attorneys
EXHIBIT "A"
OWNER: ROBERT & LOUELLA CHAMBERS
CURRENTLY ZONED: VC
PROPOSED ZONING: M-1
ADDRESS: 6655 MCEVER RD
All that tract or parcel of land lying in and being in Land lot 160 and 150 of the 8th District, Hall County, Georgia, and being more particularly described as follows: Commencing at a point where the common line of Land Lots 160 and 150 intersects the eastern right of way of McEver Road (having a 80 foot wide publicly dedicated right of way), said point being the TRUE POINT OF BEGINNING. Thence continuing along said right of way of McEver Road the following courses and distances: along a curve to the left with an arc distance of 197.43 feet, with a radius of 1055.26 feet, with a chord bearing of North 22 degrees 06 minutes 53 seconds East and a chord length of 197.15 feet to a 5/8-inch capped rebar set; North 16 degrees 45 minutes 18 seconds East a distance of 172.09 feet to a 5/8-inch rebar found; Thence leaving said right of way of McEver Road South 37 degrees 27 minutes 21 seconds East a distance of 850.46 feet to a 5/8-inch rebar found on the northwesterly right of way of Norfolk Southern (having a 400-foot right of way); Thence continuing along said Norfolk Southern right of way along a curve to the right with an arc distance of 99.77 feet, with a radius of 14660.13 feet, with a chord bearing of South 37 degrees 37 minutes 20 seconds West and a chord length of 99.77 feet, to a 5/8-inch rebar found; Thence leaving said Norfolk Southern right of way North 74 degrees 04 minutes 23 seconds West a distance of 714.68 feet to an angle iron found; Thence North 31 degrees 06 minutes 06 seconds West a distance of 29.84 feet to a 1-inch open top pipe found on the eastern right of way of McEver Road; Thence continuing along said right of way of McEver Road along a curve to the left with an arc distance of 222.34 feet, with a radius of 1055.26 feet, with a chord bearing of North 33 degrees 30 minutes 39 seconds East and a chord length of 221.93 feet to a point, said point being the TRUE POINT OF BEGINNING. Said tract of land contains 5.734 acres (249,760 square feet).
OWNER: GREGORY BOSTWICK

to the right with an arc distance of 212.33 feet, with a radius of 14660.13 feet, with a chord bearing of South 37 degrees 13 minutes 48 seconds West and a chord length of 213.78 feet to a 5/8-inch rebar found; Thence leaving said Norfolk Southern right of way North 37 degrees 27 minutes 21 seconds West a distance of 850.46 feet to a 5/8-inch rebar found on the eastern right of way of McEver Road, said rebar being the TRUE POINT OF BEGINNING. Said tract of land contains 5.578 acres (242,981 square feet).
OWNER: GREGORY BOSTWICK
CURRENTLY ZONED: VC
PROPOSED ZONING: M-1
ADDRESS: 6611 MCEVER RD
All that tract or parcel of land lying in and being in Land Lot 160 and 150 of the 8th District, Hall County, Georgia, and being more particularly described as follows: Commencing at a point where the common line of Land Lots 160 and 150 intersects the eastern right of way of McEver Road (having a 80 foot wide publicly dedicated right of way), thence continuing along said right of way of McEver Road the following courses and distances: along a curve to the left, with an arc distance of 197.43 feet, with a radius of 1055.26 feet, with a chord bearing of North 22 degrees 06 minutes 53 seconds East and a chord length of 197.15 feet to a 5/8-inch capped rebar set; North 16 degrees 45 minutes 18 seconds East a distance of 172.09 feet to a 5/8-Inch rebar found; North 16 degrees 45 minutes 18 seconds East a distance of 408.54 feet to a 5/8-Inch rebar found, said rebar being the TRUE POINT OF BEGINNING. Thence continuing along said right of way of McEver Road North 16 degrees 23 minutes 46 seconds East a distance of 412.03 feet to a 5/8-Inch rebar found; Thence leaving said right of way of McEver Road South 30 degrees 45 minutes 27 seconds East a distance of 1190.99 feet to a 5/8-Inch capped rebar set on the northwesterly right of way of Norfolk Southern (having a 400-foot right of way); Thence continuing along said Norfolk Southern right of way the following courses and distances: South 36 degrees 42 minutes 57 seconds West a distance of 136.19 feet to a 5/8-inch capped rebar set; along a curve to the right, with an arc distance of 197.57 feet, with a radius of 14660.13 feet, with a chord bearing of South 36 degrees 12 minutes 41 seconds West and a chord length of 197.57

Commission meeting. This 14th day of March, 2021.
CHANDLER, BRITT & JAY, LLC
City Attorneys
EXHIBIT "A"
OWNER: 713 HOLDINGS, LLC
CURRENTLY ZONED: AR-IV
PROPOSED ZONING: R-100
ADDRESS: 6200 New Bethany Road
All that tract or parcel of land lying and being in Land Lot 328 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 intersection of Land Lots 328, 329, 330 and 331; THENCE traveling on the Land Lot Line common to Land Lots 328 and 331 in a southwesterly direction for a distance of 618.72' to a point on the easterly right of way of New Bethany Road (60' right of way), said point marked by a 1 inch crimp top pipe found; THENCE continuing on said Land Lot Line South 60 Degrees 03 Minutes 26 Seconds West for a distance of 60.66 feet to a point on the westerly right of way of New Bethany Road (60' right of way), said point marked by a 1 inch open top pipe found, said point being THE TRUE POINT OF BEGINNING. Said property contains 6.202 Acres
106022 3/23,30,4/6,13,20,27

Please take notice that the City of Buford's regularly scheduled Commission meeting for the month of April will take place on Monday, April 11, 2022, at 7:00 p.m. at Buford City Arena, 2795 Sawnee Avenue, Buford, Georgia 30518.
106008 3/23,30,4/6

PUBLIC NOTICE
CITY OF OAKWOOD, GEORGIA
Be advised pursuant to the City of Oakwood Code, Chapter 54 "Zoning", a public hearing has been scheduled before the Oakwood City Council on the 11th day of April 2022 at 7:00 p.m., at the Oakwood City Hall, 4035 Walnut Circle, Oakwood, Georgia a second reading for:
AN AMENDMENT TO CHAPER 54 [ENTITLED "ZONING"] OF THE OAKWOOD CITY CODE FOR THE PURPOSE OF AMENDING THE FOLLOWING SECTIONS THEREOF: SECTION 54-396 [ENTITLED "PURPOSE AND INTENT"] OF SUBDIVISION

Minutes 12 Seconds East for a distance of 168.04 feet to a point; THENCE South 22 Degrees 26 Minutes 09 Seconds East for a distance of 147.49 feet to a point; THENCE South 24 Degrees 39 Minutes 50 Seconds East for a distance of 67.77 feet to a point, said point marked by a ½ inch rebar pin set, said point being THE TRUE POINT OF BEGINNING. THENCE from said point as thus established, continuing on said westerly right of way of New Bethany Road South 24 Degrees 39 Minutes 50 Seconds East for a distance of 73.66 feet to a point; THENCE South 26 Degrees 01 Minutes 50 Seconds East for a distance of 186.36 feet to a point; THENCE South 25 Degrees 27 Minutes 00 Seconds East for a distance of 219.13 feet to a point, said point marked by a 5/8 inch rebar pin found; THENCE leaving said right of way and traveling South 59 Degrees 56 Minutes 51 Seconds West for a distance of 545.89 feet to a point, said point marked by a 1 inch square bar found; THENCE North 30 Degrees 24 Minutes 09 Seconds West for a distance of 476.95 feet to a point, said point marked by a ½ inch rebar pin set; THENCE North 59 Degrees 52 Minutes 43 Seconds East for a distance of 586.50 feet to a point on the westerly right of way of New Bethany Road (60' right of way), said point marked by a ½ inch rebar pin set, said point being THE TRUE POINT OF BEGINNING. Said property contains 6.202 Acres
106022 3/23,30,4/6,13,20,27

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OF CHAPTER 54 [ENTITLED "ZONING"] OF THE OAKWOOD CITY CODE FOR THE PURPOSE OF AMENDING THE FOLLOWING SECTIONS THEREOF: SECTION 54-629 [ENTITLED "PURSPONSE AND INTENT"] OF SUBDIVISION XIII [ENTITLED "PLANNED D E V E L O P M E N T DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-630 [ENTITLED "DISTRICT CLASSIFICATIONS"] OF SUBDIVISION XIII [ENTITLED "PLANNED D E V E L O P M E N T DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-631 [ENTITLED "MINIMUM LOT WIDTH, LOT SIZE, FLOOR AREA AND DENSITY REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED D E V E L O P M E N T DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-632 [ENTITLED "CONDITIONS REQUIRED FOR RE-ZONING CONSIDERATION"] OF SUBDIVISION XIII [ENTITLED "PLANNED D E V E L O P M E N T DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTE]; SECTION 54-633 [ENTITLED "SPECIAL REQUIREMENTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED D E V E L O P M E N T DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-634 [ENTITLED "ADMINISTRATIVE PROCEDURES FOR PLANNED D E V E L O P M E N T DISTRICTS"] OF SUBDIVISION XIII [ENTITLED "PLANNED D E V E L O P M E N T DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; SECTION 54-635 [ENTITLED "PLANNED RESIDENTIAL DEVELOPMENT (PRD)"] OF SUBDIVISION XIII [ENTITLED "PLANNED D E V E L O P M E N T DISTRICTS MIXED USE ZONING"] OF DIVISION 4 [ENTITLED "DISTRICTS"] OF ARTICLE III [ENTITLED "DISTRICTS AND USES"] OF SAID CHAPTER; TO PROVIDE FOR CLARIFIED PURPOSE AND INTENT; TO PROVIDE FOR

**GAINESVILLE PLANNING and APPEALS BOARD
RECOMMENDATION**

Applicant and Property Owner..... Angela Zubar
Location..... 2475 Pemmican Run, NW
Request..... Amend P-U-D zoning
Size 3.29± total acres
Ward..... Five
Proposed Use..... Special event facility / Wine tasting room
Planning Division Staff Recommendation **Denial**
Planning & Appeals Board Recommendation..... **Denial**
Date..... April 12, 2022

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

The applicant is proposing to amend an existing Planned Unit Development (P-U-D) to allow a special event facility, outdoor pavilion and wine tasting room. The property received zoning approval in 2007 for a 56-unit condominium/townhome development that was never developed. The property contains no structures and most of the trees have been recently cleared from the site. The adjacent residential home is owned by the applicant.

The proposal includes a venue that will include three buildings and outdoor space including a 9,150 square foot event center, 2,000 outdoor pavilion and a 2,000 square foot tasting room. A total of 100 private parking spaces will be provided with access from Pemmican Run.

The proposed special event facility is designed to have a maximum capacity of 200 guests and 2 to 5 employees, and will be available to rent 7 days a week. No hours of operation were given for the event center. The covered pavilion and outdoor space are adjacent to the event center will serve as an extension of the event center. Lastly, an adjacent tasting room is proposed that will operate Thursdays, 12 to 6 p.m. and Friday/Saturday 12 to 8 p.m. with approximately 5 to 20 daily visitors. The applicant has partnered with a local Georgia winery, Buckley Winery to offer local experience where the community may gather.

▪ **Adjacent Land Use and Zoning**

Location	Use	Zoning
North	Lake Lanier, Pemmican Point Subdivision	Vacation Cottage (V-C) - County
South	Lake Lanier, Bay Point Subdivision	Vacation Cottage (V-C) - County
East	Gas Station /Retail Strip Center	PUD- City
West	Lake Lanier, Waters Edge Subdivision	Vacation Cottage (V-C) - County Residential-I (R-I) - City

▪ **Other Departmental Comments**

Hall County Traffic Engineering and Gainesville Public Works Department state that while no Traffic Impact Study is required for the proposal, the access will need to meet commercial standards; however, no left turn lanes will be required for the development as presented. The applicant should have their surveyor/engineer verify that intersection and stopping site distance requirements can be met for the proposed access. If access relocation is necessary, it may

affect the conceptual venue layout. There were no other departmental comments regarding this request.

- **Zoning History**

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

2018 – A request by Tyler Land Holdings to amend a 2.98± acres tract located at 1209 Hillside Gardens Lane zoned Planned Unit Development (P-U-D) was conditionally approved to allow for boat sales dealership.

2017 – A request by Scott and Cheryl Wright to re-establish nonconforming use on a 0.43± acre tract zoned Residential-II (R-II) located at 2371 Pine Circle Drive was approved for a single-family home.

2017 – A request by McEver Extension Properties LLC to amend a 3.32± acres tract located at 970 McEver Road zoned Planned Unit Development (P-U-D) was approved for an office building expansion.

2016 – A request by Spring Road Group, LLC to annex and establish Residential-II (R-II) zoning on a 10.06± acres property located at 2360 Spring Road was approved with conditions for an active adult community.

- **Staff Analysis**

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

The surrounding uses include mostly single-family homes within the neighboring Pemmican Point, Bay Point, and Waters Edge subdivisions. Commercial and multi-family uses are located to the east along McEver Road which include a retail center / gas station, coin laundry business and the Pointe Lanier Apartments. These properties are zoned Vacation Cottage (V-C), Residential-I (R-I), Planned Commercial Development (P-C-D), Residential-I (R-I), Residential-II (R-II), and General Business (G-B). The proposed special event facility and wine tasting room is incompatible with the adjacent residential uses but could serve as a transitional use from the existing commercial and multi-family uses fronting McEver Road.

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

The hours of operation and potential noise from the event center could have some negative affects on the adjacent and nearby residential uses. The additional traffic during event times will increase traffic loads on Pemmican Run which is a residential two-lane road with no curb and gutter. Given the subject property's proximity to residential uses, the proposed use does not appear to compliment the adjacent residential areas.

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

It is staff's opinion that the proposal is not consistent with the Comprehensive Plan.

The Future Development Map for the City of Gainesville places the property within the *Medium-High Density Residential* land use category, which includes areas containing or planned for single-family attached or multi-family housing at densities ranging from four to twelve dwelling units per acre.

According to the Character Area map for the City of Gainesville, the subject property is located within the *Suburban Residential* Character Area. The vision for this area is to preserve older, stable residential subdivisions and encourage newer projects with smaller lot sizes, pedestrian infrastructure, and buildings patterned after traditional local housing, possibly containing a small neighborhood-serving “village center”. The area is generally not a location for new business investment, except for property located along major corridors. In areas where natural features or sensitive environments are important, cluster housing or conservation subdivision design may be appropriate. Land uses allowed include low-density residential, medium-high density residential, multi-family residential, public / institutional, commercial, and parks / recreation / conservation, and mixed-use.

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

The property is zoned Planned Unit Development (P-U-D) which is a site-specific zoning. Modifications to the existing approved plan requires the zoning to be amended to allow for a special event facility and wine tasting room. The property is still suitable for the original proposed residential use. The proposed zoning amendment appears to deviate from the original scope planned development and does not fit the surrounding area.

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

The proposed zoning amendment request should not cause an excessive or burdensome use of public facilities or services above what is currently approved for the property.

City water and public safety services are currently provided to the adjacent properties and have the capacity to serve the proposed use. A 500-foot sewer extension or private septic system would be required at the property owners’ expense. Gainesville Fire Station #4 is located approximately 2.5± miles away off of Memorial Park Drive.

According to the Institute of Transportation Engineers (ITE) Trip Generation Handbook (9th Edition), an event center is not listed as one of the studied uses. However, an arena based on the size of the property on average could generate 110± new trips per weekday (50% entering, 50% exiting). A Traffic Impact Study was not required for the proposal. According to Hall County Traffic Engineering and the Gainesville Public Works Department, the proposed access will need to meet commercial standards and no left turn lanes will be required for the development as presented. The proposed access may need to be relocated, depending on if the intersection and stopping site distance requirements can be met.

Adverse impacts to the school system are not anticipated as the development is for nonresidential purposes.

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

The subject property is expected to remain residential given its proximity to adjacent residential uses and nearby residential uses fronting Lake Lanier.

(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 residential land uses, the proposed zoning amendment request does not appear 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 **denial** of this request based on the Comprehensive Plan and the adjacent residential uses. However, if approved, staff would recommend the following conditions:

Conditions

1. The proposed development shall be generally consistent with the architectural rendering and concept plan provided with this zoning amendment request. Should the applicant/developer wish to modify slightly the architectural character to incorporate community input, said minor modification shall be subject to Planning Department approval.
 2. The hours of operation for the proposed special event facility and tasting room shall not exceed the hours of 9 a.m. to 11 p.m.
 3. Special events shall not be held on the dock within Corps of Engineers property.
 4. One sign, not to exceed 64 square feet including the monument base, shall be permitted at the entrance to the development fronting Pemmican Run. The sign shall be limited to external/indirect lighting. An electronic message board / changeable copy sign shall not be permitted.
 5. Removal of existing healthy trees in order to accommodate the proposed building and parking shall be minimized where possible. Existing healthy trees shall be integrated into the natural tree line along the northwesterly property line to include a minimum 35-foot wide evergreen planted buffer. The location, number, spacing, size and type of trees planted shall be subject to Community and Economic Development Department Director approval.
 6. No on street parking shall be permitted.
 7. All access point design for the subject property shall require approval by the Hall County Traffic Engineer in conjunction with the Gainesville Public Works Director. All required access / traffic / sidewalk improvements associated with the proposed development shall be at the full expense of the developer/property owner.
 8. All improvements required for the provision of sanitary sewer, including but not limited to the construction of an off-site sewer extension consisting of approximately 500 linear feet of gravity line sewer, shall be at the full expense of the applicant/developer of the subject property.
 9. Any standard not identified above shall comply with those requirements set forth in the Unified Land Development Code for Neighborhood Business (N-B) zoning.
-

Excerpts from the April 12, 2022 PAB Meeting Minutes

Applicant Presentation: Angela Zubar, 4318 Marble Arch Way, Flowery Branch, stated she is requesting an amendment to the existing PUD zoning. Mrs. Zubar stated the proposed venue would be a better transition to the area and growth of the city and less intense on the neighborhood and lake than the 56 condo/townhomes that were proposed. She said currently the only indoor event space is at Lake Lanier Island's Convention Center

which tax dollars goes to Gwinnett County but this event center would bring tax dollars to Hall County and the City of Gainesville. She said local businesses such as hotels, restaurants and the square would benefit from it also bringing visitors from surrounding areas to discover all the growth that Gainesville has to offer and believes it would bring the community together with a tasting room/venue where the hours would be controlled and scheduled. She said traffic would be limited to the start and finish of the events compared to continuous traffic with a townhome development. Mrs. Zubar stated they have worked with an experienced design firm giving the building a residential feel and a beautiful landscape enhancing the lake. She said they own the house adjacent to the property and the reason they purchased it was to prevent the 56 unit townhomes which would add 24/7 traffic with more impact on the lake with a large community dock. Mrs. Zubar said with the area growing, the need and want for a community space is evident and will promote public health and well-being. After speaking with neighbors on Pemmican Run and Bruce Lane she had good feedback and also attended a neighborhood meeting answering questions and addressed concerns with positive feedback from the majority. She said after an article in the Times they had encouraging texts with support from the community. Mrs. Zubar had two letters of support from neighbors on Pemmican Run along with a couple of supporters at the meeting. She spoke about a concern from neighbors being the access point at the venue and got Surveyor Chris Patton make a new location for the driveway with a right turn out only. She stated police officers are required by law to attend events which will help direct traffic. She said during events the music will be inside the building, buffered by trees on the Corps line and noise will not be an issue. She stated nothing will be permitted on the dock and currently there is no dock. Mrs. Zubar stated lighting was another concern which will not be an issue since there will not be large light poles and only low profile lighting to light the path to parking and buildings. She said they have been planting trees between Pemmican Run and the venue and more to be done. She stated they are in full agreement with the conditions recommended by the staff.

FAVOR: Mike Smith, 2640 Pemmican Run, stated he agrees with the applicant about the current zoning being very high density housing and not appropriate for the area and thinks it was a mistake made previously. He said the use of the modified PUD zoning would be better suited for a subdivision neighborhood and would like for it to be a single-family home. Mr. Smith said due to the value of the property and location that he supports the applicant's efforts and restrictions mentioned. He said Mrs. Zubar has been very open to the neighbors and is a friendly neighborhood, quiet, mostly retired folks and preferred to keep it that way and believes the applicant is trying to do the same thing. He said the conditions are the same things as discussed with neighbors and would like to see recommendations for decreasing traffic, noise and light pollution codified by the Board in the recommendations. He then gave the board members an edited copy of emails between Mrs. Zubar and himself regarding their discussions and things she agreed with. He said the points are highlighted which staff has already recommended although they are recommending denial but has a long list of conditions, but thinks it is appropriate, needs to be residential style as much as possible and the conditions help accomplish it. Mr. Smith stated there was no mention of traffic control in the conditions but is glad to know the driveway will be moved down but would like to see it in writing along with an island median that forces right turns out with a left turn sign going in. He said it will keep more traffic out of the neighborhood and surrounding areas by funneling the flow on and off McEver Road, which is better for the applicant and neighborhood. He believes most of the neighbors agree with these points with some opposing because they don't want anything to go in there. His concern is if this request doesn't get approved there might be very high density housing which will be worse for the area. He asked the board to approve the request with written conditions as in his handout and staff recommendations.

Dawn Mumpower, 4307 Marble Arch Way, Flowery Branch, stated she is a longtime resident and loves Gainesville and Hall County. She doesn't like taking her business elsewhere but in 2016 she took her daughter to get married in Fulton County which was a loss of visitors staying in Hall County and Gainesville. He believes it would be a great

opportunity to get visitors to the community, bring in tax dollars and help young folks to keep money here. Mrs. Mumpower said she has viewed the plans and thinks they are amazing. She has been a mortgage banker for 30 years and is not against housing but believes the community is missing the ability to stay in the community to visit a tasting room and nice venue for events. She thanked the board for the growth in downtown Gainesville and understands there is a new venue too but not on the lake. She said the nearest is Lake Lanier but no inside facility to host an event. Mrs. Mumpower believes the applicant wants the best for everyone and is kind and considerate and wants the environment to be healthy.

OPPOSE: **Denise Cullom**, 2722 Bruce Drive, stated her property is across the lake and believes it is not the best fit for the residential area. She said the 56 condos previously approved were for Mrs. Zubar's current residential property along with the other property which was higher acreage, when the two properties were combined. Mrs. Cullom said the Hall County traffic study in 2021 of the two intersections with the highest accident rates were McEver and Browns Bridge Road including McEver at Home Depot and the only two ways to access the venue are those two main intersections. Her concern is people drinking at a winery and wedding venue. The other concern was noise traveling across the lake with music until 11 p.m. which is concerning for Bruce Drive and Pemmican Run and other subdivisions across the lake.

Robert Shipley, 2710 Bruce Drive, stated his property is adjacent to the subject property and believes he is more impacted by it. He said he loves a good party but not one seven days a week. He said in regards to the low lighting mentioned by the applicant, the vehicles coming in will be shining on his house, noise can't be prevented and if anyone wants an event center then have them put it next to their property. He said traffic concerns has been expressed and the water runoff will make the silt fill into the lake. He then asked the neighbors present that oppose the request to stand and 10 of them stood up. He thanked the board to not allow the venue.

Rebuttal: Mrs. Zubar stated there are trees along the Corps line of approximately two acres between Mr. Shipley's and their property. She said Mr. Shipley's house is further away from the property line but his garage is closer as far as car lights shining in the windows. Mrs. Zubar stated she is sensitive to noise and traffic but the noise will be inside the building buffered by a wall along with the trees on the Corps line. She said there will be no burden to the school systems as would condo units, and it would not be seven days a week event space. She stated the first year would be focused on Friday, Saturday and Sunday's with possibly 80 special events for the year.

PLANNING AND APPEALS BOARD COMMENTS:

There was a motion to recommend denial of the zoning amendment request for a special event facility / wine tasting room with Planned Unit Development (P-U-D) zoning.

Motion made by Board Member Martin
Motion seconded by Board Member White
Vote – 5 favor, 2 oppose (Fleming, Delgado)

Passed: _____

AN ORDINANCE

No. 2022-16

AN ORDINANCE AMENDING THE EXISTING PLANNED UNIT DEVELOPMENT, WITH CONDITIONS (P-U-D-c) ZONING TOTALING 3.29± ACRES LOCATED AT THE SOUTHWEST SIDE OF THE INTERSECTION OF PEMMICAN RUN AND BRUCE DRIVE, WEST OF MCEVER ROAD (A/K/A 2475 PEMMICAN RUN, NW); 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 proposed development shall be generally consistent with the architectural rendering and concept plan provided with this zoning amendment request. Should the applicant/developer wish to modify slightly the architectural character to incorporate community input, said minor modification shall be subject to Planning Department approval.**
- 2. The hours of operation for the proposed special event facility and tasting room shall not exceed the hours of 9 a.m. to 11 p.m.**
- 3. Special events shall not be held on the dock within Corps of Engineers property.**
- 4. One sign, not to exceed 64 square feet including the monument base, shall be permitted at the entrance to the development fronting Pemmican Run. The sign shall be limited to external/indirect lighting. An electronic message board / changeable copy sign shall not be permitted.**
- 5. Removal of existing healthy trees in order to accommodate the proposed building and parking shall be minimized where possible. Existing healthy trees shall be integrated into the natural tree line along the northwesterly property line to include a minimum 35-foot wide evergreen planted buffer. The location, number, spacing, size and type of trees planted shall be subject to Community and Economic Development Department Director approval.**
- 6. No on street parking shall be permitted.**

ORDINANCE NO. 2022-16

7. All access point design for the subject property shall require approval by the Hall County Traffic Engineer in conjunction with the Gainesville Public Works Director. All required access / traffic / sidewalk improvements associated with the proposed development shall be at the full expense of the developer/property owner.
8. All improvements required for the provision of sanitary sewer, including but not limited to the construction of an off-site sewer extension consisting of approximately 500 linear feet of gravity line sewer, shall be at the full expense of the applicant/developer of the subject property.
9. Any standard not identified above shall comply with those requirements set forth in the Unified Land Development Code for Neighborhood Business (N-B) zoning.

Legal Description

All that tract or parcel of land lying and being in the Gainesville G.M.D. 411, City of Gainesville, Hall County, Georgia as shown on a plat prepared by Patton Land Surveying, LLC, for AMZY Management Group, LLC, dated August 9th, 2021 and being more particularly described as follows:

Commencing at a PK Nail found at the centerline baseline intersection of Pemmican Run (varying width right-of-way) and Bruce Drive (varying width right-of-way) per the Georgia Department of Transportation right-of-way map Project Number STP-2412(2) dated October 4th, 2000 last revised January 10th, 2002, located at Georgia State Plane Coordinate Northing 1561643.04, Easting 2387204.81, Georgia West Zone, North American Datum of 1983/2007 adjustment, THENCE South 87 degrees 52 minutes 05 seconds West for a distance of 93.46 feet to a concrete right-of-way monument found at the intersection of the Southwesterly right-of-way line of said Pemmican Run with the Westerly right-of-way line of said Bruce Drive and said point being the TRUE POINT OF BEGINNING.

Thence leaving the Southwesterly right-of-way line of said Pemmican Run and following the Westerly right-of-way line of said Bruce Drive the following course:

Thence South 00 degrees 09 minutes 15 seconds West for a distance of 157.73 feet to a 1/2" rebar pin set on the boundary line of the U.S. Government Buford Reservoir "Lake Sidney Lanier" Segment "H"; Thence leaving the Westerly right-of-way line of said Bruce Drive and following the boundary line of said Lake Sidney Lanier the following courses:

Thence North 30 degrees 07 minutes 50 seconds West for a distance of 227.98 feet to a 1/2" rebar pin found (bent, held base) at U.S. Government corner 5-4; Thence North 73 degrees 38 minutes 31 seconds West for a distance of 448.71 feet to a point on the Easterly line of that certain parcel of land as described in Deed Book 8172, Pages 249 & 250, Hall County, Georgia deed records; Thence leaving said boundary line of said Lake Sidney Lanier and following the Easterly line of said parcel the following courses:

Thence North 66 degrees 30 minutes 55 seconds East for a distance of 124.60 feet to a 1/2" rebar pin found; Thence North 08 degrees 22 minutes 06 seconds West for a distance of 207.71 feet to a point; Thence North 40 degrees 24 minutes 53 seconds East for a distance of 198.18 feet to a point on the Southwesterly right-of-way line of said Pemmican Run; Thence leaving said Easterly parcel line and following said Pemmican Run the following courses:

ORDINANCE NO. 2022-16

Thence along a curve to the right having a radius of 108.88 feet and an arc length of 17.43 feet, being subtended by a chord of South 58 degrees 47 minutes 57 seconds East for a distance of 17.41 feet to a 1/2" rebar pin set; Thence along a curve to the right having a radius of 215.93 feet and an arc length of 84.78 feet, being subtended by a chord of South 39 degrees 39 minutes 00 seconds East for a distance of 84.24 feet to a 1/2" rebar pin set; Thence South 29 degrees 09 minutes 38 seconds East for a distance of 84.47 feet to a 1/2" rebar pin set; Thence South 30 degrees 35 minutes 20 seconds East for a distance of 86.52 feet to a 1/2" rebar pin set; Thence South 32 degrees 35 minutes 43 seconds East for a distance of 15.41 feet to a 1/2" rebar pin set; Thence South 56 degrees 50 minutes 10 seconds West for a distance of 10.00 feet to a concrete right-of-way monument found; Thence South 28 degrees 24 minutes 01 seconds East for a distance of 376.61 feet to a point and said point being the POINT OF BEGINNING.

Said property contains 3.29 acres more or less.

SECTION II

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

SECTION III

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

SECTION IV

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

SECTION V

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

ORDINANCE NO. 2022-16

W. Samuel Couvillon, Mayor

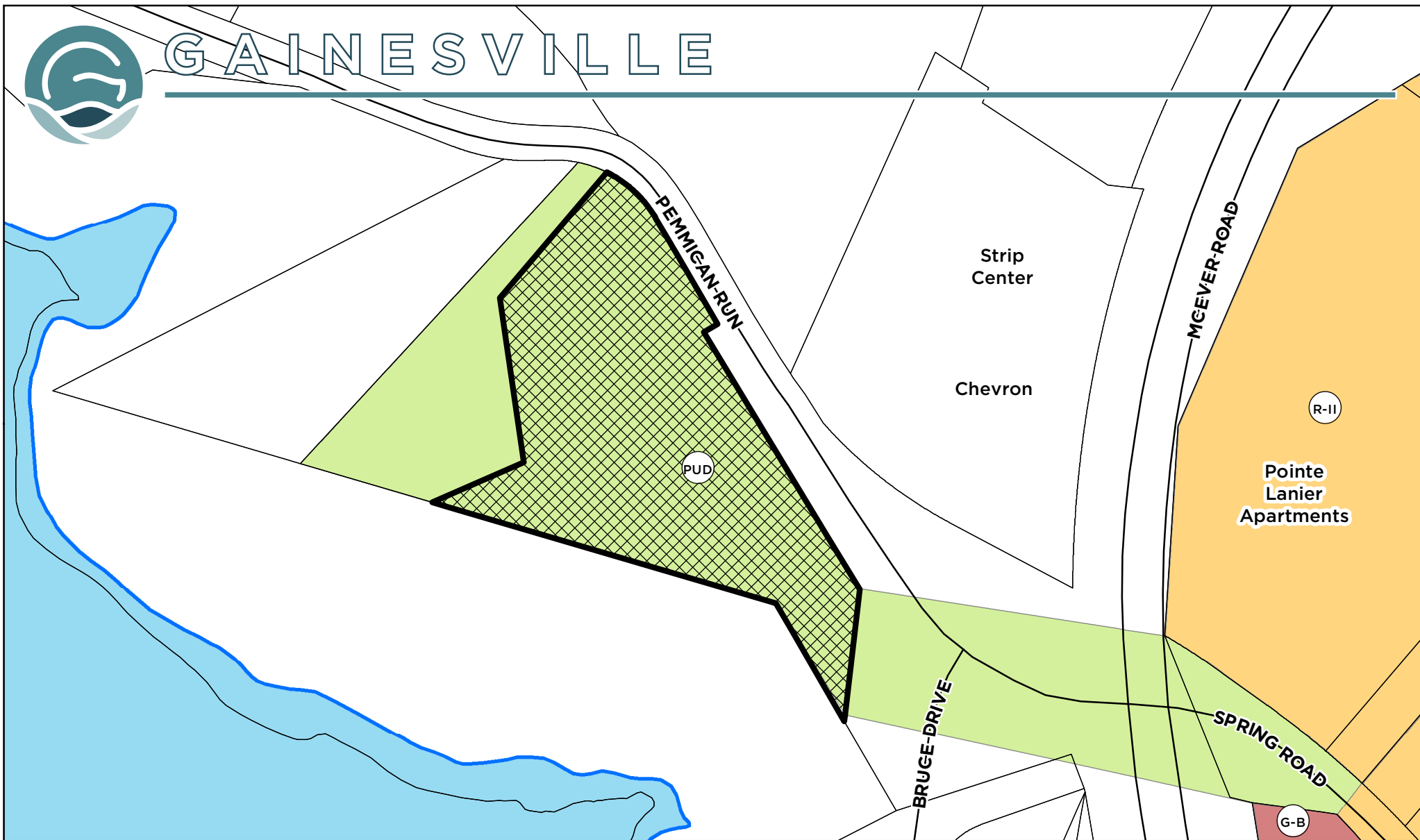
This is to certify that I am City Clerk of the City of Gainesville. As such, I keep its official records, including its minutes. In that capacity, my signature below certifies this Ordinance was adopted as stated and will be recorded in the official minutes.

ATTEST:

Denise O. Jordan, City Clerk



GAINESVILLE



Applicant: **ANGELA ZUBAR**

ZONING AMENDMENT REQUEST

Subject Property Address:
2475 Pemmican Run, NW

Tax Parcel:
08-005-000-038

Request:

Amend existing Planned Unit Development (P-U-D) on 3.29+/- acres tract for a special event facility/wine tasting room



Subject Property



Meeting Date: 04/12/2022

Map Prepared: 03/10/2022

0 90 180 Feet
Page 166 of 176

SCALE: 1" = 167'



GAINESVILLE



Applicant:

ANGELA ZUBAR

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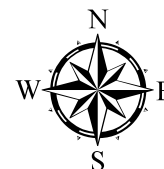
Tax Parcel:

08-005-000-038



Subject Property

Aerial from 2021



Meeting Date: 04/12/2022

Map Prepared: 03/10/2022

0 90 180 Feet
Page 167 of 176

SCALE: 1" = 167'

Narrative Report

We would like to amend the PUD (Planned Urban Development) and propose the use of this land as a special events space with an outdoor pavilion including an adjacent green space and a separate wine tasting room.

Hello! I would like to introduce myself and my husband, We are Angela and Victor Zubar, we purchased and remodeled the house at 2503 Pemmican Run at the end of 2018 and last January (2021) we purchased the adjacent lot at 2475 Pemmican Run. The main reason we decided to purchase the adjacent lot was because it is zoned for a PUD and proposed Luxury Lakefront Condo townhouse community. The last thing we wanted was for a large complex to be built next door so we made the decision to invest in the property.

We had no intentions with the property when we purchased it, we just knew a 70 unit townhouse community was not it.

We are here today to inform you that we have decided to build a special event space on the property! This will include a main venue space, tasting room and an adjacent outdoor pavilion. We are also very excited to partner with a Local Georgia Winery, Buckley Winery to offer an immersive local experience where our community may gather.

The special events space, named The Oakley, will be available to rent for weddings and special events with a maximum capacity of 200 guests. The Oakley team will have 2-5 employees that run and support the success of the business including a project manager and site team. The space will be available to rent 7 days a week and vendors will be outsourced from either a preferred list we provide or by discretion of the client.

During the venue's off season we will utilize the green space to plan community events such as a monthly food truck gathering including local artisans and musicians.

The tasting room will operate year round Thursday-Saturday, hours of operation Thursday 12-6, Friday and Saturday 12-8. Tentative plans for 1-2 employees that will run the tasting room experience. We anticipate 5-20 daily visitors to the tasting room and hope to partner with local organizations to help promote the space to be utilized for special events like happy hour networking events, etc.

We are planning 100 parking spaces that will be easily accessible to both the road and the venue space. We also plan to have no artificial lighting from the venue affecting the lake and natural lighting of the surrounding area.

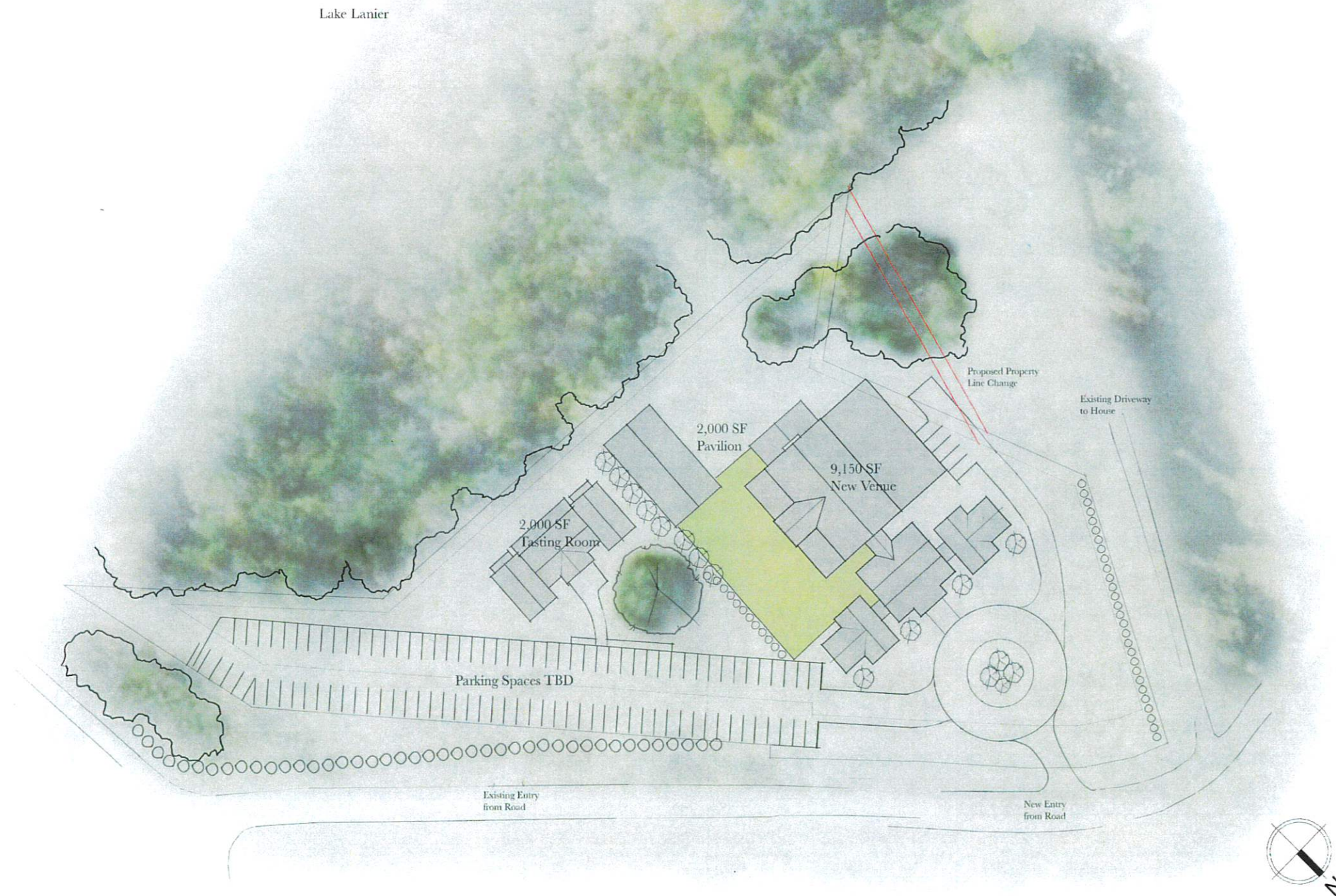
Currently we facilitate sunset yoga on the dock, at the lake house adjacent to the lot in question at our original property on Pemmican Run. Right now we are limited to 14 yogi's at one time due to our space. Our events have been growing and with the addition of the outdoor pavilion we will be able to invite more of the community to join in to our yoga events and hopefully grow in this community.

With such turbulent times our community is crucial and we hope to bring lots of joy and happiness through providing a space full of life and serenity that we all know and love about the lake.

Thank you for your time and consideration.

Community Benefits Statement

- Positively foster community through off season events that will include local food trucks, local artisans, musicians and yoga
- Bring joy and happiness through providing a space full of life and serenity that we all know and love about the lake.
- Owner occupied and owned venue space, not multiple rental residences.
- Single entrance to not negatively impact traffic compared to proposed multi residence development
- Visually appealing high-quality contemporary energy efficient venue to positively add to the community
- Lower environmental impact than the original proposed PUD of townhouse units.



ANGELA ZUBAR | CONCEPTUAL SITE PLAN





VENLY
design
THE WEDDING VENUE STUDIO

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