AGENDA

Gainesville Planning and Appeals Board
Tuesday, October 10, 2017, 5:30 PM
Gainesville Justice Center

1. CALL TO ORDER

2. MINUTES

A. August 8, 2017 PAB Meeting Minutes

3. OLD BUSINESS

4. NEW BUSINESS

A. Variance Request

(1) Request from **David Dell** to vary the front yard setback requirements for a sign on a 0.74± acre tract located on the southwest side of the intersection of Dawsonville Highway and Lake Ranch Court (a/k/a **2197 Dawsonville Highway NW**), having a zoning classification of General Business (G-B).
Ward Number: One
Tax Parcel Number(s): 10-094-000-010
Request: Monument Sign

B. Annexation Request

(1) Request from **Lanier Technical College** to annex an 8.154± acres tract having no road frontage and located east of State Route 365 (Cornelia Highway), north of Lanier Tech Drive and Howard Road (a/k/a **0 Howard Road**) and to establish zoning as Light Industrial (L-I).
Ward Number: Two
Tax Parcel Number(s): 15-020-000-068
Request: Technical College

C. Rezoning Request

(1) Request from **The 5 MCS, LLC** to rezone a 5.24± acre tract located on the southwest side of the intersection of Enota Avenue and Yonah Avenue (a/k/a **1012 Enota Avenue NE**) from Planned Unit Development (P-U-D) and Residential-I (R-I) to Planned Unit Development (P-U-D).
Ward Number: Two
Tax Parcel Number(s): 01-075-001-024
Request: Assisted living facility, townhome cottages and single-family home

5. MISCELLANEOUS

6. ADJOURNMENT

CITY OF GAINESVILLE

AGENDAREQUEST

Date Submitted: 9/21/2017

Presenter: N/A

Item of Business: August 8, 2017 PAB Meeting Minutes

Meeting Date: 10/10/2017

Purpose of Request:
The purpose of this request is to allow the Planning and Appeals Board to approve the minutes from the referenced meeting.

History/Background:

Facts & Issues for Consideration:
The draft minutes were reviewed by the Planning Manager and Community Development Director.

Department Recommendation:
Approval of the minutes as presented.

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
Draft Minutes	Minutes

GAINESVILLE PLANNING AND APPEALS BOARD
DRAFT MINUTES OF MEETING
AUGUST 8, 2017

CALL TO ORDER Chairman Carter at 5:30 p.m.

Members Present: Chairman Doug Carter, Vice-Chair Jane Fleming, and Board Members Connie Rucker, Carmen Delgado, Eddie Martin, Sr., Ryan Thompson and Rich White

Members Absent: None

Staff Present: Community Development Director Rusty Ligon, Planning Manager Matt Tate and Recording Secretary Judy Foster

Others Present: None

MINUTES OF JULY 11, 2017

There was a motion to approve the minutes as presented.

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

NEW BUSINESS

NOTE: Chairman Carter recused himself at 5:33 p.m. due to a conflict of interest. Vice-Chair Fleming presided over the following public hearing item.

A. <u>Rezoning Requests</u>

1) Request from **Lidl US Operations, LLC** to rezone a 6.854± acres tract located on the east side of Dawsonville Highway, southeast of Beechwood Boulevard (a/k/a **0 and 1010 Dawsonville Highway**) from Office and Institutional (O-I) and General Business (G-B) to General Business (G-B).
Ward Number: One
Tax Parcel Number(s): 01-115-001-002 and 061
Request: Grocery store

Staff Presentation: Planning Manager Matt Tate gave the following staff presentation:

The applicant is proposing to rezone the subject property to G-B for a grocery store. The property consists of two lots and is located on the east side of Dawsonville Highway, southeast of Beechwood Boulevard. The 4.594± acres lot is currently zoned O-I and G-B and contains a grassed lot that was previously developed for a nursing home. The 2.26± acres lot located to the rear is zoned General Business (G-B) and contains a detention pond. The applicant intends to utilize City water and sewer services and full access is proposed from an existing driveway on Dawsonville Highway. In addition, internal access currently exists from the existing driveway to the adjacent Jackson EMC employee parking lot which is gated. The proposed grocery store is 35,962± square feet in size and exterior materials consist of a mixture of brick, EIFS (stucco), metal, PVC soft panel and glass

windows. The store plans to have approximately 25 to 50 employees and the anticipated hours of operation are from 8:00 A.M. to 10:00 P.M.

The applicant's traffic study states the proposed grocery store will generate a total of 2,431 new weekday trips, 122 A.M. new peak hour trips and 240 P.M. new peak hour trips. Of these new trips, approximately 55% are expected to originate north of the site on Dawsonville Highway, 27% from the south on Dawsonville Highway and 18% from McEver Road. According to the Georgia Department of Transportation (GDOT), any work within the right-of-way will require review and approval from GDOT.

The subject property is located within two land use categories based on the Future Development Map for the City of Gainesville. The front portion of the subject property is located within the *Public/Institutional/Transportation/Communication/Utilities* land use category. The rear portion of the property is located within the *Retail/Commercial* land use category which includes commercial service activities such as grocery stores, banks, restaurants, theatres, hotels, and automotive related businesses. The subject property is also located within the *Suburban Commercial* Character Area. Land uses allowed within the *Suburban Commercial* area include commercial, public / institutional, multi-family residential and mixed use.

The Planning Division staff is recommending approval of this rezoning request based on the Comprehensive Plan and the adjacent residential and non-residential land uses with six conditions.

Applicant Presentation: Tyler Smith, Smith Gilliam Williams & Miles, 301 Green Street, Suite 200, stated he was representing the applicant. He stated that Lidl is requesting to consolidate the zoning of two parcels of land to General Business for the purpose of a grocery store. Mr. Smith stated that while Lidl is new to the US market, it is not new to the world market or the grocery industry, noting their first store opened in the 1930s in Germany, they are the fifth largest retailer in the world under their parent company Schwartz Group, and they are located in 26 countries with 10,000 stores and 315,000 employees. He stated that Lidl has now opened 21 stores along the US east coast with three distribution centers, one being planned in Cartersville, and they stock all their stores through their own distribution system. Lidl's motto is "highest quality products with lowest competitive prices." Mr. Smith stated Lidl stores are built to platinum standards and lead in energy and environmental design industry standards which are among the greenest in the world. Lidl specializes in selective items such as produce, wines, meat, etc., which reduces the store volume but can deliver to their customers at advantageous prices. The building is planned for 35,926 square feet with 172 parking spaces, 2 loading spaces in which usually once daily deliveries are made at approximately 6 a.m., and store hours would be from 8 a.m. to 10 p.m. Mr. Smith stated they held a meeting last night with some neighbors at Jackson EMC and noted traffic was an issue in this corridor. However, he stated the previous use of the property was a nursing home and he felt there would not be much difference in the amount of traffic due to the change of zoning and use. He stated they are sensitive to the traffic concerns and would continue to work with GDOT on that issue. Mr. Smith stated Lidl agreed with all conditions as proposed by staff but suggested a change to condition four related to inter-parcel access. Because the word "all" is so broad, he asked it to be changed to "commercially reasonable" measures to achieve inter-parcel connectivity. He stated that Project Engineer Todd Seldomridge was present and they could answer any questions from the Board or the public.

FAVOR: None

OPPOSE: None

Planning and Appeals Board Comments: Vice-Chair Fleming asked staff what documentation would be required as specified in condition four regarding inter-parcel connectivity. Planning Manager Matt Tate stated the applicant would reach out to the adjoining property owners to determine if they would be willing to have inter-parcel connectivity and provide documentation to the City with the results of those efforts.

There was a motion to recommend approval of the request to rezone the subject property from Office and Institutional (O-I) and General Business (G-B) to General Business (G-B) with the following conditions as proposed by staff, including the proposed change by the applicant to condition four:

Conditions

1. **The proposed grocery store building shall be generally consistent with the standards depicted on the architectural elevation provided with this rezoning application including exterior materials, roof and wall signs.**
2. **Prohibited commercial uses shall include motels or hotels with rooms accessed from the exterior of the building, adult novelty stores, adult entertainment centers, pawn shops, gas stations, tire stores, massage parlors except for practitioners licensed by the State of Georgia, vaping stores, auto body shops, automobile sale establishments, marine sales or repair stores, automated or non-automated car wash, coin-laundry facilities, truck stop, non-climate controlled mini-warehouses or storage facilities, tattoo parlors, psychics, fortune tellers, clairvoyants and the like.**
3. **The existing vegetated buffer areas adjacent to the Lakeshore Heights Subdivision shall remain undisturbed. Additional evergreen buffer trees shall be planted between the proposed building/parking lot/service areas and the existing detention pond at the top of the slope where needed. The intent of the buffer is to supplement the existing vegetation with buffer trees to provide for an effective buffer. The location, spacing, size and type of trees planted shall be subject to Community Development Department Director approval.**
4. **Prior to a permit being issued, the developer/property owner shall exhaust ~~all~~ commercially reasonable measures to provide for inter-parcel vehicular access with the adjacent properties located to the north and south. Documentation shall be provided to the City of Gainesville in this regard.**
5. **All access point design for the subject property shall require approval by the Georgia Department of Transportation 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.**
6. **An updated as-built boundary survey/plat of the subject property, indicating all improvements required for the proposed use, shall be recorded prior to obtaining a Certificate of Occupancy.**

Motion made by Board Member Thompson
Motion seconded by Board Member Martin
Vote – 6 favor, 1 recusal (Carter)

NOTE: Chairman Carter returned to the meeting at 5:45 p.m. and continued to preside over the remainder of the meeting.

2) Request from **JH Homes, Inc.** to rezone a 21.87± acres tract located on the east side of South Enota Drive, having frontage on Smokey Mountain Springs Lane and Pearce Way (a/k/a **1024, 1030 and 1037 Pearce Way NE; 0 South Enota Drive NE**) from Office and Institutional (O-I) to Residential-II (R-II).
Ward Number: Two
Tax Parcel Number(s): 01-083-001-005, 151, 152 and 153
Request: 65 residential townhomes

Staff Presentation: Planning Manager Matt Tate gave the following staff presentation:

The applicant is proposing to rezone the subject property from O-I to R-II for 65 residential townhomes. The property is located southeast of the intersection of Park Hill Drive and South Enota Drive between the CVS Pharmacy and Smokey Springs Retirement apartment community. The property consists of four parcels, all of Pearce Way and a portion of Smokey Mountain Springs Way, which are intended to be dedicated to the City of Gainesville. In 2003 the property was rezoned for medical and professional office purposes but has remained in its current state since 2010. The proposed townhome development is to include as many as 14 buildings containing three to six townhome units per building which are to be located within the areas that were previously graded and padded out. The rear portion of the property is partially located within a flood plain area and within a Georgia Power easement which will remain as a natural buffer area adjacent to The Woodlands on Lake Brenau Subdivision. Each townhome will have two car garages and access is proposed from Pearce Way and Smokey Mountain Springs Lane to South Enota Drive. The exterior materials of the townhomes will consist of brick fronts with the remaining areas consisting of cement siding board and batten shake to meet the requirements of the Limestone Parkway Overlay Zone standards.

The Gainesville 2030 Future Development Map for the City of Gainesville places the subject property within the *Mixed Use General* land use category and within the *Parks / Recreation / Conservation* land use category. As well, the property is located within the *Traditional Neighborhoods* Character Area specifically within the *Northern Neighborhoods subarea*. Land uses allowed in the *Northern Neighborhoods subarea* include low-density and medium-density residential, and mixed-use / commercial. The proposal appears to be consistent with the Comprehensive Plan. The development is within density range (2.97 dwelling units per acre), and is conducive given its proximity to a mixture of residential and non-residential uses.

The Planning Division staff is recommending approval of this rezoning request based on the Comprehensive Plan and the mixture of residential and non-residential uses with eight conditions.

Applicant Presentation: Cameron Henderson, 3233 Lee Drive, Buford, stated he was with JH Homes, a small single-family builder out of Buford. He stated they build in Buford and north to the Commerce area and like the small town feel of communities. Mr. Henderson stated they are excited about the units they are proposing which are a nice product and not currently available in the City of Gainesville. He stated the existing buffer would remain in the conservation area and would be undisturbed, noting the

construction would be approximately 200-feet from the Woodland subdivision. Mr. Henderson stated they would install additional trees and buffer materials along the businesses that front Pearce Way. He stated they were agreeable with all conditions as proposed by staff and they were very excited about the project and want to get started as quickly as possible.

Will Cobb, Norton Agency, 434 Green Street, stated the current property owners have owned the property for over 80 years and they graded and marketed the property in 2003 for office use. He stated they have come up with a good plan and JH Homes puts out a good product. He stated through Rob Lawson, a resident in The Woodlands on Lake Brenau, obtained a flyer distributed in the neighborhood and they met with them last Thursday night to discuss any issues. From those discussions, he confirmed there would not be any access roads connecting The Woodlands on Lake Brenau subdivision to the proposed development. There would be new streets constructed off of and between Pearce Way and Smokey Mountain Springs Lane. He also confirmed that the townhomes would only be constructed in the location of the existing graded pads on the subject property, noting the density of the proposed project is considerably less than what it would be if the entire acreage could be utilized. Mr. Cobb requested to reserve rebuttal time.

FAVOR: None

OPPOSE: Nicole Graff, 1600 Woodland Way, stated the meeting Mr. Cobb spoke of was held at her home and while he did clear up some things, the neighborhood still had the following concerns: Crime and traffic were some main concerns which Ron Cosgrove will address; noise and privacy, specifically the possibility of people crossing over from the townhomes into The Woodlands on Lake Brenau subdivision since there is a utility easement access road they could easily access; the type of Homeowners Association they may have, specifically rental versus owner, and whether that type could change in the future. She shared an example of her mother buying a townhome in a nice neighborhood and within four years, they changed to rentals and the neighborhood deteriorated quickly; wildlife concerns about animals being pushed into the neighborhood because of the development; some residents are researching restoring the lake that used to be there; her view in the winter would now be townhomes instead of beautiful landscape; decreased property values; and the rezoning could make it easier for additional housing in the future. Mrs. Graff stated before they purchased their home, she contacted the City and was told that nothing would be built behind her home because it was a natural buffer. She stated she was shocked to see the property was even zoned Office and Institutional and all the neighbors were confused and upset about it. She asked for more time to look into the request to better understand it since they have only known about the request for two weeks and was concerned.

Ron Cosgrove, 1569 Woodland Way, stated he was retired from the City of Gainesville Police Department after serving for 25 years. He shared what it meant to him to be a Gainesvillian. Mr. Cosgrove stated they enjoy the wildlife in the area which would go away if this development occurs. He stated the community had not had time to develop a plan as to what they should or should not do, but noted the neighborhood consists of 42 homes with residents primarily aged 55 and older. He stated he was the immediate past president of the Homeowners Association and clarified that Brenau Point was not a part of The Woodlands on Lake Brenau subdivision, noting the subdivision was built primarily for estate homes for older residents. Mr. Cosgrove stated the house Todd and Nicole Graff live in was supposed to be the clubhouse but was never turned into one.

He didn't want to see the name of the subdivision changed to The Townhouses on Lake Brenau. He shared the following concerns: Crime and what could happen within this development; the density of traffic on secondary roadways; and City ordinances would be violated because the new residents simply would not know the ordinances. He stated they are considering the possibility of placing Lake Brenau on the National Historic Registry as well as reclaim the lake. He stated it would take hundreds of thousands of dollars to complete a required federal study to reclaim the lake and they cannot put that much money into it. However, at a minimum, it could be required to remain as is. He asked the Board to table the request for 30 days in order for the neighborhood to have time to come up with a plan. He asked that the area be left in its pristine condition.

Cheryl Lance, 1536 Woodland Court, elaborated about the zoning conditions and the wording about the natural buffer not being disturbed. However, she suggested an additional condition be included that no nature trails, benches or parks would be placed in the wetlands area. She did not want just a promise from the developer that it wouldn't happen or even that it would be addressed by the Homeowners Association. She stated it would be a shame if the dam was never rebuilt and the lake restored, but the wetlands are beautiful with the natural stream running through there and wildlife in the area. They hoped to have the wetlands designated as a historic landmark but they need more time to do so. Ms. Lance also proposed a privacy fence. She stated the developer showed up to the community meeting uninvited. She wanted to see the natural buffer remain.

REBUTTAL: Chairman Carter reviewed a punch list of items addressed in opposition and gave the applicant time for rebuttal.

Will Cobb addressed the following concerns: All traffic associated with the proposed development would be on South Enota Drive and would not affect The Woodlands on Lake Brenau subdivision; wildlife can be seen all over the City of Gainesville; they are cognizant of the area and are asking for a down zoning for the property and reiterated they would only be building on the currently graded pads. As the property is currently zoned, there could be offices there with lights and dumpsters; the City was correct when they told Mrs. Graff that nothing would be built behind her home because the wetlands area is not a buildable area, noting the "anchor" part of the development, as shown on the location maps, would not be disturbed; the applicant is requesting 65 townhomes and would not ask for more in the future because of the wetlands and the topography of the land and because the buildable area of the property is limited; and there was also a powerline on the back side of The Woodlands on Lake Brenau property.

Cameron Henderson stated they would have a Homeowners Association and are open to putting a rent cap in the covenants to limit the number of townhomes which could be rentals after the initial sale. He stated their intentions are not to build a cheap product to attract criminals and believe they can demand a good square foot selling price for the units. Mr. Cobb stated that Norton has completed studies and believe they can get $200,000 for the townhomes and plan to market to professionals such as doctors, nurses, and teachers.

Chairman Carter commented and Planning Manager Matt Tate confirmed that adding more units to the development would require going through the process again as the number of units is limited in the conditions.

Upon inquiry by Vice-Chair Fleming, Mr. Cobb identified the wetlands area on the location map which would not be disturbed.

Board Member Thompson asked for clarification on whether the units would be rentals or marketed and sold. Mr. Henderson stated they would be marketed and sold as single-family homes.

Vice-Chair Fleming stated they would maintain the value of the property if only a small percentage of the units that were sold could be rented thereafter.

Planning and Appeals Board Comments: Chairman Carter asked staff to clarify the final plat process for a development and how greenspace is designated on the final plat. Planning Manager Matt Tate stated the developer would submit a land development plan including building locations, interior roads, notes shown on the plans to designate any undisturbed areas, as well as any zoning conditions. With the plans and the plat recorded for the property, it would restrict and keep the area as an undisturbed buffer. He stated that it would be unlikely for the developer to add any other units with this proposed development because of the wetlands, but reiterated they would have to go through the process again to seek approval for any future developments for the subject property.

There was a motion to recommend approval of the request to rezone the subject property from Office and Institutional (O-I) to Residential-II (R-II) with the following conditions as proposed by staff:

<u>Conditions</u>

1. **The use of the property shall be limited to a maximum of 65 residential townhome or condominium units. Apartments are not an approved use for the property.**
2. **The proposed residential townhomes shall be generally consistent with the standards depicted on the architectural elevation provided with this rezoning application including exterior materials, pitched roofs and two car garages.**
3. **No direct access shall be allowed from South Enota Drive or Woodland Way.**
4. **All access point design and sidewalk installation along Pearce Way and Smokey Mountain Springs Way must be reviewed and approved by 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.**
5. **In addition to the driveway and garage parking provided for each townhome unit, a minimum of 10 guest parking spaces shall be provided within the proposed development. The final location of the guest parking spaces shall be determined by the Gainesville Public Works Director.**
6. **The property frontage along South Enota Drive shall be landscaped and maintained according to the requirement of Article 9-16 of the Gainesville Unified Land Development Code.**
7. **The existing vegetated buffer areas adjacent to Smokey Springs Retirement Community, The Woodlands on Lake Brenau, CVS and the Georgia Power substation shall be retained where possible. Additional evergreen buffer trees shall be planted within the perimeter buffer areas and adjacent to detention pond areas where needed. The intent of the buffer is to supplement the existing vegetation with buffer trees to provide for an effective buffer. The**

number, location, spacing, size and type of trees planted shall be subject to Community Development Department Director approval.

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

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

ADJOURNMENT

There was a motion to adjourn the meeting at 6:22 p.m.

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

Respectfully submitted,

Doug Carter, Chairman

Judy Foster, Recording Secretary

CITY OF GAINESVILLE

AGENDAREQUEST

Date Submitted: 9/21/2017

Presenter: Matt Tate

Item of Business: Request from **David Dell** to vary the front yard setback requirements for a sign on a 0.74± acre tract located on the southwest side of the intersection of Dawsonville Highway and Lake Ranch Court (a/k/a **2197 Dawsonville Highway NW**), having a zoning classification of General Business (G-B).
Ward Number: One
Tax Parcel Number(s): 10-094-000-010
Request: Monument Sign

Meeting Date: 10/10/2017

Purpose of Request:
The applicant is proposing to vary the front yard setback requirements along Dawsonville Highway from 5-feet to 0-feet in order to construct a multi-tenant monument sign. The property contains a renovated multi-tenant commercial building that is 6,368 square feet in size. The proposed sign is 104± square feet in size (8-feet wide by 13-feet in height), and is to be located on the right side of the driveway entrance along Dawsonville Highway. According to the applicant, part of the renovations to the property included improving a drainage issue caused by the width of GDOT right-of-way which would require the sign to be placed in the parking lot. The applicant states that the width of the right-of-way and the improvements made to address the drainage problem limit the area to construct a sign that will be safe for customers. The surrounding uses include single-family homes and mini warehouses.

History/Background:

Facts & Issues for Consideration:

Department Recommendation:
Planning staff is recommending approval with one condition.

See Staff Recommendation Report for details.

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
Staff Recommendation Report	Report
Location Maps	Backup Material
Statement of Hardship	Backup Material
Site Plan	Backup Material

Elevations	Backup Material
Proposed Sign	Backup Material
Pictures	Backup Material

GAINESVILLE PLANNING AND APPEALS BOARD
STAFF RECOMMENDATION

Applicant:…….....David Dell
600 Watersedge
Suwanee, GA 30024

Property Owner:……..2197 Dawsonville Highway LLC

Request:…… Vary the front yard setback for a monument sign

Zoning:…….. General Business (G-B)

Location:……... 2197 Dawsonville Highway

Staff Recommendation:……**Approval, with condition**

Meeting Date:……October 10, 2017

- ***Request***

The applicant is proposing to vary the front yard setback requirements along Dawsonville Highway from 5-feet to 0-feet in order to construct a multi-tenant monument sign. The proposed sign is 104± square feet in size (8-feet wide by 13-feet in height), internally illuminated, and is to be located on the northwest side of the driveway entrance along Dawsonville Highway.

- ***Background Information and Existing Conditions***

The subject property is 0.74± acre in size and is located on the southwest side of the intersection of Dawsonville Highway and Lake Ranch Court at the northwesterly edge of the city limits boundary. The property contains a recently renovated multi-tenant commercial building that is 6,368 square feet in size and is within the Gateway Corridor Overlay Zone. The adjacent uses include single-family homes and mini warehouses.

- ***Significant Factors***

The Ordinance requires that the applicant's claim for hardship must be based on the size or shape of the lot, its topography, or other physical characteristics inherent in the lot itself and not on the desired aesthetics. Further, the Code states that a variance shall not be granted as a convenience to the applicant or as a way to gain any advantage or interest over similarly zoned properties.

According to the applicant, part of the recent renovations to the property included improving a drainage issue caused by the width of GDOT right-of-way which left no area to construct the sign other than within the parking lot. The applicant states that the width of the right-of-way and the improvements made to address the drainage problem limit the area to construct a sign that will be safe for customers.

There has been no similar sign setback variance requests approved within the immediate area.

- ***Supporting Documents***

Statement of Hardship, Concept Plan, Sign Rendering

- ***Analysis***

(1) Are there extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography?

The subject property is the first commercial lot entering the Gainesville city limits from Dawsonville Highway. The subject property is of normal size and shape but the visibility is somewhat limited traveling southbound due to the curve of the road and the width of the median. The topography is relatively flat but slopes away from the road toward property and nearby Lake Lanier.

(2) Would the application of the Unified Land Development Code to this particular piece of property create an unnecessary hardship?

The sign code is designed to provide for safety, enhance the aesthetics of the City and provide for consistency and compatibility. The code allows for a freestanding sign to be located 5-feet from the right-of-way as long as it does not block the sight visibility of vehicles. The application of the 5-foot setback in this manner would require the sign to be located further into the parking lot which would impede how it functions.

(3) Are there conditions that are peculiar to the property which adversely affect its reasonable uses or usability as currently zoned?

The property is zoned General Business (G-B) which allows for a larger and taller multi-tenant sign than what is being proposed. The ability to construct a sign appears challenging due to the limited area between the building and the right-of-way.

(4) Would relief, if granted, cause substantial detriment to the public good or impair the purposes and intent of this ordinance?

It appears the applicants proposed location of the sign is logical given its proximity to the driveway serving the commercial strip center. If relief were given, it would not appear to cause substantial detriment to the public good given the scale of the proposal and the distance from the actual road. If approved, the proposed sign location would be approximately 40-feet from the closest travel lane on Dawsonville Highway which should have no impact of sight visibility.

(5) There must be a proved hardship by showing beyond a doubt the inability to make a reasonable use of the land if the zoning ordinance were applied literally.

The property's slope, the location of the building and the width of the right-of-way appear to limit the ability to construct a freestanding sign. There is a small area close to the right-of-way of Lake Ranch Court in which a sign could be located. However, this would be less desirable due to its visibility from the adjacent neighborhood and may cause some confusion for motorist accessing driveway.

(6) The hardship cannot be self-created; e.g., as in a case where the lot was purchased with the knowledge of an existing restriction.

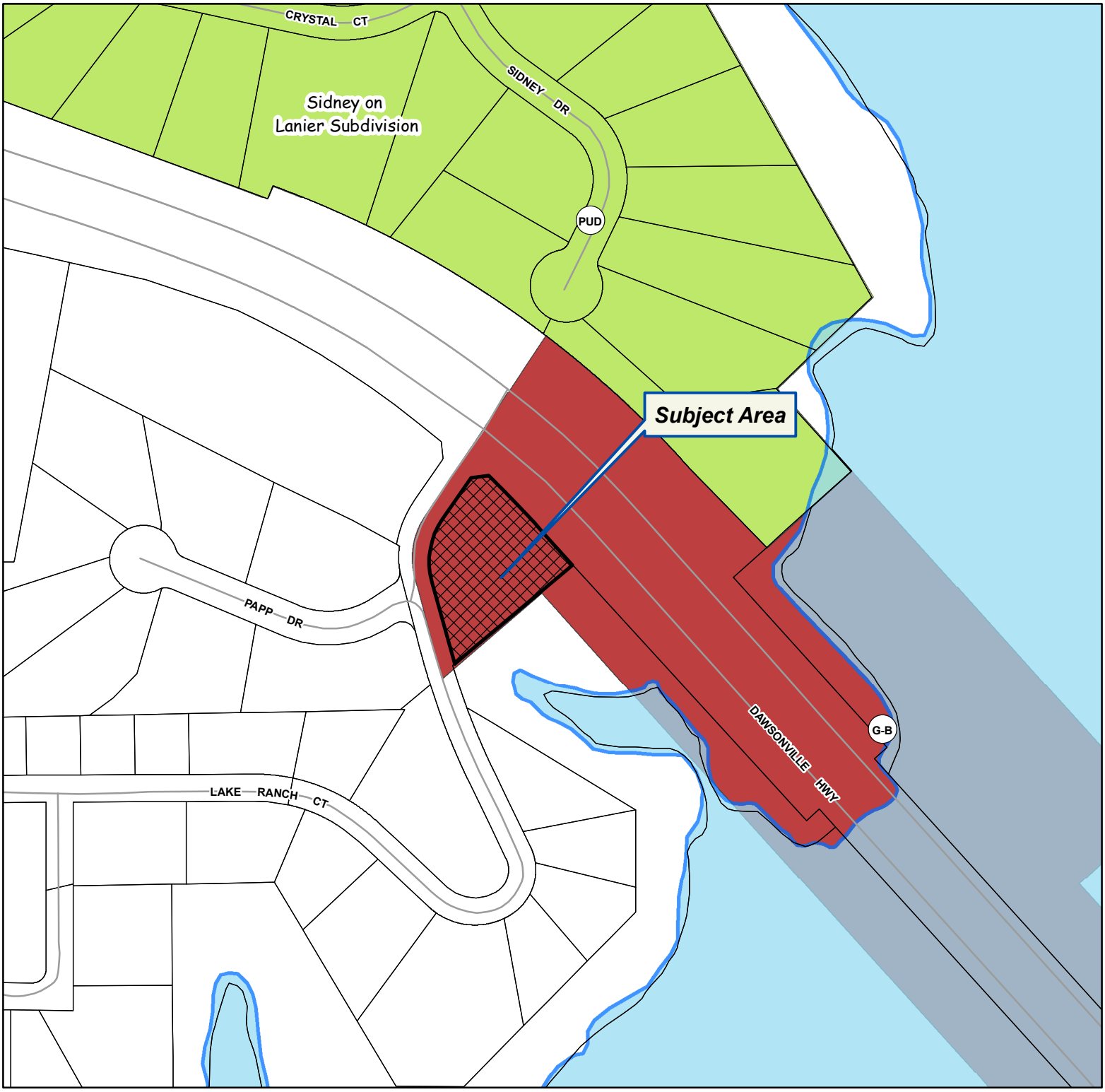
According to the applicant, they were unaware that the entire grassed area in front of the building was right-of-way. The applicant was first made aware of the sign requirements upon contacting staff for a sign permit.

- ***Staff Recommendation***

The Planning Division staff is recommending **conditional approval** of this variance request given the limited visibility and the width of the right-of-way.

Condition

The subject property shall be limited to one monument sign located on the northwest side of the access driveway fronting Dawsonville Highway. The proposed sign shall not exceed the sign dimensions provided with this application and shall not contain an electronic message board display.



Applicant:

DAVID DELL

VARIANCE REQUEST

Request:
Vary the front yard setback requirements for a multi-tenant monument sign

Subject Area Address:
2197 Dawsonville Hwy.

Meeting: 10/10/2017

Prepared: 9/5/2017

Gainesville Community Development Department

Subject Area

N

0 120 240 360 480 Feet

1 " = 200 '

Tax Parcel: 10-094-000-010

Applicant:

DAVID DELL

VARIANCE REQUEST

Request:
Vary the front yard setback requirements for a multi-tenant monument sign

Subject Area Address:
2197 Dawsonville Hwy.

Meeting: 10/10/2017

Prepared: 9/5/2017

Gainesville Community Development Department

Subject Area

Aerial from 2015

N

0 120 240 360 480 Feet

1 " = 200 '

Tax Parcel: 10-094-000-010

Variance Request

STATEMENT OF HARDSHIP

The Gainesville Planning and Appeals Board has the authority, in specific cases, to grant variances from the terms of the Unified Land Development Code of the City of Gainesville, Georgia, when the variance will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the Unified Land Development Code will, in specific cases, result in unnecessary hardship and so that the resolution shall be observed, public safety and welfare secured, and substantial justice done. The authority to grant such variances shall be limited to those instances where a hardship is clearly established as required by the Unified Land Development Code. Variances may be granted only upon a finding by the Gainesville Planning and Appeals Board that:

Describe how each situation listed below relates to your application.

1) There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, or topography. (The hardship must relate to the physical character of the lot and not to a personal or economic hardship.)

State took large piece of our land for Hwy 53 construction where the existing sign used to be.
Additionally, the state and county created a waterflow and drainage issue that had to be resolved.
We had to re-grade, re-asphalt parking lot spending over $50,000 to fix problem State caused

2) The application of the requirements of this resolution to this particular property would create an unnecessary hardship.

Under current statute, the new sign would be directly in the middle of the parking lot,
which would cause a safety issue for customers and others entering the property

3) There are conditions that are peculiar to the property which adversely affect its reasonable use or usability as currently zoned.

All this was done to solve water coming into the building due to Hwy 53 expansion
and take away of land to add to right of way for hwy 53

4) Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this Ordinance. For example, granting the variance would not confer any special privilege that is denied by this regulation to other property in the same zoning district. Such conditions are not the result of any actions of the property owner.

No issue with allowing sign to be moved to lot line adjacent to Hwy 53 right of way.

5) There must be a proved hardship by showing beyond a doubt the inability to make a reasonable use of the land if the zoning ordinance were applied literally.

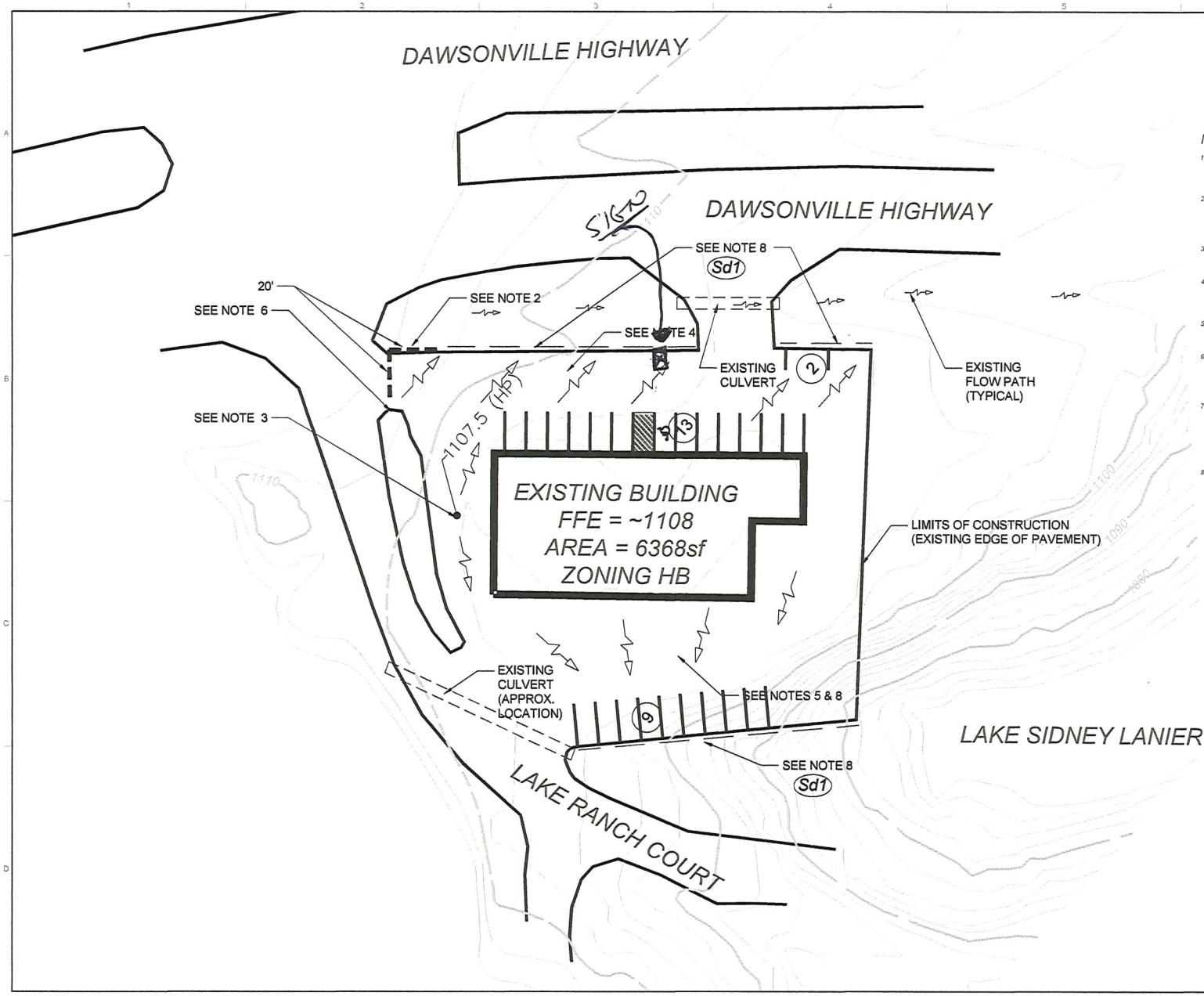
See above. Hardship caused by waterflow and drainage issue that caused water to flow into building
We had to sandbag front doors and side doors to attempt to keep water out of building
It still came into the building during harder rain

6) The hardship cannot be self-created; e.g., as in a case where the lot was purchased with the knowledge of an existing restriction.

We are looking for adjustment due to issue created by State and County expansion of Road

I hereby certify that the above information and all attached information is true and correct.

Signature of Applicant _____ **Date** 8/25/17



NOTE:
THIS SITE DRAINS TO LAKE SYDNEY LANIER TO THE EAST. SURFACE DRAINAGE FROM THIS SITE ENTERS THE LAKE SLIGHTLY LESS THAN 200 FEET AWAY.

NOTES:

1. THE SCOPE OF THIS PROJECT INCLUDES THE DEMOLITION OF THE PAVEMENT SURROUNDING THE EXISTING BUILDING, REGRADING THE SITE TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING. AND REPAVING THE SITE.
2. IN ORDER TO ACCOMPLISH THE REGRADING ON THE NORTH SIDE OF THE BUILDING, A RETAINING WALL WILL BE CONSTRUCTED AT THE NORTHWEST PROPERTY CORNER WHICH COINCIDES WITH THE EDGE OF PAVEMENT (EXISTING). THIS WALL SHALL BE FOUR (4) FEET OR LESS IN HEIGHT.
3. A HIGH POINT SHALL BE ESTABLISHED ON THE WEST SIDE OF THE EXISTING BUILDING. FROM THIS POINT, SURFACE WATER WILL BE ROUTED TO THE NORTH AND SOUTH OF THE BUILDING.
4. THE PAVEMENT ON THE NORTH SIDE OF THE BUILDING SHALL BE SLOPED AWAY FROM THE BUILDING AND TOWARD AN EXISTING DRAINAGE DITCH. THE MINIMUM SIDE SLOPES SHALL BE 0.5% AND THE MAXIMUM SLOPE SHALL BE 5%.
5. THE PAVEMENT ON THE SOUTH SIDE OF THE BUILDING SHALL BE SLOPED AWAY FROM THE BUILDING FORMING A CONSTANT SLOPE TO THE EDGE OF THE PAVEMENT TOWARD AN EXISTING DRAINAGE DITCH.
6. THE EXISTING 24' WIDE ENTRANCE OFF OF LAKE RANCH COURT IS TO BE RELOCATED 20' TO THE SOUTH. THE CONTRACTOR SHALL REGRADE THIS AREA TO ENSURE A SMOOTH, CONSISTENT GRADE FOR THE NEW ENTRANCE, AND REGRADING THE DRAINAGE AREA ADJACENT TO THE NEW ENTRANCE.
7. PARKING REQUIREMENTS FOR RETAIL: 1 SPACE PER 275 SF
   - BUILDING AREA = 6368 SF
   - REQUIRED SPACES = 6368 / 275 = 23.2 = 24 SPACES
   - MIN NUMBER OF HANDICAP SPACES REQUIRED = 1 SPACE
   - EACH SPACE SHALL BE 9' x 18'
   - THE AISLE SHALL BE A MINIMUM OF 24'
8. EROSION & SEDIMENT CONTROL:
   - SURFACE RUNOFF FROM THE NORTHERN PAVED AREA REMAINS SHEETFLOW AND IS DIRECTED TO AN EXISTING GRASSED CHANNEL.
   - SURFACE RUNOFF FROM THE SOUTHERN PAVED AREA REMAINS SHEETFLOW AND IS DIRECTED TO AN EXISTING GRASSED CHANNEL.
   - THE NET RESULT OF THIS PROJECT WILL BE NO GAIN IN IMPERVIOUS SURFACE AND NO DEVELOPMENT OF CONCENTRATED FLOWS.
   - AN SD-1 SEDIMENT BARRIER SHALL BE CONSTRUCTED ALONG THE EXISTING EDGE OF PAVEMENT ON THE NORTH AND SOUTH SIDES OF THE BUILDING TO PREVENT SEDIMENT ENTERING THE EXISTING DRAINAGE DITCHES.

GEORGIA 811
Call Before You Dig
811 or 800-282-7411

20' 0 20' 40'

NO.	DATE	REVISION	BY	APVD
A	12-16-16	INITIAL SUBMITTAL TO GAINESVILLE		

DSGN VCJ DR VCJ CHK APVD

APPLICANT: DAVID DELL, THE DELL GROUP
2971 NW DAWSONVILLE HWY
GAINESVILLE, GEORGIA
LL 94, DIST. 10
PARCEL ID#: 10094 000010

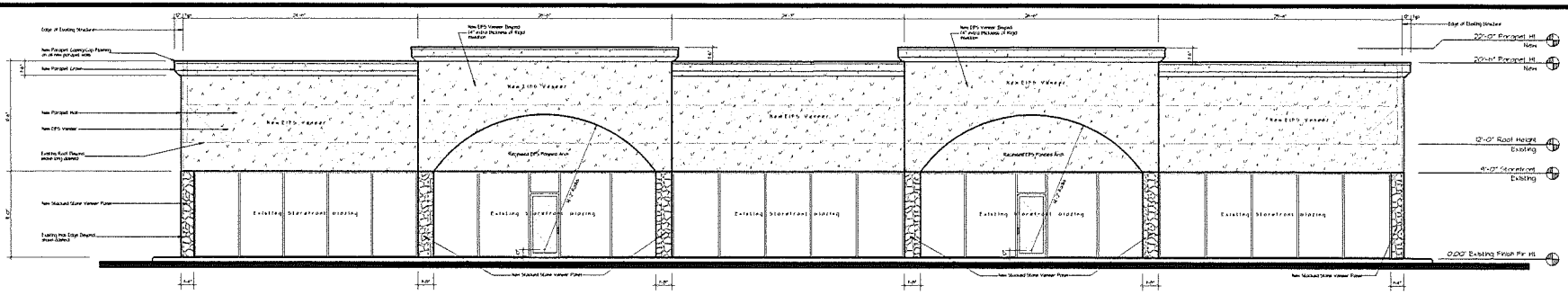
PARKING LOT REPAIR
SITE PLAN

Jones Consulting Group

DEC 16, 2016
VICTOR C. JONES
PE NO. 024415

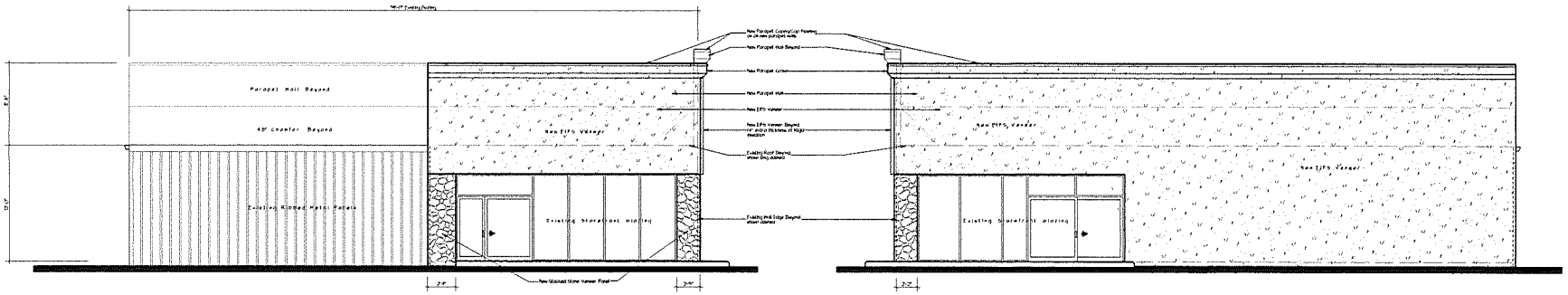
JONES CONSULTING GROUP, LLC
vic@jonesconsultinggroup.com
(M) 770-335-0858

CONT. NO.
DATE DEC 16, 2016
PROJ 10067.001
SHEET C-1



Northeast (Front)
Dawsonville Hwy - Elevation

Scale 3/16"=1'-0"

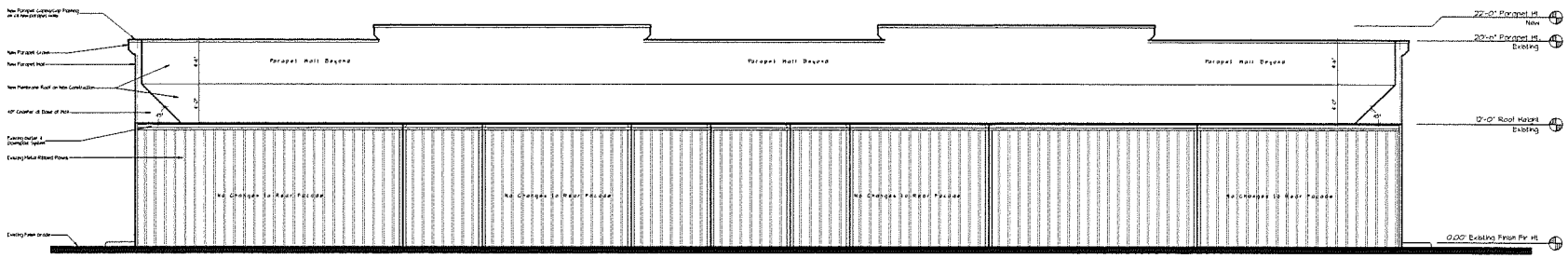


Southeast
Side - Elevation

Scale 3/16"=1'-0"

Northwest
Lake Ranch Ct - Elevation

Scale 3/16"=1'-0"



Southwest
Rear - Elevation

Scale 3/16"=1'-0"

New Materials Legend

- New Stacked Stone Veneer
- New EIFS-Exterior mounted Foam Insulant

Stockdale Design Associates
4650 Lawrenceville Rd
Suite/Lt A15
Loganville, GA 30052
(770) 712-3472

Project Name

Construction Documents for
The Dell Building
2197 Dawsonville Hwy
Gainesville, GA 30506

Seal

STATE OF GEORGIA
REGISTERED
NUMBER 1109
FRANCIS J.-P. ALLEGRETTO

NOTICE

INDEX CODE
sda36 a1-

REVISIONS

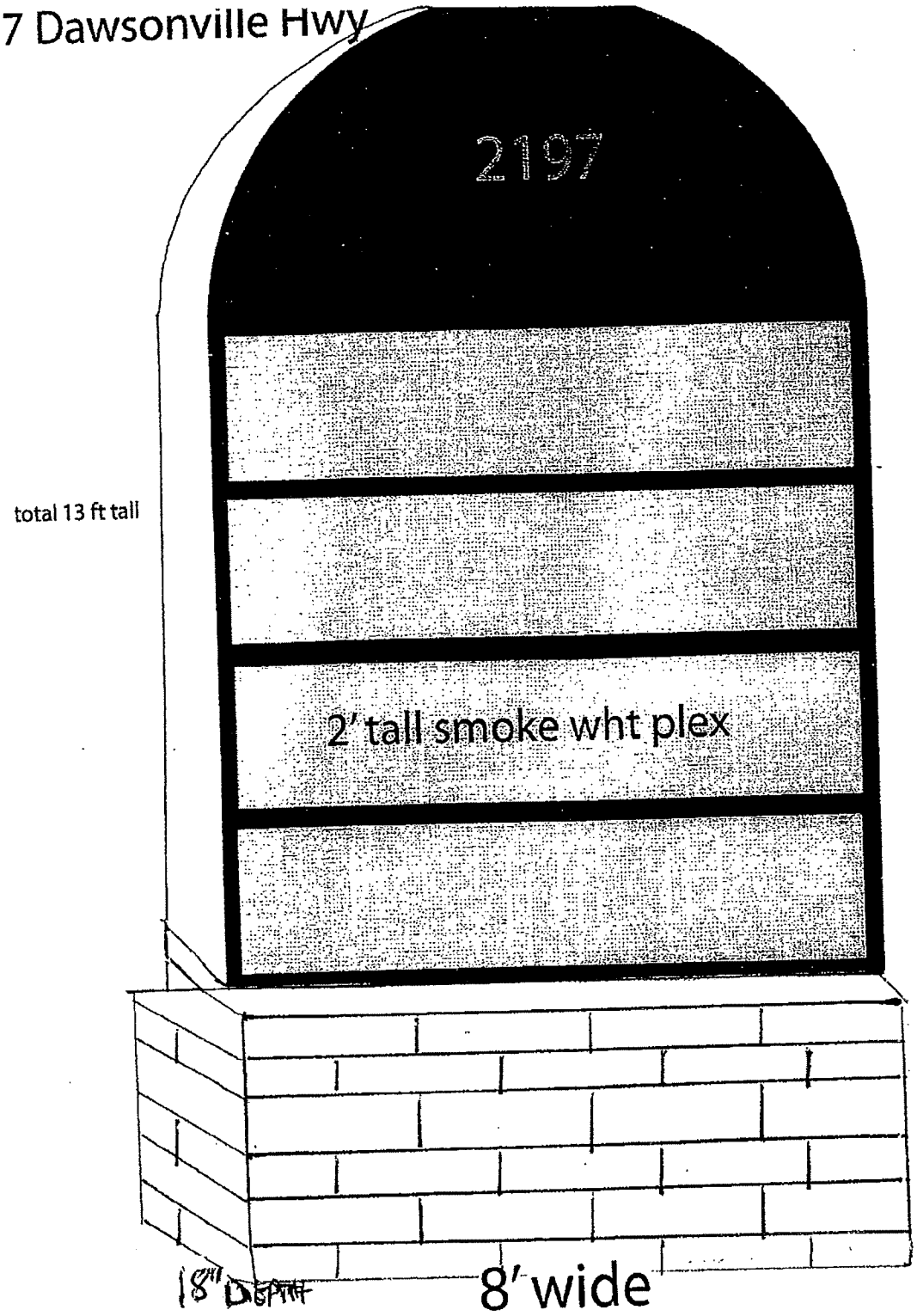
NO.	DATE & DESCRIPTION

DATE OF DWG.
14 Dec. 2016

PRINTING DATE

SHEET NUMBER
A-1
1 of 1

2197 Dawsonville Hwy



2 pieces Double Sided Lighted Marquee 8' wide x 13' tall with qty 4- 2' tall smoked white plex faces- top is rounded to fit on top of bottom sign with 2" dividers - metal -non lighted

Concrete Base 8' 6" x 24" wide re-enforced rebar staged and inspected

Electrical is base 120v low voltage- electrical is run 5' off right of way 6" square steel center pole .

Footing Depth min 2'

FOR LEASE
NORTON
770.297.4800
CHARLIE HAWKINS
678.619.0837
BARRY JOYNER
404.290.4612
Sign Location

Sign Location

CITY OF GAINESVILLE

AGENDAREQUEST

Date Submitted: 9/21/2017

Presenter: Matt Tate

Item of Business: Request from **Lanier Technical College** to annex an 8.154± acres tract having no road frontage and located east of State Route 365 (Cornelia Highway), north of Lanier Tech Drive and Howard Road (a/k/a **0 Howard Road**) and to establish zoning as Light Industrial (L-I).
Ward Number: Two
Tax Parcel Number(s): 15-020-000-068
Request: Technical College

Meeting Date: 10/10/2017

Purpose of Request:
The applicant is proposing to annex the subject property with a zoning of Light Industrial (L-I). The property is currently zoned Agricultural Residential-IV (AR-IV) within Hall County and is contiguous to the city limits to the south and borders Lake Ramsey to the north. The subject property is the location of a proposed one-story conference center which is part of the overall 95.5± acres Lanier Tech Campus under development. The applicant desires to have the entire campus property located within one jurisdiction as the balance of the property is currently located within the city limits. Water and sewer service is provided by the City of Gainesville and access to the property will be from an internal campus road extending from Lanier Tech Drive.

History/Background:
This request was on the September 11, 2017 PAB agenda; however, the meeting was cancelled due to inclement weather. Therefore, the request was forwarded to the October 10, 2017 PAB meeting agenda.

Facts & Issues for Consideration:

Department Recommendation:
Planning staff is recommending approval of the request.

See the Staff Recommendation Report for details.

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
Staff Recommendation Report	Report
Location Maps	Backup Material

Narrative	Backup Material
Survey	Backup Material
Site Plan	Backup Material
Overall Site Plan	Backup Material

GAINESVILLE PLANNING and APPEALS BOARD
STAFF RECOMMENDATION

Applicant and Property Owner..... Lanier Technical College

Location..... 0 Howard Road

Request..... Annex with L-I zoning

Size ..... 8.154± acres

Ward..... Two

Proposed Use..... Technical College

Planning Division Staff Recommendation ..... **Approval**

Date..... October 10, 2017

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

The applicant is proposing to annex the subject property with a zoning of Light Industrial (L-I). The property is currently zoned Agricultural Residential-IV (AR-IV) within Hall County and is contiguous to the city limits to the south and borders Lake Ramsey to the north. The subject property is the location of a proposed one-story conference center which is part of the overall 95.5± acres Lanier Tech campus that is under development and is scheduled to open in January of 2019. The applicant desires to have the entire campus property located within one jurisdiction as the balance of the campus property is currently located within the city limits. Water and sewer service is provided by the City of Gainesville and access to the property will be from an internal campus road extending from Lanier Tech Drive.

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

Location	Use	Zoning
North	Lake Ramsey	Agricultural Residential-IV (AR-IV) -County
South	Lanier Tech Campus	Light Industrial (L-I) -City
East	Undeveloped land	Agricultural Residential-IV (AR-IV) -County
West	Lake Ramsey; RaceTrac Gas Station	Light Industrial (L-I) -City

- ***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 Keel Property Management, LLC to annex a 6.32± acres tract located at 0 White Sulphur Road was approved with conditional General Business (G-B) zoning for restaurant and retail uses.

2016 – A request by Rochester and Associates, Inc. to rename a 527± linear foot segment of Howard Road to Lanier Tech Drive was approved.

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

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

- ***Staff Analysis***

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

The subject property is part of the Lanier Technical College campus and is the proposed location of a conference center. The proposed use is suitable in view of the zoning and development of the adjacent and nearby properties and is consistent with the adjacent property that was annexed with a zoning of Light Industrial (L-I) in 2005 and 2006.

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

Overall, the proposal should not adversely affect the adjacent nearby properties. The use is part of the master planned Lanier Tech campus which will generate more traffic at the intersection of SR365 and Lanier Tech Drive. However, this signalized intersection is expected to remain at an acceptable level of service. Access to the site will be provided from an internal campus road accessed from Lanier Tech Drive.

As well, the subject property is located within the North Oconee Water Supply Watershed Protection Overlay Zone which is intended to minimize the transport of pollutants and sediment to the water supply, to maintain the yield of water supply watersheds, and to ensure water can be treated to meet federal and state drinking water standards. A land development permit was issued for the proposal in October of 2016 and appropriate soil erosion measures have been installed for the protection of Lake Ramsey. The proposed conference center is approximately 160 feet from Lake Ramsey and much of the property will remain undisturbed.

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

The Gainesville 2030 Future Development Map for the City of Gainesville places the subject property within the *Parks / Recreation / Conservation* land use category. This category includes areas containing or planned for parks and recreation facilities, permanently designated open space, and conservation areas, including buffers along water ways and other environmental features.

According to the Character Area map for the City of Gainesville, the subject property is located within the *Regional Recreation / Conservation* Character Area. Land uses allowed within this area include parks / recreation / conservation and public / institutional. The vision for this area is for the preservation and expansion of these areas as green relief to Gainesville's growing urbanity. Limited development of facilities necessary for public use (interpretive centers, maintenance facilities, trails etc.) is appropriate if done in a way so as not to impact the sites' ecology.

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

The subject property is owned by the State of Georgia for the purpose of developing the Lanier Tech campus. The subject property is a remnant parcel that is located within unincorporated Hall County. The applicant desires to have the entire Lanier Tech campus within the city limits

for Gainesville water and sewer services and to reduce any confusion for emergency service response.

(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 use will utilize City water and sewer services which are available and capable of service the Lanier Tech campus. Hall County Fire Station #7 is located off of East Crescent Drive and is approximately 1.7 miles from the subject property. Gainesville Fire Station #1 is located off of Queen City Parkway and is approximately 4.6 miles from the subject property. Gainesville Fire and Police currently serve the adjacent property. The proposed project is non-residential and should have no impacts to the school system. According to the Institute of Transportation Engineers (ITE) Trip Generation Handbook (9th Edition), the entire Lanier Tech campus, based on an enrollment of 6,000 students, will generate a total of 7,380 new weekday trips and 720 A.M. / P.M. new peak hour trips. The vast majority of the trip distribution will originate south of the campus on SR 365.

(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?

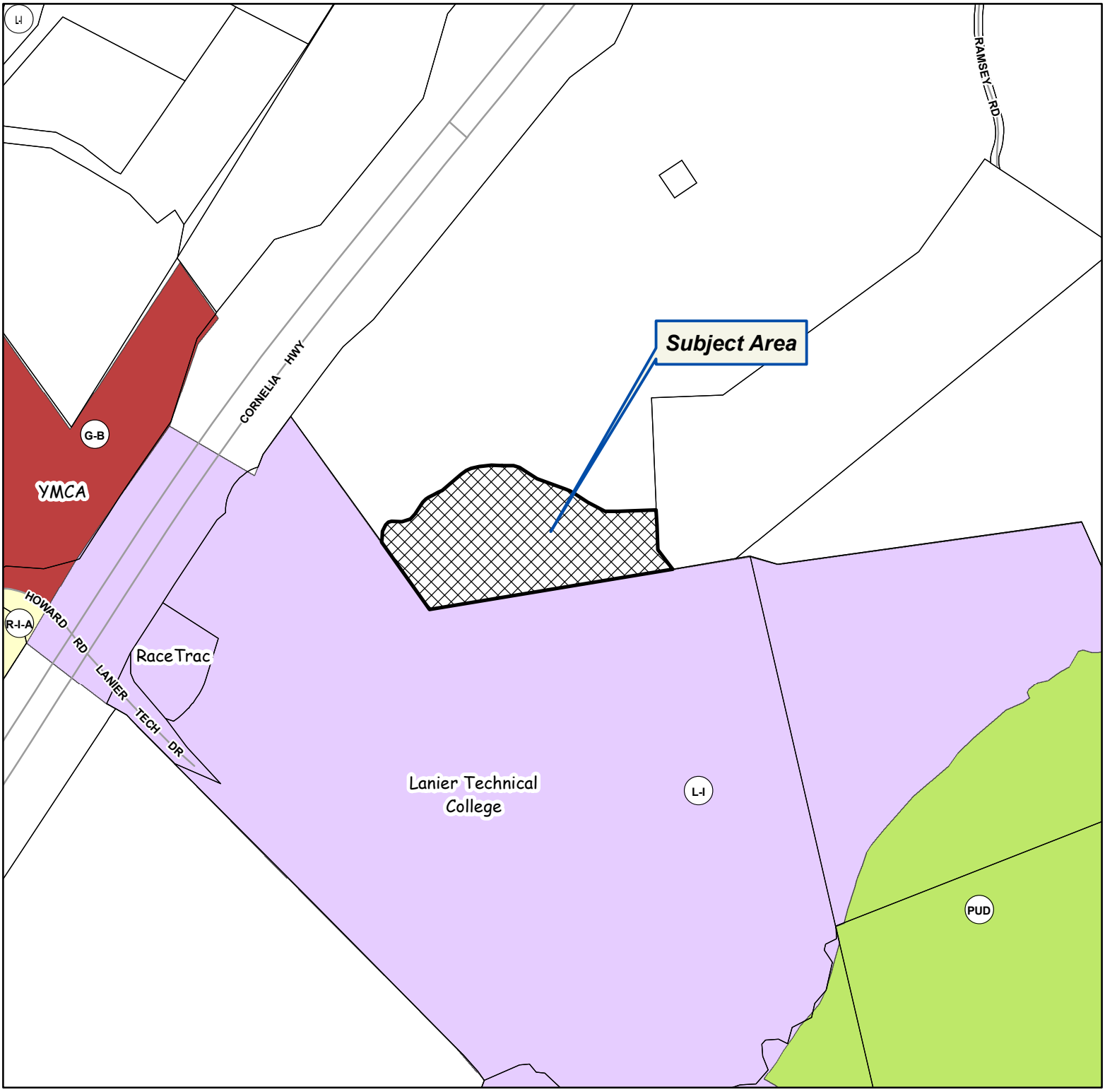
The subject property is part of the Lanier Tech campus and is considered a public/institutional use which is permitted within *Regional Recreation / Conservation* Character Area. The planned use for the property includes a conference center area of which most of the property will remain heavily wooded adjacent to Lake Ramsey.

(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 annexation request is logical given its proximity to the city limits and ancillary uses. The proposed conference center appears to promote a reasonable balance between the interests of the City and the neighboring property owners.

- ***Staff Recommendation***

The Planning Division staff is recommending **approval** of this annexation request with **L-I zoning**, based on the Comprehensive Plan and the adjacent uses.



Applicant:

LANIER TECHNICAL COLLEGE

ANNEXATION REQUEST

Request:
Annex 8.154+/- acres with Light Industrial (L-I) zoning for a technical college

Subject Area Address:
0 Howard Road NE

Meeting: 9/12/2017

Prepared: 7/31/2017

Gainesville Community Development Department

Subject Area

N

0 300 600 900 1,200 Feet

1 " = 500 '

Tax Parcel: 15-020-000-068

Applicant:

LANIER TECHNICAL COLLEGE

ANNEXATION REQUEST

Request:
Annex 8.154+/- acres with Light Industrial (L-I) zoning for a technical college

Subject Area Address:
0 Howard Road NE

Meeting: 9/12/2017

Prepared: 7/31/2017

Gainesville Community Development Department

Subject Area

Aerial from 2015

N

0 300 600 900 1,200 Feet

1 " = 500 '

Tax Parcel: 15-020-000-068

Project Narrative

LOCATION – Lanier Tech Drive at GA 365

ACREAGE – 8.154 acres +/-

APPLICANT - Lanier Technical College

Summary

The accompanying application seeks annexation and zoning district change from AR-IV (Hall County) to L-I (Gainesville) for 8.154 acres of undeveloped property located near Lanier Tech Drive at GA 365 in Hall County. The intent is to add this unincorporated Hall County parcel into the adjacent City property owned by the State of Georgia as a part of the new Lanier Technical College (LTC) campus. The use of the parcel will be consistent with previously approved uses for the balance of the overall property. Completion of development is anticipated by 2019.

Site Description

The parcel is landlocked and bordered on the west and south by the overall LTC property. The northern boundary is formed by a portion of Lake Ramsey and the property to the east is owned by Jill V. Ramsey. The subject parcel was deeded to LTC by Jill Ramsey Mansfield. The parcel is undeveloped and is not known to have been part of any prior zoning or development review. There are no known flood prone areas on or immediately adjacent to the property. Utilities are in proximity to the site and can be extended as needed to serve the property. There are no known impediments to its successful development for the purposes intended.

Adjacent Land Uses

The parcel is adjoined to the south and west by the overall LTC parcel zoned Light Industrial (L-I). The property to the north and west is zoned AR-IV in unincorporated Hall County.

Access

Site access will be internal to the LTC property from the extension of Lanier Tech Drive to serve the overall campus area.

Proximity to Other Uses

Nearest distance to developed commercial property- A RaceTrac convenience store (L-I) is located 750' southwest or the subject parcel.

Nearest distance to undeveloped commercial property – an undeveloped property zoned PUD is located 1300' southeast of the subject parcel.

Nearest distance to a single family home – a single family home is located approximately 2400' northeast of the subject parcel and is apparently owned by the previous owner of the subject parcel

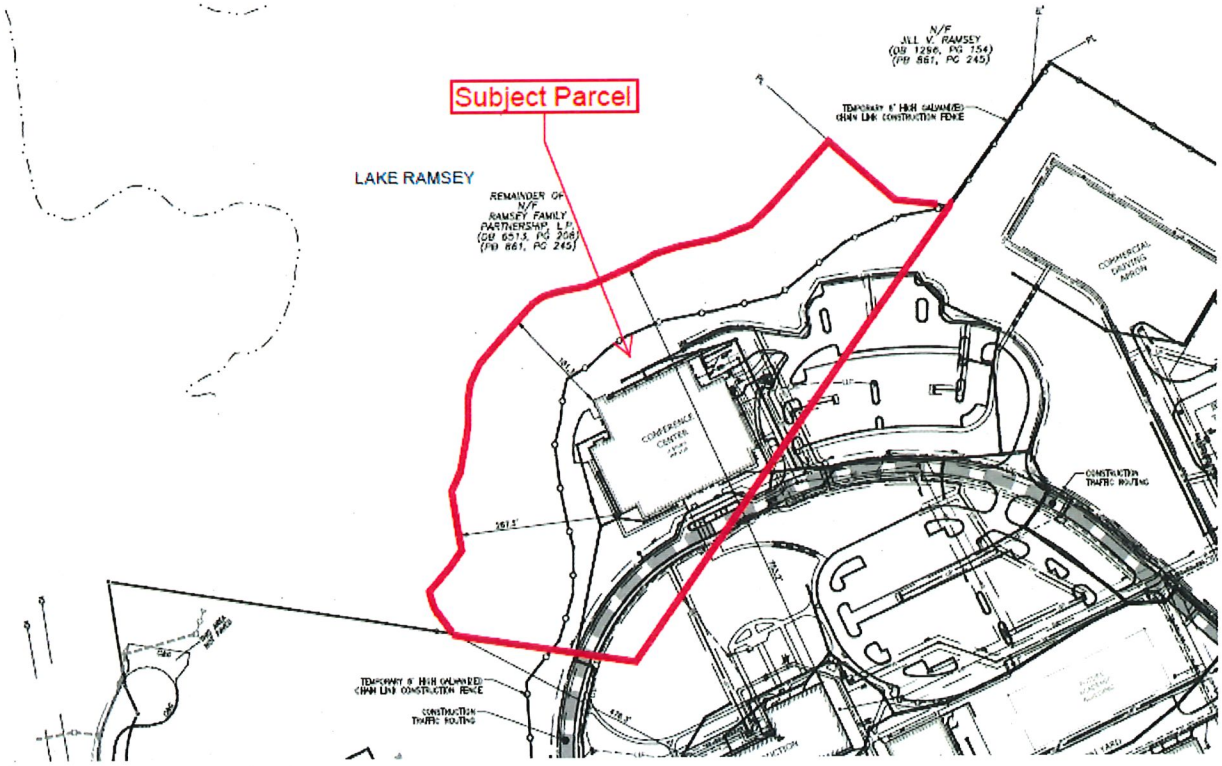
Nearest distance to a subdivision – the Sawyer Mill S/D is located approximately 3400' southeast of the subject parcel

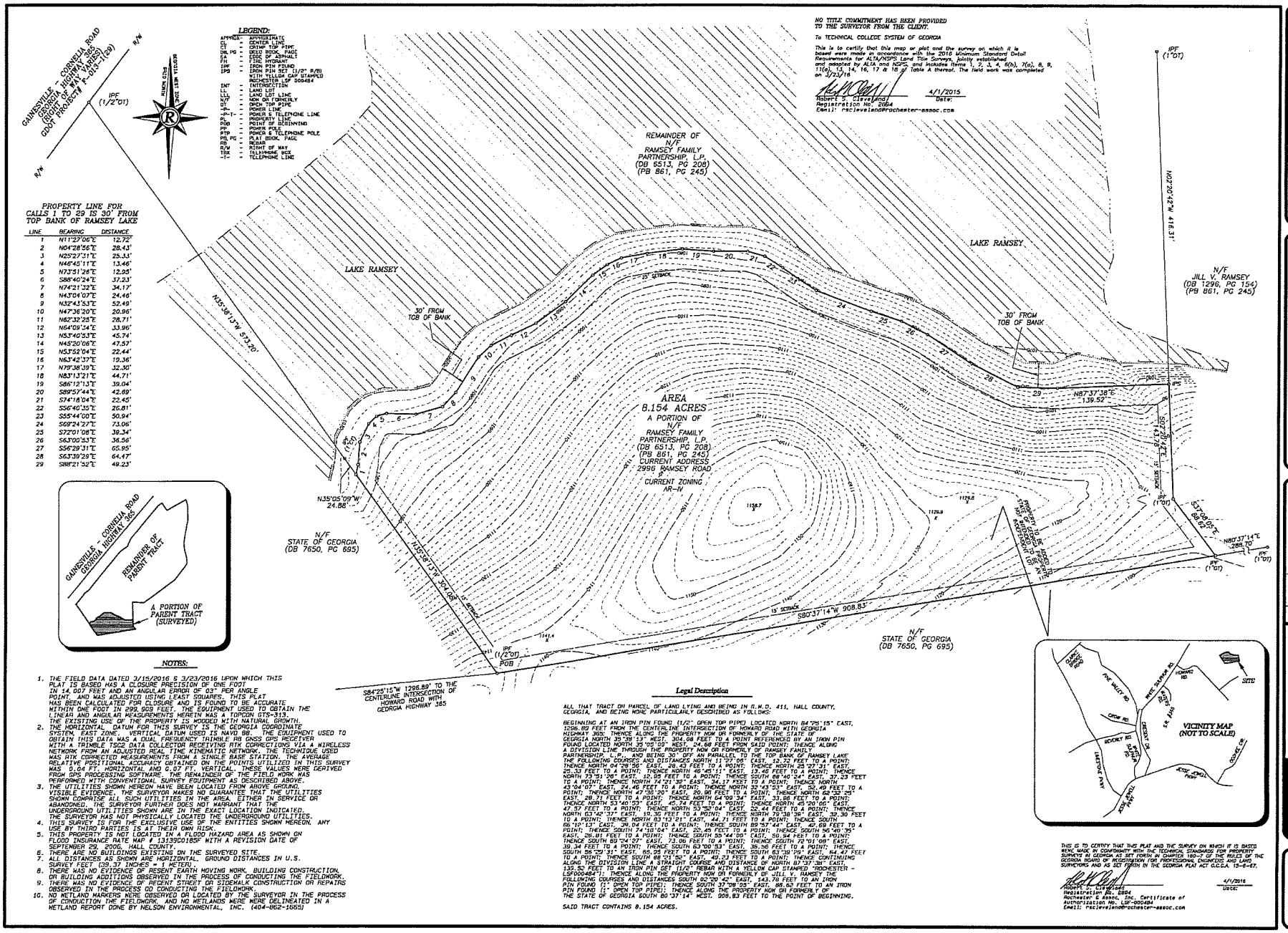
Comprehensive Plan Consistency

The project is consistent with the industrial designation of the Future Land Use Map and numerous Goals, Policies and Objectives of the Comprehensive Plan and is not known or believed to be in conflict with any of the above.

Concept Plan

The overall Site Plan for the LTC property was previously approved.





PROPERTY LINE FOR CALLS 1 TO 29 IS 30' FROM TOP BANK OF RAMSEY LAKE

LINE	BEARING	DISTANCE
1	N11°27'06"E	12.72'
2	N04°28'56"E	28.43'
3	N25°27'11"E	25.43'
4	N46°45'11"E	13.46'
5	N73°51'26"E	12.93'
6	S88°40'24"E	37.23'
7	N74°21'32"E	34.17'
8	N43°04'07"E	24.46'
9	N32°43'53"E	52.49'
10	N47°36'20"E	20.96'
11	N62°32'25"E	28.71'
12	N64°09'24"E	33.96'
13	N53°40'53"E	45.74'
14	N45°20'06"E	47.57'
15	N53°52'04"E	22.44'
16	N63°42'37"E	19.36'
17	N79°38'09"E	32.30'
18	N83°13'21"E	44.71'
19	S86°12'13"E	39.04'
20	S89°57'44"E	42.69'
21	S74°18'04"E	22.45'
22	S56°40'35"E	26.81'
23	S35°44'00"E	50.94'
24	S69°24'27"E	73.06'
25	S72°01'08"E	39.34'
26	S63°00'53"E	36.56'
27	S56°29'31"E	65.95'
28	S63°39'29"E	64.47'
29	S88°21'52"E	49.23'

NOTES:

1. THE FIELD DATA DATED 3/15/2016 & 3/23/2016 UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 44,007 FEET AND AN ANGULAR ERROR OF 03" PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 299,609 FEET. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS HEREIN WAS A TOPCON GTS-313. THE EXISTING USE OF THE PROPERTY IS WOODED WITH NATURAL GROWTH.
2. THE HORIZONTAL DATUM FOR THIS SURVEY IS THE GEORGIA COORDINATE SYSTEM, EAST ZONE. VERTICAL DATUM USED IS NAVD 88. THE EQUIPMENT USED TO OBTAIN THIS DATA WAS A DUAL FREQUENCY TRIMBLE R8 GNSS GPS RECEIVER WITH A TRIMBLE TSC2 DATA COLLECTOR RECEIVING RTK CORRECTIONS VIA A WIRELESS NETWORK FROM AN ADJUSTED REAL TIME KINEMATIC NETWORK. THE TECHNIQUE USED WAS RTK CORRECTED MEASUREMENTS FROM A SINGLE BASE STATION. THE AVERAGE RELATIVE POSITIONAL ACCURACY OBTAINED ON THE POINTS UTILIZED IN THIS SURVEY WAS 0.04 FT. HORIZONTAL AND 0.07 FT. VERTICAL. THESE VALUES WERE DERIVED FROM GPS PROCESSING SOFTWARE. THE REMAINDER OF THE FIELD WORK WAS PERFORMED WITH CONVENTIONAL SURVEY EQUIPMENT AS DESCRIBED ABOVE.
3. THE UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM ABOVE GROUND, VISIBLE EVIDENCE. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
4. THIS SURVEY IS FOR THE EXCLUSIVE USE OF THE ENTITIES SHOWN HEREON. ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.
5. THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAP # 13139C0185F WITH A REVISION DATE OF SEPTEMBER 29, 2006, HALL COUNTY.
6. THERE ARE NO BUILDINGS EXISTING ON THE SURVEYED SITE.
7. ALL DISTANCES AS SHOWN ARE HORIZONTAL. GROUND DISTANCES IN U.S. SURVEY FEET (39.37 INCHES = 1 METER).
8. THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
9. THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS CO CONDUCTING THE FIELDWORK.
10. NO WETLAND MARKERS WERE OBSERVED OR LOCATED BY THE SURVEYOR IN THE PROCESS OF CONDUCTION THE FIELDWORK, AND NO WETLANDS WERE WERE DELINEATED IN A WETLAND REPORT DONE BY NELSON ENVIRONMENTAL, INC. (404-862-1665)

Legal Description

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN G.M.D. 411, HALL COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND (1/2" OPEN TOP PIPE) LOCATED NORTH 84°25'15" EAST, 1296.89 FEET FROM THE CENTERLINE INTERSECTION OF HOWARD ROAD WITH GEORGIA HIGHWAY 365; THENCE ALONG THE PROPERTY NOW OR FORMERLY OF THE STATE OF GEORGIA NORTH 35°38'13" WEST, 304.08 FEET TO A POINT REFERENCED BY AN IRON PIN FOUND LOCATED NORTH 35°05'09" WEST, 24.88 FEET FROM SAID POINT; THENCE ALONG A DIVISION LINE THROUGH THE PROPERTY NOW OR FORMERLY OF RAMSEY FAMILY PARTNERSHIP, L.P., AND BEING 30' OFF AND PARALLEL TO THE TOP BANK OF RAMSEY LAKE THE FOLLOWING COURSES AND DISTANCES NORTH 11°27'06" EAST, 12.72 FEET TO A POINT; THENCE NORTH 04°28'56" EAST, 28.43 FEET TO A POINT; THENCE NORTH 25°27'11" EAST, 25.43 FEET TO A POINT; THENCE NORTH 46°45'11" EAST, 13.46 FEET TO A POINT; THENCE NORTH 73°51'26" EAST, 12.93 FEET TO A POINT; THENCE SOUTH 88°40'24" EAST, 37.23 FEET TO A POINT; THENCE NORTH 74°21'32" EAST, 34.17 FEET TO A POINT; THENCE NORTH 43°04'07" EAST, 24.46 FEET TO A POINT; THENCE NORTH 32°43'53" EAST, 52.49 FEET TO A POINT; THENCE NORTH 47°36'20" EAST, 20.96 FEET TO A POINT; THENCE NORTH 62°32'25" EAST, 28.71 FEET TO A POINT; THENCE NORTH 64°09'24" EAST, 33.96 FEET TO A POINT; THENCE NORTH 53°40'53" EAST, 45.74 FEET TO A POINT; THENCE NORTH 45°20'06" EAST, 47.57 FEET TO A POINT; THENCE NORTH 53°52'04" EAST, 22.44 FEET TO A POINT; THENCE NORTH 63°42'37" EAST, 19.36 FEET TO A POINT; THENCE NORTH 79°38'09" EAST, 32.30 FEET TO A POINT; THENCE NORTH 83°13'21" EAST, 44.71 FEET TO A POINT; THENCE SOUTH 86°12'13" EAST, 39.04 FEET TO A POINT; THENCE SOUTH 89°57'44" EAST, 42.69 FEET TO A POINT; THENCE SOUTH 74°18'04" EAST, 22.45 FEET TO A POINT; THENCE SOUTH 56°40'35" EAST, 26.81 FEET TO A POINT; THENCE SOUTH 35°44'00" EAST, 50.94 FEET TO A POINT; THENCE SOUTH 69°24'27" EAST, 73.06 FEET TO A POINT; THENCE SOUTH 72°01'08" EAST, 39.34 FEET TO A POINT; THENCE SOUTH 63°00'53" EAST, 36.56 FEET TO A POINT; THENCE SOUTH 56°29'31" EAST, 65.95 FEET TO A POINT; THENCE SOUTH 63°39'29" EAST, 64.47 FEET TO A POINT; THENCE SOUTH 88°21'52" EAST, 49.23 FEET TO A POINT; THENCE CONTINUING ALONG THE DIVISION LINE A STRAIGHT COURSE AND DISTANCE OF NORTH 87°37'38" EAST, 139.52 FEET TO AN IRON PIN SET (1/2" REBAR WITH A YELLOW CAP STAMPED "ROCHESTER - LSF000484"); THENCE ALONG THE PROPERTY NOW OR FORMERLY OF JILL V. RAMSEY THE FOLLOWING COURSES AND DISTANCES SOUTH 02°20'42" EAST, 143.78 FEET TO AN IRON PIN FOUND (1" OPEN TOP PIPE); THENCE SOUTH 37°08'03" EAST, 88.65 FEET TO AN IRON PIN FOUND (1" OPEN TOP PIPE); THENCE ALONG THE PROPERTY NOW OR FORMERLY OF THE STATE OF GEORGIA SOUTH 80°37'14" WEST, 908.83 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 8.154 ACRES.

Rochester & Associates, Inc.
421 Oak Street, Unit 4 Gainesville, Georgia 30501
(770) 536-0300 (770) 536-0301 Fax #
www.rochester-assoc.com

ALTA/NSPS LAND TITLE SURVEY FOR:
TECHNICAL COLLEGE SYSTEM OF GEORGIA
LOCATED IN G.M.D. 411
HALL COUNTY, GEORGIA

NO.	DATE	DESCRIPTION
		REVISIONS

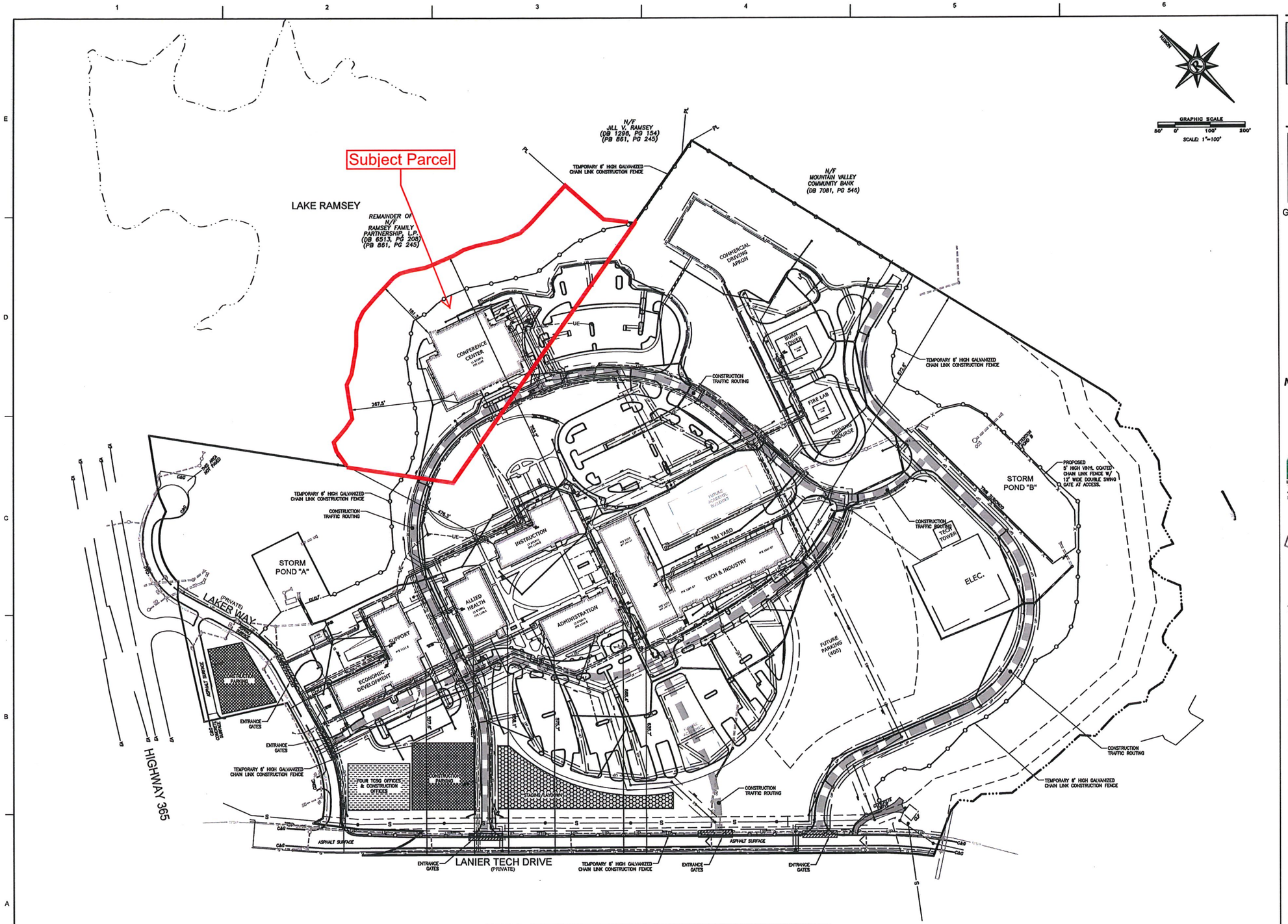
THIS PLAT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE AND THE SEAL OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL

GRAPHIC SCALE 0 50' 100' 150'

GEORGIA REGISTERED LAND SURVEYOR No. 2864 ROBERT S. CLEVELAND

SHEET 1 OF 1

DATE: 4/1/2016
SCALE: 1"=50'
JOB NO: 162169.PAD
FIELD BK: 162169.PAD
DRAWN BY: RSC



NOTE:
ALL STREETS THROUGHOUT THE PROPOSED DEVELOPMENT AND STORM SEWER LINES WILL BE PRIVATE AND PRIVATELY MAINTAINED.

POND & S&W ARCHITECTURE ENGINEERING INTERIORS
3500 Parkway Lane
Suite 600
Norcross, GA 30092
Phone (678) 336-7740

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TECHNICAL COLLEGE TCSG SYSTEM OF GEORGIA

GSFIC

GEORGIA STATE FINANCING AND INVESTMENT COMMISSION
270 Washington Street
Atlanta Ga 30334

LANIER Technical College

TCSG 327
NEW HALL COUNTY CAMPUS

TCSG-327
NEW HALL COUNTY CAMPUS
LANIER TECHNICAL COLLEGE

GEORGIA MILITIA DISTRICT 411
HALL COUNTY, GEORGIA

Rochester
LAND SURVEYING • CIVIL ENGINEERING • PROJECT MANAGEMENT
www.rochester-assoc.com

KEY PLAN

SEAL

GEORGIA REGISTERED PROFESSIONAL ENGINEER No. 31411 09.23.16 ERIC H. CURTIS

DRAWING ISSUE

MARK	DESCRIPTION	DATE	APPR.
10	COL RANGE	04/26/17	
9	GMP - BC#1	03/31/17	
8	ROAD & WALL REMOVAL	02/08/17	
7	EPD REVISIONS	01/26/17	
6	CCO#3	01/20/17	
5	RFI #5	11/28/16	
4	RFI #6	11/23/16	
3	CCO#1 - BC#2	10/14/16	
2	CCO#1 - BACK CHECK	09/26/16	
1	ISSUED FOR PERMIT	09/22/16	

DESIGNED BY:	EMC
DWN BY:	MPP
CKD BY:	JDF
SUBMITTED BY:	EMC
DATE:	09.23.16
PROJECT #:	#G215108.LTC

SHEET TITLE

OVERALL SITE & UTILIES PLAN

BLD3

SHEET NUMBER
C-103

RELEASED FOR CONSTRUCTION

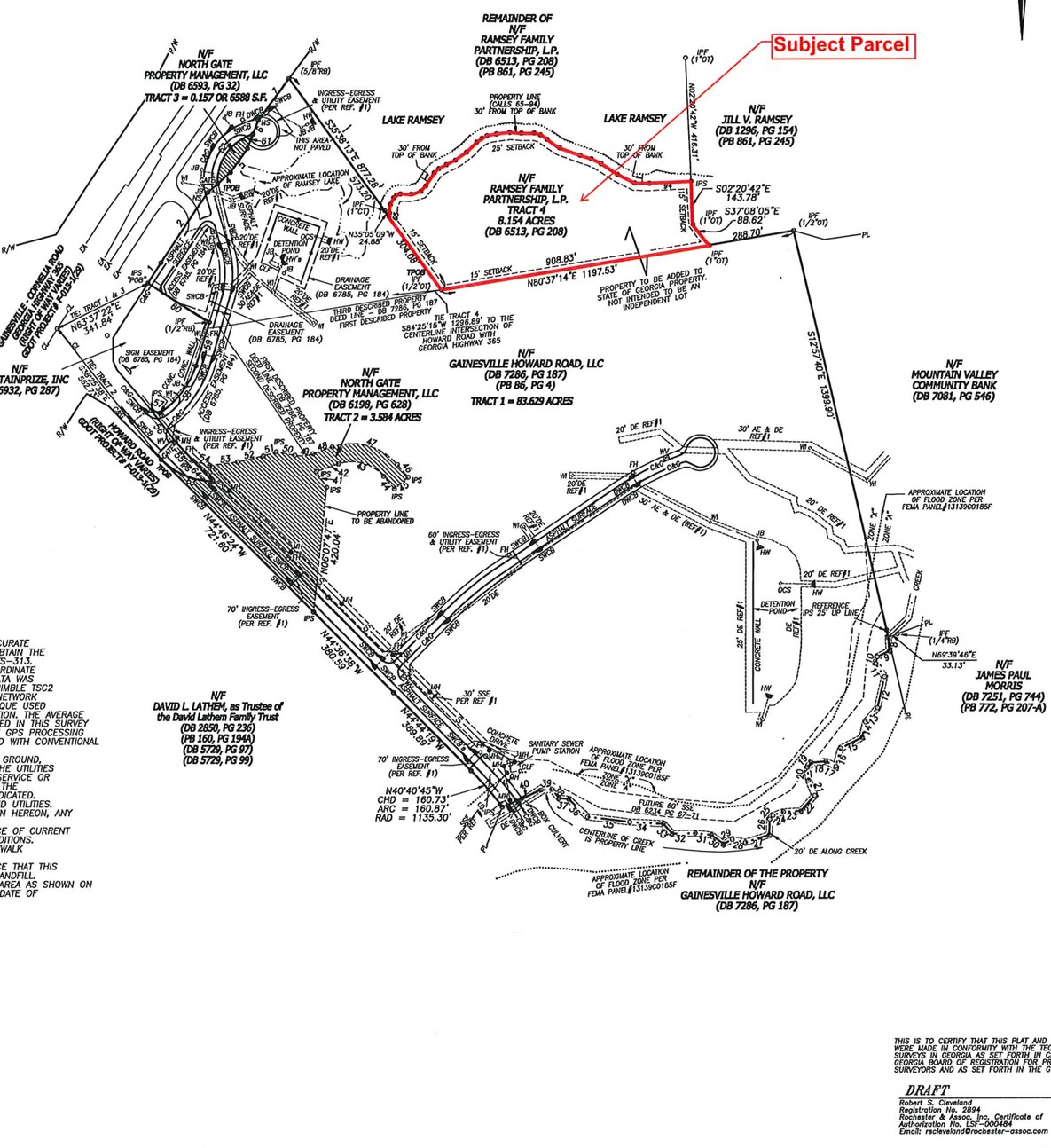
G215108.LTC.SITE.DWG
6/5/2017 3:54 PM

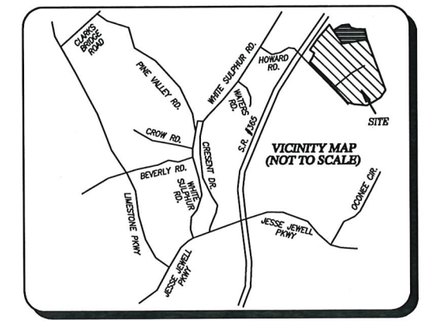
TRACT 1 = 83.629 ACRES
TRACT 2 = 3.584 ACRES
TRACT 3 = 0.157 ACRES
TRACT 4 = 8.154 ACRES
TOTAL AREA AFTER TRANSFER
95.524 ACRES

*** THIS BOUNDARY SURVEY INCLUDES TAX PARCELS 15020 C000006, 15021 000084, 15021 000178 AND A PORTION OF 15021 000085. ***

LEGEND:

AE	-	ACCESS EASEMENT
APPROX	-	APPROXIMATE
BP	-	BRADFORD PEAR
BL	-	BUILDING SETBACK LINE
C&G	-	CURB & GUTTER
CL	-	CENTER LINE
CLF	-	CHAIN LINK FENCE
CMF	-	CONCRETE MONUMENT FOUND
CMP	-	CORRUGATED METAL PIPE
CO	-	CLEAN OUT
CONC	-	CONCRETE
DB,PG	-	DEED BOOK, PAGE
DIP	-	DUCTILE IRON PIPE
DE	-	DRAINAGE EASEMENT
DI	-	DROP INLET
EASE	-	EASEMENT
EA	-	EDGE OF ASPHALT
EC	-	EDGE OF CONCRETE
FES	-	FLARED ENDSECTION
FFE	-	FINISH FLOOR ELEVATION
FH	-	FIRE HYDRANT
-G-	-	GAS LINE
GW	-	GUY WIRE
GP	-	GUY POLE
HC	-	HANDICAP PARKING SPACE
HW	-	HEADWALL
HWF	-	HOG WIRE FENCE
ICV	-	IRRIGATION CONTROL VALVE
INV	-	INVERT ELEVATION
IPF	-	IRON PIN FOUND
IPS	-	IRON PIN SET (1/2" R/B) WITH YELLOW CAP STAMPED ROCHESTER LSF 000484
INT	-	INTERSECTION
JB	-	JUNCTION BOX
LL	-	LAND LOT
LLL	-	LAND LOT LINE
LP	-	LIGHT POLE
LO	-	LIVE OAK
MH	-	MANHOLE
MP	-	METER POLE
MON	-	MONUMENT
N/F	-	NOW OR FORMERLY
OCS	-	OUTLET CONTROL STRUCTURE
OT	-	OPEN TOP PIPE
-P-	-	POWER LINE
-P-T-	-	POWER & TELEPHONE LINE
PS	-	POWER STUB
PBX	-	POWER BOX
PL	-	PROPERTY LINE
PM	-	POWER METER
POB	-	POINT OF BEGINNING
PTLP	-	POWER,TELEPHONE,LIGHT POLE
PP	-	POWER POLE
PTP	-	POWER & TELEPHONE POLE
PB,PG	-	PLAT BOOK, PAGE
PVC	-	POLYVINYL CHLORIDE PIPE
R	-	RADIUS
REF	-	REFERENCE
RB	-	REBAR
RCP	-	REINFORCED CONCRETE PIPE
R/W	-	RIGHT OF WAY
SD	-	STORM DRAIN FLOW
-S-	-	SANITARY SEWER LINE FLOW
SSE	-	SANITARY SEWER EASEMENT
SW	-	SIDEWALK
SWCB	-	SINGLE-WING CATCH BASIN
TBM	-	TEMPORARY BENCHMARK
TBX	-	TELEPHONE BOX
TCP	-	TRASH COMPACTOR PAD
TP	-	TELEPHONE POLE
TMH	-	TELEPHONE MANHOLE
TSP	-	TRAFFIC SIGNAL POLE
TPOB	-	TRUE POINT OF BEGINNING
-T-	-	TELEPHONE LINE
UP	-	UNDERGROUND POWER
UT	-	UNDERGROUND COMMUNICATION
WI	-	WEIR INLET
WF	-	WOOD FENCE
-W-	-	WATER LINE
WM	-	WATER METER
WVT	-	WATER VAULT
WV	-	WATER VALVE
WMH	-	WATER MANHOLE
	-	AREAS TO BE TRANSFERED





NOTES:

1. THE FIELD DATA DATED 11/20/2015 UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 12,319 FEET AND AN ANGULAR ERROR OF 02" PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 725,286 FEET. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS HEREIN WAS A TOPCON GTS-313.
2. THE HORIZONTAL DATUM FOR THIS SURVEY IS THE GEORGIA COORDINATE SYSTEM, WEST ZONE. THE EQUIPMENT USED TO OBTAIN THIS DATA WAS A DUAL FREQUENCY TRIMBLE R8 GNSS GPS RECEIVER WITH A TRIMBLE TSC2 DATA COLLECTOR RECEIVING RTK CORRECTIONS VIA A WIRELESS NETWORK FROM AN ADJUSTED REAL TIME KINEMATIC NETWORK. THE TECHNIQUE USED WAS RTK CORRECTED MEASUREMENTS FROM A SINGLE BASE STATION. THE AVERAGE RELATIVE POSITIONAL ACCURACY OBTAINED ON THE POINTS UTILIZED IN THIS SURVEY WAS 0.04 FT. HORIZONTAL. THESE VALUES WERE DERIVED FROM GPS PROCESSING SOFTWARE. THE REMAINDER OF THE FIELD WORK WAS PERFORMED WITH CONVENTIONAL SURVEY EQUIPMENT AS DESCRIBED ABOVE.
3. THE UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM ABOVE GROUND, VISIBLE EVIDENCE. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
4. THIS SURVEY IS FOR THE EXCLUSIVE USE OF THE ENTITIES SHOWN HEREON, ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.
5. AT THE TIME OF THIS SURVEY THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS.
6. THERE WAS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
7. AT THE TIME OF THIS SURVEY THERE WAS NO OBSERVED EVIDENCE THAT THIS SITE WAS USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
8. A PORTION OF THIS PROPERTY IS LOCATED IN A FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAP # 13139C0185F WITH A REVISION DATE OF SEPTEMBER 29, 2006, HALL COUNTY.
9. THERE ARE NO BUILDINGS EXISTING ON THE SURVEYED SITE.

REFERENCES:

1. TOPOGRAPHIC / AS-BUILT SURVEY FOR NORTH GATE INDUSTRIAL PARK BY FLOYD & ASSOCIATES, INC. DATED - 7/30/2007, JOB# JN27079TOPO
2. ALTA/ACSM LAND TITLE SURVEY FOR TECHNICAL COLLEGE SYSTEM OF GEORGIA PREPARDED BY ROCHESTER & ASSOCIATES, INC. DATED 11/23/2015.
3. ALTA/ACSM LAND TITLE SURVEY FOR TECHNICAL COLLEGE SYSTEM OF GEORGIA PREPARDED BY ROCHESTER & ASSOCIATES, INC. DATED 4/1/16.

CALL TABLE

LINE	CHORD BEARING	CHORD	ARC	RADIUS
1	N32°49'49"E	80.98'		
2	N33°33'07"E	283.68'	283.99'	11273.63'
3	N48°47'04"E	42.42'		
4	N48°47'04"E	59.07'		
5	N35°01'28"E	98.25'		
6	N21°15'52"E	49.92'		
7	N36°13'04"E	174.24'	174.24'	11273.63'
8	S03°59'48"E	45.85'		
9	S64°04'52"W	44.44'		
10	S13°40'12"W	23.61'		
11	S34°09'14"E	52.84'		
12	S12°58'17"W	106.42'		
13	S40°14'05"W	62.97'		
14	S12°44'09"W	52.88'		
15	S62°54'30"W	80.36'		
16	S15°41'43"W	62.26'		
17	N63°53'32"W	37.42'		
18	S85°43'27"W	49.38'		
19	S38°33'01"W	20.17'		
20	S04°28'14"E	43.94'		
21	S21°47'41"E	54.92'		
22	S41°21'16"W	69.26'		
23	S87°12'51"W	58.80'		
24	S71°53'09"W	37.22'		
25	S39°17'09"W	16.67'		
26	S01°44'45"W	52.46'		
27	S72°24'52"W	83.85'		
28	N77°50'07"W	45.68'		
29	S63°25'41"W	32.21'		
30	N53°53'53"W	50.16'		
31	N82°43'46"W	54.70'		
32	S88°49'55"W	77.20'		
33	N41°39'36"W	44.46'		
34	N86°52'30"W	113.60'		
35	N82°51'07"W	141.80'		
36	N46°42'57"W	88.22'		
37	N83°26'11"W	32.02'		
38	N39°57'45"W	38.56'		
39	S88°19'11"W	36.86'		
40	S66°36'46"W	141.46'		
41	N33°09'30"W	63.49'		
42	N70°54'56"E	77.92'		
43	S74°34'26"E	157.73'	167.69'	139.20'
44	S40°16'53"E	55.30'		
45	N49°43'07"E	60.00'		
46	N40°16'53"W	55.30'		
47	N74°35'30"W	225.61'	239.84'	199.20'
48	S70°54'56"W	69.25'		
49	S85°34'39"W	61.28'	61.95'	121.04'
50	N79°43'38"W	63.61'		
51	S72°18'41"W	44.56'		
52	S76°56'10"W	88.50'		
53	S82°55'47"W	93.80'		
54	N72°57'48"W	58.63'		
55	N42°42'57"W	84.08'		
56	N37°13'38"W	134.78'		
57	S72°26'58"E	31.01'		
58	N37°24'04"E	198.54'	201.98'	315.19'
59	N16°43'58"E	152.91'		
60	N57°07'43"W	243.28'		
61	N21°15'52"E	51.57'		
62	N35°31'17"E	205.72'	220.95'	170.00'
63	S66°41'05"E	164.94'	189.49'	248.63'
64	N42°42'57"W	95.23'		
65	N11°27'06"E	12.72'		
66	N04°28'56"E	28.43'		
67	N25°27'31"E	25.33'		
68	N46°45'11"E	13.46'		
69	N73°51'26"E	12.95'		
70	S88°40'24"E	37.23'		
71	N74°21'32"E	34.17'		
72	N43°04'07"E	24.46'		
73	N32°43'53"E	52.49'		
74	N47°36'20"E	20.96'		
75	N82°32'25"E	28.71'		
76	N54°09'34"E	33.96'		
77	N53°40'53"E	45.74'		
78	N45°20'06"E	47.57'		
79	N53°52'04"E	22.44'		
80	N63°42'37"E	18.36'		
81	N79°36'39"E	32.30'		
82	N83°13'21"E	44.71'		
83	S86°12'13"E	39.04'		
84	S89°57'44"E	42.69'		
85	S74°18'04"E	22.45'		
86	S56°40'35"E	26.81'		
87	S55°44'00"E	50.94'		
88	S69°24'27"E	73.06'		
89	S72°01'08"E	39.34'		
90	S63°00'53"E	36.56'		
91	S56°29'31"E	65.95'		
92	S53°39'29"E	64.47'		
93	S86°21'52"E	49.23'		
94	N87°37'36"E	139.52'		

THIS IS TO CERTIFY THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE 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.

DRAFT

Robert S. Cleveland
Registration No. 2894
Rochester & Assoc. Inc. Certificate of Authorization No. LSF-000484
Email: rscleveland@rochester-assoc.com

Date: 5/12/16

Rochester & Associates, Inc.
425 Oak Street N.W. • Gainesville, Georgia 30501
(770)718.0600 (770)718.9090 Fax • www.rochester-assoc.com

RETRACEMENT SURVEY FOR :

TECHNICAL COLLEGE SYSTEM OF GEORGIA

LOCATED IN G.M.D. 411 THE CITY OF GAINESVILLE HALL COUNTY, GEORGIA

NO.	DATE	DESCRIPTION
		REVISIONS

THIS PLAT IS NOT VALID UNLESS BEARING THE ORIGINAL SIGNATURE OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL

GRAPHIC SCALE 100' 0' 200' 400'

GEORGIA REGISTERED DRAFT LAND SURVEYOR Robert S. Cleveland

SHEET 1 OF 2

DATE : 5/12/16
SCALE : 1" = 200'
JOB NO : G215106.LTC
FILE NO. BURT03
DRAWN BY: WDC

CITY OF GAINESVILLE

AGENDAREQUEST

Date Submitted: 9/21/2017

Presenter: Matt Tate

Item of Business: Request from **The 5 MCS, LLC** to rezone a 5.24± acre tract located on the southwest side of the intersection of Enota Avenue and Yonah Avenue (a/k/a **1012 Enota Avenue NE**) from Planned Unit Development (P-U-D) and Residential-I (R-I) to Planned Unit Development (P-U-D).
Ward Number: Two
Tax Parcel Number(s): 01-075-001-024
Request: Assisted living facility, townhome cottages and single-family home

Meeting Date: 10/10/2017

Purpose of Request:
The applicant is proposing to rezone the subject property in order to construct up to 15 cottage style townhomes and to consolidate the zoning as Planned Unit Development (P-U-D). The townhomes are proposed to be located between the existing 65-room Ashton assisted living facility and the single-family home owned by the applicant. The townhome units will be rented with services available from the assisted living facility including cafeteria meal plans, emergency nursing assistance, housekeeping and social gathering areas. Each townhome unit will be one story with 800 square feet of heated space, and will contain a full kitchen, single-bedroom and bathroom. Exterior finishes are to include brick, stone, stucco and masonry consistent with the assisted living facility. Access will be provided from the existing two driveways serving the assisted living facility off of Yonah Avenue and Enota Avenue, and approximately 38 additional parking spaces and sidewalk connectivity will be provided to accommodate residents and visitors. Adjacent uses to the property include single-family homes, apartments, condominiums, and Riverside Park.

History/Background:

Facts & Issues for Consideration:

Department Recommendation:
Planning staff is recommending approval with five conditions.

See the Staff Recommendation Report for details.

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
Staff Recommendation Report	Report
Location Maps	Backup Material

Narrative	Backup Material
Survey	Backup Material
Site Plan	Backup Material
Pictures	Backup Material

GAINESVILLE PLANNING and APPEALS BOARD
STAFF RECOMMENDATION

Applicant and Property Owner..... The 5 MCS, LLC

Location..... 1012 Enota Avenue

Request..... Rezone from R-I and P-U-D to P-U-D

Size ..... 5.24± acres

Ward..... Two

Proposed Use..... Assisted living facility, townhome cottages and single-family home

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

Date..... October 10, 2017

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

The subject property is zoned Residential-I (R-I) and Planned Unit Development (P-U-D) and contains an established two-story, single-family home and the 65-room Ashton assisted living facility that was rezoned in 2013 and later constructed in 2015. The purpose of the request is to consolidate the zoning as Planned Unit Development (P-U-D) in order to construct up to 15 cottage style townhomes. The townhomes are proposed to be located between the existing assisted living facility and the single-family home which are both owned by the applicant. For financing reasons, it is the intent of the applicant to create a total of 3 lots including the home, assisted living facility and proposed townhome cottages.

The townhome units will be rented with services available from the assisted living facility including cafeteria meal plans, emergency nursing assistance, housekeeping and social gathering areas. Each townhome unit will be one story with 800 square feet of heated space, and will contain a full kitchen, single-bedroom and bathroom. Exterior finishes are to include brick, stone, stucco and masonry consistent with the assisted living facility. No buffers are proposed due to the adjacent multi-family uses. The proposed setbacks include 15-feet from Yonah Avenue and the southerly property line, 25-feet from the westerly property line and 0-feet between interior property lines.

Access will be provided from the existing two driveways serving the assisted living facility off of Yonah Avenue and Enota Avenue. Approximately 38 additional parking spaces and sidewalk connectivity will be provided to accommodate residents and visitors. The existing driveway serving the single-family home will be relocated to better serve the property.

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

Location	Use	Zoning
North / East	Single-family homes; Riverside Park	Residential-I (R-I)
South	Apartments; Condominiums	Residential-II (R-II); Planned Unit Development (P-U-D)
West	Apartments; Single-family homes; Offices	Residential-I (R-II) Office and Institutional (O-I)

- ***Zoning History***

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

2017 - A request by Adams & Copeland, LLC for a special use for a hair salon and office within the Office and Institutional (O-I) zoning district located at 1665 Thompson Bridge Road was approved with conditions.

2017 - A request by Montecito Development for a special use for a convenience store with fuel pumps within the Neighborhood Business (N-B) zoning district located at 1281 Thompson Bridge Road was denied.

2017 - A request by Montecito Development to rezone a 0.48± acres tract located at 149 Enota Avenue from Office and Institutional (O-I) to Neighborhood Business (N-B) zoning district with a special use was denied.

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

2016 - A request by Teresa Vickers for a special use for a hair salon within the Office and Institutional (O-I) zoning district located at 977 and 983 Enota Avenue was approved with conditions.

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

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

2013 - A request by Michael Slate to rezone a 0.67± acre tract located at 971 Lanier Avenue NE from Residential-I (R-I) to Residential and Office (R-O) for a professional office was approved with conditions.

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

2011 - A request by Greg Loyd for a special use for a Dunkin Donut restaurant with a drive thru within the Neighborhood Business (N-B) zoning district located at 1151 Thompson Bridge Road was approved with conditions.

2011 - A request by Jamie Collins to rezone a 1.149± acres tract located at 1452, 1464 and 1472 Thompson Bridge Road NE from Residential-I (R-I) and Neighborhood Business (N-B) to General Business (G-B) for a Taco Bell restaurant was approved with conditions.

2011 - A request by One Eleven, LLC for a special use for the Little Yellow Coffee House with a drive-thru within the Neighborhood Business (N-B) zoning district located at 996 Thompson Bridge Road was approved with conditions.

2010 - A request by Pam Abernathy for a special use for a single-family residence within the Office and Institutional (O-I) zoning district located at 1745 Thompson Bridge Road was approved with conditions.

2010 - A request by Yonah Burger for a special use for a restaurant with a drive-thru within the Neighborhood Business (N-B) zoning district located at 1191 and 1195 Thompson Bridge Road was approved with conditions.

2009 - A request by Lakewood Baptist Church to rezone a 39.53± acres tract located at 2235 Thompson Bridge Road from Residential-I (R-I), Residential-II (R-II) and General Business (G-B) to Planned Unit Development (P-U-D) for future expansion of the church was approved with conditions.

2008 - A request by Danny Allen to rezone a 0.77± acre tract located at 1770 and 1786 Thompson Bridge Road from Residential-I (R-I) to Residential and Office (R-O) for residential and office uses was approved with conditions.

2007 - A request by Mike Weaver to rezone a 0.6± acre tract located at 1750 Thompson Bridge Road from Residential-I (R-I) to Residential and Office (R-O) for an attorney's office was approved with conditions. This request was approved after two previous attempts to rezone the subject property were denied.

2007 - A request by Ken Selzer to rezone 0.814± acre from Residential-I (R-I) to Residential and Office (R-O) for residential and office uses at 1143, 1153, and 1167 Green Street Circle was denied by the Planning and Appeals Board and the request was withdrawn during City Council first reading.

- ***Staff Analysis***

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

The proposed use appears to be compatible with the surrounding properties and will serve as a transitional use between the adjacent multi-family and single-family properties. The surrounding uses include a mixture of single-family detached homes, multi-family apartments, condominiums and professional office uses which are zoned Residential-I (R-I), Residential-II (R-II), Planned Unit Development (P-U-D) and Office and Institutional (O-I). Located to the west along Thompson Bridge Road are non-residential uses that include various office, service, restaurant and retail commercial businesses, including banks, medical offices, restaurants, and the Publix shopping center.

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

The proposed use should have minimal impacts to the surrounding area as it will be positioned between the existing assisted living facility and the single-family home owned by the applicant. The adjacent condominium development would be most visually impacted by the proposal; however, existing and new vegetation should provide for sufficient buffer. Other effects from the development will include additional traffic to the existing road network. However, this should be minimal given the scale of the proposed addition and the minimal impacts created by the assisted living facility.

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

The proposed use is compatible with the Comprehensive Plan. The subject property is located within the *Medium-High Density Residential* land use category of the Future Land Use Map and the *Traditional Neighborhoods* Character Area. These areas primarily support residential uses but do allow for neighborhood serving business development that respect and mirror the scale of the surrounding neighborhood. The proposed use is residential / institutional in nature and appears to promote a transitional balance between the existing single-family, multi-family and nearby commercial uses. Land uses allowed in the Northern Neighborhoods include low-density and medium-density residential, mixed-use / commercial (expand to Enota Drive, Park Hill Drive, Thompson Bridge Road, MLK Boulevard, and Downey Boulevard), public / institutional, and parks / recreation / conservation.

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

The subject property is currently zoned Residential-I (R-I) and Planned Unit Development (P-U-D). The property is required to be rezoned due to the proposed townhome cottages addition. The property could continue to function as is; however, there is sufficient land for the townhome cottages which appear to complement the existing assisted living facility.

(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 property currently utilizes various city services include water, sewer, roads and public safety which are adequate to serve the proposal. According to the applicant solid waste pick up will continue to be served by the existing private dumpster facility that is used for the assisted living facility. The Fire and Police Departments currently respond to adjacent and nearby properties. Gainesville Fire Station No. 2 is approximately 1.0 mile from the subject property.

Additional ingress and egress traffic movements are expected to be produced by the proposed development along Enota Avenue and Yonah Avenue. According to the Institute of Transportation Engineers 9th Edition Trip Generation Manual, the existing assisted living facility, existing single-family home and proposed 15 townhome cottages combined are expected to generate approximately 265 trips per weekday and approximately 21 trips per AM peak hour and 32 trips per PM peak hour. The proposed townhome cottages account for 33% of the total weekday trips. This project was not large enough to require a traffic impact study be performed.

Given the proposed use, there will be no adverse impacts on the school system.

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

The Future Land Use Map of the Comprehensive Land Use Plan supports residential development at moderate to high densities for the subject property. This suggests the surrounding area could consist of a mixture of residential uses or possibly small scale office/business uses in the future. Infill development provides an opportunity for housing alternatives in the urban area while reducing the need for outward expansion of the community.

The subject property is adjacent to a mixture of uses and is located in close proximity to a commercial node (intersection of Thompson Bridge Road and Enota Avenue). As well, the subject property is located within a transitional area along Enota Avenue which is a heavily traveled connector road that provides access to significant uses such as Enota Elementary school and Northeast Georgia Medical Center. It appears the proposed use could serve as a transitional use which is encouraged when appropriately scaled and presents minimal impact to the adjacent neighborhoods.

(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?

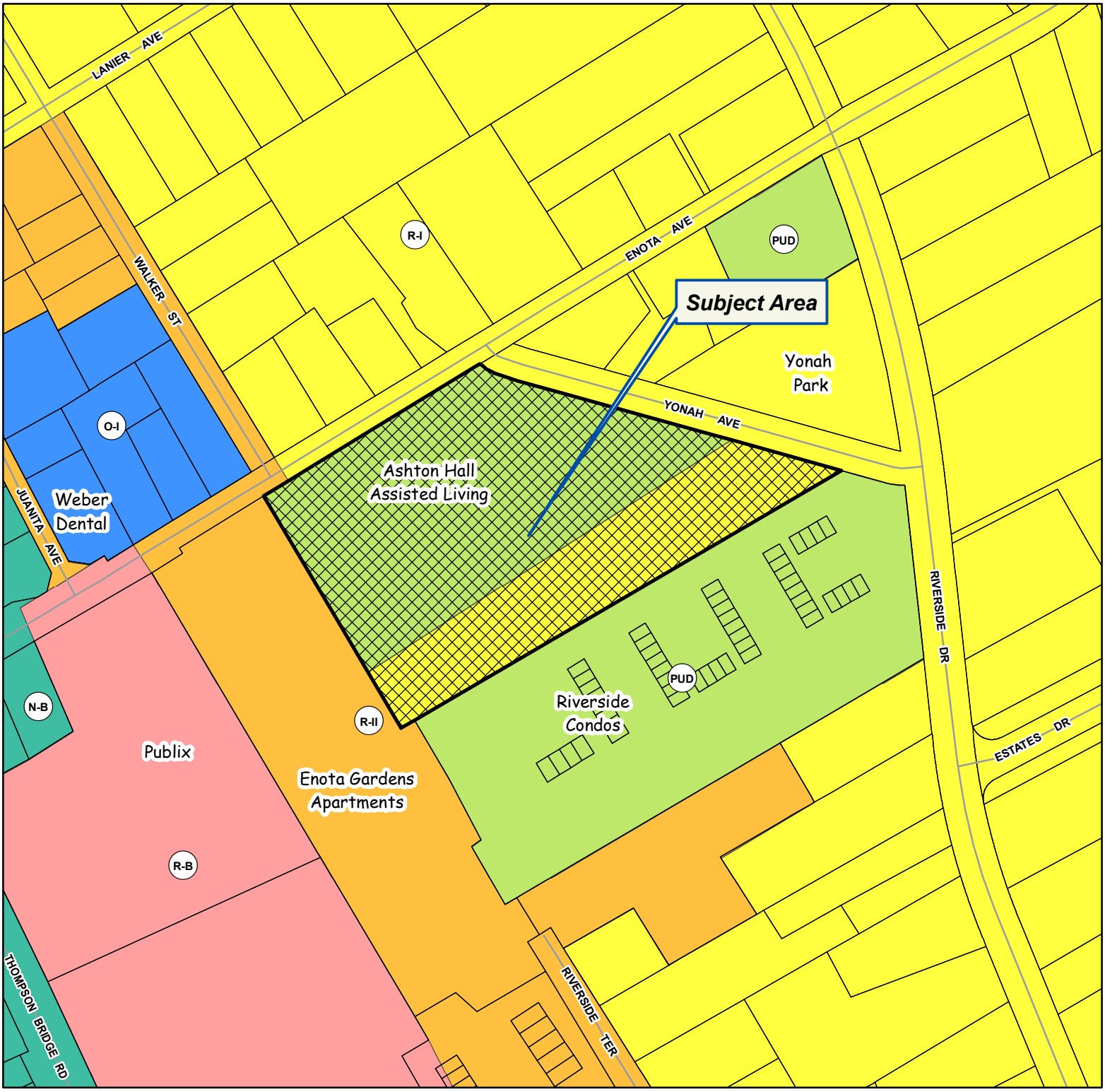
The proposed use is similar in size and scale to what is currently approved for the property. Due to the fact that the property is surrounded by residential and non-residential zoning districts and uses, it appears the proposal promotes a reasonable balance between the public health, safety, morality, 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 Land Use Plan and the adjacent residential and non-residential uses.

Conditions

1. **The proposal shall meet or exceed the development standards as depicted within the narrative, concept plan and pictures submitted with the application and are subject to Community Development Department Director approval.**
2. **The existing trees located within the subject property shall remain except for what is only necessary to be removed for the development. The required tree/landscape plan shall provide for additional evergreen trees and deciduous trees planted between the proposed townhome cottages and the southerly property line and Yonah Avenue. The number, location, spacing, size and type of trees planted shall be subject to Community Development Department Director approval.**
3. **Access point design and sidewalk location and design along Yonah Avenue must be reviewed and approved by the Gainesville Public Works Department. All road and sidewalk improvements associated with access to the subject property shall be at the full expense of the developer.**
4. **The subject property shall be limited to the two existing monument signs located along Enota Avenue which are limited to a height of six (6) feet and thirty-two (32) square feet in size with indirect lighting.**
5. **An updated as-built boundary survey/plat shall be recorded prior to obtaining a Certificate of Occupancy for the proposed use.**



Applicant:

THE 5 MCS, LLC

REZONING REQUEST

Request:
Rezone 5.24+/- acres from P-U-D and R-I to P-U-D for an assisted living facility, townhome cottages and single family home

Subject Area Address:
1012 Enota Ave

Meeting: 10/10/2017

Prepared: 9/5/2017

Gainesville Community Development Department

Subject Area

N

0 120 240 360 480 Feet

1 " = 200 '

Tax Parcel: 01-075-001-024

Applicant:

THE 5 MCS, LLC

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Gainesville Community Development Department

Subject Area

Aerial from 2015

N

0 120 240 360 480 Feet

1 " = 200 '

Tax Parcel: 01-075-001-024

REZONING APPLICATION NARRITIVE

ASHTON SENIOR LIVING

PUD DEVELOPMENT

The 5MC's, LLC

Introduction

The applicant is requesting rezoning for a PUD zoned commercial development at the corner of Enota Ave and Yonah Dr. The property is currently an assisted living facility with a single family home. The development covers 5.23 acres. This proposal will incorporate the existing single family home into development, which is used by the owner of the facility, and add several townhome cottages for expanded services.

Existing Site Description

The site is located on the southern corner of Enota Ave and Yonah Ave. The property to the southeast is a PUD condominium development and to the southwest is an apartment complex.

Currently the site is a 65 room assisted living facility that was constructed in 2014. The existing single family house facing Yonah Ave was renovated at the same time and is the home for the owner of the facility.

Proposed Site Description

To further expand Ashton Senior Living's services, townhome cottages are being proposed behind the assisted living building and the single family house. This strip of land was originally a long shotgun lot for the single family home. The cottages will be rental units with services available from the main assisted living facility. Services may include meal plans in the cafeteria, emergency nursing assistance, housekeeping and a social gathering area. The target customer is for aging people who are still able to live independently, but would like to have help close by, if needed.

The buildings shall be brick, stone, stucco or masonry finish and will have parking off of the rear access drive. The total development will consist of 3 lots for financing reasons. The main assisted living building will be a lot, the townhome cottages will be on another lot and the single family home will be on the third lot.

The driveway for the single family home will be relocated to straighten up a difficult skew that currently exists. This new access drive will also provide parking for some of the cottage units. There will be access easements for all the uses across the various properties to prevent access issues in the future.

The maximum number of proposed cottages will be 15. The target size will be around 800 square feet of heated floor space all on one level. The vision that Mr. McGill has is to provide a top quality living space for his clients, just as he has done with the assisted living facility. He is currently working on the design for the units using the latest 3D modeling to provide a truly up to date look for the units. It will provide an independent living home with a full kitchen, single bedroom and bathroom. They will be leased and it is anticipated that two buildings will begin construction in the next 12 to 18 months. The market will dictate the construction for the remaining units. The applicant has had great success in his Gwinnett facility with rental cottages. It has provided a valuable service as a transition for his clients.

Buffers and Landscaping

No buffers are proposed for this development because the adjacent properties are various multi-family developments. A 15-foot building setback is proposed along the street frontages and with the adjacent PUD development to the southeast. A 25-foot setback is proposed for the southwestern property line. The interior lot line setback will be 0 feet as the various sections all work together.

Water, Sewer, Storm Water

The site is currently served by city water and sewer. The existing assisted living building is sprinkled and the proposed townhome cottages will also be sprinkled for safety reasons. Two existing storm water ponds currently serve the property. These ponds may be modified for additional capacity along with gravel infiltration for the proposed cottages. The infiltration trenches will comply with the latest storm water methods to provide infiltration and a reduction in the storm water runoff from the development.

Comprehensive Land Use Plan

The Comprehensive Land Use Plan calls for these parcels to Medium-High Density Residential. This is what is proposed for this development.

Conclusion

It is therefore concluded that this development is in keeping with the comprehensive plan, is an asset to the community, and has been conceived and planned with compatibility to the neighborhood. The 5 MC's, LLC. respectfully requests that this development be approved as submitted.

SURVEYOR'S NOTES:

1. THIS SURVEY WAS PREPARED ON THE GEORGIA STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR PROJECTION, WEST ZONE, NORTH AMERICAN DATUM OF 1983\2007 ADJUSTMENT. THE SCALE FACTOR FOR THIS SITE IS: 0.999991190. (GRID DISTANCE\SCALE FACTOR=GROUND DISTANCE). ALL COORDINATES SHOWN HEREON ARE GRID COORDINATES UNLESS OTHERWISE STATED.

2. CONVENTIONAL EQUIPMENT USED FOR MEASUREMENT WAS A TOPCON PS 103. GPS EQUIPMENT USED FOR MEASUREMENT WAS A CHAMPION TRO GNSS RECEIVER USING REALTIME KINEMATIC OBSERVATIONS PROCESSED THROUGH THE EGPS NETWORK.

3. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 20,115 FEET AND AN ANGULAR CLOSURE OF 00°00'02" PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES RULE. FIELD PARTY 41.

4. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE AS FOLLOWS:

TRACT 1 – WITHIN ONE FOOT IN 112,781 FEET.
TRACT 2 – WITHIN ONE FOOT IN 97,122 FEET.
TRACT 3 – WITHIN ONE FOOT IN 82,684 FEET.

5. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF TITLE REVIEW AND IS SUBJECT TO ANY RESERVATIONS, RESTRICTIONS, RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

6. THIS PLAT OF SURVEY IS FOR THE EXCLUSIVE USE OF THE PARTIES LISTED UNDER THE CAPTION "SURVEY FOR" ANY THIRD PARTY USE TO BE AT THEIR OWN RISK.

7. THE FIELD SURVEY WAS CONDUCTED ON DECEMBER 21ST & 22ND, 2015.

REFERENCES:

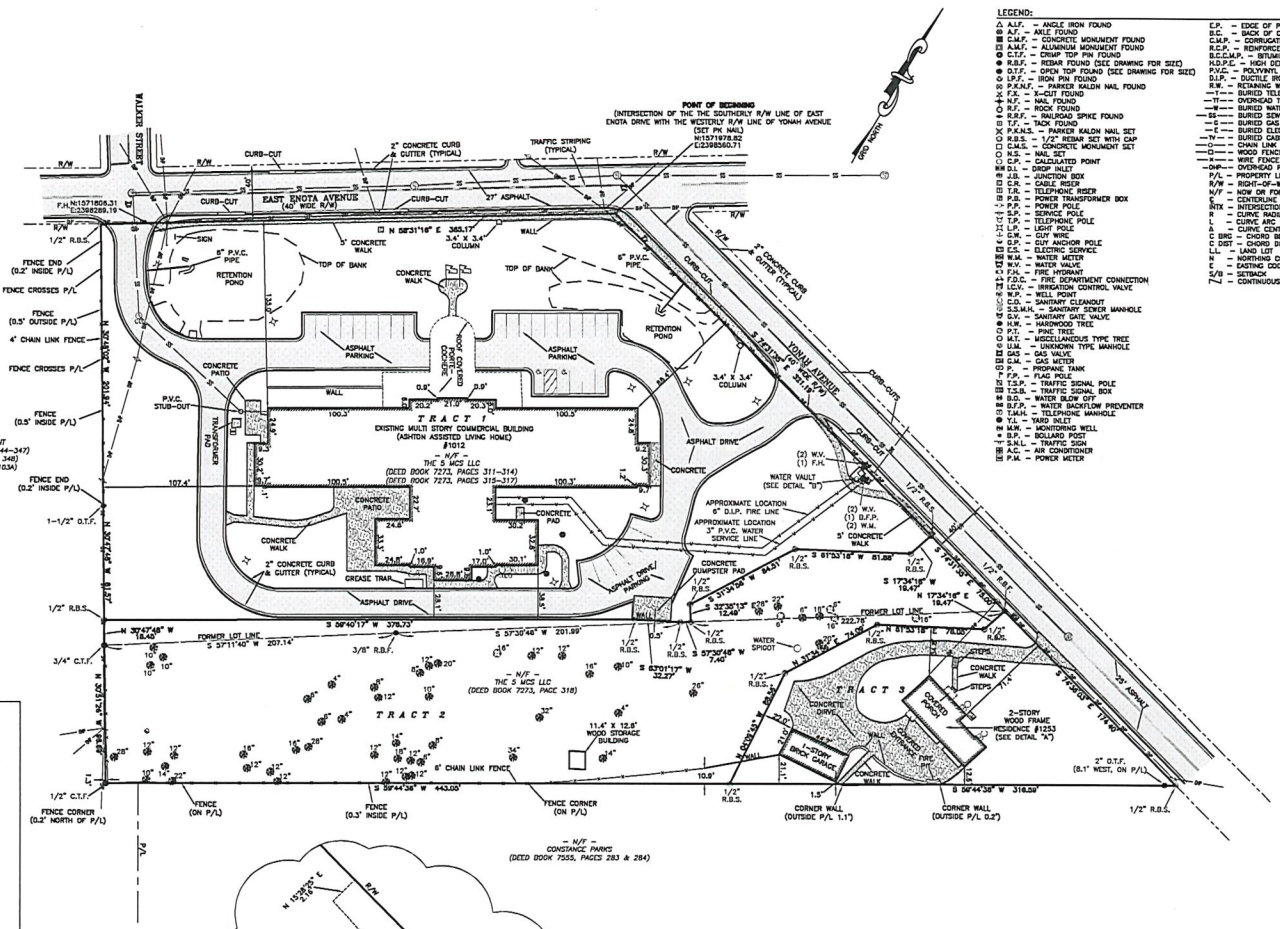
1. DEED BOOK 7273, PAGES 311–314
2. DEED BOOK 7273, PAGES 315–317
3. DEED BOOK 7273, PAGES 318
4. DEED BOOK 5948, PAGES 344–347
5. DEED BOOK 5948, PAGE 348
6. DEED BOOK 5948, PAGE 348
7. DEED BOOK 7555, PAGES 283 & 284
8. PLAT SLIDE 577, PAGE 103A

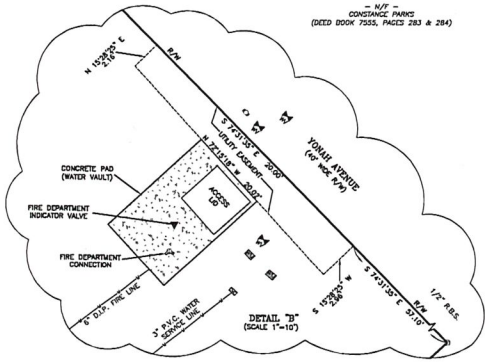
STATE WATERS BUFFER:

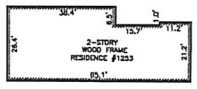
AN UNDISTURBED VEGETATIVE BUFFER MEETING CITY AND STATE REGULATIONS WILL BE PRESERVED ADJACENT TO ALL STREAMS AND LAKES. BUFFER IS TO BE MEASURED HORIZONTALLY FROM POINT WHERE VEGETATION HAS BEEN WHETTED BY NORMAL STREAM FLOW OR WAVE ACTION.

AREAS:

TRACT 1 – 3.14 ACRES
TRACT 2 – 1.51 ACRES
TRACT 3 – 0.59 ACRES





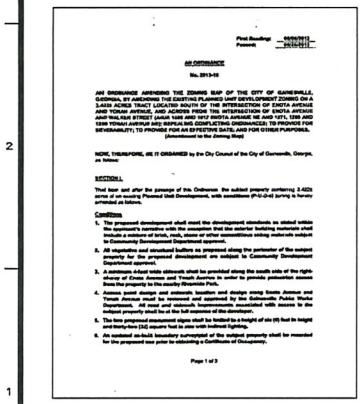


LEGEND:

A.I.F. – ANGLE IRON FOUND
A.I.S. – ANLE FOUND
C.M.F. – CONCRETE MONUMENT FOUND
A.M.F. – ALUMINUM MONUMENT FOUND
C.T.F. – CRIMP TOP PIN FOUND
R.B.F. – REBAR FOUND (SEE DRAWING FOR SIZE)
O.T.F. – OPEN TOP FOUND (SEE DRAWING FOR SIZE)
I.P.F. – IRON PIN FOUND
P.K.N.F. – PARKER KALON NAIL FOUND
F.X. – X-CUT FOUND
N.F. – NAIL FOUND
R.F. – ROCK FOUND
R.R.F. – RAILROAD SPIKE FOUND
T.F. – TACK FOUND
P.K.N.S. – PARKER KALON NAIL SET
R.B.S. – 1/2" REBAR SET WITH CAP
C.M.S. – CONCRETE MONUMENT SET
N.S. – NAIL SET
C.P. – CALCULATED POINT
D.I. – DROP INLET
J.B. – JUNCTION BOX
C.R. – CABLE RISER
T.R. – TELEPHONE RISER
P.B. – POWER TRANSFORMER BOX
P.P. – POWER POLE
S.P. – SERVICE POLE
T.P. – TELEPHONE POLE
L.P. – LIGHT POLE
C.P. – CUT WIRE
G.P. – GUY ANCHOR POLE
E.R. – ELECTRIC SERVICE
W.M. – WATER METER
W.V. – WATER VALVE
F.H. – FIRE HYDRANT
F.D.C. – FIRE DEPARTMENT CONNECTION
I.C.V. – IRRIGATION CONTROL VALVE
W.P. – WELL POINT
C.O. – SANITARY CLEANOUT
S.S.M.H. – SANITARY SEWER MANHOLE
G.V. – SANITARY GATE VALVE
H.W. – HARDWOOD TREE
P.T. – PINE TREE
M.T. – MISCELLANEOUS TYPE TREE
U.M. – UNKNOWN TYPE MANHOLE
GAS – GAS VALVE
G.M. – GAS METER
P. – PROPANE TANK
F.P. – FLAG POLE
T.S.P. – TRAFFIC SIGNAL POLE
T.S.B. – TRAFFIC SIGNAL BOX
B.O. – WATER BLOW OFF
B.F.P. – WATER BACKFLOW PREVENTER
T.M.H. – TELEPHONE MANHOLE
Y.I. – YARD INLET
M.W. – MONITORING WELL
B.P. – BOLLARD POST
S.N.L. – TRAFFIC SIGN
A.C. – AIR CONDITIONER
P.M. – POWER METER
E.P. – EDGE OF PAVEMENT
B.C. – BACK OF CURB
C.M.P. – CORRUGATED METAL PIPE
R.C.P. – REINFORCED CONCRETE PIPE
B.C.C.M.P. – BITUMINOUS COATED CORRUGATED PIPE
H.D.P.E. – HIGH DENSITY POLYETHYLENE PIPE
P.V.C. – POLYVINYL CHLORIDE PIPE
D.I.P. – DUCTILE IRON PIPE
R.W. – RETAINING WALL
—T— – BURIED TELEPHONE LINE
—TT— – OVERHEAD TELEPHONE LINE
—W— – BURIED WATER MAIN
—SS— – BURIED SEWER LINE
—G— – BURIED GAS LINE
—E— – BURIED ELECTRIC LINE
—TV— – BURIED CABLE TV
—CH— – CHAIN LINK FENCE
—O— – WOOD FENCE
—I— – WIRE FENCE
—OHP— – OVERHEAD POWER LINES
P/L – PROPERTY LINE
R/W – RIGHT-OF-WAY
N/F – NOW OR FORMERLY
℄ – CENTERLINE
INTX – INTERSECTION
R – CURVE RADIUS
L – CURVE ARC LENGTH
Δ – CURVE CENTRAL ANGLE
C BRG – CHORD BEARING
C DIST – CHORD DISTANCE
LL – LAND LOT
N – NORTHING COORDINATE
E – EASTING COORDINATE
S/B – SETBACK
~ – CONTINUOUS OWNERSHIP

40' 0' 40' 80' 120'
GRAPHIC SCALE – 1 INCH = 40 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 AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.



AN ORDINANCE

No. 2013-55

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF GAINESVILLE, GEORGIA, BY AMENDING THE EXISTING PLANNED UNIT DEVELOPMENT ZONING ON A 3.4424 ACRE TRACT LOCATED SOUTH OF THE INTERSECTION OF ENOTA AVENUE AND YONAH AVENUE, AND ACROSS FROM THE INTERSECTION OF ENOTA AVENUE AND WALKER STREET (JAMA YARD AND 1012 ENOTA AVENUE NE AND 1271, 1295 AND 1299 YONAH AVENUE) AND REPEALING CONFLICTING ORDINANCES; TO PROVIDE FOR SEVERABILITY; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES. (Amendment to the Zoning Map)

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Gainesville, Georgia, as follows:

SECTION I.

That now and after the passage of this Ordinance, the subject property containing 3.4424 acres of an existing Planned Unit Development, with conditions (P-U-D) zoning is hereby amended as follows.

Conditions

1. The proposed development shall meet the development standards as stated within the applicant's narrative with the exception that the exterior building materials shall include a mixture of brick, rock, stone or other cementitious siding materials subject to Community Development Department approval.
2. All vegetative and structural buffers as proposed along the perimeter of the subject property for the proposed development are subject to Community Development Department approval.
3. A minimum 6-foot wide sidewalk shall be provided along the south side of the right-of-way of Enota Avenue and Yonah Avenue in order to provide pedestrian access from the property to the nearby Riverside Park.
4. Access point design and sidewalk location and design along Enota Avenue and Yonah Avenue shall be reviewed and approved by the Gainesville Public Works Department. All road and sidewalk improvements associated with access to the subject property shall be at the full expense of the developer.
5. The two proposed monument signs shall be limited to a height of six (6) feet in height and thirty-two (32) square feet in size with indirect lighting.
6. An updated as-built boundary surveyed of the subject property shall be recorded for the proposed site prior to obtaining a Certificate of Occupancy.

Page 1 of 3

REGISTERED PROFESSIONAL LAND SURVEYORS

P.O. BOX 255
GAINESVILLE, GA. 30503
PHONE: (770) 532-6492
FAX: (770) 532-1995
www.pattonsurveying.com

PATTON LAND SURVEYING, LLC

GEORGIA REGISTERED PROFESSIONAL LAND SURVEYOR No. 2647 CURTIS W. PATTON

RETRACEMENT/SUBDIVIDE SURVEY FOR:

THE 5 MC'S, LLC
(A GEORGIA LIMITED LIABILITY COMPANY)

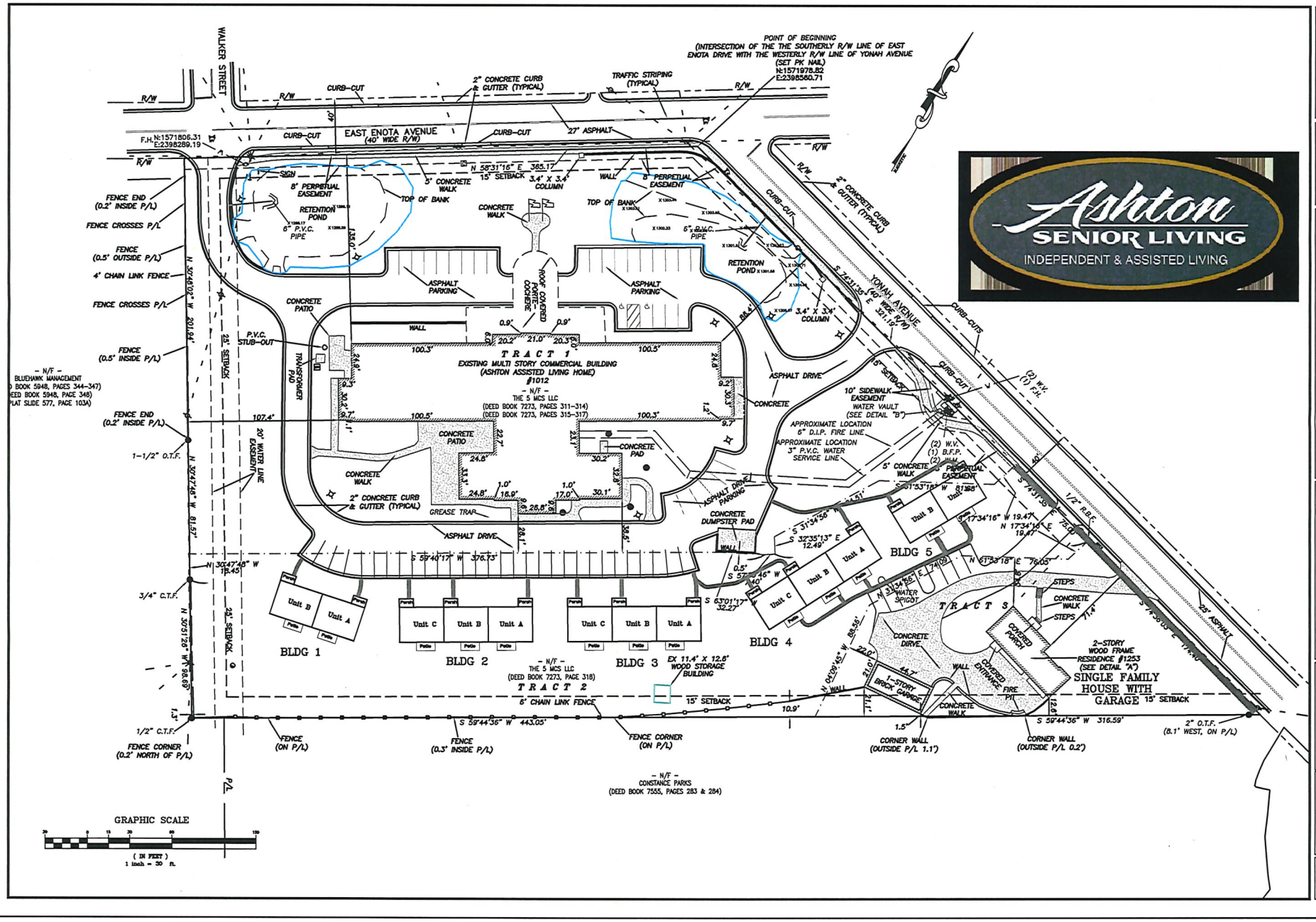
– LOCATED IN –

LAND LOT 139
9TH LAND DISTRICT
CITY OF GAINESVILLE
HALL COUNTY, GEORGIA

REVISIONS

No.	DATE	DESCRIPTION

SHEET NUMBER:
1 of 1
SCALE: 1" = 40'
SURVEY DATE: 12/22/2015
PLAT DATE: 12/29/2015
14-041.01.dwg
JN. 14-041



Ashton SENIOR LIVING
INDEPENDENT & ASSISTED LIVING

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MYERS & CO.
civil engineers
P.O. BOX 634
GAINESVILLE, GA 30503
770-297-9793
ed@myers-and-co.com

Project Description
ASHTON SENIOR LIVING
LAND LOT 139 - 9TH DISTRICT
CITY OF GAINESVILLE
HALL COUNTY, GEORGIA

DATE 8-23-17
JOB NO. 17-28
Sheet Title REZONING PLAN
Revisions
SHEET 1

Existing Assisted Living Facility

Existing Single Family Home

4095