# AGENDA

**Gainesville Planning and Appeals Board**
**Tuesday, November 14, 2017, 5:30 PM**
**Gainesville Justice Center**

**1. CALL TO ORDER**

**2. MINUTES**

**A. October 10, 2017 PAB Meeting Minutes**

**3. OLD BUSINESS**

**4. NEW BUSINESS**

**A. Annexation Requests**

(1) Request from **Pro Building Systems** to annex a 0.516± acre tract located on the north side of Browns Bridge Road, east of Tipton Drive and having road frontage on S Smith Road and Browns Bridge Road (a/k/a **2431 S Smith Road**) and to establish zoning as General Business (G-B).
Ward Number: Four
Tax Parcel Number(s): 08-015-007-004
Request: Auto collision center

(2) Request from **Chris Patton** to annex a 0.98± acre tract located on the northwest side of the intersection of Old Flowery Branch Road and Memorial Park Drive (a/k/a **2510 Old Flowery Branch Road; 2026 Memorial Park Drive**) and to establish zoning as Residential-II (R-II).
Ward Number: Four
Tax Parcel Number(s): 08-014-005-005 and 006
Request: 9 apartment units

**5. MISCELLANEOUS**

**6. ADJOURNMENT**

# CITY OF GAINESVILLE

## AGENDAREQUEST

**Date Submitted**: 10/24/2017

**Presenter**: N/A

**Item of Business**: October 10, 2017 PAB Meeting Minutes

**Meeting Date**: 11/14/2017

**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**
**OCTOBER 10, 2017**

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

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

**Members Absent:** Board Member Connie Rucker

**Staff Present:** Planning Manager Matt Tate and Recording Secretary Judy Foster

**Others Present:** Council Member George Wangemann

**MINUTES OF AUGUST 8, 2017**

**There was a motion to approve the minutes as presented.**

Motion made by Board Member White
Motion seconded by Board Member Martin
**Vote – 6 favor, 1 absent (Rucker)**

**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

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

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 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 and is zoned G-B. The adjacent uses include single-family homes and mini warehouses. 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 proposed multi-tenant 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.

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. 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.

Therefore, staff is recommending **conditional approval** of this variance request given the limited visibility and the width of the right-of-way with one condition.

**Applicant Presentation: David Dell,** 2197 Dawsonville Highway, stated he completed extensive renovations to the parking area and elevations to correct a drainage problem from the widening of S.R. 53. He felt the best location for the proposed monument sign was along Dawsonville Highway right of way which would make the sign visible in both directions as opposed to locating the sign closer to Lake Ranch Court which would be a distraction for those residents.

**FAVOR:** None

**OPPOSE: Lou Feldkamp,** 2227 Lake Ranch Court, complimented Mr. Dell for improvements he has made to the building which enhanced its appearance. He questioned why signage couldn't be placed on the building instead of located in front of the building since he felt it would be just as effective. Mr. Feldkamp also expressed the following safety concerns: dangerous intersection; limited sight distance; curve of the road; 55 mph speed zone; bridge renovation construction; U-turns; proposed sign could block view to the east; and a huge distraction. He took exception with comments made by Mr. Dell regarding the drainage problems, noting there was a pond located behind the subject property which is now filled with mud. He felt the drainage had nothing to do with the sign.

**REBUTTAL:** David Dell reiterated why he chose the proposed location for the monument sign and felt having signage on the building itself would present more of a hazard because of drivers having to look at the building rather than a monument sign located in their parking lot. He also commented that tenants leasing commercial retail space need an area in which to advertise.

**Planning and Appeals Board Comments:** None

**There was a motion to conditionally approve the request to vary the front yard setback requirement from 5-feet to 0-feet within General Business (G-B) zoning district for a monument sign, with the following condition:**

**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.**

Motion made by Board Member Thompson
Motion seconded by Board Member White
**Vote – 6 favor, 1 absent (Rucker)**

**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

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

The applicant is proposing to annex the subject 8.154± acres 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. Other adjacent properties include undeveloped land, RaceTrac gas station and the Lanier Tech Campus. The subject property is the specific 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.

The Future Development Map for the City of Gainesville places the subject property within the *Parks / Recreation / Conservation* land use category of the Comprehensive Plan which 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. As well the property is located within the *Regional Recreation / Conservation* Character Area which includes parks / recreation / conservation and public / institutional uses.

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 Presentation: Brian Rochester,** Rochester and Associates, 425 Oak Street, stated the Lanier Tech campus on the newly acquired address of 2555 Lanier Tech Way is under construction. He stated the subject property would be the location for a Conference Center on the campus and is an ideal location because it sits atop a knoll overlooking Lake Ramsey. Mr. Rochester stated the main reason for the request to annex the remainder of the campus was to eliminate any confusion as to which jurisdiction would handle any emergency situations which may arise since the safety of the students, faculty and visitors are a top priority. He stated they met with Hall County officials who were understanding of the concern and supported the request.

**FAVOR: Dr. Ray Perren,** President of Lanier Technical College, stated the proposed Conference Center would seat 750 people banquet style and 1,500 people theater style and was hopeful to make it available to the community as well. He stated the property was donated to the college by the Ramsey Family.

**OPPOSE:** None

**Planning and Appeals Board Comments:** None

**There was a motion to recommend approval of the request to annex the subject property and to establish zoning as Light Industrial (L-I).**

Motion made by Board Member Thompson
Motion seconded by Board Member Delgado
**Vote – 6 favor, 1 absent (Rucker)**

**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

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

The applicant is proposing to rezone the 5.24± acres subject property from R-I and P-U-D to P-U-D. The property contains an older two-story, single-family home and the 65-room Ashton assisted living facility that was constructed in 2015 and are owned by the applicant.

The purpose of the request is to consolidate the zoning as P-U-D in order to construct up to 15 cottage style townhomes that are to be located between the existing assisted living facility and the single-family home. According to the applicant, the townhome cottage units will consist of approximately 800 square feet of heated space and 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 and will contain a full kitchen, single-bedroom and bathroom. 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.

The proposed use is located within the *Medium-High Density Residential* land use category of the Future Land Use Map and the *Traditional Neighborhoods* Character Area which are compatible with the Comprehensive Plan.

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.

**Applicant Presentation: Ed Myers,** Myers and Company, 752 Chattahoochee Place, stated the proposal is similar to projects the applicant has completed in Gwinnett County which provides independent living for elderly residents with access to some services from the assisted living facility such as meals, laundry and cleaning.

**FAVOR:** None

**OPPOSE: Anne Chenault,** 1256 Riverside Drive, stated she lives next door to the Mormon Church and close to several condominiums and apartment complexes all of which used to be single-family residences and questioned why we have zoning if it is constantly changed. As a resident, she felt she had no protections. She stated she was opposed to the original rezoning in which Vice-Chair Fleming was involved in the sale of the subject property. Ms. Chenault stated they were told then that nothing else would be added but now the applicant is requesting to expand to townhomes. She understood the business aspect of why the applicant is requesting the townhomes but felt it was not the surrounding property owner's responsibility to guarantee him a profit. She stated the neighborhood was being chipped away and asked the Board to deny the rezoning because once the property is rezoned to Planned Unit Development, there was nothing to stop the applicant from demolishing the existing single-family home for expansion again in the future.

**Mary Carden,** 1354 Riverside Drive, stated that people who reside in assisted living facilities typically do not drive; however, with the expansion of the development into townhomes, the applicant is proposing 38 additional parking spaces, which is over two parking spaces per unit. She was concerned about the additional traffic this would create on Enota Avenue, noting no one wants to live on a busy street and she was afraid of losing the neighborhood. Ms. Carden stated she moved to the area because it was a stable neighborhood and has moved two other times in the past to avoid such development. She asked the Board to consider the impact the development would have on the whole neighborhood.

**Planning and Appeals Board Comments:** Vice-Chair Fleming addressed a comment made by Anne Chenault and clarified that she was the listing agent for the subject property when it was sold to Curtis McGill and noted she recused herself from the public hearing when action was taken on the request.

Upon inquiry by Chairman Carter, Planning Manager Matt Tate clarified that the proposed Planned Unit Development (P-U-D) zoning is site specific and would define what is permitted within the subject property. He stated the maximum number of townhomes allowed on the property is 15 and could ultimately be less. Any amendments to the P-U-D zoning would require the request to come back before the Planning and Appeals Board and City Council for consideration.

**REBUTTAL: Curtis McGill,** 1253 Yonah Avenue, stated he currently lives in the single-family home which had to be renovated. He stated the subject property was deteriorating and there were some deplorable housing in the area and he felt the area has improved with the completion of Ashton Senior Living. Mr. McGill stated Enota Avenue has always been a cut through to get across town and it will continue to get worse and there is nothing he could do about it. He explained the proposed cottages are like small, upscale and modern homes and is an alternative for spouses of residents who are in the assisted living facility. He felt they are helping senior citizens with the proposal.

**There was a motion to recommend conditional approval of the request to rezone the subject property from Planned Unit Development (P-U-D) and Residential-I (R-I) to Planned Unit Development (P-U-D) with the following conditions:**

**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.**

Motion made by Board Member White
Motion seconded by Board Member Delgado
**Vote – 5 favor, 1 opposed (Martin), 1 absent (Rucker)**

**ADJOURNMENT**

**There was a motion to adjourn the meeting at 6:11 p.m.**

Motion made by Board Member Martin
Motion seconded by Board Member Delgado
**Vote – 6 favor, 1 absent (Rucker)**

Respectfully submitted,

_____
Doug Carter, Chairman

_____
Judy Foster, Recording Secretary

# CITY OF GAINESVILLE

## AGENDAREQUEST

**Date Submitted**: 10/20/2017

**Presenter**: Matt Tate

**Item of Business**: Request from **Pro Building Systems** to annex a 0.516± acre tract located on the north side of Browns Bridge Road, east of Tipton Drive and having road frontage on S Smith Road and Browns Bridge Road (a/k/a **2431 S Smith Road**) and to establish zoning as General Business (G-B).
Ward Number: Four
Tax Parcel Number(s): 08-015-007-004
Request: Auto collision center

**Meeting Date**: 11/14/2017

**Purpose of Request**:
The applicant is proposing to annex the subject property with a zoning of General Business (G-B). The property is zoned Highway Business (H-B) within unincorporated Hall County and is adjacent to the city limits to its south and east. As well, the property is located within the Gateway Corridor Overlay Zone and contains an older residential structure that will be demolished. The purpose of the request is to provide parking for a new 21,168± square foot auto collision center to be located on the adjacent property and next to the existing 8,935 square foot NAPA Auto Fitness facility. Existing access will be improved from Browns Bridge Road and water and sewer will be utilized for the adjacent collision center. The surrounding properties include various auto related sales uses located along Browns Bridge Road and single-family homes are located to the north off of S Smith Road.

**History/Background**:

**Facts & Issues for Consideration**:

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

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 |
| Narrative | Backup Material |
| Survey | Backup Material |

| | |
|---|---|
| Site Plan | Backup Material |
| Floor Plan | Backup Material |
| Elevations | Backup Material |

**GAINESVILLE PLANNING and APPEALS BOARD**
**STAFF RECOMMENDATION**

**Applicant and Property Owner**..... Pro Building Systems
**Location**..... 2431 S Smith Road
**Request**..... Annex with G-B zoning
**Size** ..... 0.516± acre
**Ward**..... Four
**Proposed Use**..... Auto Collision Center
**Planning Division Staff Recommendation** ..... **Approval, with conditions**
**Date**..... November 14, 2017

---

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

The applicant is proposing to annex the subject property with a zoning of General Business (G-B). The property is zoned Highway Business (H-B) within unincorporated Hall County and is adjacent to the city limits to its south and east. The property is located within the Gateway Corridor Overlay Zone and contains an older, vacant residential structure that will be demolished. As well, the adjacent building to the east will be demolished which was the previous site of the Gypsy Paws dog daycare.

The purpose of the request is to provide parking for a new 21,168± square foot auto collision center that will be constructed next to the existing 8,935 square foot NAPA Auto Fitness facility, totaling 30,103 square feet. The proposal will utilize the existing driveways serving the adjacent NAPA Auto Fitness facility which are located along Browns Bridge Road, Gould Drive and S Smith Road. In addition, an existing second driveway on Browns Bridge Road located across from the Carriage Kia will be improved. Water and sewer will be utilized for the proposed development. The surrounding properties include various auto related sales uses located along Browns Bridge Road and single-family homes are located to the north off of S Smith Road.

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

| Location | Use | Zoning |
|---|---|---|
| North | Single-family homes | Agricultural Residential-III (AR-III) -County |
| South | Carriage Kia, Ag-Pro | General Business (G-B) -City |
| East | Previously Gypsy Paws dog daycare | General Business (G-B) -City |
| West | Residential/office; Auto sales | Highway Business (H-B) -County |

- ***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 was withdrawn by Carriage North, LLC for a special use for a helipad within General Business (G-B) zoning on a 0.71± acre tract located at 2425 Corporate Drive.

**2015 –** A request by the Roman Catholic Archdiocese of Atlanta to amend a 14.233± acres tract located at 2436 S Smith Road zoned Planned Unit Development (P-U-D) was conditionally approved for a church.

**2015 –** A request by the Roman Catholic Archdiocese of Atlanta to amend and rezone a 4.899± acres tract located at 0 S Smith Road from Residential-I (R-I) to Planned Unit Development (P-U-D) was conditionally approved for a church.

**2013 –** A request by Foote & Miller Properties, LLC to annex a 2.72± acres tract located at 2420 Browns Bridge Road was approved with General Business (G-B) zoning for sewer for an existing auto dealership.

**2012 –** A request by Rescate 2000, Inc. for a special use on a 8.19± acres tract located at 2920 Florence Drive was approved with conditional Office and Institutional (O-I) zoning for a daycare center.

**2010 –** A request by Jose Delagarza to annex a 0.33± acre tract located at 3 Cherry Circle was approved with conditional Residential-I (R-I) zoning for sewer for an existing single-family residence.

**2009 –** A request by Car Store of Gainesville to annex a 0.45± acre tract located at 2650 Browns Bridge Road was approved with conditional General Business (G-B) zoning for an auto sales facility.

**2009 –** A request by Gainesville Church of God to annex a 3.0± acres tract located at 2920 Browns Bridge Road was approved with Residential-I (R-I) zoning for an existing church.

**2008 –** A request by Wayne Clark and Associates to annex and rezone a 2.48± acres tract located at 2484 S Smith Road from Agricultural Residential-III (AR-III) to General Business (G-B) for a retail center was approved with conditions.

**2008 –** A request by Trinity Presbyterian Church to rezone a 2.185± acres tract located at 2023 Memorial Park Drive from Residential-I (R-I) to General Business (G-B) was approved with conditions for an existing church and a new larger monument sign.

**2007 –** A request by Kwang Jung to annex a 2.12± acres tract located at 2800 Browns Bridge Road was approved with conditions with General Business (G-B) zoning for an auto repair / office.

- ***Staff Analysis***

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

The subject property has frontage on Browns Bridge Road which is a busy commercial corridor and S Smith Road which is a secondary road that has maintained a presence of older residential homes within the county on its north side. The property to the south and east is zoned General Business (G-B) in the city. The property to the north is zoned Agricultural

Residential-III (AR-III) and to the west is zoned Highway Business (H-B) and in the county. The proposal is consistent with the adjacent and nearby auto related uses which are prevalent along Browns Bridge Road.

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

The single-family homes located north of S Smith Road are mostly impacted by the emerging commercial growth along Browns Bridge Road. However, the proposal is similar to other uses fronting Browns Bridge Road and is part of an overall plan to combine the subject property with the adjacent two properties to the east for an auto collision center. No additional driveways are proposed on S Smith Road and additional landscaping will be provided which will help minimize impacts against the nearby residential homes.

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

The subject 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. Commercial uses may be located as a single use in one building or grouped together in a shopping center.

The subject property is also located within the *Suburban Residential* Character Area. The goal of this character area is to preserve older, stable residential subdivisions and encourage newer projects with smaller lot sizes, pedestrian infrastructure, and buildings patterned after traditional local housing, possibly containing a small neighborhood-serving “village center”. Land uses allowed within the *Suburban Residential* area include low-density residential, medium density residential, multi-family residential, public / institutional, commercial, and parks / recreation / conservation and mixed use.

It appears the comprehensive plan supports the proposed use.

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

The subject property is zoned Highway Business (H-B) within Hall County and contains an abandoned single-family home. As well, the property has been used as a parking overflow/storage lot for some of the nearby auto sales facilities. The applicant desires to use City sewer services and to bring all of the property under one jurisdiction with a similar zoning of General Business (G-B). The proposed use will provide for improved development standards and appears reasonable given the nearby uses fronting along Browns Bridge Road.

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

The proposed use will utilize City water and sewer services which are sufficient to serve the proposed use. Gainesville Fire Station #4 is located off of Memorial Park Drive and is approximately 1.5 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 existing and proposed auto center expansion will generate an estimated 85 A.M. new peak hour trips and 105 P.M. new peak hour trips.

**(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 proposal is consistent with the Comprehensive Plan and with the adjacent heavy commercial zoning. Given the number of auto sales businesses on this segment of Browns Bridge Road, it is expected there will be a continued presence of auto service facilities and other supportive uses.

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

The proposed annexation request is logical given its proximity to the city limits and the adjacent auto sales/services uses. The proposed auto service/collision center, with the conditions recommended by staff, appears to promote a reasonable balance between the interests of the City and the neighboring property owners.

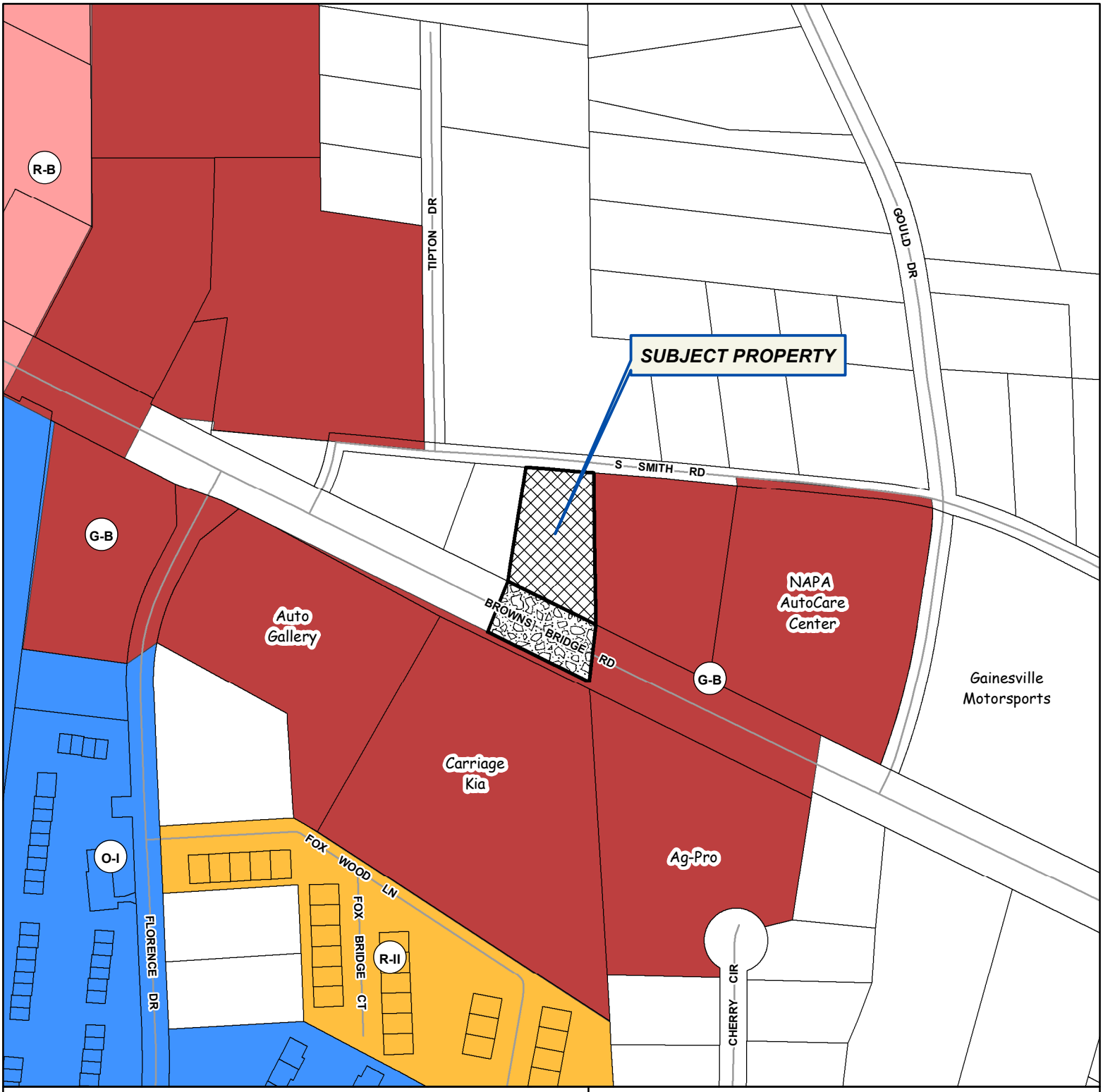
---

- ***Staff Recommendation***

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

**Conditions**

1. **The proposal shall meet or exceed the development standards as depicted within the narrative, concept plan and architectural rendering submitted with the application and are subject to Community Development Department Director approval.**
2. **There shall be no freestanding signs permitted along S Smith Road.**
3. **There shall be no driveway access from the subject property on S Smith Road.**
4. **Access point design and sidewalk location and design along Browns Bridge Road must be reviewed and approved by the Georgia Department of Transportation and the Gainesville Public Works Department Director. All road and sidewalk improvements associated with access to the subject property shall be at the full expense of the developer.**
5. **An updated as-built boundary survey/plat shall be recorded prior to obtaining a Certificate of Occupancy for the proposed use.**




**Applicant:**

# ANNEXATION REQUEST

## PRO BUILDING SYSTEMS

**Request:**
Annex a 0.516+/- acre tract with General Business (G-B) zoning for a auto collision center

**Subject Area Address:**
2431 S Smith Road

Meeting: 11/14/2017

Prepared: 10/4/2017

**Gainesville Community Development Department**

Subject Property

Right-of-Way to be Annexed

N

0 120 240 360 480 Feet

1 " = 200 '

**Tax Parcel:** 08-015-007-004

**Applicant:**

# ANNEXATION REQUEST

## PRO BUILDING SYSTEMS

**Request:**
Annex a 0.516+/- acre tract with General Business (G-B) zoning for a auto collision center

**Subject Area Address:**
2431 S Smith Road

Meeting: 11/14/2017

Prepared: 10/4/2017

**Gainesville Community Development Department**

Subject Property

Aerial from 2015

N

0 120 240 360 480 Feet

1 " = 200 '

**Tax Parcel:** 08-015-007-004

**CITY OF GAINESVILLE**
**PROPOSED ANNEXATION OF .516 ACRES**
(2431 Smith Road, Parcel # 08015 007004)

TO BE COMBINED WITH A 1.984 ACRE NAPA AUTO FITNESS SITE
&
THE 1.175 ACRE GYPSY PAWS SITE
NAPA Auto Fitness - 2800 Browns Bridge – Parcel # 08015 007001
Gypsy Paws - 2810 Browns Bridge – Parcel # 08015 007003

APPLICANT
PRO BUILDIING SYSTEMS
STEVEN ELLIS
stellis@problg.com

The applicant respectfully request that the City of Gainesville annex 2431 Smith Road to allow this parcel to be combined with 2800 and 2810 Browns Bridge Road. The combined parcels will be redeveloped as shown on the attached site plan. The existing NAPA Auto Fitness building will remain while the existing structures (vacant home and Gypsy Paws) on the two adjoining parcels will be demolished. The existing curb cuts on Browns Bridge Road, Gould Drive and the eastern most curb cut on Smith Road will remain. All other curb cuts will be closed.

The proposed building will match the materials of the existing structure. In addition, the new building is wider, allowing for internal vehicle circulation. As a result, even though it is a larger building than the current facility, fewer doors are required. There will be one garage door on the front, side and rear of the new building. Water quality and detention requirements will be provided in a reconstructed existing pond on the side of NAPA Auto Fitness and in underground storage.

The redevelopment will include:

| | |
|---|---|
| • Existing NAPA Auto Fitness | 8,935 s.f. |
| • Expansion | 21,166 s.f. |
| | 30,101 s.f. |
| • Existing Auto Gallery Parking | 72 Spaces |
| • Expansion and reconfigured Parking | 204 Spaces |
| • Setback from all streets | 40’ |
| • Side set back | 0’ |
| • Landscape strip | 10’ on all sides |

If you have any questions or need any additional information please contact Steven Ellis at 770-318-3225 or stellis@problg.com. Thank you for considering this request.

## LEGEND

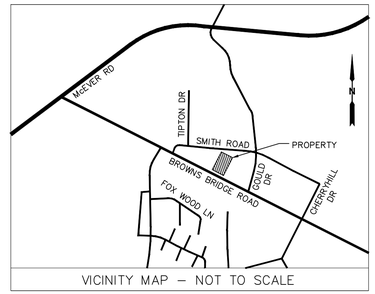
- SIGN
- GROUND LIGHT
- LIGHT POLE
- +715.51 SPOT ELEVATION
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- IRRIGATION CONTROL VALVE
- WATER MARKER/ MONUMENT
- WATER VAULT
- SINGLE WING CATCH BASIN
- STORM SEWER MANHOLE
- SANITARY SEWER MANHOLE
- CLEANOUT
- GREASE TRAP
- UTILITY POLE
- GUY WIRE
- ELECTRIC BOX
- ELECTRIC MANHOLE
- ELECTRIC METER
- TRANSMISSION POLE
- GAS VALVE
- GAS METER
- HARDWOOD TREE
- BENCHMARK
- IRON PIN FOUND
- IRON PIN SET
- R/W MARKER

- ASPHALT
- CONCRETE
- GRAVEL
- (M) MEASURED DISTANCE
- (C) CALCULATED DISTANCE
- (R) RECORD DISTANCE
- UNDERGROUND TELEPHONE
- OVERHEAD TELEPHONE
- STORM SEWER LINE
- SANITARY SEWER
- WATER LINE
- GAS LINE
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- UNSPECIFIED UTILITY
- OVERHEAD FIBER
- UNDERGROUND FIBER
- OVERHEAD CABLE TV
- UNDERGROUND CABLE TV
- TRAFFIC SIGNAL CONTROL WIRE
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- CHAINLINK FENCE
- WROUGHT IRON FENCE
- WOODEN FENCE

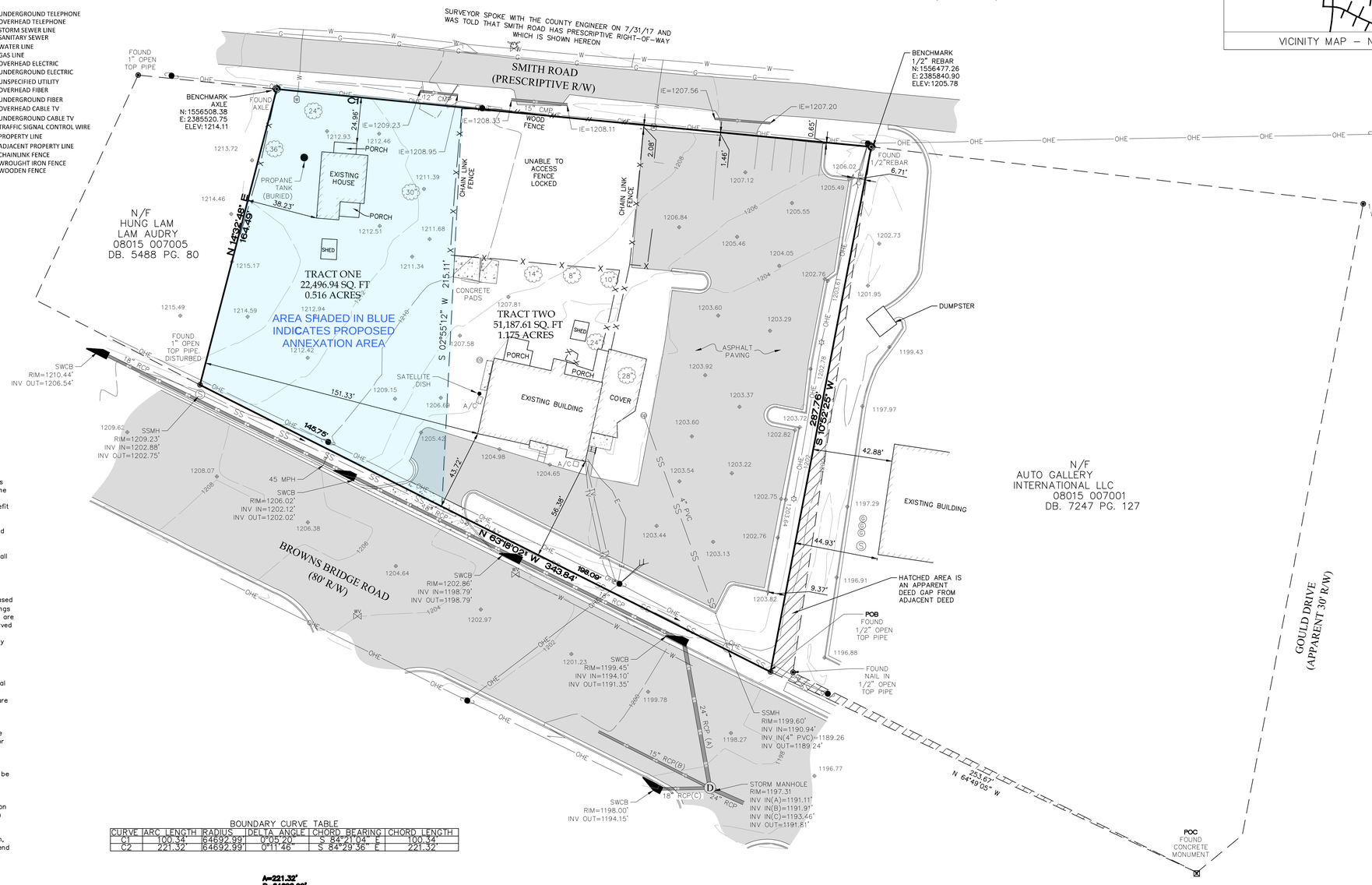
## AREA

22,496.94 SQ FEET OR 0.516 ACRES TRACT ONE
51,187.61 SQ FEET OR 1.175 ACRES TRACT TWO
73,684.55 SQ FEET OR 1.691 ACRES TOTAL

GRID NORTH
GA WEST ZONE
(NAD 83 2011)



VICINITY MAP – NOT TO SCALE




## SURVEY NOTES

1. All easements and rights of way of which the surveyor has knowledge are shown hereon; others may exist of which the surveyor has no knowledge and of which there is no observable evidence. Survey was prepared without the benefit of a title commitment.
2. The property shown hereon is subject to all easements and restrictions of record both written and unwritten.
3. 3.According to the Flood Insurance Rate Map (FIRM) for Hall County, Georgia , (Community–panel number 13139C0188F, dated Sep. 29, 2006), "Areas of 0.2% annual chance of floodplain".
4. The locations of underground utilities shown hereon are based on visible structures and maps and/or field located markings provided by the utility companies servicing that utility and are approximate only. The property shown hereon may be served by underground utilities which are not shown hereon. All Utility Companies should be contacted before beginning any design or construction. Survey called 811 on 7/18/17 the ticket number is 07187–245–027
5. North arrow and bearings shown hereon are based on GA West Zone – NAD 83 adjusted 2011. Using Global Positional System (GPS) and obtained by RTK observations on 7–27–2017 using the Trimble VRS System. All distances are horizontal ground measurements expressed in U.S. Survey Feet.
6. The field data upon which this plat is based has a closure precision of one foot in 13,354.6 feet and an angular error of 7 seconds per angle point and was adjusted using the compass rule.
7. This plat has been calculated for closure and is found to be accurate within one foot in 189,648.9 feet.
8. Equipment used for measurement:
   Angular: Trimble S6 Robotic Total Station
   Linear: Trimble S6 Robotic Total Station
   GPS: Trimble R6 GPS Reciever
9. This plat was prepared for the exclusive use of the person, persons, or entity named hereon. This Plat does not extend to any unnamed person, persons or entity without express written certification by the surveyor naming said person, persons, or entity.
10. State, County, & Local Buffers and Setbacks might exist on the subject property that are not shown hereon.
11. Contours and spot elevations shown hereon are based on U.S.G.S. datum (NAVD 88), Site Benchmarks are shown hereon.
12. This survey is not valid without the Original Signature and Seal of a GA Licensed Surveyor.
13. There was no observable evidence of Human Burials or Cemeteries on the Subject Property at the time of the field Survey.
14. Atwell LLC does not guarantee the existence or nonexistence of any wetlands or hazardous wastes located on the Subject Property.

### BOUNDARY CURVE TABLE

| CURVE | ARC LENGTH | RADIUS | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
|---|---|---|---|---|---|
| C1 | 100.34' | 64692.99' | 0°05'20" | S 84°21'04" E | 100.34' |
| C2 | 221.32' | 64692.99' | 0°11'46" | S 84°29'36" E | 221.32' |

A=221.32'
R=64692.99'
Δ =0°11'46"
CH B=N 84°29'36" W
CH=221.32'

30' 0' 30'
GRAPHIC SCALE – FEET
SCALE 1"=30'

### SURVEY CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

GEORGIA REGISTERED LS003305 LAND SURVEYOR DAVID L. ANDERSON
8/1/17

DAVID L. ANDERSON R.L.S GA. Reg: #3305 — Date 8/1/17

811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT © 2017 ATWELL LLC NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC

ATWELL
866.850.4200 www.atwell-group.com
4271 SOUTH LEE STREET, SUITE 202
BUFORD, GA 30518
770-424-0807
GA. L.S.F. 1218

LOCATED IN
LAND LOT 15
8th LAND DISTRICT
HALL COUNTY, GEORGIA

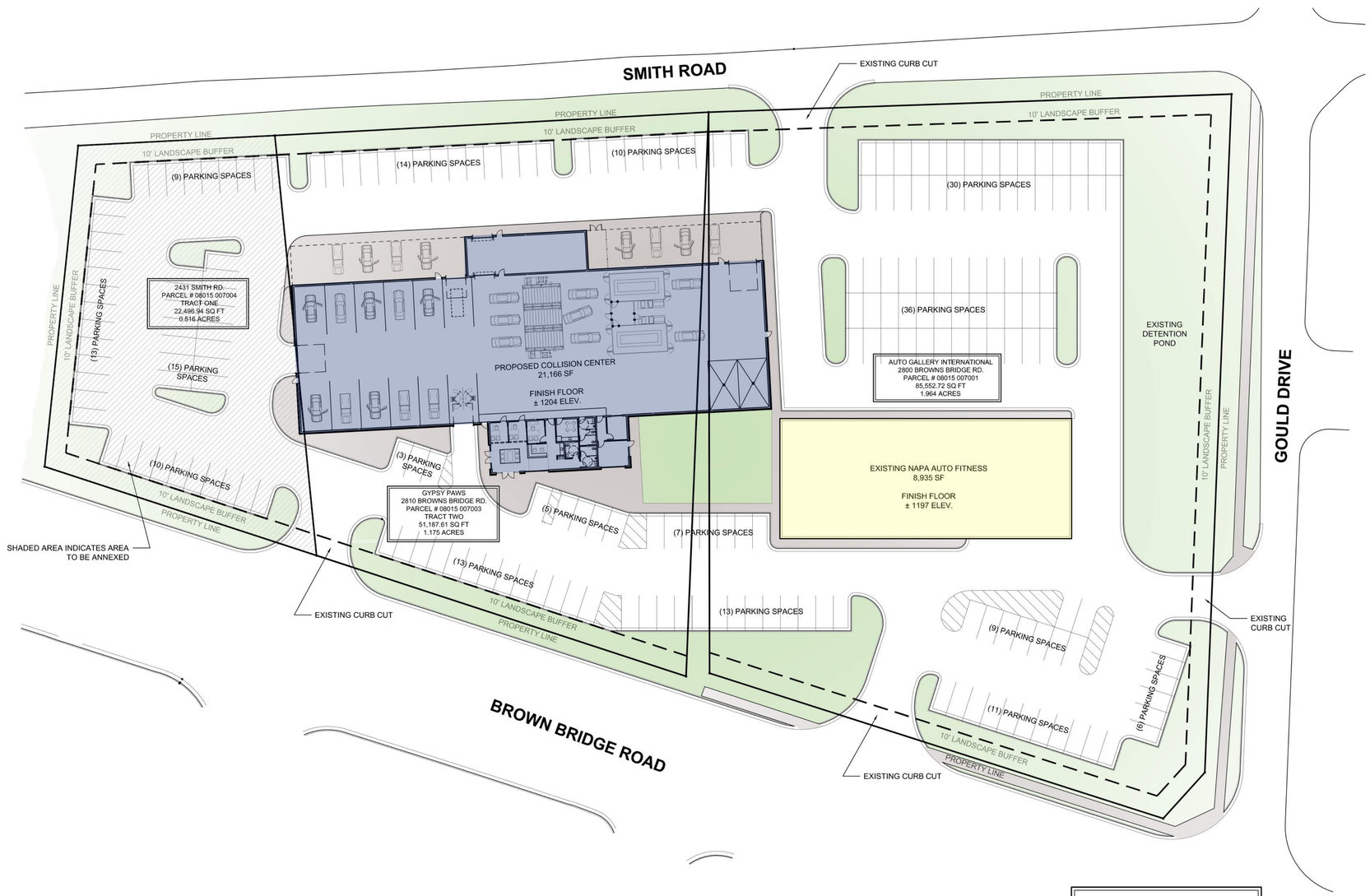
BOUNDARY & TOPOGRAPHIC SURVEY
2810 BROWNS BRIDGE ROAD
FOR
PRO BUILDING SYSTEMS, INC.
ATLANTA, GEORGIA

DATE 7–31–17
-- 01–9/27/17–POC BEARING/DIST.

REVISIONS

SCALE 0 15 30
1" = 30 FEET
DR. SJ CH. DLA
P.M. DLA
BOOK --
JOB 17002042
SHEET NO. 1 OF 1

CAD FILE: TP–17002042.DWG




1 ANNEXATION SITE PLAN
SCALE: 1:30

| SITE LEGEND | |
|---|---|
| PROPERTY LINE | |
| LANDSCAPE BUFFER LINE | |

| SITE INFORMATION | |
|---|---|
| • EXISTING NAPA AUTO FITNESS | 8,935 SF |
| • PROPOSED AUTO GALLERY EXPANSION | 21,166 SF |
| • TOTAL AREA: | 30,101 SF |
| • EXISTING NAPA AUTO FITNESS PARKING SPACES | 72 |
| • PROPOSED EXPANSION & RECONFIGURED PARKING SPACES | 204 |
| • SETBACK FROM ALL STREETS | 40' |
| • SIDE SETBACK | 0' |
| • LANDSCAPE STRIP - ALL SIDES | 10' ON ALL SIDES |

SEAL

REVISION DATE

COPYRIGHT
© 2017 PRO BUILDING SYSTEMS, INC.
THIS DRAWING AND ASSOCIATED ELECTRONIC FILES ARE PROVIDED AS AN INSTRUMENT OF SERVICE FOR THE PROJECT LISTED HEREIN. THE DESIGNS REPRESENTED IN THESE DOCUMENTS REMAIN THE PROPERTY OF PRO BUILDING SYSTEMS, INC. ANY USE OF THESE DOCUMENTS FOR PURPOSES OTHER THAN THOSE ASSOCIATED WITH THE PROJECT LISTED HEREIN WITHOUT THE EXPRESS WRITTEN PERMISSION OF PRO BUILDING SYSTEMS IS PROHIBITED.

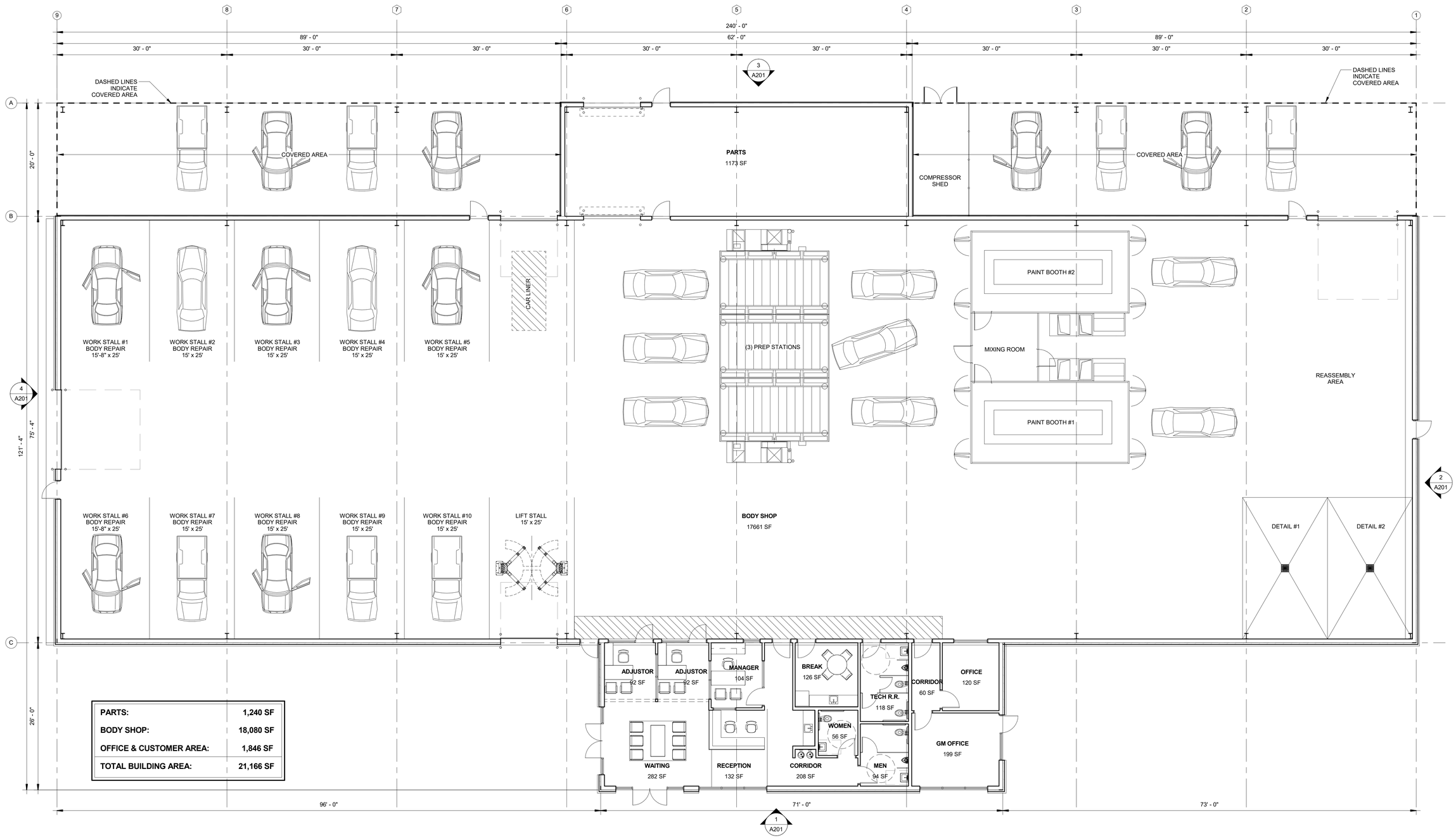
PRO BUILDING SYSTEMS
DESIGN BUILD CONTRACTORS
3678 North Peachtree Road
Atlanta, Georgia 30341
(770) 455-1791 / Fax 455-4123
www.probldgsystems.com

# AUTO GALLERY
## EXPANSION & ANNEXATION
2431 SMITH RD. & 2800 AND 2810 BROWNS BRIDGE RD.
GAINESVILLE, GEORGIA 30504

| | |
|---|---|
| DATE: | 09.28.2017 |
| SCALE: | 1:30 |
| BY: | JHO STE |
| ID: | |

ANNEXATION SITE PLAN
DRAWING TITLE

A100




| | |
|---|---|
| **PARTS:** | **1,240 SF** |
| **BODY SHOP:** | **18,080 SF** |
| **OFFICE & CUSTOMER AREA:** | **1,846 SF** |
| **TOTAL BUILDING AREA:** | **21,166 SF** |

1 OVERALL FLOOR PLAN
1/8" = 1'-0"

MAGNETIC NORTH

PROJECT NORTH

SEAL

ISSUANCE

| No. | Description | Date |
|---|---|---|

COPYRIGHT
© 2017 PRO BUILDING SYSTEMS, INC.
THIS DRAWING AND ASSOCIATED ELECTRONIC FILES ARE PROVIDED AS AN INSTRUMENT OF SERVICE FOR THE PROJECT LISTED HEREIN. THE DESIGNS REPRESENTED IN THESE DOCUMENTS REMAIN THE PROPERTY OF PRO BUILDING SYSTEMS, INC. ANY USE OF THESE DOCUMENTS FOR PURPOSES OTHER THAN THOSE ASSOCIATED WITH THE PROJECT LISTED HEREIN, WITHOUT THE EXPRESS, WRITTEN PERMISSION OF PRO BUILDING SYSTEMS, INC. IS PROHIBITED.

PRO BUILDING SYSTEMS
DESIGN BUILD CONTRACTORS
3678 North Peachtree Road
Atlanta, Georgia 30341
(770) 455-1791 / Fax 455-4123
www.probldgsystems.com

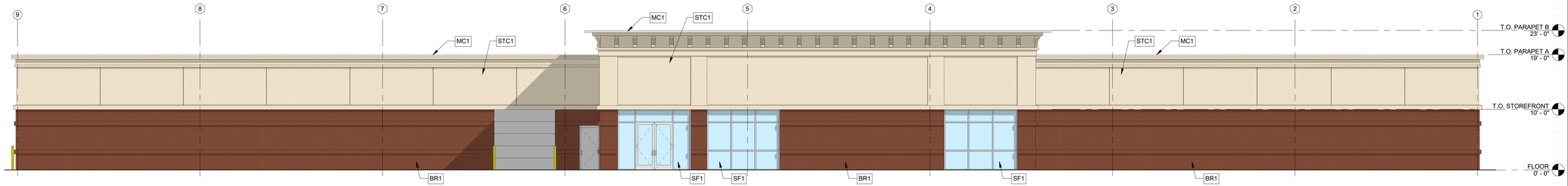
AUTO GALLERY
EXPANSION & ANNEXATION
2431 SMITH RD. & 2800 AND 2810 BROWNS BRIDGE RD.
GAINESVILLE, GEORGIA 30504

| | |
|---|---|
| Date: | 09.28.2017 |
| Scale: | 1/8" = 1'-0" |
| By: | JHO STE |
| ID: | |

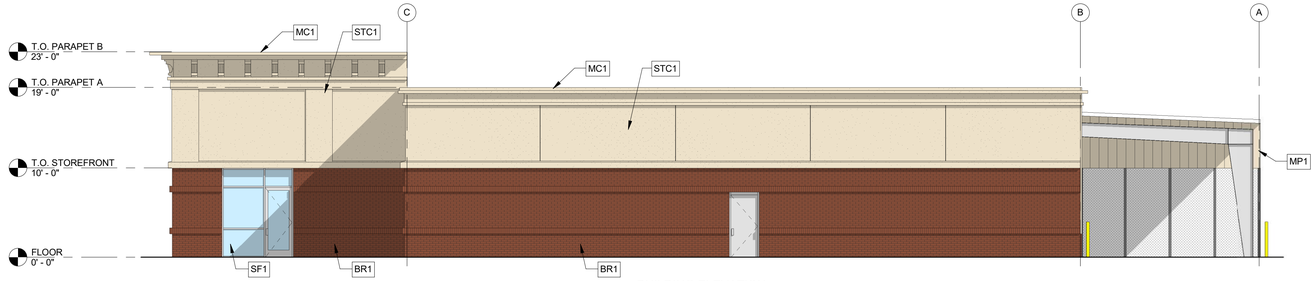
OVERALL FLOOR PLAN

A101

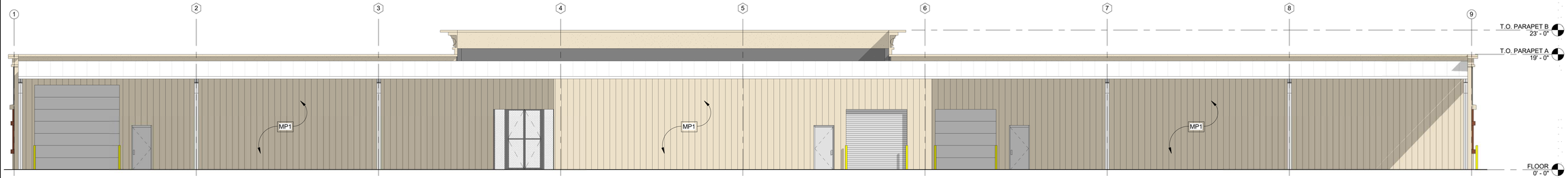
9/28/2017 11:01:26 AM
C:\Users\JOh\Desktop\REVIT PROJECTAG GAINESVILLE - CURRENT - A16.rvt



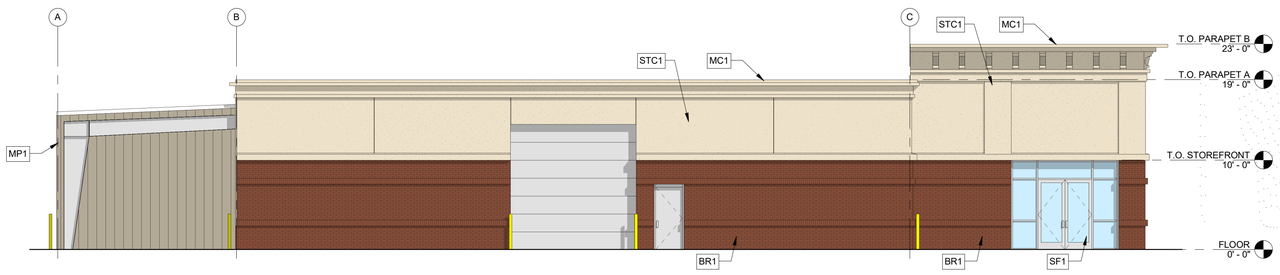

1 BUILDING ELEVATION
1/8" = 1'-0"




2 BUILDING ELEVATION
1/8" = 1'-0"




3 BUILDING ELEVATION
1/8" = 1'-0"




4 BUILDING ELEVATION
1/8" = 1'-0"

5 EXISTING ADJACENT BUILDING - NAPA AUTO FITNESS
N.T.S.

**EXTERIOR FINISH MATERIAL LEGEND**

| MARK | MATERIAL | SPECIFICATIONS | ADDITIONAL INFORMATION (LOCATION) |
|---|---|---|---|
| STUCCO & EIFS | | | |
| STC1 | HARD COAT STUCCO | COLOR: MATCH EXISTING ADJACENT BUILDING | |
| MASONRY | | | |
| BR1 | BRICK VENEER | COLOR: MATCH EXISTING ADJACENT BUILDING | |
| METALS | | | |
| MP1 | METAL WALL PANELS | PRE-FINISHED METAL WALL PANELS BY P.E.M.B. MANUFACTURER<br>PRE-FINISHED TO MATCH STC1 | |
| MC1 | METAL COPING | PRE-FINISHED TO MATCH STC1 | |
| CURTAINWALL & STOREFRONT | | | |
| SF1 | STOREFRONT SYSTEM | CLEAR ANODIZED ALUMINUM FINISH W/ 1" INSULATED GLASS | |

SEAL

ISSUANCE

| No. | Description | Date |
|---|---|---|

COPYRIGHT
© 2017 PRO BUILDING SYSTEMS, INC.
THIS DRAWING AND ASSOCIATED ELECTRONIC FILES ARE PROVIDED AS AN INSTRUMENT OF SERVICE FOR THE PROJECT LISTED HEREIN. THE DESIGNS REPRESENTED IN THESE DOCUMENTS REMAIN THE PROPERTY OF PRO BUILDING SYSTEMS, INC. ANY USE OF THESE DOCUMENTS FOR PURPOSES OTHER THAN THOSE ASSOCIATED WITH THE PROJECT LISTED HEREIN, WITHOUT THE EXPRESS, WRITTEN PERMISSION OF PRO BUILDING SYSTEMS, INC. IS PROHIBITED.

PRO BUILDING SYSTEMS
DESIGN BUILD CONTRACTORS
3678 North Peachtree Road
Atlanta, Georgia 30341
(770) 455-1791 / Fax 455-4123
www.probldgsystems.com

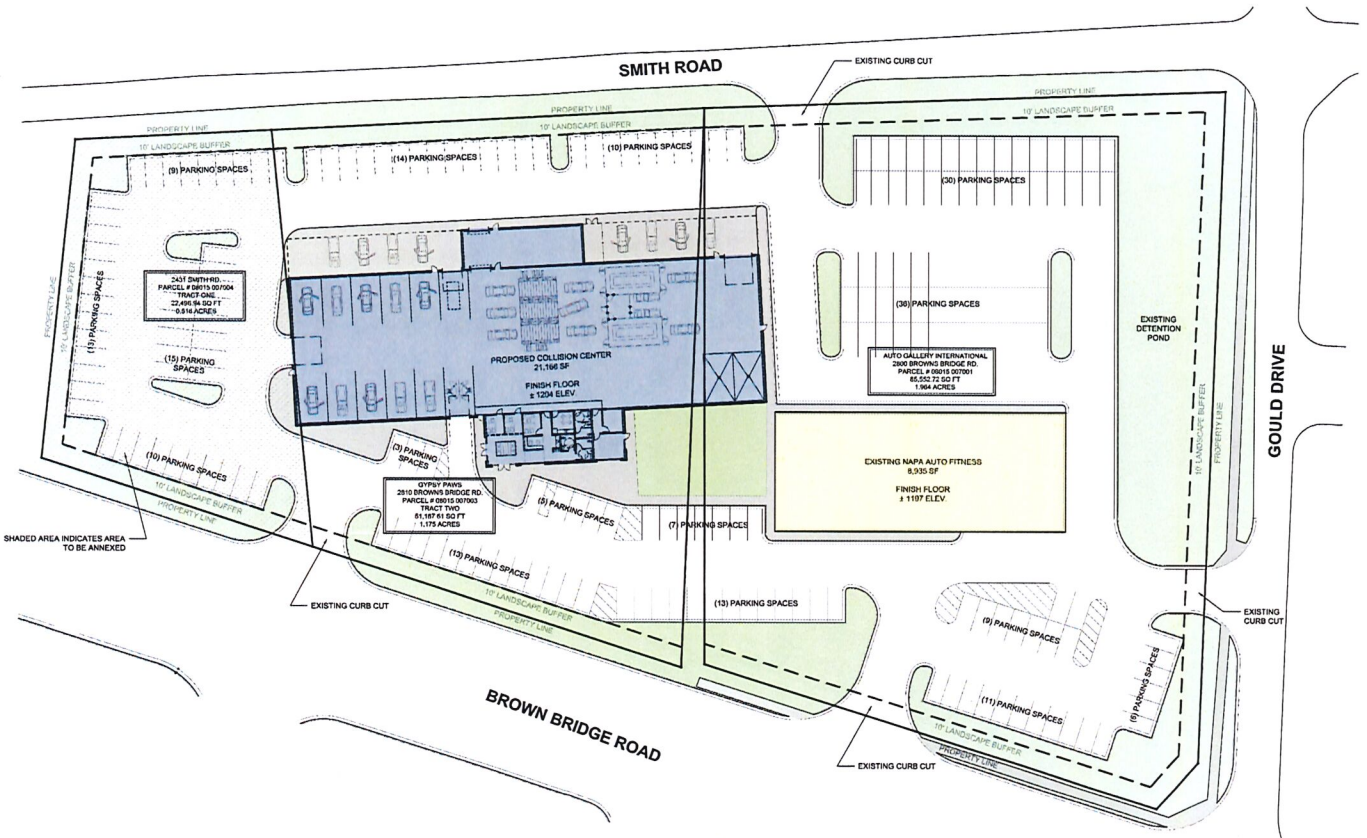
AUTO GALLERY
EXPANSION & ANNEXATION
2431 SMITH RD. & 2800 AND 2810 BROWNS BRIDGE RD.
GAINESVILLE, GEORGIA 30504

| | |
|---|---|
| Date: | 09.28.2017 |
| Scale: | As indicated |
| By: | JHO STE |
| ID: | |

EXTERIOR ELEVATIONS

A201

9/28/2017 11:01:29 AM
C:\Users\JOh\Desktop\REVIT PROJECT\AG GAINESVILLE - CURRENT - A16.rvt




1 ANNEXATION SITE PLAN
SCALE: 1:30

| SITE LEGEND | |
|---|---|
| PROPERTY LINE | |
| LANDSCAPE BUFFER LINE | |

| SITE INFORMATION | |
|---|---|
| • EXISTING NAPA AUTO FITNESS | 8,935 SF |
| • PROPOSED AUTO GALLERY EXPANSION | 21,166 SF |
| • TOTAL AREA: | 30,101 SF |
| • EXISTING NAPA AUTO FITNESS PARKING SPACES | 72 |
| • PROPOSED EXPANSION & RECONFIGURED PARKING SPACES | 204 |
| • SETBACK FROM ALL STREETS | 40' |
| • SIDE SETBACK | 0' |
| • LANDSCAPE STRIP - ALL SIDES | 10' ON ALL SIDES |

SEAL

REVISION DATE

COPYRIGHT
© 2017 PRO BUILDING SYSTEMS, INC.
THIS DRAWING AND ASSOCIATED ELECTRONIC FILES ARE THE PROPERTY OF PRO BUILDING SYSTEMS, INC. AND ARE FOR USE ON THE PROJECT LISTED HEREIN. THE DESIGNS REPRESENTED IN THESE DOCUMENTS ARE AN INSTRUMENT OF SERVICE OF PRO BUILDING SYSTEMS, INC. ANY USE OF THESE DOCUMENTS FOR ANY PURPOSE OTHER THAN THE PROJECT LISTED HEREIN, WITHOUT THE EXPRESS WRITTEN PERMISSION OF PRO BUILDING SYSTEMS IS PROHIBITED

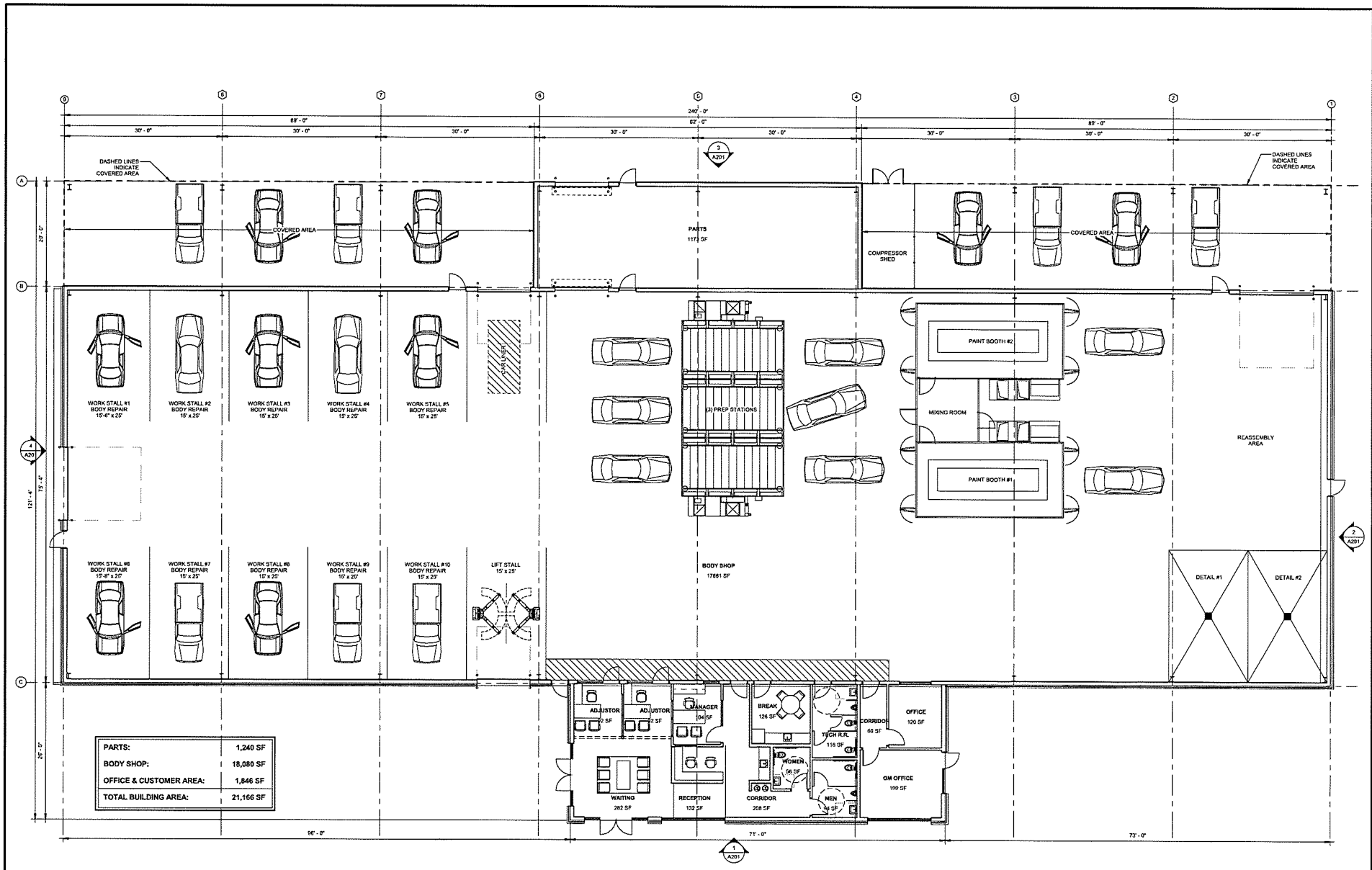
PRO BUILDING SYSTEMS
DESIGN BUILD CONTRACTORS
3678 North Peachtree Road
Atlanta, Georgia 30341
(770) 455-1791 / Fax 455-4123
www.probldgsystems.com

# AUTO GALLERY
## EXPANSION & ANNEXATION
2431 SMITH RD. & 2800 AND 2810 BROWNS BRIDGE RD.
GAINESVILLE, GEORGIA 30504

DATE: 09.28.2017
SCALE: 1:30
BY: JHO STE
RE:

ANNEXATION SITE PLAN
DRAWING TITLE

A100




| | |
|---|---|
| PARTS: | 1,240 SF |
| BODY SHOP: | 18,080 SF |
| OFFICE & CUSTOMER AREA: | 1,846 SF |
| TOTAL BUILDING AREA: | 21,166 SF |

1 OVERALL FLOOR PLAN
1/8" = 1'-0"

MAGNETIC NORTH

PROJECT NORTH

SEAL

ISSUANCE

| No | Description | Date |
|---|---|---|

COPYRIGHT
© 2017 PRO BUILDING SYSTEMS, INC.
THIS DRAWING AND ALL INFORMATION CONTAINED IN THESE FILES ARE PROVIDED AS AN INSTRUMENT OF SERVICE FOR THE PROJECT LISTED HEREIN. THE DESIGNS AND INFORMATION CONTAINED IN THESE FILES REMAIN THE PROPERTY OF PRO BUILDING SYSTEMS, INC. ANY REUSE OF THESE DESIGNS AND INFORMATION FOR ANY PURPOSE OTHER THAN THOSE ASSOCIATED WITH THE PROJECT LISTED HEREIN, WITHOUT THE EXPRESS WRITTEN CONSENT OF PRO BUILDING SYSTEMS, INC. IS PROHIBITED

PRO BUILDING SYSTEMS
DESIGN BUILD CONTRACTORS
3678 North Peachtree Road
Atlanta, Georgia 30341
(770) 455-1791 | Fax 455-4123
www.probldgsystems.com

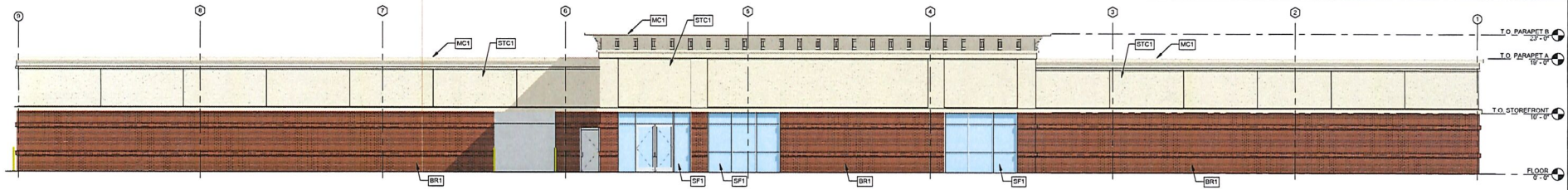
AUTO GALLERY
EXPANSION & ANNEXATION
2431 SMITH RD. & 2800 AND 2810 BROWNS BRIDGE RD.
GAINESVILLE, GEORGIA 30504

| | |
|---|---|
| Date: | 09.28.2017 |
| Scale: | 1/8" = 1'-0" |
| By: | JHO STE |
| ID: | |

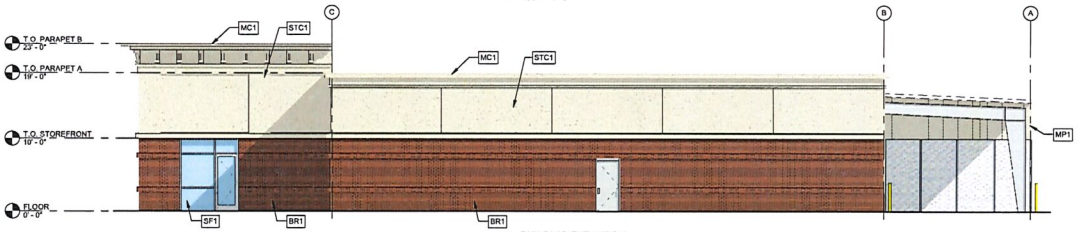
OVERALL FLOOR PLAN

A101

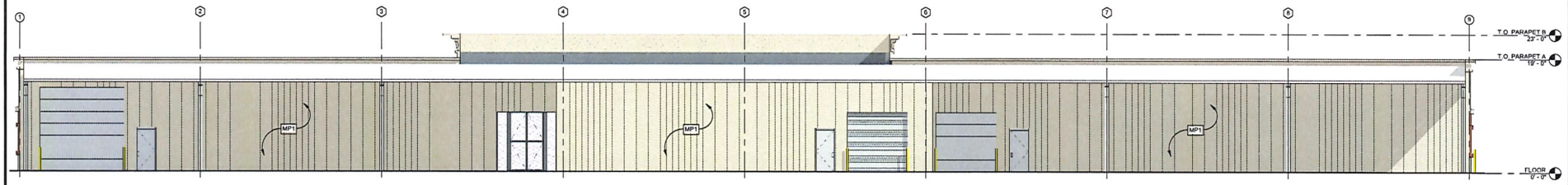
C:\Users\JOH\Desktop\REVIT PROJECTS\AG GAINESVILLE - CURRENT - A16.rvt



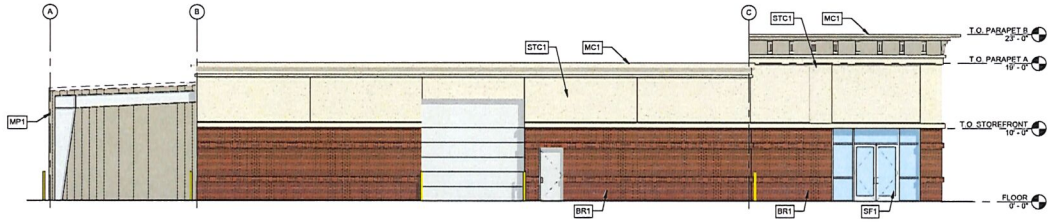

1 BUILDING ELEVATION
1/8" = 1'-0"



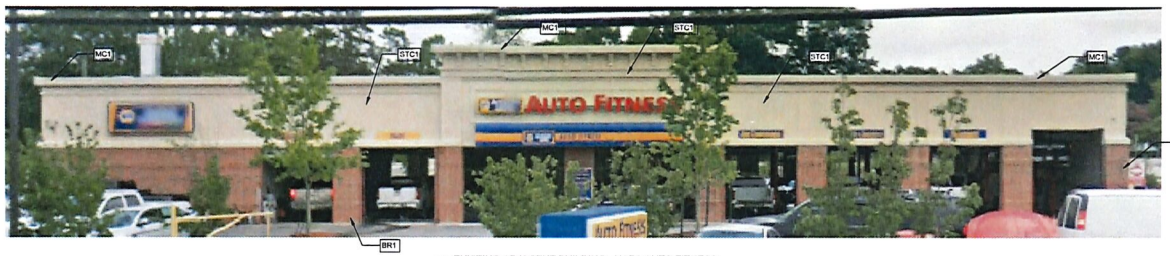

2 BUILDING ELEVATION
1/8" = 1'-0"




3 BUILDING ELEVATION
1/8" = 1'-0"




4 BUILDING ELEVATION
1/8" = 1'-0"




5 EXISTING ADJACENT BUILDING - NAPA AUTO FITNESS
N.T.S.

**EXTERIOR FINISH MATERIAL LEGEND**

| MARK | MATERIAL | SPECIFICATIONS | ADDITIONAL INFORMATION & LOCATION |
|---|---|---|---|
| **STUCCO & EIFS** | | | |
| STC1 | HARD COAT STUCCO | COLOR: MATCH EXISTING ADJACENT BUILDING | |
| **MASONRY** | | | |
| BR1 | BRICK VENEER | COLOR: MATCH EXISTING ADJACENT BUILDING | |
| **METALS** | | | |
| MP1 | METAL WALL PANELS | PRE-FINISHED METAL WALL PANELS BY P.E.M.B. MANUFACTURER PRE-FINISHED TO MATCH STC1 | |
| MC1 | METAL COPING | PRE-FINISHED TO MATCH STC1 | |
| **CURTAINWALL & STOREFRONT** | | | |
| SF1 | STOREFRONT SYSTEM | CLEAR ANODIZED ALUMINUM FINISH W/ 1" INSULATED GLASS | |

SEAL

ISSUANCE

| No. | Description | Date |
|---|---|---|

COPYRIGHT
© 2017 PRO BUILDING SYSTEMS, INC.
THIS DRAWING AND ASSOCIATED ELECTRONIC FILES ARE PROVIDED AS AN INSTRUMENT OF SERVICE FOR THE PROJECT LISTED HEREIN. THE DESIGNS REPRESENTED IN THESE DOCUMENTS REMAIN THE PROPERTY OF PRO BUILDING SYSTEMS, INC. ANY USE OF THESE DESIGNS FOR PURPOSES OTHER THAN THOSE ASSOCIATED WITH THE PROJECT LISTED HEREIN IS PROHIBITED WITHOUT THE WRITTEN PERMISSION OF PRO BUILDING SYSTEMS, INC. IS PROHIBITED

PRO BUILDING SYSTEMS
DESIGN BUILD CONTRACTORS
3678 North Peachtree Road
Atlanta, Georgia 30341
(770) 455-1791 / Fax 455-4123
www.probldgsystems.com

AUTO GALLERY
EXPANSION & ANNEXATION
2431 SMITH RD. & 2800 AND 2810 BROWNS BRIDGE RD.
GAINESVILLE, GEORGIA 30504

Date: 09.28.2017
Scale: As indicated
By: JHO STE
ID:

EXTERIOR ELEVATIONS

A201

C:\Users\JOND\es\top\REVIT PROJECTS\AG GAINESVILLE - CURRENT - A16.rvt

# CITY OF GAINESVILLE

## AGENDAREQUEST

**Date Submitted**: 10/20/2017

**Presenter**: Matt Tate

**Item of Business**: Request from **Chris Patton** to annex a 0.98± acre tract located on the northwest side of the intersection of Old Flowery Branch Road and Memorial Park Drive (a/k/a **2510 Old Flowery Branch Road; 2026 Memorial Park Drive**) and to establish zoning as Residential-II (R-II).
Ward Number: Four
Tax Parcel Number(s): 08-014-005-005 and 006
Request: 9 apartment units

**Meeting Date**: 11/14/2017

**Purpose of Request**:
The applicant is proposing to annex the subject property with a zoning of Residential-II (R-II) for the purpose of constructing 9 apartment units. The property is zoned Residential-I (R-I) within unincorporated Hall County and is adjacent to the city limits to its south and east. A duplex residential structure is located on the property that will be demolished in order to construct the proposed apartments. According to the applicant, the proposed units will contain two-bedroom and one bath. Access is proposed from Memorial Park Road and water and sewer services will be utilized. The surrounding uses include single-family homes, church, auto repair facility and the Memorial Park funeral home.

**History/Background**:

**Facts & Issues for Consideration**:

**Department Recommendation**:
Planning staff is recommending approval with seven 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 |

Elevations Backup Material

**GAINESVILLE PLANNING and APPEALS BOARD**
**STAFF RECOMMENDATION**

**Applicant** ..... Chris Patton

**Property Owner**..... Jack Frost

**Location**..... 2510 Old Flowery Branch Road;
2026 Memorial Park Drive

**Request**..... Annex with R-II zoning

**Size** ..... 0.98± acre

**Ward**..... Four

**Proposed Use**..... 9 apartment units

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

**Date**..... November 14, 2017

---

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

The applicant is proposing to annex the subject property with a zoning of Residential-II (R-II) for the purpose of constructing 9 apartment units at a gross density of 9.18 dwelling units per acre. The property consists of two parcels which are zoned Residential-I (R-I) within unincorporated Hall County. The city limits are adjacent to the property to its south and east. There is a vacant residential duplex located on the property that will be demolished in order to construct the proposed apartments. According to the applicant, the proposed units will contain two bedrooms and one bath and will be constructed with brick, stone, stucco or masonry finish on all sides which are visible from the street. Access is proposed from Memorial Park Drive and approximately 21 parking spaces will be located in front of the units and storm water detention is proposed along Old Flowery Branch Road. Solid waste services will be provided by a private dumpster pad. Water and sewer services will be provided by the City of Gainesville, but will require the developer to extend sanitary sewer approximately 1,000 feet from the south on Memorial Park Drive.

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

| Location | Use | Zoning |
|---|---|---|
| North | Single-family homes; Residential duplex | Residential-I (R-I) -County |
| South | Memorial Park Funeral Home; Vacant Land | General Business (G-B) -City |
| East | West End Presbyterian Church; Auto repair shop | General Business (G-B) –City; Light Industrial (I-I) -County |
| West | Single-family homes | Residential-I (R-I) -County |

- ***Other Departmental Comments***

Gainesville Public Works Department: A full access driveway off Old Flowery Branch Road is needed that would allow for left hand turns into and out of the development.

Gainesville School System: This annexation will be surrounded by properties located in Hall County and commercial properties, some of which are in the city limits. The closest residential

properties in the area are Catalina Subdivision located in the Gainesville Exploration Academy attendance zone and Willow Ridge Subdivision located in the Mundy Mill attendance zone. The annexation request appears to be an island annexation, which is a concern for Gainesville City School System and future transportation requirements.

- ***Zoning History***

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

**2017 –** A request was withdrawn by Carriage North, LLC for a special use for a helipad within General Business (G-B) zoning on a 0.71± acre tract located at 2425 Corporate Drive.

**2015 –** A request by the Roman Catholic Archdiocese of Atlanta to amend a 14.233± acres tract located at 2436 S Smith Road zoned Planned Unit Development (P-U-D) was conditionally approved for a church.

**2015 –** A request by the Roman Catholic Archdiocese of Atlanta to amend and rezone a 4.899± acres tract located at 0 S Smith Road from Residential-I (R-I) to Planned Unit Development (P-U-D) was conditionally approved for a church.

**2013 –** A request by Foote & Miller Properties, LLC to annex a 2.72± acres tract located at 2420 Browns Bridge Road was approved with General Business (G-B) zoning for sewer for an existing auto dealership.

**2012 –** A request by Rescate 2000, Inc. for a special use on a 8.19± acres tract located at 2920 Florence Drive was approved with conditional Office and Institutional (O-I) zoning for a daycare center.

**2010 –** A request by Jose Delagarza to annex a 0.33± acre tract located at 3 Cherry Circle was approved with conditional Residential-I (R-I) zoning for sewer for an existing single-family residence.

**2009 –** A request by Car Store of Gainesville to annex a 0.45± acre tract located at 2650 Browns Bridge Road was approved with conditional General Business (G-B) zoning for an auto sales facility.

**2009 –** A request by Gainesville Church of God to annex a 3.0± acres tract located at 2920 Browns Bridge Road was approved with Residential-I (R-I) zoning for an existing church.

**2008** – A request by Girls and Boys Club of Hall County, Inc. to annex 1.56± acres located at 2150 Memorial Park Drive for a Boys and Girls Club facility was approved with Light Industrial (L-I) zoning.

**2008 –** A request by Wayne Clark and Associates to annex and rezone a 2.48± acres tract located at 2484 S Smith Road from Agricultural Residential-III (AR-III) to General Business (G-B) for a retail center was approved with conditions.

**2008 –** A request by Trinity Presbyterian Church to rezone a 2.185± acres tract located at 2023 Memorial Park Drive from Residential-I (R-I) to General Business (G-B) was approved with conditions for an existing church and a new larger monument sign.

**2008** – A request by Pinebrook Development, LLC to annex 1.075± acres located at 2168 and 2170 Memorial Park Drive for a retail strip center was approved with General Business (G-B) zoning.

**2007 –** A request by Kwang Jung to annex a 2.12± acres tract located at 2800 Browns Bridge Road was approved with conditions with General Business (G-B) zoning for an auto repair / office.

- ***Staff Analysis***

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

The subject property is surrounded by a mixture of uses which include single-family homes, duplex residential home, church, auto repair and a funeral home. These properties are zoned Residential-I (R-I), General Business (G-B) and Light Industrial (I-I). The subject property does not appear conducive for single-family uses given that it is located adjacent to a heavily traveled intersection and near a commercial corridor. It appears the property could feasibly be developed for office or light commercial purposes. However, the proposed multi-family use would better serve as a transitional use between the adjacent commercial and single-family property.

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

The proposed multi-family apartments should have minimal impacts on the adjacent and nearby property given the assortment of uses that surround the property and the small scale of the proposal. The surrounding properties should continue to operate without being impacted negatively.

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

The subject 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. Commercial uses may be located as a single use in one building or grouped together in a shopping center.

The subject property is also located within the *Browns Bridge Corridor* Character Area. The vision for this area encourages long term activity center nodes at the Memorial Park Drive and Pearl Nix Parkway intersections. Future public space improvements could include better pedestrian facilities and connections. Targeted redevelopment of outdated strip commercial is encouraged. Land uses allowed in the Browns Bridge Corridor are medium-density residential, multi-family residential, mixed-use, commercial, light industrial, and parks / recreation / conservation.

It appears the comprehensive plan supports the proposed use.

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

The subject property is zoned Residential-I (R-I) within unincorporated Hall County which would allow for two, single-family homes. The applicant desires to develop 9 apartment units and is required to annex the property to utilize city sewer services. The subject property and the adjacent intersection are generally unappealing given the current development. The proposed use could help enhance the intersection by providing improved development standards such as upgraded building materials, storm water detention, landscaping and access/parking.

**(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 able to serve the proposed use. A sanitary sewer extension of approximately 1,000± feet will be required at the developer's expense. Gainesville Fire Station #4 is located off of Memorial Park Drive and is approximately 0.86± miles from the subject property. Gainesville Fire and Police currently serve the adjacent property. The proposed project is for residential purposes which will have some impacts to the school system in regards to the logistics of providing bus transportation for school aged kids. According to the Institute of Transportation Engineers (ITE) Trip Generation Handbook (9th Edition), 9 apartment units will generate an estimated 60 trips per weekday, 5 A.M. new peak hour trips and 6 P.M. new peak hour trips.

**(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 proposed apartments would be the first multi-family apartment development located on Memorial Park Drive and Old Flowery Branch Road which has experienced a mixture of residential, commercial and industrial growth within the last 20 years. This growth has occurred primarily due to the availability of water and sewer utilities, and the fact that Memorial Park Drive serves as a connecter road between Browns Bridge Road and Atlanta Highway. This mixture of growth and potential infill development is expected to continue due to the availability of underutilized property.

**(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 appears reasonable due to its proximity to the city limits and nearby mixture of uses. The proposed apartments, with the conditions recommended by staff, appear to promote a reasonable balance between the interests of the City and the neighboring property owners.

---

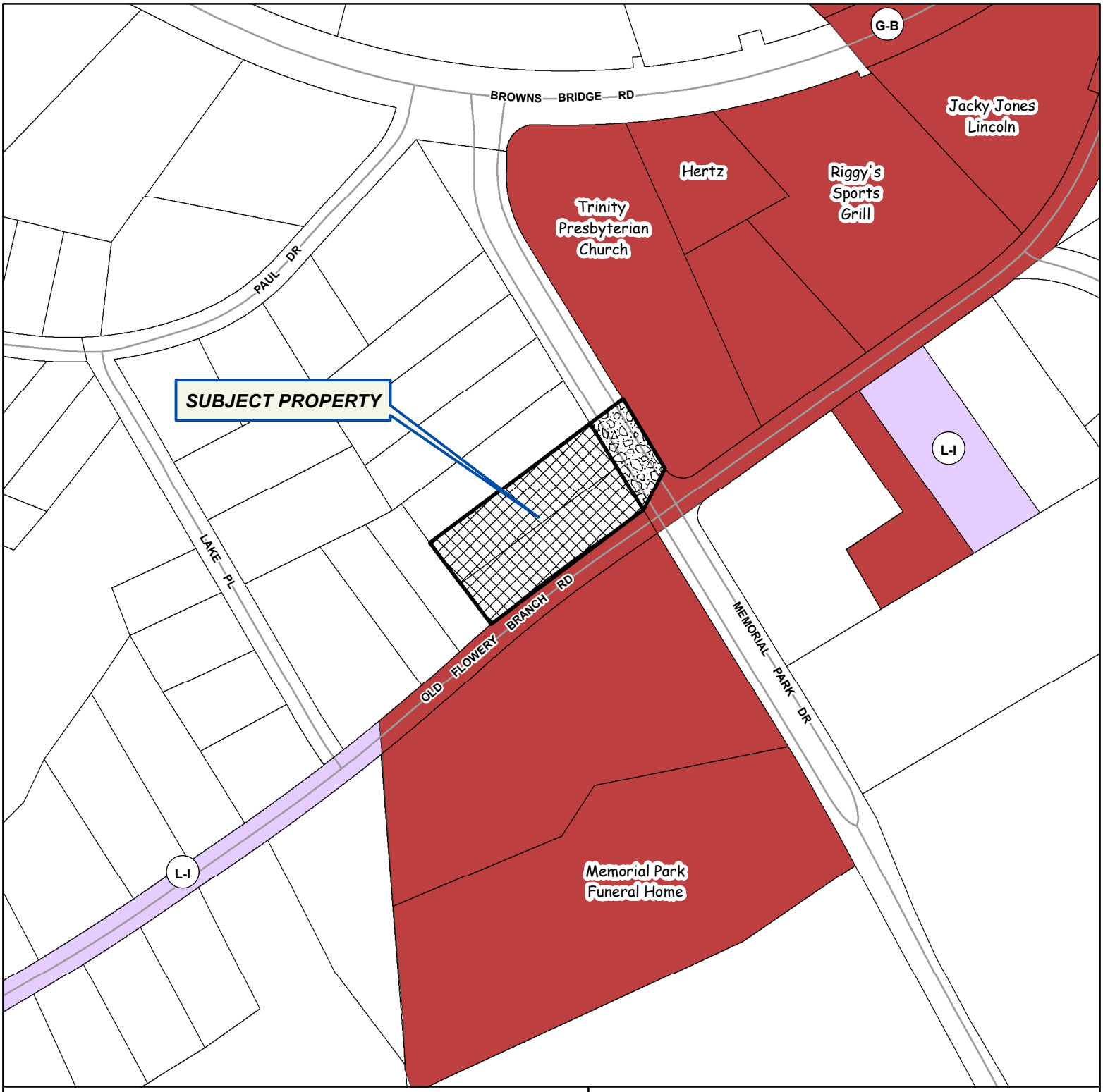
- ***Staff Recommendation***

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

**Conditions**

1. **The subject property shall be limited to a maximum of nine (9) apartment units.**
2. **The proposal shall meet or exceed the development standards as depicted within the narrative, concept plan and architectural rendering submitted with the application, subject to Community Development Department Director approval. In addition, all exterior walls of the apartment building shall be painted with earth tone colors and shall have a minimum three foot (3') high watermark of brick or stone material. No vinyl siding shall be permitted excluding soffit areas.**
3. **All outdoor equipment and items such as dumpster pads, trash receptacles, grills, recreational equipment and such shall be screened from view from Memorial Park Drive and Old Flowery Branch Road.**
4. **The subject property shall be limited to one monument sign fronting Memorial Park Drive not to exceed a height of six (6) feet and thirty-two (32) square feet in size with indirect ground lighting.**

5. **All proposed storm water detention areas shall be placed underground or may be approved above ground if designed as an amenity feature with shallow slopes, no fencing and surrounded by landscaping upon approval by the Community Development Department Director and Department of Water Resources Director.**
6. **In addition to the access proposed on Memorial Park Drive, a full access driveway on Old Flowery Branch Road shall be required to provide for left hand turns into and out of the development. Access point design and sidewalk location and design along Memorial Park Drive and Old Flowery Branch Road must be reviewed and approved by the Gainesville Public Works Department Director. All road and sidewalk improvements associated with access to the subject property shall be at the full expense of the developer.**
7. **An updated as-built boundary survey/plat shall be recorded prior to obtaining a Certificate of Occupancy for the proposed use.**




**Applicant:**

# ANNEXATION REQUEST

## CHRIS PATTON

**Request:**
Annex a 0.98+/- acre tract with Residential-II (R-II) zoning for 9 apartment units

**Subject Area Address:**
2510 Old Flowery Branch Rd.; 2026 Memorial Park Dr.

Meeting: 11/14/2017

Prepared: 10/4/2017

**Gainesville Community Development Department**

Subject Property

Right-of-Way to be Annexed

N

0 120 240 360 480 Feet

1 " = 200 '

**Tax Parcel:** 08-014-005-005, 006

**Applicant:**

# ANNEXATION REQUEST

## CHRIS PATTON

**Request:**
Annex a 0.98+/- acre tract with Residential-II (R-II) zoning for 9 apartment units

**Subject Area Address:**
2510 Old Flowery Branch Rd.; 2026 Memorial Park Dr.

Meeting: 11/14/2017

Prepared: 10/4/2017

**Gainesville Community Development Department**

Subject Property

Aerial from 2015

N

0 120 240 360 480 Feet

1 " = 200 '

**Tax Parcel:** 08-014-005-005, 006

**ANNEXATION and REZONING APPLICATION NARRITIVE**

PROPOSED RESIDENTIAL DEVELOPMENT

BY JACK FROST

Introduction

The applicant is requesting annexation into the city of Gainesville for a R-II zoned

commercial development at 2026 Memorial Park Drive and on adjoining property located at 2010 Old Flowery Branch Road.

The property is currently developed in Hall County with an R-I zoning.

The development will include annexing in the existing right-of-way along Memorial Park Drive and Old Flowery Branch Road.

The development covers a combined 0.98 acres. Proposed uses planned for the development are

to build 9 apartments. The apartments will be two bedroom, one bath rentals.

Existing Site Description

The site is located on the corner of Old Flowery Branch Road and Memorial Park Road.

The remaining boundary of the property abuts lot 7 of the Paul Holland Subdivision.

Currently the site has a 1600 square foot, single level duplex. The remainder of the property is wooded.

Proposed Site Description

The proposed residential development will consists of 9 apartment units.

Size and price point of units $750.00. Access will be from Memorial Park Drive. The buildings shall be brick, stone, stucco or masonry finish on all sides visible from the public street and will comply with the Architectural design requirements of the Gainesville Unified Land Development Code. Four employees of Memorial Park Funeral Home have expressed interest in becoming a tenant due to the close proximity to the funeral home. Being the funeral home owner, Mr. Frost intends to manage the development internally.

Buffers and Landscaping

The Gateway Corridor requirements will be met for the landscaping. A retention pond will be constructed on the Old Flowery Branch Road side of the development. The pond will be designed and landscaped according to the City of Gainesville regulations. Additionally, privacy foliage will be planted along the perimeter of the property.

Signage

No signage will be constructed for the development. A smaller sign noting the address will be placed at the entrance and will adhere to the standards of the Gainesville Unified Land Development Code.

Water, Sewer, Storm Water

The City of Gainesville currently serves the property with water service. Sanitary sewer is approximately 1,000 feet down Memorial Park Road. A gravity outfall line will be constructed by the developer to serve the property. All necessary storm water treatment as required by the city will be established when the development is constructed.

Trash Service

Trash pick-up will be provided by Republic Services.

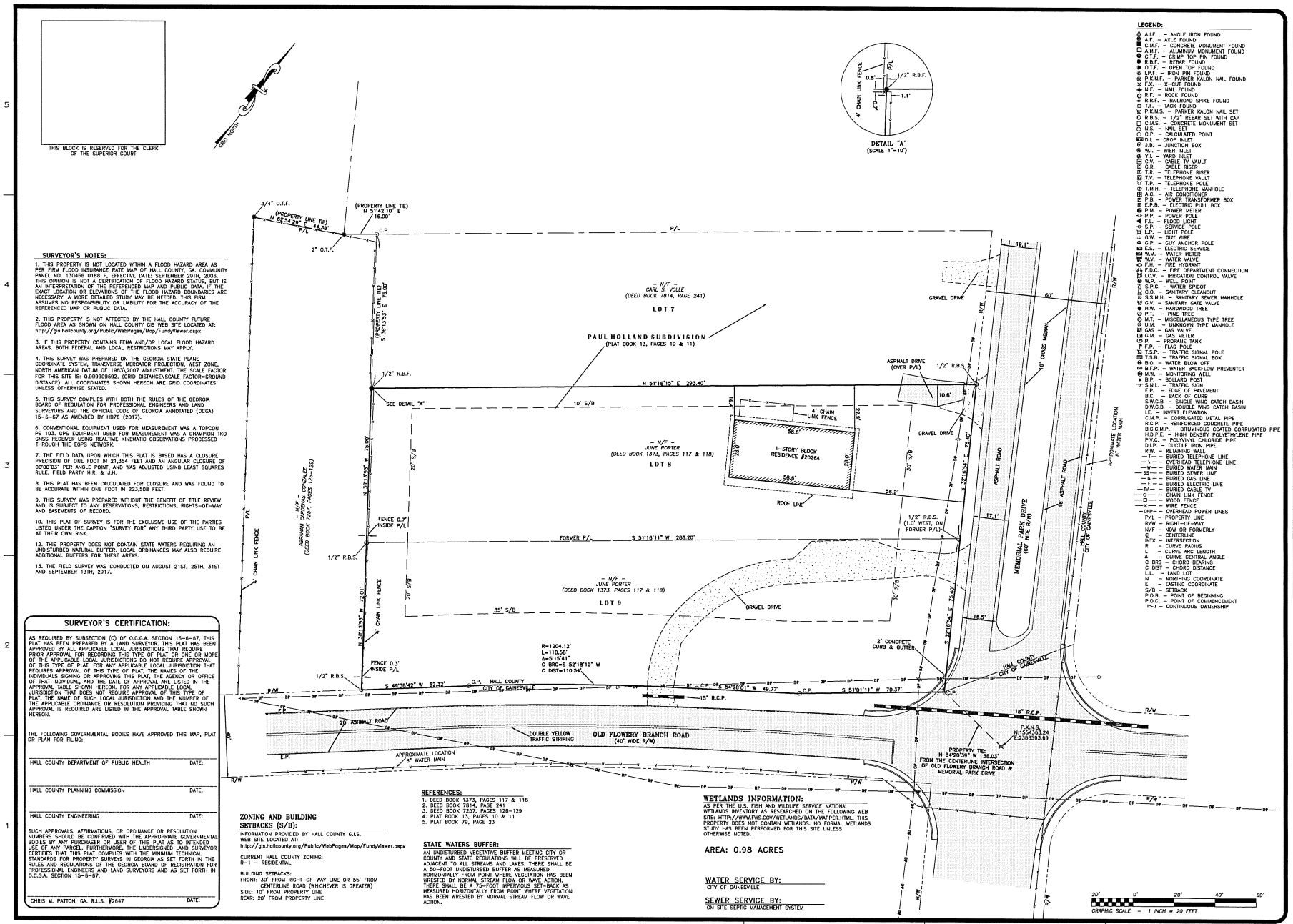
Comprehensive Land Use Plan

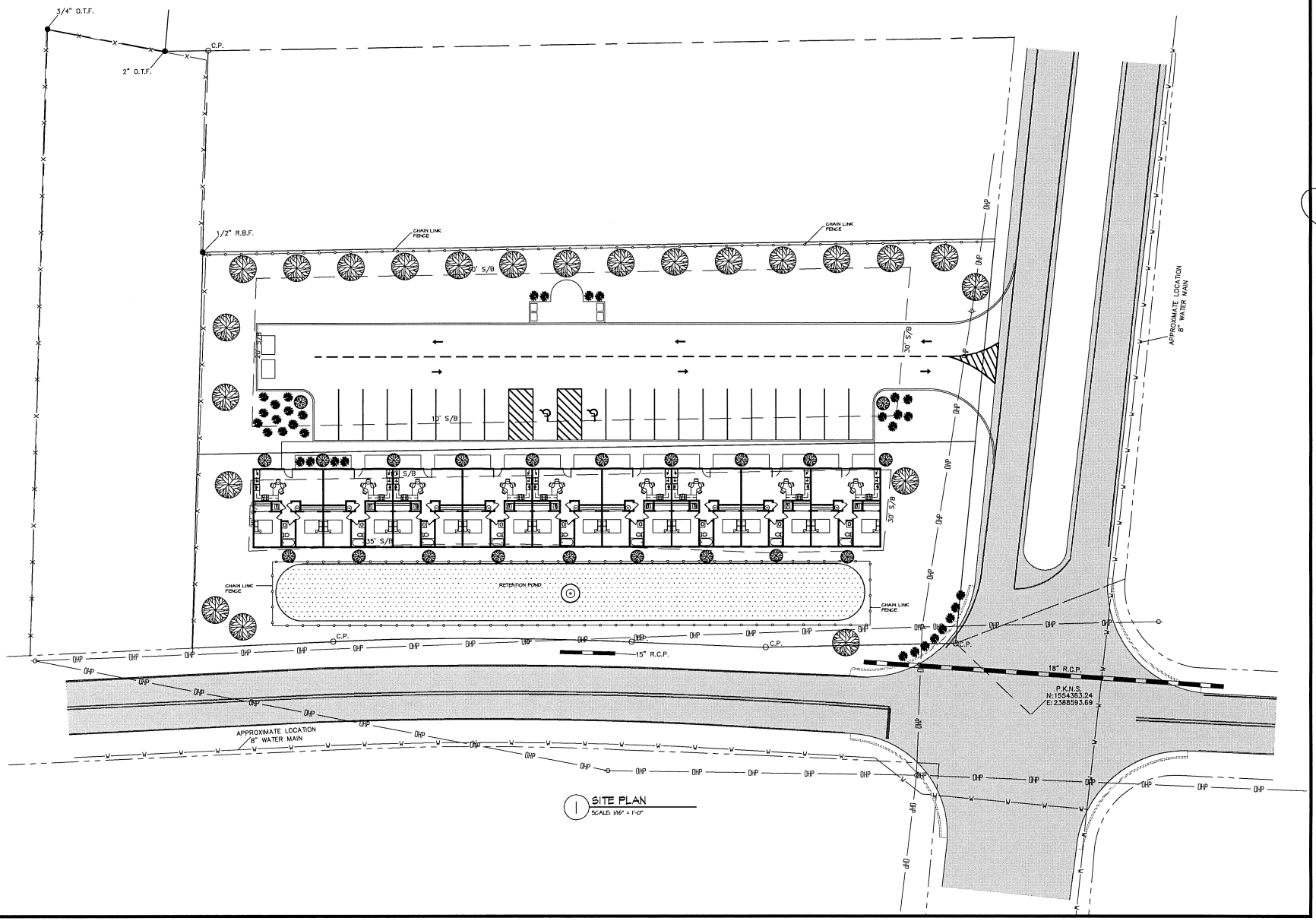
The Future Land Use Plan calls for this parcel to be Commercial development. This is exactly what is proposed for this development.

Conclusion

It is therefore concluded that this development is in keeping with the comprehensive plan, is well located for access to the major arterial road of Browns Bridge Road, and has been conceived and

planned with compatibility to the neighborhood. The applicant respectfully requests that this development be approved as submitted.


THIS BLOCK IS RESERVED FOR THE CLERK OF THE SUPERIOR COURT
GRID NORTH
DETAIL "A" (SCALE 1"=10')
LEGEND:
SURVEYOR'S NOTES:
1. THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA AS PER FIRM FLOOD INSURANCE RATE MAP OF HALL COUNTY, GA. COMMUNITY PANEL NO. 13046B 0188 F, EFFECTIVE DATE: SEPTEMBER 29TH, 2006. THIS OPINION IS NOT A CERTIFICATION OF FLOOD HAZARD STATUS, BUT IS AN INTERPRETATION OF THE REFERENCED MAP AND PUBLIC DATA. IF THE EXACT LOCATION OR ELEVATIONS OF THE FLOOD HAZARD BOUNDARIES ARE NECESSARY, A MORE DETAILED STUDY MAY BE NEEDED. THIS FIRM ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE ACCURACY OF THE REFERENCED MAP OR PUBLIC DATA.
2. THIS PROPERTY IS NOT AFFECTED BY THE HALL COUNTY FUTURE FLOOD AREA AS SHOWN ON HALL COUNTY GIS WEB SITE LOCATED AT: http://gis.hallcounty.org/Public/WebPages/Map/FundViewer.aspx
3. IF THIS PROPERTY CONTAINS FEMA AND/OR LOCAL FLOOD HAZARD AREAS, BOTH FEDERAL AND LOCAL RESTRICTIONS MAY APPLY.
4. THIS SURVEY WAS PREPARED ON THE GEORGIA STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR PROJECTION, WEST ZONE, NORTH AMERICAN DATUM OF 1983\2007 ADJUSTMENT. THE SCALE FACTOR FOR THIS SITE IS: 0.999900692. (GRID DISTANCE\SCALE FACTOR=GROUND DISTANCE). ALL COORDINATES SHOWN HEREON ARE GRID COORDINATES UNLESS OTHERWISE STATED.
5. THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGULATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (OCGA) 15-6-67 AS AMENDED BY HB76 (2017).
6. CONVENTIONAL EQUIPMENT USED FOR MEASUREMENT WAS A TOPCON PS 103. GPS EQUIPMENT USED FOR MEASUREMENT WAS A CHAMPION TKO GNSS RECEIVER USING REALTIME KINEMATIC OBSERVATIONS PROCESSED THROUGH THE EGPS NETWORK.
7. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 21,354 FEET AND AN ANGULAR CLOSURE OF 0°00'03" PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES RULE. FIELD PARITY H.R. & J.H.
8. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 223,508 FEET.
9. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF TITLE REVIEW AND IS SUBJECT TO ANY RESERVATIONS, RESTRICTIONS, RIGHTS-OF-WAY AND EASEMENTS OF RECORD.
10. THIS PLAT OF SURVEY IS FOR THE EXCLUSIVE USE OF THE PARTIES LISTED UNDER THE CAPTION "SURVEY FOR" ANY THIRD PARTY USE TO BE AT THEIR OWN RISK.
12. THIS PROPERTY DOES NOT CONTAIN STATE WATERS REQUIRING AN UNDISTURBED NATURAL BUFFER. LOCAL ORDINANCES MAY ALSO REQUIRE ADDITIONAL BUFFERS FOR THESE AREAS.
13. THE FIELD SURVEY WAS CONDUCTED ON AUGUST 21ST, 25TH, 31ST AND SEPTEMBER 13TH, 2017.
SURVEYOR'S CERTIFICATION:
AS REQUIRED BY SUBSECTION (C) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR. THIS PLAT HAS BEEN APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS THAT REQUIRE PRIOR APPROVAL FOR RECORDING THIS TYPE OF PLAT OR ONE OR MORE OF THE APPLICABLE LOCAL JURISDICTIONS DO NOT REQUIRE APPROVAL OF THIS TYPE OF PLAT, FOR ANY APPLICABLE LOCAL JURISDICTION THAT REQUIRES APPROVAL OF THIS TYPE OF PLAT, THE NAMES OF THE INDIVIDUALS SIGNING OR APPROVING THIS PLAT, THE AGENCY OR OFFICE OF THAT INDIVIDUAL, AND THE DATE OF APPROVAL ARE LISTED IN THE APPROVAL TABLE SHOWN HEREON. FOR ANY APPLICABLE LOCAL JURISDICTION THAT DOES NOT REQUIRE APPROVAL OF THIS TYPE OF PLAT, THE NAME OF SUCH LOCAL JURISDICTION AND THE NUMBER OF THE APPLICABLE ORDINANCE OR RESOLUTION PROVIDING THAT NO SUCH APPROVAL IS REQUIRED ARE LISTED IN THE APPROVAL TABLE SHOWN HEREON.
THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS MAP, PLAT OR PLAN FOR FILING:
HALL COUNTY DEPARTMENT OF PUBLIC HEALTH DATE:
HALL COUNTY PLANNING COMMISSION DATE:
HALL COUNTY ENGINEERING DATE:
SUCH APPROVALS, AFFIRMATIONS, OR ORDINANCE OR RESOLUTION NUMBERS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.
CHRIS M. PATTON, GA. R.L.S. #2647 DATE:
ZONING AND BUILDING SETBACKS (S/B):
INFORMATION PROVIDED BY HALL COUNTY G.I.S. WEB SITE LOCATED AT: http://gis.hallcounty.org/Public/WebPages/Map/FundViewer.aspx
CURRENT HALL COUNTY ZONING: R-1 - RESIDENTIAL
BUILDING SETBACKS: FRONT: 30' FROM RIGHT-OF-WAY LINE OR 55' FROM CENTERLINE ROAD (WHICHEVER IS GREATER) SIDE: 10' FROM PROPERTY LINE REAR: 20' FROM PROPERTY LINE
REFERENCES:
1. DEED BOOK 1373, PAGES 117 & 118
2. DEED BOOK 7814, PAGE 241
3. DEED BOOK 7257, PAGES 126-129
4. PLAT BOOK 13, PAGES 10 & 11
5. PLAT BOOK 79, PAGE 23
STATE WATERS BUFFER:
AN UNDISTURBED VEGETATIVE BUFFER MEETING CITY OR COUNTY AND STATE REGULATIONS WILL BE PRESERVED ADJACENT TO ALL STREAMS AND LAKES. THERE SHALL BE A 50-FOOT UNDISTURBED BUFFER AS MEASURED HORIZONTALLY FROM POINT WHERE VEGETATION HAS BEEN WRESTED BY NORMAL STREAM FLOW OR WAVE ACTION. THERE SHALL BE A 75-FOOT IMPERVIOUS SET-BACK AS MEASURED HORIZONTALLY FROM POINT WHERE VEGETATION HAS BEEN WRESTED BY NORMAL STREAM FLOW OR WAVE ACTION.
WETLANDS INFORMATION:
AS PER THE U.S. FISH AND WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY AS RESEARCHED ON THE FOLLOWING WEB SITE: HTTP://WWW.FWS.GOV/WETLANDS/DATA/MAPPER.HTML. THIS PROPERTY DOES NOT CONTAIN WETLANDS. NO FORMAL WETLANDS STUDY HAS BEEN PERFORMED FOR THIS SITE UNLESS OTHERWISE NOTED.
AREA: 0.98 ACRES
WATER SERVICE BY:
CITY OF GAINESVILLE
SEWER SERVICE BY:
ON SITE SEPTIC MANAGEMENT SYSTEM
PROPERTY TIE: N 84°20'39" W 38.03' FROM THE CENTERLINE INTERSECTION OF OLD FLOWERY BRANCH ROAD & MEMORIAL PARK DRIVE
P.K.N.S. N:1554363.24 E:2380593.60
PAUL HOLLAND SUBDIVISION (PLAT BOOK 13, PAGES 10 & 11)
LOT 7
LOT 8
LOT 9
1-STORY BLOCK RESIDENCE #2026A
MEMORIAL PARK DRIVE (60' WIDE R/W)
OLD FLOWERY BRANCH ROAD (40' WIDE R/W)
HALL COUNTY CITY OF GAINESVILLE
GRAPHIC SCALE - 1 INCH = 20 FEET
REGISTERED PROFESSIONAL LAND SURVEYORS
P.O. BOX 256 GAINESVILLE, GA. 30503
HOME: (770) 532-6492 FAX: (770) 532-9963
www.pattonsurveying.com
PATTON LAND SURVEYING, LLC
GEORGIA REGISTERED PROFESSIONAL No. 2647 LAND SURVEYOR CHRIS M. PATTON
HALL COUNTY SURVEYOR
COMBINATION SURVEY FOR:
MEMORIAL PARK FUNERAL HOME
- LOCATED IN -
LAND LOT 14
8TH LAND DISTRICT
HALL COUNTY, GEORGIA
REVISIONS
No. DATE DESCRIPTION
SHEET NUMBER: 1 of 1
SCALE: 1" = 20'
SURVEY DATE: 09/13/2017
PLAT DATE: 09/15/2017
17-193.dwg
JN. 17-193




SITE PLAN
SCALE: 1/16" = 1'-0"

HLH
H. LLOYD HILL ARCHITECTS & ASSOCIATES, INC.
736 GREEN STREET
GAINESVILLE, GA 30501
(770) 534-8404

A.I.A.

STATE OF GEORGIA
H. LLOYD HILL
REGISTERED ARCHITECT

( NEW HOUSING UNITS)

**JACK FROST**
GAINESVILLE, GA.

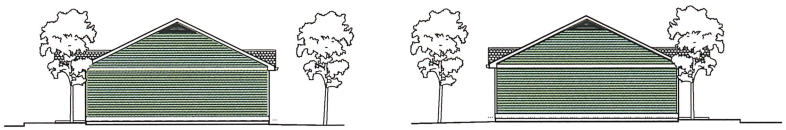
COPYRIGHT (C) 2017 - H. LLOYD HILL ARCHITECTS AND ASSOCIATES, INC.

| MARK | DATE | DESCRIPTION |
|---|---|---|
| 1 | 12-04-2017 | BID DOCUMENTS |

PROJ. NO. G0307
FILE NAME: .DWG
DRAWN BY:
SHEET TITLE:
**SITE PLAN**
SHEET NUMBER:
**AS1**

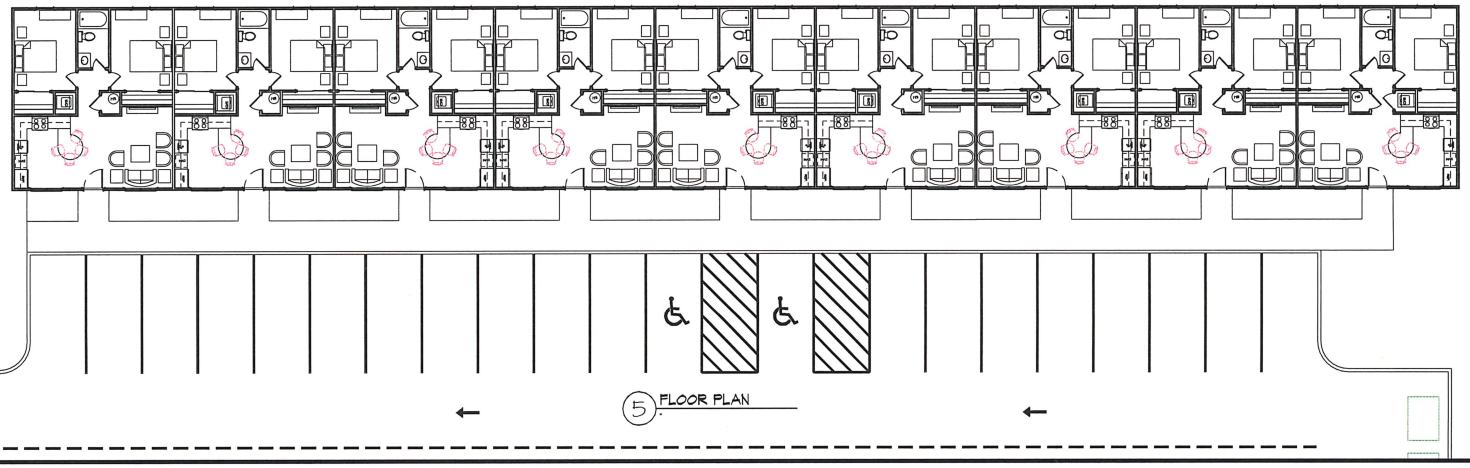
1 FRONT ELEVATION

2 REAR ELEVATION



3 LEFT SIDE ELEVATION

4 RIGHT SIDE ELEVATION



5 FLOOR PLAN


HLH
H. LLOYD HILL ARCHITECTS & ASSOCIATES, INC.
736 GREEN STREET
GAINESVILLE, GA 30501
(770) 534-8404


A.I.A.

STATE OF GEORGIA STEVEN E. MILLS 000987 REGISTERED ARCHITECT

( NEW HOUSING UNITS)

**JACK FROST**

GAINESVILLE, GA.


COPYRIGHT (C) 2017 - H. LLOYD HILL ARCHITECTS AND ASSOCIATES, INC.


| MARK | DATE | DESCRIPTION |
|---|---|---|
| - | 12-04-2013 | BID DOCUMENTS |

PROJ. NO: G0307
FILE NAME: A201
DRAWN BY: -

SHEET TITLE:
**ELEVATIONS & PLAN**

SHEET NUMBER:
**A201**