



## **AGENDA**

**Gainesville Planning and Appeals Board  
Tuesday, December 12, 2017, 5:30 PM  
Gainesville Justice Center**

### **1. CALL TO ORDER**

### **2. MINUTES**

#### **A. November 14, 2017 PAB Meeting Minutes**

### **3. OLD BUSINESS**

### **4. NEW BUSINESS**

#### **A. Annexation Request**

- (1) Request from **EDRE Assets, LLC** to annex a 5.21± acres tract located on the north side of Ramsey Road at its terminus (a/k/a **0, 2608 and 2611 Ramsey Road**) and to establish zoning as Planned Unit Development (P-U-D).

Ward Number: Two

Tax Parcel Number(s): 09-110-000-019, 024 and 027

Request: 3 single-family lots

#### **B. Zoning Amendment Request**

- (1) Request from **McEver Extension Properties, LLC** to amend the existing Planned Unit Development (P-U-D) zoning on a 3.32± acres tract located on the north side of McEver Road and west of its intersection with Dawsonville Highway (a/k/a **970 McEver Road, NW**).

Ward Number: One

Tax Parcel Number(s): 01-116-002-032

Request: Office building addition

### **5. MISCELLANEOUS**

### **6. ADJOURNMENT**

# CITY OF GAINESVILLE

## AGENDA REQUEST

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**Date Submitted:** 11/17/2017  
**Presenter:** N/A  
**Item of Business:** November 14, 2017 PAB Meeting Minutes  
**Meeting Date:** 12/12/2017

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**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

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

N/A

**Amount Requested:**

**Source of Funds:**

**Finance Comments:**

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**Administrative Comments:**

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**ATTACHMENTS:**

| Description                                                                                       | Type    |
|---------------------------------------------------------------------------------------------------|---------|
|  Draft Minutes | Minutes |

**GAINESVILLE PLANNING AND APPEALS BOARD**  
**DRAFT MINUTES OF MEETING**  
**NOVEMBER 14, 2017**

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

**Members Present:**   Chairman Doug Carter and Board Members Connie Rucker, Eddie Martin, Sr., Ryan Thompson and Rich White

**Members Absent:**   Vice-Chair Jane Fleming and Board Member Carmen Delgado

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

**Others Present:**     Council Member George Wangemann

**MINUTES OF OCTOBER 10, 2017**

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

Motion made by Board Member Thompson

Motion seconded by Board Member Martin

**Vote – 5 favor, 2 absent (Fleming, Delgado)**

**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

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

The applicant is proposing to annex the subject property with a zoning of General Business. 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 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. 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. Water and sewer will be utilized for the proposed development.

The subject property is located within the *Retail/Commercial* land use category and is also located within the *Suburban Residential* Character Area which allows for commercial uses.

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, with five conditions.

**Applicant Presentation:** **Ronald Sprinkle**, 1664 Foresta Court, Brookhaven, stated he was with Sprinkle Design, one of the planning firms for the project, and noted Steven Ellis with Pro Building Systems was also in attendance. He stated the project is an expansion of the existing Napa facility and the materials and colors will match the current building. The current facility has a number of exterior garage doors, but as an enhancement, there will be only three exterior doors with internal access which will be nicer than the other facility. He stated the subject property needed to be annexed into the City as the last piece in order to complete the expansion. Mr. Sprinkle stated they had no issues with the conditions of zoning.

**FAVOR:** None

**OPPOSE:** None

**Planning and Appeals Board Comments:** None

**There was a motion to recommend conditional approval of the request to annex the subject property with General Business zoning, with the following conditions:**

**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.

Motion made by Board Member Martin

Motion seconded by Board Member White

**Vote – 5 favor, 2 absent (Fleming, Delgado)**

- 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

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

The applicant is proposing to annex the subject property with a zoning of Residential-II for the purpose of constructing 9 apartment units. The property is 0.98 acre in size and consists of two parcels which are zoned Residential-I (R-I) within unincorporated Hall County of which one of the parcels contains a vacant residential duplex structure. The city limits are adjacent to the property to its south and east. Adjacent uses include single-family homes, residential duplex, church, funeral home and auto repair shop. According to the applicant, the proposed apartment 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 the developer will be required to extend sanitary sewer approximately 1,000 feet from the south on Memorial Park Drive.

The subject property is located within the *Retail/Commercial* land use category and the *Browns Bridge Corridor* Character Area which allows for medium-density residential, multi-family residential, mixed-use, commercial, light industrial, and parks / recreation / conservation.

Staff received the following comments: 1) 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; and 2) Gainesville School System: The location of the property in relation to other city residential properties presents a concern for the Gainesville City School System and future transportation requirements.

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, with seven conditions.

**Applicant Presentation:** Chris Patton, Patton Land Surveying, 419 Bradford Street, stated he represented the property owner Jack Frost who was also in attendance. He stated they are in agreement with the conditions of zoning and in response to those conditions, he provided a revised site plan showing an additional driveway on Old Flowery Branch Road which required the elimination of one of the units for a new total of eight apartment units. The revised site plan also included sidewalks and landscaping for the storm water retention area.

**FAVOR:** None

**OPPOSE:** None

**Planning and Appeals Board Comments:** None

**There was a motion to recommend conditional approval of the request to annex the subject property with Residential-II (R-II) zoning, with the following conditions:**

**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.

Motion made by Board Member Thompson  
Motion seconded by Board Member White  
**Vote – 5 favor, 2 absent (Fleming, Delgado)**

## ADJOURNMENT

There was a motion to adjourn the meeting at 5:49 p.m.

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

Respectfully submitted,

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Doug Carter, Chairman

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Judy Foster, Recording Secretary

# CITY OF GAINESVILLE

## AGENDA REQUEST

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**Date Submitted:** 11/17/2017

**Presenter:** Matt Tate

**Item of Business:** Request from **EDRE Assets, LLC** to annex a 5.21± acres tract located on the north side of Ramsey Road at its terminus (a/k/a **0, 2608 and 2611 Ramsey Road**) and to establish zoning as Planned Unit Development (P-U-D).

Ward Number: Two

Tax Parcel Number(s): 09-110-000-019, 024 and 027

Request: 3 single-family lots

**Meeting Date:** 12/12/2017

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### **Purpose of Request:**

The applicant is proposing to annex the subject property with a zoning of Planned Unit Development (P-U-D) for the purpose of utilizing city sewer for 3 single-family lots that would access a future shared driveway. The property is currently zoned Planned Residential Development (P-R-D) within unincorporated Hall County and is adjacent to the city limits to the south and east. In 2008, the subject tract was conditionally approved for a 3 lot subdivision in the county but has remained undeveloped. The property touches Lake Lanier to the north, is heavily wooded, contains sloping topography and has minimal access on Ramsey Road. Nearby uses include mostly undeveloped land, a single-family home and Kubota Manufacturing.

### **History/Background:**

### **Facts & Issues for Consideration:**

### **Department Recommendation:**

Planning staff is recommending conditional approval with 5 conditions. See Staff Recommendation Report for details.

### **Department Director:**

Rusty Ligon

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

N/A

### **Amount Requested:**

### **Source of Funds:**

### **Finance Comments:**

### **Administrative Comments:**

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### **ATTACHMENTS:**

| Description                                          | Type            |
|------------------------------------------------------|-----------------|
| <input type="checkbox"/> Staff Recommendation Report | Report          |
| <input type="checkbox"/> Location Maps               | Backup Material |
| <input type="checkbox"/> Narrative                   | Backup Material |
| <input type="checkbox"/> Survey                      | Backup Material |
| <input type="checkbox"/> Architectural Renderings    | Backup Material |

**GAINESVILLE PLANNING and APPEALS BOARD  
STAFF RECOMMENDATION**

**Applicant and Property Owner**..... EDRE Assets, LLC  
**Location**..... 0, 2608 and 2611 Ramsey Road  
**Request**..... Annex with Planned Unit Development  
(P-U-D) zoning  
**Size** ..... 5.21<sup>±</sup> acres  
**Ward**..... Two  
**Proposed Use**..... 3 single-family lots  
**Planning Division Staff Recommendation** ..... **Approval, with conditions**  
**Date**..... December 12, 2017

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

The applicant is proposing to annex the subject property with a zoning of Planned Unit Development (P-U-D) for the purpose of utilizing city sewer for 3 single-family lots. The property is currently zoned Planned Residential Development (P-R-D) within unincorporated Hall County and is adjacent to the city limits to the south and east. The property touches Lake Lanier to the north, is heavily wooded, contains sloping topography and has 41 feet of frontage on Ramsey Road. Nearby uses include mostly undeveloped land, a single-family home and Kubota Manufacturing.

In 2008, the subject tract was conditionally approved for a 3 lot subdivision in Hall County, but has remained undeveloped. As part of the approval, a short private street and cul-de-sac was required to be constructed with a security gate. The applicant desires to change this requirement to allow for an open shared driveway instead of constructing a gated private street and cul-de-sac. Access to the three lots from Ramsey Road will be provided by a common access easement and driveway on Lot 2. Each lot will conform to the minimum Residential-I (R-I) zoning standards excluding the minimum road frontage requirements. Each home will have a minimum heated floor space of 2,000 square feet and each of the three lots will be approximately 1.5 acres in size. No storm water detention is required for this type of subdivision and three, two-slip boat docks have been approved by the Corps of Engineers. Of note, part of a driveway, fence and septic drain field from the adjacent residential property to the east encroaches within the subject property. The applicant will be required to address this issue prior to subdividing the property according to the Hall County Environmental Health Department.

▪ **Adjacent Land Use and Zoning**

| Location | Use                                          | Zoning                                                                                                 |
|----------|----------------------------------------------|--------------------------------------------------------------------------------------------------------|
| North    | Single-family homes, Lake Lanier             | Vacation Cottage (V-C) -County                                                                         |
| South    | Kubota Manufacturing, Single-family property | Light Industrial (L-I) and Residential-I (R-I) – City<br>Agricultural Residential-III (AR-III) -County |
| East     | Undeveloped land                             | Residential-I (R-I) – City<br>Vacation Cottage (V-C) - County                                          |
| West     | Single-family home                           | Vacation Cottage (V-C) -County                                                                         |

Other uses in the immediate area include Clarks Bridge Park which is the site of the Olympic rowing, canoe and kayak venue.

▪ **Other Departmental Comments**

According to the Hall County Environmental Health Department, the proposed subdivision plat will create a violation of the On-Site Sewage Management System Regulations in that the septic system on the adjacent property crosses the property line. This issue needs to be addressed between the property owners by either adjusting the property line accordingly or relocating the septic system prior to any new plat recordation.

The Gainesville City School System states that to access the road, GCSS Transportation would have to use Sargent Road, which will cause the bus to cross railroad tracks two (2) times with one of them being in a dangerous curve. We do not currently provide transportation to the area and would not justify extending a bus route until additional developments are built.

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:*

**2015** – A request by Jordan and Jordan Properties, Inc. to annex a 0.89<sup>±</sup> acre tract located at 2860 Goetz Circle was approved with conditional Residential-I (R-I) zoning for access for a 16-lot single-family subdivision.

**2010** – A request by Jordan and Jordan Properties, Inc. to annex a 8.27<sup>±</sup> acres tract located at 2880 Goetz Circle was approved with conditional Residential-I (R-I) zoning for a 16-lot single-family subdivision.

**2008** – A request by Kubota USA, Inc. to abandon a 3.313<sup>±</sup> acres portion of Ramsey Road right-of-way zoned Light Industrial (L-I) was approved with conditions.

▪ **Staff Analysis**

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

The proposed 3 lot subdivision appears to be suitable with the adjacent and nearby single-family properties and has already received zoning approval in the County. The proposed annexation desires to utilize city sewer which will cause less environmental impact to Lake Lanier. The surrounding area includes Lake Lanier, vacant land, single-family homes and Kubota Manufacturing.

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

The proposal should not adversely affect the existing use or usability of the adjacent or nearby property. The applicant proposes a shared driveway concept which will provide for sufficient access and less impervious surface runoff to Lake Lanier. The neighboring single-family residential property to the west should experience little to no impact as its access to Ramsey Road and use of a private septic system will remain. Impacts to nearby Kubota Manufacturing

should be minimal as residential traffic is now redirected to Sargent Road which was extended to White Sulphur Road away from the industrial truck traffic on Ramsey Road.

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

The Future Development Map for the City of Gainesville places the subject property within the *Low-Medium Density Residential* land use category, which includes areas containing or planned for single-family detached or semi-detached housing at densities ranging from two to four dwelling units per acre. The development proposes a residential density of only 0.57 dwelling units per acre.

According to the Character Area Map of the 2030 Gainesville Comprehensive Plan the property is located within the *Economic Development Gateways* Character Area and is directly adjacent to the *Lake District* Character Area. The primary vision for the *Economic Development Gateways* Character Area is to continue to support economic development while preserving and strengthening important natural and cultural resources. The vision for *Lake District* Character Area is driven by the presence of Lake Lanier and its distinctive rolling landscape. Infill development is not a priority although redevelopment of older apartments, retail and office space is important. Land uses allowed include commercial, industrial, mixed-use, residential (existing low density residential uses), public / institutional, transportation / communications / utilities, and parks / recreation / conservation.

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

Presently, the subject property is zoned Planned Residential Development (P-R-D) within the County and is approved for 3 single-family lots of similar size. The development proposes a similar zoning in the City to utilize water and sewer services, which requires the property to be annexed when contiguous to the city limits.

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

The proposed annexation should not cause an excessive or burdensome use of public facilities or service over and above what has already been approved for the adjacent property. Given the scale of the proposed residential subdivision, the load on public services is expected to be moderately increased. Existing water and sewer is available and the applicant is not requesting the City to share in the cost of accessing available sewer.

Both the Fire and Police Departments service the properties located in the adjacent Gainesville Industrial Park North. The closest fire stations include Gainesville Fire Station #1 which is approximately 6.3 miles from the subject property and Hall County Fire Station #7 which is 2.4 miles from the subject property. The City and County have an automatic aid agreement which allows the City or County to respond first in the event of a fire or medical emergency.

The proposed development will increase the loads on the City Public Works Department to provide for solid waste (i.e. household garbage, and leaf and limb) pick-up service because the subject property is located outside the current service area.

Should the future residents choose to send their school-age children to City schools, there would be a moderate increase to the Gainesville City School System including the need to bus the school aged children which is currently not within an existing bus route.

**(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 somewhat unique in that it is positioned between industrial property and residential lake property. While it is expected that the adjacent land to the south within the industrial park will continue to be developed for industrial purposes, the subject property would be better suited for residential purposes based on the established residential development pattern that has occurred along Lake Lanier.

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

Based on the Comprehensive Land Use Plan and the surrounding mixture of land uses, the proposed use appears to be reasonable. The proposed 3 lot residential subdivision with the proposed zoning conditions appears to reflect a balance between the promotion of the public health, safety, morality, or general welfare and the right to unrestricted use of property based on the subject property's proximity to Lake Lanier and the adjacent residentially zoned properties.

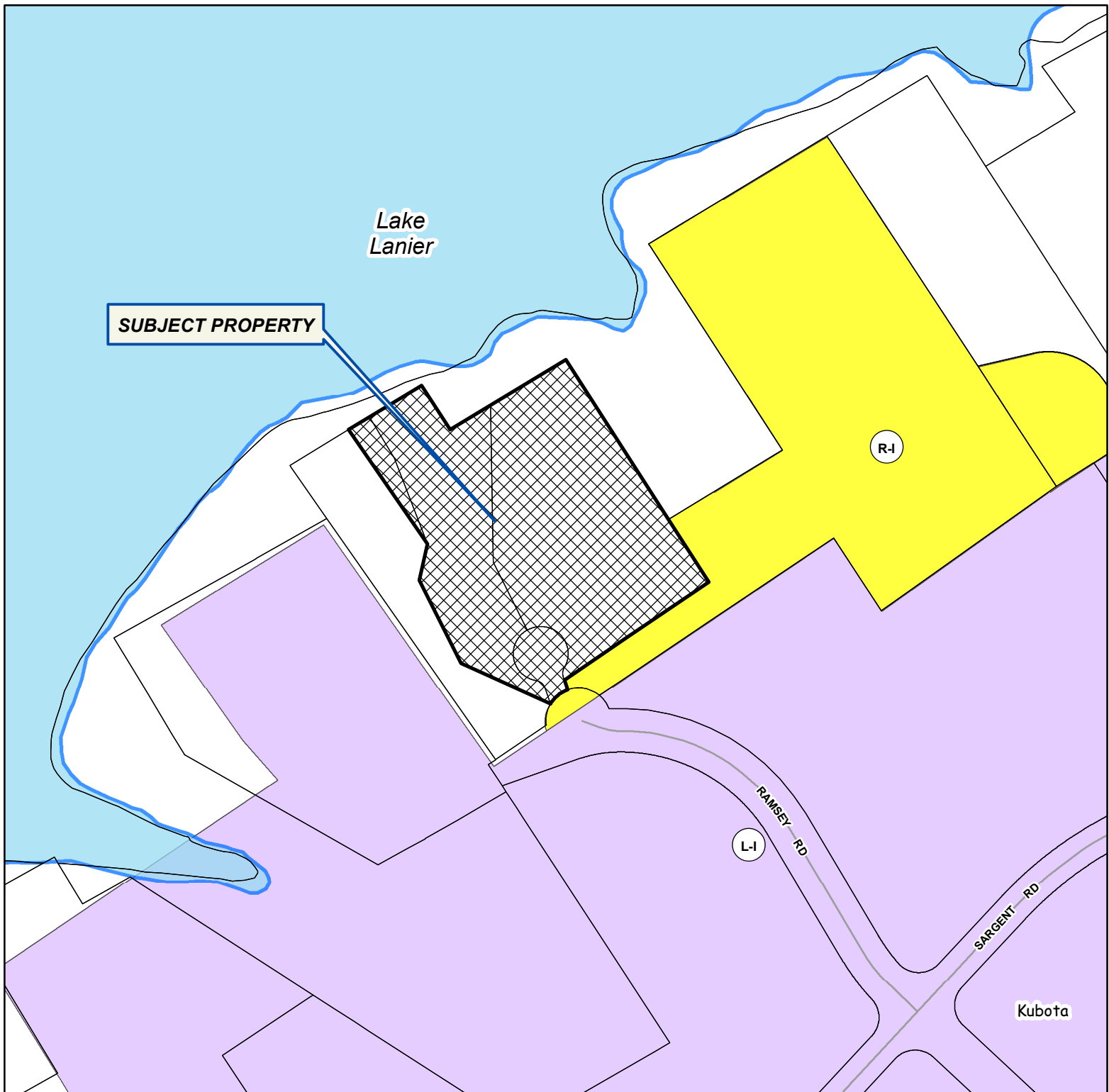
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▪ **Staff Recommendation**

The Planning Division staff is recommending **conditional approval** of the annexation request with **Planned Unit Development (P-U-D) zoning**, based on the Comprehensive Plan and adjacent residential use.

**Conditions**

1. The proposal shall be limited to a maximum of 3 single-family lots and shall adhere to the development standards as depicted within the narrative, concept plan and architectural renderings submitted with the application.
2. The minimum heated floor space of each single-family home shall be 2,000 square feet.
3. Completion of the common driveway shall be required prior to the issuance of a Certificate of Occupancy for the proposed homes. Access point design of the proposed shared driveway along Ramsey Road must be reviewed and approved by the Gainesville Public Works Department. All road improvements associated with access to the subject property shall be at the full expense of the developer.
4. The owner/developer shall disclose the existence of industrial activities on adjacent and nearby properties as part of the purchase/sale agreement with potential buyers. Said disclosure shall state: "Owners, occupants, and users of property shown are hereby informed of the impacts associated with industrial practices which may take place on adjacent and nearby property including, but not limited to noise, odors, dust, traffic and the operation of machinery. Therefore, owners, occupants and users of the property should be prepared to expect the effects of such practices."
5. All conditions of zoning shall be made a part of any final plat created for the subdivision.



Applicant:

## ANNEXATION REQUEST

EDRE ASSETS, LLC



**Request:**

Annex a 5.21+/- acres tract with Planned Unit Development (P-U-D) zoning for 3 single-family lots

**Subject Area Address:**

0, 2608, 2611 Ramsey Road

Meeting: 12/12/2017

Prepared: 10/30/2017

Gainesville Community Development Department

 Subject Property

0 150 300 450 600 Feet



1" = 250'

**Tax Parcel:** 09-110-000-019, 024 and 027



Applicant:

## ANNEXATION REQUEST

EDRE ASSETS, LLC



**Request:**

Annex a 5.21+/- acres tract with Planned Unit Development (P-U-D) zoning for 3 single-family lots

**Subject Area Address:**

0, 2608, 2611 Ramsey Road

Meeting: 12/12/2017

Prepared: 10/30/2017

Gainesville Community Development Department



Subject Property

Aerial from 2015

0 150 300 450 600 Feet



1" = 250'

**Tax Parcel:** 09-110-000-019, 024 and 027

# **City of Gainesville Annexation Narrative**

## **Ramsey Road Property**

**Owner/Applicant: Edre Assets, LLC**

**Prepared by John P. O'Hanlon, PE**

**October 27, 2017**

### **Background:**

The subject property is 5.21 acres of land currently comprised of three tax parcels (09110 000019, 09110 000027, 09110 000024) located at the terminus cul-de-sac of Ramsey Road in Land Lot 110 of the 9<sup>th</sup> District of unincorporated Hall County. The property was re-zoned by Hall County from AR-III (Agricultural Residential) and VC (Vacation Cottage) to the PRD (Planned Residential District) on November 13, 2008 as a 3-lot subdivision. The property was subsequently subdivided in accordance with the re-zoning via the recording of a Final Plat on March 24, 2009. A copy of the 2008 Rezoning Plat, Zoning Approval Letter and Final Plat are included in the appendix.

Subsequent to the Final Plat recording, two of the three lots were combined into one (2611 Ramsey Road). Loans on the lots were foreclosed and the current owner purchased the two lots from lending institutions. A third parcel, containing a proposed cul-de-sac and a non-contiguous sliver of land (caused by a deed error) were purchased by the owner via a tax deed sale and foreclosure.

### **Annexation for Connection to City Sewer:**

There is an existing City of Gainesville 8-inch sewer line running along Ramsey Road. The owner seeks to tie the three future homes onto the City's sewer system rather than use onsite septic tank systems. Connecting to the City's sewer system requires annexation of the property.

### **Annexation to Establish Zoning of PUD:**

As part of the annexation, Edre Assets is requesting to establish the City's PUD zoning district upon the property. The City's PUD district is similar to the property's current Hall County zoning of PRD in that it provides for a flexible subdividing of the property while still conforming to the existing character of the surrounding area. The proposed three lots will conform to all the minimum requirements of the City's R-1 zoning district with the exception of the 40 foot minimum road frontage.

## **City of Gainesville Annexation Narrative**

### **Ramsey Road Property**

**Page 2.**

#### **Annexation Concept Plan:**

The Annexation/Zoning Concept Plan prepared by Patton Land Surveying depicts the configuration of the three proposed lots. The property has only about 40 feet of frontage on Ramsey Road but widens quickly. In order to provide road frontage to the lots, the 2008 Hall County re-zoning included a very short private street and cu-de-sac on its own tax parcel. The conditions for that rezoning included installing a security gate to control access to the private cul-de-sac and lots.

Rather than constructing a private cul-de-sac on its own tax parcel, Edre Assets is requesting a common driveway within a common access easement on Lot 2 to serve the three lots. Lots 1 and 3 will have frontage on the common access easement. Edre Assets is also requesting that the common security gate condition from the Hall County re-zoning be eliminated. Along with reducing land disturbance and impervious coverage, deleting the private cul-de-sac will eliminate the need for a separate tax parcel and the establishment of homeowner's association covenants controlling the ownership and maintenance of the parcel and its improvements. The proposed common driveway simplifies access to the three lots and will be constructed to City of Gainesville standard.

The internal lot lines on the Annexation/Zoning Concept Plan were reconfigured from those depicted on the Final Plat (see former property lines on Sheet 2) to provide each lot with sufficient direct access to lakefront land of the US Army Corps of Engineers. The former owner intended the three lots to have shared access to a proposed 6-slip community dock. Edre Assets has been granted the option of converting the proposed community dock to three 2-slip individual docks by the Army Corps.

## **City of Gainesville Annexation Narrative**

### **Ramsey Road Property**

**Page 3.**

#### **Conditions of PUD Zoning:**

Edre Assets requests the following conditions be made part of annexation and zoning of the property to the PUD District:

1. A maximum of a three (3) lots as generally shown on the Annexation Concept Plan prepared by Patton Land Surveying and dated October 23, 2017. Access to the three lots from Ramsey Road shall be provided by a common access easement and driveway on Lot 2.
2. All homes to have a minimum heated floor space on 2,000 square feet (same as current Hall County PRD conditions).
3. Subdividing the property into three (3) residential lots does not constitute a Land Development Project and the property shall be exempt from the City of Gainesville storm water ordinance (same as current Hall County PRD condition).
4. The common driveway entrance on Lot 2 shall be 18 feet wide and approximately 80 long, constructed of concrete in accordance with the standards of the City of Gainesville.
5. Completion of the common driveway shall occur before any homes constructed on the three lots are issued a Certificate of Occupancy. A note of this condition shall be prominently depicted on the superseding recorded Final Plat.

#### **Appendix**

Rezoning Plat for B-3, LLC by Diversified Technical Group and dated September 4, 2008

Hall County Board of Commissioners Approval Letter dated November 19, 2008

Recorded (Final) Plat for B-3, LLC by Diversified Technical Group and dated September 4, 2008 and recorded in Plat Book 860, Page 179 Hall County Record on March 24, 2009.

# HALL COUNTY GOVERNMENT BOARD OF COMMISSIONERS

November 19, 2008

Mr. William Brinson  
2600 Ramsey Road  
Gainesville, GA 30501

Dear Mr. Brinson:

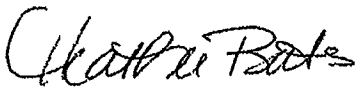
Please be advised that in its meeting of November 13, 2008, the Hall County Board of Commissioners voted to approve your application to rezone from AR-III and V-C to PRD, a 5.0± acre tract located at the terminus of Ramsey Road; a.k.a. Ramsey Road; Tax Parcel 09110 000019. Proposed Use: 3 lot subdivision. Commission District Three.

The following conditions of zoning apply:

1. Development shall be limited to three lots as generally shown on the concept plan and descriptive narrative submitted.
2. Development will be limited to homes having no less than 2,000 square feet of heated floor space.
3. All conditions of zoning shall be made a part of any plat created for the subdivision.

If you have questions or require any additional information you may reach me at 770.535.8288.

Sincerely,



Heather Bates  
Commission Clerk

|     |                      |                  |
|-----|----------------------|------------------|
| cc: | Planning and Zoning  | Public Works     |
|     | Building Inspections | Tax Commissioner |
|     | Business License     | Tax Assessor     |



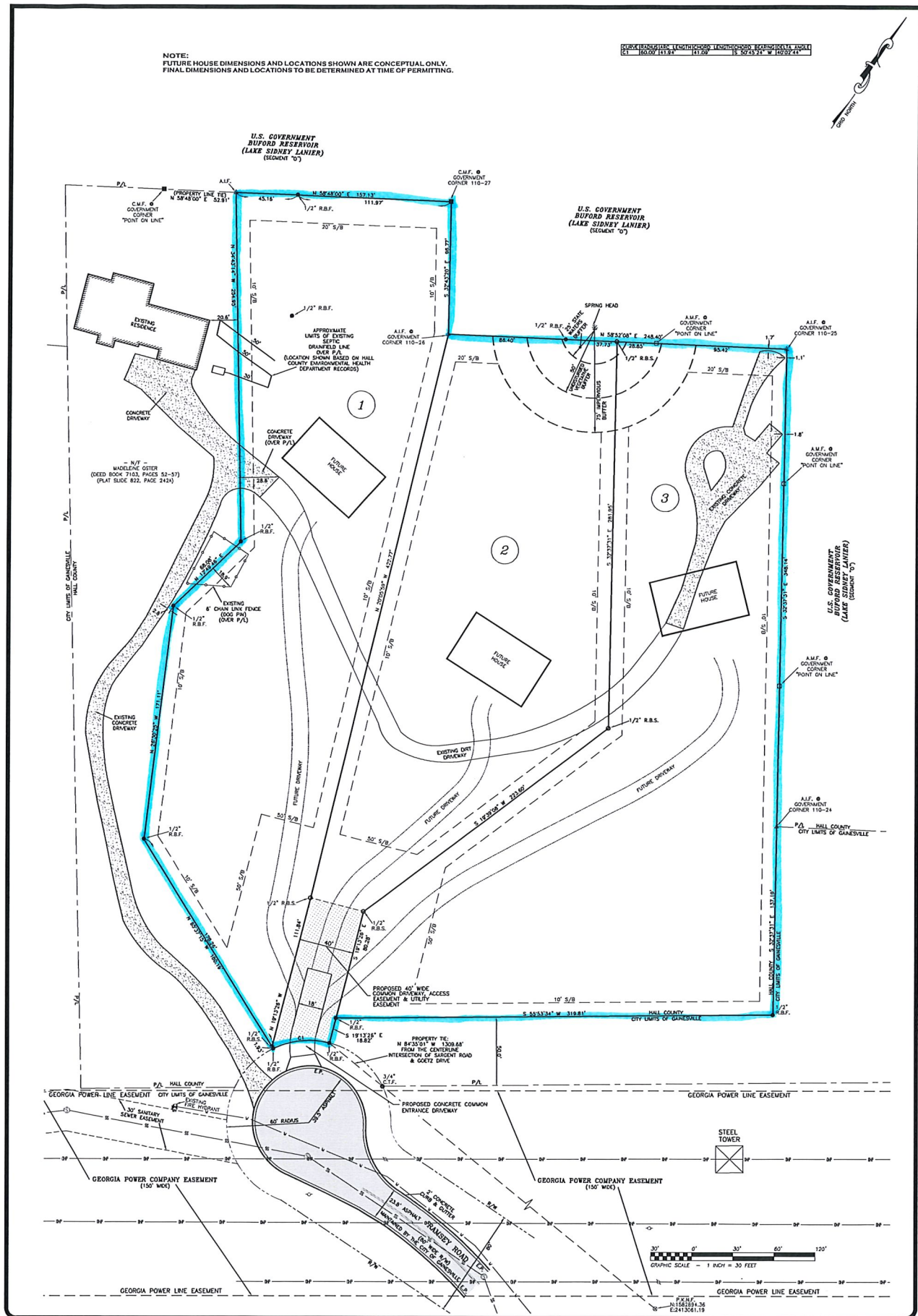
POST OFFICE DRAWER 1435  
GAINESVILLE, GEORGIA 30503  
(770) 535-8288  
FAX (770) 531-3972

TOM OLIVER  
CHAIRMAN

BOBBY BANKS, DISTRICT 1  
BILLY POWELL, DISTRICT 2  
STEVE GAILEY, DISTRICT 3  
DEBORAH K. MACK, DISTRICT 4

NOTE:  
FUTURE HOUSE DIMENSIONS AND LOCATIONS SHOWN ARE CONCEPTUAL ONLY.  
FINAL DIMENSIONS AND LOCATIONS TO BE DETERMINED AT TIME OF PERMITTING.

CURVE RADII: 100' 111.82' 111.69' 15 50' 10" 21" W 140' 07" 41"



| SHEET NUMBER:<br><b>3 of 4</b><br>SCALE: 1" = 30'<br>SURVEY DATE: 10/16/2017<br>PLAT DATE: 10/23/2017<br>17-239 CONCEPT.DWG<br>JN. 17-229 | <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table> | NO.         | DATE | DESCRIPTION |  |  |  |  |  |  |  |  |  |  |  |  | RETRACE/BOUNDARY SURVEY AND<br>ANNEXATION/ZONING CONCEPT PLAN FOR:<br><b>EDRE ASSETS, LLC</b><br>- LOCATED IN -<br><b>LAND LOT 110</b><br><b>9TH LAND DISTRICT</b><br><b>HALL COUNTY, GEORGIA</b> | <br>HALL COUNTY SURVEYOR | <br><b>PATTON</b><br>LAND SURVEYING, LLC<br>REGISTERED PROFESSIONAL<br>LAND SURVEYORS<br>P.O. BOX 256<br>GAINESVILLE, GA. 30503<br>PHONE: (770) 532-6492<br>FAX: (770) 532-1995<br>www.pattonsurveying.com |
|-------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|------|-------------|--|--|--|--|--|--|--|--|--|--|--|--|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| NO.                                                                                                                                       | DATE                                                                                                                                                                                                                                                                                                                                     | DESCRIPTION |      |             |  |  |  |  |  |  |  |  |  |  |  |  |                                                                                                                                                                                                   |                          |                                                                                                                                                                                                            |
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# **Architectural Renderings**

**City of Gainesville Annexation  
Ramsey Road Property  
October 25, 2017**

The following renderings represent a sample of home styles recently constructed on residential lots in the City of Gainesville with heated areas from approximately 2,000 to 4,000 sf. Home facades will be brick, stone, Hardie® type siding or a combination. Due to the limited number of lots, the Applicant anticipates individual lot owners will construct custom built homes.



## **American Craftsman 2-Story**

Brick – Stone – Hardie® Siding  
Side Entry Garage



## **Country European Traditional**

Stone – Hardie® Siding/Board & Batten



## **Lake Retreat Cottage**

Stone – Hardie® Siding  
2-Story: 2,000 -2,400 SF



## American Traditional

Brick - Stone - Hardie® Siding  
Detached Garage

# CITY OF GAINESVILLE

## AGENDA REQUEST

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**Date Submitted:** 11/17/2017

**Presenter:** Matt Tate

**Item of Business:** Request from **McEver Extension Properties, LLC** to amend the existing Planned Unit Development (P-U-D) zoning on a 3.32± acres tract located on the north side of McEver Road and west of its intersection with Dawsonville Highway (a/k/a **970 McEver Road, NW**).

Ward Number: One

Tax Parcel Number(s): 01-116-002-032

Request: Office building addition

**Meeting Date:** 12/12/2017

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**Purpose of Request:**

The applicant is proposing to amend a zoning condition to allow for a larger building within the existing Planned Unit Development (P-U-D) zoning. The proposal is to renovate and expand the existing Hall County Department of Family and Children Services office building from 25,000 square feet to 36,245 square feet. The expansion will occur in the existing parking lot and the total impervious area of the development would be reduced by creating more landscape areas in the existing parking lot. The surrounding properties include the Beechwood Estates subdivision, McEver Business Center, Gainesville pump station and The Retreat at McEver apartment complex.

**History/Background:**

**Facts & Issues for Consideration:**

**Department Recommendation:**

Planning staff is recommending conditional approval with 5 conditions. See the Staff Recommendation Report for details.

**Department Director:**

Rusty Ligon

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

N/A

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**Amount Requested:**

**Source of Funds:**

**Finance Comments:**

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**Administrative Comments:**

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**ATTACHMENTS:**

| Description                                          | Type            |
|------------------------------------------------------|-----------------|
| <input type="checkbox"/> Staff Recommendation Report | Report          |
| <input type="checkbox"/> Location Maps               | Backup Material |
| <input type="checkbox"/> Narrative                   | Backup Material |
| <input type="checkbox"/> Survey                      | Backup Material |
| <input type="checkbox"/> Site Plan                   | Backup Material |
| <input type="checkbox"/> Elevations                  | Backup Material |

**GAINESVILLE PLANNING and APPEALS BOARD  
STAFF RECOMMENDATION**

**Applicant and Property Owner**..... McEver Extension Properties, LLC  
**Location**..... 970 McEver Road  
**Request**..... Amend a P-U-D zoning  
**Total Acres** ..... 3.32<sup>±</sup> acres  
**Ward**..... One  
**Proposed Use**..... Office building addition  
**Planning Division Staff Recommendation** ..... **Approval, with conditions**  
**Date**..... December 12, 2017

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

The applicant is proposing to amend an existing Planned Unit Development (P-U-D) zoning to allow for a larger office building. The proposal is to renovate and expand the existing Hall County Department of Family and Children Services (DFACS) office building from 25,000 square feet to 36,245 square feet. The expansion is to be located within the existing parking lot and the total impervious area of the development would be reduced by creating more landscape areas. All access will remain unchanged and a total of 135 parking spaces will be provided which is consistent with the Unified Land Development Code requirement. The exterior of the building will consist of EIFS siding similar to the existing building with the addition of a watermark of stone along the front of the building.

The property was previously rezoned in 1986 for a 16,000 square foot office building for DFACS and was later amended in 1989 to expand the office to its current size.

▪ **Adjacent Land Use and Zoning**

| Location | Use                                          | Zoning                                           |
|----------|----------------------------------------------|--------------------------------------------------|
| North    | Beechwood Estates Subdivision                | Residential-I (R-I)                              |
| South    | Vacant land;<br>Retreat at McEver Apartments | Regional Business (R-B)<br>Residential-II (R-II) |
| East     | McEver Business Center offices               | Planned Unit Development (P-U-D)                 |
| West     | Gainesville Pump Station;<br>Lake Lanier     | Planned Unit Development (P-U-D)                 |

▪ **Other Departmental Comments**

There were no other departmental comments.

▪ **Zoning History**

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

**2017** – A request by Lidl US Operations, LLC to rezone a 6.854± acres tract located at 0 and 1010 Dawsonville Highway from Office and Institutional (O-I) and General Business (G-B) to General Business (G-B) for a grocery store was withdrawn.

**2017** – A request by Oak Hall Companies, LLC to rezone a 157.98± acres tract located at 0, 1264 and 1817 Ahaluna Drive; 1876 Dawsonville Highway; 2208 Karen Lane; 0 and 2029 Strickland Drive; 0 and 1489 West Lake Drive from Residential-I-A (R-I-A), Residential-I (R-I), Planned Unit Development (P-U-D) and Regional Business (R-B) to Planned Unit Development (P-U-D) and General Business (G-B) zoning for a mixed-use, age restricted community was approved with conditions.

**2017** – A request by Oak Hall Companies, LLC to annex a 50.81± acres tract with a zoning of Planned Unit Development (P-U-D) and General Business (G-B) located at 0 and 1758 Ahaluna Drive; 1508, 1550, 1740, 1746, 1758, 1760, 1934 and 1982 Dawsonville Highway; 300 and 301 Skyview Drive; 0, 2008 and 2016 Strickland Drive was conditionally approved for a mixed-use, age restricted community.

**2017** – A request by Oak Hall Companies, LLC to annex a 26.16 ± acres tract with a zoning of Planned Unit Development (P-U-D) located at 0 and 2209 Karen Lane; 2106, 2234 and 2242 Sportsman Club Road; 2049 Strickland Drive was conditionally approved for an age restricted, active adult community.

**2015** – A request by West Ahaluna, LLC to annex an 8.74± acres tract with a zoning of Residential-I-A (R-I-A) located at 0 and 1264 Ahaluna Drive was conditionally approved for no proposed use.

**2014** – A request by West Ahaluna, LLC to annex a 70.23± acres tract with a zoning of Planned Unit Development (P-U-D) located at 0 and 1817 Ahaluna Drive; 1982 Dawsonville Highway; 2208 Karen Lane; 2008, 2016 and 2029 Strickland Drive was approved with conditions. In addition, the same applicant requested to rezone a 31.93± acres tract located at 0 Ahaluna Drive NW and 1489 West Lake Drive NW from Residential-I (R-I) to Planned Unit Development (P-U-D) was also approved with conditions for a 199-lot single-family subdivision.

**2013** – A request by America's Home Place, Inc. to rezone a 25.11± acres tract located at 0 and 1198 Dawsonville Highway; 1232 Ahaluna Drive and 1162 Lakeshore Circle from Residential-I (R-I), Residential-II (R-II) and Office and Institutional (O-I) to General Business (G-B) zoning for a commercial shopping center was approved with conditions.

**2012** – A request by America's Home Place, Inc. to rezone a 4.711± acres tract located at 0, 1122, 1138, 1162 and 1198 Dawsonville Highway from Residential-II (R-II), Office and Institutional (O-I) and General Business (G-B) to General Business (G-B) zoning for retail, restaurant and vehicle service uses was approved with conditions.

**2011** – A request by Kauffman Tire Inc. for a special use within Regional Business (R-B) zoning on a 1.19± acres tract located at 801 & 805 Dawsonville Highway was approved with conditions for an automotive tire and service store.

**2010** – A request by Bill Dupree to annex a 7.11± acres tract with General Business (G-B) zoning and rezone a 2.44± acres tract from Residential-II (R-II) to General Business (G-B) located at 0, 1293, 1297 and 1139 Dawsonville Highway was approved with conditions for a business center with retail, office and restaurant uses.

▪ **Staff Analysis**

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

The proposed office addition is consistent with other non-residential development located along McEver Road and nearby Dawsonville Highway. The proposed addition will enhance the existing building and provide for good reinvestment in an ageing property. The surrounding uses include various office, service, multi-family and single-family uses.

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

The adjacent single-family properties within the Beechwood Estates subdivision have been visually affected by the existing development. If approved with the recommended conditions by staff, the proposal will be required to provide additional landscape buffer and fencing which should lessen the visual impact. It appears that the addition will most likely be the last of its kind without further impacting the need for additional parking.

**(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 based on the Future Development Map for the City of Gainesville. This category 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 Commercial* Character Area. This area will continue to grow as a regional retail center for the City and Hall County, but should diversify over time to include multi-family housing and a higher-density mix of retail, office, services and high-quality employment. In addition, expanding premium retail could offer a variety of shopping options that are currently not available elsewhere in the City. As it grows, the area will become one of the most prominent commercial corridors and gateways into the City, and a thriving economic anchor for the northwest side. When development occurs, adequate buffers should be maintained around development to protect watersheds and sensitive environments. Land uses allowed within the *Suburban Commercial* area include commercial, public / institutional, multi-family residential and mixed use.

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

The subject property is zoned Planned Unit Development (P-U-D) which is a site specific zoning that limited the size of the office building based on the projected needs in 1989. The existing office building has been occupied by DFACS for approximately 30 years and needs additional space which requires the current P-U-D zoning to be amended. Given the property's location on McEver Road, it appears the proposed rezoning request is reasonable.

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

The subject property and adjacent development currently utilizes City water and sewer services and there is sufficient capacity to serve the development.

Existing public safety services respond to the adjacent and nearby properties. Gainesville Fire Station #1 is located approximately 2.7 miles from the property. Hall County Fire Station #4 is located off of McEver Road approximately 2.1 miles from the property.

No impacts to the school system are expected as the development is for non-residential purposes.

According to the Institute of Transportation Engineers (ITE) Trip Generation Handbook (9th Edition), an office building of the proposed size will have an estimated 400 vehicle trips per weekday, 57 A.M. new peak hour trips and 54 P.M. new peak hour trips. However, additional traffic could be expected throughout the weekday due to the building being occupied by government services.

**(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 anticipated use for the subject property is for an office addition which is consistent with the Comprehensive Plan.

The property is located along an arterial corridor near to one of Gainesville's most active regional commercial corridors. This area has experienced tremendous growth over the past 15 to 20 years including the development of numerous multi-family apartments and nearby shopping along McEver Road and Dawsonville Highway.

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

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

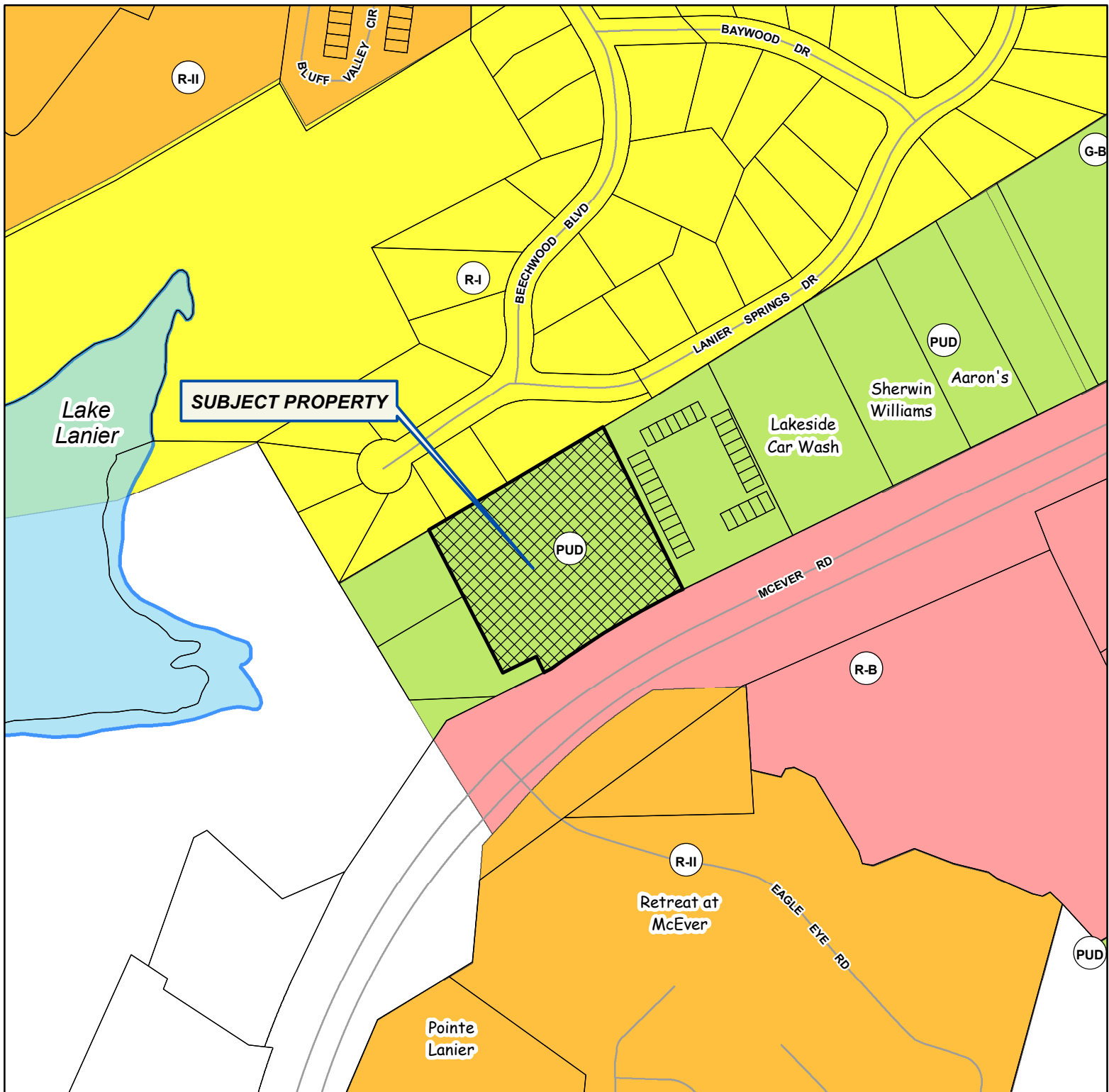
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▪ **Staff Recommendation**

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

## **Conditions**

- 1. The proposed office building shall be generally consistent with the standards depicted on the architectural elevation provided with this rezoning application.**
- 2. The existing wooden fence shall be extended for the length of the subject property adjacent to the Beechwood Estates Subdivision.**
- 3. The rear of the entire office building shall be painted an earth tone color so as to blend with the natural environment.**
- 4. The existing vegetated buffer areas adjacent to the Beechwood Estates Subdivision shall remain undisturbed except for where storm water improvements are required. Additional evergreen buffer trees shall be planted between the proposed building/parking lot/service areas and the Beechwood Estates Subdivision 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.**
- 5. An updated as-built boundary survey/plat of the subject property indicating all improvements required for the proposed use and conditions of zoning shall be recorded prior to obtaining a Certificate of Occupancy.**



Applicant:

## ZONING AMENDMENT REQUEST

MCEVER EXTENSION PROPERTIES, LLC



**Request:**

Amend an existing condition of zoning within a Planned Unit Development (P-U-D) for an office building addition

**Subject Area Address:**

970 McEver Road, NW

Meeting: 12/12/2017

Prepared: 11/16/2017

Gainesville Community Development Department

 Subject Property

0 150 300 450 600 Feet



1" = 250'

**Tax Parcel:** 01-116-002-032



Applicant:

## ZONING AMENDMENT REQUEST

MCEVER EXTENSION PROPERTIES, LLC



### Request:

Amend an existing condition of zoning within a Planned Unit Development (P-U-D) for an office building addition

### Subject Area Address:

970 McEver Road, NW

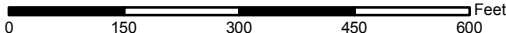
Meeting: 12/12/2017

Prepared: 11/16/2017

Gainesville Community Development Department

 Subject Property

Aerial from 2015

 Feet



1" = 250'

Tax Parcel: 01-116-002-032

# REZONING APPLICATION NARRATIVE

## **McEver Road Office Building**

### PUD DEVELOPMENT

#### **Introduction**

The applicant is requesting a change in the zoning condition for a larger building in an existing PUD zoned commercial office development on McEver Road.

#### **Existing Site Description**

The development covers 3.32 acres with an office building and associated parking lot. The property was rezoned Planned Office Development (POD) in 1986. In 1989 the zoning was amended to expand the existing building to a maximum building size of 28,800 s.f.

The property to the east and west is a PUD office development and to the north is a residential single family development.

#### **Proposed Site Description**

The current proposal is to renovate and expand the existing building from 25,000 s.f. to 36,245 s.f. The expansion will occur in the existing parking lot. The total impervious area of the development will be reduced by creating more landscape areas in the existing parking lot. The site is currently covered with mature trees. The trees outside the building expansion will be saved and additional trees will be planted to improve the tree coverage and meet the tree and landscaping requirements.

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#### **Comprehensive Land Use Plan**

The Comprehensive Land Use Plan calls for this parcel to be Commercial. 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. McEver Extension Properties, LLC. respectfully requests that this development be approved as submitted.



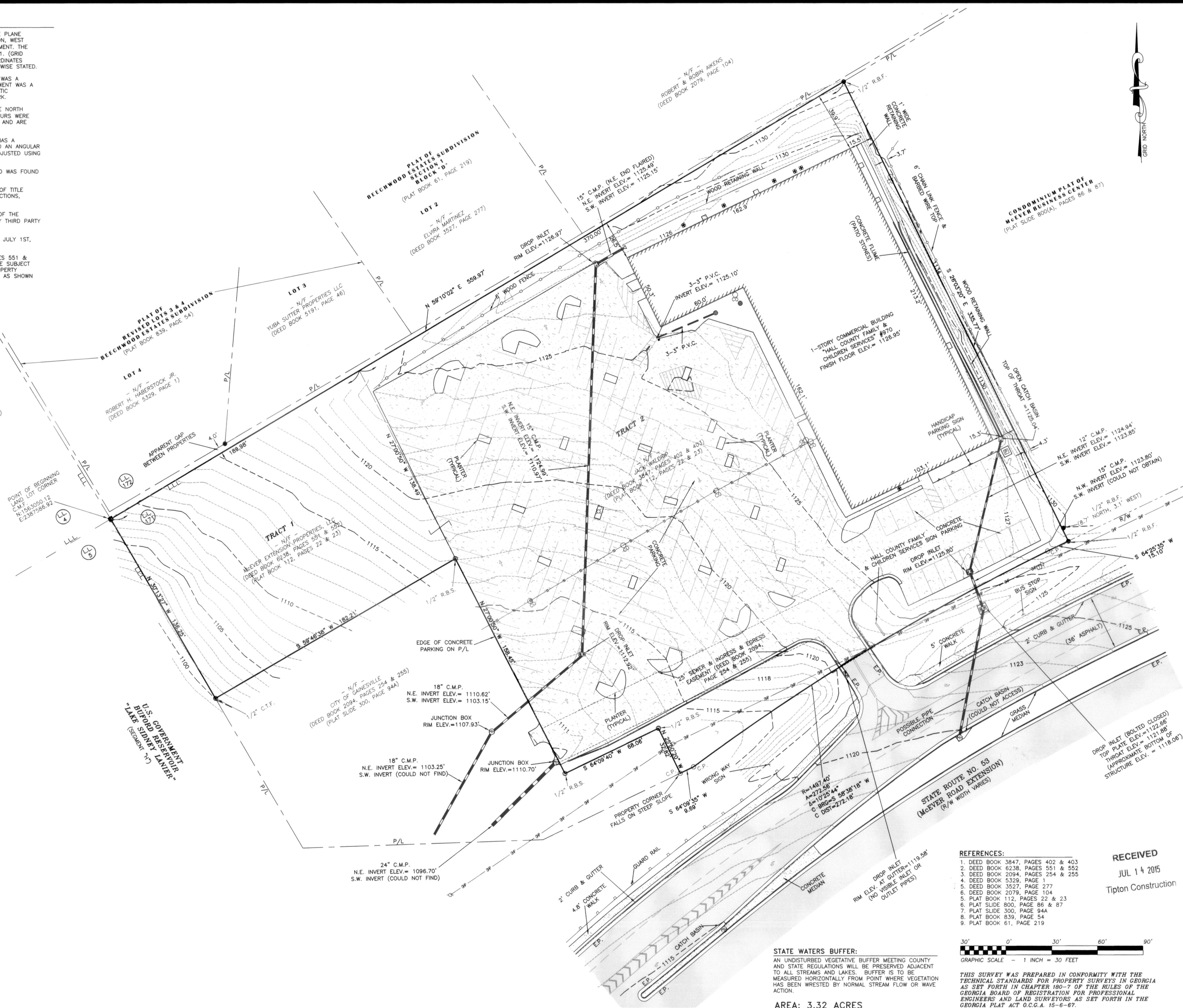
**Existing Facility**

# **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 COMBINED SCALE FACTOR FOR THIS SITE IS: 0.99909481. (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 TKO GNSS RECEIVER USING REALTIME KINEMATIC OBSERVATIONS PROCESSED THROUGH THE EOPNS NETWORK.
3. THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). CONTOURS WERE COMPUTED BASED ON FIELD LOCATED SPOT ELEVATIONS AND ARE SHOWN AT 1-FOOT INTERVALS.
4. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 18,430 FEET AND AN ANGULAR CLOSURE OF 00°00'03" PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES RULE. FIELD PARTY D.G. & G.A.
5. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 133,129 FEET.
6. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF TITLE REVIEW AND IS SUBJECT TO ANY RESERVATIONS, RESTRICTIONS, RIGHTS-OF-WAY AND EASEMENTS OF RECORD.
7. 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.
8. THE FIELD SURVEY WAS CONDUCTED ON JUNE 30TH, JULY 1ST, 2ND AND 7TH, 2015.
9. THE DEED AS RECORDED IN DEED BOOK 6238, PAGES 551 & 552 BY DESCRIPTION APPEARS TO DESCRIBE THE ENTIRE SUBJECT PROPERTY, HOWEVER, BASED ON THE HALL COUNTY PROPERTY APPRAISER IT IS ONLY INTENDED TO DESCRIBE TRACT 2 AS SHOWN ON THIS SURVEY.

## **LEGEND:**

- △ A.I.F. - ANGLE IRON FOUND
- A.F. - AXLE FOUND
- C.M.F. - CONCRETE MONUMENT FOUND
- A.M.F. - ALUMINUM MONUMENT FOUND
- C.T.F. - CRIMP TOP PIN FOUND
- R.B.F. - REBAR FOUND (SEE DRAWING FOR SIZE)
- O.T.F. - OPEN TOP FOUND (SEE DRAWING FOR SIZE)
- I.P.F. - IRON PIN FOUND
- P.K.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
- G.W. - GUY WIRE
- G.P. - GUY ANCHOR POLE
- E.S. - ELECTRIC SERVICE
- W.M. - WATER METER
- W.V. - WATER VALVE
- F.H. - FIRE HYDRANT
- F.D.C. - FIRE DEPARTMENT CONNECTION
- I.C.V. - IRRIGATION CONTROL VALVE
- W.P. - WELL POINT
- C.O. - SANITARY CLEANOUT
- 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
- G.S. - 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
- 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
- T.T. - OVERHEAD TELEPHONE LINE
- W. - BURIED WATER MAIN
- S. - BURIED SEWER LINE
- G. - BURIED GAS LINE
- E. - BURIED ELECTRIC LINE
- T.V. - BURIED CABLE TV
- C. - CHAIN LINK FENCE
- W. - WOOD FENCE
- X. - WIRE FENCE
- OHP. - OVERHEAD POWER LINES
- P/L. - PROPERTY LINE
- R/W. - RIGHT-OF-WAY
- N/F. - NOW OR FORMERLY
- C. - CENTERLINE
- INTX. - INTERSECTION
- R. - CURVE RADIUS
- L. - CURVE ARC LENGTH
- Δ. - CURVE CENTRAL ANGLE
- C. BRG. - CHORD BEARING
- C. DIST. - CHORD DISTANCE
- L.L. - LAND LOT
- N. - NORTHING COORDINATE
- E. - EASTING COORDINATE
- S/B. - SETBACK
- Z. - CONTINUOUS OWNERSHIP





**PARKING**

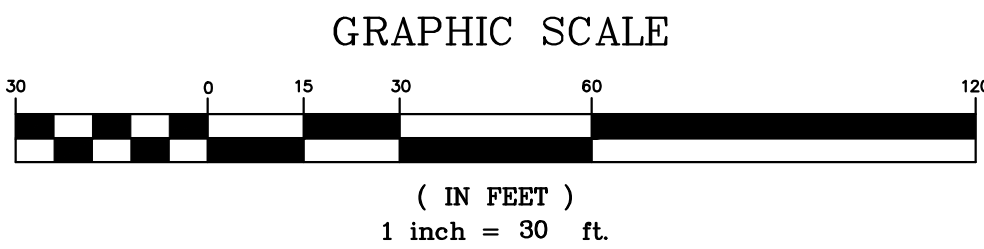
PROP. BUILDING  
OFFICE USE

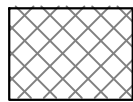
MIN/MAX RATE = 1 PER 300 S.F. TO 250 S.F.  
MINIMUM: 36,245 S.F. / 300 = 121 SPACES  
MAXIMUM: 36,245 S.F. / 250 = 145 SPACES

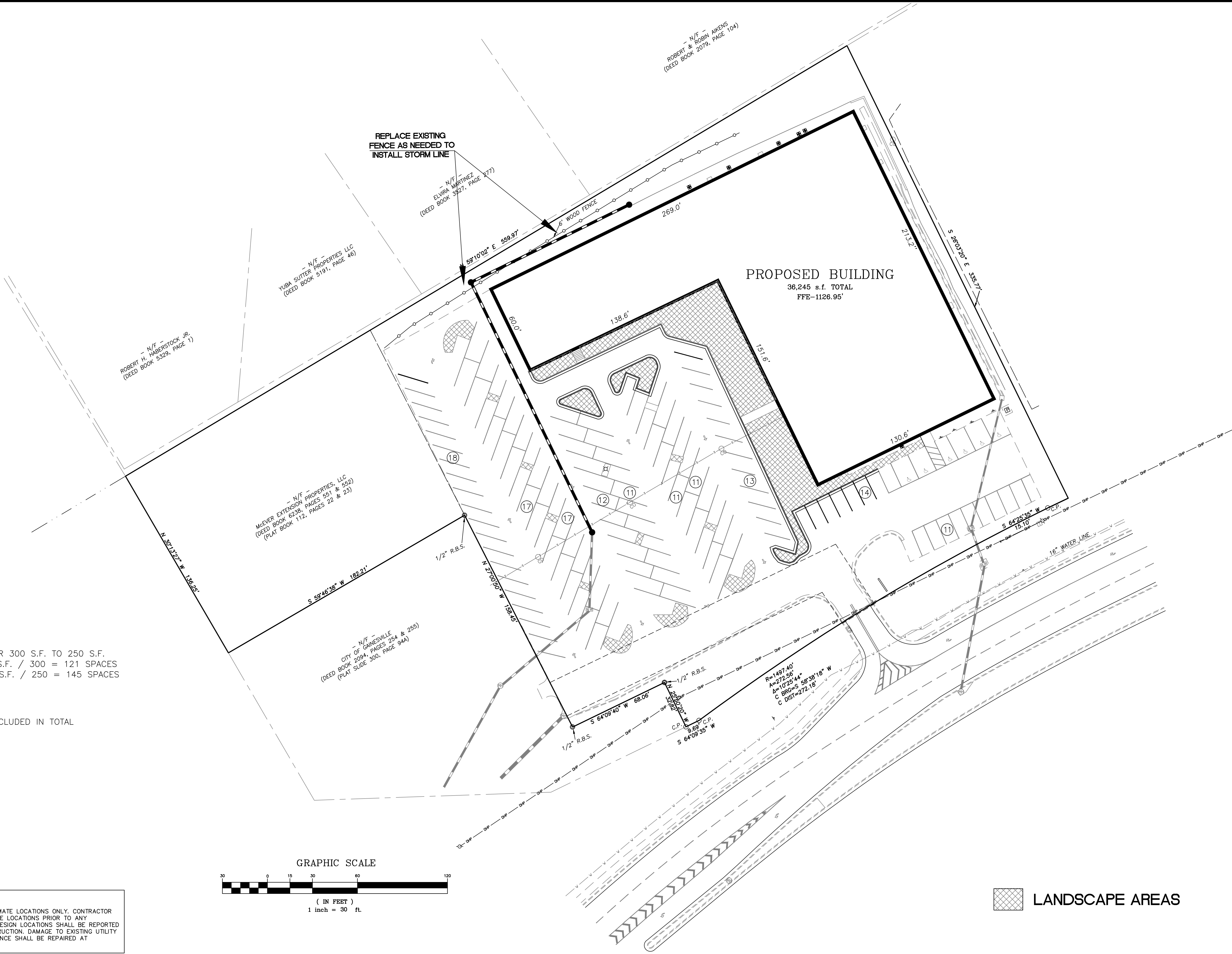
135 SPACES PROVIDED  
6 HANDICAP SPACES INCLUDED IN TOTAL

**UTILITY DISCLAIMER**

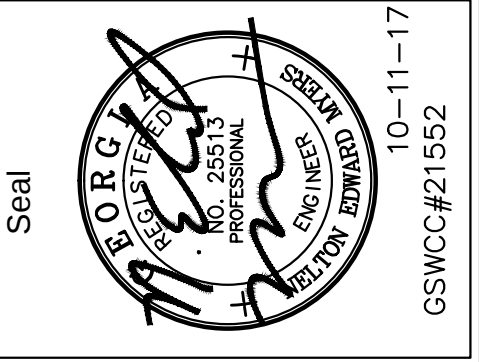
EXISTING UTILITY LINES SHOWN ARE APPROXIMATE LOCATIONS ONLY. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LINE LOCATIONS PRIOR TO ANY CONSTRUCTION. ANY DEVIATIONS FROM THE DESIGN LOCATIONS SHALL BE REPORTED TO THE PROJECT ENGINEER PRIOR TO CONSTRUCTION. DAMAGE TO EXISTING UTILITY LINES RESULTING FROM CONTRACTOR NEGLIGENCE SHALL BE REPAIRED AT CONTRACTOR EXPENSE.



 **LANDSCAPE AREAS**



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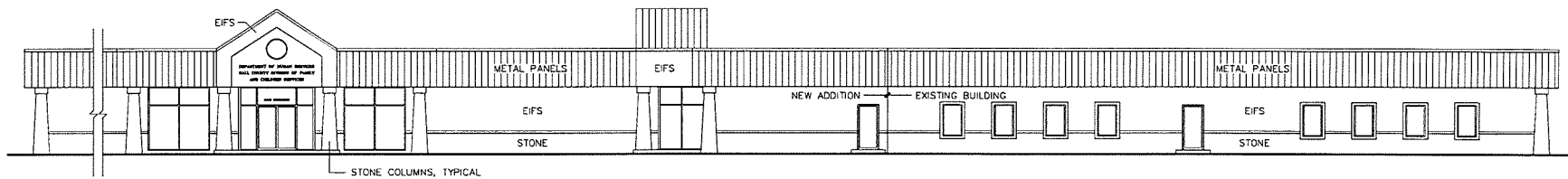
Project Description  
**DEFACS  
OFFICE BUILDING**

CITY OF GAINESVILLE  
HALL COUNTY, GEORGIA

DATE 10-25-17  
JOB NO. 15-24  
Sheet Title  
**PROPOSED  
SITE**

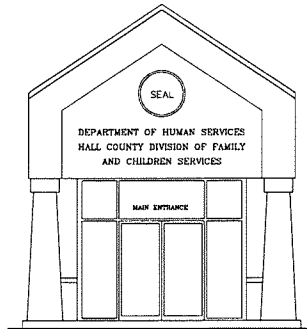
| Revisions |
|-----------|
|           |
|           |
|           |
|           |
|           |

SHEET  
**C-3**



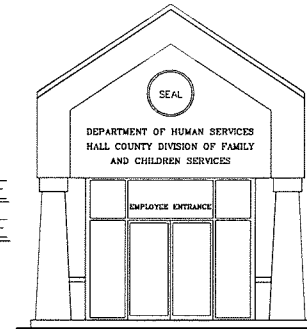
FRONT ELEVATION

1/8" = 1'-0"



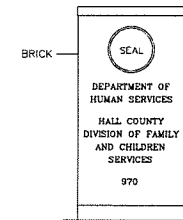
MAIN  
ENTRANCE

1/4" = 1'-0"



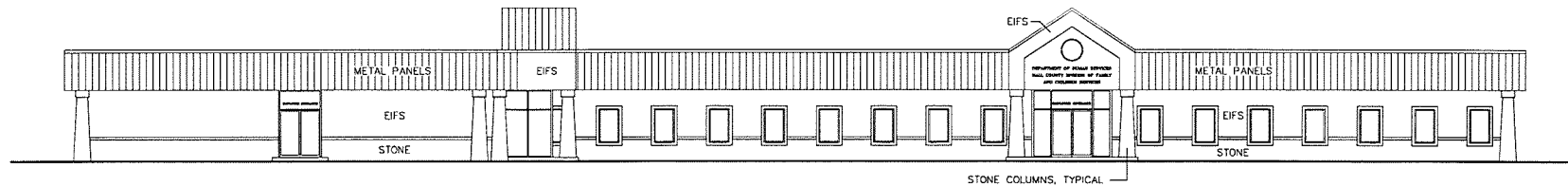
EMPLOYEE  
ENTRANCE

1/4" = 1'-0"



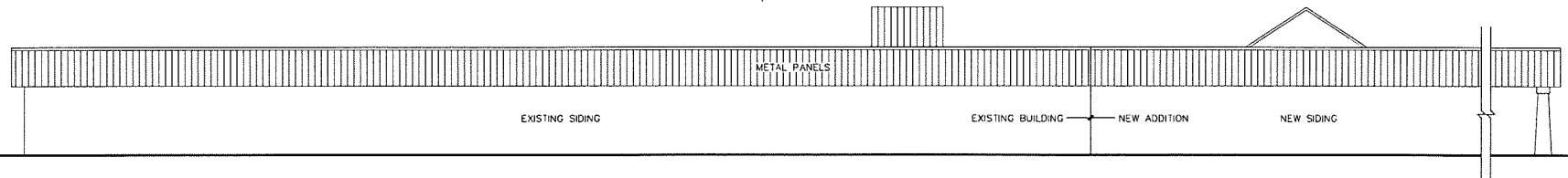
MONUMENT  
SIGN

3/8" = 1'-0"



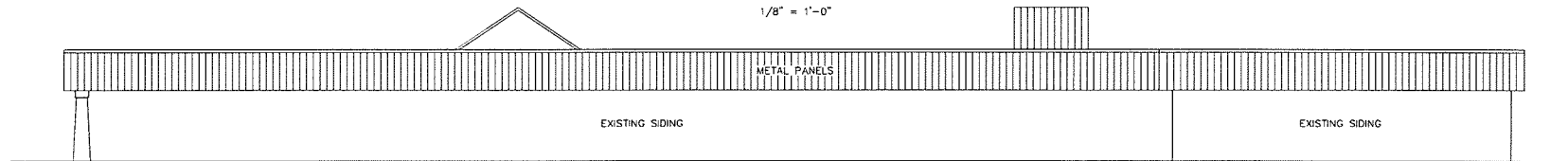
LEFT SIDE ELEVATION

1/8" = 1'-0"



REAR ELEVATION

1/8" = 1'-0"



RIGHT SIDE ELEVATION

1/8" = 1'-0"



Architects  
Georgia  
No. 35291  
770.531.0512

Bailey Associates

DFACS OFFICE BUILDING  
970 MCEVER ROAD EXTENSION  
GAINESVILLE, GEORGIA

Project No 16046  
Drawn By JKB  
Checked By  
Date MAY 25, 2017  
Revisions  
OCT. 12, 2017

A3  
OF