



AGENDA

**Gainesville Planning and Appeals Board
Tuesday, January 16, 2018, 5:30 PM
Gainesville Justice Center**

1. CALL TO ORDER

2. MINUTES

A. December 12, 2017 PAB Meeting Minutes

3. OLD BUSINESS

A. Annexation Request

- (1) Request from **EDRE Assets, LLC** to annex a 5.048± 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 (part), 024 and 027
Request: 3 single-family lots

4. NEW BUSINESS

A. Rezoning Request

- (1) Request from **Altus Development, LLC** to rezone a 1.13± acres tract located on the northwest side of the intersection of Park Hill Drive and South Enota Drive (a/k/a **1351 Park Hill Drive**) from Residential-II (R-II) to Office and Institutional (O-I).
Ward Number: Two
Tax Parcel Number(s): 01-077-001-027
Request: Medical office

B. Zoning Amendment Request

- (1) Request from **Tyler Land Holdings** to amend the existing Planned Unit Development (P-U-D) zoning on a 2.98± acres tract located on the northeast side of the intersection of McEver Road and Hillside Gardens Lane (a/k/a **1209 and 1229 Hillside Gardens Lane**).
Ward Number: Five
Tax Parcel Number(s): 08-006-001-058 and 075
Request: Boat sales dealership

C. Code Amendment Request

- (1) Request from the **City of Gainesville** to amend the Unified Land Development Code for the City of Gainesville, Georgia. The proposed amendments are to include amendments to Section 9-21-1-7 entitled "Meetings"; amendments to subsections (a), (b), (c) and (f) of Section 9-22-2-18 entitled "Action By Governing Body."

5. MISCELLANEOUS

6. ADJOURNMENT

CITY OF GAINESVILLE

AGENDA REQUEST

Date Submitted: 12/18/2017
Presenter: N/A
Item of Business: December 12, 2017 PAB Meeting Minutes
Meeting Date: 1/16/2018

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
DECEMBER 12, 2017

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

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

Members Absent: None

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

Others Present: Council Member George Wangemann

MINUTES OF NOVEMBER 14, 2017

There was a motion to approve the minutes as presented.

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

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

Planning Manager Matt Tate stated the applicant requested to table this agenda item until the January 16, 2018 PAB meeting in order to work out an issue with a neighboring property's septic drain field.

There was a motion to table the request until the January 16, 2018 PAB meeting.

Motion made by Vice-Chair Fleming
Motion seconded by Board Member White
Vote – 7 favor

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

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

The applicant is proposing to amend an existing Planned Unit Development (P-U-D) zoning to allow for a larger office building. The property is 3.32[±] acres in size and is the location of the Department of Family and Children Services facility. 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 of 25,000 square feet. The current proposal will renovate and expand the existing building to 36,245 square feet. The building expansion is to be located within the existing parking lot. All access will remain unchanged and a total of 144 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 Gainesville Future Development Map places the subject property within the *Retail/Commercial* land use category. As well the property is located within the *Suburban Commercial* Character Area which is supportive of the proposal.

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 with five conditions.

Applicant Presentation: Ed Myers, Myers & Company, 752 Chattahoochee Place, stated he was the engineer for the project and noted one of the investors James Tipton was also present. He stated the applicant wanted to complete an overall renovation to expand the existing 30 year old building in order to make more private offices and larger conference rooms. He stated that the Department of Family and Children Services were not making any changes to their services but simply needed a better layout for the building. Mr. Myers stated that the State of Georgia requires four parking spaces per square foot, hence the reason for the additional parking. He stated they were able to fit the additional parking within the existing parking footprint. The applicant had no issues with the proposed zoning conditions.

FAVOR: None

OPPOSE: None

Planning and Appeals Board Comments: Upon inquiry by Chairman Carter, Planning Manager Matt Tate stated the revised parking spaces did not require any changes to the conditions of zoning.

There was a motion to recommend conditional approval of the request to amend the existing Planned Unit Development (P-U-D) zoning, with the following conditions:

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.

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

MISCELLANEOUS

Recognition of Connie Rucker

Chairman Carter presented a plaque to Board Member Rucker in appreciation of her service to the City for more than nine years. Council Member Wangemann, other Board Members and staff also shared words of appreciation.

ADJOURNMENT

There was a motion to adjourn the meeting at 5:45 p.m.

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

Respectfully submitted,

Doug Carter, Chairman

Judy Foster, Recording Secretary

CITY OF GAINESVILLE

AGENDA REQUEST

Date Submitted: 12/18/2017

Presenter: Matt Tate

Item of Business: Request from **EDRE Assets, LLC** to annex a 5.048± 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 (part), 024 and 027

Request: 3 single-family lots

Meeting Date: 1/16/2018

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:

This agenda item was tabled at the December 12, 2017 PAB meeting in order to modify the boundary survey which removed the neighbors septic drain field from the subject property. By doing so, there was a 0.16 acre reduction in the size of the subject property to be annexed.

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

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
☐ 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 5.048± acres
Ward..... Two
Proposed Use..... 3 single-family lots
Planning Division Staff Recommendation **Approval, with conditions**
Date..... January 16, 2018

▪ **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 over 1.35 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 and fence from the adjacent residential property to the east encroaches within the subject property.

▪ **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 Agricultural Residential-III (AR-III) – County
East	Undeveloped land	Residential-I (R-I) – City 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**

The Gainesville City School System states that bus transportation is not currently provided 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± 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± 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± 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. However, the city currently serves nearby properties.

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?

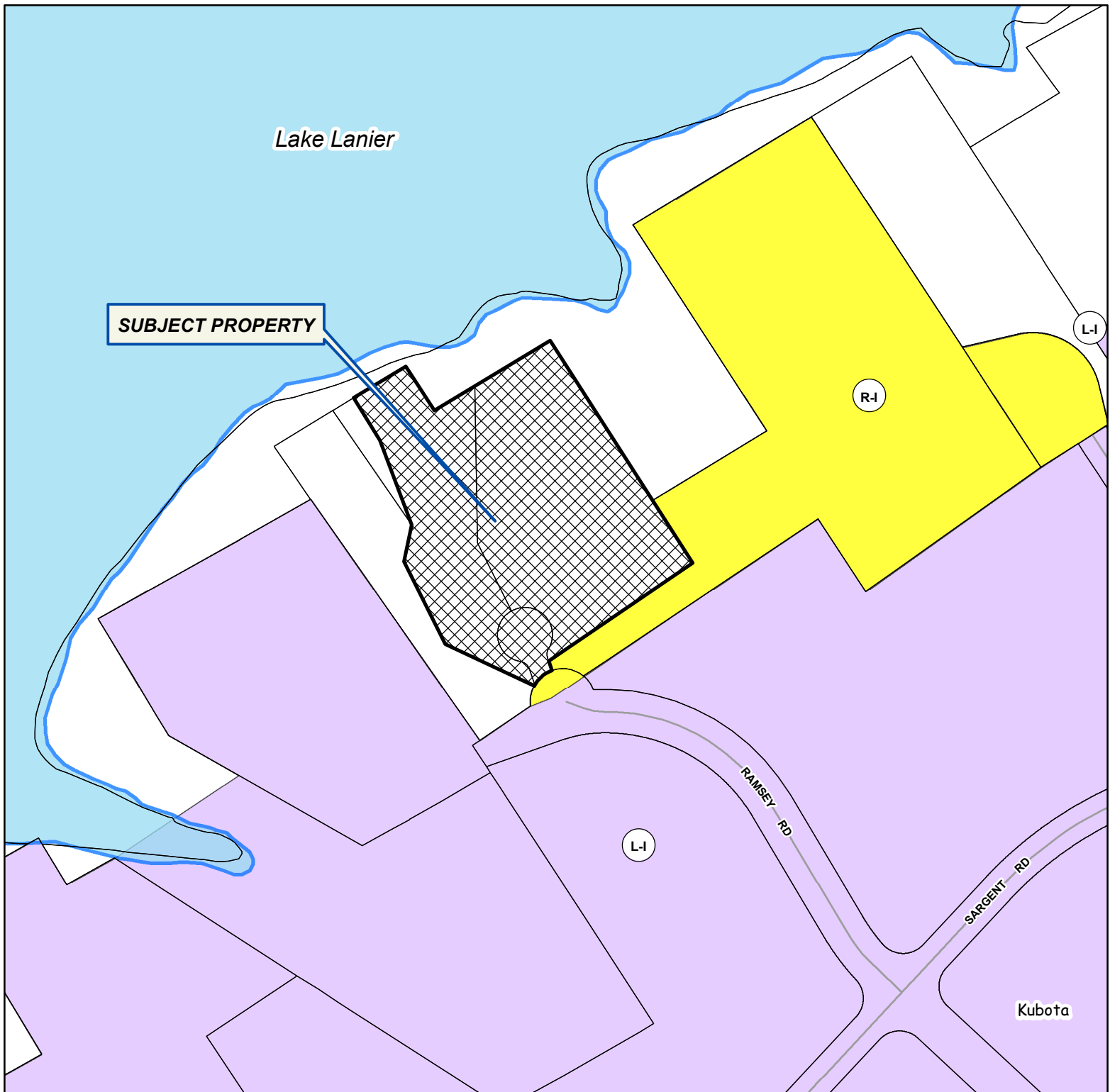
Based on the Comprehensive Land Use Plan and the surrounding mixture of land uses, the proposed use appears to be reasonable. The proposed 3 lot residential subdivision with the proposed zoning conditions appears to reflect a balance between the promotion of the public health, safety, morality, or general 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.

▪ **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 5.048+/- acres tract with
Planned Unit Development (P-U-D)
zoning for 3 single-family lots

Subject Area Address:

0, 2608, 2611 Ramsey Road

Meeting: 01/16/2018

Prepared: 10/30/2017

Gainesville Community Development Department

 Subject Property

0 150 300 450 600 Feet



1" = 250'

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



Applicant:

ANNEXATION REQUEST

EDRE ASSETS, LLC



Request:

Annex a 5.048+/- acres tract with
Planned Unit Development (P-U-D)
zoning for 3 single-family lots

Subject Area Address:

0, 2608, 2611 Ramsey Road

Meeting: 01/16/2018

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 (part), 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

Revised December 14, 2017

Background:

The subject property is 5.05 acres of land currently comprised of two tax parcels (09110 000027, 09110 000024) and a portion of a third tax parcel (09110 000019), located at the terminus cul-de-sac of Ramsey Road in Land Lot 110 of the 9th 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 (2611 & 2608) from lending institutions. A third parcel (09110 000019), containing a proposed cul-de-sac and a non-contiguous sliver of land were purchased by the owner via a tax deed sale and foreclosure. The adjacent property at 2600 Ramsey Road was subdivided from the property by the former owner (Brinson) but the construction of the existing home required the former owner to "add" the sliver of land to accommodate the existing septic drain field. A foreclosure on the 2600 Ramsey Road property did not include the sliver and the current owner purchased only the foreclosed property. In order to comply with Hall County Environmental Health Department requirements, Edre Assets has agreed to sell the sliver to the current owner (Madeleine Oster). Thus, the sliver portion of the third tax parcel is excluded from the annexation request.

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.

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.

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.
6. The common security gate requirement from the Hall County 2008 re-zoning shall be eliminated.

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.

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

Date Submitted: 12/18/2017

Presenter: Matt Tate

Item of Business: Request from **Altus Development, LLC** to rezone a 1.13± acres tract located on the northwest side of the intersection of Park Hill Drive and South Enota Drive (a/k/a **1351 Park Hill Drive**) from Residential-II (R-II) to Office and Institutional (O-I).

Ward Number: Two

Tax Parcel Number(s): 01-077-001-027

Request: Medical office

Meeting Date: 1/16/2018

Purpose of Request:

The applicant is proposing to rezone the subject property in order to construct a 10,800 square foot medical office building. The property is located within the Limestone Corridor Overlay Zone and contains an older single-family home that will be demolished. The anticipated hours for each of the two medical office tenants are from 8 A.M. to 5 P.M. According to the concept plan there will be a total of 47 parking spaces and a right turn in/out driveway is proposed on Park Hill Drive and South Enota Drive. Adjacent uses include the Burnam Wood subdivision, Beehive Homes Assisted Living facility, CVS Pharmacy and single-family homes.

History/Background:

Facts & Issues for Consideration:

Department Recommendation:

Planning staff is recommending conditional approval with four 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 Altus Development, LLC
Property Owner Joyce Parks Edmondson
Location 1351 Park Hill Drive
Request Rezone from R-II to O-I
Size 1.13± acres
Ward Two
Proposed Use Medical office
Planning Division Staff Recommendation **Approval, with conditions**
Date January 16, 2018

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

The applicant is proposing to rezone the subject property in order to construct a 10,800 square foot medical office building. The property is located within the Limestone Corridor Overlay Zone and contains an established, single-family rental home that is currently occupied. The home will be demolished to make room for the proposed medical office. The anticipated hours for the medical office tenants are from 8 A.M. to 5 P.M. According to the concept plan there will be a total of 47 parking spaces and a right turn in/out driveway is proposed on Park Hill Drive and South Enota Drive.

▪ **Adjacent Land Use and Zoning**

Location	Use	Zoning
North	Beehive Homes Assisted Living Facility; Vacant property	Residential-I (R-I) and Residential-II (R-II)
South	Single-family homes	Residential-I (R-I)
East	CVS Pharmacy	Office and Institutional (O-I)
West	Burnam Wood subdivision	Residential-I (R-I) and Residential-II (R-II)

Significant uses in the area include the Enota Elementary School, Northeast Georgia Medical and Lakeview Academy.

▪ **Other Departmental Comments**

According to the Gainesville Public Works Department, the applicant will need to continue coordination efforts with the Georgia Department of Transportation (GDOT) and the Gainesville Public Works Department for access design and permitting.

▪ **Zoning History**

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

2017 – A request by JH Homes, Inc. to rezone a 21.87± acres tract located at 1024, 1030 and 1037 Pearce Way NE; and 0 South Enota Drive NE from Office and Institutional (O-I) to Residential-II (R-II) for 65 residential townhomes was approved with conditions.

2017 – A request by Hanh My Thi Doan for a special use within Office and Institutional (O-I) on a 0.52[±] acre tract located at 502 South Enota Drive for a nail salon was denied.

2016 – A request by O'Reilly Automotive Stores, Inc. to rezone a 1.29[±] acre tract located at 1446 Park Hill Drive from Office and Institutional (O-I) to Neighborhood Business (N-B) for an auto parts store was approved with conditions.

2016 – A request by Andrew Hothem to rezone a 0.48[±] acre tract located at 1490 Park Hill Drive from Residential-I (R-I) to Residential-II (R-II) for a two-family residence was approved with conditions.

2014 – A request by Beehive Homes of Gainesville to rezone a 2.0[±] acre tract located at 1351 Park Hill Drive from Residential-I (R-I) to Residential-II (R-II) for an assisted living facility was approved with conditions.

2013 – A request by Ketan / Gopalji Patel to rezone a 1.26[±] acre tract located at 1572, 1582 and 1586 Park Hill Drive from Residential-II (R-II) and Office and Institutional (O-I) to General Business (G-B) for a professional office and commercial use was approved with conditions.

2012 – A request by The Atlanta Botanical Garden, Inc. to amend existing Planned Unit Development (P-U-D) zoning located at 351 Lake Hill Drive for a Woodland / Botanical Garden 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 adjacent and nearby development to the west and south have remained single-family. The adjacent properties to the north and east have been redeveloped for an assisted living facility and a retail/pharmacy. Additional development has occurred within the past 20 years in most part due to the location and growth of Northeast Georgia Medical Center. Given the proximity of the subject property to adjacent single-family uses, the property should be limited to neighborhood scale office or light neighborhood retail.

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

Overall, the adjacent uses should experience limited effects from the proposal which is similar to what has occurred with the adjacent non-residential development. It is expected that the proposal will increase traffic volumes from the property due to more vehicular turning movements being created. Aesthetically, the proposed building is different from the adjacent single-family homes; however, it is similar in scale to adjacent non-residential uses. Of comparison, the adjacent CVS Pharmacy building is 10,800 square feet in size and the Beehive Homes Phase 1 building is 10,774 square feet in size. Sufficient buffers should be provided adjacent to the Burnam Wood Subdivision to help reduce visual impacts.

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

The proposal appears to be consistent with the Comprehensive Plan. The subject property is adjacent to both single-family and non-residential uses and is located at the intersection of South Enota Drive and Park Hill Drive which makes it less conducive for single-family development.

The Gainesville 2030 Future Development Map for the City of Gainesville places the subject property within the *Mixed Use General* land use category. This category includes areas containing or planned for a mixture of land uses including office, neighborhood retail, and residential.

According to the Character Area map for the City of Gainesville, the subject property is located within the *Traditional Neighborhoods* Character Area specifically within the *Northern Neighborhoods subarea*. The vision for this area anticipates minimal change, and primary issues within this subarea include incompatible infill development and the threat of encroaching urban sprawl. Commercial encroachment should be minimized and should respect and mirror the small scale of the surrounding neighborhoods, while the purity of the landscape and quality of housing should be preserved. The area is not a primary destination for business; however neighborhood serving business development is encouraged. Land uses allowed in the *Northern Neighborhoods subarea* include low-density and medium-density residential, and mixed-use / commercial.

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

The subject property is zoned Residential-II (R-II) which allows for single-family and multi-family up to 13 residential units. The applicant is proposing to rezone the property to Office and Institutional (O-I) for a medical office building. Medical offices are currently present to the northeast and southeast along Park Hill Drive and South Enota Drive. The proposed office appears to be in scale and characteristic of the non-residential growth along this segment of Park Hill Drive.

(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 proposal should have minimal impacts to the existing public facilities. City water and public safety services are currently provided to the property. Gainesville Fire Station #2 is located off of Holly Drive and is approximately 1.1± miles from the subject property.

The proposed medical office building will have no impact on the school system given that it is a non-residential use.

The subject property is located along State Route 11 / U.S. 129 which is considered an arterial road capable of handling traffic produced by the proposed use. However, the intersection of Park Hill Drive and South Enota Drive experiences high traffic volumes much of which is created by patrons traveling to and from the nearby Enota Elementary School, Lakeview Academy and North East Georgia Medical Center. According to the Institute of Transportation Engineers (ITE) Trip Generation Handbook (9th Edition), the proposed use on average would generate 390± new trips per day, 38± A.M. peak hour trips and 46± P.M. 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 subject property contains an established single-family home but is zoned for multi-family purposes. The surrounding property near the intersection of Park Hill Drive and South Enota Drive has experienced steady neighborhood office and commercial growth within the last 20 years. Much of this is due to the expansion of North East Georgia Medical Center which has created the need for ancillary professional, medical and neighborhood retail serving 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?

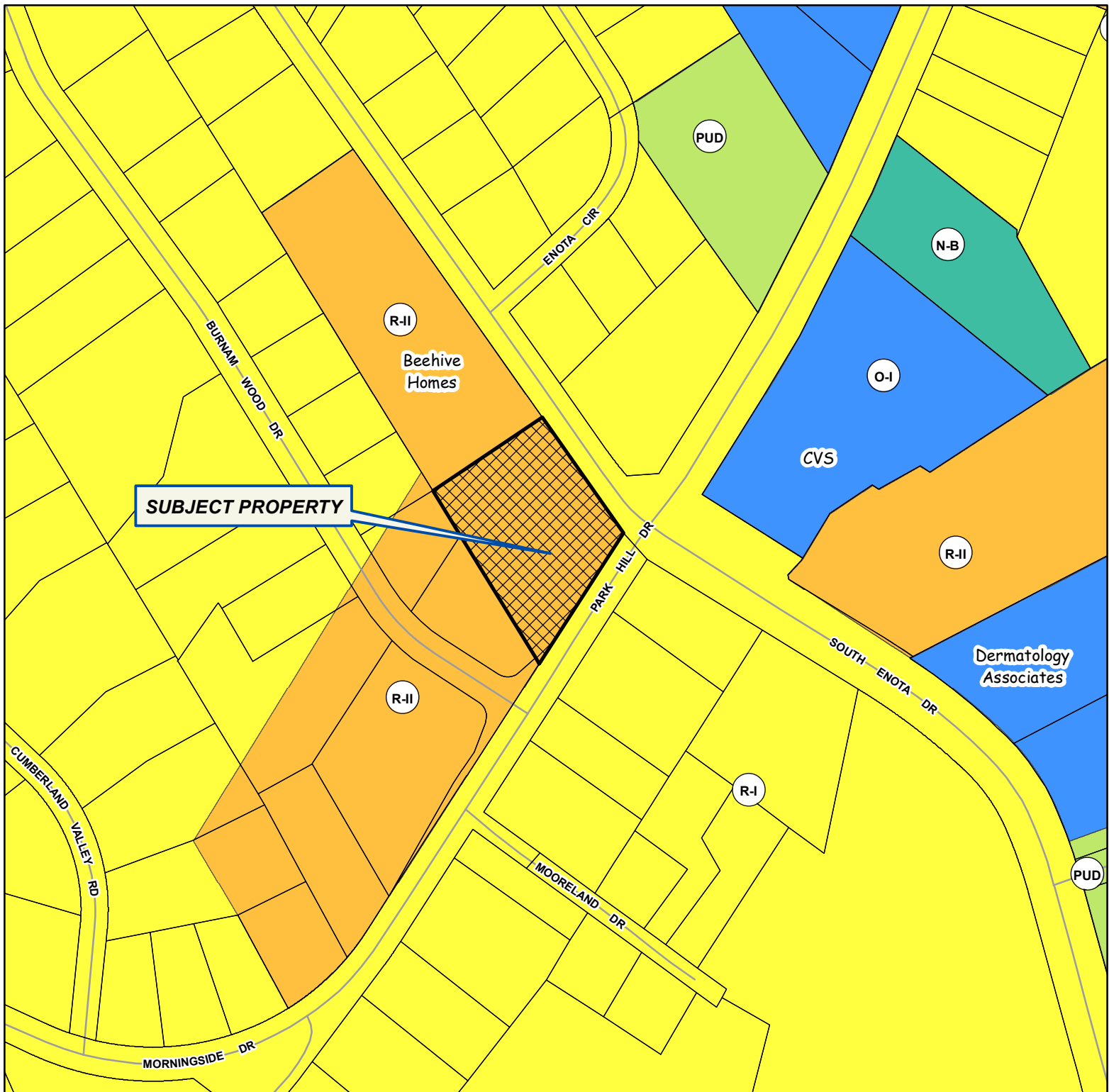
Due to the Comprehensive Land Use Plan and the nearby non-residential uses, the proposed rezoning request appears to reflect a reasonable balance between the promotion of the public health, safety, morality, or general welfare and the right to unrestricted use of property.

▪ **Staff Recommendation**

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

Conditions

1. The exterior materials of the building shall adhere to the standards as depicted on the architectural elevation provided with this rezoning application. All flat roof surfaces and roof top equipment shall be screened by a parapet roof on all sides.
2. The westerly side of the property shall be planted with a dense evergreen buffer along the property line. The location, spacing, size and type of vegetation and trees planted shall be subject to Community Development Department Director approval. In addition, a decorative eight foot (8') tall opaque fence shall be provided between the planted buffer and the building / parking area / dumpster but shall not extend to Park Hill Drive beyond the proposed dumpster pad.
3. All access point design and sidewalk installation along Park Hill Drive and South Enota Drive must be reviewed and approved by the Georgia Department of Transportation in conjunction with the Gainesville Public Works Director. All required access / traffic / sidewalk improvements associated with the proposed development shall be at the full expense of the developer / property owner.
4. An updated as-built boundary survey / plat of the subject property, indicating all improvements required for the proposed use, shall be recorded prior to obtaining a Certificate of Occupancy.



Applicant:

REZONING REQUEST

ALTUS DEVELOPMENT, LLC



Request:

Rezone 1.13+/- acres from Residential-II (R-II) to Office and Institutional (O-I) for medical office

Subject Area Address:

1351 Park Hill Drive

Meeting: 1/16/2018

Prepared: 11/28/2017

Gainesville Community Development Department



Subject Property



0 120 240 360 480 Feet

1" = 200'

Tax Parcel: 01-077-001-027



Applicant:

REZONING REQUEST

ALTUS DEVELOPMENT, LLC



Request:

Rezone 1.13+/- acres from Residential-II (R-II) to Office and Institutional (O-I) for medical office

Subject Area Address:

1351 Park Hill Drive

Meeting: 1/16/2018

Prepared: 11/28/2017

Gainesville Community Development Department



Subject Property

Aerial from 2015

0 120 240 360 480 Feet



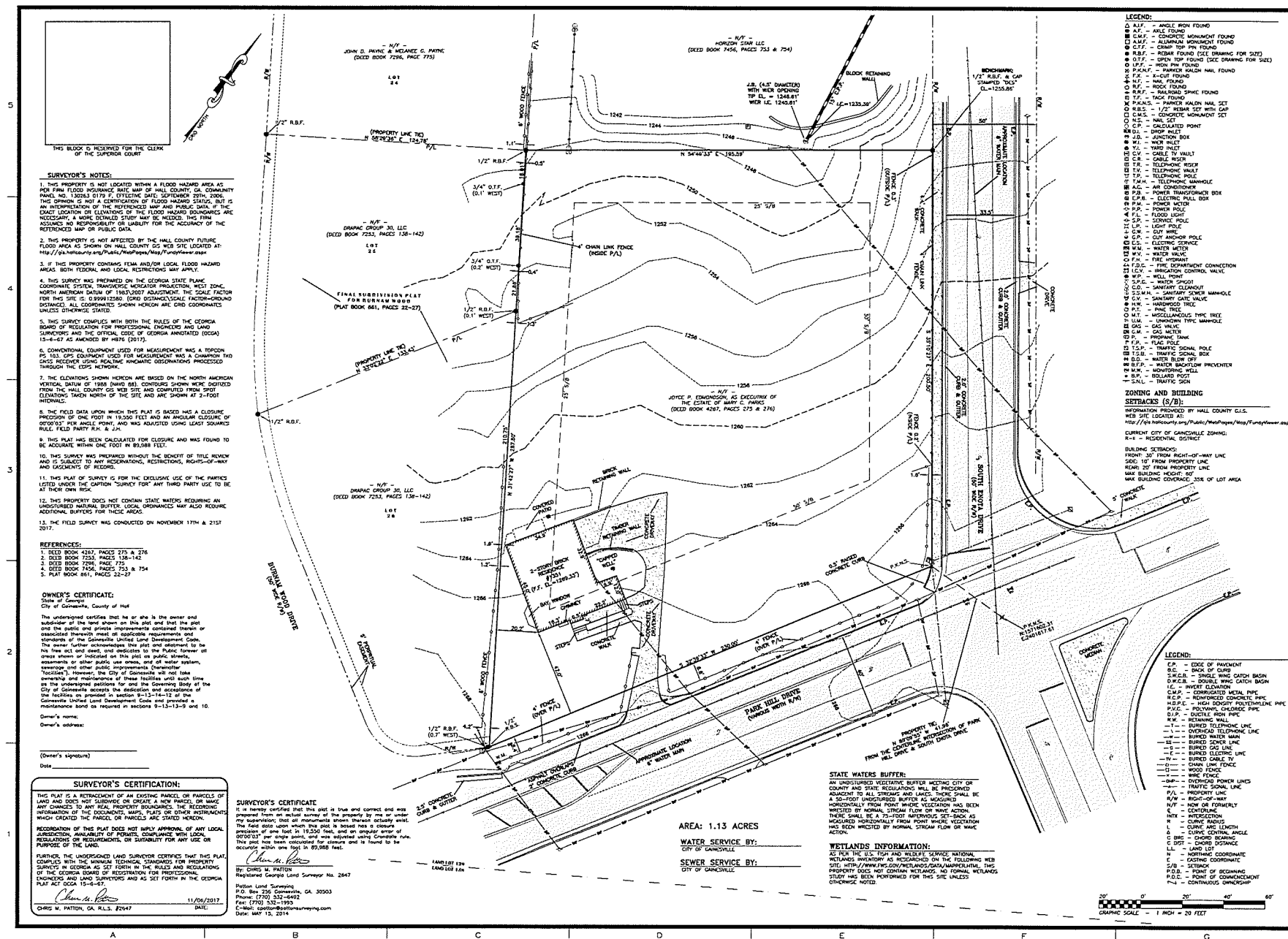
1" = 200'

Tax Parcel: 01-077-001-027

NARRATIVE REPORT

Address: 1351 PARK HIL DRIVE, GAINESVILLE, GA 30501

ALTUS DEVELOPMENT, LLC would like to construct an up-scale medical office and requests rezoning from the current R2 to O-I. The building will be approximately 10,800 square feet on 1.13 acres. The overall development will blend with the existing area in terms of architecture and landscaping. The landscaping will be environmentally friendly using rock and vegetation that will compliment the building design. The building and landscaping will use LED lighting that is visually pleasing at night. The two medical tenants will be low-impact users that have operating hours between 8 am to 5 pm during week days and closed on weekends.



**REGISTERED PROFESSIONAL
LAND SURVEYORS**

P.O. BOX 256
GAINESVILLE, GA. 30503
PHONE: (770) 532-6492
FAX: (770) 532-1995
www.pattonsurvey.com

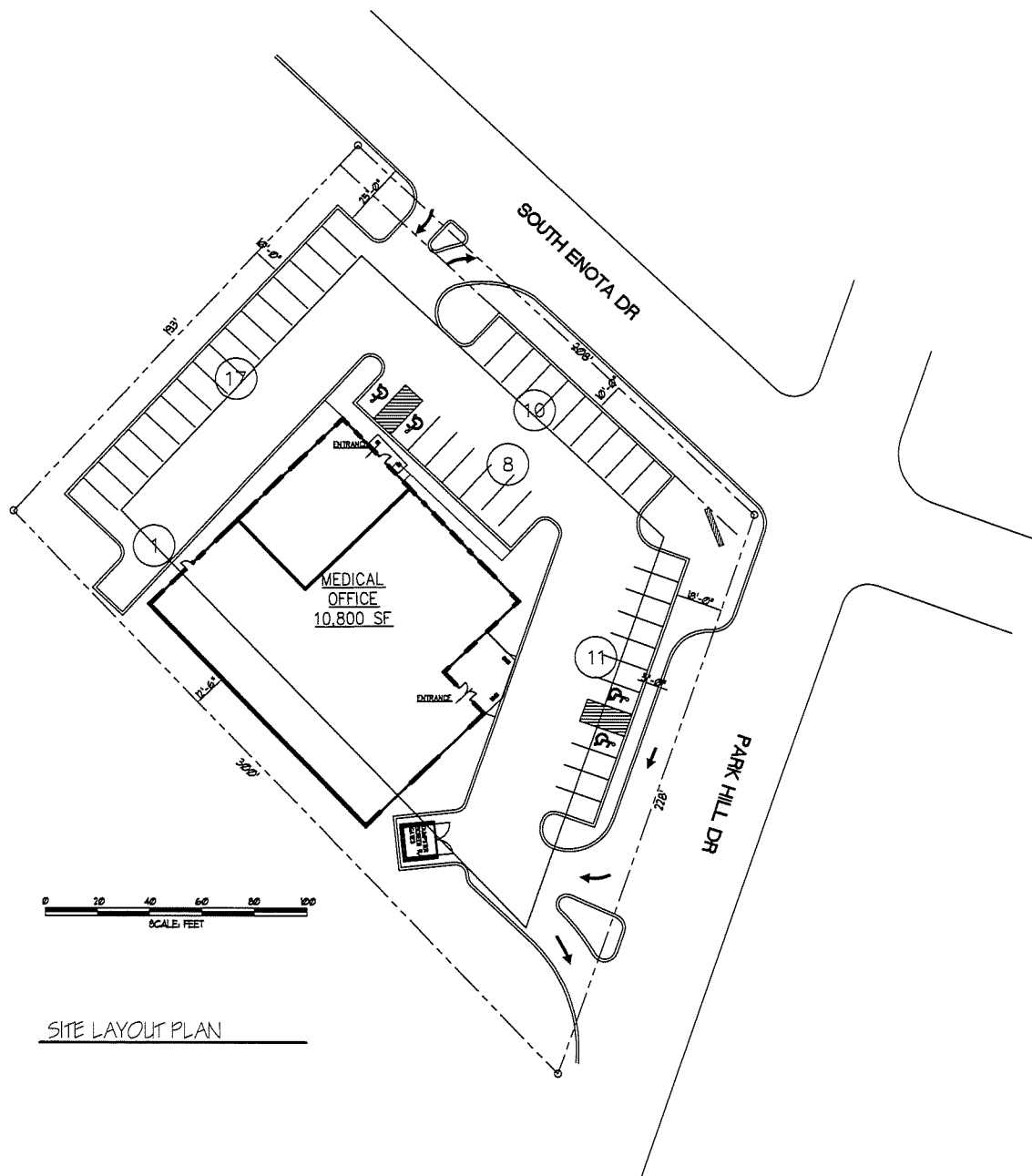


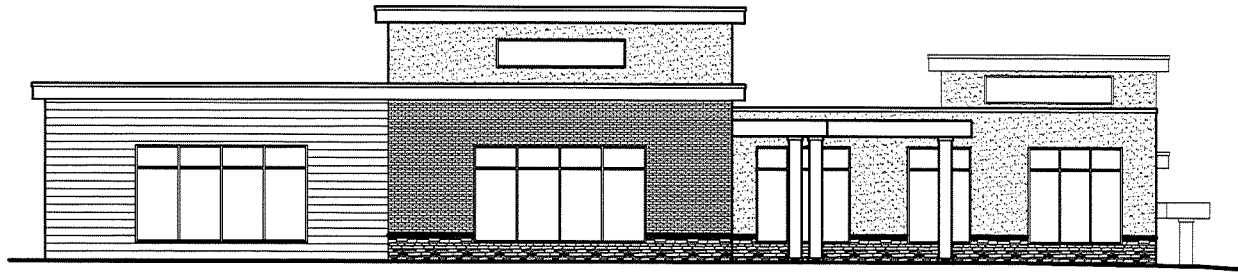
CHris M. PATTON
HALL COUNTY SURVEYOR

RETRACEMENT/TOPOGRAPHIC SURVEY FOR:
ALTUS DEVELOPMENT, LLC
- LOCATED IN -
LAND LOT 139
9TH LAND DISTRICT
CITY OF GAINESVILLE

[illegible]

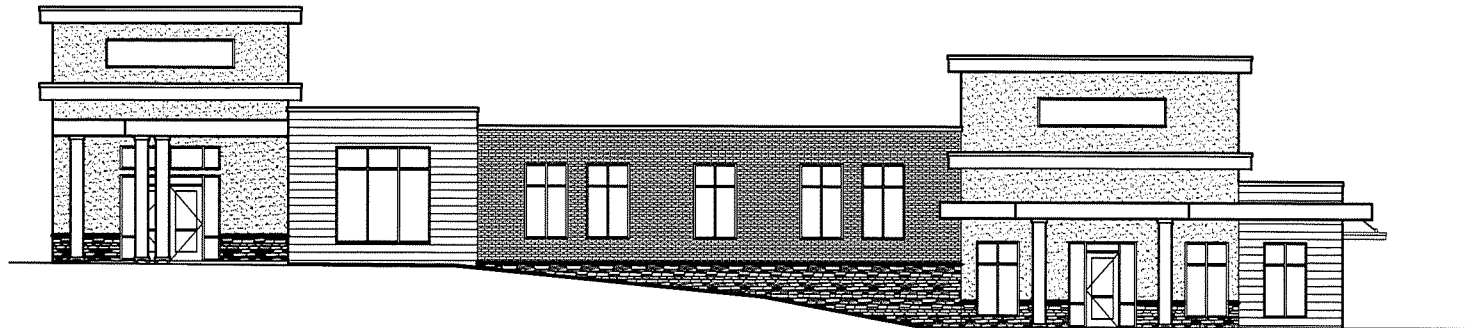
SHEET NUMBER:
1 of 1
SCALE: 1" = 20'
SURVEY DATE: 11/21/2017
PLAT DATE: 12/06/2017
17-257.dwg
JN. 17-257





LEFT SIDE ELEVATION:

SCALE: $\frac{3/16"}{1'-0"} = 1"=10'$



FRONT ELEVATION:

SCALE: $\frac{3/16"}{1'-0"} = 1"=10'$

DATE	REVISIONS

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BY SIGNED THESE DRAWINGS, I HEREBY CERTIFY THAT I AM A LICENSED ARCHITECT IN THE STATE OF FLORIDA AND THAT I AM THE DESIGNER OF THE ABOVE PROJECT.

DATE: 11-27-17

PROJECT: 1351 PARK HILL DRIVE, GAINESVILLE, FL 32601

ALTUS DEVELOPMENT, LLC
1351 PARK HILL DRIVE
GAINESVILLE, FL 32601



REVIEW PLANS ONLY!
NOT FOR CONSTRUCTION

JOB NO.: A5-201
FILE: A5-201
DATE: 11-27-17
DRAWN BY: JCB
CHECKED BY: JCB

SHEET
FRONT AND LEFT SIDE ELEVATIONS
A5-201

CITY OF GAINESVILLE

AGENDA REQUEST

Date Submitted: 12/18/2017

Presenter: Matt Tate

Item of Business: Request from **Tyler Land Holdings** to amend the existing Planned Unit Development (P-U-D) zoning on a 2.98± acres tract located on the northeast side of the intersection of McEver Road and Hillside Gardens Lane (a/k/a **1209 and 1229 Hillside Gardens Lane**).

Ward Number: Five

Tax Parcel Number(s): 08-006-001-058 and 075

Request: Boat sales dealership

Meeting Date: 1/16/2018

Purpose of Request:

The applicant is proposing to amend the existing Planned Unit Development (P-U-D) zoning to allow for boat sales dealership. The entire tract consists of two parcels originally annexed in 2004 with PUD zoning for office, warehousing and light retail uses within an existing 12,000 square foot metal building. In addition, there were to be three, 5,000 square foot, two-story office/warehouse buildings and an additional 8,000 square foot warehouse building that were never constructed. The existing metal building has been occupied by multiple tenants including a construction company, recreational trailers sales facility, arts and gifts retail store and attorneys office. The applicant proposes to renovate and significantly upgrade the existing building with brick facade, windows and architectural treatments to create a first class sales facility. All boats will be serviced inside of the existing building and outdoor boat storage is proposed to the rear along Hillside Gardens Lane. Extensive landscaping is proposed along portions of Hillside Gardens Lane and McEver Road to screen the boat storage and display areas. Access will remain the same which includes two driveways on Hillside Gardens Lane. Adjacent uses include Gainesville Exploration Academy, Hall County Recycling Center, Hillside Memorial Gardens Cemetery, Hillside Chapel Funeral Home and Life South Community Blood Center.

History/Background:

Facts & Issues for Consideration:

Department Recommendation:

Planning staff is recommending conditional 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
- 📁 Site Plan
- 📁 Pictures
- 📁 Letter of Favor

- Backup Material
- Backup Material
- Backup Material
- Backup Material

**GAINESVILLE PLANNING and APPEALS BOARD
STAFF RECOMMENDATION**

Applicant Tyler Land Holdings
Property Owner(s)..... Rives Doss, Barbara Cheeley and
 Butterfly Properties, Inc.
Location..... 1209 and 1229 Hillside Gardens Lane
Request..... Amend existing P-U-D zoning
Total Acres 2.98[±] acres
Ward..... Five
Proposed Use..... Boat sales dealership
Planning Division Staff Recommendation **Approval, with conditions**
Date..... January 16, 2018

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

The applicant is proposing to amend the existing Planned Unit Development (P-U-D) zoning for a boat sales dealership. The applicant proposes to renovate and significantly upgrade the existing 12,000 square foot metal building with brick facade, windows and architectural treatments to create a first class sales facility. All boats will be serviced inside of the existing building and boat inventory will be stored outside on the easterly side of the property fronting Hillside Gardens Lane. In addition, an area within the existing front parking lot facing McEver Road will be reserved for limited boat display. Extensive landscaping is proposed along portions of Hillside Gardens Lane and McEver Road to screen and beautify the boat storage and display areas. This will include a 15-foot wide vegetated buffer and a decorative wrought iron fence. Access will remain the same which includes two driveways on Hillside Gardens Lane.

The entire tract consists of two parcels which were originally annexed in 2004 with P-U-D zoning for office, warehousing and light retail uses within an existing 12,000 square foot metal building. In addition, there were to be three, 5,000 square foot, two-story office/warehouse buildings and an additional 8,000 square foot warehouse building that were never constructed. The existing metal building has been occupied by multiple tenants including a construction company, recreational trailers sales facility, arts and gifts retail store and attorneys office.

▪ **Adjacent Land Use and Zoning**

Location	Use	Zoning
North	Gainesville Exploration Academy	Residential-II (R-II) -City
South	Hillside Memorial Gardens Cemetery	Residential-II (R-II) -County
East	Hall County Recycling Center	Residential-II (R-II) -County
West	Hillside Chapel Funeral Home; Life South Community Blood Center	Planned Office Development (P-O-D) -County Planned Commercial Development (P-C-D) -County

▪ **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:

2018 – A request by McEver Extension Properties, LLC to amend a 3.32± acres tract zoned Planned Unit Development (P-U-D) located at 970 McEver Road was approved with conditions for an office building addition.

2016 – A request by Spring Road Group, LLC to annex a 10.06± acres tract located at 2360, 2370, 2374, 2376, 2380, 2400 and 2410 Spring Road was conditionally approved with Residential-II (R-II) zoning for a 110-unit active adult community.

2015 – A request by Ken Chupp to annex a 0.821± acre tract located at 2305, 2313 & 2317 Pine Circle Drive and 2280, 2282 & 2284 Spring Road was approved with Residential-II (R-II) zoning for sewer for three existing duplex homes.

2015 – A request by Fernando Martinez to annex a 0.24± acre tract located at 2321 Pine Circle Drive for sewer was approved with Residential-I (R-I) zoning.

2009 – A request by Raul Castruita to annex a 0.34± acre tract located at 2283 Spring Road for sewer was approved with Residential-I (R-I) zoning.

2007 – A request by Sentinel Properties, Inc. to annex a 4.67± acres tract located at 2475 and 2503 Pemican Run for 56 townhome/condominium units was approved with conditional Planned Unit Development (P-U-D) zoning.

▪ **Staff Analysis**

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

The adjacent and nearby property includes a mixture of uses including a Gainesville Exploration Academy elementary school, Hall County compactor site, cemetery, funeral home and office uses. This segment of McEver Road has not experienced the volume of retail development with outdoor display seen along Browns Bridge Road and portions of Dawsonville Highway. However, the subject property has been occupied by various office and retail uses which have involved some outdoor storage of materials and equipment from a construction business. Outdoor storage and display may be acceptable if appropriately screened and maintained to improve the aesthetics of the property.

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

The proposed use should have minimal impacts on the adjacent properties as they are non-residential. Hillside Gardens Lane is used as a cut through from McEver Road to Spring Road and serves the adjacent cemetery and county trash/recycling center. The road is maintained by Hall County which is a two-lane road that is only 20 feet wide. Minimal impacts may occur when boats are being transported; however, the existing driveway locations appear to be sufficient distance from McEver Road.

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

The front portion of the subject property which contains the building 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 rear wooded portion of the subject property is located within the *Public / Institutional / TCU (transportation, communication, utilities)* land use category. This category includes areas containing or planned for public and institutional uses including governmental, educational and medical facilities, houses of worship, and similar institutional facilities; or for major transportation, utilities or communication facilities.

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 which will encourage consumers to stay in Gainesville. 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. The existing P-U-D zoning is approved for five office warehouse buildings totaling 35,000 square feet of office and commercial space. The proposed amendment seeks to only utilize the existing 12,000 square foot building and to allow for recreational boat sales and service with outdoor storage. It appears the proposed zoning amendment request is reasonable based on the applicant's development standards proposed zoning conditions.

(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 #4 is located approximately 2.9 miles from the property off of Memorial Park Drive.

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

The data provided to determine the estimated trip generation for the proposed use is very limited according to the Institute of Transportation Engineers (ITE) Trip Generation Handbook (9th Edition). A recreational vehicle sales facility of the proposed size will have an estimated 30 P.M. new peak hour trips. However, given that the proposed use is seasonal, it is expected that most of the traffic generated would occur during the spring and summer months.

(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 non-residential purposes. 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 Dawsonville Highway. New commercial development should be carefully considered as McEver Road is located within the Gateway Corridor Overlay Zone and is in an area of less dense commercial development. There are currently two boat sales/service facilities located off of Dawsonville Highway including Park Marine and Gainesville Marina.

(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?

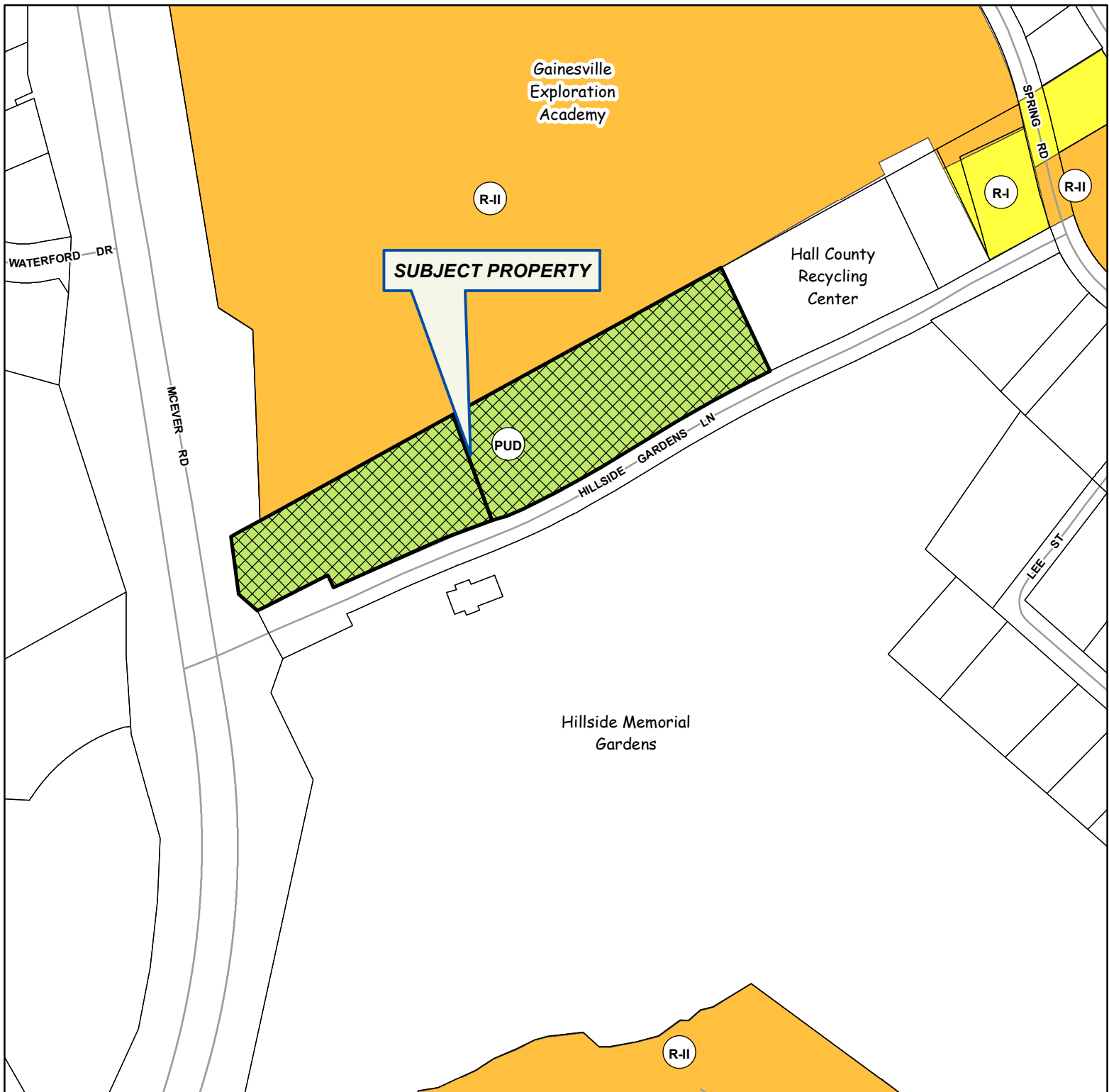
Due to the subject property's proximity to existing residential and commercial land uses, the proposed use, with the recommended zoning conditions appears to promote a reasonable balance between the interests of the City, the property owner, and neighboring residents and property owners.

▪ **Staff Recommendation**

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

Conditions

1. The proposal shall be generally consistent with the building and site development standards provided with this application.
2. The proposed use shall be limited to the proposed boat sales and service use, as well as professional office uses.
3. The outdoor storage areas shall be limited to storage of boats only. The storage areas must consist of asphalt, concrete or an impervious material acceptable to the Gainesville Department of Water Resources Director.
4. The proposed landscaping along McEver Road and Hillside Gardens Lane shall be a minimum of 15 feet in width and shall screen all proposed boat storage areas and above ground storm water detention areas. The location, spacing, size and type of vegetation and trees planted shall be subject to Community Development Department Director approval.
5. A decorative wrought iron fence not to exceed eight feet (8') in height shall be installed along the perimeter of the property between the storage and parking areas and the vegetated buffer.
6. All required access / traffic / sidewalk improvements associated with the proposed development shall be at the full expense of the developer / property owner.
7. 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

TYLER LAND HOLDINGS



Request:

Amend existing Planned Unit Development (P-U-D) zoning on a 2.98+/- acres tract for a boat sales dealership

Subject Area Address:

1209 & 1229 Hillside Gardens Lane

Meeting: 1/16/2018

Prepared: 11/28/2017

Gainesville Community Development Department

 Subject Property

0 120 240 360 480 Feet



1" = 200'

Tax Parcel: 08-006-001-058 and 075



Applicant:

ZONING AMENDMENT REQUEST

TYLER LAND HOLDINGS



Request:

Amend existing Planned Unit Development (P-U-D) zoning on a 2.98+/- acres tract for a boat sales dealership

Subject Area Address:

1209 & 1229 Hillside Gardens Lane

Meeting: 1/16/2018

Prepared: 11/28/2017

Gainesville Community Development Department



Subject Property

Aerial from 2015

0 120 240 360 480 Feet



1" = 200'

Tax Parcel: 08-006-001-058 and 075

**REZONING APPLICATION NARRATIVE
PROPOSED PUD DEVELOPMENT
BY**

TYLER LAND HOLDINGS

Introduction

The applicant is requesting to change the use of the existing PUD development on Hillside Gardens Lane. The property is currently two parcels. The first has an existing two story metal building that is an office for a construction company. The second parcel is currently undeveloped and a wooded lot. The applicant is requesting the two properties be combined into one parcel and converted to a high end boat sales and service facility.

Existing Site Description

The site is located on Hillside Garden Lane at the intersection of McEver Road. The adjoining property to the east is a Hall County trash collection and recycling facility. To the north of the site is the existing Gainesville Elementary School. Across the street to the west is the Memorial Park Cemetery. There is approximately a 100-foot buffer on the school property that consists of mature hardwood trees and an existing swale that parallels the property line, but is fully contained on the school grounds.

The site is the current office location for C.B.C. Construction Company. There is an existing building with associated parking on the site. The topography of the land slopes downhill from the east to the west side of the site.

Proposed Site Description

The applicant currently owns and runs four similar dealerships in Alabama and Tennessee. He is looking to open a new dealership near Lake Lanier. Projected revenues are \$4 million in the first year expanding to \$8 million the next year. The proposed boat sales and service will be located in the existing building on the property. The building will be renovated and updated to provide a first class facility. A rendering of the building is included with the application along with interior pictures of his other dealerships.

The eastern undeveloped area of the site will be utilized for boat storage of the inventory and boats in for service. All service of the boats will be indoors. There are three large dock doors in the rear of the existing building to provide access to move the boats in and out of the building. Along Hillside Garden Lane, a fence with screening along with landscaping, will shield this storage area from view to the public.

Access to the property will utilize the existing two drives on Hillside Garden Lane. No new access drives will be constructed.

Storm water facilities will be constructed to comply with the current regulations. It is envisioned that a pond will be constructed behind the building with possibly an underground treatment facility in the front of the building.

Buffers and Landscaping

There are no buffers proposed for this development based upon the surrounding users. The school site to the north has a natural buffer established and the topography of the two sites provides adequate separation of the facilities. A landscape area will be established along the road frontage of the development. Additional landscaping as required by new development regulations will also be provided.

Signage

The existing signs will be utilized for the new business. All signs in the landscaped areas and on the buildings will comply with any additional sign regulations for the city.

Water and Sewer

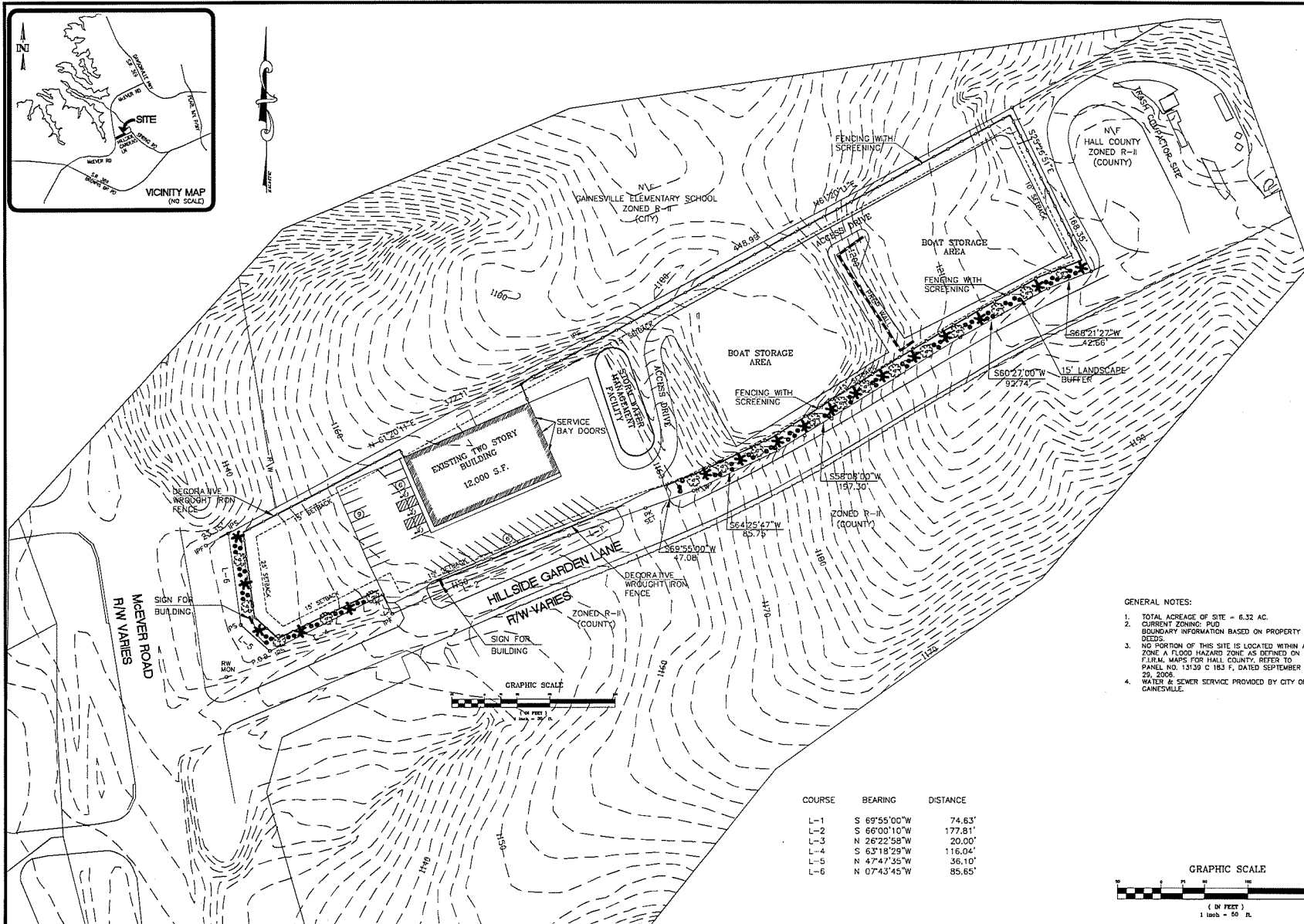
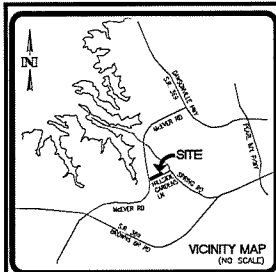
The city of Gainesville currently serves the property with water and sanitary sewer service.

Conclusion

It is therefore concluded that this development is in keeping with the comprehensive plan, is well located for access to major transportation routes, and has been conceived and planed with compatibility to the neighborhood. Tyler Land Holdings respectfully requests that this development be approved as submitted.

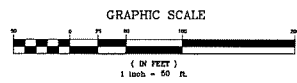


Proposed Building Exterior



COURSE	BEARING	DISTANCE
L-1	S 69°55'00"W	74.63'
L-2	S 66°00'10"W	177.81'
L-3	N 26°22'58"W	20.00'
L-4	S 63°19'29"W	116.04'
L-5	N 47°47'35"W	36.10'
L-6	N 07°43'45"W	85.65'

- GENERAL NOTES:
- TOTAL ACREAGE OF SITE = 6.32 AC.
 - CURRENT ZONING: PUD
BOUNDARY INFORMATION BASED ON PROPERTY DEEDS.
 - NO PORTION OF THIS SITE IS LOCATED WITHIN A ZONE A FLOOD HAZARD ZONE AS DEFINED ON FIRMAL MAPS FOR HALL COUNTY. REFER TO PANEL NO. 13139 C 183 F, DATED SEPTEMBER 29, 2008.
 - WATER & SEWER SERVICE PROVIDED BY CITY OF GAINESVILLE.



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civil engineers

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myers@myersandco.com

P.O. BOX 631
GAINESVILLE, GA 32603

Project Description
TYLER LAND HOLDINGS

TAX PARCELS 6805 00063
& 6805 00075
HALL COUNTY, GEORGIA

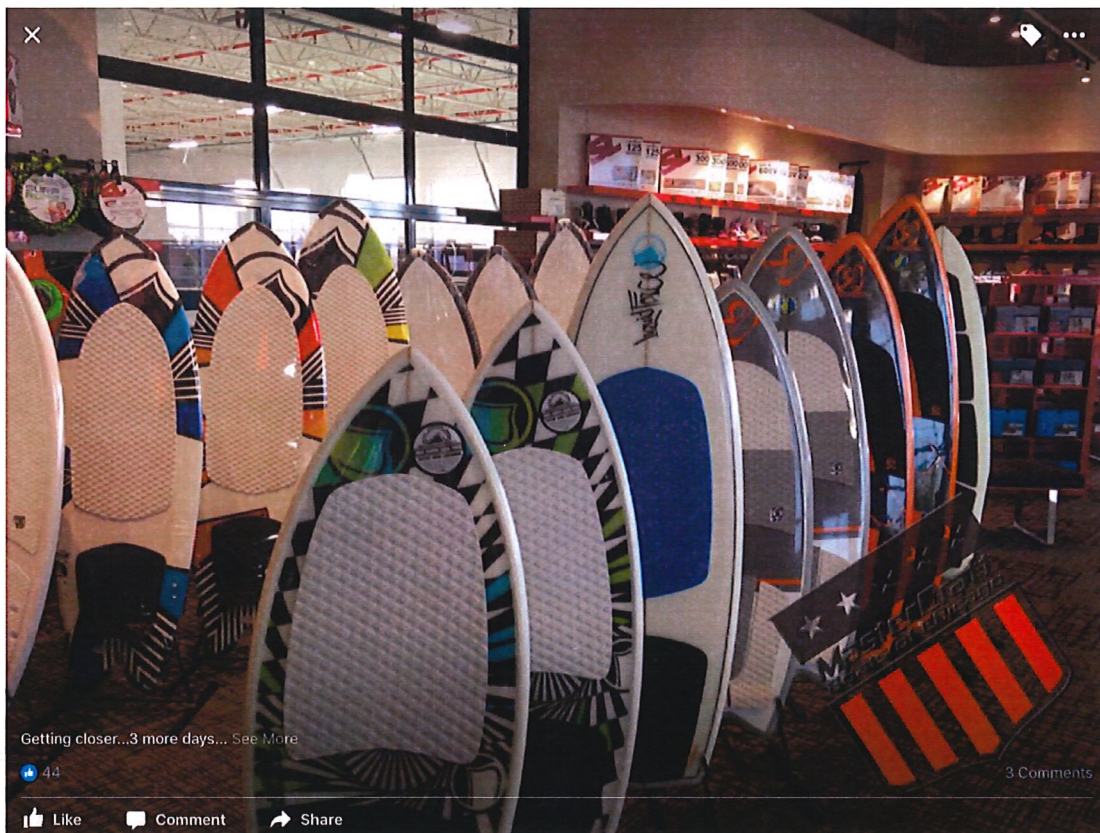
DATE 11-27-17
JOB NO. 17-37
SHEET TITLE
REZONING PLAN

Revisions

SHEET
RZ-1



Showroom



Sales Area



Showroom



Sales Area

Judy Foster

From: Charlie Hawkins [REDACTED]
Sent: Thursday, January 11, 2018 3:37 PM
To: Judy Foster; Matt Tate
Cc: [REDACTED]
Subject: January 16 - Zoning Amendment Request - 1209 and 1229 Hillside Gardens Lane
Attachments: LETTER from NEIGHBORS_supporting the rezoning request.pdf

Importance: High

Judy,

I hope you are doing well! I am unsure whether or not yall have received the attached letter from the surrounding neighbors showing support for our request. No authorized representation was available to sign off on behalf of the School or Life South. Rather, they gave the current property owner a verbal. I know yall would like to have the attached in preparation for the January 16th date!

Please let me know of any questions!

Thanks,

Charlie Hawkins

Commercial & Land Realtor

Website [REDACTED]

	Charlie Hawkins The Norton Agency Realtor [REDACTED] [REDACTED] [REDACTED] 434 Green Street Gainesville, GA 30501
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December 1, 2017

To: City of Gainesville Board of Commissioners
300 Henry Ward Way
P.O. Box 2496
Gainesville, GA 30501

Re: Zoning Request from Tyler Land Holdings for 1209 Hillside Gardens Lane

Dear Council Member:

This letter is to inform you that as a property owner near 1209 Hillside Gardens Lane, I/We do not have any issues with the zoning application filed by Myers & Co. for Tyler Land Holdings.

Your consideration in this matter is greatly appreciated.

Respectfully!

Hillside Memorial Gardens

x Joshua K Barnett

Hillside Chapel Funeral Home

x Joshua K Barnett

Chapt. Bapt. Asso.

x R. D. Jones

Life South

x OK with Rezoning

Gainesville Elementary School

x OK w/ Rezoning

CITY OF GAINESVILLE

AGENDA REQUEST

Date Submitted: 12/18/2017

Presenter: Matt Tate

Item of Business: Request from the **City of Gainesville** to amend the Unified Land Development Code for the City of Gainesville, Georgia. The proposed amendments are to include amendments to Section 9-21-1-7 entitled "Meetings"; amendments to subsections (a), (b), (c) and (f) of Section 9-22-2-18 entitled "Action By Governing Body."

Meeting Date: 1/16/2018

Purpose of Request:

The City of Gainesville is proposing to amend Section 9-21-1-7 of the Unified Land Development Code to give the authority to the Community Development Department Director to approve the Planning and Appeals Board meeting calendar. In addition, an amendment to Section 9-22-2-18 is proposed to remove the requirement of a second reading by the Governing Body for zoning actions.

History/Background:

Facts & Issues for Consideration:

Department Recommendation:

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
☐	Proposed Code Amendment	Ordinance

First Reading: _____
Passed: _____

CITY OF GAINESVILLE
COUNTY OF HALL
STATE OF GEORGIA

AN ORDINANCE

No. 2018-

AN ORDINANCE TO TO AMEND SECTION 9-21-1-7 OF THE UNIFIED LAND DEVELOPMENT CODE OF THE CITY OF GAINESVILLE, GEORGIA ENTITLED “MEETINGS” AND TO AMEND SECTION 9-22-2-18 OF THE UNIFIED LAND DEVELOPMENT CODE OF THE CITY OF GAINESVILLE, GEORGIA ENTITLED “ACTION BY GOVERNING BODY” BY ELIMINATING SAID SECTIONS IN THEIR ENTIRETY AND SUBSTITUTING IN THEIR PLACE THE LANGUAGE SET FORTH BELOW; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE FOR SEVERABILITY; TO PROVIDE FOR CODIFICATION; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

BE IT HEREBY ORDAINED BY THE GOVERNING BODY OF THE CITY OF GAINESVILLE, GEORGIA, AS FOLLOWS:

SECTION I.

Section 9-21-1-7 of the Unified Land Development Code of the City of Gainesville, Georgia is hereby amended to read as follows:

Section 9-21-1-7. Meetings.

The Planning and Appeals Board shall meet each month in accordance with the schedule of meeting dates and times approved by the ~~Governing Body~~ Community Development Department Director. Other meetings of the Planning and Appeals Board shall be held at the call of the Director if there is business to be brought before it, or at such other times as the Planning and Appeals Board may determine. All meetings of the Planning and Appeals Board shall be open to the public.

SECTION II.

Section 9-22-2-18 of the Unified Land Development Code of the City of Gainesville, Georgia is hereby amended to read as follows:

Section 9-22-2-18. Action by Governing Body.

No action shall be taken on a rezoning or special use application by the governing body until it has received a recommendation by the Planning and Appeals Board, or upon the expiration of the sixty-five (65) day review period of the Planning and Appeals Board. In rendering a decision on a rezoning or special use application, the governing body shall consider all information supplied by the applicant, the Director, and the Planning and Appeals Board, any information presented at the public hearing of the Planning and Appeals Board, and information gained at its own public hearing.

After conducting a public hearing, in taking action on an application, the governing body may:

- (a) Approve the application as submitted by ordinance ~~which requires two readings for a Rezoning application and one reading for a Special Use application.~~
- (b) Approve the application with conditions ~~which requires two readings for a Rezoning application and one reading for a Special Use application.~~
- (c) Deny the proposal, ~~which shall not require a second reading.~~
- (d) Table the proposal for consideration at its next scheduled meeting.
- (e) Refer the application back to the Planning and Appeals Board for further consideration, with notice of public hearings before the Planning and Appeals Board and governing body, the same as required for the initial application.
- (f) Refer the application back to the Planning and Appeals Board for further consideration, without the requirement to hold a public hearing and provide notice thereof.

SECTION III.

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

SECTION IV.

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

SECTION V.

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

C. Danny Dunagan, Jr., Mayor

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

ATTEST:

Denise O. Jordan, City Clerk