



AGENDA

**Gainesville Planning and Appeals Board
Tuesday, April 9, 2019, 5:30 PM
Gainesville Justice Center**

1. CALL TO ORDER

2. MINUTES

A. February 12, 2019 PAB Meeting Minutes

3. OLD BUSINESS

4. NEW BUSINESS

A. Annexation Requests

- (1) Request from **Cindy Ford** to annex a 0.62± acre tract located on the north side of Meadowlark Lane, east of Cleveland Highway (a/k/a **1659 Meadowlark Lane**) and to establish zoning as Residential-I (R-I).

Ward Number: Two

Tax Parcel Number(s): 00-084-001-014

Request: Sewer for existing single-family home

B. Rezoning Requests

- (1) Request from **Gainesville Housing Authority** to rezone a 6.822± acres tract located on the northeast side of the intersection of Pearl Nix Parkway and Jones Street, having road frontage on the east and west sides of Tower Height Road (a/k/a **320 Tower Heights Road**) from Residential-II (R-II) to Planned Unit Development (P-U-D).

Ward Number: Five

Tax Parcel Number(s): 01-119-003-032 and 01-119-006-010

Request: Multi-family apartments

- (2) Request from **Christopher Wimberly** to rezone a 0.31± acre tract located on the west side of Summit Street, between E. E. Butler Parkway and Chestnut Street (a/k/a **315 Summit Street SE**) from Residential-II (R-II) to General Business (G-B).

Ward Number: Three

Tax Parcel Number(s): 01-020-004-006

Request: Expansion of neighboring funeral home

5. MISCELLANEOUS

6. ADJOURNMENT

CITY OF GAINESVILLE

AGENDA REQUEST

Date Submitted: 3/19/2019

Presenter: N/A

Item of Business: February 12, 2019 PAB Meeting Minutes

Meeting Date: 4/9/2019

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
FEBRUARY 12, 2019

CALL TO ORDER Vice-Chair Fleming at 5:31 p.m.

Members Present: Vice-Chair Jane Fleming and Board Members Eddie Martin, Sr., Ryan Thompson, Rich White and Kelvin Simmons

Members Absent: Chairman Doug Carter and Carmen Delgado

Staff Present: Community Development Planning Manager Matt Tate and Recording Secretary Brandy Palmero

Others Present: Council Member Barbara Bush and George Wangemann

MINUTES OF JANUARY 15, 2019

There was a motion to approve the minutes as presented.

Motion made by Board Member Thompson

Motion seconded by Board Member White

Vote – 5 favor, absent (Doug Carter, Carmen Delgado)

NEW BUSINESS

A. Rezoning Request

- 1) Request from **Fred O. Godbee** to rezone a 0.5± acre tract located on the northwest side of the intersection of Thompson Bridge Road and Springview Drive (a/k/a **1831 Thompson Bridge Road, NW**) from Residential-I (R-I) to Neighborhood Business (N-B).
Ward Number: One
Tax Parcel Number(s): 01-097-005-004
Request: Security company office

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

The applicant is proposing to rezone the subject 0.5± acre property from R-I to N-B to convert an existing single-family home to an office for E.K.G. Security, Inc. Anticipated hours of operation are from 8 a.m. to 5 p.m. Monday thru Friday. A total of three employees are expected which will include the periodic training of 5 to 8 security officers. The property is located on the northwest side of the intersection of Thompson Bridge Road and Springview Drive and is within the Gateway Corridor Overlay Zone. Surrounding uses include single-family homes, hair salon, chiropractic office, pet salon and apartments. The property contains an older brick, ranch-style home over a basement that has been unoccupied for over 10 years. Access is proposed from the existing driveways off Thompson Bridge Road and Springview Drive. However, Georgia Department of Transportation is limiting access to Springview Drive. An additional six parking spaces are proposed off the lower driveway fronting Springview Drive. The Future Development Map places the subject property within the Mixed Use General land use category which includes areas containing or planned for a mixture of land uses including office, neighborhood retail, and residential.

As well, the subject property is located within the Lake District Character Area. Neighborhood-serving retail and office is appropriate for the Thompson Bridge Road / Linwood Drive intersection and for frontage of a limited depth along Thompson Bridge Road.

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

Applicant Presentation: Fred Godbee, 1831 Thompson Bridge Road, NW, stated he had no issues with the conditions of zoning as presented. He also stated that he would add a landscape buffer to help with privacy for the surrounding residential properties.

Open Discussion: The Board members and Mr. Godbee spoke about the improvements he has made so far and stated he would be adding more vegetation along the property line.

FAVOR: None

OPPOSE: None

Planning and Appeals Board Comments: None

There was a motion to recommend conditional approval to rezone the subject property from Residential-I (R-I) to Neighborhood Business (N-B) for a security company office with the following conditions:

Conditions

1. The proposed use shall be generally consistent with the concept plan provided with this rezoning application and shall meet the Architectural Design Standards within Chapter 9-9-5 of the Unified Land Development Code.
2. The subject property shall be limited to the proposed office use or a single-family residence. In addition, all other permitted uses within the Neighborhood Business (N-B) zoning district shall be allowed excluding a convenience store, dollar-type store, coin laundry facility, tobacco or vaping store, massage parlor or tattoo parlor.
3. The existing trees located within the subject property shall remain except for what is only necessary to be removed for the development. If deemed necessary, the required tree/landscape plan shall provide for additional evergreen trees and deciduous trees to be planted to help screen the rear parking area from Springview Drive and the adjacent residential property to the west. The number, location, spacing, size and type of trees planted shall be subject to Community Development Department Director approval.
4. There shall be no building signs or freestanding signs permitted fronting Springview Drive.
5. All access point design for the subject property shall require review and approval by the Gainesville Public Works Department Director and the Georgia Department of Transportation. All required access/traffic/sidewalk improvements associated with the proposed development shall be at the full expense of the developer/property owner.

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

Motion made by Board Member Martin

Motion seconded by Board Member White

Vote – 5 favor, absent (Doug Carter, Carmen Delgado)

ADJOURNMENT

There was a motion to adjourn the meeting at 5:46 p.m.

Motion made by Board Member Thompson

Motion seconded by Board Member White

Vote – 5 favor, absent (Doug Carter, Carmen Delgado)

Respectfully submitted,

Doug Carter, Chairman

Brandy Palmero, Recording Secretary

CITY OF GAINESVILLE

AGENDA REQUEST

Date Submitted: 4/3/2019

Presenter: Matt Tate

Item of Business: Request from **Cindy Ford** to annex a 0.62± acre tract located on the north side of Meadowlark Lane, east of Cleveland Highway (a/k/a **1659 Meadowlark Lane**) and to establish zoning as Residential-I (R-I).
Ward Number: Two
Tax Parcel Number(s): 00-084-001-014
Request: Sewer for existing single-family home

Meeting Date: 4/9/2019

Purpose of Request:

The applicant is proposing to annex the subject property with a zoning of Residential-I (R-I) for sewer. There are no proposed changes to the property. The property contains a single-family rental home that is currently utilizing sewer services but was never annexed into the city limits. The property is zoned Agricultural Residential-III (AR-III) within unincorporated Hall County and is contiguous to the city limits to the east. The adjacent uses include single-family homes with zonings of Agricultural Residential-III (AR-III) and Residential-II (R-II).

History/Background:

Facts & Issues for Consideration:

Department Recommendation:

Planning staff recommended approval with no conditions. See the staff 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 Report	Backup Material
☐ Location Maps	Backup Material
☐ Narrative	Backup Material
☐ Survey	Backup Material
☐ Photos	Backup Material

**GAINESVILLE PLANNING and APPEALS BOARD
STAFF RECOMMENDATION**

Applicant and Property Owner..... Cindy Ford
Location..... 1659 Meadowlark Lane
Request..... Annex, with R-I zoning
Total Acres 0.62± acre
Ward..... Two
Proposed Use..... Sewer for existing single-family home
Planning Division Staff Recommendation **Approval**
Date..... April 9, 2019

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

The applicant is proposing to annex the subject property with a zoning of Residential-I (R-I) for sewer. The property contains a single-family rental home that is currently utilizing municipal sewer services but was never annexed into the city limits. There are no proposed changes to the property. Upon annexation, the property will be located within the Limestone Corridor Overlay Zone.

The property has a zoning classification of Agricultural Residential-III (AR-III) within unincorporated Hall County and is contiguous to the city limits to the east. The general location of the property is situated south of Clarks Bridge Road, between Cleveland Highway and Limestone Parkway.

▪ **Adjacent Land Use and Zoning**

Location	Use	Zoning
North	Single-family home	Agricultural Residential-III (AR-III) County
South	Single-family home	Agricultural Residential-III (AR-III) County
East	Single-family home	Residential-II (R-II) City
West	Single-family home	Agricultural Residential-III (AR-III) County

Other surrounding uses include the Clarks Bridge Corners Condominiums and Oaks at Limestone Nursing Home located to the east/south-east in the city and a mini-warehouse facility to the west in the county.

▪ **Other Departmental Comments**

There were no departmental comments for this request.

▪ **Zoning History**

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

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

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

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

Analysis

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

The property contains a single-family home which will remain unchanged. The adjacent uses consist of single-family homes both in the city and county. The sole purpose of the request is to annex the property into the city limits as the water and sewer services are currently being provided to the home.

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

The property will continue to function as a single-family residence creating no additional impact to the surrounding area. The adjacent single-family property located east was annexed in 2006 for sewer services due to a failed septic system.

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

It is staff's opinion that the proposal is consistent with the Comprehensive Plan. The Future Development Map for the City of Gainesville places the subject property within the *Low-Medium Residential* land use category which includes areas containing or planned for single-family detached or semi-detached housing at densities ranging from two to four dwelling units per acre with only limited light office use allowed, such as a home office.

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

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

The applicant is proposing to annex the subject property with a zoning of Residential-I (R-I) as the property is currently utilizing municipal water and sewer services. The size and dimensions of the property conform to the lots standards for Residential-I (R-I) zoning within the city. The subject property is currently zoned Agricultural Residential-III (AR-III) within unincorporated Hall County which is intended for single-family uses.

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

The change from County jurisdiction to City jurisdiction should not substantially affect public facilities or services. The single-family residential use should have no additional impact on

existing roads. There is sufficient water and sewer capacity that can serve the property. The Gainesville Fire and Police Departments currently respond to adjacent and nearby properties and the nearest City of Gainesville Fire Station #2 is approximately 2.1 miles from the subject property. Given the scale of the request, minimal impacts to the City school system are anticipated as school bus service is currently provided within the immediate area.

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

The surrounding area contains various commercial and residential properties both within the City and County. There are substantial opportunities for new infill development due to the number of older commercial properties, distressed housing and vacant parcels. It is staff's opinion that the residential use appears to be consistent with existing and expected uses of the Comprehensive Plan.

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

Based on the subject property's proximity to city limits and other residential properties, the proposal appears to promote a reasonable balance between the promotion of the public health, safety, morality, or general welfare, and the right to unrestricted use of property.

Recommendation

The Planning Division staff is recommending **approval** of this annexation request with **Residential-I (R-I)** zoning, based on the Comprehensive Land Use Plan and the adjacent residential land use.



Applicant:

CINDY FORD

ANNEXATION REQUEST



Request:

Annex and Establish Zoning as Residential-I (R-I) for Sewer for Existing Single-Family Home

Subject Area Address:

1659 Meadowlark Lane

Meeting: 04/09/2019

Prepared: 02/28/2019

Gainesville Community Development Department

 Subject Property



0 100 200 300 400 Feet

1" = 167'

Tax Parcel:

00-084-001-014



Applicant:

CINDY FORD

Gainesville Community Development Department

ANNEXATION REQUEST



Subject Property

Aerial from 2015



0 100 200 300 400 Feet

1" = 167'



Request:

Annex and Establish Zoning as Residential-I (R-I) for Sewer for Existing Single-Family Home

Subject Area Address:

1659 Meadowlark Lane

Meeting: 04/09/2019

Prepared: 02/28/2019

Tax Parcel:

00-084-001-014

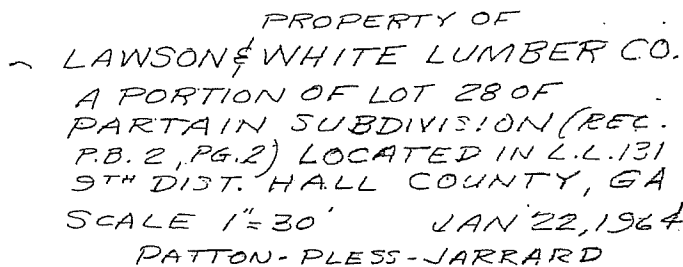
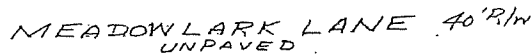
1659 Meadowlark Lane Annexation with Residential-I (R-I) zoning

I, Cindy Ford am applying for annexation into the City of Gainesville, Georgia in order to keep city sewer as I was informed in a letter this had to be done. The property is 0.62 acres in size and has a single-family rental home on the property that is using sewer. There are no changes proposed for the property.

Cynthia A. West
1659 Meadowlark Lane
Gainesville, GA 30501

Cindy Ford (Executor)

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B. Smith

Recorded: February 4, 1964 - H. Grady Watson, Clerk



CITY OF GAINESVILLE

AGENDA REQUEST

Date Submitted: 4/3/2019

Presenter: Matt Tate

Item of Business: Request from **Gainesville Housing Authority** to rezone a 6.822± acres tract located on the northeast side of the intersection of Pearl Nix Parkway and Jones Street, having road frontage on the east and west sides of Tower Height Road (a/k/a **320 Tower Heights Road**) from Residential-II (R-II) to Planned Unit Development (P-U-D).

Ward Number: Five

Tax Parcel Number(s): 01-119-003-032 and 01-119-006-010

Request: Multi-family apartments

Meeting Date: 4/9/2019

Purpose of Request:

The applicant is proposing to rezone the subject property from Residential-II (R-II) to Planned Unit Development (P-U-D) for 180 multi-family apartments and amenity space. The development will be built in two phases and will include a mixture of low-income tax credit housing, public housing, senior housing, affordable housing amenities and other services to benefit the community. The project will use public and private financing, relying heavily on the Low Income Housing Tax Credit Program through the Department of Community Affairs. The proposed development will be gated and will consist of four residential buildings that will range between three and five stories in height. Approximately 227 residential parking spaces are to be provided and access is proposed from Tower Heights Road. The existing Tower Heights Apartments will be demolished consisting of 34 public housing apartment units within 16 structures including one community center. The adjacent properties are zoned Residential-II (R-II), Neighborhood Business (N-B) and General Business (G-B) consisting of the Alta Vista Cemetery, single-family homes, residential condominiums, real estate office, Walgreens Pharmacy, Lakeshore Point Shopping Center and Lakeshore Village Shopping Centers.

History/Background:

Facts & Issues for Consideration:

Department Recommendation:

Planning staff recommended approval with six 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 Report	Backup Material
☐ Location Maps	Backup Material
☐ Narrative	Backup Material
☐ Survey	Backup Material

- Site Plan
- Architectural Rendering
- Letter of opposition

- Backup Material
- Backup Material
- Backup Material

**GAINESVILLE PLANNING and APPEALS BOARD
STAFF RECOMMENDATION**

Applicant and Property Owner..... Gainesville Housing Authority
Location..... 320 Tower Heights Road
Request..... Rezone from R-II to P-U-D
Size 6.822± acres
Ward..... Five
Proposed Use..... Multi-family apartments
Planning Division Staff Recommendation **Approval, with conditions**
Date..... April 9, 2019

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

The applicant is proposing to rezone the subject property from Residential-II (R-II) to Planned Unit Development (P-U-D) for a maximum of 180 multi-family apartments and amenity space. The development is to be called “Walton Harbor” and will be built in two phases which will include apartments for families and for seniors. The project will use public and private financing, relying heavily on the Low Income Housing Tax Credit Program through the Department of Community Affairs. The existing Tower Heights Apartments will be demolished which consists of 32-units within 16 structures including one community center. Existing residents may receive housing vouchers or may be relocated into the available public housing units, whichever they prefer.

The proposed development will be gated and will consist of four residential buildings that will range between three and five stories in height. Phase 1 will include 90 family units within three apartment buildings and a clubhouse on a 3.94± acres tract located on the southwest side of Tower Heights Road. Phase 2 will include one apartment building consisting of 90 senior living units on 2.882± acres located on the northwest side of Tower Heights Road.

The subject property is located within the Gateway Corridor Overlay Zone which was established to ensure that the design quality of new development is held to higher site and architectural standards. The project will be designed with an “urban” architectural style consisting of a mixture of brick, hardy plank siding, decorative metal railing, standing seam roofs over breezeway entries, and storefront windows at amenity areas along Tower Heights Road. Building setbacks are reflected on the applicant's concept plan. Anticipated amenities are to include a playground, two fitness centers, community center, arts and crafts room for seniors, mail house, onsite waste and recycling center, and laundry rooms. Signage is to consist of a monument sign not to exceed 8-feet in height and 15-feet in width with primary signage located at the corner of Pearl Nix Parkway and Jones Street and secondary signage located at Tower Heights Road and Jones Street. Approximately 227 residential parking spaces will be provided and access is proposed from Tower Heights Road. Tower Heights Road will remain an open public road but will be improved and widened to provide for on-street parallel parking.

▪ **Adjacent Land Use and Zoning**

Location	Use	Zoning
North	Single-Family Homes, Tower Heights Commons Condominiums	Residential-II (R-II)
South	Alta Vista Cemetery; Real Estate Office	Residential-II (R-II) General Business (G-B)
East	Alta Vista Cemetery	Residential-II (R-II)
West	Walgreens, Lakeshore Point and Lakeshore Village Shopping Centers, Restaurant and Office	Neighborhood Business (N-B) General Business (G-B)

Other nearby uses includes the Towne Center Shopping Center (Big Lots) and Lakeshore Mall, Sonic, Captain D's, Panda Express and Golden Corral restaurants.

▪ **Other Departmental Comments**

There were no departmental comments for this request.

▪ **Zoning History**

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

2018 – A request by REB Land Development, LLC to rezone a 2.744± acres tract located at 621 Lakeshore Drive from Residential-I (R-I) to General Business (G-B) for a multi-tenant retail, office and restaurant was withdrawn.

2017- A request by Gainesville Market, LLC for a special use within General Business (G-B) zoning on a 5.0± acres located at 600 Shallowford Road was approved with conditions for a commercial outdoor recreational facility.

2017 – A request by Masy Seng to annex a 0.19 ± acre tract with a zoning of General Business (G-B) located at 593 and 597 Shallowford Road was conditionally approved for a donut shop.

▪ **Staff Analysis**

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

The adjacent and nearby properties include a mix of residential, office, commercial and public uses. Most of the adjacent zoning is Residential-II (R-II) which allows for single-family and multi-family uses. The proposed planned development provides for a mixture of senior and family housing with a higher density that are vertically designed making it conducive to allow for more units on the property. The proposal will increase the number and quality affordable housing units within Gainesville which has been identified as a need by the Comprehensive Plan. Residents living within the community will be able to take advantage of nearby shopping, services, public transit and public facilities.

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

If approved, the proposed use will transform the subject property into a more modern, urban scale property with improved amenities to serve the community. Impacts will be somewhat offset given that the property is already developed for multi-family purposes and the project will occur over two phases. The increase of residential units will add to the vehicular and pedestrian traffic primarily along Tower Heights Road, Alta Vista Road and the Jones Street/Pearl Nix Parkway intersection. Pedestrian access improvements to Pearl Nix Parkway should be considered given that there are no existing sidewalks that connect to the neighboring Lakeshore Village Shopping Center. As well, the Jones Street/Pearl Nix Parkway intersection should be studied to address left turning movements.

(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 *Medium-High Density Residential* land use category and includes areas containing or planned for single-family attached or multi-family housing at densities ranging from four to twelve dwelling units per acre. The proposal has a residential density of 26.39 dwelling units per acre.

According to the Character Area map for the City of Gainesville, the subject property is located within the *Longwood Cove* Character Area. Future development or redevelopment of Longwood Cove must consider the presence of the lake and extend its character further inland. Other aging strip commercial centers like Washington Square and Gainesville West could be redeveloped as mixed-use with mixed-income residential to expand the city's quality affordable housing inventory. However, taming John Morrow Parkway traffic and increasing walkability are essential for any successful residential development. Redeveloping underutilized land and buildings may enable commercial / residential growth. *Land uses allowed in Longwood Cove are medium-density residential, multi-family residential, mixed-use, commercial, public / institutional, and parks / recreation / conservation.*

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

Most of the subject property is zoned for multi-family purposes which is consistent with the existing and proposed use. The proposed redevelopment plan for the property would appear to greatly improve the property in both function and aesthetics. The Planning Division staff recognizes the need for variety of high quality, mixed income housing within the Downtown/Midtown area. This being said, it is critical that the proposed community provide for consistent onsite management for property maintenance, security and to help ensure the occupancy limitations of the apartment units are not exceeded to avoid any potential parking problems. While workforce housing may be acceptable for the subject property, it may be less desirable within other areas of Downtown/Midtown as to not over saturate the community and over burden the roads.

(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 is located near the heart of Gainesville and already utilizes various City services including police and fire protection, water/sewer utilities and the "Gainesville Connection" public transit system.

Gainesville Fire Station #1 is located approximately 1.8± miles from the property off of Queen City Parkway.

According to the Department of Water Resources there is sufficient water and sewer to serve the development.

It is unknown at this time how many children will be living within the development to know what the impact will be to the school system. Of the proposed 180 units, a total of 90 units will be reserved for family units. Gainesville High School, Gainesville High School Ninth Grade Center and Centennial Arts Academy are located in close proximity off of Pearl Nix Parkway.

According to the "Trip Generation Manual" as published by the Institute of Transportation Engineers, the proposed use at build out could generate approximately 908± new trips per day, 85 A.M. peak hour trips and 92 P.M. peak hour trips. The trip generation accounts for the proposed 90 senior units which typically generate less vehicular 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 anticipated use for the property is expected to remain as multi-family residential as most of the surrounding property is zoned Residential-II (R-II). Development is somewhat limited due to the fact that Alta Vista Cemetery borders the property on two sides. The surrounding area has experienced limited residential growth along Tower Heights Road and limited commercial growth along Pearl Nix Parkway over the last 10 years.

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

The proposed request will bring needed quality, and affordable residential development to Gainesville. The proposal appears to promote a reasonable balance between the promotion of the public health, safety, morality, or general welfare and the right to unrestricted use of property.

▪ **Staff Recommendation**

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

Conditions

1. The development standards within the narrative, site plan and architectural rendering submitted with the applicant's rezoning application shall be made part of the zoning ordinance, and shall be subject to the approval of the Director of the Community and Economic Development Department.
2. The owner/developer shall plant an evergreen buffer along the northerly property lines adjacent to the single-family homes and Tower Heights Commons condominiums. The location, spacing, size and type of trees planted shall be subject to the approval of the Director of the Community and Economic Development Department.
3. The owner/developer shall construct a minimum 5-foot wide sidewalk on both sides of Tower Heights Road adjacent to the development. In addition, a 5-foot wide sidewalk shall be constructed on one side of Jones Street and Pearl Nix Parkway adjacent to the development in order to provide connection to the neighboring Lakeshore Village Shopping Center.
4. Prior to a permit being issued for the proposed use, a Traffic Impact Study (TIS) shall be required by the developer/property. The scope of the study shall be determined by the Gainesville Public Works Department Director.

5. All access point design for the subject property shall require review and approval by the Gainesville Public Works Department Director. All required access/traffic/sidewalk improvements associated with the proposed development or any additional improvements identified within the Traffic Impact Study shall be at the full expense of the developer/property owner.
6. An updated as-built survey/plat of the subject property, indicating all improvements shall be recorded prior to obtaining a Certificate of Occupancy for the future use.



Applicant:
GAINESVILLE HOUSING AUTHORITY

REZONING REQUEST



Request:

Rezone 6.822 +/- acres from Residential-II (R-II) to Planned Unit Development (P-U-D) for Multi-Family Apartments

Subject Area Address:

320 Tower Heights Road

Meeting: 04/09/2019

Prepared: 03/12/2019

Gainesville Community Development Department

 Subject Property

 Right-of-Way to be Rezoned



0 100 200 300 400 Feet

1" = 167'

Tax Parcel:

01-119-003-032 and 01-119-006-001

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Applicant:

GAINESVILLE HOUSING AUTHORITY

REZONING REQUEST

Request:

Rezone 6.822 +/- acres from Residential-II (R-II) to Planned Unit Development (P-U-D) for Multi-Family Apartments

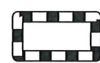
Subject Area Address:

320 Tower Heights Road

Meeting: 04/09/2019

Prepared: 03/12/2019

Gainesville Community Development Department



Subject Property and
Right-of-Way to be Rezoned

Aerial from 2015

0 100 200 300 400 Feet



1" = 167'

Tax Parcel:

01-119-003-032 and 01-119-006-012

Page 23 of 46





Walton Harbor

A Planned Unit Development Terms of Zoning

Applicant and Owner:

Gainesville Housing Authority

Contact: Beth Brown

750 Pearl Nix Parkway

Gainesville, GA 30501

770-536-1294

Submitted:

February 22, 2019

Prepared By:

Walton Communities, LLC

Contact: Matthew Teague

2181 Newmarket Parkway

Marietta, GA 30067

678-303-4144

I. Existing Site Description:

The subject property, Tower Heights Apartments, is 6.822 acres divided into two parcels designated as 320 Tower Heights Road. Tower Heights Road splits the two tracts. There are 16 structures on the property including one community center.

II. Improved Standards:

The proposed development will:

- Replace existing public housing apartments with a mixture of public housing and affordable housing units;
- Provide a mixture of family and senior apartments;
- Assist the growing need for quality workforce and affordable housing in the Gainesville community.

III. Plan Revisions:

The staff of the Gainesville Community Development Department has the authority to grant administrative variances and permits necessary to allow Applicant to develop the property and to interpret the intent and implementation of this Agreement. Except as otherwise allowed under current or future zoning regulations, administrative variances cannot exceed a 25% change to the minimum or maximum amount permitted or required. If the variance request exceeds 25%, the applicant shall use the City's standard variance request process.

IV. Proposed Development:

The applicant is proposing a zoning change from R2 to PUD. The Applicant plans to demolish and revitalize this community through use of public and private financing relying heavily on the Low Income Tax Credit (LIHTC) program as the primary financial vehicle for residential development. The community will be built in 2 phases and will have a maximum of 180 apartments and approximately 227 parking spaces.

The proposed community will consist of four residential buildings ranging from 3 to 5 stories in height.

The community will be built by Walton Construction Services and will be managed by Walton Communities. Walton Communities is a privately held company with its principal office located at 2181 Newmarket Parkway in Marietta, Georgia. The

company develops, owns and manages apartment communities throughout metro-Atlanta and Augusta, Georgia. Walton Communities is currently developing the third and final phases of Walton Summit located in the midtown area of Gainesville. Two of the three phases are complete and fully occupied. The third phase will be complete late in 2019.

Anticipated amenities for Walton Harbor include a playground, two fitness centers, community center, arts and crafts room for seniors, mail house, on site waste and recycling center, and laundry rooms. The community will be designed in an “urban” look similar to Walton Summit. The “face” of the community will be at the corner of Pearl Nix Parkway and Jones Street. The façade of this corner will be architecturally unique and will include a tasteful monument sign. The entry for both phases of the community will be on Tower Heights Road.

Similar to Walton Summit, Walton Harbor’s exterior elevations will include attractive materials such as brick, Hardy plank siding, decorative metal railing, standing seam roofs over breezeway entries, and storefront windows at amenity areas along Tower Heights Road. Interior features will include spacious kitchens with large islands, walk-in closets, decorative lighting and a mix of hard surface and carpet flooring.

Tower Heights Road will also be improved to include sidewalks, parallel parking spaces, street trees, and a stop sign at Jones Street to improve traffic safety.

V. Architectural Rendering:

The attached elevation is representative in nature and is not binding.

VI. Boundary Survey and Plat:

The attached survey and plat of the Property was prepared by Aubrey Jonathan Akins, Georgia Registered land surveyor on 11/9/18 and contains 6.822 acres.

VII. Signage:

Primary monument signage will be located at Pearl Nix Parkway and Jones Street and will include attractive landscaping. Secondary signage will be located at Jones Street and Tower Heights Road.

[illegible]

CLOSURE STATEMENT

THE FIELD DATA UPON WHICH THIS PLAN IS BASED HAS A CLOSURE
PERCENTAGE OF THE FOOT IN 77.50 FEET AND AN ANGULAR
CLOSE OF 36.70 PER ANGLE, AND WAS ADJUSTED USING THE COGNATE RULE.

A 1000.00 TOTAL STATION AND AN ONSET DATA COLLECTOR
WERE USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN
THE PREPARATION OF THIS PLAN.

THIS MAP OR PLAN HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO
BE ACCURATE TO WITHIN ONE (1) INCH IN 657.00 FEET.

CONFORMITY STATEMENT
This survey was prepared in conformity with The Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-8-67.



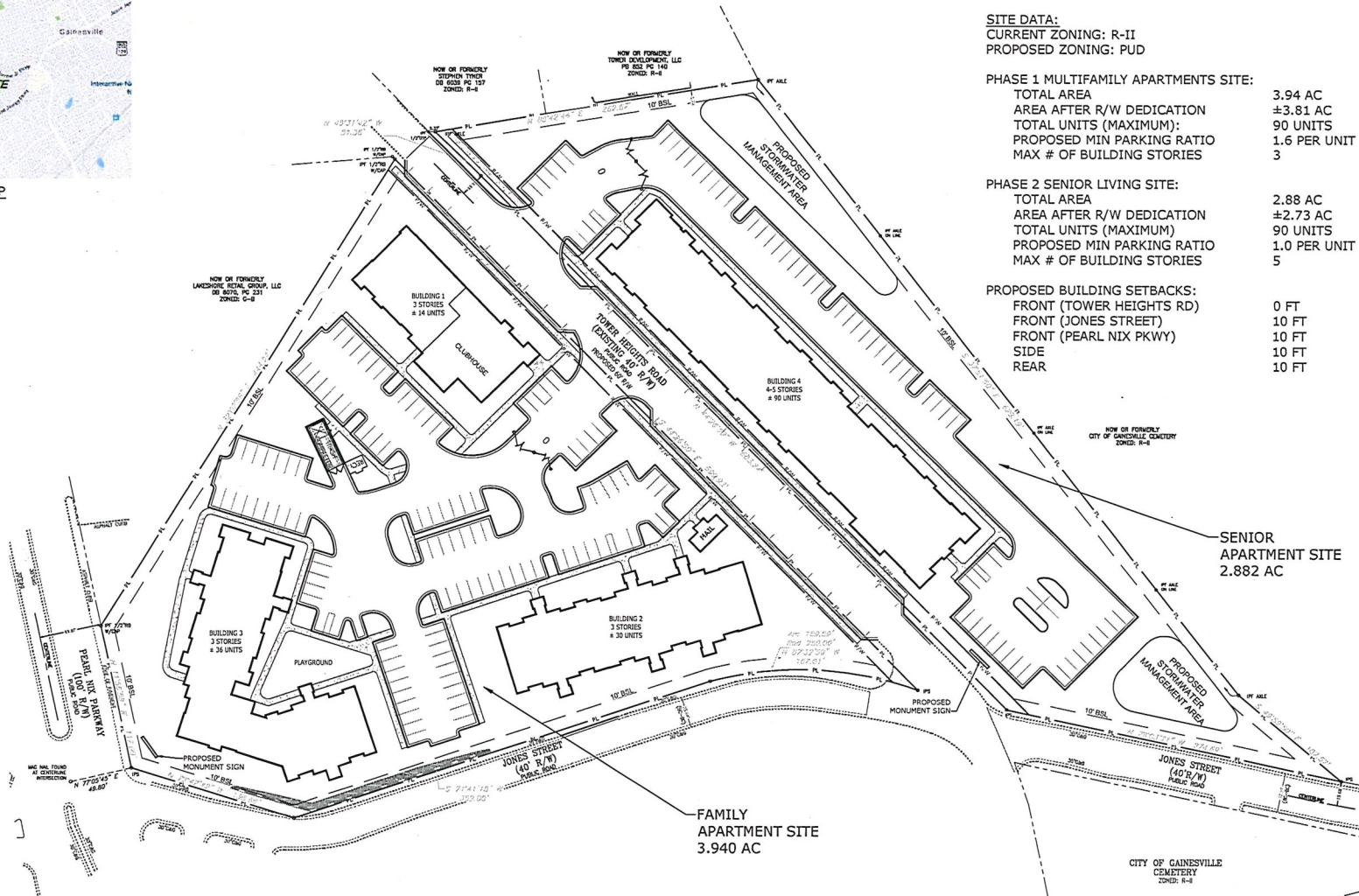
BOUNDARY SURVEY
FOR
WALTON COMMUNITIES, LLC
OF
TOWER HEIGHTS APARTMENTS
LAND LOT 163 9TH DISTRICT
COUNTY OF MANASSAS STATE OF VIRGINIA



Page 28 of 46



LOCATION MAP



SITE DATA:
CURRENT ZONING: R-II
PROPOSED ZONING: PUD

PHASE 1 MULTIFAMILY APARTMENTS SITE:
TOTAL AREA 3.94 AC
AREA AFTER R/W DEDICATION ±3.81 AC
TOTAL UNITS (MAXIMUM): 90 UNITS
PROPOSED MIN PARKING RATIO 1.6 PER UNIT
MAX # OF BUILDING STORIES 3

PHASE 2 SENIOR LIVING SITE:
TOTAL AREA 2.88 AC
AREA AFTER R/W DEDICATION ±2.73 AC
TOTAL UNITS (MAXIMUM): 90 UNITS
PROPOSED MIN PARKING RATIO 1.0 PER UNIT
MAX # OF BUILDING STORIES 5

PROPOSED BUILDING SETBACKS:
FRONT (TOWER HEIGHTS RD) 0 FT
FRONT (JONES STREET) 10 FT
FRONT (PEARL NIX PKWY) 10 FT
SIDE 10 FT
REAR 10 FT

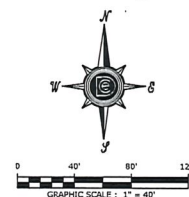
SENIOR
APARTMENT SITE
2.882 AC

FAMILY
APARTMENT SITE
3.940 AC

NOTES:

1. BOUNDARY AND EXISTING IMPROVEMENTS SHOWN PER SURVEY BY TECHNICAL SURVEY SERVICES DATED 11-09-2018.
2. SOURCE OF DOMESTIC WATER SUPPLY: CITY OF GAINESVILLE
3. SOURCE OF SANITARY SEWAGE DISPOSAL: CITY OF GAINESVILLE

OWNER/APPLICANT: GAINESVILLE HOUSING AUTHORITY
ADDRESS: 750 PEARL NIX PARKWAY
GAINESVILLE, GA 30501
POINT OF CONTACT: BETH BROWN
PHONE NUMBER: 770-536-1294
EMAIL: BBROWN@GAINESVILLEHOUSING.ORG



Walton Harbor Rezoning Plan

Gainesville Housing Authority
LOCATED IN LAND LOT 165, 9TH DISTRICT, CITY OF GAINESVILLE, HALL COUNTY, GEORGIA
OWNER AND/OR DEVELOPER:
750 Pearl Nix Parkway, Gainesville, GA 30501

NO DRAWING IS TO BE PRESENTED TO ANY AGENCY OR OFFICIAL WITHOUT THE SIGNATURE OF THE ENGINEER. IT IS TO BE USED ONLY FOR THE PROJECT AND NOT FOR ANY OTHER PROJECT. NO IS TO BE REPRODUCED FROM THIS DRAWING.

NO.	DATE	REVISION
1	02-21-19	SCALE: 1" = 40'
2		DATE: 02-21-19
3		JOB. NO. 1909
4		SHEET. 1 of 1

NOT FOR CONSTRUCTION



01 WALTON HARBOR - EXTERIOR ELEVATION
 SCALE 1/8" = 1'-0"



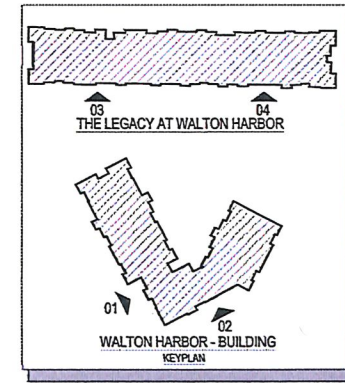
02 WALTON HARBOR - EXTERIOR ELEVATION
 SCALE 1/8" = 1'-0"



03 THE LEGACY AT WALTON HARBOR - EXTERIOR ELEVATION
 SCALE 1/8" = 1'-0"



04 THE LEGACY AT WALTON HARBOR - EXTERIOR ELEVATION
 SCALE 1/8" = 1'-0"



WALTON @TOWER HEIGHTS GAINESVILLE, GEORGIA

ARRIVE
 ARCHITECTURE
 ARCHITECTURE GROUP
 2144 GAINESVILLE BLVD., SUITE 100
 GAINESVILLE, FL 32601-1000

SCALE

REVISION

DATE	BY	REVISION
2/20/19	JMT	FINAL

PROJECT NO. 19-001

Matt:

Please include this letter to all officials that will be involved in the decision-making process of the Walton Harbor development.

I am opposed to the Walton Harbor development proposal located at Tower Heights and I strongly request denial of the development.

My objection is ONE ISSUE only.

I am opposed to the development having ACCESS TO AND FROM PEARL NIX PARKWAY.

Having owned and operated a business for 20 years at the intersection of Jones Street and Pearl Nix Parkway, across from the proposed development, I am an expert in my knowledge of why the proposed development should not have access to Pearl Nix Parkway.

These are my reasons:

- 1) **UNSAFE FOR DRIVERS:** Over the years, there has been a large increase in traffic on Pearl Nix Parkway and Jones Street. This increased traffic has made the intersection extremely unsafe for drivers for the following:
Only 250' from Jones Street is the Major intersection of Pearl Nix Parkway, Shallowford Drive and West End Avenue. This does not give drivers adequate sight, reaction or stopping distance.
-This short 250' sight distance does not allow drivers attempting to enter, or cross, Pearl Nix Parkway from Jones Street time to react to the traffic from the intersection.
-This short 250' sight distance does not allow drivers attempting to enter Jones Street from Pearl Nix Parkway time to react to the traffic from the intersection.
We have witnessed many close-calls and accidents at the intersection and an increase of traffic will have disastrous and maybe deadly results.
- 2) **UNSAFE FOR PEDESTRIANS:** There is a large amount of pedestrian traffic coming from the existing project. An increase of pedestrian traffic will be disastrous and maybe deadly. There are no sidewalks along Pearl Nix and no crosswalks across Pearl Nix Parkway. Pedestrians now run to cross Pearl Nix Parkway and often stand in the middle of the 4-lane until they can run to the other side. Even if sidewalks and crosswalks existed, they would still be unsafe due to the Major intersection of Pearl Nix Parkway, Shallowford Drive and West End Avenue. Currently, we allow our property to be used as a cut through for pedestrians from the current project because we do not want to see them killed walking along Pearl Nix Parkway.

- 3) **DANGEROUS AND INACCESSIBLE TO OUR BUILDING:** Increased traffic will make our building inaccessible due to the increased traffic. In addition, it will create a dangerous situation for our staff and clients attempting to enter Jones Street.

In conclusion, I have much development experience over the years and understand the importance of proper traffic design and the liability of approving a project that is not in the best interest and safety of the citizens. Sight distance, reaction distance and stopping distance are critical issues. Safe and efficient movement of vehicles and pedestrians is Priority ONE and accessible to and from Pearl Nix Parkway/Jones Street does not meet that standard.

For the reasons above, I request this project be denied.

Jack Waldrip
Gainesville, Ga.

CITY OF GAINESVILLE

AGENDA REQUEST

Date Submitted: 4/3/2019

Presenter: Matt Tate

Item of Business: Request from **Christopher Wimberly** to rezone a 0.31± acre tract located on the west side of Summit Street, between E. E. Butler Parkway and Chestnut Street (a/k/a **315 Summit Street SE**) from Residential-II (R-II) to General Business (G-B).

Ward Number: Three

Tax Parcel Number(s): 01-020-004-006

Request: Expansion of neighboring funeral home

Meeting Date: 4/9/2019

Purpose of Request:

The applicant is proposing to rezone the subject property from Residential-II (R-II) to General Business (G-B) for the purpose of expanding the neighboring Wimberly and Jackson Funeral Home. According to tax records the subject property contains a 2,100 square foot single-family home built in 1940. The applicant plans to demolish the home in order to provide for additional chapel space and parking to expand. The addition will connect to the existing funeral home and will include approximately 3,200 square feet of new building space and seating for 75 to 80 more people. One way ingress/egress is proposed from Summit Street. The adjacent properties are zoned Residential-II (R-II), Planned Unit Development (P-U-D), General Business (G-B) and Light Industrial (L-I). The properties consist of vacant single-family homes, Walton Summit Apartments and City Plumbing & Electrical Supply.

History/Background:

Facts & Issues for Consideration:

Department Recommendation:

Planning staff recommended 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 Report	Backup Material
☐ Location Maps	Backup Material
☐ Site Plan	Backup Material
☐ Floor Plan	Backup Material
☐ Plat	Backup Material
☐ Architectural Rendering	Backup Material
☐ Photos of existing home	Backup Material

 Photo of existing funeral home

Backup Material

**GAINESVILLE PLANNING and APPEALS BOARD
STAFF RECOMMENDATION**

Applicant and Property Owner..... Christopher Wimberly
Location..... 315 Summit Street, SE
Request..... Rezone from R-II to G-B
Size 0.31± acre
Ward..... Three
Proposed Use..... Expansion of neighboring funeral home
Planning Division Staff Recommendation **Approval, with conditions**
Date..... April 9, 2019

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

The applicant is proposing to rezone the subject property from Residential-II (R-II) to General Business (G-B) for the purpose of expanding the neighboring Wimberly and Jackson Funeral Home. The property is located within the Midtown Overlay Zone and contains a 2,100 square foot single-family home built in 1940 which is currently unoccupied.

The applicant intends to demolish the home in order to provide for additional chapel space and parking to expand. The addition will connect to the existing funeral home and will include approximately 3,200 square feet of new building space and seating for 75 to 80 more people. According to the floor plan provided, there will be a total of 160± seats provided within the new chapel. A one-way circular drive is proposed from Summit Street. Hours of operation are typically 9:30 A.M. to 2:00 P.M. but can vary for funerals and visitations. Funerals are typically held on the weekends between 10:00 A.M. and 4:00 P.M. Visitations are typically held between 5:00 P.M. and 8:30 P.M. There is currently one full time employee and 15 contract employees.

Adjacent Land Use and Zoning

Location	Use	Zoning
North	Wimberly & Jackson Funeral Home	General Business (G-B)
South	Vacant Single-family home	Residential-II (R-II)
East	City Plumbing & Electric Supply Company	Light Industrial (L-I)
West	Walton Summit Apartments	Planned Unit Development (P-U-D)

▪ **Other Departmental Comments**

There were no departmental comments for this request.

- **Zoning History**

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

2016- A request by the Gainesville Housing Authority to rezone 11.671± acres located at 233, 240, 315, and 323 Atlanta Street; 207, 209, 221, 223 and 229 Summit Street from Residential-II (R-II), Neighborhood Business (N-B) and General Business (G-B) to Planned Unit Development (P-U-D) was approved with conditions for multi-family apartments.

2014- A request by Pap Datta to rezone 1.04± acres with a special use located at 510, 514 and 520 Maple Street from General Business (G-B) to Light Industrial (L-I) was approved with conditions for a micro-brewery.

2014- A request by Mercy Housing to rezone a 2.2± acres tract located at 620 and 628 Gordon Avenue SW; 0, 602 and 612 Longstreet Avenue SW; 627 Queen City Parkway SW; 504, 512, 514, 520 and 528 Banks Street SW from Residential-II (R-II), Office and Institutional (O-I), General Business (G-B) and Heavy Industrial (H-I) to Planned Unit Development (P-U-D) was approved with conditions for 90 multi-family low-income housing units but the request was withdrawn at City Council second reading.

- **Staff Analysis**

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

The adjacent and nearby properties include a mix of residential, commercial and industrial uses. The surrounding properties are zoned Residential-II (R-II), Planned Unit Development (P-U-D), Neighborhood Business (N-B), General Business (G-B) and Light Industrial (L-I). The proposal seems logical given the applicant currently owns and operates the adjacent funeral home property to the north.

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

The properties located along Summit Street include a variety of residential and non-residential uses; however, the remaining residential uses have been abandoned. The adjacent residential home to the south is being renovated. The proposed expansion will provide additional space needed for a chapel and parking. Given the nature of the proposed use, traffic along Summit Street will be the most significant impact during times when funeral services are being held. Otherwise, the subject property appears to be conducive for the proposed funeral home expansion.

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

The proposal is consistent with the 2012 Comprehensive Plan and the Renaissance of Midtown Redevelopment Plan originally approved in 2001. In fact, the Midtown Plan redevelopment concept for the subject property included a mixed-use, mixed-income development to include market-rate, subsidized and public housing units.

The Gainesville Future Development Map for the City of Gainesville places the subject property within the *Mixed-Use Midtown* land use category. This category includes areas to be developed in accordance with the Midtown Redevelopment Plan which allows 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 *Central Core* Character Area specifically within the *Downtown/Midtown* subarea. The vision for this area should strive for additional office and housing to provide a more sustainable mix of uses. Recent public improvements to Midtown including the Midtown Greenway and the Jesse Jewell pedestrian bridge have begun a long-term transition to more diverse land uses including a mixed-use core along Main and Bradford streets; flanking multi-family (ideally mixed-income) housing; a multi-modal transportation node at the Amtrak station; and an office / conference / hospitality extension of Downtown across Jesse Jewell Parkway. In addition mixed-income high quality multi-family housing development should be targeted to take advantage of the open space investment made in the Midtown Greenway and related parks. Land uses supported in the Midtown subarea include mixed-use, multi-family residential, commercial, public / institutional, and transportation / communications / utilities.

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

Given the surrounding development, the existing residential use has become less desirable. The subject property could remain as a residential property but it appears the home would have to be renovated for occupancy.

According to the applicant, the adjacent grassed lot north of the existing funeral home was not available to purchase. Otherwise, the first option would have been to expand the funeral home to the north but the property is not for sale. Given the proximity of the existing funeral home, the proposed request appears to be 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 is located near the heart of Gainesville and already utilizes various City services including police and fire protection and water utilities.

Gainesville Fire Station #1 and the Gainesville Police Station are located approximately 0.71± miles from the property within the Public Safety Complex.

According to the Department of Water Resources, there is sufficient water and sewer to serve the development.

Given that the proposal is for non-residential purposes, there will be no impact to the school system.

According to the "Trip Generation Manual" as published by the Institute of Transportation Engineers, the proposed use at build out could generate approximately 296± new trips per weekday, 98 A.M. and 98 P.M. peak hour trips. The Trip Generation Manual does not provide for a funeral home land use category. Therefore, staff based the calculation on the number of seats provided within a church on a Sunday and weekday as a comparable.

(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 located within an area of transition which is anticipated to redevelop given the age and condition of the existing residential properties. The property is located within the Midtown Overlay Zone which will continue to experience significant residential and non-residential redevelopment due to recent strategic public investment such as the Midtown Greenway, Department of Water Resources facility, Public Safety Complex and the Gainesville Connection Transit Station and the Walton Summit Apartments. As well, the overlay contains economic tools such as a Tax Allocation District and a Federal and Local Opportunity Zone.

(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?

Given the surrounding mixture of uses and the proximity of the property to the applicants existing funeral home, the proposal appears to promote a reasonable balance between the promotion of the public health, safety, morality, or general welfare and the right to unrestricted use of property.

▪ **Staff Recommendation**

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

Conditions

1. The development standards within the narrative, site plan and architectural rendering submitted with the applicant's rezoning application shall be made part of the zoning ordinance, and shall be subject to the approval of the Director of the Community and Economic Development Department.
2. The owner/developer shall provide for an evergreen buffer along southerly and westerly property lines adjacent to the single-family home and the Walton Summit Apartments which may include a solid row of hedges or trees. The location, spacing, size and type of vegetation planted shall be subject to the approval of the Director of the Community and Economic Development Department.
3. All access point design for the subject property shall require review and approval by the Gainesville Public Works Department Director. All required access / traffic / sidewalk improvements associated with the proposed development or any additional improvements identified within the Traffic Impact Study shall be at the full expense of the developer/property owner.
4. An updated as-built survey/plat of the subject property, indicating existing conditions and all improvements shall be recorded prior to obtaining a Certificate of Occupancy for the future use.



Applicant:

CHRISTOPHER WIMBERLY

REZONING REQUEST



Request:

Rezone 0.31 +/- acre from Residential-II (R-II) to General Business (G-B) for expansion of neighboring funeral home

Subject Area Address:

315 Summit Street, SE

Meeting: 04/09/2019

Prepared: 03/12/2019

Gainesville Community Development Department



Subject Property



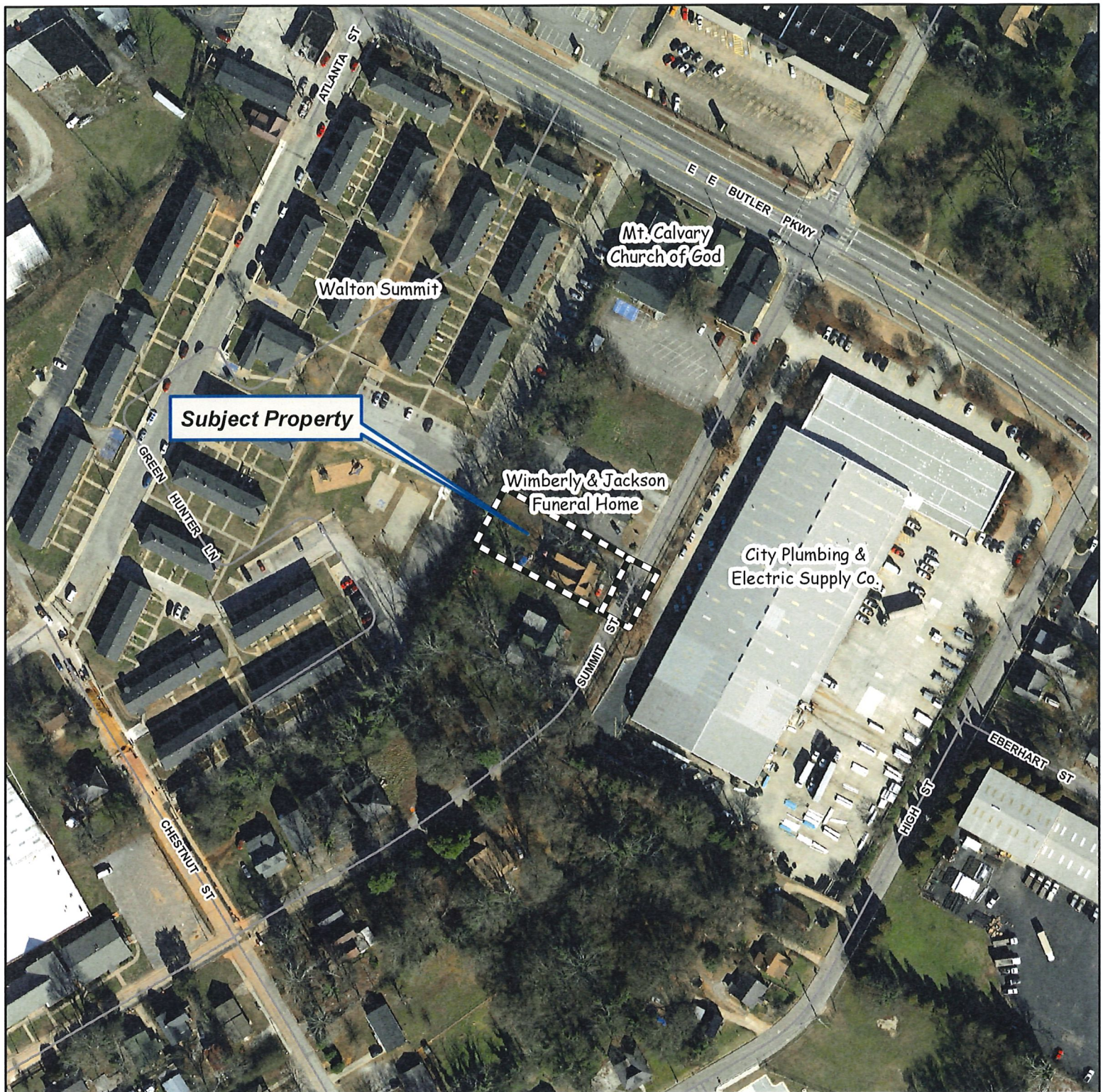
Right-of-Way to be Rezoned



1" = 167'

Tax Parcel:

01-020-004-006



Applicant:

CHRISTOPHER WIMBERLY

REZONING REQUEST



Request:

Rezone 0.31 +/- acre from Residential-II (R-II) to General Business (G-B) for expansion of neighboring funeral home

Subject Area Address:

315 Summit Street, SE

Meeting: 04/09/2019

Prepared: 03/12/2019

Gainesville Community Development Department

 Subject Property and Right-of-Way to be Rezoned

Aerial from 2015

0 100 200 300 400 Feet



1" = 167'

Tax Parcel:

01-020-004-006

GREEN HUNTER LANE

REVISIONS

DATE REVISION BY

NOTES

Subject Property



GOOGLE EARTH VIEW



315 SUMMIT STREET
 PROPOSED LOT FOR REZONING
 PER CURRENT PUBLIC RECORD

SUMMIT STREET

CONCEPTUAL SITE PLAN
 SCALE: 1/8" = 1'-0"

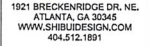
The copyright of all designs, drawings, specifications and information contained in these drawings and presentation documents are used of current the project of Shibui Design and may not be used, reproduced, distributed or displayed in any form, printed or electronic, without the prior written permission of Shibui Design.

Contractor or Fabricator to confirm all site conditions and dimensions before construction of any work. Contractor to ensure all all construction materials and methods comply with local and state regulations. The drawings and documents may be subject to change without prior instruction from Shibui Design.

AREA / ELEVATION
 315 SUMMIT STREET
 SHEET TITLE
 CONCEPTUAL SITE PLAN

SCALE: 1/8" = 1'-0" DRAWN BY: JFW DATE: 05.01.19

S.01



DATE	REVIEWED BY
------	-------------

NOTES

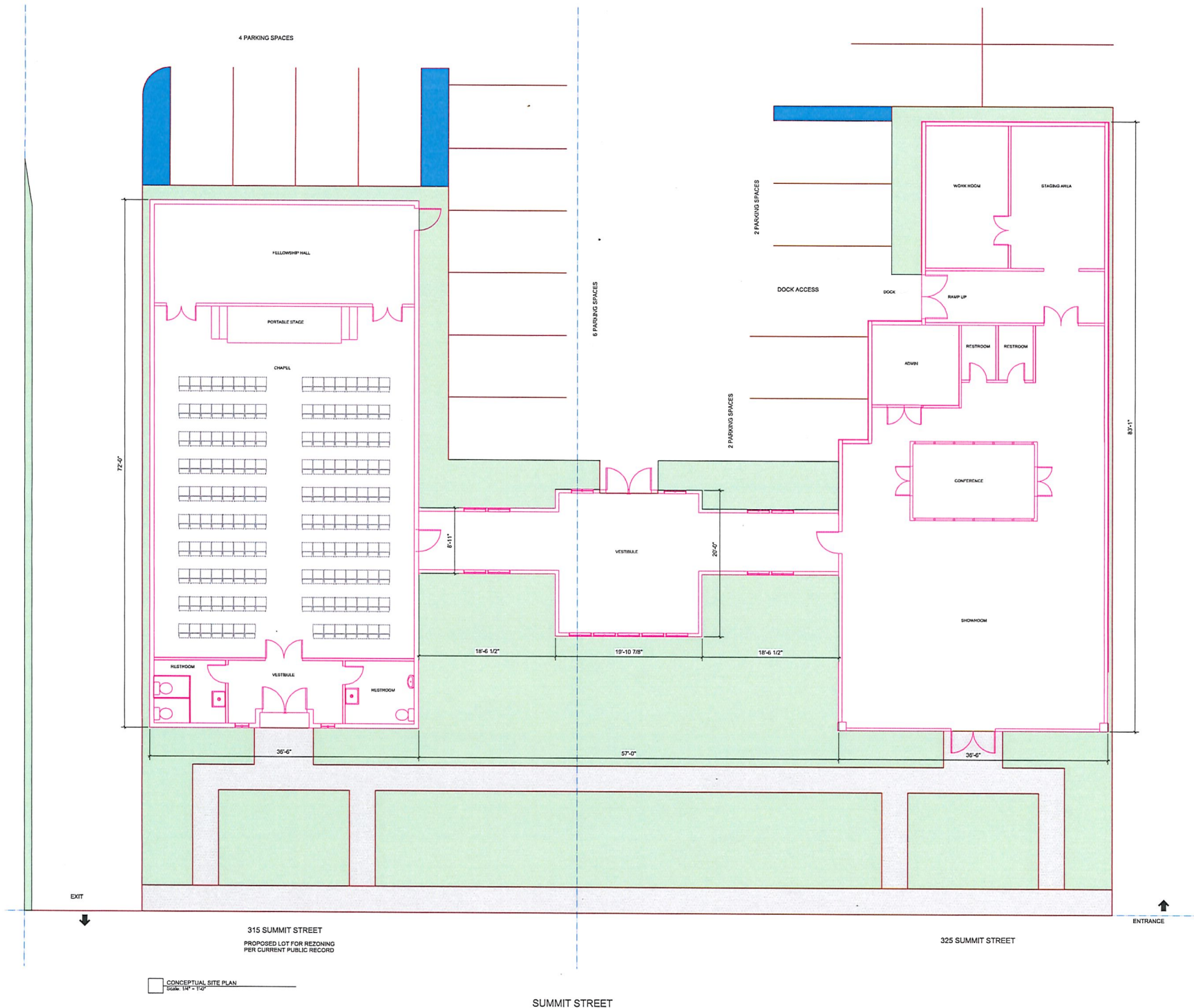
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Contractor or Fabricator to confirm all site conditions and dimensions before commencement of any work. Contractor to ensure that all construction materials and finishes comply with local fire and safety regulations. No amendments or revisions may be carried out without prior instruction from Sibidu Designs.

AREA / ELEMENT	315 SUMMIT STREET
SHEET TITLE	CONCEPTUAL ARCHITECTURAL PLAN

SCALE	DRAWN BY	DATE
AS NOTED	JPW	03.01.19

S.02



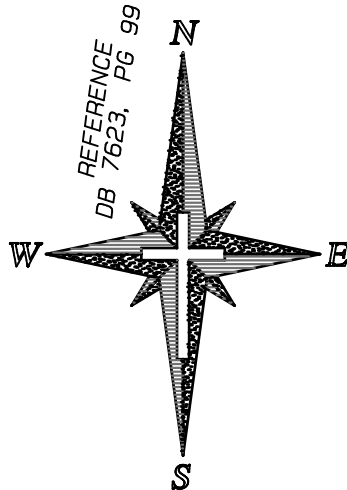
SURVEYOR'S CERTIFICATION

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

Robert S. Cleveland
Registration No. 2894
Email: shane_cleveland@bellsouth.net

3/22/2019
Date:

THIS BLOCK RESERVED FOR THE
CLERK FOR THE SUPERIOR COURT.



240 ATLANTA STREET PHASE I, LP, &
HOUSING AUTHORITY OF THE
CITY OF GAINESVILLE, GEORGIA
(PHASE 2)
PB 874, PG 384

AREA
0.304 ACRES
OR
13,252 SQ. FT.

N/F
BENJAMIN L. HAWKS &
CHERYL HAWKS
(DB 4495, PG 361)

N/F
CHRISTOPHER A. WIMBERLY &
DERRICK JACKSON
(DB 7623, PG 99)

N/F
NARCISO VAZQUEZ
(DB 8162, PG 642)

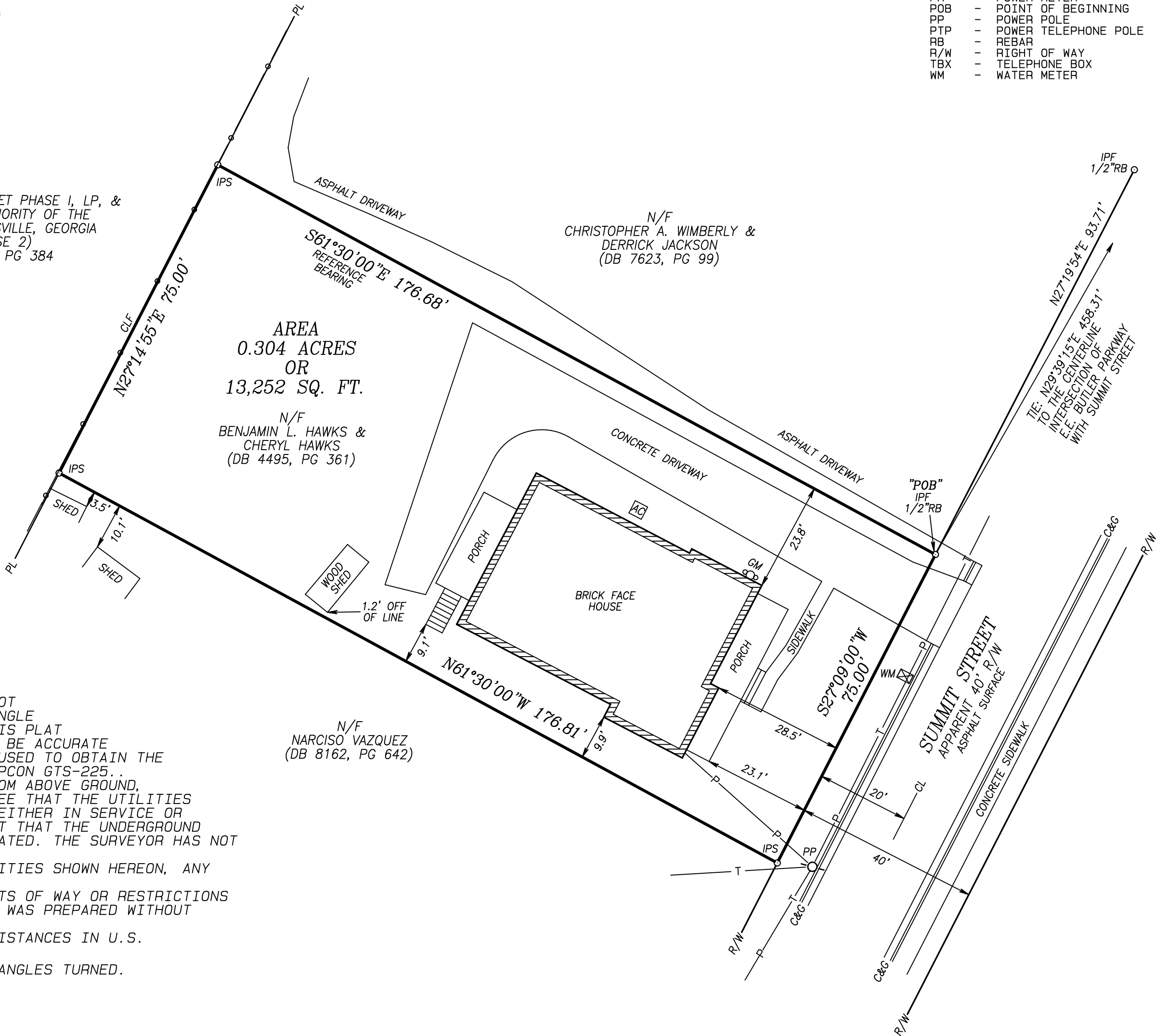
NOTES:

1. THE FIELD DATA DATED 3/20/2019 UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 15,302 FEET AND AN ANGULAR ERROR OF 1" PER ANGLE POINT. AND WAS ADJUSTED USING LEAST SQUARES. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 163,431 FEET. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS HEREIN WAS A TOPCON GTS-225.
2. THE UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM ABOVE GROUND, VISIBLE EVIDENCE. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
3. THIS SURVEY IS FOR THE EXCLUSIVE USE OF THE ENTITIES SHOWN HEREON, ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.
4. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, RIGHTS OF WAY OR RESTRICTIONS WHICH MAY EXIST AND NOT SHOWN HEREON. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.
5. ALL DISTANCES AS SHOWN ARE HORIZONTAL, GROUND DISTANCES IN U.S. SURVEY FEET (39.37 INCHES = 1 METER).
6. THE BEARINGS SHOWN HEREON WERE CALCULATED FROM ANGLES TURNED.

"THIS PROPERTY IS NOT LOCATED IN FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAP 13139C01876, HALL COUNTY, GEORGIA, DATED APRIL 4, 2018."

LEGEND:

- AC - AIR CONDITION UNIT
- APPROX - APPROXIMATE
- BL - BUILDING LINE
- BWF - BARBED WIRE FENCE
- C&G - CURB AND GUTTER
- CT - CRIMP TOP PIPE
- CL - CENTER LINE
- CLF - CHAIN LINK FENCE
- DB, PG - DEED BOOK, PAGE
- EASE - EASEMENT
- EA - EDGE OF ASPHALT
- EC - EDGE OF CONCRETE
- GW - GUY WIRE
- GM - GAS METER
- FH - FIRE HYDRANT
- HWF - HOG WIRE FENCE
- IPF - IRON PIN FOUND
- IPS - IRON PIN SET (1/2" R/B) WITH A PINK CAP STAMPED PROPERTY CORNER RLS2894
- LP - LIGHT POLE
- LL - LAND LOT
- LLL - LAND LOT LINE
- N/F - NOW OR FORMERLY
- OT - OPEN TOP PIPE
- PBX - POWER BOX
- P- - POWER LINE
- P-T- - POWER & TELEPHONE LINE
- PL - PROPERTY LINE
- PM - POWER METER
- POB - POINT OF BEGINNING
- PP - POWER POLE
- PTP - POWER TELEPHONE POLE
- RB - REBAR
- R/W - RIGHT OF WAY
- TBX - TELEPHONE BOX
- WM - WATER METER



RETRACEMENT SURVEY FOR:

CHRISTOPHER A. WIMBERLY

LOCATED IN
LAND LOT 149, 9th DISTRICT,
CITY OF GAINESVILLE
HALL COUNTY, GEORGIA

Cleveland Land Surveying

3637 Rocky Ford Terrace, Gainesville, Georgia 30506
Office (678) 936-6163

DRAWN BY: SHANE

DATE: 3/22/2019

PDF: G219023

SHEET

1

OF

1

GRAPHIC SCALE

0' 10' 20' 40'

SCALE:

1"=20'

JOB# G219023

REVISIONS

DESCRIPTION

DATE

REVISIONS

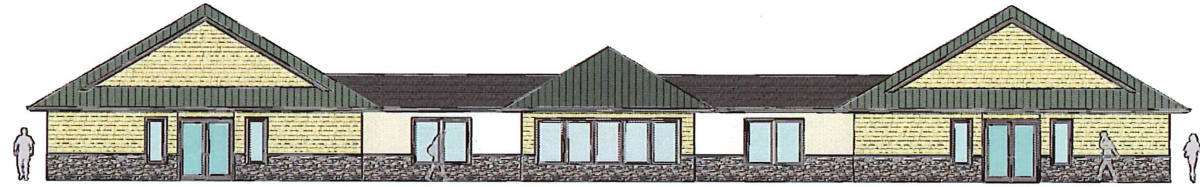
DATE	REVISION BY

NOTES

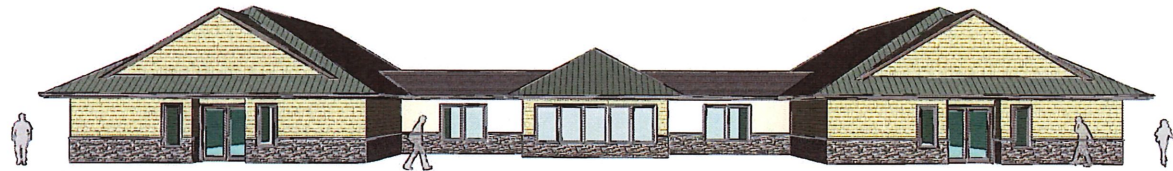
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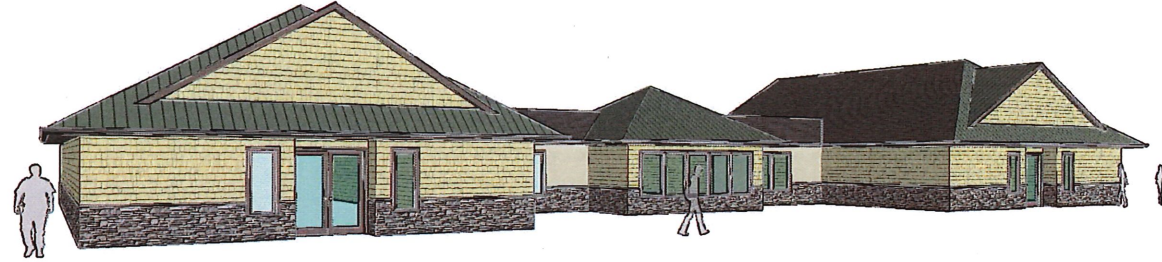
AREA / ELEMENT		
315 SUMMIT STREET		
SHEET TITLE		
CONCEPTUAL RENDERINGS		
SCALE	DRAWN BY	DATE
AS NOTED	JFW	03.01.18
S.03		



1 CONCEPTUAL RENDERING
 Scale: NTS



2 CONCEPTUAL RENDERING
 Scale: 1/8"



3 CONCEPTUAL RENDERING
 Scale: 1/8"





Wimberly
Funeral Home
770.536.3251



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