



AGENDA

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

1. CALL TO ORDER

2. MINUTES

A. June 11, 2019 PAB Meeting Minutes

3. OLD BUSINESS

4. NEW BUSINESS

A. Annexation Requests

- (1) Request from **Karl Chambers and David Reddicks** to annex a 0.49± acre tract located on the southwest side of the intersection of Athens Street and Cooley Drive, having road frontage on the east side of Black Drive (a/k/a **1026 Athens Street**) and to establish zoning as Residential-II (R-II).

Ward Number: Three

Tax Parcel Number(s): 00-056-003-026, 057 and 058

Request: Residential duplex

- (2) Request from **Integrity Development Group, LLC** to annex a 219.65± acres tract located northeast of the intersection of Athens Highway and Gillsville Highway, and southeast of the intersection of Athens Highway and Gaines Mill Road (a/k/a **2242 Gaines Mill Road; 2579 and 2581 Gillsville Highway**) and to establish zoning as Planned Unit Development (P-U-D).

Ward Number: Three

Tax Parcel Number(s): 15-022C-000-010 and 15-023-000-014

Request: 375 single-family homes

B. Rezoning Requests

- (1) Request from **S&E Holdings** to rezone a 2.48± acres tract located east of the intersection of Green Street and Ridgewood Drive and west of Glenwood Drive (a/k/a **0, 718 and 736 Green Street NE**) from Residential-I (R-I) and Residential and Office (R-O) to Residential and Office (R-O).

Ward Number: Two

Tax Parcel Number(s): 01-039-001-003 (Part), 004 (Part), 025 (Part) and 026

Request: 25 townhome units and office space

C. Road Action Requests

- (1) Request from **Georgia Mountains YMCA, Inc.** to rename Howard Road to YMCA Drive, located between State Route 365 and White Sulphur Road.

Ward Number: Two

Request: Road name change

5. MISCELLANEOUS

6. ADJOURNMENT

CITY OF GAINESVILLE

AGENDA REQUEST

Date Submitted: 6/17/2019
Presenter: N/A
Item of Business: June 11, 2019 PAB Meeting Minutes
Meeting Date: 7/9/2019

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
JUNE 11, 2019

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

Members Present: Chairman Doug Carter, Vice-Chair Jane Fleming and Board Members Eddie Martin, Sr., Rich White and Kelvin Simmons

Members Absent: Board Members Carmen Delgado and Ryan Thompson

Staff Present: Community & Economic Development Deputy Director Matt Tate and Recording Secretary Judy Foster

Others Present: Council Members Barbara Brooks and George Wangemann

MINUTES OF APRIL 9, 2019

Motion made by Board Member White

Motion seconded by Board Member Martin

Vote – 5 favor, 2 absent (Delgado, Thompson)

NEW BUSINESS

A. Variance Request

- 1) Request from **Joe Biddy** to vary the side yard setback requirement on a 0.257± acre tract located on the northeast side of the intersection of North Avenue and Bradford Street (a/k/a **0 and 428 North Avenue, NW**), having a zoning classification of Planned Unit Development (P-U-D).

Ward Number: Two

Tax Parcel Number(s): 01-040-001-012

Request: Uncovered deck addition

Staff Presentation: Deputy Director Matt Tate gave the following staff presentation:

The applicant is requesting to vary the right-side yard setback requirement from 10-feet to 0-feet for the purpose of constructing a 13' wide x 22' deep uncovered deck addition. The subject property is located on the northeast side of the intersection of North Avenue and Bradford Street and is 0.257± acre in size and is part of a two-unit townhome development.

The adjacent properties include single-family homes and duplex townhomes. The proposed addition is to be located on the right side of the existing townhouse above the existing driveway/parking area. The proposed deck will extend to the existing brick retaining wall along the common property line. Access to the deck will be from the main level of the dwelling and will be similar in appearance as the existing front porch facing North Avenue. The applicant is basing the hardship on the location of the townhome as there is no other suitable space available for the deck addition.

The Planning Division staff is recommending conditional approval of this variance request based on the orientation of the townhome and size of the property with one condition.

Applicant Presentation: **Jack Bailey**, 2419 Island Drive, stated he was the project architect representing the applicant. The property is located in an in-town, urban type

residential neighborhood which does not have a lot of open space which offers very few opportunities for outdoor living. The proposed deck would be built over the existing two-lane driveway which leads to two garage doors. The deck would soften the driveway since it would cover all the exposed concrete. Even though the deck would be elevated above the driveway, it would be more street level as the driveway goes downhill from the street. Construction of the deck would be very simple, without a roof, and this is the only area they could come out and enjoy the outside. The reason the deck is proposed to go the width of the driveway is to eliminate the need for support columns underneath the deck and provide a free span underneath.

Joe Biddy, applicant, stated that Mr. Bailey explained the project well and the reasons for it. The only place they have now to sit and enjoy the outdoors is on the front steps. He appreciated the Board's consideration of this request.

FAVOR: Donnie Hunt, 430 North Avenue, stated he occupied the other townhouse and was approved for a variance about this time last year for a similar covered porch on the other side of the building. Outdoor living is an important part of having a good in-town experience so you are not locked inside. He felt the proposed deck was very consistent with what he is doing on the other side and helps to balance out the building.

OPPOSE: None

Planning and Appeals Board Comments: None

There was a motion to conditionally approve the variance of the right-side yard setback requirement from 10-feet to 0-feet for an uncovered deck addition with the following condition:

Condition

The proposed deck addition shall be generally consistent with the standards depicted on the architectural rendering submitted with the application.

Motion made by Board Member Martin
Motion seconded by Board Member Simmons
Vote – 5 favor, 2 absent (Delgado, Thompson)

B. Rezoning Request

1) Request from **Matthew Magnus and Ryan Chambers** to rezone a 1.30± acres tract located southwest of the intersection of Crow Road and White Sulphur Road, having road frontage on the north side of Beverly Road (a/k/a **2092 Crow Road and 2005 White Sulphur Road**) from Residential-I (R-I) to Light Industrial (L-I).

Ward Number: Two

Tax Parcel Number(s): 09-124-000-038 (Part)

Request: HVAC contractor office warehouse

Staff Presentation: Deputy Director Matt Tate gave the following staff presentation:

The applicant is proposing to rezone the subject 1.3± acres property from R-I to L-I for an HVAC contractor's office warehouse that involves assembling and fabrication of metal ductwork for HVAC systems. The subject property is located southwest of the intersection of Crow Road and White Sulphur Road and has road frontage on the

north side of Beverly Road. The property is owned by the adjacent Faith Baptist Church and is located within the Limestone Parkway Overlay Zone. In addition to the church, the adjacent uses include New Horizons Lanier Park long term care facility, vacant property and single-family homes in the county. The property contains an existing 5,000 square foot metal building that will be renovated for the proposed use with the addition of parking. As well, a 5,000 square foot addition with parking is depicted on the concept plan for future growth, but there is no immediate plan to expand the building. Access is to remain from Crow Road. According to the applicant, there will be approximately 3 to 5 employees and business hours will be from 7:00 AM to 5:00 PM, Monday thru Friday.

The 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 *Limestone Medical Corridor* Character Area.

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

Applicant Presentation: Leigh Justice, 855 Cherokee Road, stated she was involved with the project as a landscape architect. The property is somewhat abandoned and has some graffiti on the building. The property retains some natural buffer as shown on the concept plan and even with substantial tree coverage, more of a buffer can be added to meet requirements.

FAVOR: Richard Cole, 3626 Woods Road, stated he was Pastor of Faith Baptist Church which owns the subject property. There were a number of people who were interested in purchasing the property which they felt would not be compatible with the Church and residents in the area. He felt the applicants would be good neighbors for the adjacent property owners.

Daniel Bell, 2646 Sardis Way, Buford, stated he has been a member of Faith Baptist Church for 48 years and felt the proposed use would be a good fit for the area. The building was formerly used as a dormitory for camp meetings and is no longer needed.

Reed Elrod, 3402 Fork Road, stated he has been a member of Faith Baptist Church since 1980 and felt the proposed use was what was needed to keep things safe and under control. He has been in the sheet metal business for fifteen years and it is a quiet and safe business which families would appreciate having in the area.

Ramona Elrod, 3402 Fork Road, stated they were looking forward to the improvements to the property and prefer having a good business there rather than an abandoned building.

OPPOSE: None

Planning and Appeals Board Comments: None

There was a motion to recommend conditional approval of the request to rezone the subject property from Residential-I (R-I) to General Business (G-B) zoning with the following conditions:

Conditions

1. The subject property shall be limited to the proposed HVAC Contractor office/warehouse use and the permitted uses within the Neighborhood Business (N-B) zoning district excluding a convenience store, dollar-type store, coin laundry facility, convenience store, tobacco or vaping store, massage parlor or tattoo parlor.
2. The exterior walls of the existing metal building shall be painted similarly to the existing color or an earth tone color. In addition, a minimum 3-foot high brick or stone water table shall be required on the exterior walls facing north, east and south.
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 building, parking area and detention pond from Beverly Road, Crow Road and the adjacent properties. The number, location, spacing, size and type of trees planted shall be subject to the approval of the Director of Community and Economic Development Department.
4. There shall be no freestanding signs permitted fronting Crow Road.
5. All access point design for the subject property shall require review and approval by the Hall County Public Works Department and the Gainesville Public Works Department Director. All required access/traffic/sidewalk improvements associated with the proposed development shall be constructed at the full expense of the property owner/developer.
6. 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.

Motion made by Vice-Chair Fleming

Motion seconded by Board Member Martin

Vote – 5 favor, 2 absent (Delgado, Thompson)

ADJOURNMENT

There was a motion to adjourn the meeting at 5:52 p.m.

Motion made by Board Member Martin

Motion seconded by Board Member White

Vote – 5 favor, 2 absent (Delgado, Thompson)

Respectfully submitted,

Doug Carter, Chairman

Judy Foster, Recording Secretary

CITY OF GAINESVILLE

AGENDA REQUEST

Date Submitted: 6/17/2019

Presenter: Matt Tate

Item of Business: Request from **Karl Chambers and David Reddicks** to annex a 0.49± acre tract located on the southwest side of the intersection of Athens Street and Cooley Drive, having road frontage on the east side of Black Drive (a/k/a **1026 Athens Street**) and to establish zoning as Residential-II (R-II).

Ward Number: Three

Tax Parcel Number(s): 00-056-003-026, 057 and 058

Request: Residential duplex

Meeting Date: 7/9/2019

Purpose of Request:

The applicant is proposing to annex the subject property with a zoning of Residential-II (R-II) for the purpose of constructing a one-story residential duplex. The property is zoned Residential-II (R-II) within unincorporated Hall County and is contiguous to the city limits to the north and east. Presently, the property consists of three parcels which previously contained three residential structures that were demolished over the last 15 years. Access to the development is proposed from an existing driveway off of Athens Street. The surrounding property consists of a four-unit apartment building, industrial uses to the north and single-family structures located off of Black Drive and Cooley Drive.

History/Background:

Facts & Issues for Consideration:

Department Recommendation:

Planning staff recommended approval with five conditions. See the staff recommendation report for details.

Department Director:

Rusty Ligon

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

N/A

Amount Requested:

Source of Funds:

Finance Comments:

Administrative Comments:

ATTACHMENTS:

Description	Type
☐ Staff Recommendation Report	Report
☐ Location Maps	Backup Material
☐ Narrative	Backup Material
☐ Concept Plan	Backup Material
☐ Plat	Backup Material
☐ Architectural Elevation	Backup Material
☐ Floor Plan	Backup Material

**GAINESVILLE PLANNING and APPEALS BOARD
STAFF RECOMMENDATION**

Applicant and Property Owner..... Karl Chambers and David Reddicks
Location..... 1026 Athens Street
Request..... Annex with Residential-II (R-II) zoning
Total Acres0.49± acre
Ward..... Three
Proposed Use..... Residential duplex
Planning Division Staff Recommendation **Approval, with conditions**
Date..... July 9, 2019

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

The property is zoned Residential-II (R-II) in Hall County and the applicant desires to annex the property into the City of Gainesville as Residential (R-II). This would allow the building of one single family duplex (2 units in total). This would not only provide affordable accommodation to Gainesville residents, but also enhance the appearance and value of the community. The property is located at the corner of Cooley Drive and Athens Street. This property has provided residential accommodations in the past. This project is compatible with the schematics and future development of the neighborhood.

Each unit in the proposed duplex would be 1,500 square feet with 3 bedrooms, 2 bathrooms, living and dining area, kitchen, laundry, and front porch. Water, sewage and electricity will be provided by the existing public infrastructure. The entrance for each unit will be from a shared driveway on Athens Street. Two parking spaces will be provided for each unit.

▪ **Adjacent Land Use and Zoning**

Location	Use	Zoning
Northeast	Power substation	Heavy Industrial (H-I)
Northwest	Power substation (County); Manufacturing Facility	Heavy Industrial (H-I) Heavy Industrial (I-II)
Southeast	Apartments	Residential-II (R-II)
Southwest	Single-family homes (County)	Residential-II (R-II)

The subject property is located just west of Lanier Parkway (I-985) and east of E.E. Butler Parkway. Other nearby significant uses include Cargill, Purina Mills and Albert International.

▪ **Other Departmental Comments**

There were no other 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 KRM 2016 LLC to rezone a 0.855 ± acres tract located at 827, 831 and 851 Athens Street SE from Residential-II (R-II) and Heavy Industrial (H-I) to Residential-II (R-II) for five residential duplexes was approved with conditions.

2010 – A request by My Sister's Place of Gainesville, Inc. for a special use permit within Residential-II (R-II) zoning on a 1.17± acres property located at 240 Martin Luther King Jr. Boulevard was approved to allow a crisis center for women.

2010- A request by Cindy Erfurt to annex and establish General Business (G-B) zoning a 1.124± acres property located at 1272 West Ridge Road was approved with conditions for a gas station and convenience store.

▪ **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 consists of a mixture of single-family, multi-family, semi-public and commercial uses. The surrounding zonings are Residential-II (R-II) and Heavy Industrial (I-II) within unincorporated Hall County and Residential-II (R-II) and Heavy Industrial (H-I) within the City of Gainesville. Much of the development within the immediate area has included multi-family, commercial retail and industrial uses with some limited single-family housing. It appears the proposal is suitable given the variety of uses that surround the property.

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

The proposed use should not adversely affect the existing use or usability of adjacent or nearby property over and above what uses are currently zoned for the property. The proposal includes residential space limited to a two-family unit which will function similarly to and similar in scale as the nearby multi-family and single-family uses. Because the property is undeveloped, there will be a minimal increase of ingress/egress traffic on Athens Street.

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

Housing would be an appropriate long-term use for this area. The Future Development Map for the City of Gainesville places the 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.

According to the Character Area map for the City of Gainesville, the subject properties are located within the *Economic Development Gateways* character area which appears to support the applicant's proposal. This character area represents the industrial, warehousing and other commercial enterprises that parallel the I-985 and Norfolk-Southern railroad corridor. The primary vision for the area is to continue to support economic development while preserving and strengthening important natural and cultural resources. These areas include a wide range of office, business, light industrial, manufacturing, research, and development uses. If approved a

duplex unit limited to one or two families will not only resemble nearby uses but also align with Gainesville's future development plan.

(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) in Hall County. In Hall County, this zoning district prohibits the development of multi-family housing. Once annexed into the City of Gainesville, Residential-II (R-II) could be developed for multi-family housing.

(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 nearby properties currently utilize City water and sewer services and there is sufficient capacity to serve the development.

Trash pickup will be provided by the City of Gainesville which already provides service to nearby properties.

The existing roads are capable of handling the additional cars entering and exiting the property due to the small size of the proposed development.

Existing public safety services respond to the adjacent and nearby properties. Gainesville Fire Station #1 is located approximately 1.4± miles from the property.

Impacts to the school system are expected to be minimal given that only two residential units are proposed. The Gainesville City School System currently provides bus transportation to the adjacent property and other residential uses off of Athens Street.

(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?

This property is located at the entrance of the established Black and Cooley Drive neighborhood. There are several heavy industrial uses located nearby. The proposed residential development appears reasonable given that the property previously contained three residential homes. The proposed duplex would serve more people than the allowed single-family housing without negatively impacting the character of the area.

Revitalizing neighborhoods is an important goal of the Gainesville Comprehensive Plan. The City does this by engaging in neighborhood revitalization activities, demolition of dilapidated housing, and acquisition of vacant parcels. The proposed development will provide new quality construction within an abandoned parcel at the entrance to an established neighborhood. New housing would not only help revitalize this property but it would also provide the community with a desirable housing option in an area near public facilities.

(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?

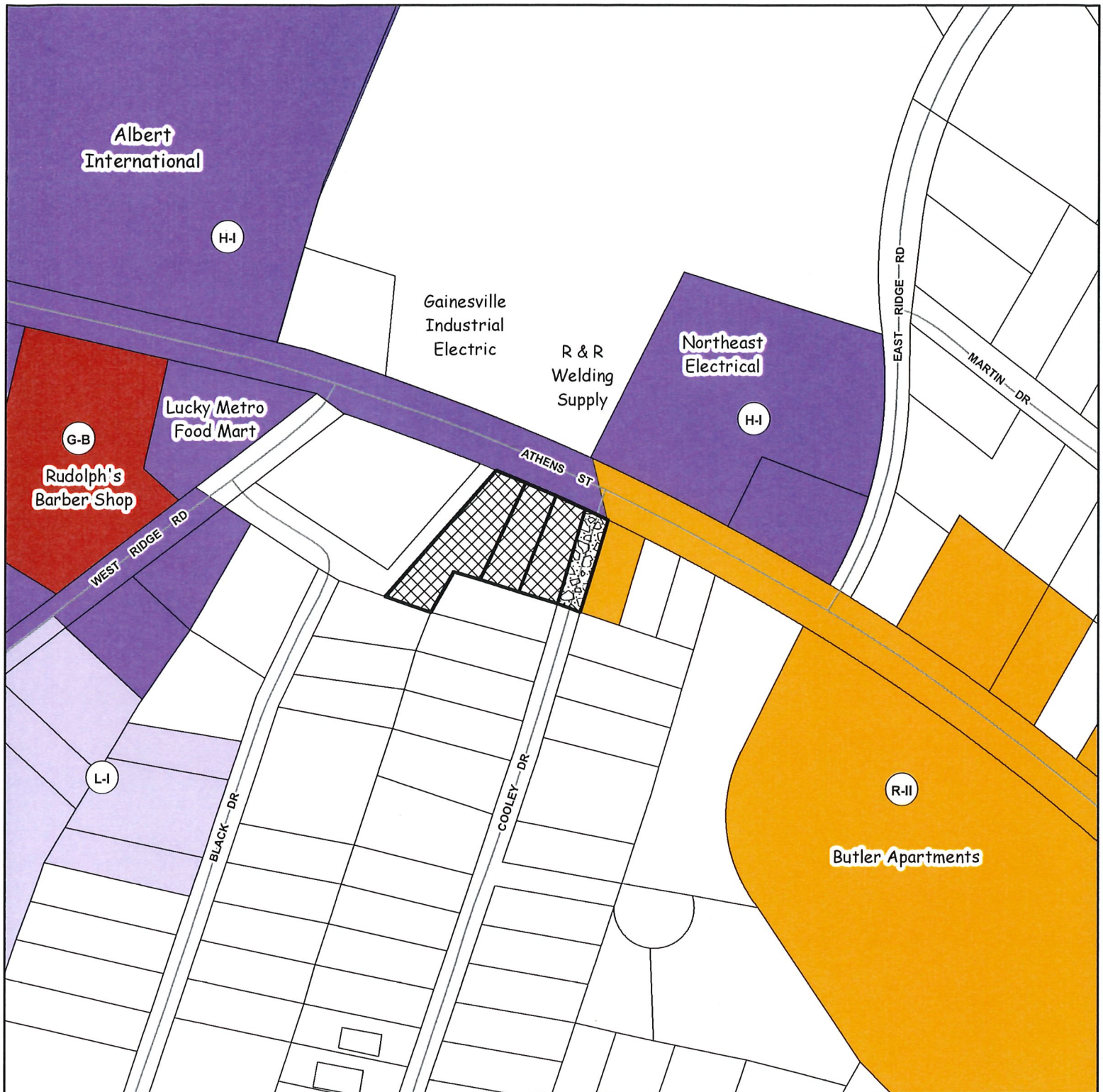
Due to the subject property's proximity to existing residential, the proposal, with the recommended zoning conditions, appears to promote a reasonable balance between the interests of the City, the property owner, and neighboring residents and property owners.

▪ **Staff Recommendation**

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

Conditions

1. The proposed use shall be generally consistent with the standards depicted on the architectural pictures provided with this annexation application including exterior materials and roof pitch to present a residential appearance. The property shall be limited to a one or two-family structure.
2. An evergreen buffer shall be provided within the 10-foot side yard setback behind proposed structure. 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. All proposed lawn areas fronting Athens Street and Cooley Drive shall be sodded with grass extending to the edge of the road bed.
4. 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 shall be at the full expense of the developer/property owner.
5. 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:
KARL CHAMBERS & DAVID REDDICKS

ANNEXATION REQUEST



Request:
 Annex 0.49+/- acre tract and establish zoning as Residential-II (R-II) for a residential duplex

Subject Area Address:
 1026 Athens Street

Meeting: 07/09/2019
 Prepared: 06/04/2019

Community & Economic Development Department

 Subject Property

 Right-of-Way to be Annexed

0 100 200 300 400 Feet



1" = 167'

Tax Parcel:

00-056-003-026, 057 and 058

Page 12 of 74



Applicant:
KARL CHAMBERS & DAVID REDDICKS

ANNEXATION REQUEST



Request:

Annex 0.49+/- acre tract and establish zoning as Residential-II (R-II) for a residential duplex

Subject Area Address:

1026 Athens Street

Meeting: 07/09/2019

Prepared: 06/04/2019

Community & Economic Development Department



Subject Property and
 Right-of-Way to be Annexed

Aerial from 2018



1" = 167'

Tax Parcel:

00-056-003-026, 057 and 058

Redevelopment For 1026 Athens St.

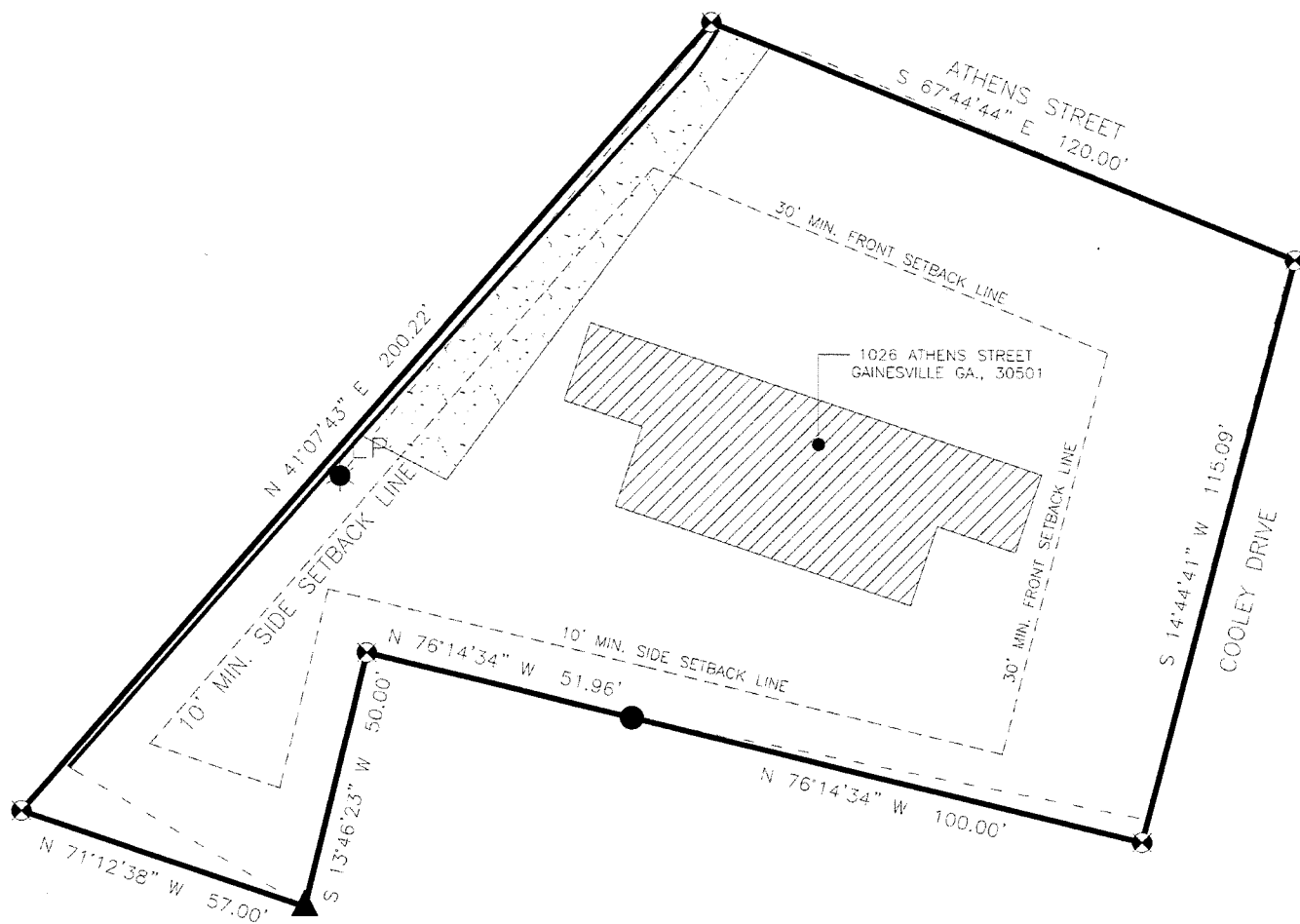
Concerning the property of 1026 ATHENS STREET Gainesville GA 30501. THIS PROPERTY has been an eye sore for several years, I Karl Chambers and David Reddicks have purchased this property and have taken on a residential redevelopment project to provide a much-needed housing for working class families in the form of rental housing.

The application for annexation from Hall county into the city of Gainesville is to allow the building of one single family duplexes (2 units in total). Which will not only provide affordable accommodation to Gainesville residents, but will also enhance the appearance and value of the community. The property is located at the corner of Cooley drive and Athens street. This property has provided residential accommodation in the past. This project is compatible with the schematics and future development of the neighborhood.

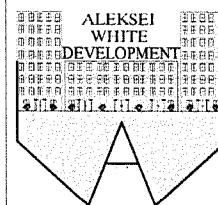
Each individual unit will be around 1500 sq ft with 3 bedrooms, 2 bathrooms, Living and dining area, kitchen, washroom and front porch. Water, sewage and electricity will be provided by the existing public infrastructure. The entrance and exit for each unit will be on Athens Street. Two motor vehicle parking will be provided for each unit.

The architectural style of this units will be in form of single-family ranch houses with front porch and the landscaping will be done to add beauty and style to the community. These rental units will be attractive to young working-class families with easy access to the city, schools and other public facilities such as library, post office, police and fire department etc.

RELEASED FOR CONSTRUCTION



RELEASED FOR CONSTRUCTION



WWW.ALEKSEWHITEDEVELOPMENT.COM

CLIENT:
KARL CHAMBERS
NEW RESIDENTIAL DUPLEX
1026 ATHENS STREET
GAINESVILLE GA., 30501
CONTACT #: (678) 471-6751

DESIGNER:
ALEKSEI WHITE
ALEKSEI WHITE DEVELOPMENT, LLC
INFO@ALEKSEIWHITEDEVELOPMENT.COM
LAWRENCEVILLE GA 30045
CONTACT#: (678) 671-9844

[illegible]

RESIDENTIAL DUPLEX

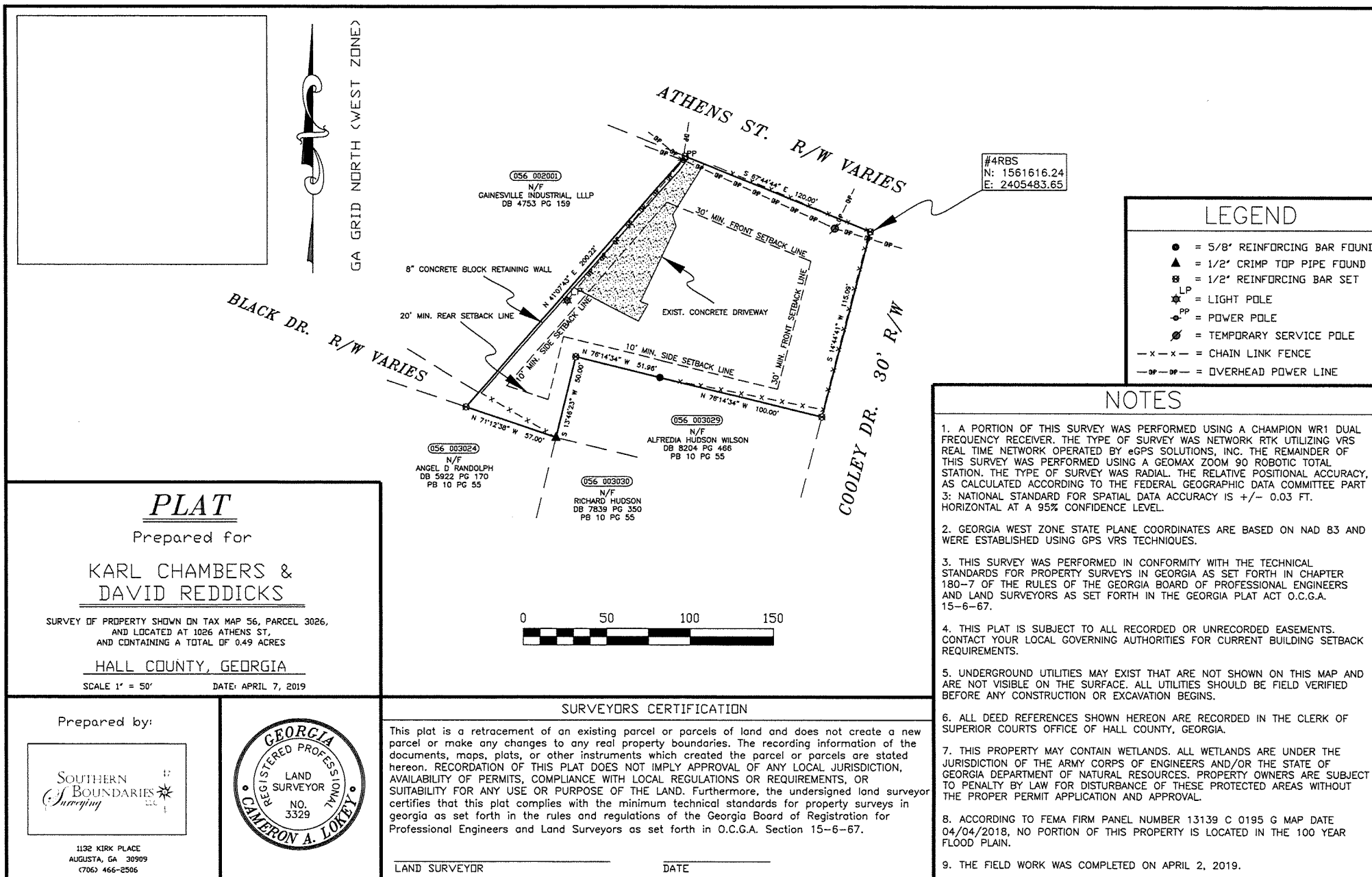
PROPOSED SITE PLAN

PROJECT NUMBER	KA20CH10
DATE	APRIL 30, 2019
DRAWN BY	ALEKSEI WHITE
CHECKED BY	TANER HAMZAWI

A-105

SCALE $1/4" = 1'-0"$

RELEASED FOR CONSTRUCTION



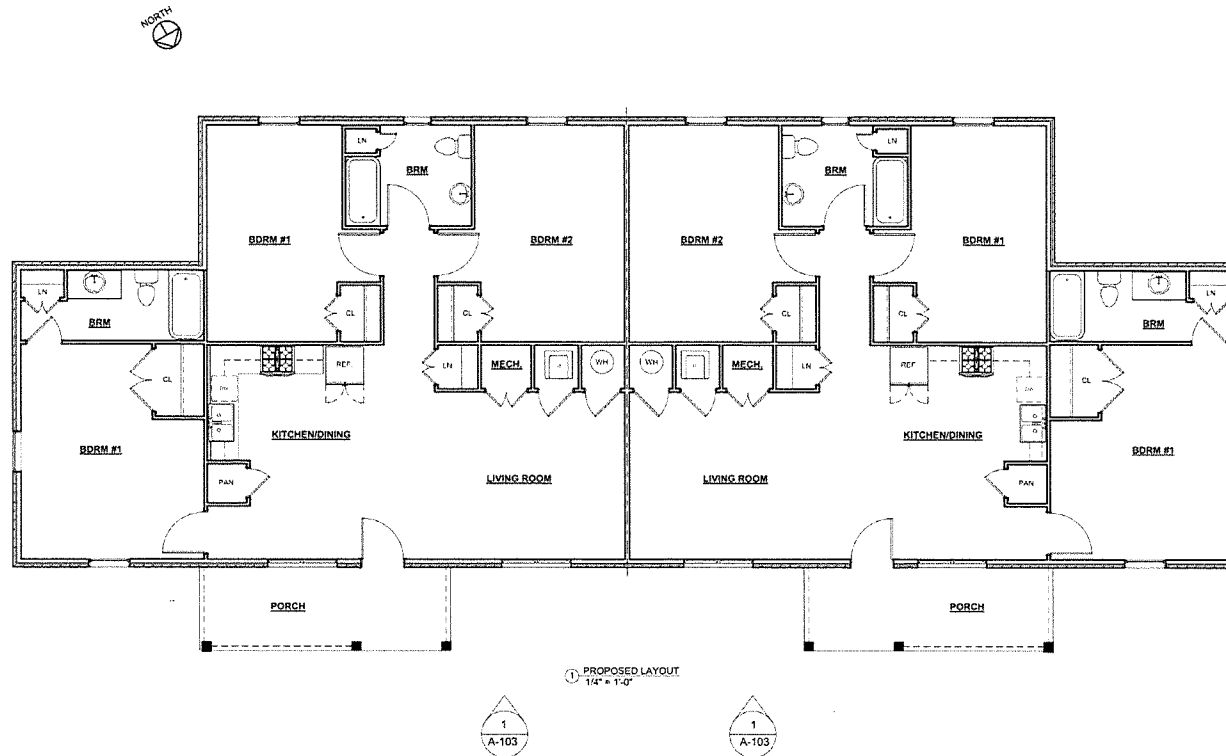
RELEASED FOR CONSTRUCTION



RELEASED FOR CONSTRUCTION

SCALE:

RELEASED FOR CONSTRUCTION



① PROPOSED LAYOUT
1/4" = 1'-0"

GRAPHIC SCALE: 1/4" = 1'-0"

**ALEKSEI
WHITE
DEVELOPMENT**

WWW.ALEKSEIWHITEDEVELOPMENT.COM

CLIENT:
KARL CHAMBERS
NEW RESIDENTIAL DUPLEX
1026 ATHENS STREET
GAINESVILLE GA. 30501
CONTACT #: (678) 471-8751

DESIGNER:
ALEKSEI WHITE
ALEKSEI WHITE DEVELOPMENT, LLC
INFO@ALEKSEIWHITEDEVELOPMENT.COM
LAWRENCEVILLE GA. 30045
CONTACT#: (678) 671-9844

[illegible]

RESIDENTIAL DUPLEX PROPOSED LAYOUT

PROJECT NUMBER	KA20CH19
DATE:	APRIL 30, 2019
DRAWN BY	ALEKSEI WHITE
CHECKED BY	ALEKSEI WHITE

A-102

SCALE: $1/4" = 1'-0"$

RELEASED FOR CONSTRUCTION

RELEASED FOR CONSTRUCTION

CITY OF GAINESVILLE

AGENDA REQUEST

Date Submitted: 6/17/2019

Presenter: Matt Tate

Item of Business: Request from **Integrity Development Group, LLC** to annex a 219.65± acres tract located northeast of the intersection of Athens Highway and Gillsville Highway, and southeast of the intersection of Athens Highway and Gaines Mill Road (a/k/a **2242 Gaines Mill Road; 2579 and 2581 Gillsville Highway**) and to establish zoning as Planned Unit Development (P-U-D).
Ward Number: Three
Tax Parcel Number(s): 15-022C-000-010 and 15-023-000-014
Request: 375 single-family homes

Meeting Date: 7/9/2019

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 constructing 375 single-family homes. The property is zoned Residential-II (R-II), Agricultural Residential-III (AR-III) and Agricultural Residential-IV (AR-IV) within unincorporated Hall County and is contiguous to the city limits to the north. Presently, the property is mostly wooded, contains several streams and consists of two parcels containing two abandoned single-family homes and a trailer that are to be demolished. Primary access to the development is proposed from Gillsville Highway and a secondary access is from the neighboring Heritage Pointe subdivision to the north. Adjacent uses include single-family homes, cemetery, T&D Charter and the GDOT Maintenance Complex.

History/Background:

Facts & Issues for Consideration:

Department Recommendation:

Planning staff recommended approval with five conditions. See the staff recommendation report for details.

Department Director:

Rusty Ligon

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

N/A

Amount Requested:

Source of Funds:

Finance Comments:

Administrative Comments:

ATTACHMENTS:

Description	Type
☐ Staff Recommendation Report	Report
☐ Location Maps	Backup Material
☐ Narrative	Backup Material
☐ Survey	Backup Material
☐ Concept Plan	Cover Memo
☐ Architectural Elevations	Backup Material
☐ Amenity Site Plan	Backup Material

**GAINESVILLE PLANNING and APPEALS BOARD
STAFF RECOMMENDATION**

Applicant Integrity Development Group, LLC
Property Owner GD Jones Investments, LP
Location 2242 Gaines Mill Road; 2579 and 2581
Gillsville Highway
Request Annex with Planned Unit Development
(P-U-D) zoning
Size 219.65± acres
Ward Three
Proposed Use 375 single-family detached lots
Planning Division Staff Recommendation **Approval, with conditions**
Date July 9, 2019

▪ **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 constructing 375 single-family homes. The property is zoned Residential-II (R-II), Agricultural Residential-III (AR-III) and Agricultural Residential-IV (AR-IV) within unincorporated Hall County and is contiguous to the city limits to the north. Presently, the property is mostly wooded, contains several streams and consists of two parcels containing two abandoned single-family homes and a trailer that are to be demolished.

Primary access to the development is proposed from Gillsville Highway. The internal roads will be designed to meet City standards and will include a large roundabout near the main amenity area. The applicant is proposing to reserve land within the development for a future access road intended for emergency access purposes only. However, since the proposed internal roads will be public, the future access road will be required to be a full access road when constructed. Of note, a previous zoning condition was placed on the adjacent Heritage Pointe subdivision property to allow connection to the subject property. The timing of the connection between the two subdivisions is unknown at this time. Development plans were approved in April of 2019 for the last phase of the Heritage Pointe subdivision (95 lots) but work has not commenced at this time.

Proposed Development Standards

Density: 1.71 dwelling units per acre
Home Price: Anticipated to be under \$300,000
Minimum home size: 1,600 square feet of heated space
Minimum lot size: 7,200 square feet
Lot dimensions: 60' x 120' -180 lots; 75' x 120' -195 lots
Lot Setbacks: 20-feet (Front); 25-feet (Rear); 7.5 feet (Side)
Perimeter Setbacks: 30-feet (Front); 50-feet (Rear); 30 feet (Side)
Amenities: Clubhouse, pool, tennis courts, walking trails and greenspace
Buffers: 150' buffer on both sides of all streams
Roads: Public (City standards)
Utilities: City of Gainesville water and sewer
Trash Pick-up: Provided by the City of Gainesville

▪ **Traffic Impact Study**

A traffic impact study was conducted for this development on February 22, 2019. The intersections of Athens Highway at Gillsville Highway; Gillsville Highway at Harmony Grove Church Road; and the Site Driveway at Gillsville Highway were studied. Traffic counts were collected on Tuesday, February 5, 2019 from 7-9 AM and 4-6 PM at the study intersections. The below table is a breakdown of the project trip generation as based on a 1.0% annual growth rate.

	Total Trips	Inbound Trips	Outbound Trips
Daily	3,508	1,754	1,754
AM	271	68	203
PM	361	227	134

Approximately 60% of trips will be dispersed to/from the north and west of the site towards Gainesville via US 129/SR-11. The remaining 40% of the trips will be dispersed to/from the east and south (40%) of the site towards Gillsville via SR 323.

According to the study, the Athens Highway at Gillsville Highway and Gillsville Highway at Harmony Church Road studied intersections are expected to operate acceptably for signalized intersections during both the AM and PM peak hours. The existing two-way left turn lane on Gillsville Highway in front of the proposed site should be striped as a left turn lane. A westbound right turn lane for the site driveway will be required by Georgia DOT as a condition of permitting the driveway; however, it is not needed from a capacity standpoint.

▪ **Adjacent Land Use and Zoning**

Location	Use	Zoning
North	Heritage Pointe Subdivision Single-family homes Charter bus company	Planned Unit Development (P-U-D) - City Residential-II (R-II) - County Highway Business (H-B) - County
South	GDOT Maintenance Complex Cabinet Store & Grocery store	Agricultural Residential-III (AR-III) - County Highway Business (H-B) - County
East	Single-family homes Vacant land	Agricultural Residential-III (AR-III) - County Agricultural Residential-IV (AR-IV) - County
West	Single-family homes Mobile home park and Vacant land Church cemetery	Agricultural Residential-III (AR-III) - County Agricultural Residential-IV (AR-IV) - County Residential-II (R-II) - County

▪ **Other Departmental Comments**

There were no other departmental comments regarding this request.

▪ **Zoning History**

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

2018 - A request by Geosam Capital US (Atlanta), LP to amend a 85.45± acres portion of a 220± acres tract located at 0 Gaines Mill Road zoned Planned Unit Development (P-U-D) for 100-single-family homes was approved with conditions.

2014 - A request by Alcovy-20, Inc. to amend a 26.10± acre tract located at 0, 2108 and 2125 Wilson Drive zoned Planned Unit Development (P-U-D) for a 55-lot single-family subdivision was approved with conditions.

2012 - A request by Gainesville Truck Center to annex a 14.03± acres tract located at 2145 Athens Highway with a zoning of Light Industrial (L-I) for sewer for an existing truck center was approved.

▪ **Staff Analysis**

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

The subject property is located at the eastern boundary of the existing city limits. Nearby properties are comprised of mostly single-family homes, agricultural property and undeveloped land. The proposed single-family home development appears to be suitable given the surrounding uses and the residential density is comparable to the adjacent Heritage Pointe subdivision in the City. According to the applicants proposed architectural elevations, the quality and scale of the proposed homes appear to exceed what is currently being constructed within the adjacent Heritage Pointe subdivision.

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

The proposed development will increase future traffic on Gillsville Highway; however, the traffic impact study states the level of service for these roads will continue to be acceptable with future build conditions. Upon the proposed development being built-out and the final phase of the adjacent Heritage Pointe subdivision being completed, a future access road may be possible to utilize the signal located at the intersection of Gillsville Highway and Athens Highway. It should be noted there are existing traffic delays at the intersection of Gaines Mill Road and Athens Highway and a traffic signal should be considered due to existing traffic delays.

If approved, the development will be required to meet the storm water standards during pre, intermediate and post development. Of note, the property is located within the North Oconee Water Supply Watershed Protection Zone in which intent is to minimize the transport of pollutants and sediment to the water supply, to maintain the yield of water supply watersheds, and to ensure water can be treated to meet federal and state drinking water standards, within the North Oconee River small water supply watershed. Stream buffer widths of 150-feet on both sides of the streams are required and are shown on the applicant's concept plan.

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

The proposal is consistent with the Comprehensive Plan and is within density range at an overall density of 1.71 dwelling units per acre. The Future Development Map for the City of Gainesville places the 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.

According to the Character Area map for the City of Gainesville, the subject property is located within the *Suburban Residential* Character Area. The vision for this area is to preserve older, stable residential subdivisions and encourage newer projects with smaller lot sizes, pedestrian infrastructure, and buildings patterned after traditional local housing, possibly containing a small neighborhood-serving "village center".

As well, the quality community objectives state that housing choices should continue to be diversified to support a range of household incomes, sizes, types, but consist mostly of

traditional single-family detached lots. In areas where natural features or sensitive environments are important, cluster housing or conservation subdivision design may be appropriate. Land uses allowed in the *Suburban Residential Character Area* include low-density residential, medium-density residential, multi-family residential, public / institutional, commercial, and parks / recreation / conservation, mixed-use.

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

The subject property is currently zoned for agricultural and single-family residential purposes within unincorporated Hall County. The proposed zoning of Planned Unit Development (P-U-D) is a site-specific zoning that assures the developer will adhere to the proposed development quality and standards as presented by the applicant. A zoning of P-U-D typically provides for a mixture of housing types or a mixture of uses. In this case, the development is for detached single-family homes designed with smaller lots in order to preserve green space and reduce impacts to the adjacent streams.

(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 not cause an excessive or burdensome use of public facilities or services. The development proposes to utilize City water and sewer services and will share in the cost of providing sewer. In addition, the applicant is planning to reserve an area of the property for the location of a regional pump station to help the area to be better served by sewer.

Existing public safety services already respond to the adjacent and nearby properties. Gainesville Fire Station #1 located off of Queen City Parkway is located approximately 5.5± miles away and Hall County Fire Station #1 is located approximately 0.72± miles off of Athens Highway.

Proposed development will increase vehicular trips and turning movements along Gillsville Highway. However, the additional traffic was determined to be acceptable with minimal improvements according to the applicant's traffic impact study. A traffic signal at the intersection of Gaines Mill Road and Athens Street should be analyzed prior to connecting the proposed development with the adjacent Heritage Pointe subdivision.

The projected number of students that may attend public schools within the proposed development is unknown at this time; however, it is expected that the load on the public school system will increase. Gainesville City Schools currently provides bus service to the adjacent homes within Heritage Pointe subdivision. In addition, primary access will be from Gillsville Highway which has a signalized intersection at Athens Highway.

(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?

It is anticipated that the surrounding property will remain as single-family and rural residential. As water and sewer services are provided to this area, future residential and supportive commercial growth are anticipated within the nearby area.

(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?

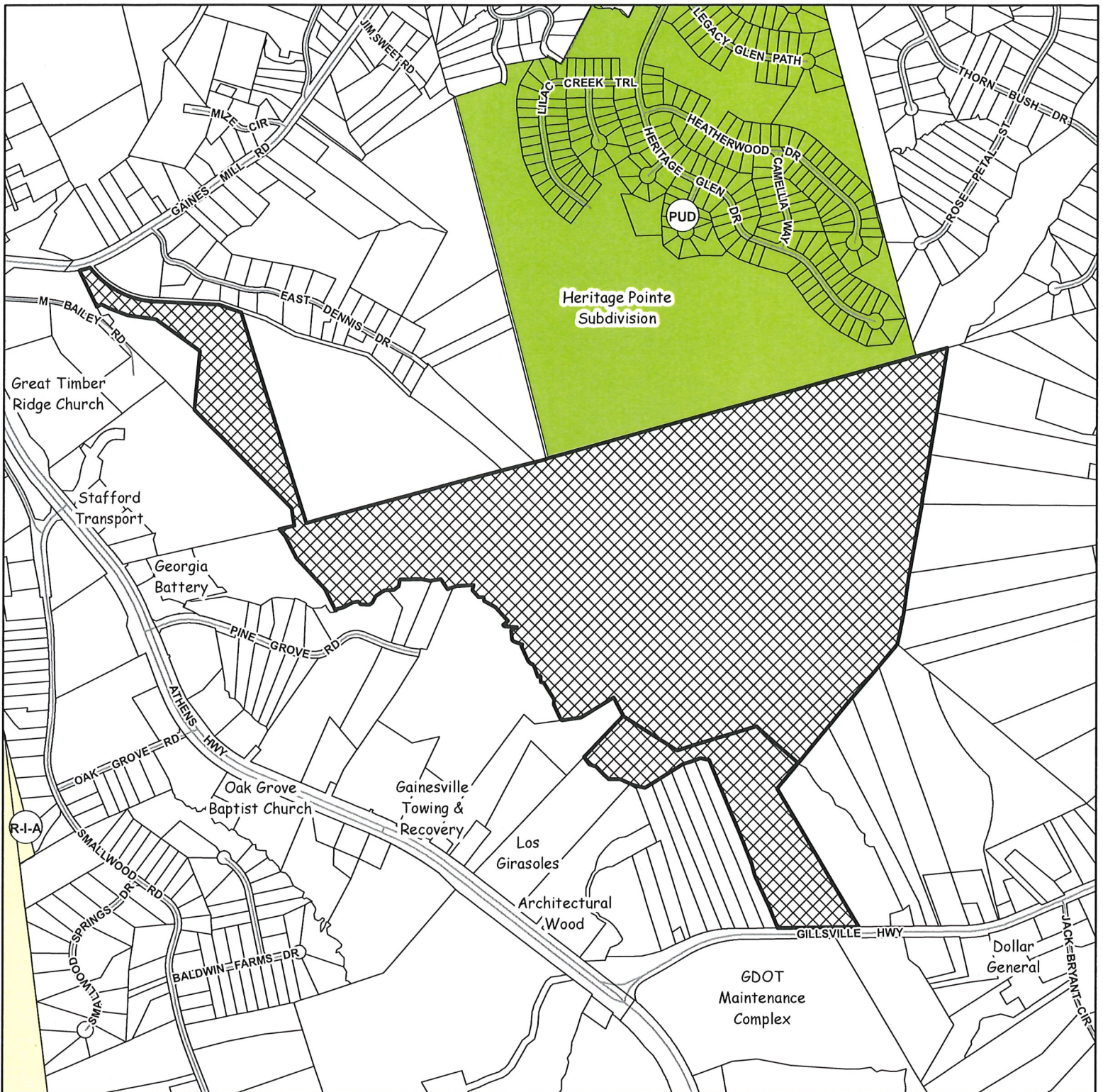
Based on the Comprehensive Plan and the adjacent single-family residential uses, it appears the use reflects a reasonable balance between the promotion of the public health, safety, morality, or general welfare and the right to unrestricted use of property, with the proposed zoning conditions.

▪ **Staff Recommendation**

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

Conditions

1. The development standards within the narrative, site plan and architectural renderings submitted with the applicant's annexation 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 minimum 6-foot high evergreen buffer trees around all detention ponds, mail kiosk, amenity areas and park areas adjacent to the single-family lots. 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. 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 or any additional improvements identified within the Traffic Impact Study shall be at the full expense of the developer/property owner.
4. All interior roads shall meet City of Gainesville standards. Sidewalks within the remaining future phases shall be required on both sides of the road and shall be a minimum width of 5-feet.
5. The developer shall reserve property within the proposed subdivision to provide for future access to the adjacent Heritage Pointe subdivision located to the north. The reserved property shall be a minimum of 55-feet in width extending to the property boundary and shall align with the reserved access lot within the Heritage Pointe subdivision. The property shall be designated as reserved on the final plat.



Applicant:
INTEGRITY DEVELOPMENT GROUP, LLC

ANNEXATION REQUEST



Request:

Annex 219.65+/- acres and establish zoning as Planned Unit Development (P-U-D) for 375 single-family homes

Subject Area Address: 2242 Gaines Mill Road; and
 2579 & 2581 Gillsville Highway

Meeting: 07/09/2019

Prepared: 06/05/2019

Community & Economic Development Department

 Subject Property



0 600 1,200 1,800 2,400 Feet

1" = 1,000'

Tax Parcel:

15-022C-000-010 and 15-023-000-010



Applicant:
INTEGRITY DEVELOPMENT GROUP, LLC

ANNEXATION REQUEST



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Annex 219.65+/- acres and establish zoning as Planned Unit Development (P-U-D) for 375 single-family homes

Subject Area Address: 2242 Gaines Mill Road; and
 2579 & 2581 Gillsville Highway

Meeting: 07/09/2019

Prepared: 06/05/2019

Community & Economic Development Department



Subject Property

Aerial from 2018

0 600 1,200 1,800 2,400 Feet



1" = 1,000'

Tax Parcel:

15-022C-000-010 and 15-023-000-010

Integrity Development Group

May 8, 2019

City of Gainesville, GA
Department of Planning & Development
300 Henry Ward Way, Suite 303
Gainesville, GA 30501

RE: Rezone / Annexation application
Integrity Development Group ATL, LLC (Parcels 16-022C-00-010 and 15-023-00-014)

To Whom It May Concern:

The application for the annexation into the City of Gainesville and re-zoning is being submitted by Integrity Development Group, ATL, LLC for a parcel of land under contract with the current owner, Mr George Jones. The site consists of Parcels 16-022C-00-010 and 15-023-00-014.

The property is adjoined to the north by a single-family subdivision in the City of Gainesville (Heritage Pointe). The annexation of the property will form a continuous extension of the city south to this proposed subdivision.

The current use of the property is for agricultural and hunting activities. The southern border of parcel 15-023-00-014 ends on Gillsville Hwy across from the Georgia Department of Traffic parcel. The property is mostly wooded.

Use and development of the property as AG-IV is not economically feasible and is not the highest and best use of the property. The southern border of the property is formed by a creek that lends itself to natural buffers for the development of a single-family subdivision.

The Applicant intends to develop the property as a single-family subdivision consisting of up to 375 homes of different sizes with a minimum heated area of 1,600 sq ft. The subdivision will have amenities consisting of a clubhouse, pool and tennis courts. There will be several walking trails to maximize the natural beauty of the area and ample greenspace will be created in the development.

The single-family houses will be served by city sewer. The city has expressed interest to share in the cost of the development of the sewer in this area. The contribution of the applicant and future revenue from this subdivision will offset a significant part of the sewer development cost and regional pump station. The applicant is willing to set aside a part of the property for the location of the regional pump station. This pump station will enable the area to be served by city sewer. This will enable further commercial and industrial development in this area with the potential of a grocery store and other retail establishments.

The price target of the single-family subdivision will serve a much-needed underserved market segment in the eastern side of the City of Gainesville. There is an underserved market segment and great need

Integrity Development Group

for affordable single-family housing in the price range under \$300,000. This will serve the market segment of young families as well as the growing empty nester market with houses with master bedrooms on the main level. This will also provide an opportunity for first time home buyer moving up from the significant rental market in Gainesville. The diverse affordable target market should minimize the impact on the school system as it is not only targeting younger families but also empty nesters.

The proposed zoning will result in medium density single family houses with high quality finishes but affordable prices with yards that are easier to maintain while keeping the natural surroundings with enough provision for open spaces. This proposed development will satisfy a current and anticipated need for the development of the area and provide housing for the new jobs from the proposed industrial park planned within a couple of miles of the property as well as the other segments of the growing Gainesville / Hall County economy.

We welcome the opportunity to meet with the staff of the City of Gainesville planning and development Department to answer any questions or to address any concerns. We respectfully request your approval of this Rezoning / Annexation application.

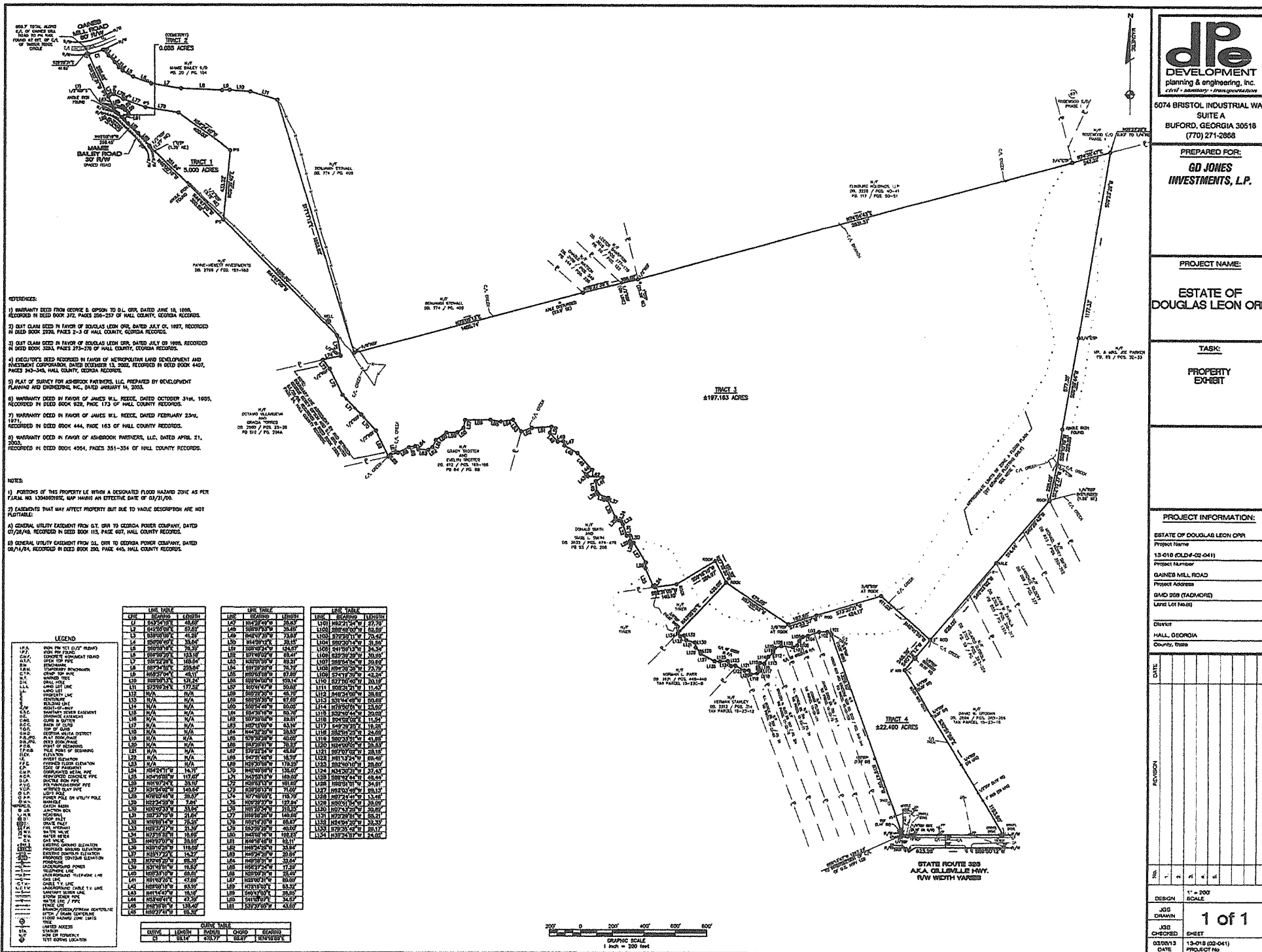
Sincerely

Integrity Development Group, ALT, LLC

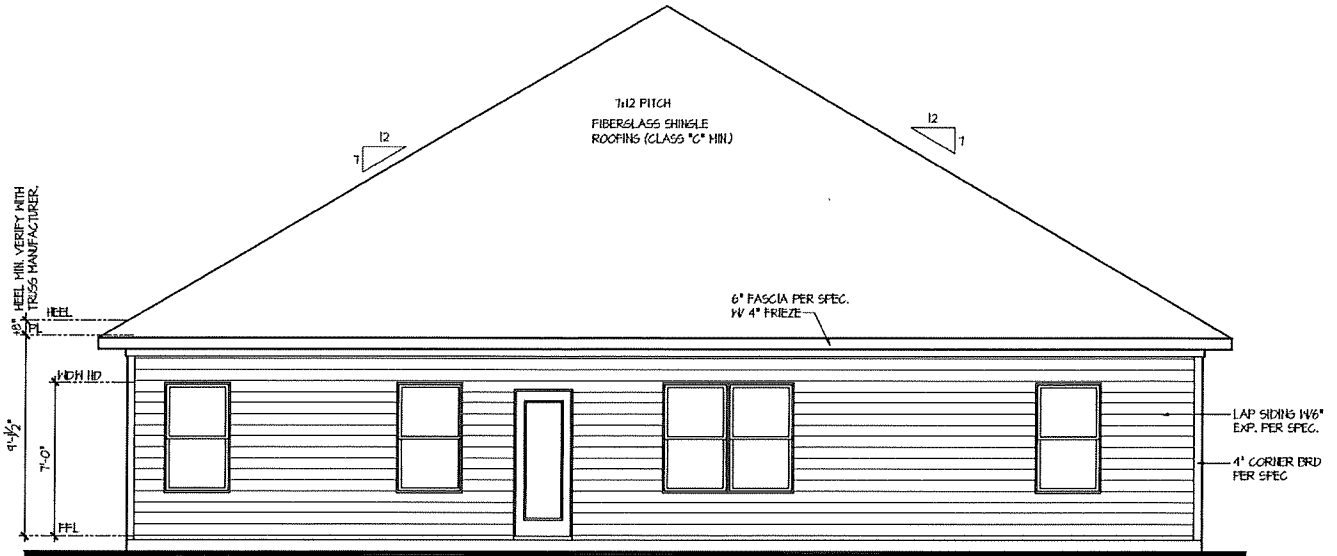


Johnnie Hastings
Managing Member

Enclosures: Rezoning application and attachments.

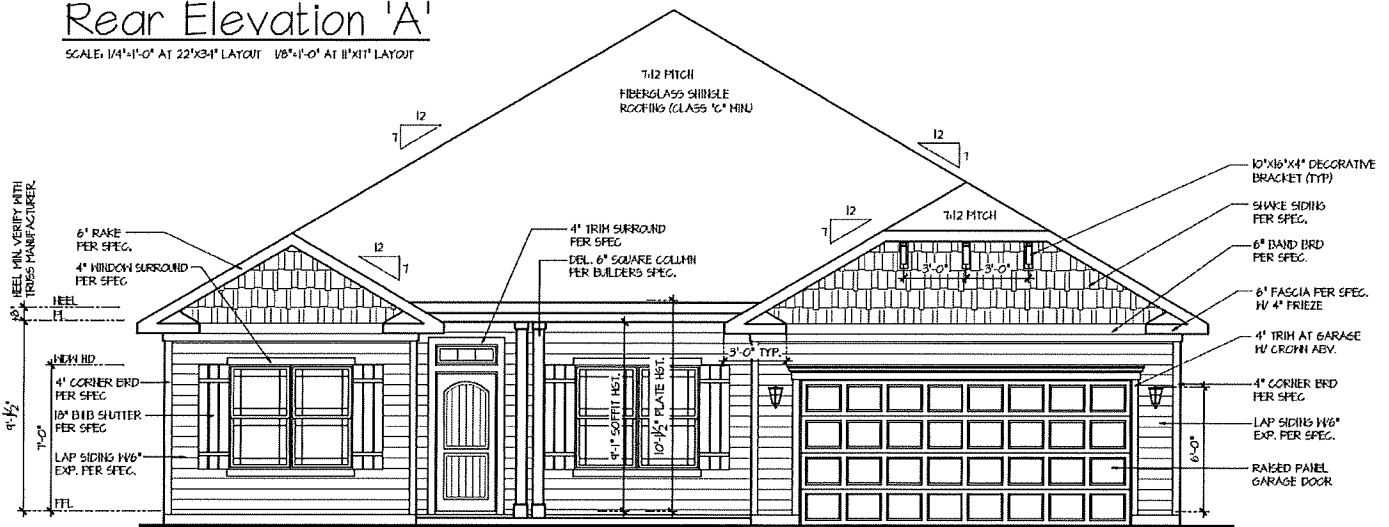






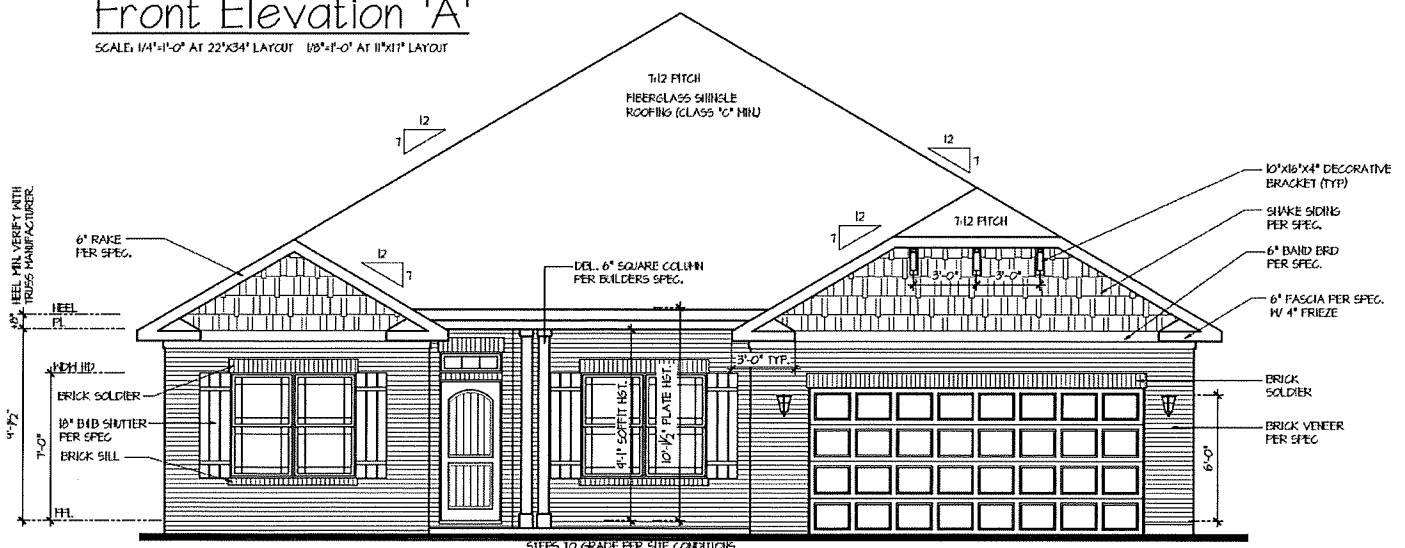
Rear Elevation 'A'

SCALE: 1/4"=1'-0" AT 22'x34' LAYOUT 1/8"=1'-0" AT 11'x11' LAYOUT



Front Elevation 'A'

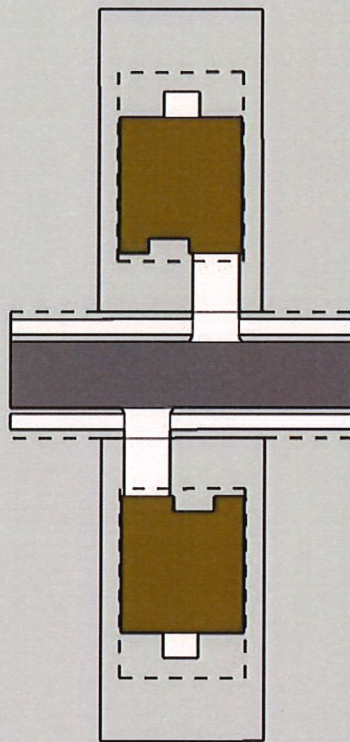
SCALE: 1/4"=1'-0" AT 22'x34' LAYOUT 1/8"=1'-0" AT 11'x11' LAYOUT



Front Elevation 'A' with Brick Front

City of Gainesville, GA
Department of Planning & Development
300 Henry Ward Way, Suite 303
Gainesville, GA 30501

RE: Rezone / Annexation application
Integrity Development Group ATL, LLC (Parcels 16-022C-00-010 and 15-023-00-014)



Typical Lot Layout

Lot dimensions - 120' x 65'
Side setback - 7.5'
Rear setback - 25'
Front setback - 20'
Road Right of way - 50'







ENTRY MONUMENT SIGN



PROJECT MONUMENT SIGN



360
STUDIO

THE LANDSCAPE ARCHITECTURE STUDIO OF
PLANNING & DESIGN LLC, LLC, LANDSCAPE

350 RESEARCH COURT
PEACHTREE CORNER,
GEORGIA 30092
O: 770.451.2741
P: 360STUDIO.COM

PROJECT

GLORE RD @ FLOYD RD

GLORE ROAD AT
FLOYD ROAD
HABLETON, CA 30126
CITY OF HABLETON
COBB COUNTY,
GEORGIA
LAND LOTS 1074, 1147 &
1075
OF THE 19TH DISTRICT
LAND LOT 30
OF THE 17TH DISTRICT

HERITAGE HOMES OF
GEORGIA, INC.

2700 CUMBERLAND PKWY
SUITE 400
ATLANTA, GA 30339

CONTACT:
JASON WADSWORTH
770.778.0012

REVISION	DATE
1. 10/10/2018	10/10/2018
2. 10/10/2018	10/10/2018
3. 10/10/2018	10/10/2018
4. 10/10/2018	10/10/2018
5. 10/10/2018	10/10/2018

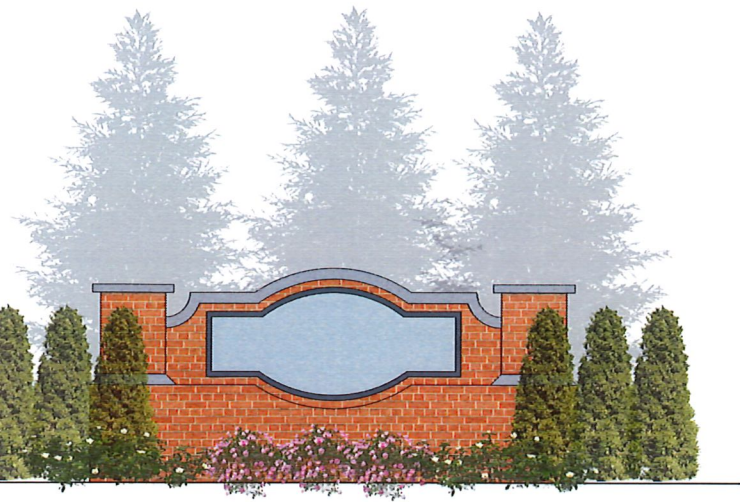
DRAWN BY: NR
APPROVED BY: KB
PROJECT NUMBER
13250.00A
SHEET

THIS IS ONLY VALID IF COORDINATED
AND SIGNED WITH ALL ORIGINAL SIGNATURES

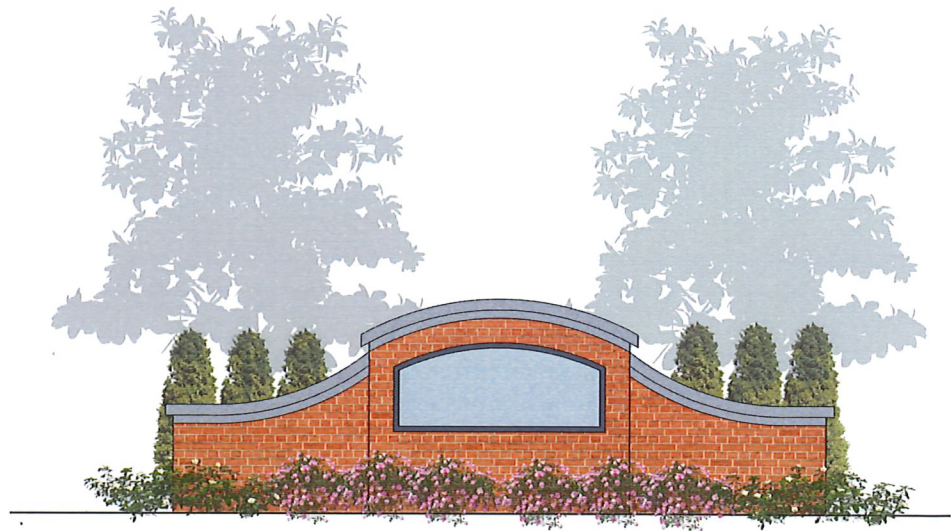
JUNE 4, 2019

TITLE
**MONUMENT
SIGNAGE**

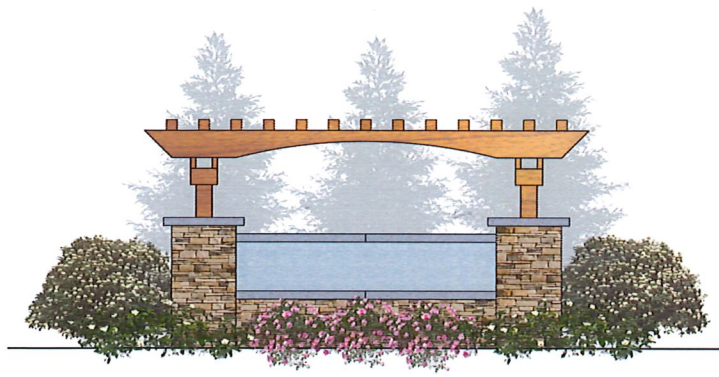
SHEET
L4.00



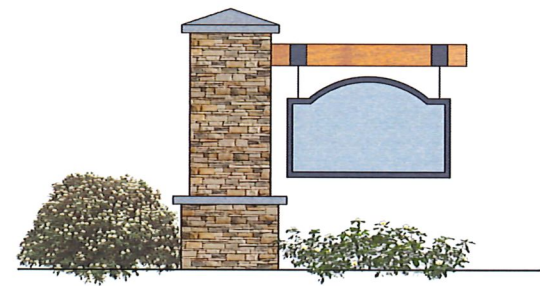
ENTRY MONUMENT SIGN "A"
ELEVATION
SCALE: 1/2" = 1'-0"



ENTRY MONUMENT SIGN "B"
ELEVATION
SCALE: 1/2" = 1'-0"



ENTRY MONUMENT SIGN "C"
ELEVATION
SCALE: 1/2" = 1'-0"



ENTRY MONUMENT SIGN "D"
ELEVATION
SCALE: 1/2" = 1'-0"

CITY OF GAINESVILLE

AGENDA REQUEST

Date Submitted: 6/17/2019

Presenter: Matt Tate

Item of Business: Request from **S&E Holdings** to rezone a 2.48± acres tract located east of the intersection of Green Street and Ridgewood Drive and west of Glenwood Drive (a/k/a **0, 718 and 736 Green Street NE**) from Residential-I (R-I) and Residential and Office (R-O) to Residential and Office (R-O).

Ward Number: Two

Tax Parcel Number(s): 01-039-001-003 (Part), 004 (Part), 025 (Part) and 026

Request: 25 townhome units and office space

Meeting Date: 7/9/2019

Purpose of Request:

The applicant is proposing to rezone the subject property from Residential-I(R-I) and Residential and Office (R-O) to Residential and Office (R-O) for 25 residential townhomes and approximately 2,150 square feet of office space. The development will consist of four, two-story buildings ranging from 4 to 8 units per building. Each unit will be approximately 1,935 to 2,488 square feet in size with 3 bedrooms and a one car garage. All but the four-unit building will provide a basement level. The proposed office component is to be located within a portion of the basement level of the largest building. Access to the development is proposed from the adjacent parking lots behind the H. Lloyd Hill & Associates office building, Willis Investment Counsel office building, Mellow Mushroom restaurant and from the existing rear driveway that connects to City Park.

Part of the property is zoned Residential-I (R-I) and Residential and Office (R-O) and a small portion of the property is located within the Green Street Historic District which will require the project to have further approval from the Historic Preservation Commission. The adjacent properties are zoned Residential-I (R-I) and Residential and Office (R-O).

History/Background:

Facts & Issues for Consideration:

Department Recommendation:

Planning staff recommended approval with five conditions. See the staff recommendation report for details.

Department Director:

Rusty Ligon

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

N/A

Amount Requested:

Source of Funds:

Finance Comments:

Administrative Comments:

ATTACHMENTS:

Description	Type
☐ Staff Recommendation Report	Report
☐ Location Maps	Backup Material
☐ Narrative	Backup Material

📁	Survey	Backup Material
📁	Concept Plan	Backup Material
📁	Floor Plans Phase One	Backup Material
📁	Floor Plans Future Phase	Backup Material
📁	Additional Floor Plans	Backup Material

**GAINESVILLE PLANNING and APPEALS BOARD
STAFF RECOMMENDATION**

Applicant S & E Holdings
Property Owners S & E Holdings; 718 Green Street, LLC
Location 0, 718, 736 Green Street, NE;
430 Glenwood Drive, NE
Request Rezone from R-I and R-O to R-O
Total Acres 2.48[±] acres
Ward Two
Proposed Use 25 townhomes and office space
Planning Division Staff Recommendation **Approval, with conditions**
Date July 9, 2019

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

The applicant is proposing to rezone the subject property from Residential-I (R-I) and Residential and Office (R-O) to Residential and Office (R-O) for 25 residential townhomes and approximately 2,150 square feet of office space. The development is to be called "Parkview on Green Street". A smaller front portion of the property is zoned R-O and is located within the Green Street Local Historic District. The property consists of part or all of four properties adjacent to City Park / Candler Park and is located behind the H. Lloyd Hill & Associates office building, Willis Investment Counsel office building and Mellow Mushroom restaurant.

The development proposes four, two-story buildings ranging from 4 to 8 units per building at an overall residential density of 10.1 dwelling units per acre. All but the four-unit building "D" will provide a basement level. Each unit will range from 1,935 to 2,488 square feet in size with 3 bedrooms and 2½ to 3½ baths. In addition, each unit will contain a front entry one-car garage and private patio area. An additional 35 surface level parking spaces will be provided for residents and guests. The proposed office component is to be located within a portion of the basement level of the largest building "A" and will consist of 2,154 square feet of space which will function similarly to a mixed-use building.

Access to the development is proposed from the adjacent office and restaurant parking lots and from the existing rear driveway that connects to City Park / Candler Park. The subject property is currently landlocked with no actual road frontage but there are existing access easements in place. Trash pick-up will be private as dumpsters will be provided for the office space and townhomes.

Concurrently with this rezoning application, the applicant has filed an application for a Major Work Project which is scheduled for the August 5th Gainesville Historic Preservation Commission (GHPC) meeting. Being part of a local historic district requires design review by the GHPC of any new construction and/or exterior material changes to the property or building.

▪ **Adjacent Land Use and Zoning**

Location	Use	Zoning
North	City Park / Candler Park/ Civic Center / Professional offices	Residential-I (R-I) Residential and Office (R-O)
South	Candler Park / Professional offices	Residential-I (R-I) Residential and Office (R-O)
East	City Park / Candler Park	Residential-I (R-I)
West	Professional offices / Mellow Mushroom restaurant	Residential and Office (R-O)

▪ **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:

2017 – A request by Brightstone Transitions to amend a 0.50[±] acre tract zoned Planned Unit Development (P-U-D) located at 446 Green Street was approved with conditions for a group home and office.

2017 – A request by W.L. Norton Agency Inc., to rezone a 0.42[±] acre tract located at 418 Boulevard NE from Residential-II (R-II) to Residential and Office (R-O) was approved with conditions for a professional office.

2015 – A request by Hands on Healing, Inc. for a Special Use for a therapeutic massage and exercise therapy office located at 431 Green Street within Residential and Office (R-O) zoning was approved with one condition.

2014 – A request by Gerald Darby and Bobby Norris for a Special Use for an antique gallery and residence located at 756 Green Street within Residential and Office (R-O) zoning was approved with one condition.

2012 – A request by The Norton Agency Insurance, LLP to rezone a 0.61[±] acre tract located at 424 Boulevard NE from Residential-II (R-II) to Residential and Office (R-O) was approved with conditions for a professional office.

2012 – A request by Dennis & Jill Momper to rezone a 0.51[±] acre tract located at 430 Prior Street NE from Residential-II (R-II) to Residential and Office (R-O) was approved with conditions for a professional office.

2010 – A request by Autumn Leaves Assisted Living Corporation located at 756 Green Street for a Special Use on a 0.61[±] acre tract within a Residential and Office (R-O) zoning district for an assisted living facility was conditionally approved.

2010 – A request by Harold A. Hinchman to rezone a 1.89[±] acres tract located at 1050 Park Street NE from Residential-I (R-I) to Residential-II (R-II) with a special use was denied for a group home for men.

Analysis

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

The adjacent and nearby property consists of professional offices, restaurant and park land. The adjacent zoning is Residential-I (R-I) and Residential and Office (R-O). Other nearby uses include the Spa on Green Street, Hall County Board of Education offices, First Baptist Church, Candler Square Condominiums and the Quinlan Visual Arts Center. The proposed zoning and townhome / office use could be considered suitable given the compatible zoning and mixture of nearby office and residential uses.

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

The proposed development should create minimal negative impacts to the use or usability of the adjacent or nearby property. The proposed townhomes and office space will provide for intown housing within a mixed-use area. City Park and Candler Park will continue to function with limited impacts and will serve the future residents of the townhome development.

(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 *Mixed-Use General* land use category and within the *Parks/ Recreation/ Conservation* land use category. This *Mixed-Use General* category includes areas containing or planned for a mixture of land uses including office, neighborhood retail, and residential. The *Parks / Recreation / Conservation* land use category includes areas containing or planned for parks and recreation facilities, permanently designated open space, and conservation areas, including buffers along water ways and other environmental features.

According to the Character Area map for the City of Gainesville, the subject property is located within the *Central Core and City Park Neighborhood Center* Character Areas.

The *Central Core* Character Area will continue to evolve as the symbolic heart of the City but should strive for additional office and housing to provide for a more sustainable mix of uses. Historic preservation and sensitive infill are key to maintaining a strong sense of place. Large growth trees and tree canopy should be preserved.

The vision for the *City Park Neighborhood Center* Character Area states that new development should be compatible with the small scale of the older structures, and parking should be located to the rear with inter-parcel connectivity where possible. The area is not anticipated to see major economic growth, but remain oriented toward addressing existing neighborhood needs. Businesses providing basic goods and services that neighborhood residents depend on in daily life (for example food, household supplies, medicine, etc.) should be encouraged. Locally-owned / family-owned businesses should be promoted to encourage small business investment / entrepreneurship. Land uses allowed include mixed-use, commercial and public/institutional.

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

Most of the property is zoned Residential-I (R-I) which is mostly restricted to single-family detached homes. The Residential and Office (R-O) zoned portion currently permits the proposed use but would be limited in scale if developed independently. Therefore, the proposed townhomes and office use requires the majority of the property to be rezoned. If the request were to be denied, the property could remain as undeveloped property or combined with other adjacent R-O zoned property for single-family, multi-family or light office 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 proposed use should have minimal impacts to public facilities as it is close to downtown Gainesville. Water and sewer capacity is adequate to serve the proposed use. The Gainesville Fire and Police Departments currently respond to the property as Fire Station #2 is approximately 0.5± miles from the subject property.

According to the "Trip Generation Manual" as published by the Institute of Transportation Engineers, the proposed townhomes at build out could generate approximately 14 A.M. and 16 P.M. peak hour trips and 29± new trips per weekday. The proposed office use at build out could generate approximately 4 A.M. and 4 P.M. peak hour trips and 24± new trips per weekday. The development will have one private driveway access point to City Park and as many as four access points to Green Street including one signalized access across from Ridgewood Avenue.

Impacts to the City school system are expected to be minimal given there are only 25 units proposed and the residential townhomes with some of the units occupied by empty nesters.

(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 property has historically remained as undeveloped private property and park land. Over the last 35+ years, most of the existing structures along Green Street have converted to professional offices, restaurant and service uses due to the district being rezoned to Residential and Office (R-O) in 1981. Intown lots for housing is very limited but there is a growing demand due to nearby shopping, restaurants, entertainment, education, services and medical care.

(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 within city limits and other residential properties, the proposal with the zoning conditions recommended by staff 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.

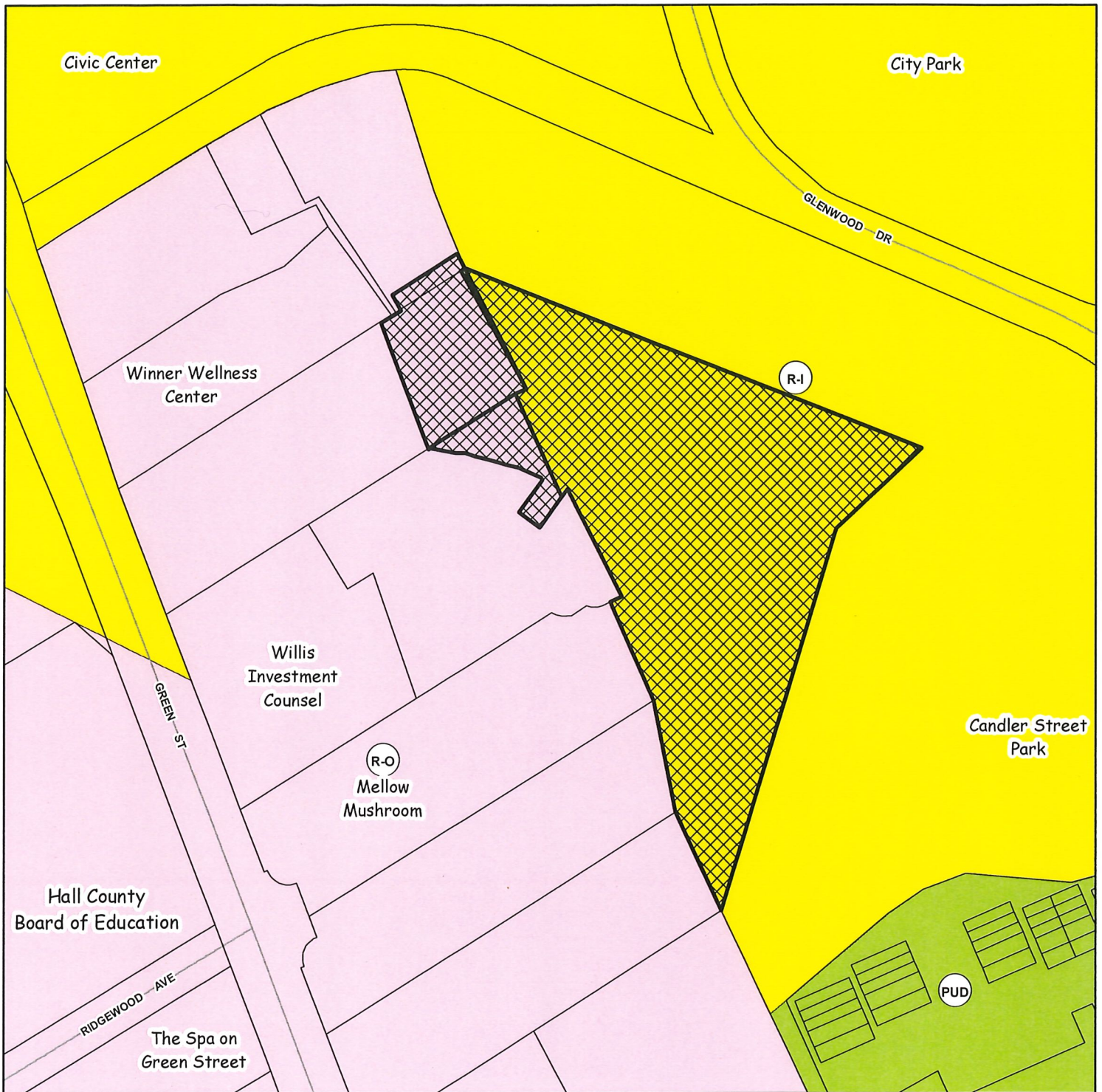
▪ **Staff Recommendation**

The Planning Division staff is recommending **conditional approval** of this rezoning request with **Residential and Office (R-O) zoning**, based on the Comprehensive Plan and the adjacent mixture of uses.

Conditions

- 1. The development standards within the narrative, site plan and architectural renderings submitted with the applicant's rezoning application shall be made part of the zoning ordinance, and shall be subject to the approval of the Gainesville Historic Preservation Commission and the Director of the Community and Economic Development Department.**
- 2. The subject property shall be limited to the proposed residential townhomes and office use. Multi-family apartments are not an approved use for the property.**

3. The existing trees located within the subject property shall remain except for what is only necessary to be removed for the development. The replacement trees as part of the required tree/landscape plan shall be at minimum 3-inch caliper size and consists of evergreen and deciduous trees. In addition, the applicant shall replant the evergreen buffer around the off-site detention pond if the existing trees are removed. The number, location, spacing, size and type of trees planted shall be subject to the approval of the Director of Community and Economic Development Department.
4. 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 shall be constructed at the full expense of the property owner/developer.
5. 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:

S & E HOLDINGS

REZONING REQUEST



Request:

Rezone 2.48+/- acres from Residential-I (R-I) to Residential & Office (R-O) for 25 townhome units and office space

Subject Area Address:

0, 718, 736 Green Street and 430 Glenwood Drive

Meeting: 07/09/2019

Prepared: 06/18/2019

Community & Economic Development Department



Subject Property

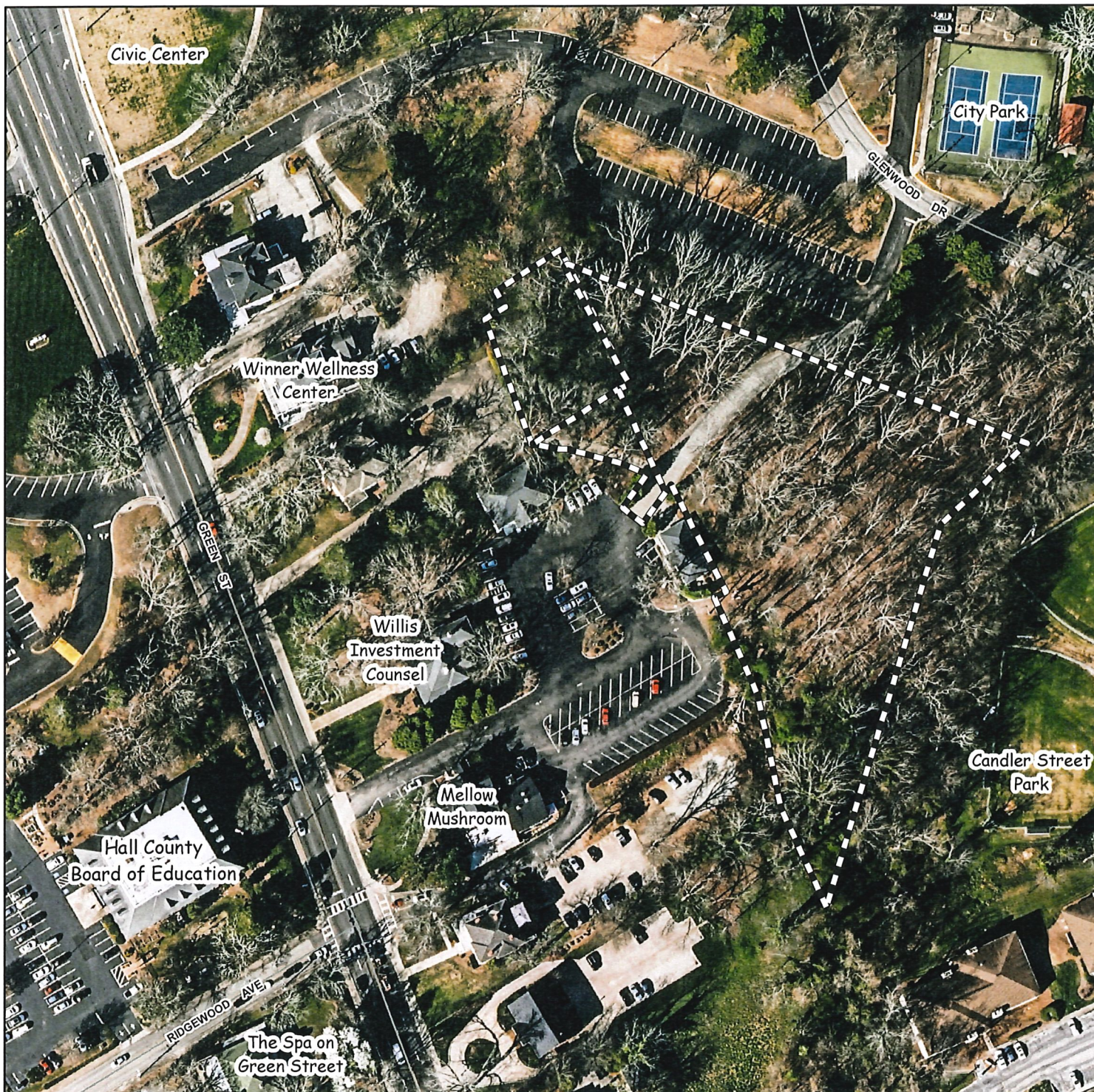


0 75 150 225 300 Feet

1" = 125'

Tax Parcel:

01-039-001-003 (Part), 004 (Part), 025 (Part) and 026



Applicant:

S & E HOLDINGS

REZONING REQUEST



Request:

Rezone 2.48+/- acres from Residential-I (R-I) to Residential & Office (R-O) for 25 townhome units and office space

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Meeting: 07/09/2019

Prepared: 06/18/2019

Community & Economic Development Department



Subject Property

Aerial from 2018



1" = 125'

Tax Parcel:

01-039-001-003 (Part), 004 (Part), 025 (Part) and 026



PV Park View on Green Street

In Town Living
736 B Green Street NE
Gainesville, Georgia
Park View, L.L.C.

PV Park View on Green Street

Dear Gainesville enthusiasts,

May 1, 019

Thank you for your interest in Park View on Green Street Town Homes. Our vision for this project started many years ago. We knew there was a great deal of interest in this type of lifestyle living in downtown Gainesville. This downtown living lifestyle provides the greatest convenience to locations in and around Gainesville. The location of Park View, coupled with the luxury designed town homes and beautiful vistas, is the ideal solution for anyone looking for in city living. Twenty five residents will have the pleasure of calling Park View home.

The intent of this brochure is to provide as much information as we are able to at this stage of our development. As time progresses we may need to make slight amendments to our plans; but it is our pleasure to give you Park View on Green Street, in town living Gainesville, Georgia.

Again, we do appreciate your interest and look forward to working with you.

Sincerely,

Park View Development Team

Contact us at [-----.com](http://www.parkviewdevelopment.com) or call us at 770-532-8756

Oral representations cannot be relied upon as correctly stating representations of the seller. For correct representations, reference should be made to the final sales brochure and required documents

Overview of request

The subject of this rezoning request is 2.48 Acres. Part of the property is zoned R-0 (residential office) and the back parcel is zoned R-1. We are requesting that all of the parcel be zoned R-0 (residential office).

Project Overview

Park View developers are proposing to construct 25 Unit town homes in multiple phases which includes three bedroom units ranging from 1,935 square feet to 2,189 square feet and three bedroom units at 2,448 square feet.

Park View will be a low maintenance structure, with gated garden entries. Situated on the development are four (4) building structures.

Building A (phase I) unit 1 is a 2 story three bedroom at 1,935 square feet. Ground floor includes entry garden, 1 car garage/storage, entry foyer, ½ bath, living, dining and kitchen with balcony off the living/dining. Upstairs is a large master bedroom, large master bath, large walk in closet, two guest rooms, guest bath, and large laundry room. Attic access by pull down stairs is provided at the corridor adjacent to the laundry room for additional storage. Units 2 is a 2 story three bedroom at 2,189 square feet. Units, 4, 5, 6, 7, and 8 are 3 story three bedrooms at 2,448 square feet. These units have the same amenities as units 1 and 3 but will include a lower level game room, study, bathroom and an outside patio.

Building B (future phase) units 1 thru 7 are 3 story three bedroom at 2,448 square feet. Ground floor includes entry garden, 1 car garage/storage, entry foyer, ½ bath, living, dining and kitchen with balcony off the living/dining. Upstairs is a large master bedroom, large master bath, large walk in closet, two guest rooms, guest bath, and large laundry room. Attic access by pull down stairs is provided at the corridor adjacent to the laundry room for additional storage. Lower level has a game room, study, bathroom and an outside patio.

Building C (future phase) units 1 thru 6 are 3 story three bedroom at 2,488 square feet. Ground floor includes entry garden, 1 car garage/storage, entry foyer, ½ bath, living, dining and kitchen with balcony off the living/dining. Upstairs is a large master bedroom, large master bath, large walk in closet, two guest rooms, guest bath and large laundry room. Attic access by pull down stairs is provided at the corridor adjacent to the laundry room for additional storage. Lower level has a game room, study, bathroom and an outside patio.

Project Overview (continued)

Building D (future phase) units 1 thru 4 are 2 story three bedroom at 1,935 square feet. Ground floor includes entry garden, 1 car garage/storage, entry foyer, ½ bath, living, dining and kitchen with balcony off the living/dining. Upstairs is a large master bedroom, large master bath, large walk in closet, two guest rooms, guest bath, and large laundry room. Attic access by pull down stairs is provided at the corridor adjacent to the laundry room for additional storage.

Zoning request

The land owners are requesting that the existing R-1 zoning be amended to change from R-1 to R-0 with use permit for residential office.

Existing versus proposed zoning

At this time .419 acres of the development is zoned R-0, 2.48 acres of the development is zoned R-1. The R-1 zoning parcel has R-0 zoning to the west, R-0 to the north and City Park to the east.

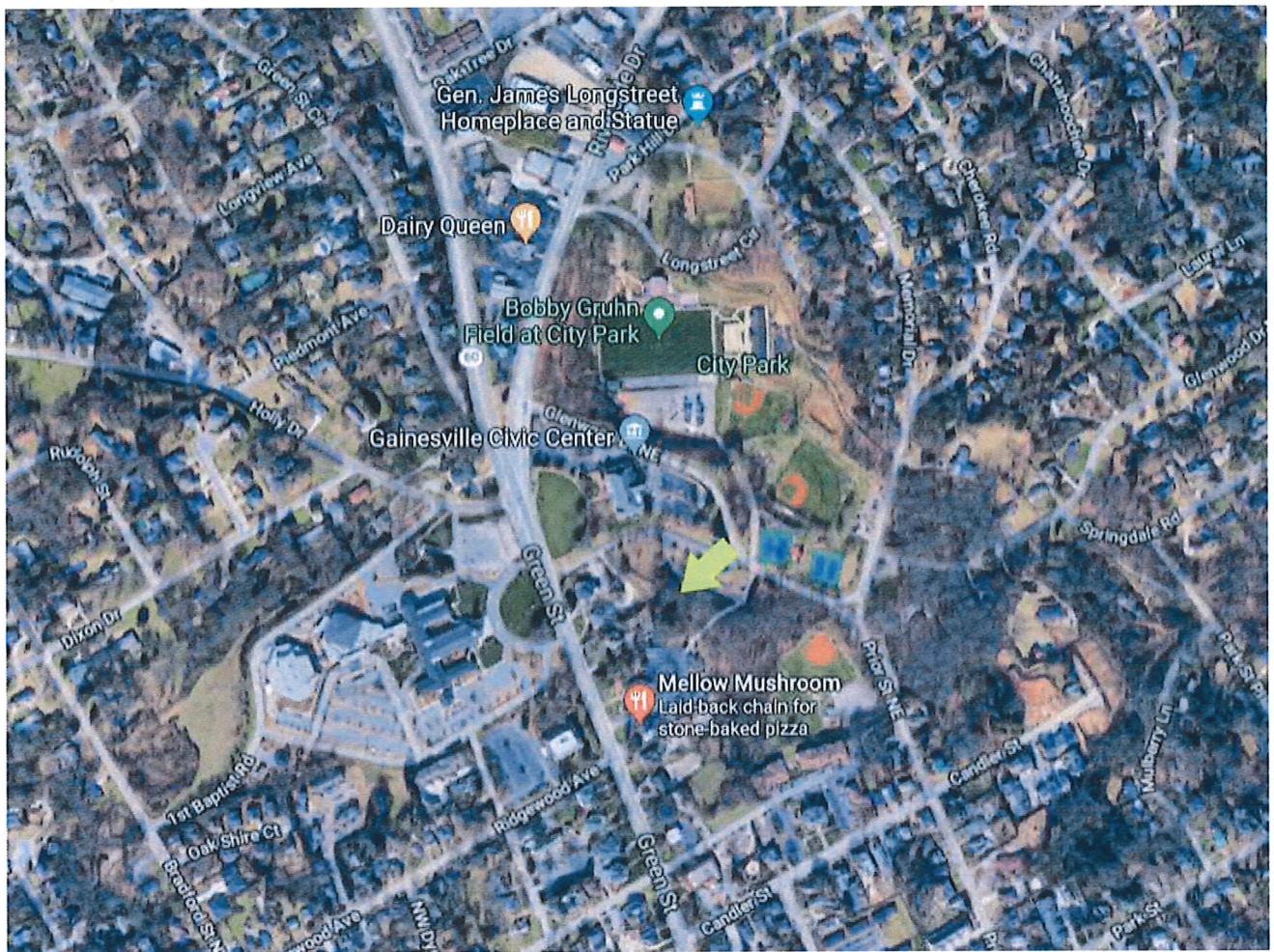
Single family residential is not compatible with the residential/office adjacent to the property and from a financial stand point and would not be feasible.

R-0 (residential/office) is the desired zoning for the development in that it is the natural extension of the existing R-0 properties.



RENDERING OF TOWNHOMES BUILDING "A" PHASE I GREEN STREET SIDE

The town homes will sit in a picturesque setting overlooking City Park off Green Street. Access to the property is from Green Street and from Glennwood Drive to the back. In the immediate surrounding area the majority of the makeup is residential and offices. Because of its close proximity to downtown, we anticipate most residence will walk, bike or Uber. Adjacent to the site is a restaurant and close proximity to grocery stores, shops, restaurants and the Civic Center. The town homes over look the beautiful woods of City Park and is within 3 blocks of Brenau University.



Surrounding Properties:

Within the block, as well as the properties to the north and south, there is predominately R-0 (residential office) zoning.

The property is 3½ blocks from downtown and overlooks City Park. South on Green Street, east on Candler Street and south on Boulevard is Brenau University.

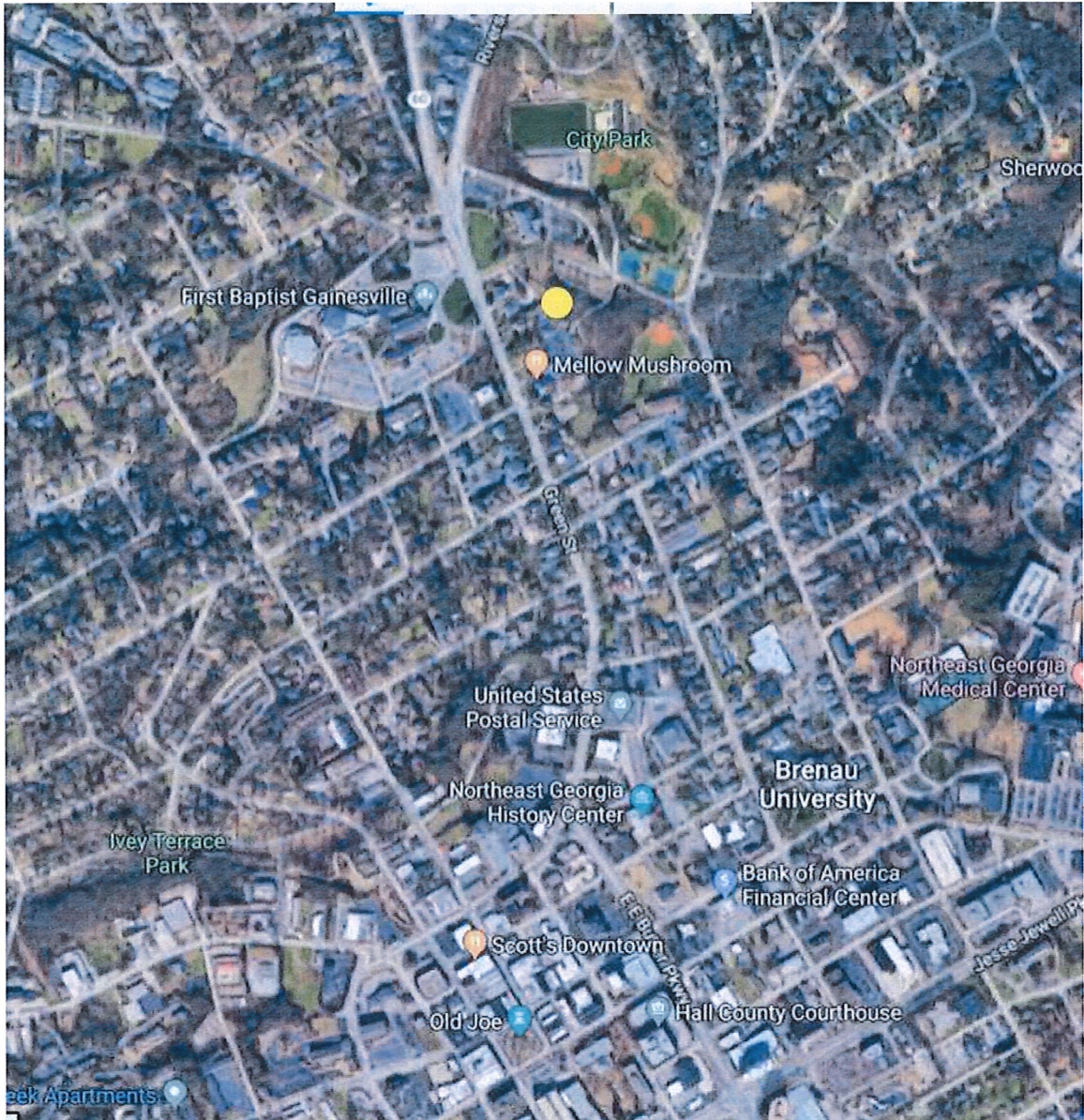
RELATIONSHIP TO ADJACEMENT PROPERTIES

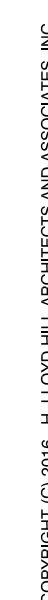
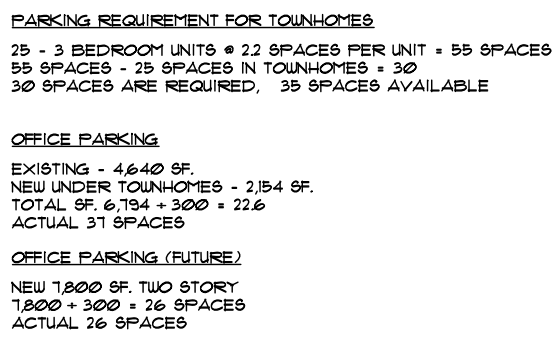
Below is an aerial map of the immediate area with the subject parcel outlined.



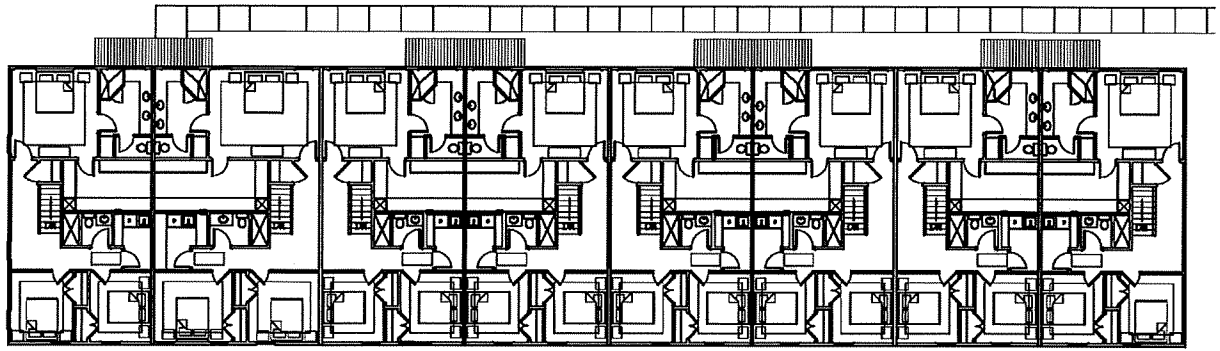
Site Description

The property consists of 2.48 Acres. Part of the property is zoned R-0 (residential office) and the back parcel is zoned R-1. We are requesting that all of the parcel be zoned R-0 (residential office).

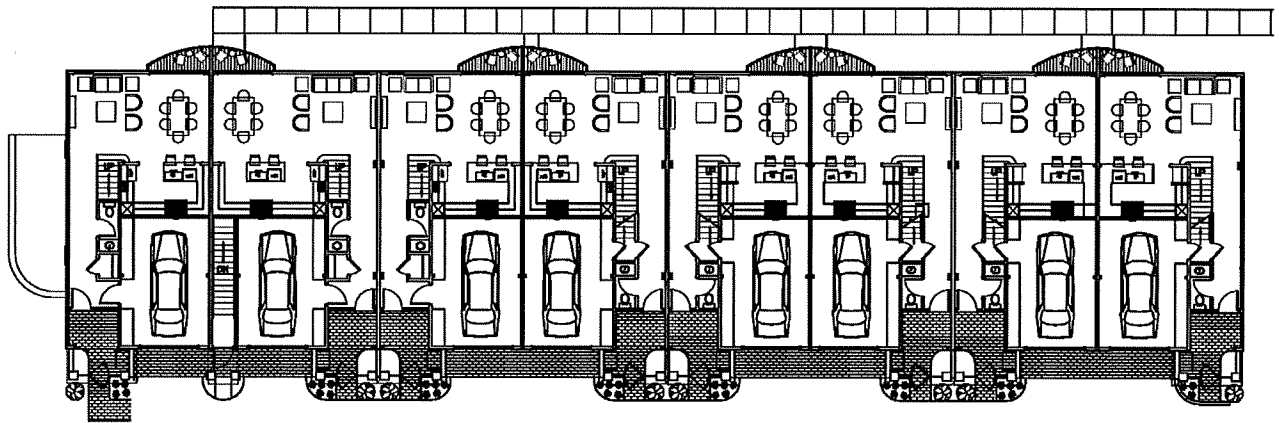




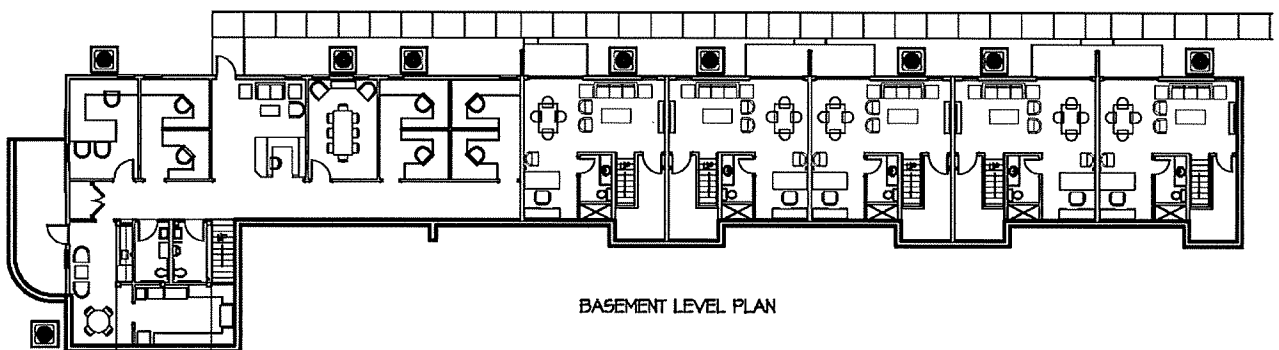
AS1



UPPER LEVEL PLAN

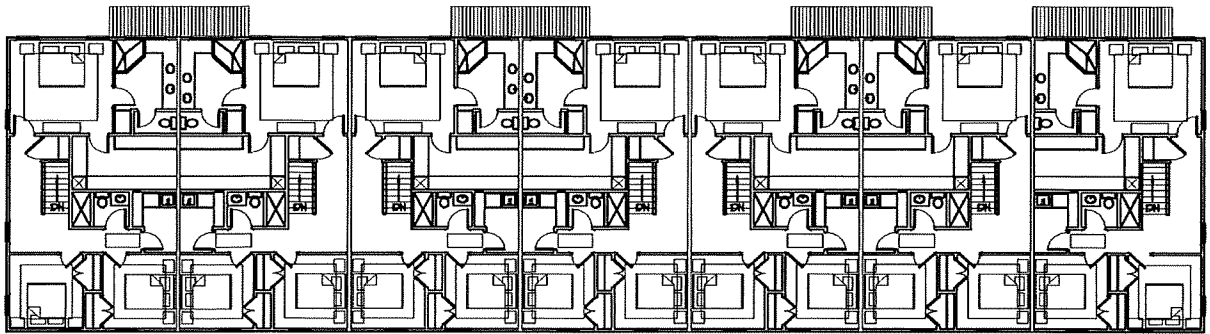


MAIN LEVEL PLAN

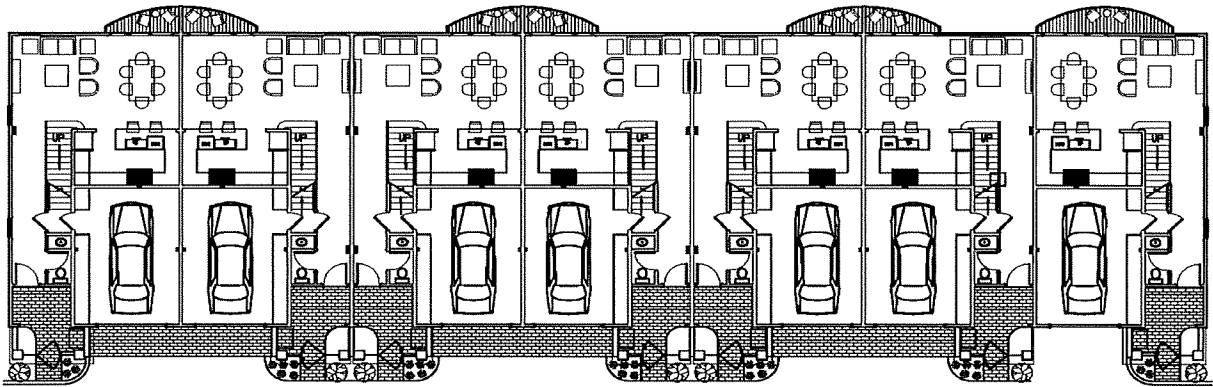


BASEMENT LEVEL PLAN

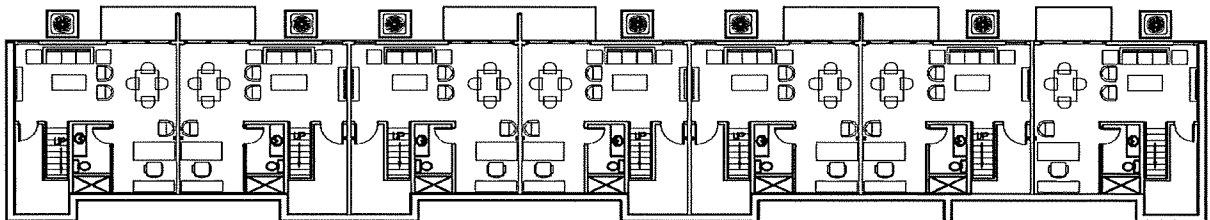
Overall plan Building "A"
PHASE I



UPPER LEVEL PLAN

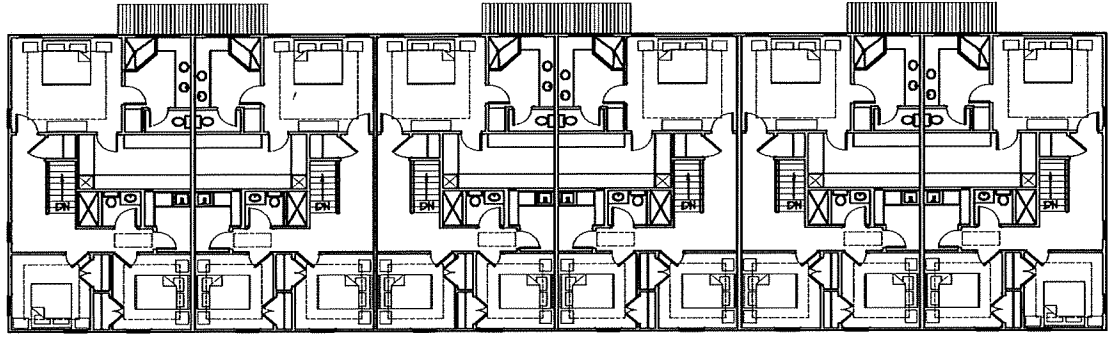


MAIN LEVEL PLAN

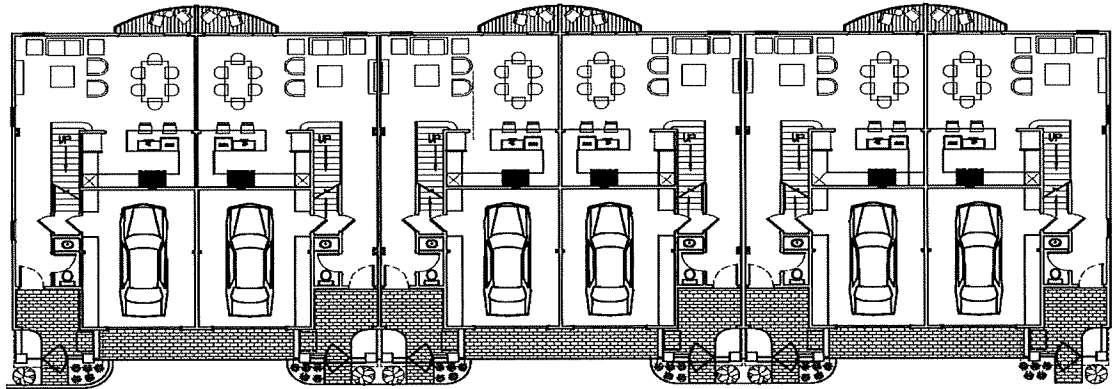


BASEMENT LEVEL PLAN

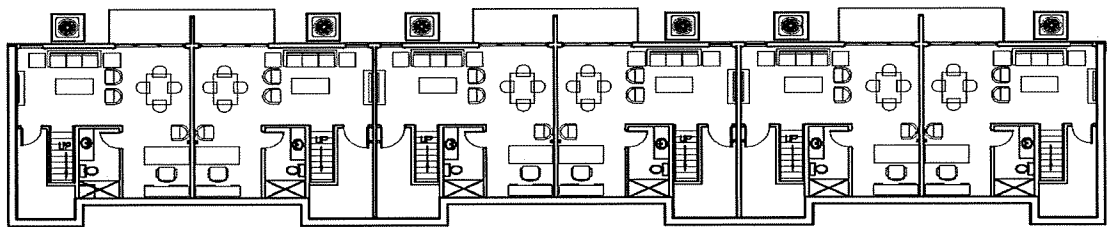
Overall plan Building "B" FUTURE PHASE



UPPER LEVEL PLAN

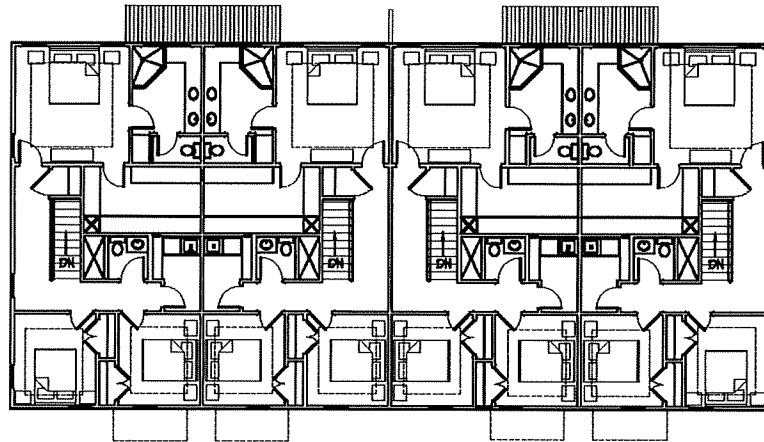


MAIN LEVEL PLAN

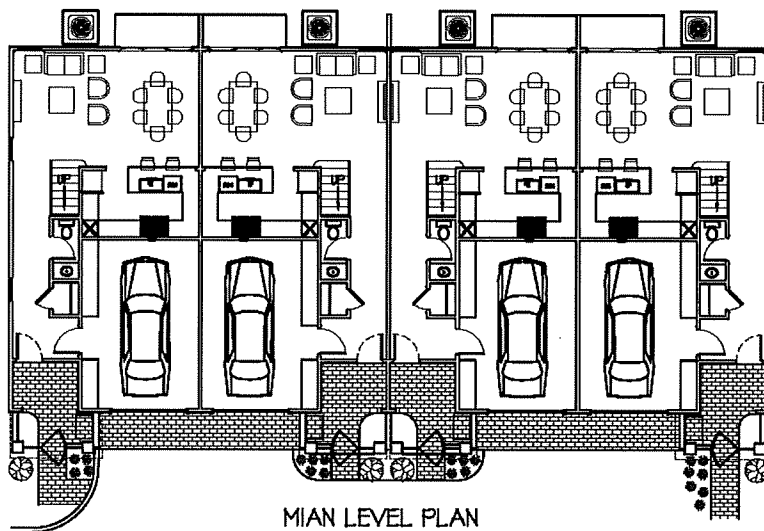


BASEMENT LEVEL PLAN

Overall plan Building "C"
FUTUR PHASE

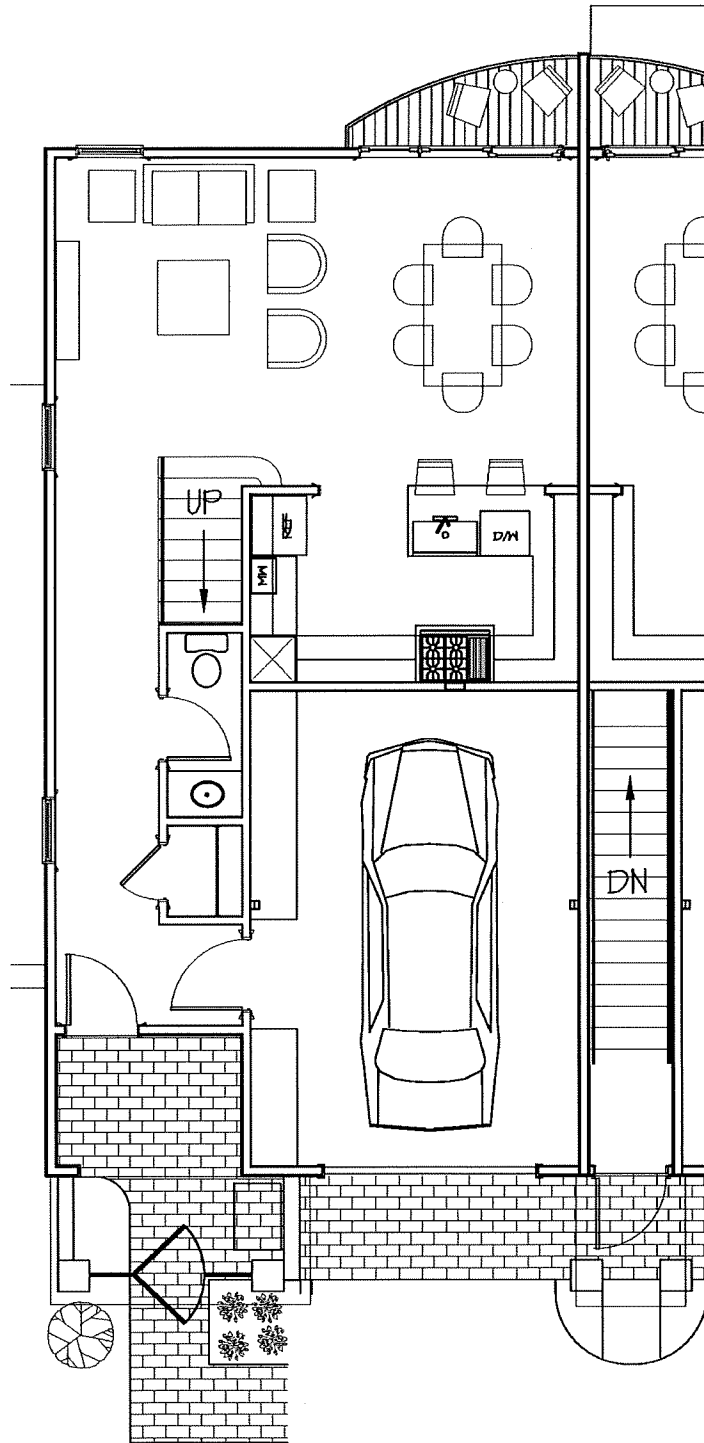


UPPER LEVEL PLAN

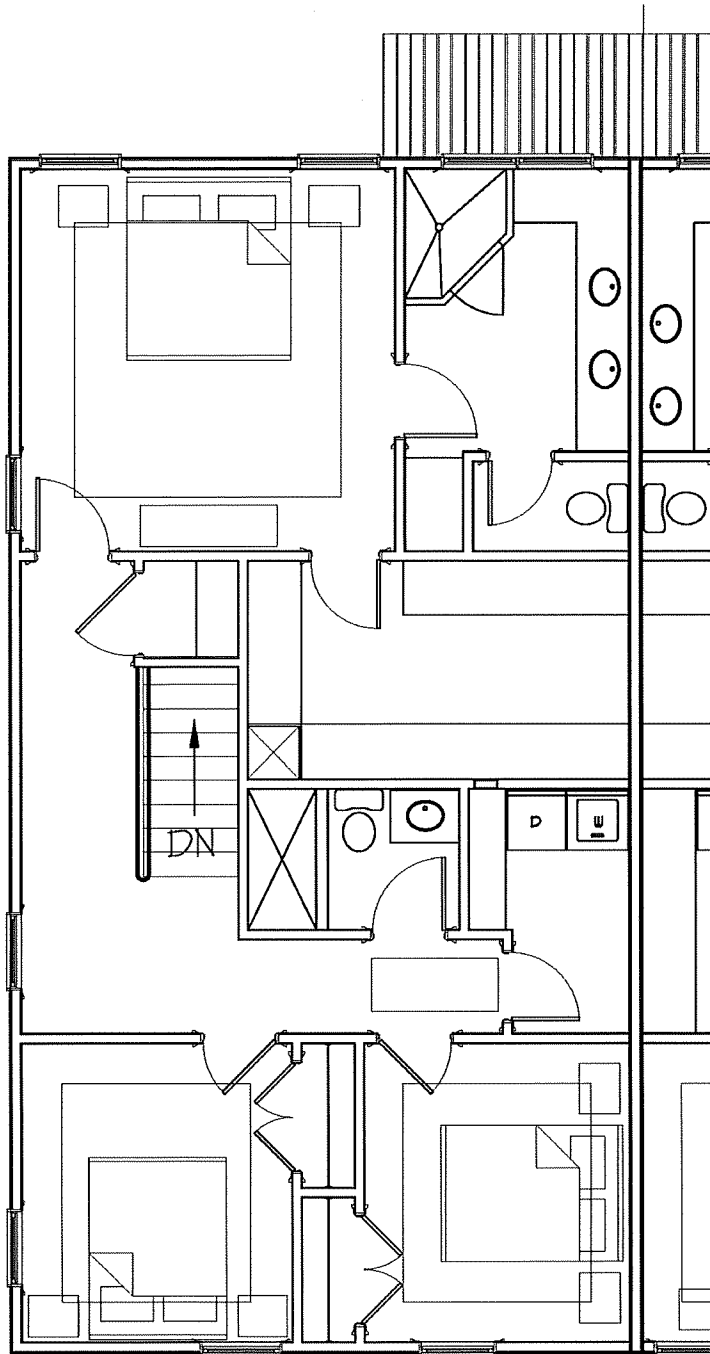


MAIN LEVEL PLAN

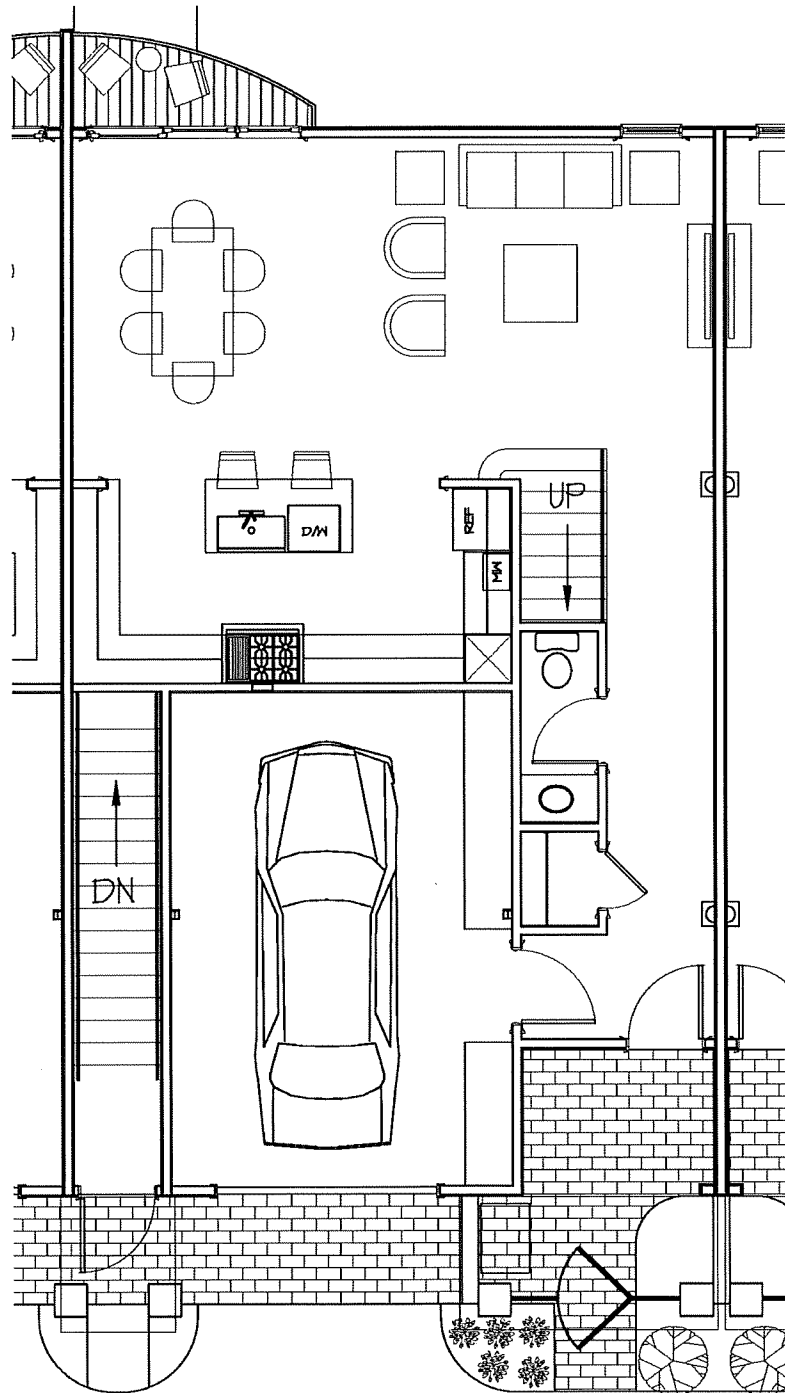
Overall plan Building "D"
FUTURE PHASE



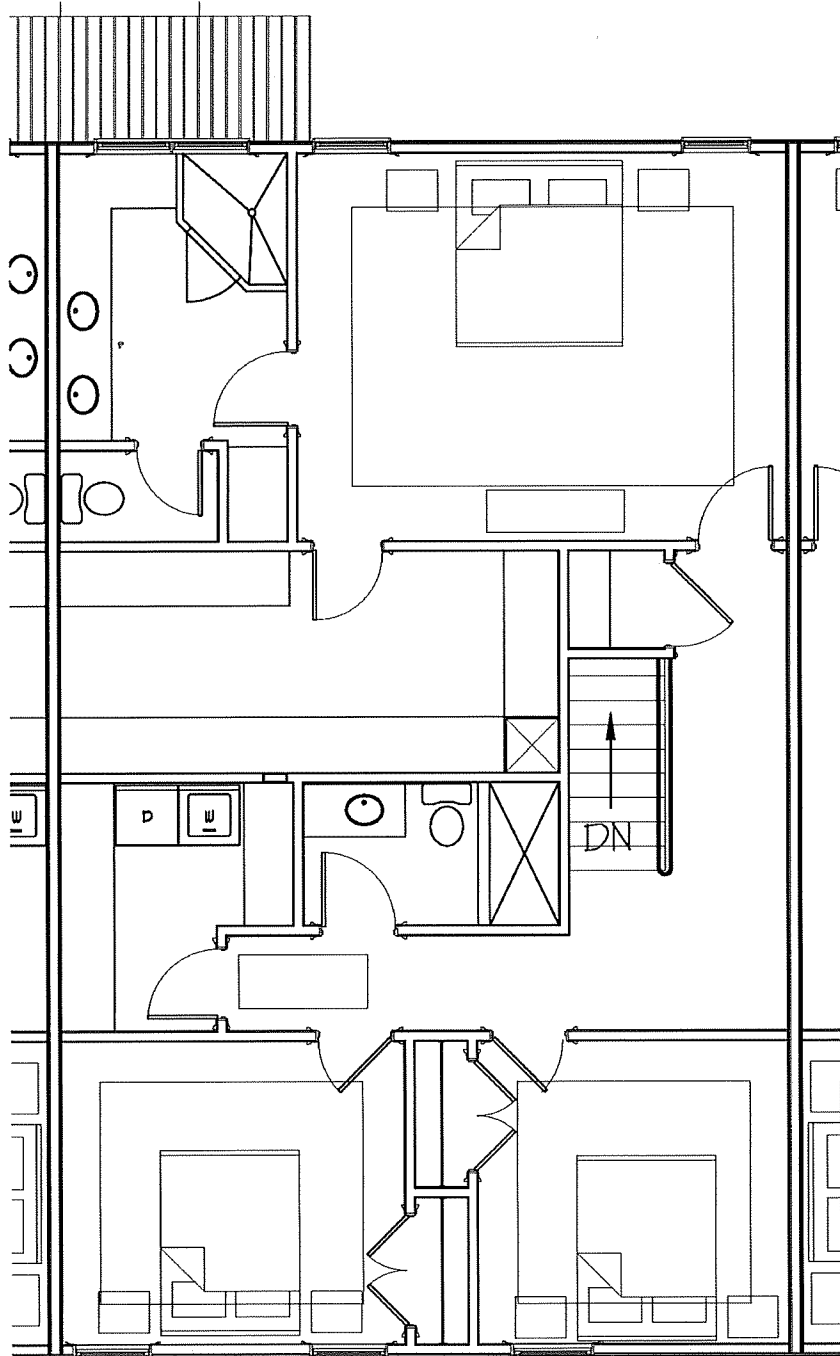
Building "A" Unit #1 Main Level
942 square feet



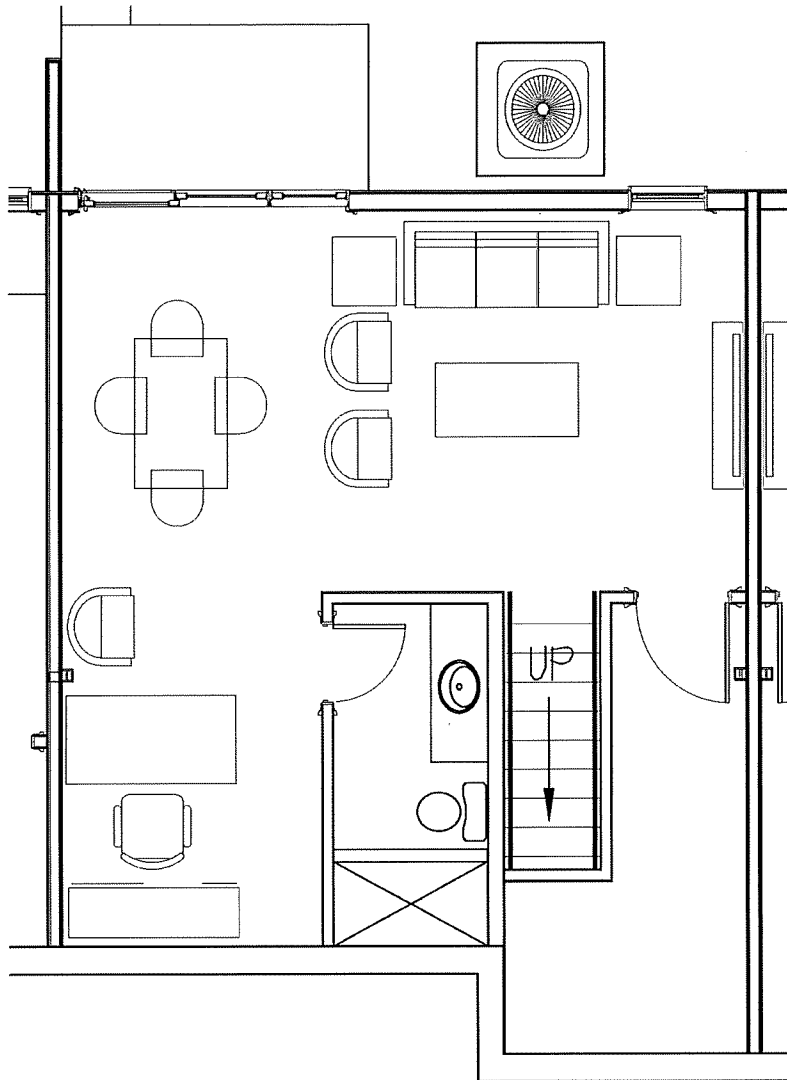
Building "A" Unit #1 Upper Level
993 square feet



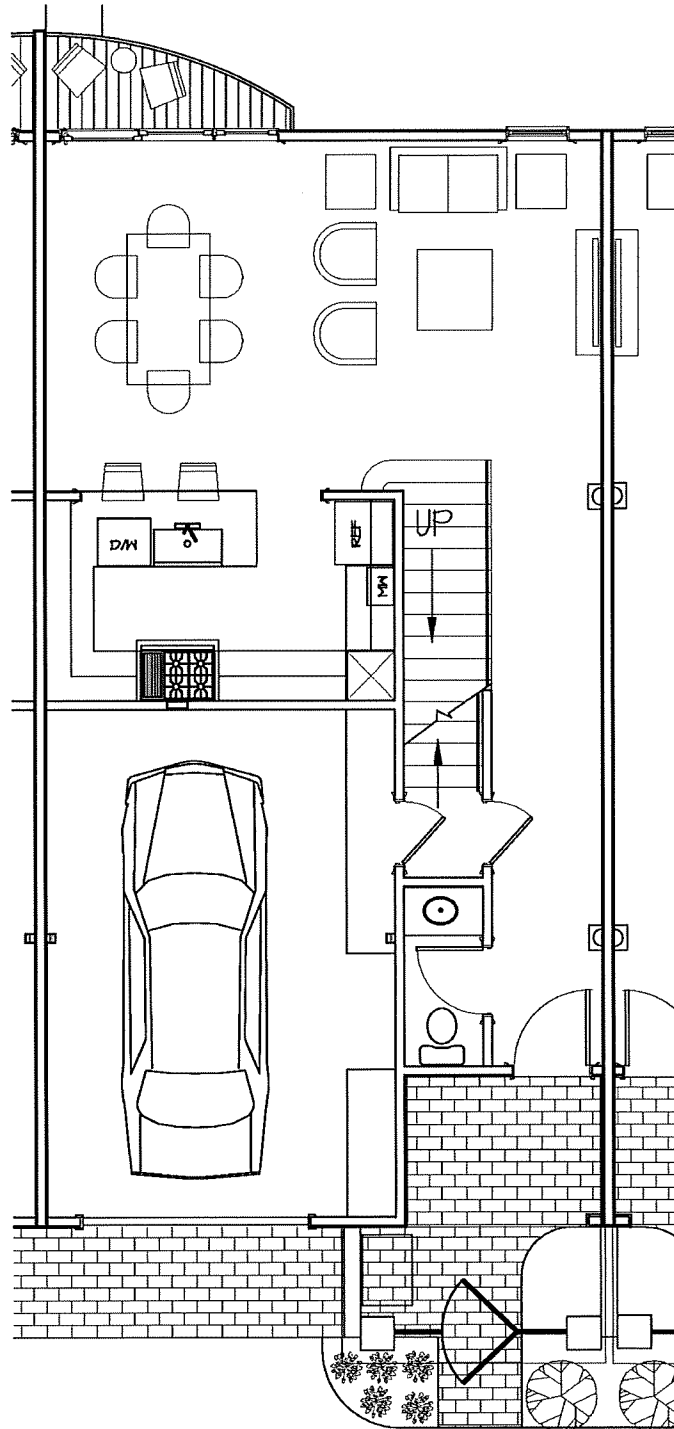
Building "A" Unit #2 Main Level
1,026 square feet



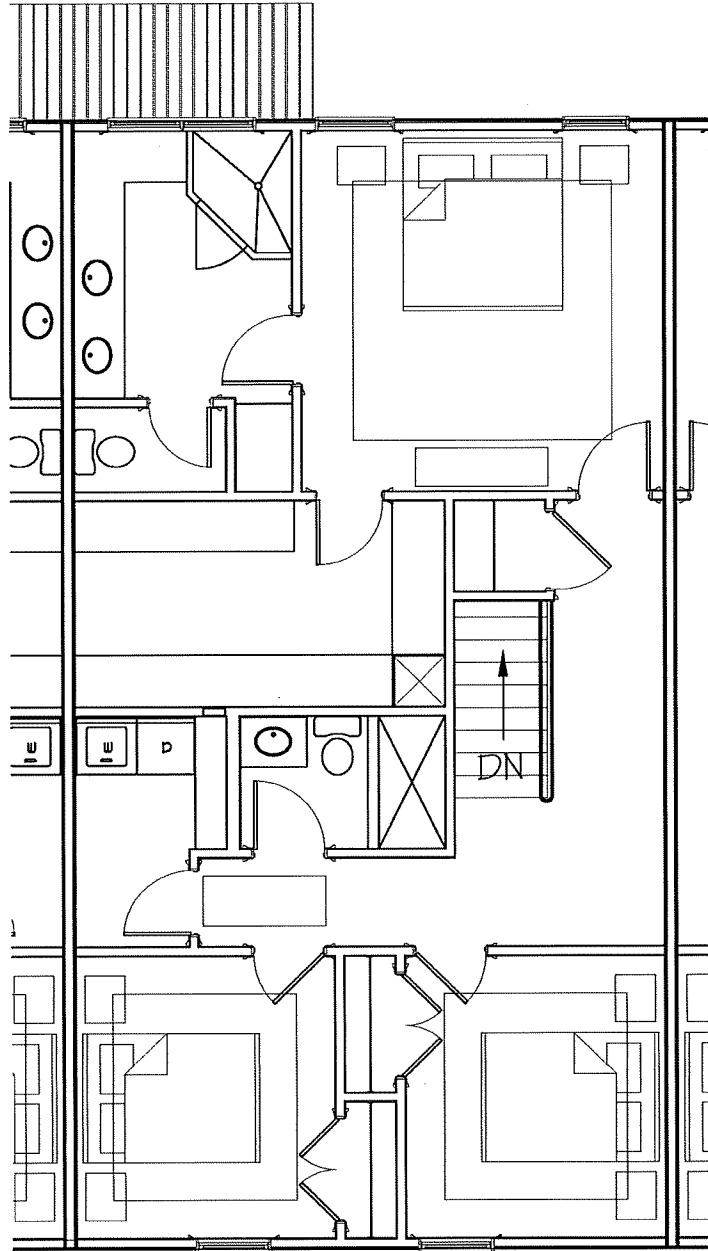
Building "A" Unit #2 Upper Level
1,163 square feet



Building "A" Unit #4 thru #8 Basement Level
513 square feet



Building "A" Unit #4 thru #8 Main Level
942 square feet



Building "A" Unit #4 thru #8 Upper Level
993 square feet

CITY OF GAINESVILLE

AGENDA REQUEST

Date Submitted: 6/17/2019

Presenter:

Item of Business: Request from **Georgia Mountains YMCA, Inc.** to rename Howard Road to YMCA Drive, located between State Route 365 and White Sulphur Road.
Ward Number: Two
Request: Road name change

Meeting Date: 7/9/2019

Purpose of Request:

The applicant is proposing to rename all of Howard Road which consists of 1,290± linear feet (0.244± mile) of right-of-way. The new road name is to be called YMCA Drive. If approved, the YMCA property has a Howard Road address which will need to be changed. A similar request was approved in 2017 to rename a portion of Howard Road on the east side of State Route 365 which is currently named Lanier Tech Drive.

History/Background:

Facts & Issues for Consideration:

Department Recommendation:

See memorandum 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
☐	MEMORANDUM	Report
☐	Location Maps	Backup Material
☐	Narrative	Backup Material



CITY OF GAINESVILLE

**COMMUNITY
DEVELOPMENT
DEPARTMENT**

Post Office Box 2496

Gainesville, Georgia 30503-2496

Telephone: 770-531-6570

Fax: 770-297-7826

Web Site: www.gainesville.org

MEMORANDUM

TO: Gainesville Planning and Appeals Board

FROM: Community and Economic Development Department

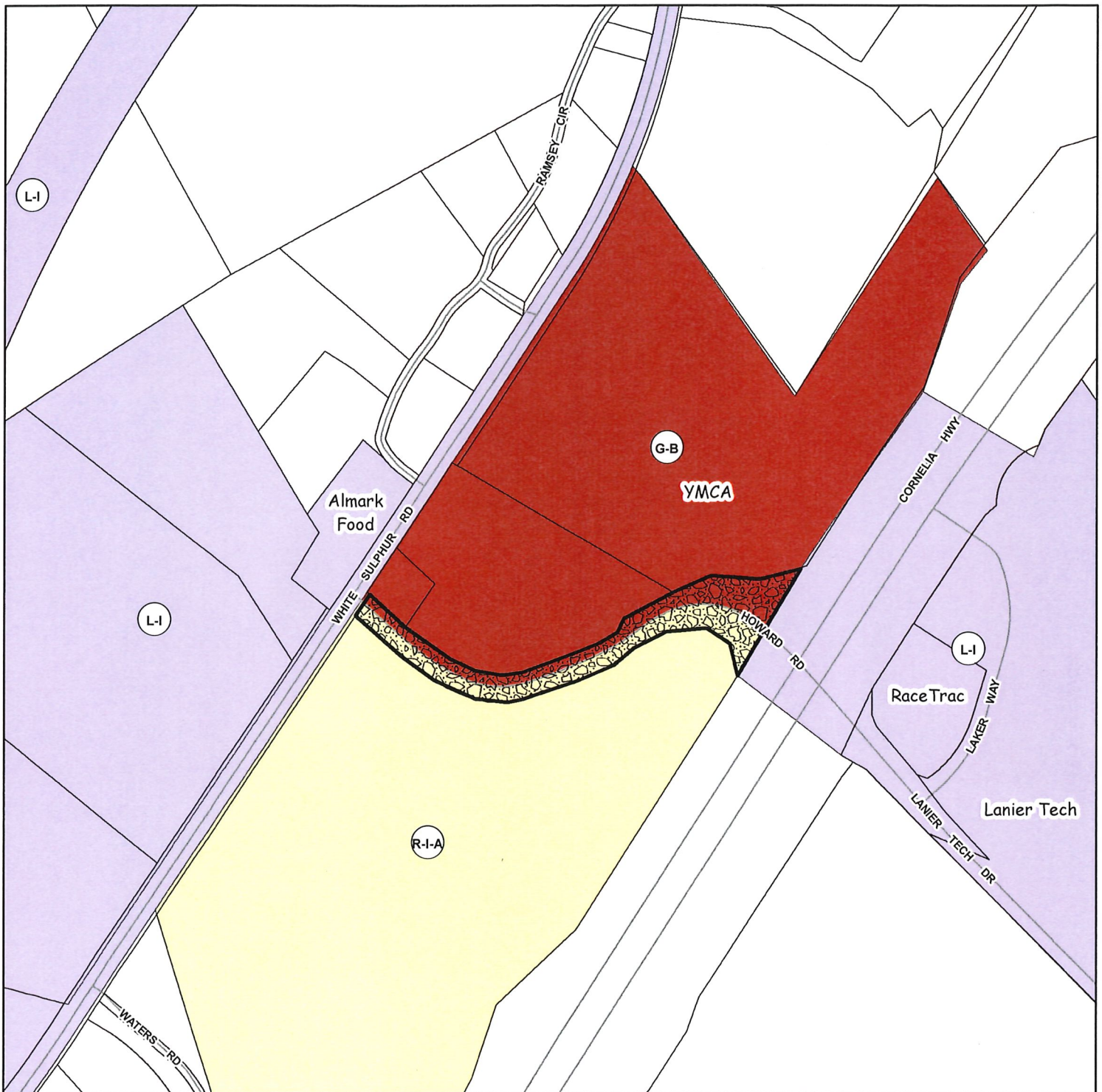
DATE: July 9, 2019

SUBJECT: Request from Georgia Mountains YMCA, Inc. to rename Howard Road to YMCA Drive

The applicant is proposing to rename Howard Road to YMCA Drive. The right-of-way is located between State Route 365 and White Sulphur Road and is approximately 1,290± linear feet (0.244± mile) in length. If approved, the YMCA property is the only property that will require an address change.

The proposal appears to be reasonable given that there will be no other property addresses which would be impacted by the request. A similar request was approved in 2017 to rename a portion of Howard Road on the east side of State Route 365 which is currently named Lanier Tech Drive.

There were no comments from other departments regarding this request.



Applicant:

GEORGIA MOUNTAINS YMCA, INC.

ROAD ACTION REQUEST



Request:

Rename Howard Road, located between S.R. 365 and White Sulphur Road, to YMCA Drive

Subject Area Address:

Right-of-Way

Meeting: 07/09/2019

Prepared: 06/18/2019

Community & Economic Development Department



Right-of-Way to be Renamed



0 230 460 690 920 Feet

1" = 384'

Tax Parcel:

Right-of-Way



Applicant:

GEORGIA MOUNTAINS YMCA, INC.

ROAD ACTION REQUEST



Request:

Rename Howard Road, located between S.R. 365 and White Sulphur Road, to YMCA Drive

Subject Area Address:

Right-of-Way

Meeting: 07/09/2019

Prepared: 06/18/2019

Community & Economic Development Department



Right-of-Way to be Renamed

Aerial from 2018



0 230 460 690 920 Feet

1" = 384'

Tax Parcel:

Right-of-Way

May 24, 2019

Mr. Rusty Ligon
Community and Economic Development Director
City of Gainesville
PO box 2496
Gainesville, Georgia 30501

Re: Street Name Change

Dear Rusty,

On behalf of the Board of Directors of the Georgia Mountains YMCA, Inc., we respectfully request the name of the road located in front of the YMCA to be changed from Howard Road to YMCA Drive.

Attached are aerial photos of the area that is being requested as well as application provided to me.

Please let me know if you have additional questions or need additional information.

Thanks in advance for your consideration.

Sincerely,



Frank N. Simpson, CCIM SIOR