



AGENDA

**Gainesville Planning and Appeals Board
Tuesday, December 10, 2019, 5:30 PM
Gainesville Justice Center**

1. CALL TO ORDER

2. MINUTES

A. November 12, 2019 PAB Meeting Minutes

3. OLD BUSINESS

4. NEW BUSINESS

A. Variance Request

- (1) Request from **Smile Doctors** to vary the sign lighting requirements on a 1.16± acres tract located on the southwest side of the intersection of South Enota Drive and Park Hill Drive (a/k/a **1071 South Enota Drive, NE**), having a zoning classification of Office and Institutional (O-I).

Ward Number: Two

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

Request: Internally illuminated monument sign and wall signs

B. Annexation Request

- (1) Request from **Capstone Acquisitions, LLC** to annex a 6.148± acres tract located on the southeast side of the intersection of Jesse Jewell Parkway and Old Cornelia Highway (a/k/a **0 Jesse Jewell Parkway**) and to establish zoning as Light Industrial (L-I).

Ward Number: Three

Tax Parcel Number(s): 00-144-000-023

Request: Climate controlled storage and office/warehouse

C. Rezoning Requests

- (1) Request from **City of Gainesville** to rezone a 6.84± acres tract located on the southeast corner of the intersection of Jesse Jewell Parkway and Bradford Street, having road frontage on the north side of College Avenue (a/k/a **110 and 120 Jesse Jewell Parkway, SE; 525 Bradford Street, SE; 111 College Avenue, SE**) from Planned Unit Development (P-U-D) and General Business (G-B) to Planned Unit Development (P-U-D).

Ward Number: Three

Tax Parcel Number(s): 01-010-001-001

Request: Mixed-use development

- (2) Request from **City of Gainesville** to rezone a 4.1± acres tract located on the southwest corner of the intersection of Main Street and Parker Street, having road frontage on the north side of Banks Street and the east side of Grove Street (a/k/a **610 and 622 Main Street, SW; 605 Grove Street, SW**) from Light Industrial (L-I) to Planned Unit Development (P-U-D).

Ward Number: Three

Tax Parcel Number(s): 01-011-004-001

Request: Mixed-use development

5. MISCELLANEOUS

6. ADJOURNMENT

CITY OF GAINESVILLE

AGENDA REQUEST

Date Submitted: 11/20/2019
Presenter: N/A
Item of Business: November 12, 2019 PAB Meeting Minutes
Meeting Date: 12/10/2019

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
NOVEMBER 12, 2019

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

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

Members Absent: None

Staff Present: Assistant City Manager Angela Sheppard, Community & Economic Development Director Rusty Ligon, Community & Economic Development Deputy Director Matt Tate and Recording Secretary Gwen Fleming

Others Present: Council Members George Wangemann & Barbara Brooks

MINUTES OF OCTOBER 8, 2019

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

NEW BUSINESS

A. Code Amendment Request

- 1) Request from the **City of Gainesville** to amend the Unified Land Development Code for the City of Gainesville, Georgia to amend Table 9-6-1 of Article 9-6 entitled “Permitted and Special Uses for Nonresidential Zoning Districts”; to amend Table 9-6-2 of Article 9-6 entitled “Dimensional Requirements for Nonresidential Zoning Districts”; to amend Section 9-8-7-6 entitled “Prohibited and Permitted Uses” within the Midtown Overlay Zone; to amend Article 9-10 entitled “Specific Use Provisions”; to adopt a new Section 9-10-6-2 entitled “Hookah, E-Cigarette and/or Vapor Lounge/Bar”; to adopt a new Section 9-10-6-13 entitled “Special Event Facility”; to adopt a new Section 9-10-6-14 entitled “Food Processing Plant”; to adopt a new Section 9-10-6-15 entitled “Lodging Services and Extended Stay, Lodging Services”; to amend Section 9-10-1-2 entitled “Fences and Walls”; to amend Section 9-20-14-15 entitled “Suspension of Permits and Certificates”; and to amend Section 9-9-1-4 entitled “General Requirements”.

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

Amend Table 9-6-1- is the nonresidential land use table that provides a definition of the uses and regulates what zoning districts they are allowed.

1. Add the use and definition of a “Hookah, E-Cigarette and/or Vapor Lounge/Bar” and require special use approval within L-I and H-I. And to provide specific regulations for this use.
2. Add the use and definition of “Retail Sales of All Alternative Nicotine Products” and require special use approval within R-B, G-B, L-I and H-I. This is for Stand-alone primary sales.

3. Amend the use and definition of a “Special Event Facility” and require special use approval within O-I, N-B, C-B, R-B, G-B, L-I and H-I. And provide for specific regulations regarding this use. Intended for the primary occupancy as an even facility but excludes hotels, nonprofit clubs, educational facilities, recreation facilities, religious institutions and such.
4. Amend the use of a “Food Processing Plant” allowing only within H-I zoning. And provide for specific regulations for this type of use.
5. Amend the definition of “Lodging Services” and “Extended Stay Lodging Services” and provide for specific regulations regarding these uses.
 - Allow Lodging Services in C-B, R-B, G-B, L-I and H-I which has remained unchanged. Extended Stay Lodging Services allowed as a special use within G-B zoning.
 - Current standards regulate the number of days a person can stay within these types facilities will not change -15 days for Lodging Services and no more than 30 days for Extended Stay Lodging Services.
 - Provides basic tools which are not in place now to address the public safety, health and welfare to better protect occupants. It is not goal or objective of the City to displace people from these types of facilities.
6. **Table 9-6-2-** Provides standards such as setbacks, buffer, height and density standards. Increase the setback and buffer requirements from 35’ to 50’ for Light Industrial (L-I) and 35’ to 100’ for Heavy Industrial (H-I) zoned properties when adjacent to residential zoned property.
7. **Table 9-6-2-** Amend the residential density requirements within the Central Business (C-B) zoning district to provide for a Floor Area Ratio (FAR). Example: An FAR of 2.0 = 20,000 SF of residential space on a 10,000 SF lot.
8. **Sec. 9-8-7-6-** Amend the residential density requirements and the prohibited uses within the Midtown Overlay Zone limiting to 12 du/acre unless part of an approved PUD.
9. **Sec. 9-10-1-2 (a), (b) and (c)-** Amend the fence and wall standards. Most notably removing the 3’ setback requirement for fences and walls.
10. **Sec. 9-20-14-15-** Amend the Suspension of Permits and Certificates to allow the revocation of a certificate of occupancy and business license for the same use for criminal offenses for a period of 12 months.
11. **Sec. 9-9-1-4 (f), (g) and (h)-** Amend the “General Requirements” of the Site and Architectural Design Review standards to address process for demolition within the Central Business District.

Public Comments:

Joshua Silavent, 475 North Avenue, formerly local journalist and homeless advocate – actively involved in working with the homeless community and stated the proposal will cause afflictions upon the homeless and prohibit them to a stable life. The homeless count is up 20 percent since 2017. It will displace families and living in a hotel is their last refuge. Many of those family's students go to our local city schools. A two-week gap in not being able to stay in a hotel is going to overburden, under staffed and under resourced missions, ministries, shelters and non-profits trying to help. Shelter is a basic need such as food and water so he asked that we oppose this proposal.

Mike Freeman, retired pastor – was a resident for almost 30 years and does not live in Gainesville. He has dealt with people that live in these facilities and is their last resort. If you limit how long someone can live in a hotel, at least do it on an individual basis. Many people have no other opportunity of a place to live in this community than those kind of operations. He has knowledge of this by dealing with people during his ministry having no other place to live, homeless and often with children. Please do not deal with the symptom unless you are going to deal with the disease as well.

Christine Osasu, 1738 Lanier Springs Drive, Director of Community Outreach for Habitat for Humanity of Hall County - costly to renovate units and will pass the cost along to the tenants, in the last 6 months, almost 300 people reached out to Habitat for Humanity who are homeless in Hall County have needed place to go, and only 1 of those has qualified. This is the case with many non-profits systems in this county. There are a variety of obstacles blocking them from using the services because there are a there is an entire community that is not being served by the non-profits for one reason or another. All non-profits have a specific set of criteria and many people are not meeting them. Those people are urban camping, living in tents in the cold. They are living three-four-five-six to a bedroom, and literally living in their car. Any ordinance that passes, amending something to make it more difficult whether on its face or in its application, something that makes it more difficult for people to secure housing, hope you would recommend they do not pass any amendment that would make it more difficult for people to secure housing.

Dr. Ursula Harris, 508 Oak Street, Gainesville City School Social Worker and Gainesville homeless liaison – in the last five years, there have been an increasing number of homeless families. It includes families living in hotels and motels because there is no other adequate space for them and those who reside in our four shelters which includes our domestic violence shelter. Over the last few years our average numbers are at least 60 students in motel and hotels plus another 60 who are in our shelters. Last year there were 240 students who are homeless and this year we are already at 341. Across Georgia, 18 percent of homeless students live in hotel and motels. Almost 20 percent of these students across this state. The requirements of shelters eliminate many of our families as stated. You must be married, work first shift or the age of children would disqualify them from staying at a shelter. There are difficulties with families who have students with behavioral disabilities. Also, if you have young children and they are not school age, you can't stay in shelters during the day. If these proposed regulations are put into place and there are no plans to displace anybody currently living in these situations, what resources will be made available for these families who be required to vacate their rooms after 15 or 30 day stays? What shelter is going to be available during this two-week timeframe between the hotel stays and are there conversations being held with our shelter programs to address these gaps? Students experiencing homelessness struggle to stay in school, to perform well and to form meaningful relationships with their peers and adults. Ultimately, they are much more likely

to fall off track and eventually drop out of high school. As a community, we must insure we are not contributing to the instability of children and families and the downfall of that same community. Instead we should be creating policies, procedures and programs that support and train our families to maintain fixed adequate and stable home environments.

Willie Mitchell, 795 College Avenue, Vice-Chairman Gainesville City Schools Board of Education – Hotel owners that are made to improve living conditions, the cost will fall back on our kids. It prohibits them from learning, education is a civil right and by making some rules and some regulations that causes us to have homeless kids. It needs to stop somewhere or either address some resources to make things happen. He stated if we talk about progress, he challenges anyone to get one of those 341 kids and tell them that progress is being made.

Autro Adame, 224 Boulevard, NE - local homeless advocate – following city council and City of Gainesville, their initiatives for the homeless since 2017. Since 2017 to this year he has only seen city council find ways to get rid of homeless problem. Not so much as to find solutions but just keep finding ways to set them back and displace more people. That trend is still going on this year. He feels the conversation even though it is not the intention, is to displace the people for staying at these hotels and that's what will happen. This should not be discussed until thinking of solutions. We haven't been thinking about solutions before the consequences of displacing them or whatever the city has been doing to get rid of the homeless problem here. Since 2017, he has not seen any real plans for affordable housing to assist any of the homeless shelters here and if these shelters were sufficient, they would not be in hotels currently.

Donald Croupat, 766 Jesse Jewell - currently living at an extended stay lodging facility in Gainesville for two years. He doesn't want to have to move from one hotel to another every 30 to 60 days. He works 65 hours a week, 40 hours at one job and 25 hours at a hotel and he can't come up with money to move out if any other unexpected expenses occur. He is concerned about the city wanting hotels to keep records of guests. He doesn't understand the need to know who is living where and doesn't want to lose his home and is very unhappy. He asked if there can be a grandfathered law to allow them to stay.

Richard Labriola, 1735 Browns Bridge Road - Manager of Hilton Garden Inn, Gainesville – 1735 Browns Bridge Road, majority of his clients do not fall into extended stay but it is not uncommon for guests to stay 15 days or more. Currently, there is a large group staying more than 17 days that is working on a project in Dawsonville. Under this proposal there would be no hotel to accommodate them in the city of Gainesville resulting in loss of revenue for merchants and the city. Business transactions in the modern world are based on speed and convenience. Electronic keys and digital check-in are provided to customers to help speed them on their way. There is no way for hotels to know if information on the profiles of these guests is current without having it verified each and every time they stay in our city. Again, this seems to be a recipe for loss revenue for merchants and the city. Businesses have an obligation to protect the privacy of customers and does not agree with allowing the city and its officers to inspect hotel records for compliance. Hotels would be exposing themselves, their management companies and their respected brands to potential legal action by sharing this information without the expressed approval of the guests. He urged the board to vote against this proposal.

Michael Fisher, 308 Spring Street – Ninth District Opportunity Housing Manager, – This is an unnecessary burden put upon the poor and vulnerable population of this community. There is a serious lack of affordable housing that can be used for this population to put them

in. These hotels are a final refuge for many of these individuals and families. Taking this away from them leaves us to ask where do we put them. Do we give them freedom to just go live on the street because this is the last refuge for them? Help us protect these most vulnerable citizens and this population and these children because being poor is not a crime.

Jay Singh, 520 Queen City Parkway, Owner of Guest Lodge, Gainesville – lives in City of Atlanta – He has a group of contractors from Texas and have been here six weeks and another six weeks. Should we turn down business from that aspect? There are people that come from all over the world to work here and stay three, six and nine months at a time and not practical for them to move hotels every 15 days. He recommends for the board, hotel owners and non-profits come together to find a healthy solution to the issue.

Kenneth Washington, 1745 and 1755 Browns Bridge Road, General Manager Marriott Courtyard, Fairfield Inn and Suites, and Towne Place Suites by Marriott, Gainesville – which is an extended stay hotel. We focus on extended stay guests and have a lot of guests from Germany and California. If they were told they could only stay for 15 days, there would be a lot of revenue the city would lose. Also, they work with Habitat for Humanity and power company employees from out of town that stay in Gainesville. They have training in place for security measures and is very important to protect guest's personal information. That is a priority. It is very important before passing the amendment, and it would be beneficial that we all sit down as a board and find the best way to execute this plan.

Chairman Carter - Public portion of the meeting closed and asked Deputy Director Tate to respond to some of the comments raised.

Planning and Appeals Board Comments:

Deputy Director Tate – It does not impact existing extended stay/hotels. It is for primarily new/proposed hotels and extended stays. The length of time of 15 days in a hotel and no more than 30 days in an extended stay is currently on the books. This is a complaint driven ordinance in terms of this particular section. It's a difficult thing to monitor and we are not proposing to force anyone out into a homeless situation and they can continue to live where they are now. There is a balance and we understand the human side of this. The staff talked about this and desire to find a happy median between the length of stay verses life safety standards such as fire or mold issues. We want to make sure people are safe. If there are life safety issues code enforcement needs to be able to respond. It is not our intent to force people out on the street that are currently residing in the hotels and extended stay hotels.

Board Member Martin – concerned if new people come in from out of town will they be able to stay here. We are not changing the rules of the people living there now.

Deputy Director Tate – Yes, as long as they operate and have a valid Certificate of Occupancy and a business license as a hotel or extended stay hotel, they'll be able to continue to do that. It doesn't change with occupancy with people coming and going but there is the code enforcement aspect. We want to make sure everything is safe, not just hotels and motels and extended stays but all businesses. This just puts in place a better foundation for our code enforcement.

Chairman Carter – asked Deputy Director Tate to respond to the comment if a work crew comes in from out of town to stay for a month or two for a work situation, how will that be addressed.

Deputy Director Tate – We are all taking notes on all these great points and before going to Council there will be an amended version of the ordinance to address these concerns. As far as the extended amount of time, it is really a complaint driven code.

Vice-Chair Fleming – commented on what will be changing if it is already in place.

Deputy Director Tate – If new extended stay or hotel were to be built, from the date of this passage or ordinance if adopted, then these standards would provide for a better foundation of standards for hotels and extended stay hotels. It provides for the ability for code enforcement to better respond to a complaint. It's primarily for new facilities.

Board Member Simmons – We don't want anyone to walk out of here thinking this board wants to put people on the street. It's not our intention. Law is being grandfathered in. He wants to challenge the homeless organization, local ministries and Habitat to work with some of the community people with homeless people on their credit. They don't want to be there and we have some work to do. We are not here to put anybody out on the street. Help fix it.

Board Member Martin – was concerned if a new hotel is built will people coming in from out of town get to stay or not.

Deputy Director Tate – Yes, which will not change. Hearing from the public there is some concern about the length of stay so staff will propose an amendment to this portion of the code prior to city council.

Chairman Carter – This is a recommendation body and we wanted to get the public input on this. If we make a decision to move forward, the purpose is to spend the next thirty days before it makes it to our City Council members and for staff to work with some of these individuals here to tweak it because there have been some very good points made tonight.

There was a motion to recommend approval of the request with changes being made to the proposed Lodging Services and Extended Stay Lodging Services ordinance within next thirty days before going to City Council.

Motion made by Board Member Thompson

Motion seconded by Board Member Martin

Vote – 5 favor, 2 oppose (Fleming, Delgado)

ADJOURNMENT

There was a motion to adjourn the meeting at 6:33 p.m.

Motion made by Board Member Simmons

Motion seconded by Board Member Delgado

Vote – 7 favor

Respectfully submitted,

Doug Carter, Chairman

Gwen Fleming, Recording Secretary

CITY OF GAINESVILLE

AGENDA REQUEST

Date Submitted: 11/20/2019

Presenter: Matt Tate

Item of Business: Request from **Smile Doctors** to vary the sign lighting requirements on a 1.16± acres tract located on the southwest side of the intersection of South Enota Drive and Park Hill Drive (a/k/a **1071 South Enota Drive, NE**), having a zoning classification of Office and Institutional (O-I).

Ward Number: Two

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

Request: Internally illuminated monument sign and wall signs

Meeting Date: 12/10/2019

Purpose of Request:

The applicant is proposing to vary the sign lighting standards to allow for two internal illuminated wall (building) signs and one internal illuminated monument sign. The zoning of the property limits the property to external/ indirect lighting. The property is the site of the recently constructed Smile Doctors Orthodontist medical office building. The property has road frontage and access on South Enota Drive and Park Hill Drive and is located within the Gateway and Limestone Parkway Overlay Zones. Adjacent uses include single-family homes, BeeHive Homes Assisted Living facility, undeveloped property and the CVS Pharmacy. The applicant is basing the hardship on the visibility needs of the property and the desire to have aesthetically appealing signs.

History/Background:

Facts & Issues for Consideration:

Department Recommendation:

Staff is recommending approval with two conditions. See Staff Recommendation Report for details.

Department Director:

Rusty Ligon

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

N/A

Amount Requested:

Source of Funds:

Finance Comments:

Administrative Comments:

ATTACHMENTS:

Description	Type
☐ Staff Recommendation Report	Report
☐ Location Maps	Backup Material
☐ Hardship Statement	Backup Material
☐ Site Plan	Backup Material
☐ Architectural Renderings	Backup Material

**GAINESVILLE PLANNING AND APPEALS BOARD
STAFF RECOMMENDATION**

Applicant:..... Smile Doctors
1071 South Enota Drive, NE
Gainesville, GA 30501

Property Owner:..... Atlus Development, LLC
727 Lindsey Baker Court
Gainesville, GA 30506

Request:..... Vary the sign lighting requirements to allow for internal illumination

Zoning:..... Office and Institutional (O-I)

Location:..... 1071 South Enota Drive, NE

Staff Recommendation:..... **Approval, with conditions**

Meeting Date:..... December 10, 2019

▪ **Request**

The subject property is zoned Office and Institutional (O-I) which only allows for external/indirect illumination of signs such as ground lighting. The applicant is proposing to vary the lighting standards to permit internal illumination for wall signs and a free-standing monument sign.

▪ **Background Information and Existing Conditions**

The subject property is 1.16± acres in size and is located at southwest corner of South Enota Drive and Park Hill Drive, within the Gateway and Limestone Parkway Overlay Zones. The property was recently redeveloped for an 8,167 square foot medical office building that is partially occupied by "Smile Doctors Braces" orthodontist office. Currently there are two, 39.0± square foot wall signs on the building and one, 106.0± square foot multi-tenant monument sign located at the corner of South Enota Drive and Park Hill Drive. These signs recently received a permit and are considered legal conforming. Adjacent uses include single-family homes, BeeHive Homes Assisted Living facility, undeveloped property and the CVS Pharmacy. The applicant is basing the hardship on the visibility needs of the property and the desire to have aesthetically appealing signs.

▪ **Significant Factors**

The Ordinance requires that the applicant's claim for hardship must be based on the size or shape of the lot, its topography, or other physical characteristics inherent in the lot itself and not on the desired aesthetics. Further, the Code states that a variance shall not be granted as a convenience to the applicant or as a way to gain any advantage or interest over similarly zoned properties.

The applicant states the proposed internal illumination will provide for better visibility of the signs and will require less maintenance. The applicant believes the internal illumination will be more aesthetically pleasing.

In 2005 a sign variance was approved to allow internal illumination for Walgreens located at 472 South Enota Drive. There have been no similar variance requests approved within the immediate area.

▪ **Supporting Documents**

Statement of Hardship, Site Plan, Sign Renderings

▪ **Analysis**

(1) Are there extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography?

The property is located at the southwest corner of South Enota Drive and Parkhill Hill Drive. The property's topography is relatively flat but is below street grade. The existing building and signs are visible from the intersection.

(2) Would the application of the Unified Land Development Code to this particular piece of property create an unnecessary hardship?

The sign code is designed to enhance the aesthetics of the city by restricting signs and lights which increase clutter and to provide for consistency and compatibility. The property is zoned O-I which is normally found adjacent to residential districts and typically includes professional office uses which serve as a transitional use from nearby heavy commercial zones. The code does not take away the right to illuminate the proposed signs. It only restricts the type of illumination.

(3) Are there conditions that are peculiar to the property which adversely affect its reasonable uses or usability as currently zoned?

The property is located along South Enota Drive and Park Hill Drive which are heavily traveled corridors that provide connectivity to nearby significant uses such as North East Georgia Medical Center, Enota Elementary School, Lakeview Academy and several established neighborhoods.

The subject property's use or usability does not appear to be adversely impacted by any peculiar conditions of the property. The desire to have internal illuminated signs appears to be based on the aesthetics of the building and property.

(4) Would relief, if granted, cause substantial detriment to the public good or impair the purposes and intent of this ordinance?

The proposed internal illuminated signs are not unique to other properties within the City, but are somewhat unique to the immediate area which contains mostly signs with external/indirect illumination. CVS Pharmacy and O'Reilly Auto Parts consist of external/indirect lighting; however, Enota Elementary School and other uses within a half mile have internally illuminated signs. If relief were given, it would not appear to cause substantial detriment to the public good given the scale of the proposal, although there are residential homes fronting Park Hill Drive and South Enota Drive that will have visibility of the existing signs.

(5) There must be a proved hardship by showing beyond a doubt the inability to make a reasonable use of the land if the zoning ordinance were applied literally.

The property will retain its use as a medical office building regardless of the type of sign illumination. It is the opinion of the Planning Division staff that the variance request is based primarily on the applicant's personal desire to increase the effectiveness of the existing signs.

(6) The hardship cannot be self-created; e.g., as in a case where the lot was purchased with the knowledge of an existing restriction.

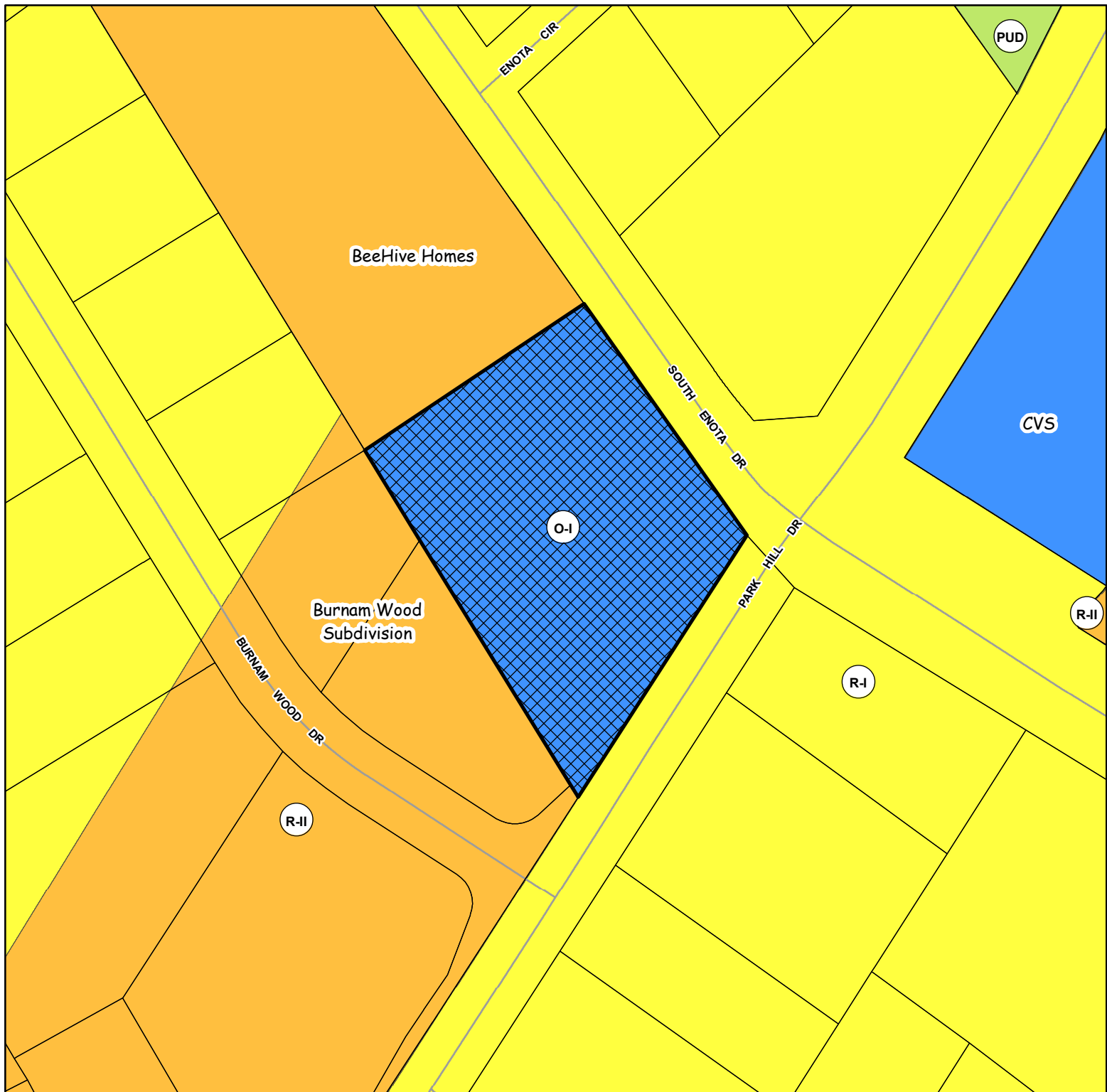
The owner was unaware of the sign lighting requirements until a sign permit was applied for.

▪ **Staff Recommendation**

The Planning Division staff is recommending **conditional approval** of this variance request.

Conditions

- 1. An electronic message board/changeable copy sign shall not be allowed.**
- 2. The applicant/ property owner shall provide a minimum five foot (5') wide landscape border around the entire base of the existing monument sign which shall include brown mulch or pine straw with dwarf shrubs and plants.**



Applicant:

SMILE DOCTORS

VARIANCE REQUEST

Request:

Vary sign lighting requirements for internally illuminated monument sign and wall signs within Office and Institutional (O-I) zoning

Subject Property Address:

1071 South Enota Drive, NE

Tax Parcel:

01-077-001-027

Meeting Date: 12/10/2019

Map Prepared: 11/18/2019



Subject Property



0 60 120 180 240 Feet

1" = 100'



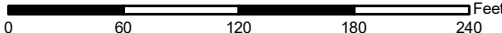
CITY OF

GAINESVILLE

COMMUNITY AND ECONOMIC DEVELOPMENT





Applicant: SMILE DOCTORS		 Subject Property  N  0 60 120 180 240 Feet 1" = 100'
VARIANCE REQUEST		
Request: Vary sign lighting requirements for internally illuminated monument sign and wall signs within Office and Institutional (O-I) zoning		
Subject Property Address: 1071 South Enota Drive, NE	Tax Parcel: 01-077-001-027	 CITY OF GAINESVILLE COMMUNITY AND ECONOMIC DEVELOPMENT 
Meeting Date: 12/10/2019 Map Prepared: 11/18/2019		

Variance Request

STATEMENT OF HARDSHIP

The Gainesville Planning and Appeals Board has the authority, in specific cases, to grant variances from the terms of the Unified Land Development Code of the City of Gainesville, Georgia, when the variance will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the Unified Land Development Code will, in specific cases, result in unnecessary hardship and so that the resolution shall be observed, public safety and welfare secured, and substantial justice done. The authority to grant such variances shall be limited to those instances where a hardship is clearly established as required by the Unified Land Development Code. Variances may be granted only upon a finding by the Gainesville Planning and Appeals Board that:

Describe how each situation listed below relates to your application.

1) There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, or topography. (The hardship must relate to the physical character of the lot and not to a personal or economic hardship.)

Lighted signage does not appear to be facing or directly effecting any residential area

2) The application of the requirements of this resolution to this particular property would create an unnecessary hardship.

All signage and building preparations (manufacture and electrical) were made based on previous communications stating that we were located in the Limestone Overlay district and that this would have no affect on our signage.

3) There are conditions that are peculiar to the property which adversely affect its reasonable use or usability as currently zoned.

Given the fact that the property has commercial use, the "condition" in the City Code that requires no internal illuminated signage could affect business revenue and any indirect lighting would greatly affect aesthetics.

4) Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this Ordinance. For example, granting the variance would not confer any special privilege that is denied by this regulation to other property in the same zoning district. Such conditions are not the result of any actions of the property owner.

It appears there are mixed signage types throughout the area consisting of direct lighting, indirect lighting, and no lighting. This would not be a special case.

5) There must be a proved hardship by showing beyond a doubt the inability to make a reasonable use of the land if the zoning ordinance were applied literally.

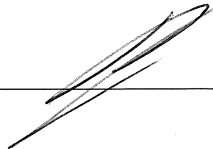
Signage and the visibility thereof is a vital part of our business. Unlighted signs would greatly reduce visibility. Indirect lighting would appear to be an after thought and take away from the beauty of the property as well as increase maintenance.

6) The hardship cannot be self-created; e.g., as in a case where the lot was purchased with the knowledge of an existing restriction.

Original communications with officials stated the district location would not have an effect on the signage.

I hereby certify that the above information and all attached information is true and correct.

Signature of Applicant



Date

10/22/19

Site Plan

Smile Doctors

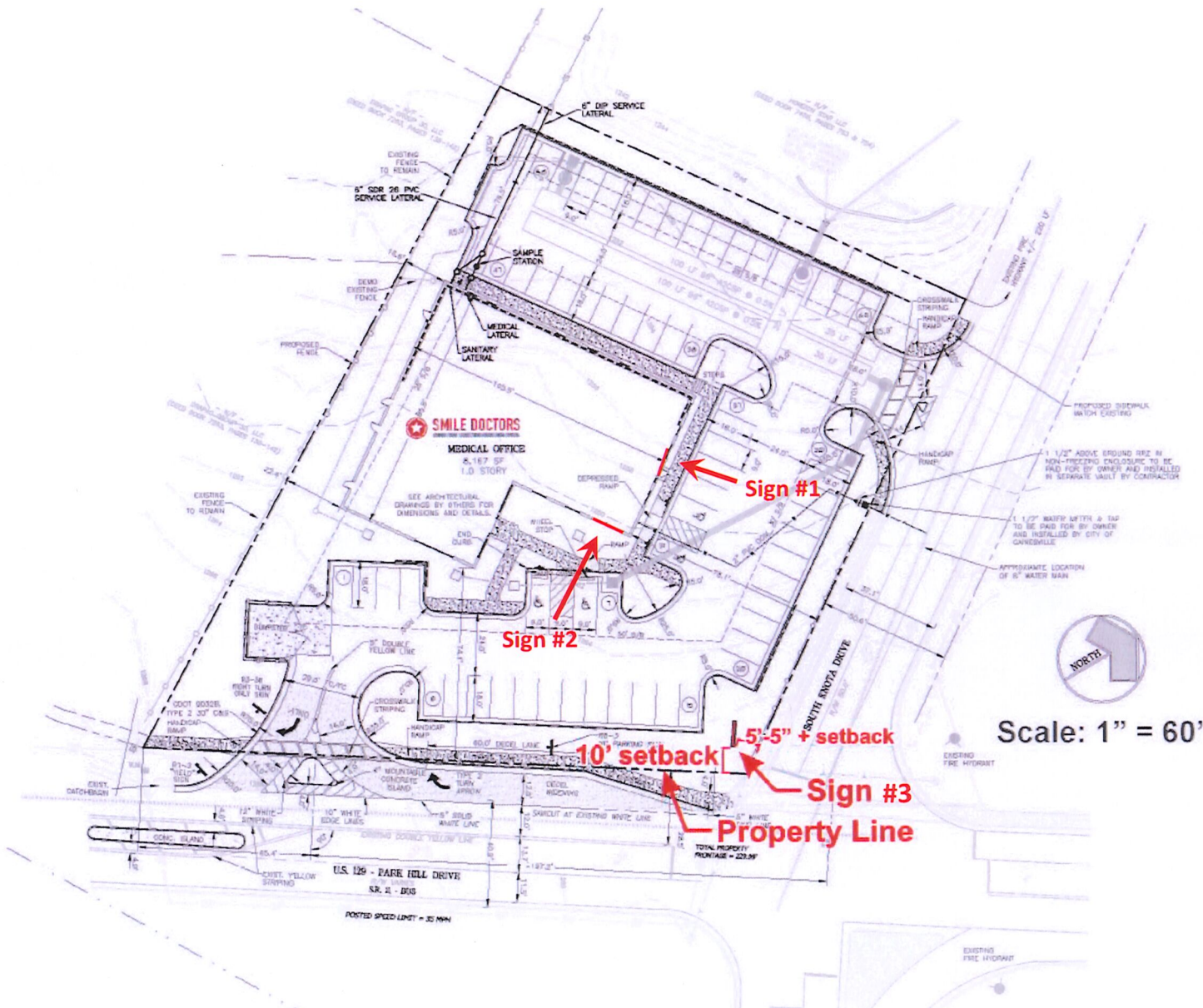
PROJECT LOCATION:
1351 Park Hill Dr
Gainesville, GA 30501

DATE: WORK ORDER #
12597

FILE SAVED AS:

SALESPERSON:

NOTES:



Attached Illuminated Wall Sign – Northeast Elevation

Sign #1



Proposed



Existing

Smile Doctors

PROJECT LOCATION:

1351 Park Hill Dr
Gainesville, GA 30501

DATE:

WORK ORDER #

12597

FILE SAVED AS:

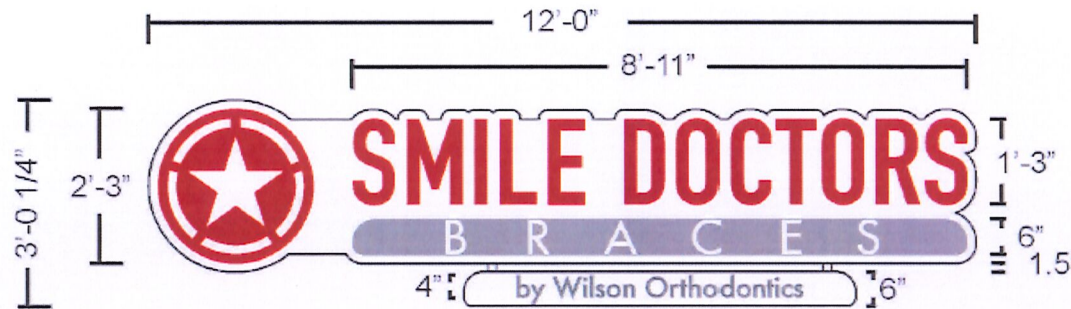
SALESPERSON:

NOTES:



Attached Illuminated Wall Sign Details

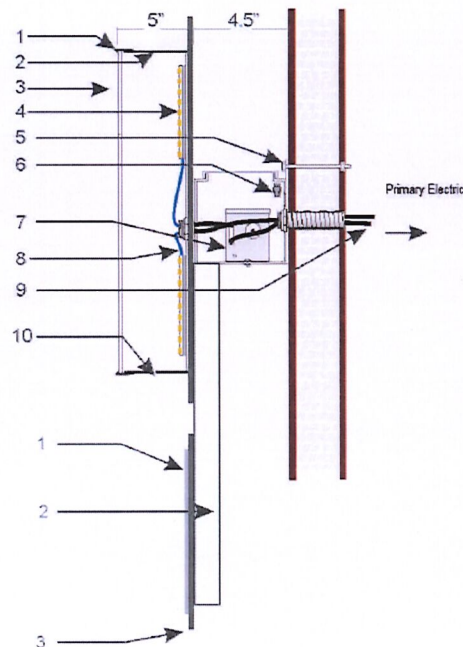
Sign #1 & Sign #2



Manufacture and Install Two(2) Qty., Raceway Mounted, Internally Illuminated Channel Letters, with 1" White Trim-cap, 5" White Aluminum Returns and #7328 White Acrylic Faces with 3M #3630-73 Red & #3630-51 Silver Gray Vinyl Overlays. Letters Illuminated with White LED's. Background Panel to be 3mm White ACM. 'by Wilson Orthodontics' to be to be 3mm White ACM Panel with #3630-51 Silver Gray Vinyl Overlay. Panel Attached to Support Bars and Bolted to Raceway For Easy Future Removal.

General notes

All UL listed materials and components



1	1" White Trim-cap
2	5" x .040" White Aluminum Returns
3	3/16" #7328 White Acrylic Faces w/ Vinyl Overlay
4	White LED units applied to Back of Letters with Foam Tape, and Silicone
5	Non-Corrosive Anchors, Through Bolted into Wall
6	On/Off Switch
7	Remote Power Supply in 4.5" Aluminum Raceway
8	LED Lead Wire
9	6" Primary Wire Out of Race-way
10	1/4" Drain Holes at Bottom of Letters

1	3M #3630-51 Silver Gray Vinyl Overlay
2	Support Bar
3	3mm White ACM Background Panel

Signs are
36.25" x 144" = 36.25' SqFt Each

NOTE: Specs subject to change depending on final sign design choice.

Smile Doctors

PROJECT LOCATION:

1351 Park Hill Dr

Gainesville, GA 30501

DATE: WORK ORDER #

12597

FILE SAVED AS:

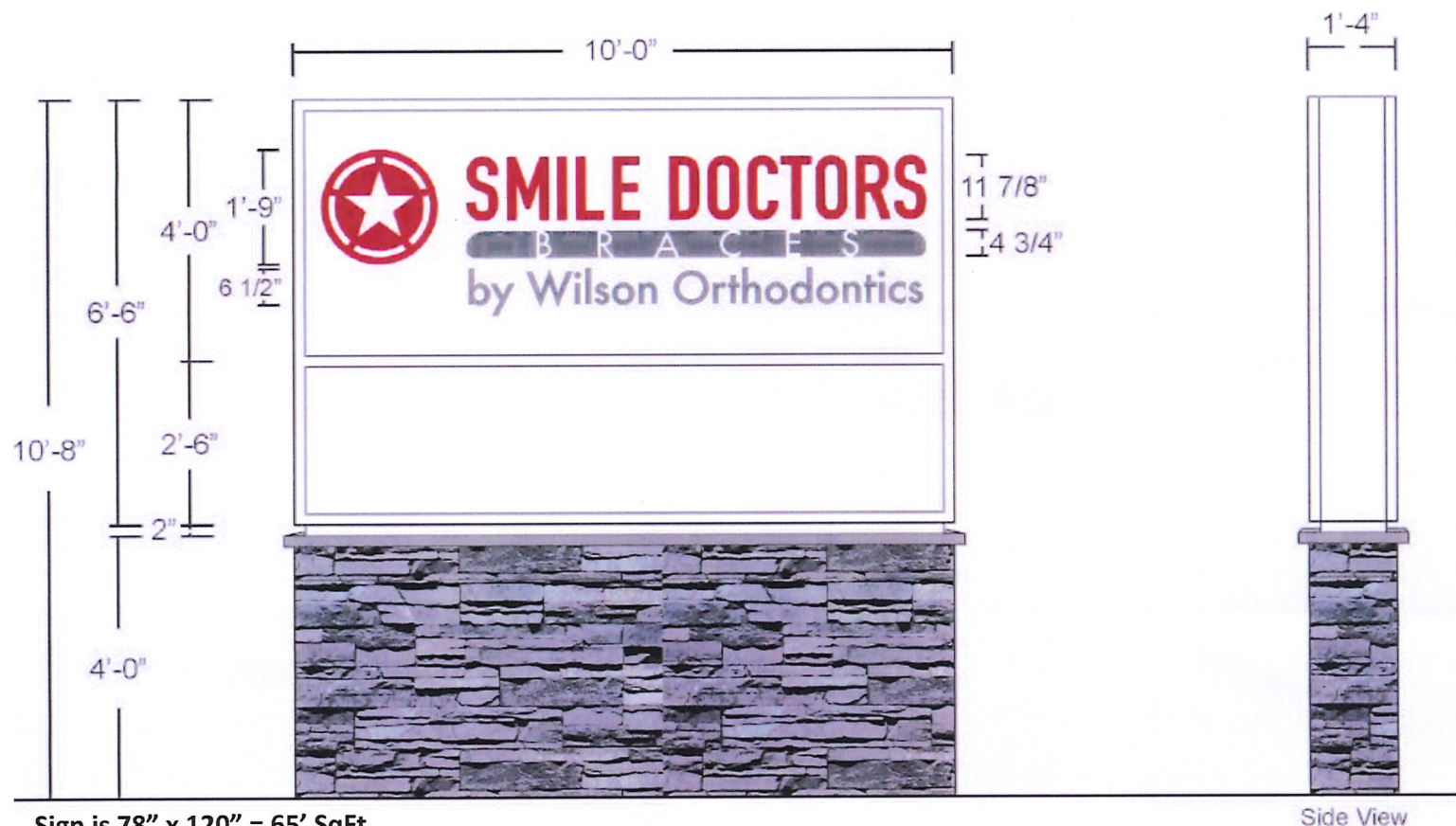
SALESPERSON:

NOTES:



D/F Illuminated Monument Sign

Sign #3



Sign is 78" x 120" = 65' SqFt

Sign is 128" x 120" = 106.6' SqFt (Including Base)

Manufacture and Install One(1) Qty., Double-Faced Aluminum Cabinet, Painted Satin White and Internally Illuminated with White LED's. White Polycarbonate Faces with 3M #3630-73 Red and #3630-51 Silver Gray Vinyl Copy.

***Note: Sign Mounted to Stone Base by Others. Stone to Match Building.**

****Note: Power to Sign by Others.**

Smile Doctors

PROJECT LOCATION:

1351 Park Hill Dr

Gainesville, GA 30501

DATE:

WORK ORDER #

12597

FILE SAVED AS:

SALESPERSON:

NOTES:



Attached Illuminated Wall Sign – Southwest Elevation

Sign #2



Proposed



Existing

Smile Doctors

PROJECT LOCATION:

1351 Park Hill Dr

Gainesville, GA 30501

DATE:

WORK ORDER #

12597

FILE SAVED AS:

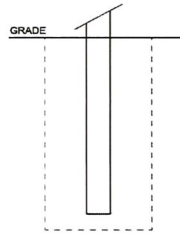
SALESPERSON:

NOTES:



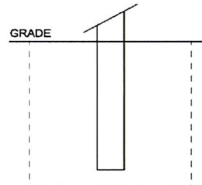
5" x 5" x 0.25" wall, A500 46ksi HSS Steel Column, S=6.41 m14.743
 6" Sch40 6.625" Dia, 0.28" wall, A53 Steel Pipe Column, S=8.4 m14.7
 6" x 6" x 0.25" wall, A500 46ksi HSS Steel Column, S=9.54 m21.942

Sign Support Column



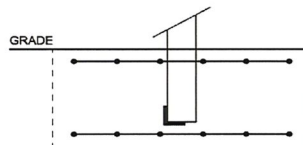
Drilled Shaft Foundation

3' dia x 5.9' deep
 2.5' dia x 6.3' deep
 2' dia x 6.9' deep



Cube Foundation

4.4' cube, L=W=D



Spread Foundation (Long is perpendicular to face)

6.5' long x 4.3' wide x 2' deep
 #5, 12" OC each way, 2 mats, 3" from top and bot, gentle bend around column

Weld 3' long 2x2x3/8 angle to bottom and side of column with 3/8 fillet weld all around

All foundations: Embed column to 6" from bottom in 2500psi concrete.

GEORGIA AMENDMENTS 2012 IBC

ref 2012 IBC, with 2014, 2015, 2017 and 2018 Georgia State Amendments,

115 Wind Speed, Vult, mph, from ASCE7-10, Figure 26.5

II Risk Category; II, Normal; III, Substantial Hazard; IV, Essential/Critical

C Wind Exposure; C, House size obstructions for 1200ft; D no obstructions

WIND LOAD CALC: ASCE 7-10, Sec. 29.4.1, Solid Freestanding Signs

Terrain Kzt=1, no hill, ridge, or escarpment >15' high; Directionality Kd=.85; Gust G=.85 rigid structure; Wind Velocity Vasd=sqrt(Vult*2*.8); Kz=2.01*(H/900)^(2/9.5)ExpC; (700&11.5)ExpD; Qhasd=.00256*Kz*Kzt*Kd*Vasd*2; Pasd=Qhasd*G*Cf; Fseg=Pasd*W*H

89	Wind Speed, Vult, mph	1.55	Force Coefficient, Cf		
A	B	C	D	E	F
10.7					Sign Segment ID
10.7					Segment Top Above Grade, Top, ft
10.0					Segment Width, W, ft
10.7					Segment Height, H, ft
106.6					Segment Area, ft2
0.85					Velocity Pressure Exposure Coeff, Kz
14.7					Velocity Pressure, Qhasd, psf
19.3					Wind Pressure, Pasd, psf
2.1					Segment Force, Fseg, kips
2.1 kip		Total Shear at Grade, V = Sum (Fseg)			
5.863		12.1 kip.ft		Total Moment at Grade, = Sum (Fseg * (Top-H*.45))	

- Sign manufacturer/installer's design, detailing, fabrication, and erection shall conform to the following specifications: Building Code, ASTM specifications, ACI-318 for reinforced concrete, American Welding Society Code for Welding in Building Construction, AISC Specification for Design, Fabrication, and Erection of Structural Steel for Buildings.
- Materials of construction: (Unless noted otherwise)
 - Structural steel (angles, shapes, plates, gussets): ASTM A-36, Fy=36 ksi.
 - HSS steel tubing: A-500, Grade B, Round Fy=42ksi; Rectangular Fy=46ksi.
 - Structural aluminum tubing: 6063, 6061-T6, or equivalent, Fy = 18 ksi at weld.
 - Structural pipe: A-53, Grade B, Type E or S, Fy=35 ksi.
 - Anchor bolts: ASTM F1554 Grade 36 with heavy hex at bottom, not "L" or "J" bolts.
 - Connection bolts: A-325, snug tight.
 - Rebar: ASTM 615, #6 or larger - Grade 60, #5 or smaller - Grade 40, 3" cover.
 - Concrete: 2500 psi, 28 days.
 - Provide coatings to prevent any possibility of corrosion.
- Welding design and fabrication according to AWS D1.1.
- AWS certification required for all structural welders.
- E70XX electrodes for SMAW processes, F7X-EXXX electrodes for SAW processes.
- Embedded column acts as vertical reinforcement for drilled and cube foundations.
- This design assumes: Class 4 sand, silty or clayey sand or gravel, SW,SP,SM,SC,GM,GC per 2015 IBC, 1806 Presumptive Load Bearing Values of Soils, Vertical 2000 psf, Lateral 150 ps/ft, and Sliding .25. Lateral brg doubled for sign poles per 1806.3.4. (Not clay, sandy or silty clay, clayey or sandy silt, silt, mud, organic silt or clay, peat or unprepared fill.)

MARK DISOSWAY, PE
 disoswaydesign@gmail.com
 163 SW Midtown Place, Ste 103
 Lake City, Florida 32025
 386-754-5419

GAPE17848



10/1/2019

This seal for structural engineering
 (Foundation & Support Column ONLY)

SCOPE OF WORK: Design sign support column and foundation to meet structural requirements of building code based on stated (not verified) site factors and sign size & shape based on sign installer's drawing, attached.

By using this engineering sign owner, manufacturer, and installer accept responsibility to: Design, build, and install sign cabinet, face, attachment, electrical, etc according to sign code, building code, and UL. Verify site conditions match stated wind speed, risk, exposure, topo, and soil factors or request engineering revision.

LNS Signs

JOB#191094

MONUMENT SIGN

1 Column, Centered,
 Embedded in Foundation

Smile Doctors

1351 Park Hill Dr
 Gainesville, GA 30501

Valid for one sign at this location.

Cube		Drilled Shaft Foundation	
L=W=D		6th Ed FBC, 1807.3.2.1, No lateral constraint at grade	
4.4	3.0	2.5	2.0
		Diameter, b, ft (or length and width of cube)	
4.4	5.8	6.2	6.8
		Depth, D, ft	
1.8	2.8	3.1	3.5
		A = 2.34*F/(S1*b)	
438	580	624	682
		S1 = 2*Ssand*D/3	

Spread Foundation	
6.5	Length, L, ft
4.3	Width, W, ft
2.0	Depth, D, ft
2015 Soil Bearing at Bottom of Fdn, Qbot, psf, Qbot = 1.3*(Q+100pcf*(D-1))	
8.4 Total Weight, Wt, kips, Wt = L * W * D * .15 kips/ft3	
1.9 Toe Length, Toe, ft, Toe = Wt / (W * Qbot)	
2.6 Bearing Eccentricity, e, ft, e = L / 2 - Toe / 3	
14.5 Overturning Capacity Calc, OT, kip.ft, OT = Wt / e / 1.5safely	

CITY OF GAINESVILLE

AGENDA REQUEST

Date Submitted: 11/20/2019

Presenter: Matt Tate

Item of Business: Request from **Capstone Acquisitions, LLC** to annex a 6.148± acres tract located on the southeast side of the intersection of Jesse Jewell Parkway and Old Cornelia Highway (a/k/a **0 Jesse Jewell Parkway**) and to establish zoning as Light Industrial (L-I).
Ward Number: Three
Tax Parcel Number(s): 00-144-000-023
Request: Climate controlled storage and office/warehouse

Meeting Date: 12/10/2019

Purpose of Request:

The applicant is proposing to annex the subject property with a zoning of Light Industrial (L-I). The property is contiguous to the city limits to the northwest across Jesse Jewell Parkway and is zoned Heavy Industrial (I-II) within unincorporated Hall County. In addition, the property is located within the Gainesville and Hall County Gateway Corridor Overlay District and contains a stream. The purpose of the request is to access sewer for the development of a 3-story, 65,100 square foot climate-controlled storage facility and a freestanding, 5,400 square foot office/warehouse building. One access driveway is proposed from Old Cornelia Highway. The adjacent uses include single-family residential uses and a power substation, Brenau softball field, railroad right-of-way, undeveloped land and single-family homes.

History/Background:

Facts & Issues for Consideration:

Department Recommendation:

Staff is recommending approval with seven conditions. See Staff Recommendation Report for details.

Department Director:

Rust 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
☐ Trip Generation Letter	Backup Material
☐ Survey	Backup Material
☐ Site Plan	Backup Material
☐ Architectural Renderings	Backup Material

**GAINESVILLE PLANNING and APPEALS BOARD
STAFF RECOMMENDATION**

Applicant and Property Owner..... Capstone Acquisitions, LLC
Location..... 0 Jesse Jewell Parkway
Request..... Annex with a zoning of Light Industrial (L-I)
Total Acres 6.148± acres
Ward..... Three
Proposed Use..... Climate-controlled self-storage and
Office/warehouse
Planning Division Staff Recommendation **Approval, with conditions**
Date..... December 10, 2019

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

The applicant is proposing to annex the subject property with a zoning of Light Industrial (L-I). The property is contiguous to the city limits to the northwest across Jesse Jewell Parkway and is currently zoned Heavy Industrial (I-II) within unincorporated Hall County. In addition, the property is located within the Gainesville and Hall County Gateway Corridor Overlay District and contains a water line easement, sanitary sewer easement, stream, powerline easement and is located within a future flood zone.

The purpose of the request is to access sewer for the development of a 3-story, 65,100 square foot climate-controlled storage facility and a freestanding, 5,400 square foot office/warehouse building. One access driveway is proposed from Old Cornelia Highway which is maintained by the county. The exterior of each building will consist of a mixture of brick and EIFS materials with accent metal and aluminum materials consistent with the Gateway Corridor Overlay Zone requirements. Given the topography of the property and existing stream, the larger climate-controlled storage building will be located toward the rear of the property next to the adjacent railroad right-of-way.

The applicant has applied with the EPD for a stream buffer variance to pipe a portion of the stream in order to provide an area to build the smaller office/warehouse building. Of significance, the smaller office/warehouse building and parking lot is located in the middle of the future flood zone which could very likely prohibit this portion of the development. In addition, the applicant has obtained a permit from Hall County and GDOT for a digital billboard on the property facing Jesse Jewell Parkway. The permit from Hall County was approved on August 15, 2019 for a two-sided, 300 square foot per side digital billboard.

▪ **Adjacent Land Use and Zoning**

Location	Use	Zoning
North	Single-family homes; Power sub station	Residential-II (R-II) -County
South	Brenau University Sports Complex;	Highway Business (H-B) -County
East	Railroad; Undeveloped land	Heavy Industrial (I-II) -County

West	Future Limestone Greenway mixed-use development Single-family and duplex homes; Church	Planned Unit Development (PUD)- City Residential-II (R-II) - County Planned Office Development (POD) & Planned Residential Development (PRD)- County
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Significant uses within the surrounding area include Lakeview Academy, Northeast Georgia Health Medical Center and Atlanta Botanical Garden and the New Holland Market shopping center.

▪ **Other Departmental Comments**

According to the Georgia Department of Transportation (GDOT), the developer will need to coordinate with GDOT since this development will impact the State Route System.

According to the Department of Water Resources, all development within the future flood zone will be required to meet the floodplain ordinance requirements.

▪ **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.

2017 – A request by Keel Property Management, LLC to annex a 6.32± acres tract with a zoning of General Business (G-B) located at 0 White Sulphur Road Drive was conditionally approved for restaurant, retail and a carwash.

2017 – A request by the City of Gainesville to rezone 53.177± acres located at 1514, 1515, 1545, 1560 and 1581 Community Way from Residential-II (R-II) to Office and Institutional (O-I) zoning was approved for existing uses and for future professional office purposes.

2016 – A request by Timothy Bullard to annex a 20.417± acres tract located at 1582 and 1586 Pine Valley Road was denied for a 240-unit apartment complex with Residential-II (R-II) zoning.

2012 – A request by Pacolet Milliken Enterprises, Inc. to annex a 68.223± acres tract located at 601 White Sulphur Road was approved with conditional Planned Unit Development (P-U-D) zoning for a mixed-use development.

▪ **Staff Analysis**

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

The surrounding area has experienced significant residential and commercial growth within the last 10 years. The adjacent and nearby property includes a mixture of single-family, multi-family, commercial, industrial and public uses. The proposed zoning of Light Industrial (L-I) is considered a less intense zoning than the property's existing zoning of Heavy Industrial (I-II) in

the county. The proposed climate-controlled self-storage facility and office/warehouse building are uses that will support other nearby uses.

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

The proposed development should not adversely affect the adjacent properties, but some level of effects will occur given the property is currently undeveloped. Climate controlled storage facilities and small office/warehouse uses generally produce less impacts such as traffic compared to heavy commercial or industrial uses. Given that the property is adjacent to the railroad, residential development would be less desirable for the property. Significant soil erosion measures will be required to properly mitigate potential impacts to the existing stream and future flood zone area within the property. As well, the proposed location of the office/warehouse building within the future flood zone is highly discouraged and may prohibit this portion of the development.

(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 *Industrial* land use category. This category includes areas containing or planned for a wide range of office, business, light industrial, manufacturing, research and development uses; and commercial uses that directly support or are otherwise linked to the dominant business use.

In addition, the subject property is located within the *Historic Mill Villages* Character Area. The vision for this character area is to include historic preservation and incremental restoration as a priority for the mill village area. New development should be designed to incorporate green technologies and practices as well as architecture consistent with the forms and materials of the mill and housing. Greenfield sites should be carefully planned and controlled to protect Limestone Creek. Opportunities may exist for future adaptive reuse for mixed-use development and neighborhood serving commercial. Land uses allowed within this character area include medium density 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?

The subject property is currently zoned for heavy industrial purposes in the county. The proposed light industrial use will have less impact on the property, adjacent properties and surrounding area. The applicant desires to utilize sewer services which requires the property to be annexed given it is adjacent to the city limits.

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

Nearby developments currently utilize City water and sewer services and there is sufficient capacity to serve the development. Water and sewer extension to the development will be required.

The peak hour generation for this project was calculated at 15 A.M. / 22 P.M. two-way trips and the 24-hour volume is 206 two-way trips. The applicant will be required to coordinate with Gainesville, Hall County and GDOT regarding any access and driveway improvements.

Existing public safety services respond to the adjacent and nearby properties. Gainesville Fire Station #1 off of Queen City Parkway is located approximately 2.8 miles away. The future Fire Station #2 off of Cleveland Highway will be located 2.15 Miles away. As well, Hall County Fire Station #7 off of East Crescent Drive is located approximately 0.7 miles away.

Given the proposal is for nonresidential purposes, there should be no negative impact to the Gainesville City School System.

(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 and surrounding area have been impacted by growth along the Jesse Jewell Parkway and Limestone Parkway due to its proximity to Exit 24/I-985, Northeast Georgia Medical Center and downtown Gainesville.

The proposed development appears to be of high quality and could support many of the nearby residential uses including some of the nearby single-family homes as well as future development including The Mill at New Holland 274-unit apartments currently under construction behind Kroger, and future residential uses within the adjacent Limestone Greenway mixed-use development.

(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, commercial and industrial land uses, the proposed use, *with the recommended conditions of zoning* 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 the proposed annexation request with **Light Industrial (L-I) zoning**, based on the Comprehensive Plan and the adjacent residential and non-residential land uses.

Conditions

1. The development standards within the applicant's narrative, concept plan and architectural renderings shall be made part of the zoning ordinance, and shall be subject to the Community & Economic Development Director approval. Any zoning conditions adopted as part of this zoning ordinance that conflict with the applicant's narrative, concept plan and architectural renderings shall take precedence over the applicant's development standards.
2. Prohibited uses for the subject property shall include extended stay hotels, motels/hotels with rooms accessed from the exterior of the building, adult novelty stores group homes, crisis centers, adult entertainment centers, pawn shops, dollar-type stores, massage parlors, hookah lounge, tobacco or vaping stores, gas station/convenience stores, tire stores, auto parts stores, auto body shops, automobile sales establishments, marine sales or repair stores, automated or non-

automated car washes, truck stops, coin-laundry facilities, tattoo parlors, psychics, fortune tellers, clairvoyants and the like.

3. The final design of all water quality measures is subject to the review and approval of the Department of Water Resources Director.
4. The frontage landscape areas shall be sodded with grass and contain minimum 3-inch caliper size hardwood trees subject to the Community & Economic Development Director approval.
5. The subject property shall be limited to two (2) monument signs, each not to exceed 10-feet in height, 50 square feet of sign face area, 96 square feet of total sign structure area with internal or external lighting. Wall/building signs shall also be permitted upon meeting the standards of the Unified Land Development Code.
6. All access point design for the subject property shall require review and approval by the Hall County Public Works Department, Gainesville Public Works Director and the Georgia Department of Transportation. All required access/traffic/sidewalk improvements associated with the proposed development shall be constructed at the full expense of the property owner/developer.
7. 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:

CAPSTONE ACQUISITIONS, LLC

ANNEXATION REQUEST

Request:

Annex 6.148+/- acres and establish zoning as Light Industrial (L-I) for a climate controlled self-storage & office/warehouse

Subject Property Address:

0 Jesse Jewell Parkway

Tax Parcel:

00-144-000-023

Meeting Date: 12/10/2019

Map Prepared: 11/19/2019



Subject Property



Right-of-Way to be Annexed



0 150 300 450 600 Feet

1" = 250'



CITY OF

GAINESVILLE

COMMUNITY AND ECONOMIC DEVELOPMENT





Applicant:

CAPSTONE ACQUISITIONS, LLC

ANNEXATION REQUEST

Request:

Annex 6.148+/- acres and establish zoning as Light Industrial (L-I) for a climate controlled self-storage & office/warehouse

Subject Property Address:

0 Jesse Jewell Parkway

Tax Parcel:

00-144-000-023

Meeting Date: 12/10/2019

Map Prepared: 11/19/2019



Subject Property and
Right-of-Way to be Annexed



0 150 300 450 600 Feet

1" = 250'



CITY OF
GAINESVILLE

COMMUNITY AND ECONOMIC DEVELOPMENT





CAPSTONE

October 14, 2019

Matt Tate
Community and Economic Development Deputy Director
311 Henry Ward Way
Gainesville, GA 30501

Jonathan Collins
President
Capstone Property Group, LLC
1485 Jesse Jewell Parkway, Ste 100
Gainesville, GA 30501

RE: Narrative Report – Property Zoning Request – Tax Parcel 00144000023

Matt,
Capstone Property Group, LLC is providing a zoning/annexation application for the 6.148 acres currently in Hall County and located at the corner of Old Cornelia and Jesse Jewell Parkway with the above referenced tax parcel ID. We are requesting the property be annexed into the City of Gainesville and additionally be rezoned from I-2 to L-1 to accommodate a three-story climate controlled self-storage facility along with an additional outparcel to be used for the development of a one story 5,400 sq ft office/warehouse building. As previously stated the property is currently zoned I-2 with self-storage facilities being a permitted use within Hall County, however due to annexing the property into the City of Gainesville it is our understanding that self-storage would be considered a special purpose use within the Limestone Overlay District thus requiring a rezoning to L-1. Both structures will be developed and constructed using the Limestone Gateway Architectural Standards.

Included in the attached zoning packet is the following documents:

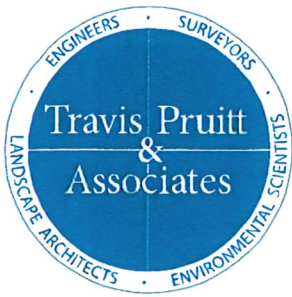
- Zoning/Annexation Application
- Traffic Study
- Survey
- Legal Description
- Site Plan
- Renderings (office/warehouse and self-storage)

We appreciate your consideration of this request and we look forward to working with you on this project. If you require any additional information or have any questions please do not hesitate to contact me directly.

Regards,

Jonathan Collins
Capstone Property Group, LLC
770-519-5598
jonathan.collins@capstonepropertygroup.net

✉ jonathan.collins@capstonepropertygroup.net



April 30, 2019

City of Gainesville

RE: Old Cornelia Self Storage – Trip Generation Letter

The purpose of this letter is to show that the trip generation that will result from the proposed development at Old Cornelia Highway and Jesse Jewel Parkway in Gainesville, Georgia, should not require a Traffic Impact Study.

The proposed facilities will have one full-access driveway to serve the development from Old Cornelia Highway. Trip generation estimates are based on the rates and equations published in the 7th edition of the Institute of Transportation Engineers (ITE) Trip Generation Report. This reference contains traffic volume count data collected at similar facilities. For this project, the trips generated are based on the following ITE Land Uses: 151 – Mini Warehouse, 710 – General Office Building, and 150 – Warehousing. The trip generation for this project is summarized in the table below.

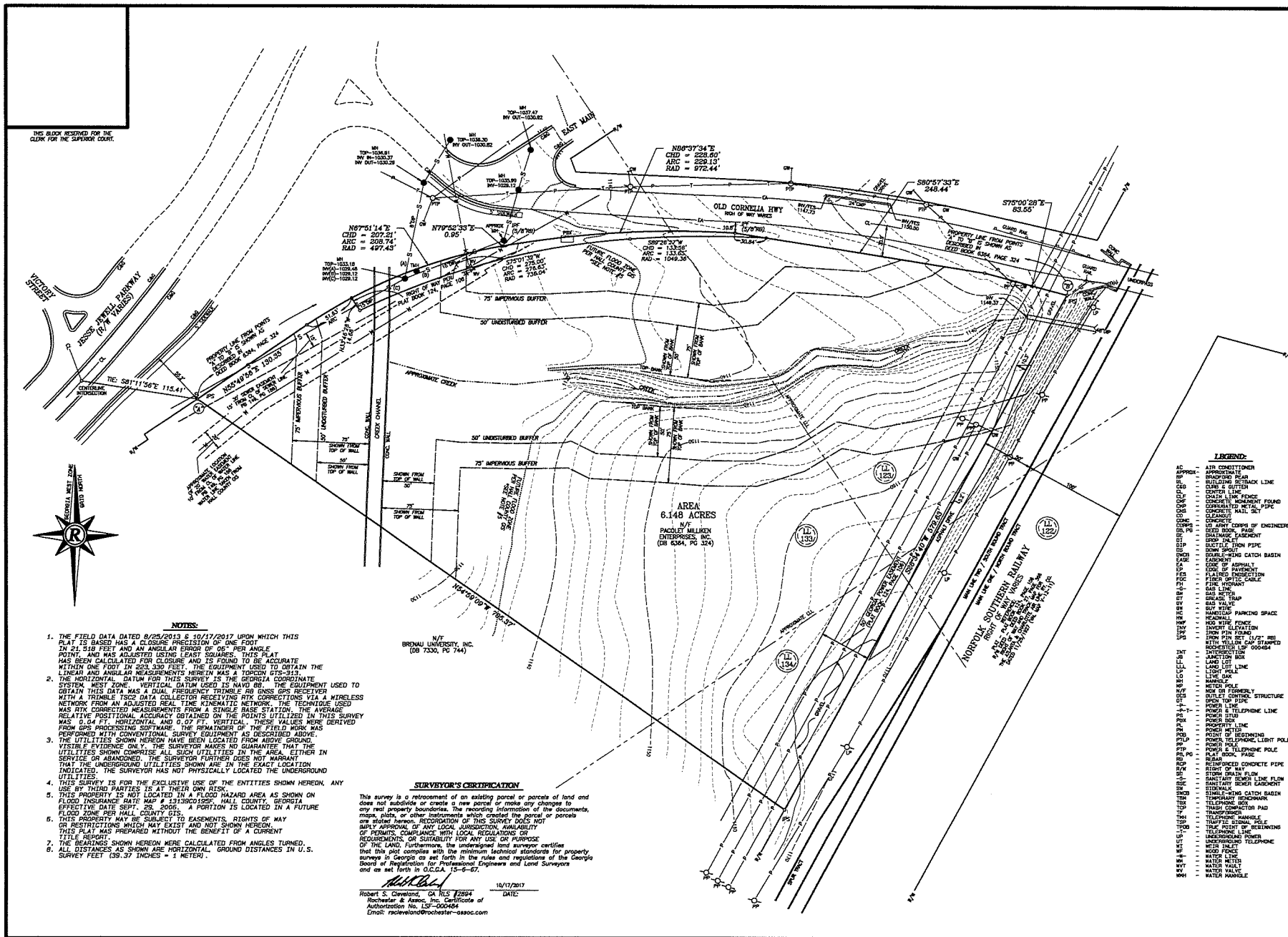
	Floor Area (s.f.)	Average Daily Trips	A.M. Peak Hour	P.M. Peak Hour
Mini-Warehouse (Self-Storage)	65,100	163	10	17
Office	2,700	30	4	4
Warehousing	2,700	13	1	1
Total	70,500	206	15	22

As the proposed development will create less than 100 peak hour trips and less than 1,000 daily trips, a Traffic Impact Study should not be required, per 9-22-4-4 of the Gainesville Unified Land Development Code.

Travis Pruitt and Associates, Inc.

Brent Thomas, P.E., L.S.I.
Project Manager





THIS BLOCK RESERVED FOR THE
CLERK FOR THE SUPERIOR COURT.



NOTES:

1. THE FIELD DATA DATED 8/25/2013 & 10/17/2017 UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 21,518 FEET AND AN ANGULAR ERROR OF 05" 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 203,330 FEET. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS HEREIN WAS A TOPCON GTS-313.
2. THE HORIZONTAL DATUM FOR THIS SURVEY IS THE GEORGIA COORDINATE SYSTEM, WEST ZONE. VERTICAL DATUM USED IS NAVD 83. THE EQUIPMENT USED TO OBTAIN THIS DATA WAS A DUAL FREQUENCY TRIMBLE 580 GNSS GPS RECEIVER WITH A TRIMBLE TSC2 DATA COLLECTOR RECEIVING RTK CORRECTIONS VIA A WIRELESS NETWORK FROM AN ADJUSTED REAL TIME KINEMATIC NETWORK. THE TECHNIQUE USED WAS RTK CORRECTED MEASUREMENTS FROM A SINGLE BASE STATION. THE AVERAGE RELATIVE POSITIONAL ACCURACY OBTAINED ON THE POINTS UTILIZED IN THIS SURVEY WAS 0.04 FT. HORIZONTAL AND 0.07 FT. VERTICAL. THESE VALUES WERE DERIVED FROM GPS PROCESSING SOFTWARE. THE REMAINDER OF THE FIELD WORK WAS PERFORMED WITH CONVENTIONAL SURVEY EQUIPMENT AS DESCRIBED ABOVE.
3. THE UTILITIES SHOWN HEREIN HAVE BEEN LOCATED FROM ABOVE GROUND, VISIBLE EVIDENCE ONLY. 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.
4. THIS SURVEY IS FOR THE EXCLUSIVE USE OF THE ENTITIES SHOWN HEREIN, ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.
5. THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAP # 13130C0395, HALL COUNTY, GEORGIA, EFFECTIVE DATE SEPT. 20, 2006. A PORTION IS LOCATED IN A FUTURE FLOOD ZONE PER HALL COUNTY GIS.
6. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, RIGHTS OF WAY OR RESTRICTIONS WHICH MAY EXIST AND NOT SHOWN HEREIN.
7. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.
8. THE BEARINGS SHOWN HEREIN WERE CALCULATED FROM ANGLES TURNED.
9. ALL DISTANCES AS SHOWN ARE HORIZONTAL. GROUND DISTANCES IN U.S. SURVEY FEET (39.37 INCHES = 1 METER).

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 herein. 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. 15-6-57.

Robert S. Cleveland, GA RLS #2894
Rochester & Associates, Inc. Certificate of
Authorization No. LSE-500464
Email: rsccleveland@rochester-assoc.com

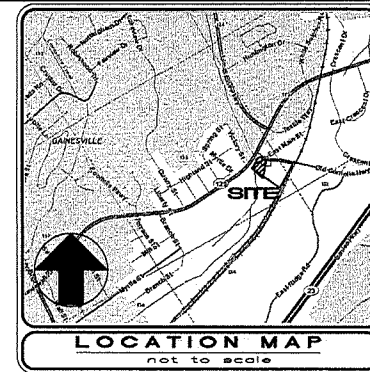
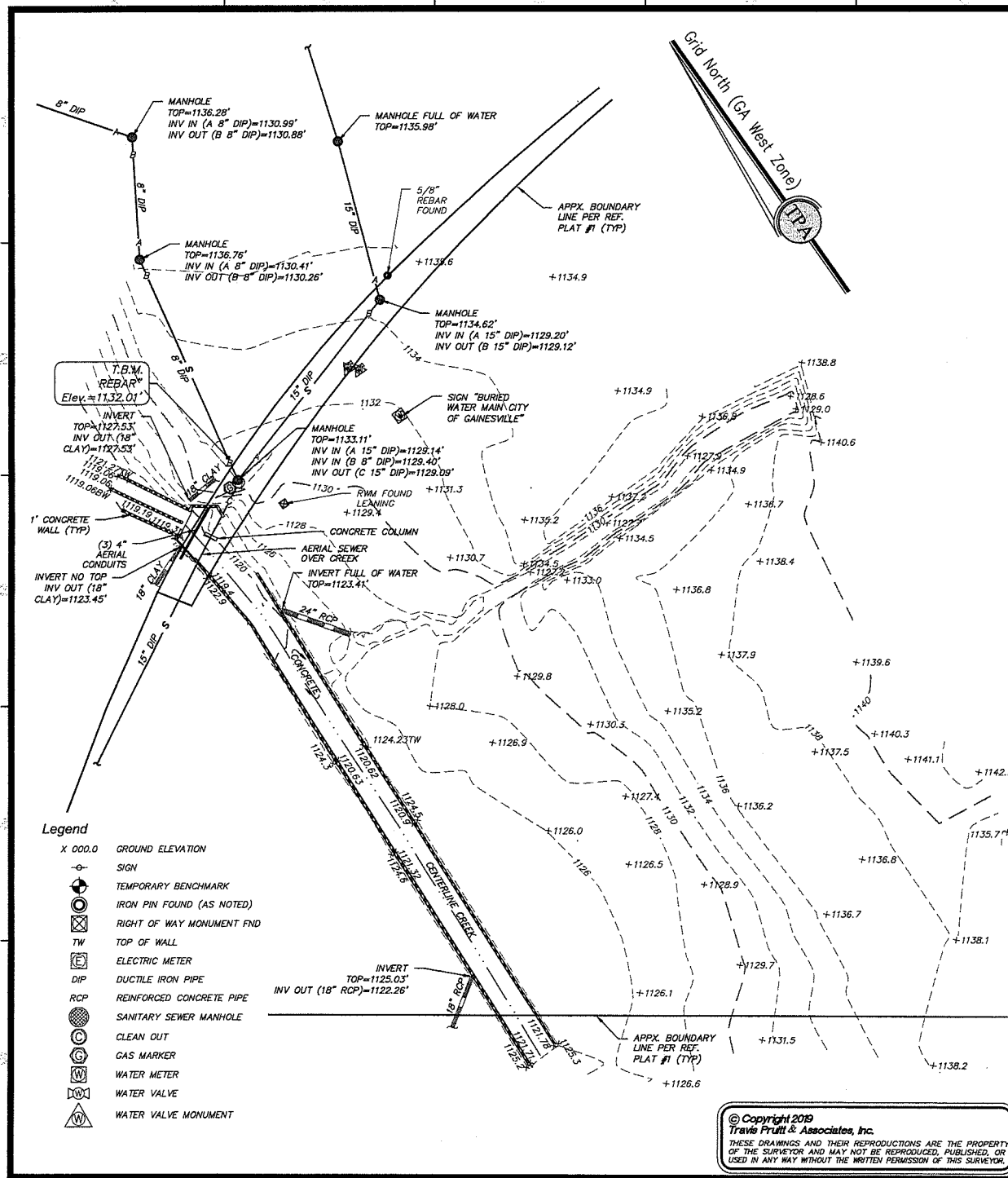
DATE: 10/17/2017

LEGEND:

- AC APPROX. AIR CONDITIONER
- AP APPROX. APPROACH
- BL BUILDING
- CD CONCRETE DRIVE
- CL CONCRETE LINE
- CO CONCRETE
- CR CONCRETE
- CS CONCRETE
- CU CONCRETE
- CV CONCRETE
- DE DECK
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Rochester & Associates, Inc.
200 West Main Street, Suite 100
Columbus, Georgia 31901
(706) 321-1111
WWW.ROCHESTER-ASSOC.COM

RETRACEMENT & TOPOGRAPHIC SURVEY FOR
CAPSTONE PROPERTY GROUP, LLC
LOCATED 6.148 ACRES, 9TH DISTRICT,
LAND LOTS 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 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UTILITY STATEMENT:

1. Information regarding the reputed presence, size, character and location of existing underground utilities and structure is shown hereon. There is no certainty of the accuracy of this information and it shall be considered in that light by those using this drawing. The location and arrangement of underground utilities and structures shown hereon may be inaccurate and utilities and structure not shown may be encountered. The owner, his employees, his consultants and his contractors shall hereby distinctly understand that the surveyor is not responsible for the correctness or sufficiency of this information.

REFERENCE PLATS:

1. RETRACEMENT & TOPOGRAPHIC SURVEY FOR CAPSTONE PROPERTY GROUP, LLC BY ROCHESTER & ASSOCIATES, INC. DATED OCTOBER 11, 2017.

NOTES:

1. This plat was prepared for the exclusive use of the person, persons, or entity named in the title block. Said use does not extend to any unnamed person without express permission by the surveyor naming said person.
2. The survey shown hereon was prepared without benefit of any abstract of title; therefore, Travis Pruitt & Associates, Inc. make no guarantees or representations regarding information shown hereon pertaining to easements, rights of way, setback lines, agreements, reservations, and other similar matters.
3. Unless otherwise specified, all distances as shown are horizontal ground distances in U.S. survey feet (39.37 inches = 1 meter).
4. The project horizontal datum is relative to the North American Datum 1983 (NAD83), 2011 adjustment, projected to the Georgia State Plane Coordinate System, West zone. The vertical datum is relative to the North American Vertical Datum of 1988 (NAVD88) using the National Geodetic Survey (NGS) Geoid 2012A.
5. Boundary information shown hereon is based on data provided by others (Survey Reference #1).
6. Surveyor's Certification extends only to the topographic aspects and the topographic survey shown hereon does not constitute a boundary survey and is not to be recorded or used to convey property.

Flood Hazard Note:

7. By graphic plotting only, this property lies within a 100 year flood hazard zone and is depicted as zone X as defined by the F.E.M.A Flood Insurance Rate Map of Hall County, Georgia, Community Panel Number 1319C0195G, effective date 4/4/2018.

4317 Park Drive, Suite 400
Norcross, Georgia 30093
Phone: (770)416-7511
Fax: (770)416-6759
www.travispruit.com

Travis Pruitt & Associates, Inc.
LANDSCAPE ARCHITECT

Certificate of Authorization Number 613

TOPOGRAPHIC SURVEY FOR:

CAPSTONE PROPERTY GROUP, LLC

AUTHORIZED BY JONATHAN COLLINS

LAND LOT 133 - 9TH DISTRICT - HALL COUNTY, GEORGIA

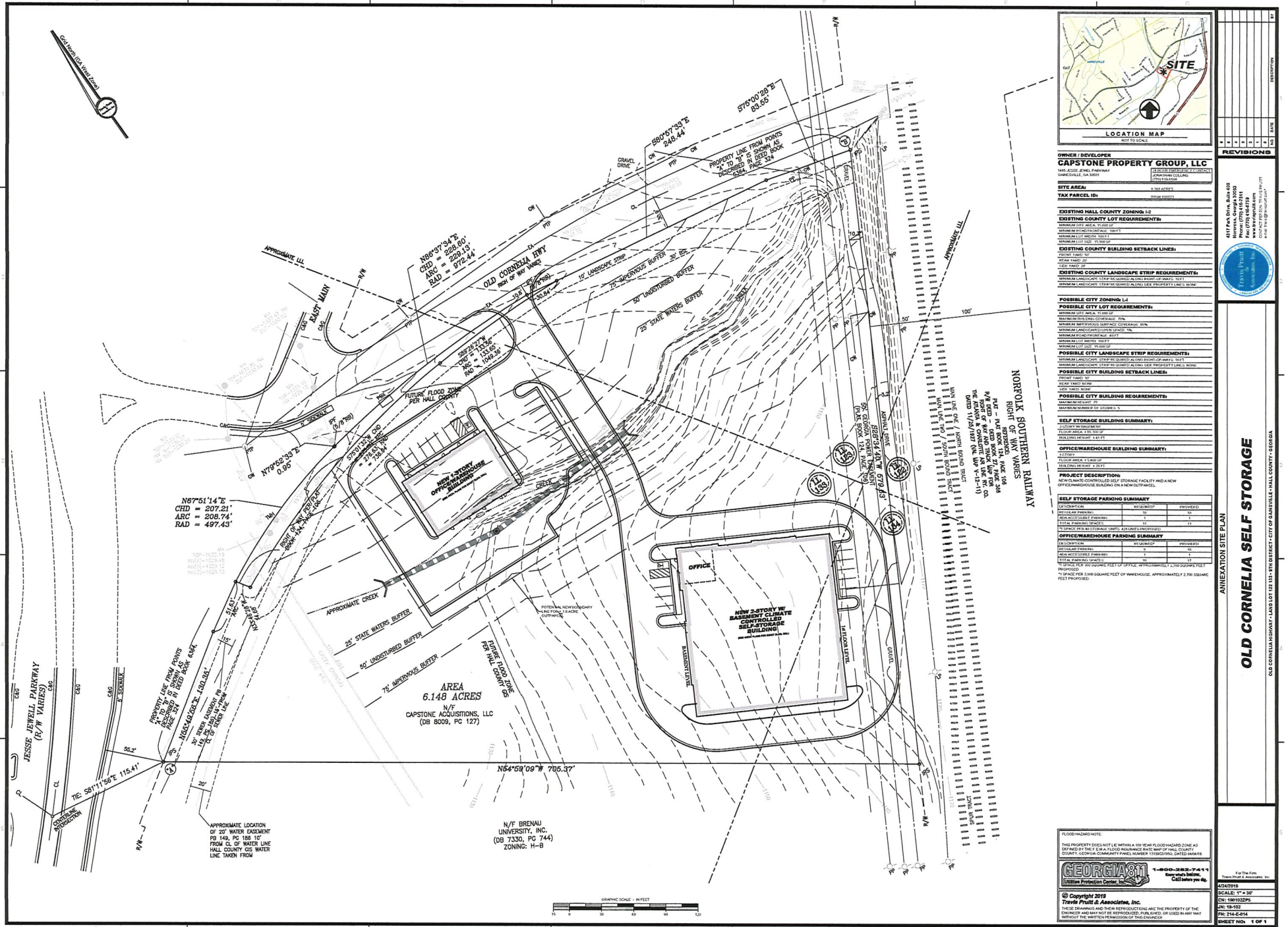
GRAPHIC SCALE: 1" = 30' 60' 90' 120'

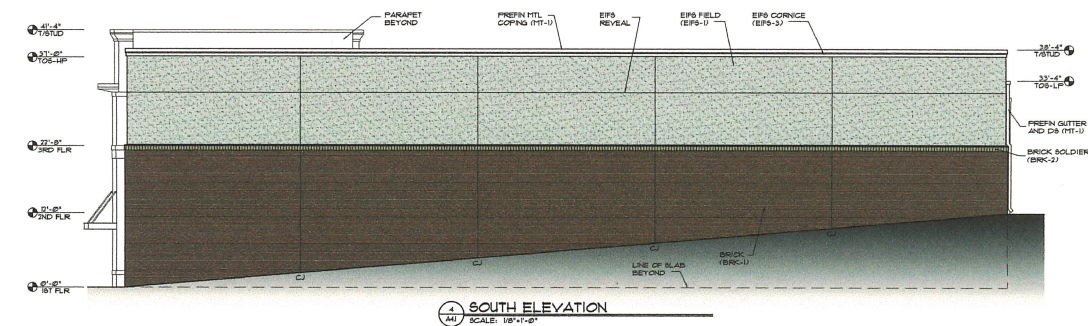
GEORGIA
REBUTED
No. 2000
JULY 1, 2017
TRAVIS N. PRUITT, JUL

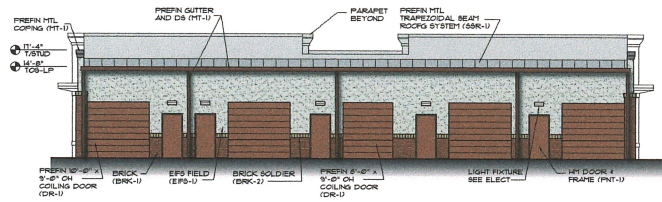
For The Firm
Travis Pruitt & Associates, Inc.

This survey was prepared in conformity with The Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-67.

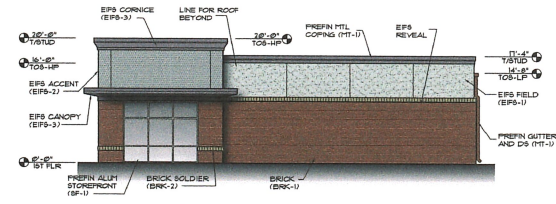
PLAT DATE: May 3, 2019
FIELD DATE: April 24, 2019
SCALE: 1" = 30'
IN: 1-19-0102.610
FN: 116-C-3047
Sheet No. 1 of 1



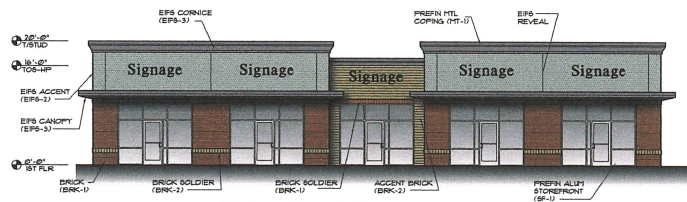




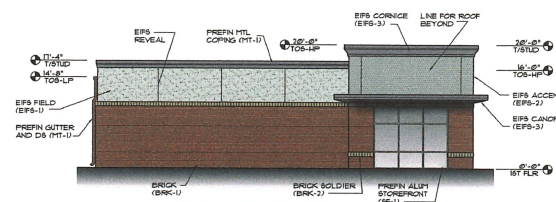
1 SOUTH ELEVATION
SCALE: 1/8"=1'-0"



2 WEST ELEVATION
SCALE: 1/8"=1'-0"



3 NORTH ELEVATION
SCALE: 1/8"=1'-0"



4 EAST ELEVATION
SCALE: 1/8"=1'-0"

THESE DRAWINGS AND DESIGN ARE THE PROPERTY OF STANARD ARCHITECTURE, INC. AND SHALL NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF STANARD ARCHITECTURE, INC. ANY UNAUTHORIZED REPRODUCTION OR TRANSMISSION OF THESE DRAWINGS SHALL BE CONSIDERED A VIOLATION OF THE ARCHITECTURAL ACT OF 1991 AND MAY BE SUBJECT TO PROSECUTION. THESE DRAWINGS ARE NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF STANARD ARCHITECTURE, INC. ANY UNAUTHORIZED USE OF THESE DRAWINGS SHALL BE CONSIDERED A VIOLATION OF THE ARCHITECTURAL ACT OF 1991 AND MAY BE SUBJECT TO PROSECUTION.

Old Comelia Hwy
Office / Warehouse
Old Comelia Hwy
Gainsville, GA



ISSUE NOT FOR CONSTRUCTION
REVISIONS:

PROJECT NUMBER
2019
DATE
4-12-19

SHEET NUMBER
A4.2

CITY OF GAINESVILLE

AGENDA REQUEST

Date Submitted: 11/20/2019

Presenter: Matt Tate

Item of Business: Request from **City of Gainesville** to rezone a 6.84± acres tract located on the southeast corner of the intersection of Jesse Jewell Parkway and Bradford Street, having road frontage on the north side of College Avenue (a/k/a **110 and 120 Jesse Jewell Parkway, SE; 525 Bradford Street, SE; 111 College Avenue, SE**) from Planned Unit Development (P-U-D) and General Business (G-B) to Planned Unit Development (P-U-D).
Ward Number: Three
Tax Parcel Number(s): 01-010-001-001
Request: Mixed-use development

Meeting Date: 12/10/2019

Purpose of Request:

The City of Gainesville desires to rezone the subject property for a mixed-use development located on the south end of the pedestrian bridge within property known as the "City View Lot". The City has selected Terwilliger Pappas to develop the property as part of a previously approved Request for Proposal (RFP) which requires the property to be rezoned. The proposal includes 220-multi-family residential units within three, 4-story buildings, 8,000 square feet of leasing/club/fitness space and two, 2-story, retail/restaurant buildings totaling 10,000 square feet. Vehicular access is proposed from Jesse Jewell Parkway, Bradford Street and College Avenue. Pedestrian walkability will include access to the pedestrian bridge and sidewalks throughout to allow connectivity to the Highlands to Islands Trail network. Approximately 350 surface level parking spaces and additional street parking on Bradford Street and College Avenue are proposed. The property is located within the Midtown Overlay Zone and the adjacent uses include the Ramada hotel, Brenau University, City of Gainesville and Hall County Governmental offices, CVS Pharmacy, South State Bank, NAPA Auto and numerous small office and commercial uses.

History/Background:

Facts & Issues for Consideration:

Department Recommendation:

Staff is recommending approval with five conditions. See Staff Recommendation Report for details.

Department Director:

Rusty Ligon

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

N/A

Amount Requested:

Source of Funds:

Finance Comments:

Administrative Comments:

ATTACHMENTS:

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

📁	Surveys	Backup Material
📁	Site Plan	Backup Material
📁	Overall Site Plan	Backup Material
📁	Architectural Renderings	Backup Material

**GAINESVILLE PLANNING and APPEALS BOARD
STAFF RECOMMENDATION**

Applicant and Property Owner..... City of Gainesville

Location..... Tract 1: 110 and 120 Jesse Jewell Parkway, SE; 525 Bradford Street, SE; 111 College Avenue, SE

..... Tract 2: 610 and 622 Main Street, SW; 605 Grove Street, SW

Request..... Tract 1: Rezone from P-U-D and G-B to P-U-D

..... Tract 2: Rezone from L-I to P-U-D

Size Tract 1: 6.84± acres

..... Tract 2: 4.1± acres

Ward..... Three

Proposed Use..... Mixed-use development

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

Date..... December 10, 2019

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

The City of Gainesville desires to rezone two tracts of land for a site specific, mixed-use development to be developed in two phases. The properties are approximately 300 feet apart and separated by one city block. Tract/Phase 1 is 6.84± acres in size and is located on the south end of the pedestrian bridge within property known as the “City View Lot”. Tract/Phase 2 is 4.1± acres in size and is located on the property known as the previous “Jail Lot”. The City has selected Terwilliger Pappas to develop the property as part of a previously approved Request for Proposal (RFP) which requires the property to be rezoned.

Tract/Phase 1 - 6.84± acres

The proposal includes 220-multi-family residential units within three, 4-story buildings, 8,000 square feet of leasing/club/fitness space and two, 2-story, retail/restaurant buildings totaling 10,000 square feet. The gross residential density is 32.17 dwelling units per acre. The average apartment unit size is estimated to be 935± square feet. The proposed residential units include 110 one-bedroom, 100 two-bedroom and 10 three-bedroom units. Zero (0') setbacks are proposed for all buildings and landscape strips. Any change to the overall development standards will not exceed 10% more or less.

Vehicular access is proposed from Jesse Jewell Parkway, Bradford Street and College Avenue to include a total of four driveways. Pedestrian walkability will include access to the pedestrian bridge and sidewalks throughout to allow connectivity to the Highlands to Islands Trail network. Approximately 350 surface level parking spaces and additional street parking on Bradford Street and College Avenue are to be provided. There are no public roads proposed. City water and sewer will be provided and solid waste will be handled by a private dumpster.

Proposed quality standards include a mixture of brick, cementitious lap siding and panels, and cementitious board/batten exterior materials. Landscaping will include street trees, shade trees

along sidewalk, parking and amenity areas. Signage will include six (10' x 20') monument signs, five (6' x 30') blade signs, six (3' x 30') retail signs and three (3' x 20') onsite wall signs.

The proposed amenities include a resort style saltwater pool with sundeck, roof top clubroom, Wi-Fi throughout the community, connection to the Highland to Island Trail, business center with reservable suites & conference room, cyber café and coffee bar, 24-hour fitness center, yoga room with group fitness, outdoor terrace with patio seating and bar area, outdoor pavilion, indoor pet spa with washing and drying stations, bike storage/repair stations, electric car charging stations, landscaped courtyard with amenities, mail and packing room.

The property is located within the Midtown Overlay Zone and the adjacent uses include the Ramada hotel, Brenau University, City of Gainesville and Hall County Governmental offices, CVS Pharmacy, South State Bank, NAPA Auto and numerous small office and commercial uses. The adjacent properties are zoned Light Industrial (L-I), General Business (G-B) and Central Business (C-B).

Tract/Phase 2 - 4.1± acres

The proposal includes 180-multi-family residential units within three, 4-story buildings, 6,000 square feet of leasing/club/fitness space and 5,000 square feet retail/restaurant space located on the ground floor of one of the multi-family buildings. The gross residential density is 43.91 dwelling units per acre. The average apartment unit size is estimated to be 940± square feet. The proposed residential units are to include 90 one-bedroom, 81-two bedroom and 9 three-bedroom units. Zero (0') setbacks are proposed for all buildings and landscape strips. Any change to the overall development standards will not exceed 10% more or less.

Vehicular access is proposed from Main Street and Banks Street to include a total of two driveways. Pedestrian walkability will include sidewalks throughout to allow connectivity to the Highlands to Islands Trail network. Approximately 240 surface level parking spaces and additional street parking on Main Street, Banks Street and Grove Street are to be provided. There are no public roads proposed. City water and sewer will be provided and solid waste will be handled by a private dumpster.

Proposed quality standards include a mixture of brick, cementitious lap siding and panels, and cementitious board/batten exterior materials. Landscaping will include street trees, shade trees along sidewalk, parking and amenity areas. Signage will include a three (10' x 20') monument signs, six (6' x 30') blade signs, three (3' x 30') retail signs and three (3' x 20') onsite wall signs.

The proposed amenities are the same as Tract 1 except for a game room with recreational table games and vintage arcade is proposed instead of a resort-style pool with sundeck.

The property is located within the Midtown Overlay Zone and the adjacent uses include numerous office and commercial uses some of which include the Colored Egg restaurant, Grove Street Station, Gainesville Paint & Supply, Iron Beast Gym, and Town View Coin Laundry. The adjacent properties are zoned Heavy Industrial (H-I), Light Industrial (L-I) and General Business (G-B).

▪ **Traffic Impact Study**

A traffic impact study was conducted for this development on November 13, 2019. The study area included the following intersections:

- signalized intersection of Jesse Jewell Parkway (SR 369) at Main Street.
- signalized intersection of Jesse Jewell Parkway (SR 369) at Bradford Street.

- signalized intersection of EE Butler Parkway (SR 11) at College Avenue, SE.
- unsignalized intersection of Jesse Jewell Parkway (SR 369) at Green Street.

Traffic counts were collected on Thursday, October 17, 2019 from 7-9 AM and 4-6 PM at the studied intersections. The below table is a breakdown of the project trip generation as based on a 2.0% annual growth rate for two years.

	Total Trips	Inbound Trips	Outbound Trips
Daily	5,706	1,296	1,296
AM	175	59	116
PM	185	116	69

Based on the results of this traffic impact study, all study intersections are projected to operate at a Level of Service (LOS) of C or above during the AM and PM peak hours under all traffic conditions. Other than the improvements required for each driveway, there are no overall system improvements recommended.

▪ **Other Departmental Comments**

According to the Georgia Department of Transportation (GDOT), the developer will need to coordinate with GDOT since this development will impact the State Route System.

▪ **Zoning History**

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

2019- A request by Christopher Wimberly to rezone 0.31± acres located at 315 Summit Street, SE from Residential-II (R-II) to General Business (G-B) was approved with conditions for a funeral home.

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 subject properties are surrounded by a mixture of commercial and industrial zoned properties. Nearby residential properties include the Walton Summit apartments and mostly small tracts of established single-family housing within Midtown Overlay. The proposal appears

suitable based on its urban design and the need for additional quality housing, restaurant and commercial uses downtown.

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

The proposal should not adversely affect the adjacent or nearby properties. The redevelopment of the properties will further enhance the area by providing quality commercial, restaurant and residential opportunities with connectivity to the Midtown Greenway and Highlands to Islands trail network. Improvements such as parking, streetscaping, building architecture and amenities will improve the functionality and aesthetics of the subject tracts and adjacent properties. Additional traffic will occur along adjacent and nearby roads; however, according to the traffic study all studied intersections will continue to perform at acceptable levels.

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

The Gainesville Future Development Map for the City of Gainesville places both properties 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?

The proposal will improve two underutilized properties that could serve as cornerstone projects to attract future private redevelopment opportunities within the area. Tract 1 was previously the site of the Town View Plaza shopping center, two small retail strip centers and the Gainesville Public Safety facility and was zoned for hotel and office space 12 years ago. Tract 2 is zoned for industrial purposes and was previously the site of the Corrections Corporation of America ICE facility preceded by the Hall County Jail.

(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 of which are sufficient to serve both properties.

Existing public safety services already respond to the adjacent and nearby properties. Gainesville Fire Station #1 is located under one mile from both properties.

The proposed development will increase vehicular trips and turning movements along the surrounding road network. According to the Traffic Impact Study, the additional traffic was determined to be acceptable with required driveway improvements.

The projected number of students that may attend public schools within the proposed development is unknown at this time. Gainesville City Schools currently provides bus service to the nearby residential homes and The Walton Summit apartment development.

(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 properties are located within the Midtown Overlay Zone which was established in 2005 with the intent to set higher standards for the appearance and functionality of the land uses. It is also intended to encourage mixed use development and the creation of more housing, employment, and recreational opportunities originally identified within the *The Renaissance of Midtown Gainesville Redevelopment Plan* created in 2001. It is expected that the strategic public investment that has occurred within the Midtown area will continue to encourage a mixture of private investment.

(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 mixture of uses, it appears the proposal 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.

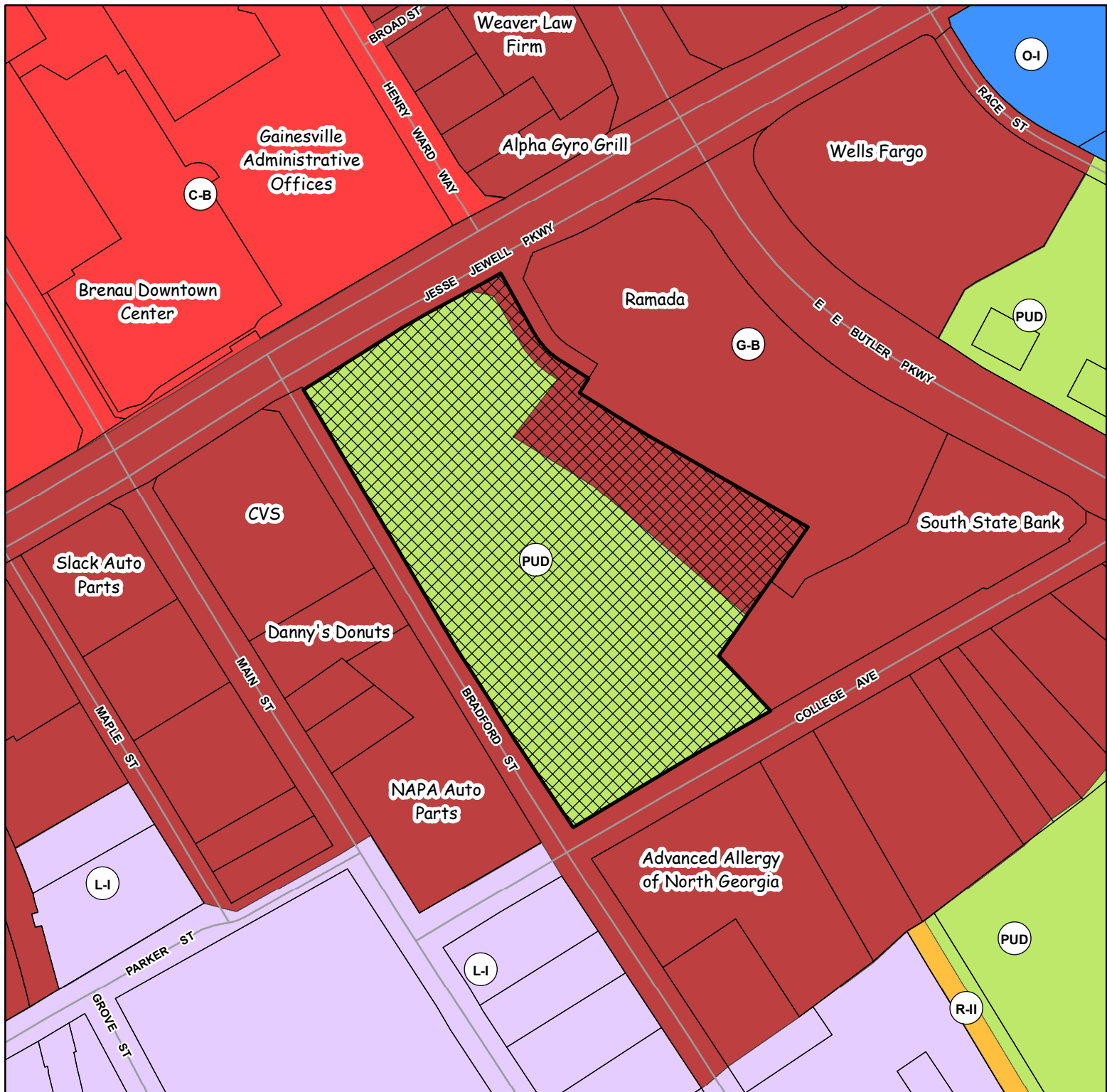
▪ **Staff Recommendation**

The Planning Division staff is recommending **conditional approval** of this rezoning request with a zoning of **Planned Unit Development (P-U-D)** for both Tract 1 and Tract 2, based on the Comprehensive Land Use Plan and the mixture of residential and nonresidential uses.

Conditions

1. The development standards within the applicant's narrative, concept plan and architectural renderings shall be made part of the zoning ordinance, and shall be subject to the Community & Economic Development Director approval. Any zoning conditions adopted as part of this zoning ordinance that conflict with the applicant's narrative, concept plan and architectural renderings shall take precedence over the applicant's development standards.
2. Prohibited uses for the subject property shall include extended stay hotels, motels/hotels with rooms accessed from the exterior of the building, adult novelty stores group homes, crisis centers, adult entertainment centers, pawn shops, dollar-type stores, massage parlors, hookah lounge, tobacco or vaping stores, gas station/convenience stores, tire stores, auto parts stores, auto body shops, automobile sales establishments, marine sales or repair stores, automated or non-automated car washes, truck stops, coin-laundry facilities, tattoo parlors, psychics, fortune tellers, clairvoyants and the like.

3. The proposed number, location, type and size of all signage for the development shall be subject to the Community & Economic Development Director approval.
4. All access point design for the subject property shall require review and approval by the Gainesville Public Works Director and the Georgia Department of Transportation. 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 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:

CITY OF GAINESVILLE

REZONING REQUEST

Request:

Rezone 6.84+/- acres from Planned Unit Development (P-U-D) and General Business (G-B) to Planned Unit Development (P-U-D) for a mixed-use development

Subject Property Address:

110 & 120 Jesse Jewell Parkway, SE;
525 Bradford St. & 111 College Ave.

Tax Parcel:

01-010-001-001

Meeting Date: 12/10/2019

Map Prepared: 11/18/2019



Subject Property



0 120 240 360 480 Feet

1" = 200'

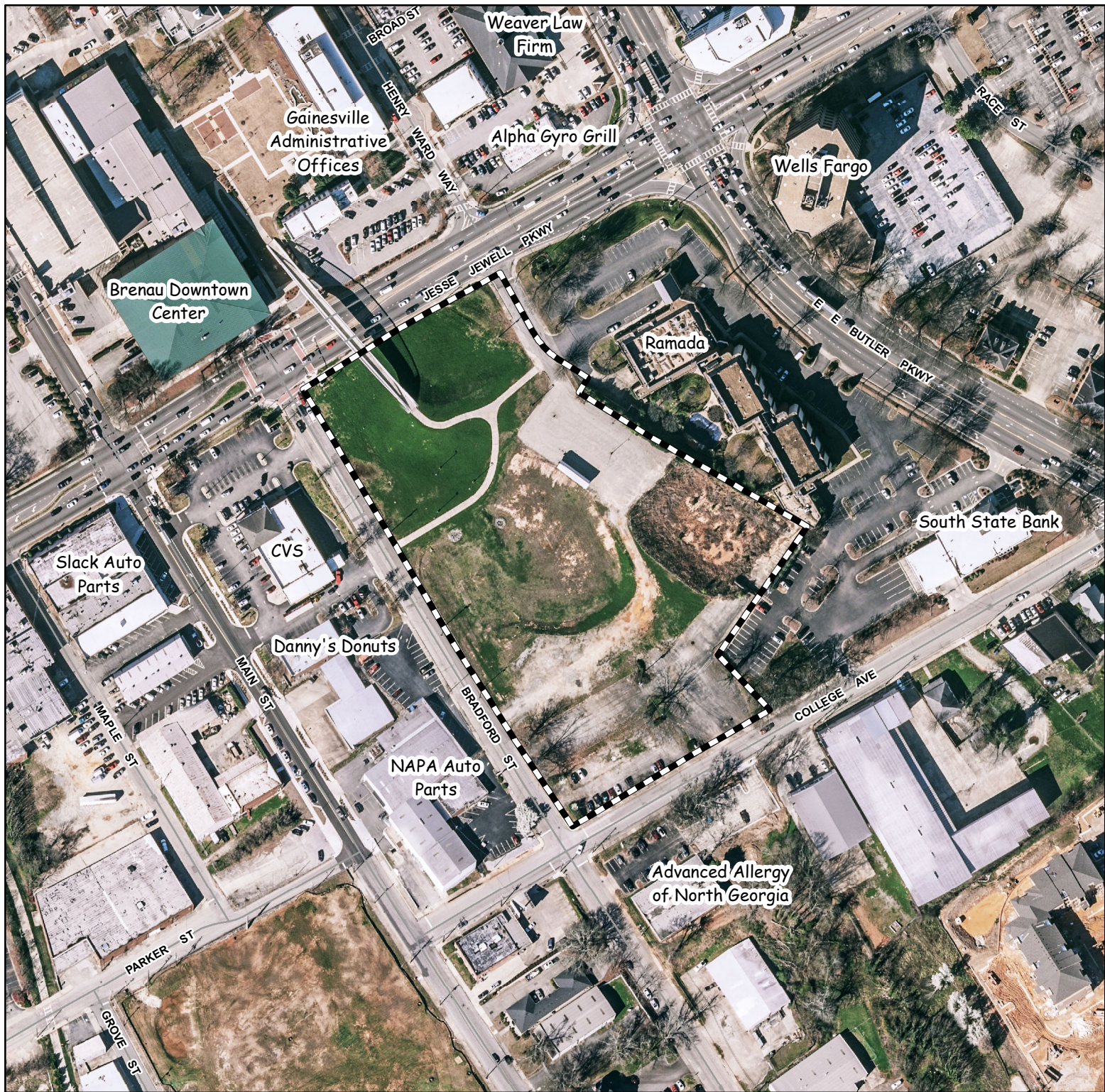


CITY OF

GAINESVILLE

COMMUNITY AND ECONOMIC DEVELOPMENT





Applicant:

CITY OF GAINESVILLE

REZONING REQUEST

Request:

Rezone 6.84+/- acres from Planned Unit Development (P-U-D) and General Business (G-B) to Planned Unit Development (P-U-D) for a mixed-use development

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110 & 120 Jesse Jewell Parkway, SE;
525 Bradford St. & 111 College Ave.

Tax Parcel:

01-010-001-001

Meeting Date: 12/10/2019

Map Prepared: 11/18/2019



Subject Property



0 120 240 360 480 Feet

1" = 200'



CITY OF
GAINESVILLE

COMMUNITY AND ECONOMIC DEVELOPMENT





PUD Amendment City View Parcel

PROJECT DESCRIPTION

ELEVATING HOME IN GAINESVILLE

Terwilliger Pappas Multi Family Partners is excited to “elevate home” and present a comprehensive proposal for a two-phase Solis Community in Gainesville. The first phase of Solis Gainesville on the City View site will be approximately +/- 220-unit mixed use development featuring a minimum 10,000 sf of retail space. Further, the proposed development will feature park and civic space connecting to the existing pedestrian bridge, and the Highlands to Islands trail system. This will not only activate the bridge but serve to further engage and connect the Gainesville community as a whole.

The project’s architecture will feature a convergence of history and future, truly becoming a new landmark for Downtown Gainesville. Our intent is to mesh with the industrial feel of Gainesville’s neighborhood but with a modern interpretation, redefining upscale residential living in the Chicken City. Apartment homes will feature high end, boutique finishes that evoke a modern, dynamic and sophisticated ambiance for our residents. The parking will be surfaced parking hidden from the street’s view by the Solis community. Terwilliger Pappas, will continue their partnership with JWB Realty, to bring dynamic best in class restaurants into our development and downtown Gainesville.



3 | Terwilliger Pappas Multi-Family Partners- CITY VIEW PARCEL (PHASE 1)

Solis Gainesville Phase I (City View Site)

<i>Location</i>	<i>422 Bradford Street Gainesville, GA 30501</i>
<i>Targeted Completion Date</i>	<i>October 2021</i>
<i>Land Area</i>	<i>6.84 acres</i>
<i>Density</i>	<i>32 (32.1) units per acre</i>
<i>Retail SF:</i>	<i>10,000 sf</i>
<i>Residential Units</i>	<i>Total rental units: approx +/-220</i>
<i>Average Unit Size</i>	<i>Approx. +/- 935 SF</i>
<i>Total Parking Spaces</i>	<i>Minimum of 350 Total Parking Spaces will be provided including on street.</i>
<i>All +/- will be within 10 %</i>	



4 | Terwilliger Pappas Multi-Family Partners- CITY VIEW PARCEL (PHASE 1)

Community & Unit Amenities



- Walkable to Gainesville's shops, restaurants, and downtown
- A roof top clubroom with views
- Stay Connected with Wi-Fi throughout the community
- Community connected to the Highland to Island Trail
- Business Center with Reservable Suites & Conference Room
- Cyber Café and Coffee Bar
- Cutting-edge 24-hour fitness center, yoga room with group fitness
- Resort-style saltwater pool with sundeck
- Outdoor terrace with patio seating & bar area
- Indoor pet spa with washing and drying stations
- Outdoor pavilion with amenities
- Bike storage with repair stations
- Electric car charging stations
- Landscaped courtyard with amenities
- Mail and package room

Residences for the Modern Multi-tasker (Well Designed & Expertly Detailed)



- Bright, spacious open-concept floor plans
- Gourmet kitchens featuring stainless steel appliances
- Granite countertops & shaker-style cabinets
- Large kitchen islands with bar seating*
- Energy efficient LED Light Fixtures throughout your home
- Kitchen pantries with ample storage
- Modern glass tile backsplash
- Sophisticated plank flooring
- High efficiency washer & dryer in every apartment
- Spacious condo grade closet systems
- Walk-in showers*
- High/Speed Fiber internet and cable TV packages
- Smart home Technology (Nest Thermostats, USB Outlets)

**in select units*

5 | Terwilliger Pappas Multi-Family Partners- CITY VIEW PARCEL (PHASE 1)

<i>Developer</i>	<i>Terwilliger Pappas</i>
<i>General Contractor</i>	<i>TBD</i>
<i>Architect</i>	<i>Dynamik Design</i>
<i>Landscape Architect</i>	<i>B+C Studio</i>
<i>Civil Engineer</i>	<i>Kimley-Horn and Associates</i>
<i>Property Manager</i>	<i>TBD</i>
<i>Retail Partner</i>	<i>JWB Realty</i>



PROJECT PLANS

SCHEMATIC PLANS, SITE PLAN DATA, FLOORPLANS, AND ELEVATIONS

SCHEMATIC AND SITE PLANS



[illegible]

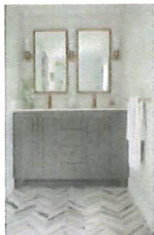


9 | Terwilliger Pappas Multi-Family Partners- CITY VIEW PARCEL (PHASE 1)

FLOOR PLANS

Mix of Units (subject to 10% variance)

- One Bedrooms (and studio and 1 bed plus den)- 50% approximately 110 units
- Two Bedrooms- 45% approximately 100 units
- Three Bedrooms- 5% approximately 10 units



CITY HOME' CONCEPT IMAGES

SITE PLAN DATA

CITY CENTER- PHASE 1

GAINESVILLE CITY CENTER - CITY VIEW LOT		
SITE DATA		
EXISTING ZONING	PUD	
TOTAL DEVELOPMENT	6.8	AC
BUILDING DATA		
FOUR LEVELS TYPE VA MULTIFAMILY		
3 RESIDENTIAL BUILDINGS	220	UNITS
TOTAL UNIT COUNT (Approximate)	220	UNITS
LEASING/CLUB/FITNESS	8,000 Approximate	SF
RETAIL	10,000 Approximate	SF
2 BUILDINGS		
PARKING PROVIDED (Approximate)	350	SPACES

PARKING

- Total Parking Spaces: 350 minimum spaces provided
- Parking Design:
 - Standard Stall Dimensions: 8.5' x 18'
 - Compact Stall Dimensions: 8' x 16'
 - Parallel Stall Dimensions: 8.5' x 22'
 - Drive Aisle Width: 22' (minimum)
- To promote the addition of on-street parallel parking along Bradford Street and College Avenue the width of the travel lanes fronting the property will be reduced to 12' (EOP).

EXTERIOR MATERIALS (ALL APPROXIMATE % WITH A 10% RANGE VARIANCE)

- 20% Brick
- 20% Punched Openings
- 40% Cementitious Lap Siding and Panels
- 20% Cementitious Board/ Batten

LANDSCAPE

- Street trees will occur at approximately 45' on center along public streets to provide shade for all public sidewalks.
- Shade trees will be planted within all center and end parking islands to provide shade coverage to a majority of the internal parking. Tree islands will provide a minimum of 100 square feet of planting area per tree.
- Plant material will provide variety in shape, texture and color to create interest. Material selections will also be water conscious, with a majority of the plant material being drought tolerant.
- All mechanical and trash enclosures will be screened on sides and rear with evergreen trees and shrubs.
- All plant material shall conform to the current version of the American Standard For Nursery Stock published by the American Nursery and Landscape Association.

SITE LIGHTING

- Site lighting will be uniform in style and color temperature throughout the development, and be complementary to the adjacent architecture.

SETBACKS

- Building Setbacks: 0 ft
- Landscape Strips: 0 ft

12 | Terwilliger Pappas Multi-Family Partners- CITY VIEW PARCEL (PHASE 1)

SIGNAGE

- See site plan for approximate locations and attached table showing approximate sizes and quantities.

GAINESVILLE CITY CENTER - CITY VIEW LOT			
SIGNAGE DESIGNATION	SIGN TYPE	SIZE	QUANTITY
A	MONUMENT	10' X 20'	6
B	BLADE	6' X 30'	5
C	RETAIL	3' X 30'	6
D	ON SITE WALL	3' X 20'	3
NOTE: ALL SIZES AND QUANTITIES ARE APPROXIMATE			

RETAIL

- Type 5A
- 2 story space
- Minimum 10,000 SF approximate
- NFPA 13 sprinkler system

COMBINATION & TOPOGRAPHIC SURVEY FOR:
CITY OF GAINESVILLE



VICINITY MAP
(NOT TO SCALE)

PROJECT LOCATION

- LEGEND:
- △ A.I.F. - ANGLE IRON FOUND
 - ⊙ A.F. - AXLE FOUND
 - C.M.F. - CONCRETE MONUMENT FOUND
 - A.M.F. - ALUMINUM MONUMENT FOUND
 - ⊙ C.T.F. - CRIMP TOP PIN FOUND
 - R.B.F. - REBAR FOUND (SEE DRAWING FOR SIZE)
 - O.T.F. - OPEN TOP FOUND (SEE DRAWING FOR SIZE)
 - ⊙ I.P.F. - IRON PIN FOUND
 - ⊙ P.K.M.F. - PARKER KALON NAIL FOUND
 - ✕ F.X. - X-CUT FOUND
 - ✕ N.F. - NAIL FOUND
 - ✕ R.F. - ROCK FOUND
 - ✕ R.R.F. - RAILROAD SPIKE FOUND
 - ✕ T.F. - TACK FOUND
 - ✕ P.K.N.S. - PARKER KALON NAIL SET
 - ⊙ R.B.S. - 1/2" REBAR SET WITH CAP
 - C.M.S. - CONCRETE MONUMENT SET
 - ⊙ N.S. - NAIL SET
 - ⊙ C.P. - CALCULATED POINT
 - ⊙ D.I. - DROP INLET
 - ⊙ J.B. - JUNCTION BOX
 - ⊙ W.I. - WIER INLET
 - ⊙ Y.I. - YARD INLET
 - ⊙ C.V. - CABLE TV VAULT
 - ⊙ C.R. - CABLE RISER
 - ⊙ T.V. - TELEPHONE VAULT
 - ⊙ T.P. - TELEPHONE POLE
 - ⊙ T.M.H. - TELEPHONE MANHOLE
 - ⊙ U.T.B. - UNDERGROUND TELEPHONE BOX
 - ⊙ A.C. - AIR CONDITIONER
 - ⊙ P.B. - POWER TRANSFORMER BOX
 - ⊙ E.P.B. - ELECTRIC PULL BOX
 - ⊙ P.M. - POWER METER
 - ⊙ P.P. - POWER POLE
 - ⊙ F.L. - FLOOD LIGHT
 - ⊙ S.P. - SERVICE POLE
 - ⊙ L.P. - LIGHT POLE
 - ⊙ G.W. - GUY WIRE
 - ⊙ B.F. - GUY ANCHOR POLE
 - ⊙ E.S. - ELECTRIC SERVICE
 - ⊙ W.M. - WATER METER
 - ⊙ W.V. - WATER VALVE
 - ⊙ F.H. - FIRE HYDRANT
 - ⊙ F.D.C. - FIRE DEPARTMENT CONNECTION
 - ⊙ I.C.V. - IRRIGATION CONTROL VALVE
 - ⊙ W.P. - WELL POINT
 - ⊙ S.P.G. - WATER SPIGOT
 - ⊙ B.O. - WATER BLOW OFF
 - ⊙ B.F.P. - WATER BACKFLOW PREVENTER
 - ⊙ S.C. - SANITARY CLEANOUT
 - ⊙ S.S.M.H. - SANITARY SEWER MANHOLE
 - ⊙ G.V. - SANITARY GATE VALVE
 - ⊙ G.T. - GREASE TRAP
 - ⊙ OAK - OAK TREE
 - ⊙ P.T. - PINE TREE
 - ⊙ POP. - POPLAR TREE
 - ⊙ SG. - SWEETGUM TREE
 - ⊙ W.O. - WHITE OAK TREE
 - ⊙ R.O. - RED OAK
 - ⊙ HIC. - HICKORY TREE
 - ⊙ MAP. - MAPLE TREE
 - ⊙ W.O. - WATER OAK TREE
 - ⊙ ELM. - ELM TREE
 - ⊙ M.T. - MISCELLANEOUS TYPE TREE
 - ⊙ B.E. - BEECH TREE
 - ⊙ S.T. - SYCAMORE TREE
 - ⊙ U.M. - UNKNOWN TYPE MANHOLE
 - ⊙ GAS - GAS VALVE
 - ⊙ G.M. - GAS METER
 - ⊙ P.R. - PROPANE TANK
 - ⊙ F.P. - FLAG POLE
 - ⊙ T.S.P. - TRAFFIC SIGNAL POLE
 - ⊙ T.S.B. - TRAFFIC SIGNAL BOX
 - ⊙ M.W. - MONITORING WELL
 - ⊙ S.H. - SPRING HEAD
 - ⊙ B.P. - BOLLARD POST
 - ⊙ S.N.L. - TRAFFIC SIGN
 - ⊙ H.C.P. - HANDICAP PARKING
 - ⊙ B.M. - BENCHMARK
 - ⊙ H.C.R. - HANDICAP RAMP
 - ⊙ A.H. - ACCESS HATCH
 - ⊙ R.L. - ROOF LINE
 - ⊙ E.P. - EDGE OF PAVEMENT
 - ⊙ B.C. - BACK OF CURB
 - ⊙ S.W.C.B. - SINGLE WING CATCH BASIN
 - ⊙ D.W.C.B. - DOUBLE WING CATCH BASIN
 - ⊙ I.E. - INVERT ELEVATION
 - ⊙ EL - ELEVATION
 - ⊙ C.M.P. - CORRUGATED METAL PIPE
 - ⊙ R.C.P. - REINFORCED CONCRETE PIPE
 - ⊙ B.C.C.M.P. - BITUMINOUS COATED CORRUGATED PIPE
 - ⊙ H.D.P.E. - HIGH DENSITY POLYETHYLENE PIPE
 - ⊙ P.V.C. - POLYVINYL CHLORIDE PIPE
 - ⊙ D.I.P. - DUCTILE IRON PIPE
 - ⊙ R.W. - RETAINING WALL
 - ⊙ T. - BURIED TELEPHONE LINE
 - ⊙ T. - OVERHEAD TELEPHONE LINE
 - ⊙ B.W. - BURIED WATER MAIN
 - ⊙ S. - BURIED SEWER LINE
 - ⊙ O. - BURIED GAS LINE
 - ⊙ E. - BURIED ELECTRIC LINE
 - ⊙ T.V. - BURIED CABLE TV
 - ⊙ C. - CHAIN LINK FENCE
 - ⊙ W. - WOOD FENCE
 - ⊙ X. - WIRE FENCE
 - ⊙ W. - WROUGHT IRON FENCE
 - ⊙ OHP. - OVERHEAD POWER LINES
 - ⊙ T. - TRAFFIC SIGNAL LINE
 - ⊙ C. - FENCE GATE
 - ⊙ P/L. - PROPERTY LINE
 - ⊙ R/W. - RIGHT-OF-WAY
 - ⊙ N/F. - NOW OR FORMERLY
 - ⊙ C. - CENTERLINE
 - ⊙ I.N.T. - INTERSECTION
 - ⊙ R. - CURVE RADIUS
 - ⊙ L. - CURVE ARC LENGTH
 - ⊙ Δ. - CURVE CENTRAL ANGLE
 - ⊙ C.B.R. - CHORD BEARING
 - ⊙ C.D. - CHORD DISTANCE
 - ⊙ L.L. - LAND LOT
 - ⊙ N. - NORTHING COORDINATE
 - ⊙ E. - EASTING COORDINATE
 - ⊙ S/B. - SETBACK
 - ⊙ P.O.B. - POINT OF BEGINNING
 - ⊙ P.O.C. - POINT OF COMMENCEMENT
 - ⊙ S.F. - SQUARE FEET
 - ⊙ C.O. - CONTINUOUS OWNERSHIP
 - ⊙ B. - BUILDING LOCATION
 - ⊙ B.S. - BUILDING HEIGHT (FROM GROUND TO ROOF PEAK)
 - ⊙ G.D.O.T. - GEORGIA DEPARTMENT OF TRANSPORTATION
 - ⊙ S. - SPOT ELEVATION
 - ⊙ C. - CONCRETE
 - ⊙ W. - WOOD DECKING
 - ⊙ G. - GRAVEL
 - ⊙ A. - ASPHALT
 - ⊙ P. - PAVEMENT

THIS BLOCK IS RESERVED FOR THE CLERK
OF THE SUPERIOR COURT

SURVEYOR'S NOTES:

1. THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA AS PER FIRM FLOOD INSURANCE RATE MAP OF HALL COUNTY, GA. COMMUNITY PANEL NO. 130263 0187 G, EFFECTIVE DATE: APRIL 4TH, 2018. THIS OPINION IS NOT A CERTIFICATION OF FLOOD HAZARD STATUS, BUT IS AN INTERPRETATION OF THE REFERENCED MAP AND PUBLIC DATA. IF THE EXACT LOCATION OR ELEVATIONS OF THE FLOOD HAZARD BOUNDARIES ARE NECESSARY, A MORE DETAILED STUDY MAY BE NEEDED. THIS FIRM ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE ACCURACY OF THE REFERENCED MAP OR PUBLIC DATA.
2. THIS PROPERTY IS NOT AFFECTED BY THE HALL COUNTY FUTURE FLOOD AREA AS SHOWN ON HALL COUNTY GIS WEB SITE LOCATED AT: <http://gis.hallcounty.org/Public/WebPages/Map/FundyViewer.aspx>
3. IF THIS PROPERTY CONTAINS FEMA AND/OR LOCAL FLOOD HAZARD AREAS, BOTH FEDERAL AND LOCAL RESTRICTIONS MAY APPLY.
4. THIS SURVEY WAS PREPARED ON THE GEORGIA STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR PROJECTION, WEST ZONE, NORTH AMERICAN DATUM OF 1983/2007 ADJUSTMENT, THE SCALE FACTOR FOR THIS SITE IS: 0.999912266. (GRID DISTANCE SCALE FACTOR=GROUND DISTANCE). ALL COORDINATES SHOWN HEREON ARE GRID COORDINATES UNLESS OTHERWISE STATED.
5. THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGULATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (OCGA) 15-6-67 AS AMENDED BY HB76 (2017).
6. CONVENTIONAL EQUIPMENT USED FOR MEASUREMENT WAS A TOPCON PS 103, GPS EQUIPMENT USED FOR MEASUREMENT WAS A CHAMPION TWO GNSS RECEIVER USING REALTIME KINEMATIC OBSERVATIONS PROCESSED THROUGH THE EGPS NETWORK.
7. THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). CONTOURS WERE COMPUTED BASED ON FIELD LOCATED SPOT ELEVATIONS AND ARE SHOWN AT 1-FOOT INTERVALS.
8. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 20,763 FEET AND AN ANGULAR CLOSURE OF 00'00'03" PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES RULE. FIELD PARTY J.J. & W.H.
9. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 313,132 FEET.
10. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF TITLE REVIEW AND IS SUBJECT TO ANY RESERVATIONS, RESTRICTIONS, RIGHTS-OF-WAY AND EASEMENTS OF RECORD.
11. THIS PLAT OF SURVEY IS FOR THE EXCLUSIVE USE OF THE PARTIES LISTED UNDER THE CAPTION "SURVEY FOR" ANY THIRD PARTY USE TO BE AT THEIR OWN RISK.
12. THIS PROPERTY DOES/DOES NOT CONTAIN STATE WATERS REQUIRING AN UNDISTURBED NATURAL BUFFER. LOCAL ORDINANCES MAY ALSO REQUIRE ADDITIONAL BUFFERS FOR THESE AREAS.
13. IF THE PROPERTY IS LOCATED IN THE NORTH OCOFEE WATERSHED DISTRICT, THEN ADDITIONAL STREAM BUFFERS AND IMPERVIOUS SETBACKS MAY BE REQUIRED FOR COMPLIANCE. (HALL COUNTY CODE § 17.225.040).
14. THE FIELD SURVEY WAS CONDUCTED ON MARCH 22ND, 28TH, 29TH AND APRIL 12, 2019.
15. THE UNDERGROUND UTILITIES SHOWN HEREON WERE LOCATED BASED ON SURFACE EVIDENCE AND FROM INFORMATION TAKEN FROM G.I.S./UTILITY WEB SITES. THERE MAY BE OTHER SUBSURFACE UTILITIES THAT SERVICE THE PROPERTY THAT ARE NOT SHOWN ON THIS SURVEY.
16. NO GEORGIA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP WAS FOUND IN OUR RESEARCH THAT COVERS THE SECTION OF JESSE JEWELL PARKWAY FROM BRADFORD STREET EAST TO ATHENS HIGHWAY (SYCAMORE STREET). THE RIGHT-OF-WAY LINES WERE BASED ON PREVIOUS HISTORICAL SURVEYS (SEE REFERENCE MATERIALS). THE GEORGIA DEPARTMENT OF TRANSPORTATION BASELINE SHOWN ON THIS SURVEY IS APPROXIMATE AND WAS BASED ON THE CONNECTION OF THE KNOWN EXISTING BASELINES ON EITHER SIDE OF THE PROJECT.
17. AT THE DIRECTION OF THE CITY OF GAINESVILLE, NO EXISTING ZONING OR BUILDING SET-BACK INFORMATION HAS BEEN SHOWN ON THIS SURVEY.

SURVEYOR'S CERTIFICATION:

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR. THIS PLAT HAS BEEN APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS THAT REQUIRE PRIOR APPROVAL FOR RECORDING THIS TYPE OF PLAT OR ONE OR MORE OF THE APPLICABLE LOCAL JURISDICTIONS DO NOT REQUIRE APPROVAL OF THIS TYPE OF PLAT. FOR ANY APPLICABLE LOCAL JURISDICTION THAT REQUIRES APPROVAL OF THIS TYPE OF PLAT, THE NAMES OF THE INDIVIDUALS SIGNING OR APPROVING THIS PLAT, THE AGENCY OR OFFICE OF THAT INDIVIDUAL, AND THE DATE OF APPROVAL ARE LISTED IN THE APPROVAL TABLE SHOWN HEREON. FOR ANY APPLICABLE LOCAL JURISDICTION THAT DOES NOT REQUIRE APPROVAL OF THIS TYPE OF PLAT, THE NAME OF SUCH LOCAL JURISDICTION AND THE NUMBER OF THE APPLICABLE ORDINANCE OR RESOLUTION PROVIDING THAT NO SUCH APPROVAL IS REQUIRED ARE LISTED IN THE APPROVAL TABLE SHOWN HEREON.

THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS MAP, PLAT OR PLAN FOR FILING:

CITY OF GAINESVILLE COMMUNITY DEVELOPMENT DEPARTMENT DATE:

SUCH APPROVALS, AFFIRMATIONS, OR ORDINANCE OR RESOLUTION NUMBERS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

Chris M. Patton, GA. R.L.S. #2647 04/15/2019
DATE:



SHEET INDEX

- SHEET 1 - COVER SHEET
- SHEET 2 - BOUNDARY SURVEY MAP
- SHEET 3 - STORM & SEWER INVERT INFORMATION & CONTOURS

REFERENCES:

1. DEED BOOK 8180, PAGES 335-341
2. DEED BOOK 8126, PAGES 37-41
3. DEED BOOK 7302, PAGE 596-601
4. PLAT BOOK 99, PAGE 25
5. PLAT SLIDE 555, PAGE 138A
6. TOPOGRAPHIC SURVEY PREPARED FOR THE CITY OF GAINESVILLE BY PATTON LAND SURVEYING, JOB #15-027, DATED MARCH 7TH, 2015.
7. SURVEY FOR THE STATE OF GEORGIA DEPARTMENT OF TRANSPORTATION PERMANENT INGRESS & EGRESS EASEMENTS & TEMPORARY CONSTRUCTION EASEMENTS & RIGHT-OF-WAY FOR THE CITY OF GAINESVILLE, GAINESVILLE MIDTOWN MULTI-USE-TRAIL - PHASE IIB & IIC CITY OF GAINESVILLE, BY PATTON LAND SURVEYING, JOB #15-209, DATED JUNE 15TH, 2017.
8. BOUNDARY SURVEY FOR CITY VIEW PLAZA LLC, BY B.F. DYER & HENNING INC., DATED DECEMBER 23RD, 2011.
9. STATE OF GEORGIA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, PROJECT CSSTP-0006-00(448), DATED APRIL 2ND, 2007.
10. GEORGIA DEPARTMENT OF TRANSPORTATION PROJECT: M-3090 (1) DATED 4-30-1973 PAGES 5-6.
11. SURVEY FOR THE CITY OF GAINESVILLE "GREENING OF THE MOAT", BY PATTON LAND SURVEYING, JOB #17-026, DATED FEBRUARY 24TH, 2017.

AREA: 6.84 ACRES

WATER SERVICE BY:
CITY OF GAINESVILLE

SEWER SERVICE BY:
CITY OF GAINESVILLE

WETLANDS INFORMATION:

AS PER THE U.S. FISH AND WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY AS RESEARCHED ON THE FOLLOWING WEB SITE: <http://www.fws.gov/wetlands/data/mapper.html>. THIS PROPERTY DOES NOT CONTAIN WETLANDS. NO FORMAL WETLANDS STUDY HAS BEEN PERFORMED FOR THIS SITE UNLESS OTHERWISE NOTED.

STATE WATERS BUFFER:

AN UNDISTURBED VEGETATIVE BUFFER MEETING CITY OR COUNTY AND STATE REGULATIONS WILL BE PRESERVED ADJACENT TO ALL STREAMS AND LAKES. THERE SHALL BE A 50-FOOT UNDISTURBED BUFFER AS MEASURED HORIZONTALLY FROM POINT WHERE VEGETATION HAS BEEN WRESTED BY NORMAL STREAM FLOW OR WAVE ACTION. THERE SHALL BE A 75-FOOT IMPERVIOUS SET-BACK AS MEASURED HORIZONTALLY FROM POINT WHERE VEGETATION HAS BEEN WRESTED BY NORMAL STREAM FLOW OR WAVE ACTION. (HALL COUNTY CODE § 8.170.070)

SURVEYOR'S CERTIFICATE

It is hereby certified that this plat is true and correct and was prepared from an actual survey of the property by me or under my supervision; that all monuments shown thereon actually exist. The field data upon which this plat is based has a closure precision of one foot in 20,763 feet, and an angular error of 00'00'03" per angle point, and was adjusted using Crandall's rule. This plat has been calculated for closure and is found to be accurate within one foot in 313,132 feet.

Chris M. Patton
By: CHRIS M. PATTON
Registered Georgia Land Surveyor No. 2647
Patton Land Surveying
P.O. Box 258 Gainesville, GA 30503
Phone: (770) 532-6492
Fax: (770) 532-1995
E-Mail: cpatton@pattonsurveying.com
Date: APRIL 15TH, 2019

OWNER'S CERTIFICATE:

State of Georgia
City of Gainesville, County of Hall

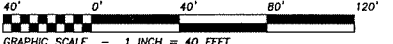
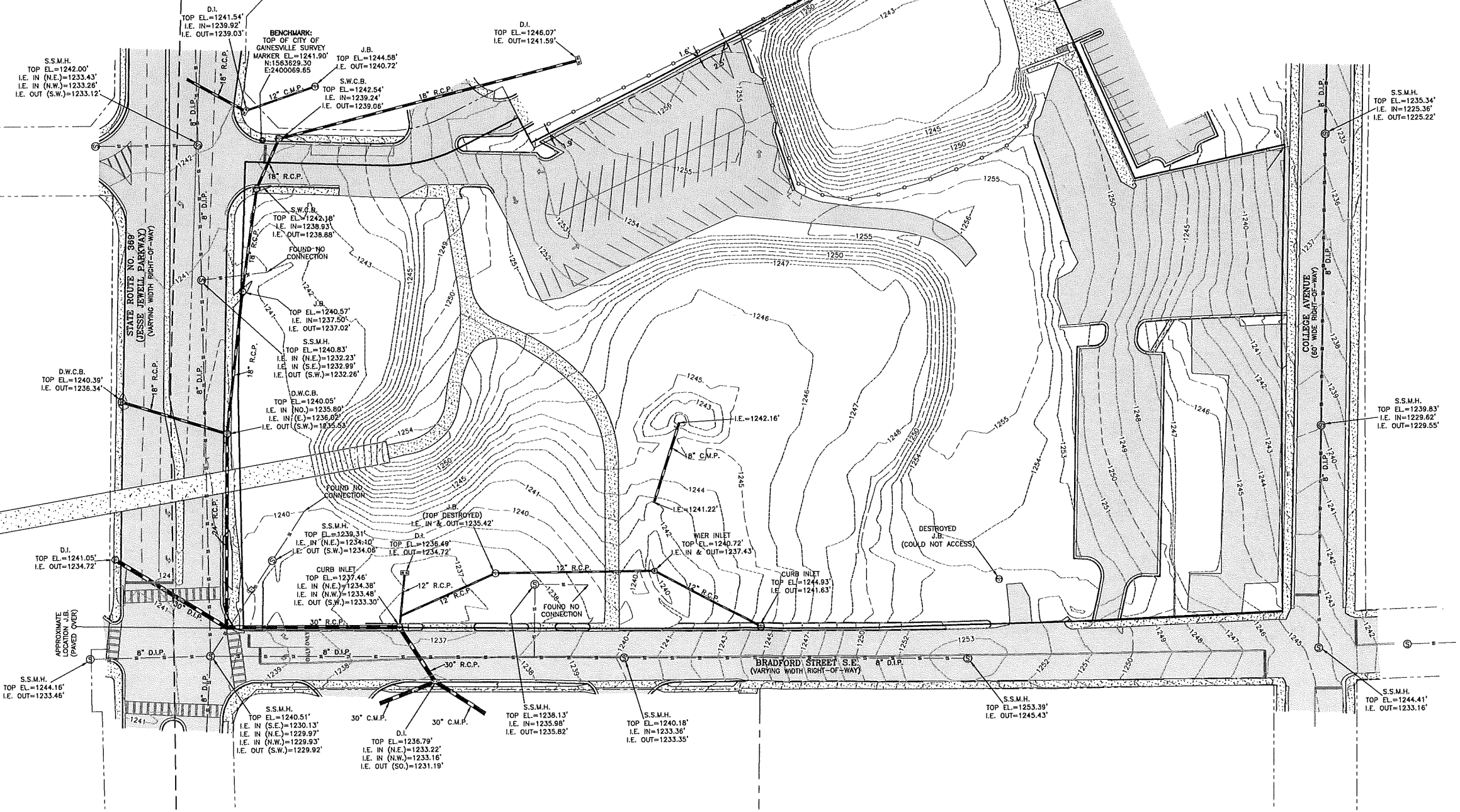
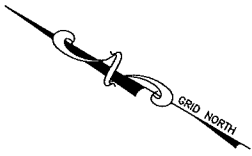
The undersigned certifies that he or she is the owner and subdivider of the land shown on this plat and that the plat and the public and private improvements contained therein or associated therewith meet all applicable requirements and standards of the Gainesville Unified Land Development Code. The owner further acknowledges this plat and allotment to be his free act and deed, and dedicates to the Public forever all areas shown or indicated on this plat as public streets, easements or other public use areas, and all water system, sewerage and other public improvements (hereinafter "facilities"). However, the City of Gainesville will not take ownership and maintenance of these facilities until such time as the undersigned petitions for and the Governing Body of the City of Gainesville accepts the dedication and acceptance of the facilities as provided in section 9-13-14-12 of the Gainesville Unified Land Development Code and provided a maintenance bond as required in sections 9-13-13-9 and 10.

Owner's name:
Owner's address:

(Owner's signature)

Date:

THIS BLOCK IS RESERVED FOR THE CLERK
OF THE SUPERIOR COURT



REGISTERED PROFESSIONAL
LAND SURVEYORS
P.O. BOX 256
GAINESVILLE, GA. 30503
PHONE: (770) 532-6492
FAX: (770) 532-1995
www.pattonsurveying.com



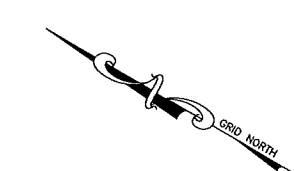
COMPUTATIONS BY: C.H.K.
SURVEYED BY: J.J. & W.H.
DRAFTED BY: W.H. & C.H.K.
CHECKED BY: C.M.P.

COMBINATION & TOPOGRAPHIC FOR:
CITY OF GAINESVILLE
- LOCATED IN -
LAND LOT 148
9TH LAND DISTRICT
CITY OF GAINESVILLE
HALL COUNTY, GEORGIA

REVISIONS	
No.	DESCRIPTION

SHEET NUMBER:
3 of 3
SCALE: 1" = 40'
SURVEY DATE: 04/12/2019
PLAT DATE: 04/15/2019
19-033.dwg
JN. 19-033

THIS BLOCK IS RESERVED FOR THE CLERK OF THE SUPERIOR COURT



LINE	BEARING	DISTANCE
1	N 33°41'59" W	60.22
2	N 33°20'17" W	72.51
3	N 57°52'53" E	49.28
4	N 60°23'38" E	49.30
5	N 61°33'08" E	66.48
6	N 60°52'20" E	51.83
7	N 29°05'31" E	59.54
8	N 57°58'55" E	47.42
9	N 32°01'05" W	20.60
10	N 58°36'52" E	69.30
11	N 39°33'59" E	30.88
12	N 34°40'17" W	62.44
13	N 34°48'47" W	71.74
14	N 43°18'38" E	111.18

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	116.54	156.79	158.17	S 43°33'45" E	28°54'15"

REGISTERED PROFESSIONAL
LAND SURVEYORS



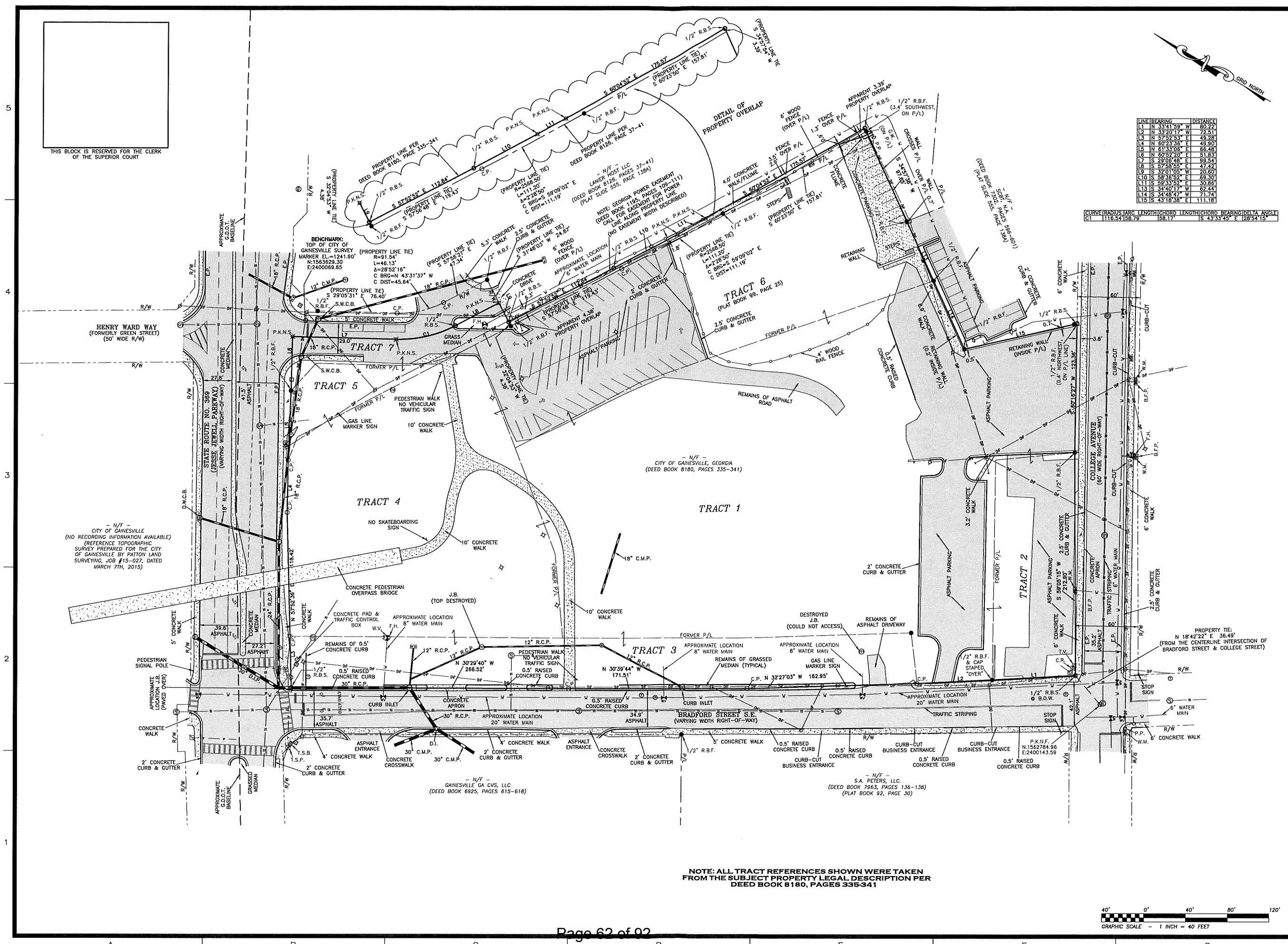
P.O. BOX 256
GAINESVILLE, GA 30603
PHONE: (770) 532-6492
FAX: (770) 532-1995
www.patonsurveying.com

COMPUTATIONS BY: C.H.K.
SURVEYED BY: J.J. & W.H.
DRAFTED BY: W.H. & C.H.K.
CHECKED BY: C.M.P.

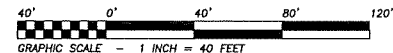
COMBINATION & TOPOGRAPHIC FOR:
CITY OF GAINESVILLE
- LOCATED IN -
LAND LOT 148
9TH LAND DISTRICT
CITY OF GAINESVILLE
HALL COUNTY, GEORGIA

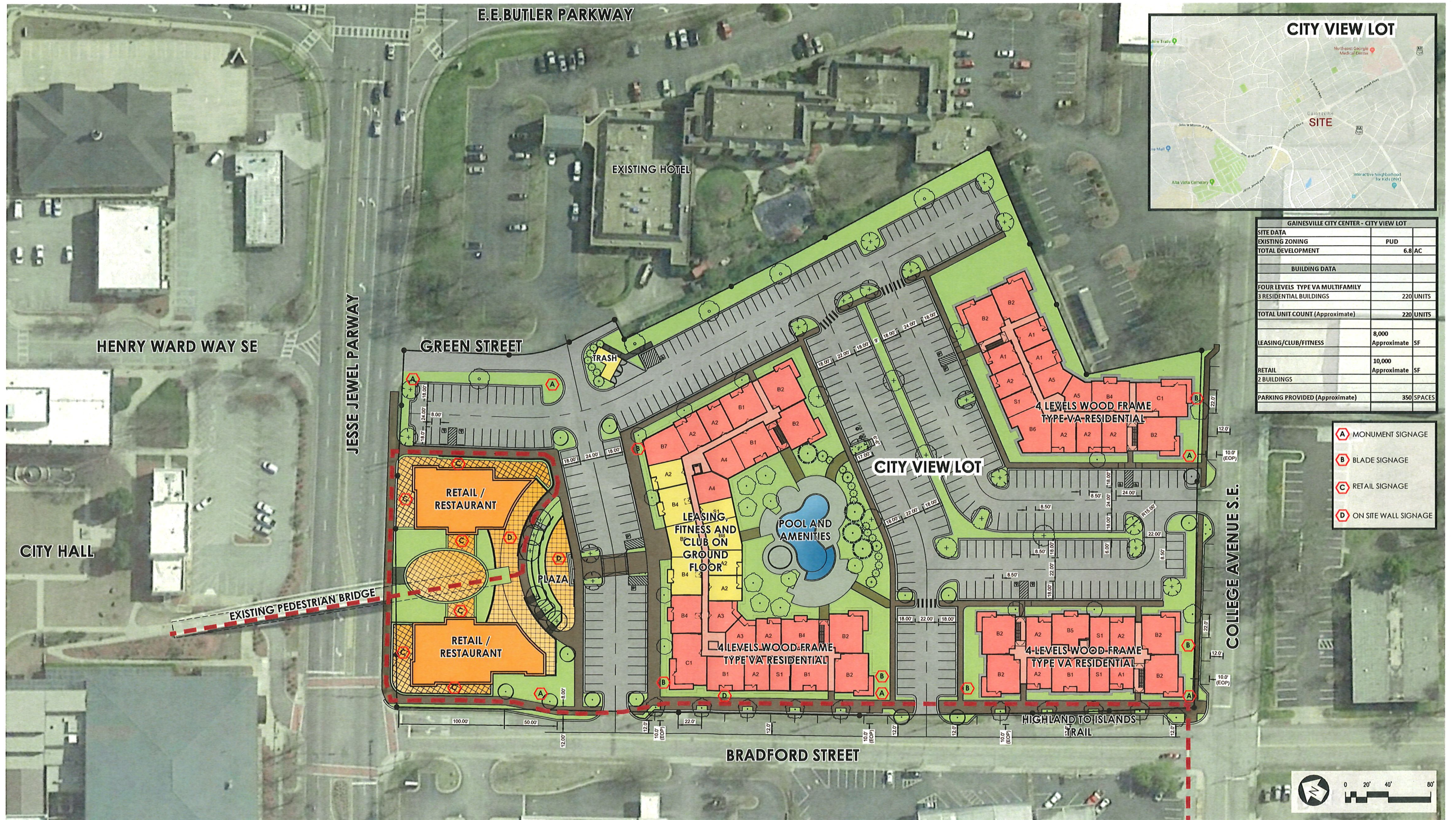
REVISIONS	
No.	DESCRIPTION

SHEET NUMBER:
2 of 3
SCALE: 1" = 40'
SURVEY DATE: 04/12/2019
PLAT DATE: 04/15/2019
19-033.dwg
JN. 19-033



NOTE: ALL TRACT REFERENCES SHOWN WERE TAKEN FROM THE SUBJECT PROPERTY LEGAL DESCRIPTION PER DEED BOOK 8180, PAGES 335-341













CITY OF GAINESVILLE

AGENDA REQUEST

Date Submitted: 11/20/2019

Presenter: Matt Tate

Item of Business: Request from **City of Gainesville** to rezone a 4.1± acres tract located on the southwest corner of the intersection of Main Street and Parker Street, having road frontage on the north side of Banks Street and the east side of Grove Street (a/k/a **610 and 622 Main Street, SW; 605 Grove Street, SW**) from Light Industrial (L-I) to Planned Unit Development (P-U-D).
Ward Number: Three
Tax Parcel Number(s): 01-011-004-001
Request: Mixed-use development

Meeting Date: 12/10/2019

Purpose of Request:

This proposal is a companion rezoning request to the preceding agenda item. The City of Gainesville desires to rezone the subject property for a mixed-use development located within what was known as the previous "Jail Lot". The City has selected Terwilliger Pappas to develop the property as part of a previously approved Request for Proposal (RFP) which requires the property to be rezoned. The proposal includes 180-multi-family residential units within three, 4-story buildings, 6,000 square feet of leasing/club/fitness space and 5,000 square feet retail/restaurant space located on the ground floor of one of the multi-family buildings. Vehicular access is proposed from Main Street and Banks Street. Pedestrian walkability will include sidewalks throughout to allow connectivity to the Highlands to Islands Trail network. Approximately 240 surface level parking spaces and additional street parking on Main Street, Banks Street and Grove Street are proposed. The property is located within the Midtown Overlay Zone and the adjacent uses include numerous office and commercial uses some of which include the Colored Egg restaurant, Grove Street Station, Gainesville Paint & Supply, Iron Beast Gym, and Town View Coin Laundry.

History/Background:

Facts & Issues for Consideration:

Department Recommendation:

Staff is recommending approval with five conditions. See Staff Recommendation Report for details.

Department Director:

Rusty Ligon

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

N/A

Amount Requested:

Source of Funds:

Finance Comments:

Administrative Comments:

ATTACHMENTS:

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

- 📁 Survey
- 📁 Site Plan
- 📁 Overall Site Plan
- 📁 Architectural Rendering

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

**GAINESVILLE PLANNING and APPEALS BOARD
STAFF RECOMMENDATION**

Applicant and Property Owner..... City of Gainesville

Location..... Tract 1: 110 and 120 Jesse Jewell Parkway, SE; 525 Bradford Street, SE;
111 College Avenue, SE

..... Tract 2: 610 and 622 Main Street, SW;
605 Grove Street, SW

Request..... Tract 1: Rezone from P-U-D and G-B to P-U-D
Tract 2: Rezone from L-I to P-U-D

Size Tract 1: 6.84± acres
Tract 2: 4.1± acres

Ward..... Three

Proposed Use..... Mixed-use development

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

Date..... December 10, 2019

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

The City of Gainesville desires to rezone two tracts of land for a site specific, mixed-use development to be developed in two phases. The properties are approximately 300 feet apart and separated by one city block. Tract/Phase 1 is 6.84± acres in size and is located on the south end of the pedestrian bridge within property known as the "City View Lot". Tract/Phase 2 is 4.1± acres in size and is located on the property known as the previous "Jail Lot". The City has selected Terwilliger Pappas to develop the property as part of a previously approved Request for Proposal (RFP) which requires the property to be rezoned.

Tract/Phase 1 - 6.84± acres

The proposal includes 220-multi-family residential units within three, 4-story buildings, 8,000 square feet of leasing/club/fitness space and two, 2-story, retail/restaurant buildings totaling 10,000 square feet. The gross residential density is 32.17 dwelling units per acre. The average apartment unit size is estimated to be 935± square feet. The proposed residential units include 110 one-bedroom, 100 two-bedroom and 10 three-bedroom units. Zero (0') setbacks are proposed for all buildings and landscape strips. Any change to the overall development standards will not exceed 10% more or less.

Vehicular access is proposed from Jesse Jewell Parkway, Bradford Street and College Avenue to include a total of four driveways. Pedestrian walkability will include access to the pedestrian bridge and sidewalks throughout to allow connectivity to the Highlands to Islands Trail network. Approximately 350 surface level parking spaces and additional street parking on Bradford Street and College Avenue are to be provided. There are no public roads proposed. City water and sewer will be provided and solid waste will be handled by a private dumpster.

Proposed quality standards include a mixture of brick, cementitious lap siding and panels, and cementitious board/batten exterior materials. Landscaping will include street trees, shade trees

along sidewalk, parking and amenity areas. Signage will include six (10' x 20') monument signs, five (6' x 30') blade signs, six (3' x 30') retail signs and three (3' x 20') onsite wall signs.

The proposed amenities include a resort style saltwater pool with sundeck, roof top clubroom, Wi-Fi throughout the community, connection to the Highland to Island Trail, business center with reservable suites & conference room, cyber café and coffee bar, 24-hour fitness center, yoga room with group fitness, outdoor terrace with patio seating and bar area, outdoor pavilion, indoor pet spa with washing and drying stations, bike storage/repair stations, electric car charging stations, landscaped courtyard with amenities, mail and packing room.

The property is located within the Midtown Overlay Zone and the adjacent uses include the Ramada hotel, Brenau University, City of Gainesville and Hall County Governmental offices, CVS Pharmacy, South State Bank, NAPA Auto and numerous small office and commercial uses. The adjacent properties are zoned Light Industrial (L-I), General Business (G-B) and Central Business (C-B).

Tract/Phase 2 - 4.1± acres

The proposal includes 180-multi-family residential units within three, 4-story buildings, 6,000 square feet of leasing/club/fitness space and 5,000 square feet retail/restaurant space located on the ground floor of one of the multi-family buildings. The gross residential density is 43.91 dwelling units per acre. The average apartment unit size is estimated to be 940± square feet. The proposed residential units are to include 90 one-bedroom, 81-two bedroom and 9 three-bedroom units. Zero (0') setbacks are proposed for all buildings and landscape strips. Any change to the overall development standards will not exceed 10% more or less.

Vehicular access is proposed from Main Street and Banks Street to include a total of two driveways. Pedestrian walkability will include sidewalks throughout to allow connectivity to the Highlands to Islands Trail network. Approximately 240 surface level parking spaces and additional street parking on Main Street, Banks Street and Grove Street are to be provided. There are no public roads proposed. City water and sewer will be provided and solid waste will be handled by a private dumpster.

Proposed quality standards include a mixture of brick, cementitious lap siding and panels, and cementitious board/batten exterior materials. Landscaping will include street trees, shade trees along sidewalk, parking and amenity areas. Signage will include a three (10' x 20') monument signs, six (6' x 30') blade signs, three (3' x 30') retail signs and three (3' x 20') onsite wall signs.

The proposed amenities are the same as Tract 1 except for a game room with recreational table games and vintage arcade is proposed instead of a resort-style pool with sundeck.

The property is located within the Midtown Overlay Zone and the adjacent uses include numerous office and commercial uses some of which include the Colored Egg restaurant, Grove Street Station, Gainesville Paint & Supply, Iron Beast Gym, and Town View Coin Laundry. The adjacent properties are zoned Heavy Industrial (H-I), Light Industrial (L-I) and General Business (G-B).

▪ **Traffic Impact Study**

A traffic impact study was conducted for this development on November 13, 2019. The study area included the following intersections:

- signalized intersection of Jesse Jewell Parkway (SR 369) at Main Street.
- signalized intersection of Jesse Jewell Parkway (SR 369) at Bradford Street.

- signalized intersection of EE Butler Parkway (SR 11) at College Avenue, SE.
- unsignalized intersection of Jesse Jewell Parkway (SR 369) at Green Street.

Traffic counts were collected on Thursday, October 17, 2019 from 7-9 AM and 4-6 PM at the studied intersections. The below table is a breakdown of the project trip generation as based on a 2.0% annual growth rate for two years.

	Total Trips	Inbound Trips	Outbound Trips
Daily	5,706	1,296	1,296
AM	175	59	116
PM	185	116	69

Based on the results of this traffic impact study, all study intersections are projected to operate at a Level of Service (LOS) of C or above during the AM and PM peak hours under all traffic conditions. Other than the improvements required for each driveway, there are no overall system improvements recommended.

▪ **Other Departmental Comments**

According to the Georgia Department of Transportation (GDOT), the developer will need to coordinate with GDOT since this development will impact the State Route System.

▪ **Zoning History**

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

2019- A request by Christopher Wimberly to rezone 0.31± acres located at 315 Summit Street, SE from Residential-II (R-II) to General Business (G-B) was approved with conditions for a funeral home.

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 subject properties are surrounded by a mixture of commercial and industrial zoned properties. Nearby residential properties include the Walton Summit apartments and mostly small tracts of established single-family housing within Midtown Overlay. The proposal appears

suitable based on its urban design and the need for additional quality housing, restaurant and commercial uses downtown.

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

The proposal should not adversely affect the adjacent or nearby properties. The redevelopment of the properties will further enhance the area by providing quality commercial, restaurant and residential opportunities with connectivity to the Midtown Greenway and Highlands to Islands trail network. Improvements such as parking, streetscaping, building architecture and amenities will improve the functionality and aesthetics of the subject tracts and adjacent properties. Additional traffic will occur along adjacent and nearby roads; however, according to the traffic study all studied intersections will continue to perform at acceptable levels.

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

The Gainesville Future Development Map for the City of Gainesville places both properties 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?

The proposal will improve two underutilized properties that could serve as cornerstone projects to attract future private redevelopment opportunities within the area. Tract 1 was previously the site of the Town View Plaza shopping center, two small retail strip centers and the Gainesville Public Safety facility and was zoned for hotel and office space 12 years ago. Tract 2 is zoned for industrial purposes and was previously the site of the Corrections Corporation of America ICE facility preceded by the Hall County Jail.

(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 of which are sufficient to serve both properties.

Existing public safety services already respond to the adjacent and nearby properties. Gainesville Fire Station #1 is located under one mile from both properties.

The proposed development will increase vehicular trips and turning movements along the surrounding road network. According to the Traffic Impact Study, the additional traffic was determined to be acceptable with required driveway improvements.

The projected number of students that may attend public schools within the proposed development is unknown at this time. Gainesville City Schools currently provides bus service to the nearby residential homes and The Walton Summit apartment development.

(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 properties are located within the Midtown Overlay Zone which was established in 2005 with the intent to set higher standards for the appearance and functionality of the land uses. It is also intended to encourage mixed use development and the creation of more housing, employment, and recreational opportunities originally identified within the *The Renaissance of Midtown Gainesville Redevelopment Plan* created in 2001. It is expected that the strategic public investment that has occurred within the Midtown area will continue to encourage a mixture of private investment.

(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 mixture of uses, it appears the proposal 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.

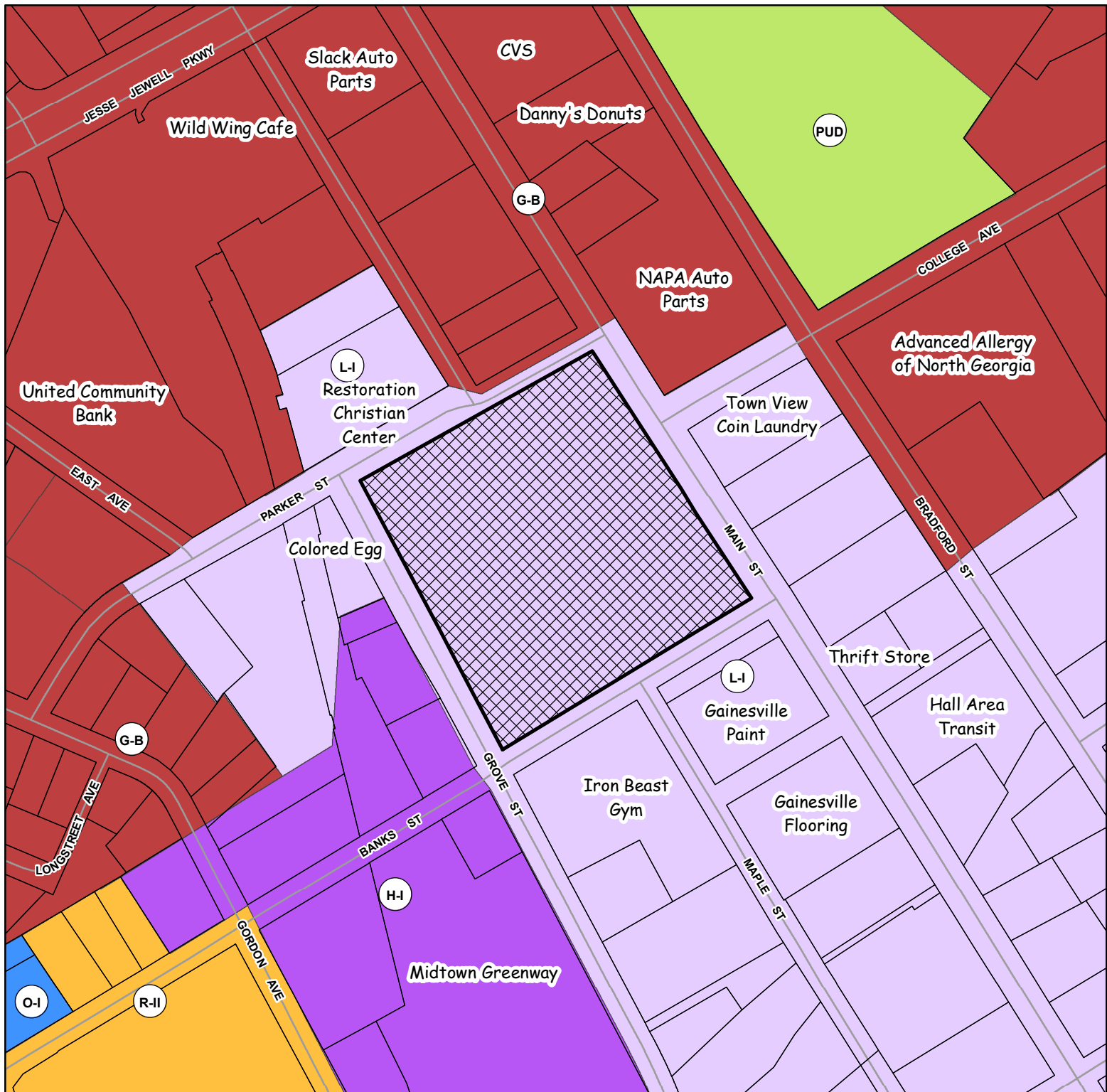
▪ **Staff Recommendation**

The Planning Division staff is recommending **conditional approval** of this rezoning request with a zoning of **Planned Unit Development (P-U-D)** for both Tract 1 and Tract 2, based on the Comprehensive Land Use Plan and the mixture of residential and nonresidential uses.

Conditions

1. The development standards within the applicant's narrative, concept plan and architectural renderings shall be made part of the zoning ordinance, and shall be subject to the Community & Economic Development Director approval. Any zoning conditions adopted as part of this zoning ordinance that conflict with the applicant's narrative, concept plan and architectural renderings shall take precedence over the applicant's development standards.
2. Prohibited uses for the subject property shall include extended stay hotels, motels/hotels with rooms accessed from the exterior of the building, adult novelty stores group homes, crisis centers, adult entertainment centers, pawn shops, dollar-type stores, massage parlors, hookah lounge, tobacco or vaping stores, gas station/convenience stores, tire stores, auto parts stores, auto body shops, automobile sales establishments, marine sales or repair stores, automated or non-automated car washes, truck stops, coin-laundry facilities, tattoo parlors, psychics, fortune tellers, clairvoyants and the like.

3. The proposed number, location, type and size of all signage for the development shall be subject to the Community & Economic Development Director approval.
4. All access point design for the subject property shall require review and approval by the Gainesville Public Works Director and the Georgia Department of Transportation. 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 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:

CITY OF GAINESVILLE

REZONING REQUEST

Request:

Rezone 4.1+/- acres from Light Industrial (L-I) to Planned Unit Development (P-U-D) for a mixed-use development

Subject Property Address:

610 & 622 Main Street, SW;
605 Grove Street, SW

Tax Parcel:

01-011-004-001

Meeting Date: 12/10/2019

Map Prepared: 11/18/2019



Subject Property



0 120 240 360 480 Feet

1" = 200'



CITY OF
GAINESVILLE

COMMUNITY AND ECONOMIC DEVELOPMENT





Applicant:

CITY OF GAINESVILLE

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1" = 200'



CITY OF

GAINESVILLE

COMMUNITY AND ECONOMIC DEVELOPMENT





TERWILLIGER
PAPPAS



PUD Amendment Midtown Parcel

PROJECT DESCRIPTION

ELEVATING HOME IN GAINESVILLE

Terwilliger Pappas Multi Family Partners is excited to “elevate home” and present a comprehensive proposal for a two-phase Solis Community in Gainesville. The second phase of Solis Gainesville (on the Midtown site) will be a continuation of what we have curated at City View with slightly larger units, totaling approximately +/-183-unit mixed use development featuring approx. 5,000 sf of retail space.

The project’s architecture will feature a convergence of history and future, truly becoming a new landmark for Downtown Gainesville. Our intent is to mesh with the industrial feel of Gainesville’s neighborhood but with a modern interpretation, redefining upscale residential living in the Chicken City. Apartment homes will feature high end, boutique finishes that evoke a modern, dynamic and sophisticated ambiance for our residents. The parking will be surfaced parking. Terwilliger Pappas, will continue their partnership with JWB Realty, to bring dynamic best in class restaurants into our development and downtown Gainesville.



3 | Terwilliger Pappas Multi-Family Partners- MIDTOWN PARCEL (PHASE 2)

Solis Gainesville Phase II (Midtown site)

<i>Location</i>	<i>622 Main Street SW Gainesville, GA 30501</i>
<i>Targeted Completion Date</i>	<i>December 2023</i>
<i>Land Area</i>	<i>4.09 acres</i>
<i>Density</i>	<i>+/- 44 units per acre</i>
<i>Retail SF:</i>	<i>5,000 sf approximate</i>
<i>Residential Units</i>	<i>Total rental units: approx. +/-183</i>
<i>Average Unit Size</i>	<i>Approx. 940 SF</i>
<i>Total Parking Spaces</i>	<i>Minimum of 240 Total Parking Spaces will be provided including on street</i>
<i>All +/- will be within 10%</i>	



Community & Unit Amenities Residences for the Modern Multi-tasker (Well Designed & Expertly Detailed)



- Walkable to Gainesville's shops, restaurants, and downtown
- A roof top clubroom with views
- Stay Connected with Wi-Fi throughout the community
- Community connected to the Highland to Island Trail
- Business Center with Reservable Suites & Conference Room
- Game room with recreational table games and vintage arcade
- Cyber Café and Coffee Bar
- Cutting-edge 24-hour fitness center, yoga room with group fitness, and towel service
- Outdoor terrace with patio seating & bar area
- Indoor pet spa with washing and drying stations
- Outdoor pavilion with amenities
- Bike storage with repair stations
- Electric car charging stations
- Landscaped courtyard with amenities
- Mail and package room

- Bright, spacious open-concept floor plans
- Gourmet kitchens featuring stainless steel appliances
- Granite countertops & shaker-style cabinets
- Large kitchen islands with bar seating*
- Energy efficient LED Light Fixtures throughout your home
- Kitchen pantries with ample storage
- Modern glass tile backsplash
- Sophisticated plank flooring
- High efficiency washer & dryer in every apartment
- Spacious condo grade closet systems
- Walk-in showers*
- High/Speed Fiber internet and cable TV packages
- Smart home Technology (Nest Thermostats, USB Outlets)

**in select units*

5 | Terwilliger Pappas Multi-Family Partners- MIDTOWN PARCEL (PHASE 2)

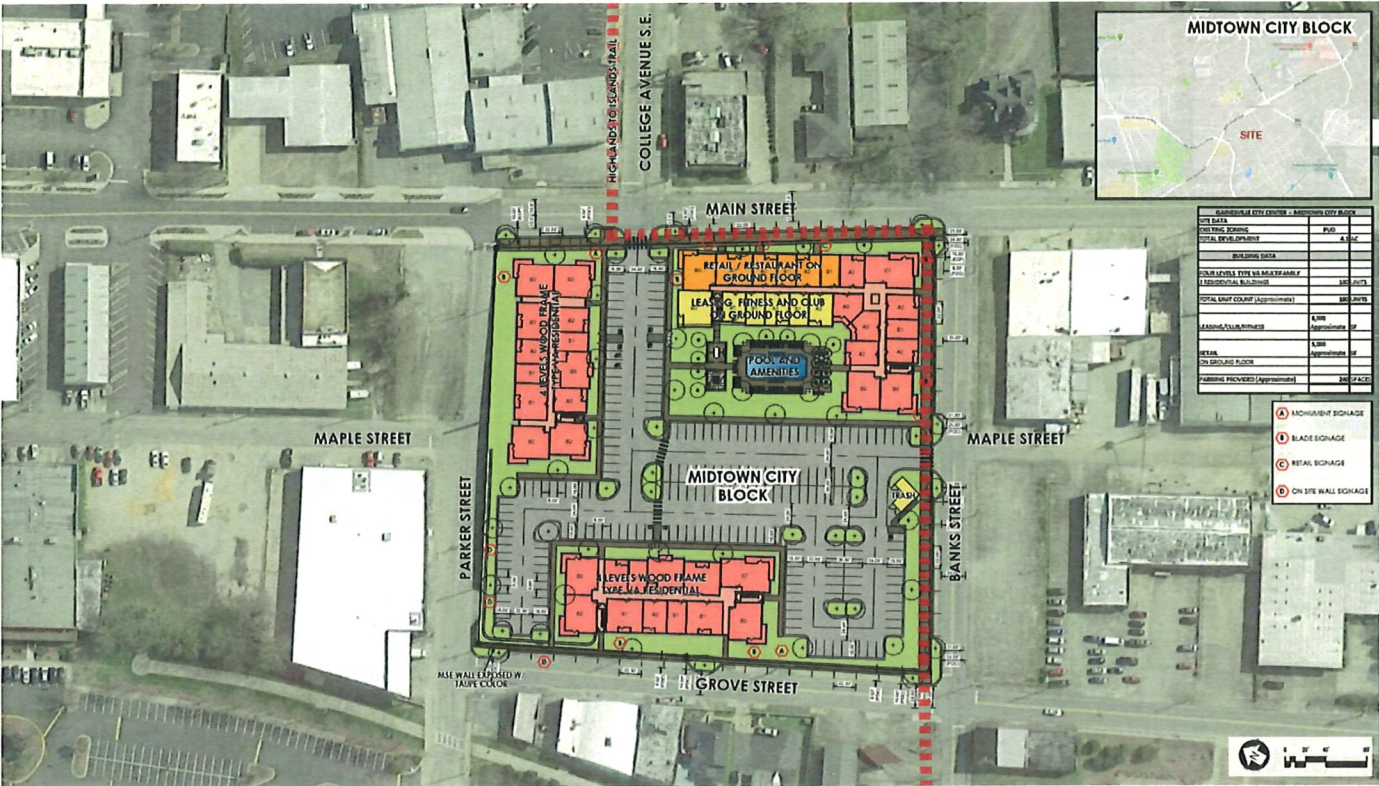
<i>Municipality</i>	<i>City of Gainesville</i>
<i>Developer</i>	<i>Terwilliger Pappas</i>
<i>General Contractor</i>	<i>TBD</i>
<i>Architect</i>	<i>Dynamik Design</i>
<i>Landscape Architect</i>	<i>B+C Studio</i>
<i>Civil Engineer</i>	<i>Kimley-Horn and Associates</i>
<i>Property Manager</i>	<i>TBD</i>
<i>Retail Partner</i>	<i>JWB Realty</i>

PROJECT PLANS

SCHEMATIC PLANS, SITE PLAN DATA, FLOORPLANS, AND ELEVATIONS

SCHEMATIC AND SITE PLANS





ELEVATIONS



8 | Terwilliger Pappas Multi-Family Partners- MIDTOWN PARCEL (PHASE 2)

FLOOR PLANS

Mix of Units (subject to 10% variance)

- One Bedrooms- (and studio and 1 bed plus den) 50% approximately 90 units
- Two Bedrooms- 45% approximately 81 units
- Three Bedrooms- 5% approximately 9 units



CITY HOME CONCEPT IMAGES*

SITE PLAN DATA

MIDTOWN- PHASE 2

GAINESVILLE CITY CENTER - MIDTOWN CITY BLOCK		
SITE DATA		
EXISTING ZONING	PUD	
TOTAL DEVELOPMENT	4.1	AC
BUILDING DATA		
FOUR LEVELS TYPE VA MULTIFAMILY		
3 RESIDENTIAL BUILDINGS	180	UNITS
TOTAL UNIT COUNT (Approximate)	180	UNITS
LEASING/CLUB/FITNESS	6,000 Approximate	SF
RETAIL	5,000 Approximate	SF
ON GROUND FLOOR		
PARKING PROVIDED (Approximate)	240	SPACES

PARKING

- Total Parking Spaces: 240 minimum spaces provided
- Parking Design:
 - Standard Stall Dimensions: 8.5' x 18'
 - Compact Stall Dimensions: 8' x 16'
 - Parallel Stall Dimensions: 8.5' x 22'
 - Drive Aisle Width: 22' (minimum)
- To promote the addition of on-street parallel parking along Main Street the width of the travel lanes fronting the property will be reduced to 12' (EOP).
- To promote the addition of on-street parallel parking along Banks, Grove, and Parker Street road widths will be reduced to 24' (FOC)

EXTERIOR MATERIALS (ALL APPROXIMATE % WITH A 10% RANGE VARIANCE)

10 | Terwilliger Pappas Multi-Family Partners- MIDTOWN PARCEL (PHASE 2)

- 20% Brick
- 20% Punched Openings
- 40% Cementitious Lap Siding and Panels
- 20% Cementitious Board/ Batten

LANDSCAPE

- Street trees will occur at approximately 45' on center along public streets to provide shade for all public sidewalks.
- Shade trees will be planted within all center and end parking islands to provide shade coverage to a majority of the internal parking. Tree islands will provide a minimum of 100 square feet of planting area per tree.
- Plant material will provide variety in shape, texture and color to create interest. Material selections will also be water conscious, with a majority of the plant material being drought tolerant.
- All mechanical and trash enclosures will be screened on sides and rear with evergreen trees and shrubs.
- All plant material shall conform to the current version of the American Standard For Nursery Stock published by the American Nursery and Landscape Association.

SITE LIGHTING

- Site lighting will be uniform in style and color temperature throughout the development, and be complementary to the adjacent architecture.

SETBACKS

- Building Setbacks: 0 ft
- Landscape Strips: 0 ft

SIGNAGE

11 | Terwilliger Pappas Multi-Family Partners- MIDTOWN PARCEL (PHASE 2)

See site plan for approximate locations and attached table showing approximate sizes and quantities.

GAINESVILLE CITY CENTER -MIDTOWN LOT			
SIGNAGE DESIGNATION	SIGN TYPE	SIZE	QUANTITY
A	MONUMENT	10' X 20'	3
B	BLADE	6' X 30'	6
C	RETAIL	3' X 30'	3
D	ON SITE WALL	3' X 20'	3
NOTE: ALL SIZES AND QUANTITIES ARE APPROXIMATE			

RETAIL

- Type 5A
- Single story space 12' ceilings
- Max building height allowed 70'
- 5,000 SF approximate
- NFPA 13 sprinkler system

