

1. CALL TO ORDER

2. MINUTES

A. January 14, 2019 PAB Meeting Minutes

3. OLD BUSINESS

4. NEW BUSINESS

A. Rezoning Requests

- (1) Request from **Davis Pine, LLC** to rezone a 0.47± acre tract located at the northwest side of the intersection of Davis Street and Wills Street (a/k/a **890, 892 and 898 Wills Street, SW**) from General Business (G-B) to Residential-II (R-II).
Ward Number: Three
Tax Parcel Number(s): 01-030-006-003
Request: Seven multi-family apartments
- (2) Request from **Gainesville Non-Profit Development Foundation** to rezone a 1.07± acre tract located at the southeast and southwest side of the intersection of Davis Street and Wills Street (a/k/a **623, 635, 641 and 645 Davis Street, SW**) from General Business (G-B) and Heavy Industrial (H-I) to Residential-II (R-II).
Ward Number: Three
Tax Parcel Number(s): 01-030-005-004; 01-030-006-003A; 01-030-007-001
Request: Four single-family homes

B. Special Use Requests

- (1) Request from **Palmetto Capital Group** for a special use on a 0.84± acre tract located southwest of the intersection of Dawsonville Highway and Pearl Nix Parkway, across from Lakeshore Drive (a/k/a **150 Pearl Nix Parkway, SW**), having a zoning of Regional Business (R-B).
Ward Number: Five
Tax Parcel Number(s): 01-119-003-041A (Part)
Request: Automotive Care Center

5. MISCELLANEOUS

6. ADJOURNMENT

CITY OF GAINESVILLE

AGENDA REQUEST

Date Submitted: 1/21/2020
Presenter: N/A
Item of Business: January 14, 2019 PAB Meeting Minutes
Meeting Date: 2/11/2020

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
JANUARY 14, 2020

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

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

Members Absent: None

Staff Present: 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 DECEMBER 10, 2019

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

NEW BUSINESS

A. Annexation Request

- 1) Request from **Moez Hasni / WS Hotels, LLC** to annex a 5.503± acres tract located on the northeast corner of Jesse Jewell Parkway and Crescent Drive, having frontage on Exit 24 / I-985 (a/k/a **400 Crescent Drive**) and to establish zoning as General Business (G-B) with a special use.
Ward Number: Two
Tax Parcel Number(s): 15-033C-000-077
Request: Extended stay hotel and retail building

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

The applicant is proposing to annex the subject 5.5± acres property with a zoning of G-B with a special use. The special use portion of the request is to allow for an Extended Stay Hotel which is a use not inherently permitted within G-B zoning without further approval. The property is contiguous to the city limits to the east across I-985 and is currently zoned Highway Business (H-B) within unincorporated Hall County. The property consists of two tracts of land which includes surplus property from the Georgia Department of Transportation (GDOT) that was recently sold to the applicant. There are no structures within the property as previously a single-family home was demolished and the site was graded for a stormwater easement and detention pond located on the north end of the property. As well, the property is located within the Limestone Parkway Overlay Zone and the Gateway Corridor Overlay Zone. Surrounding uses include single-family homes, Hall County Farmers Market, Hall County Fire Station #7, Mini-warehouses, Assisted living facility, apartments and vacant land.

The purpose of the request is to access sewer for the development of a 4-story, 123-room, Woodspring Signature Suites Extended Stay Hotel and a freestanding, 7,500 square foot retail building which may include a future Dunkin Donuts restaurant. According to the applicant, the proposed extended stay hotel will not include amenities such as a swimming pool or breakfast/kitchen operations. One access driveway is proposed along Crescent Drive near the center of the property. A possible second driveway on Crescent Drive may be proposed toward the north end of the property with further study. A traffic impact study was conducted for this proposal which included traffic counts at nine intersections: The proposed use would generate 1,526 total daily trips and 106 AM / 108 PM trips. A summary and recommendations were provided of which Gainesville Public Works Department has reviewed with recommended zoning conditions. The subject property is located within the *Retail/Commercial* future land use category and within the *Limestone Medical Corridor* Character Area. It is staff's opinion that a *standard* lodging services hotel and retail building is supported by the Comprehensive Plan and the ULDC.

It is staff's opinion that the subject property is less conducive for an extended stay hotel as the proposal does not meet the 100'-buffer requirements for extended stay hotels adjacent to the residential properties (75-foot natural buffer and 25-foot landscaped buffer). There are also no curb/ gutter and sidewalks for pedestrian connectivity and safety along Crescent Drive. In addition, the proposed 4-story structure will be required to meet the building height limitations within the Limestone Parkway Overlay Zone which will require a front yard building setback of 75-feet from Crescent Drive.

The Planning Division staff is recommending **conditional approval** of the proposed annexation request with **General Business (G-B) zoning**, based on the Comprehensive Plan and the adjacent residential and non-residential land uses with the following 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 buildings shall meet the Limestone Parkway Overlay Zone and Gateway Corridor Overlay Zone standards.**
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 one (1) multi-tenant sign serving both the proposed hotel use and the retail building not to exceed 15-feet in height, 80 square feet of sign face area, 120 square feet of total sign structure area with internal or external lighting; or 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. No electronic message board sign, changeable copy sign or billboard shall be permitted.

- 6. An updated as-built boundary survey/plat of the subject property, indicating all improvements required for the proposed use, shall be recorded prior to obtaining a Certificate of Occupancy.**
- 7. 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 and shall include a minimum of the following.**
 - a) Crescent Drive shall be improved to City standards along both sides of the roadway for the length of the proposed site. This includes roadway, curb and gutter, sidewalk, etc.**
 - b) Jesse Jewell Parkway frontage shall be improved to City standards along the front roadway side for the length of the proposed site. This includes curb and gutter, sidewalk, etc. There is currently an existing right turn lane at this location.**
 - c) The proposed RCUT at Crescent Drive and Jesse Jewell Parkway to allow left turns onto Crescent Drive shall be reviewed by the Georgia Department of Transportation (GDOT). This will require coordination between the development and GDOT for permitting approval/denial. Any correspondence from the GDOT shall be forwarded to the Gainesville Public Works Department.**
 - d) The westbound left turn lane on Jesse Jewell Parkway at Textile Way and the Jesse Jewell Parkway at East Crescent Drive intersection shall be reviewed by GDOT for improvements to accompany any U-Turn movements. This will require coordination between the development and GDOT for permitting approval/denial. Any correspondence from the GDOT shall be forwarded to the Gainesville Public Works Department.**
 - e) Southern site access on Crescent Drive is proposed to be a full access side street STOP. With the increased development in the area and the projected peak hour/daily trips for the development, it is recommended that the driveway also include a right turn decel lane into the development with sufficient spacing for the decel lane from the intersection of Jesse Jewell Parkway at no cost to the City. The decel lane should be a full width storage of 100 feet with a 50-foot taper.**
 - f) Northern site access on Crescent Drive is proposed to be a full access side street STOP. Should this access be built, site distance shall be evaluated to determine the type of access permitted and it shall meet all City of Gainesville requirements.**

Applicant Presentation:

Larry Bielski, 639 Houston Valley Road, Ringgold, stated he is the architect consultant for the applicant. They would like to table the request and would like to examine options and interests for commercial tenants. The ordinance has changed since the application was submitted to the County and they would like to come back with a proposal to the Board. He stated they want to turn the property into something. Also, the applicant would like to speak about the extended stay hotel. He stated extended stay hotels have a bad reputation but this is not a typical extended stay. It has less amenities and less staff. He presented a brochure to the Board for their review. He stated Mark Acampora has been in contact with GDOT and will comply with improvements and with the recommendations.

Moez Hasni, 2118 DeFours Ferry Road, Atlanta, stated he is one of the applicants of the project. He advised that he would like to give some background information about the property. The property was originally and still is part of Hall County. He stated they have been to the Hall County Planning Board about zoning and was approved. In the process, the City of Gainesville stated it would need to be annexed into the City for water and sewer. He stated there have been meetings with the City Manager and Mr. Tate to explain the project and it is no different than another recent project that was approved at Town Center Suites down the road. This sort of falls into the same category. It is an extended stay but it's not your typical extended stay where someone could stay for six months in a row or one month in a row. Most of our clients typically stay for two weeks. A lot of these people are construction workers and hospital workers. There will be no swimming pool, no barbeque area, everything is in order, with 24-hour security on the property. He stated he tried to explain to the City that there are problems with extended stay hotels with a lot of these older properties in the past. In order to fix those problems, this is the answer. Because if you don't allow a better extended stay to come into the market, all you're doing is warning people and allowing people to keep doing what they're doing. They have no incentive, no reason to change what they're doing if they have no competition. Because they know if the City keeps denying anything new then they are protected by that and doing it. He stated this is the only way to help clean up. He stated once you put this product on the market it will affect their sales and reputation. They will be forced to remodel or to shut down because no one wants to stay at a hotel like that. The reason they are staying now is because of no other option. We spoke with people in the poultry industry and said they have people stay at Mall of Georgia or further down because nothing safe for extended stay locally. This is the reason they came up with this. He stated they were trying to do this project next to Kroger in New Holland which is a commercial district but at that time we were denied and now it seems they want to deny this request as well, noting the code amendment was adopted just two weeks ago. He stated they have had discussions with Cracker Barrel and Dunkin Donuts about locating here. We are trying to bring in some quality tenants, clean up the area. They have no issues with the proposed buffer zone as they can always move the building back. As far as sidewalks and streets, there is no problem in doing what the City wants as long as they work with us in having an extended stay hotel which we will of course follow all the rules and regulations. He would like to table the request to come back with new drawings showing the buffer zones and see the new layout. He stated it will give the Board time to think about it as well.

Mark Acampora, 858 Myrtle Street, Atlanta, stated he was the traffic engineer for this project. He stated there were discussions about a left turn lane at Crescent Drive in which they are working with GDOT on a design that might work there at Crescent Drive and East Crescent Drive. They are in discussions with GDOT to come up with a solution and are making progress.

FAVOR: None

OPPOSE: Chairman Carter shared an email with the Board from Rock Baker, a nearby property owner, regarding statistics on crime rate at extended stay hotels. Mr. Baker is opposed to the request and feels it would not be good for the area.

Planning and Appeals Board Comments: Chairman Doug Carter stated to the Board there are several options before them. He stated the applicant has made a request to table the application and there is the staff report and there is no rush for any motions or decisions. He stated if anyone has any questions for the applicant, they are here to answer any of those. Chairman Carter turned it over to the Board for any discussion and a motion.

There was a motion to deny the request.

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

ADJOURNMENT

There was a motion to adjourn the meeting at 5:56 p.m.

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

Respectfully submitted,

Doug Carter, Chairman

Gwen Fleming, Recording Secretary

CITY OF GAINESVILLE

AGENDA REQUEST

Date Submitted: 1/21/2020

Presenter: Matt Tate

Item of Business: Request from **Davis Pine, LLC** to rezone a 0.47± acre tract located at the northwest side of the intersection of Davis Street and Wills Street (a/k/a **890, 892 and 898 Wills Street, SW**) from General Business (G-B) to Residential-II (R-II).
Ward Number: Three
Tax Parcel Number(s): 01-030-006-003
Request: Seven multi-family apartments

Meeting Date: 2/11/2020

Purpose of Request:

The applicant is proposing to rezone the subject property for the purpose of redeveloping the site for seven (7) townhome style apartments. The property contains a parking lot and three metal buildings occupied by three churches. The proposed apartments will be similar in design as the adjacent Enclave apartments across the street which consist of two-story units, each with a minimum of 1,500 square feet of heated floor space. Access is planned from the future reopening / extension of Davis Street so as to provide parking to the rear of the apartment building. The subject property is located within the Midtown Overlay Zone and the adjacent properties include the Enclave apartments, vacant land, auto tire shop, North Georgia Supply and a bakery.

History/Background:

Facts & Issues for Consideration:

Department Recommendation:

Planning staff recommended approval with three conditions. See the Staff Recommendation report for details.

Department Director:

Rusty Ligon

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

N/A

Amount Requested:

Source of Funds:

Finance Comments:

Administrative Comments:

ATTACHMENTS:

Description	Type
☐ Staff Recommendation Report	Report
☐ Location Maps	Backup Material
☐ Narrative	Backup Material
☐ Survey	Backup Material
☐ Site Plan	Backup Material
☐ Architectural Rendering	Backup Material

**GAINESVILLE PLANNING and APPEALS BOARD
STAFF RECOMMENDATION**

Applicant and Property Owner..... Davis Pine, LLC
Location..... 890, 892 and 898 Wills Street, SW
Request..... Rezone from G-B to R-II
Size 0.47± acre
Ward..... Three
Proposed Use..... Seven multi-family apartments
Planning Division Staff Recommendation **Approval, with conditions**
Date..... February 11, 2020

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

The applicant is proposing to rezone the subject property for the purpose of constructing seven (7) townhome style apartments. The property contains a parking lot and three metal buildings occupied by three churches that will be demolished as part of the redevelopment. The proposal will be similar in design and appearance as the adjacent Enclave apartments which consist of two-story units, each with a minimum of 1,500 square feet of heated floor space. Proposed building setbacks are 10-feet from Wills Street and from the side yards and 20-feet from Davis Street and the rear property line. A 10-foot frontage landscape will be provided along Wills Street and a 15-foot landscape strip will be provided along Davis Street. The Midtown Overlay Zone standards allow for a maximum residential density of 12 du/ac and a minimum front yard building setback of 15-feet. The applicant is requesting relief from the residential density requirement to allow a density of 14.89 du/ac and a front yard building setback of 10-feet along Wills Street in order to locate parking to the rear of the building. Access is planned from the future reopening / extension of Davis Street. Trash service will be provided by the City of Gainesville. The subject property is located within the Midtown Overlay Zone.

▪ **Adjacent Land Use and Zoning**

Location	Use	Zoning
North	North Georgia Supply	General Business (G-B)
South	Vacant Land / Future Single-family homes; Marathon Gas Station	Heavy Industrial (H-I)
East	Enclave Apartments	Residential-II (R-II)
West	Medina's Tire Service, La Santaneca Bakery	General Business (G-B)

▪ **Other Departmental Comments**

There were no departmental comments regarding this request.

▪ **Zoning History**

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

2020- A request by the City of Gainesville to rezone a 6.84± acres tract located at 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) was approved with conditions for a mixed-use development.

2020- A request by the City of Gainesville to rezone a 4.1± acres tract located at 610 and 622 Main Street, SW; 605 Grove Street, SW from Light Industrial (L-I) to Planned Unit Development (P-U-D) was approved with conditions for a mixed-use development.

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 property is surrounded by a mixture of residential, commercial and industrial zoned properties. The proposal will be similar in design and appearance as the adjacent Enclave apartment development which locates parking to the rear of the structure to provide for an enhanced streetscape. The proposal appears suitable based on recent development in the Midtown Area and will provide for additional housing opportunities within the Midtown area.

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

The proposed use should not adversely affect the adjacent or nearby property. The proposal will remove stressed industrial warehouse buildings while providing for additional housing needs within the downtown area. Improvements such as parking, streetscaping and sidewalks will improve the functionality and aesthetics of the subject property which are more in keeping with the residential development along Wills Street and Davis Street.

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

The Gainesville Future Development Map places the subject property within the *Mixed-Use Midtown* land use category. This category includes areas to be developed in accordance with the Midtown Redevelopment Plan which allows for a mixture of land uses including office, neighborhood retail, and residential.

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

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

The proposal requires the property to be rezoned from General Business (G-B) to Residential-II (R-II). If approved, the property will be downzoned to a less aggressive zoning district that will better support recent redevelopment efforts within the Midtown area. Some of these include the adjacent Enclave apartments, Walton Summit apartments, proposed Liberty Midland single-family rental homes and the adjacent single-family homes proposed by the Gainesville Non-Profit Development Foundation.

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

The proposed apartments 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 the property.

Existing public safety services already respond to the adjacent and nearby properties. Gainesville Fire Station #1 is located 0.36± miles from the property.

The proposed development will have minimal impact on the surrounding road network and will produce less traffic than the existing uses. The applicant proposes access from the closed portion of Davis Street which will be reopened to provide direct access to Queen City Parkway. According to the Institute of Transportation Engineers (ITE) Trip Generation Handbook (9th Edition), the proposed use at build out could generate on average approximately 47± new trips per weekday, 4 A.M. and 5 P.M. peak hour trips.

The projected number of new students that may attend public schools within the proposed development is unknown at this time. City school bus service is currently provided to the adjacent Enclave apartments and single-family homes.

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

The property is 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 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 as desired by the applicant.

(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?

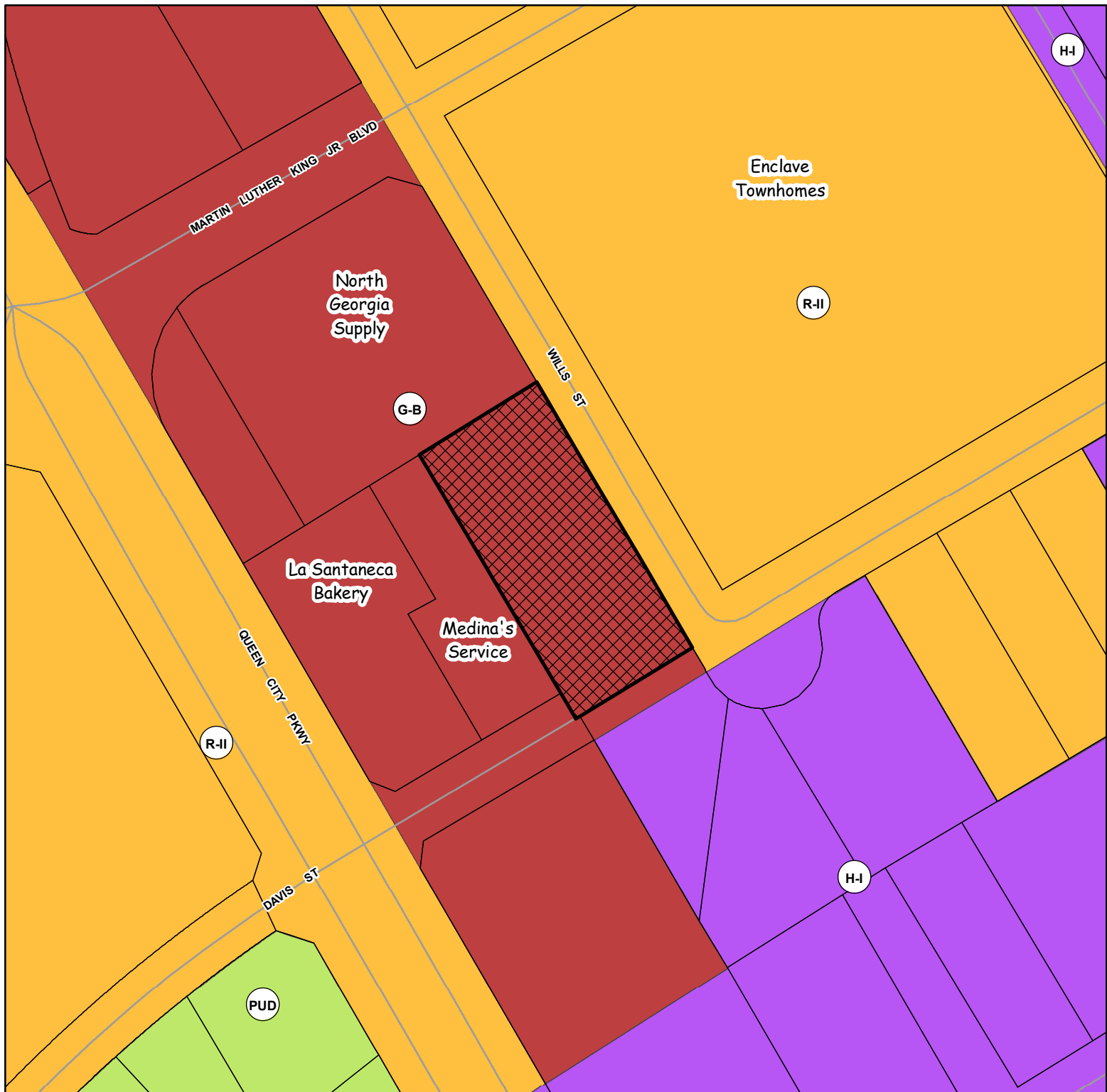
Based on the Comprehensive Plan and the adjacent mixture of uses, it appears the proposal reflects a reasonable balance between the promotion of the public health, safety, morality, or general welfare and the right to unrestricted use of property, with the proposed zoning conditions.

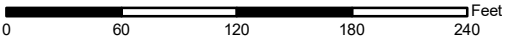
▪ **Staff Recommendation**

The Planning Division staff is recommending **conditional approval** of this rezoning request with a zoning of **Residential-II (R-II)** based on the Comprehensive Land Use Plan and the mixture of residential and non-residential 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. All access point design for the subject property shall require review and approval by the Gainesville Public Works Director. All required access/traffic/sidewalk improvements associated with the proposed development shall be constructed at the full expense of the property owner/developer.
3. 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:		DAVIS PINE, LLC		 Subject Property	
Request:		REZONING REQUEST			
Request:		Rezone 0.47+/- acre from General Business (G-B) to Residential-II (R-II) for seven multi-family apartments			 CITY OF GAINESVILLE COMMUNITY AND ECONOMIC DEVELOPMENT
Subject Property Address:		Tax Parcel:			
890, 892 & 898 Wills Street, SW		01-030-006-003			
Meeting Date: 02/11/2020		Map Prepared: 01/15/2020		Page 13 of 54	



Applicant:

DAVIS PINE, LLC

REZONING REQUEST

Request:

Rezone 0.47+/- acre from General Business (G-B) to Residential-II (R-II) for seven multi-family apartments

Subject Property Address:

890, 892 & 898 Wills Street, SW

Tax Parcel:

01-030-006-003

Meeting Date: 02/11/2020

Map Prepared: 01/15/2020



Subject Property



0 60 120 180 240 Feet

1" = 100'



CITY OF

GAINESVILLE

COMMUNITY AND ECONOMIC DEVELOPMENT



Wills Street Townhomes

REZONE G-B TO R-II

GAINESVILLE, GEORGIA

PROJECT NARRATIVE

February 11, 2020

- **PROJECT OVERVIEW**

The subject property is 0.47 acres located at 890 SW Wills Street in Hall County, Georgia and is within the City of Gainesville. It is in Land Lot 153 of the 9th District.

The existing zoning is G-B. There are currently three metal buildings onsite with paved parking and loading areas.

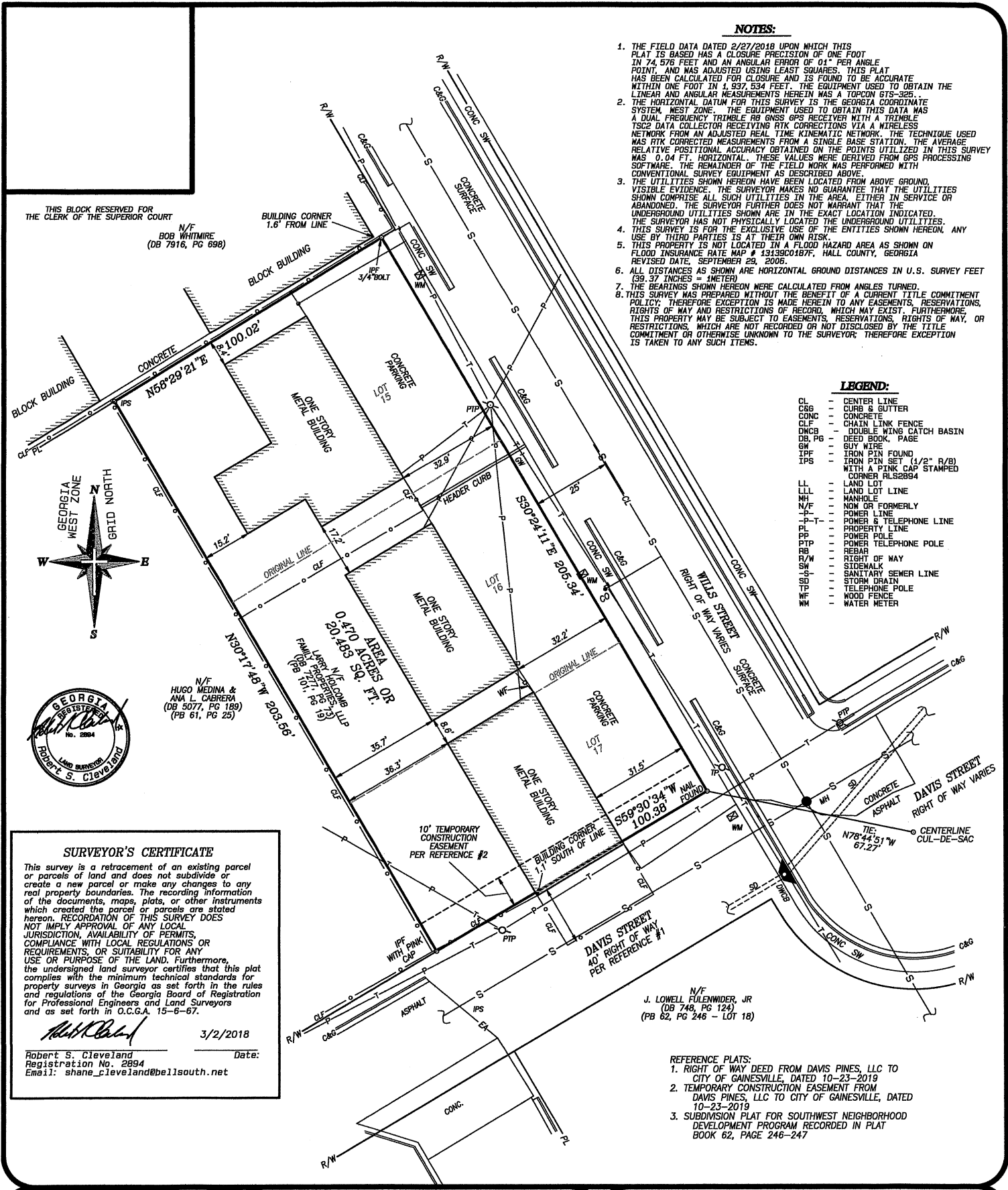
The proposed zoning is R-II for residential use. Seven (7) new attached townhomes are proposed that will match the recently-built Enclave townhome development immediately across Wills Street to the east. Parking will be provided in the rear.

Domestic water, fire protection and sanitary sewer services will be provided by the City of Gainesville Department of Public Utilities. Trash pickup will be provided by the City of Gainesville or Waste Management, Inc. An onsite stormwater management facility is not required or proposed for this development.

- **RECOMMENDED DEVELOPMENT CONDITIONS**

1. All development criteria shall meet the current requirements of the City of Gainesville Unified Development Code unless specifically mentioned otherwise in this document.
2. The development is limited to seven (7) dwellings, or 14.89 units per acre.
3. A minimum of two (2) offstreet parking spaces shall be provided per dwelling.
4. The maximum impervious coverage is 75% of the total site area.
5. The front building setbacks shall be 10' from Wills Street and 20' from Davis Street. Side setbacks shall be 10' and the rear setback shall be 20'.
6. A 5' landscape strip is required along Wills Street and a 15' landscape strip is required along Davis Street.
7. The 10' temporary construction easement shall remain in place until the Davis Street road extension project is completed by the City of Gainesville.

8. A 5' ADA accessible public concrete sidewalk shall be installed across all public street frontages. The sidewalk shall be located 2' back-of-curb with a sodded grass beauty strip.
9. The primary dwelling façade shall be hardiplank siding or other top-rated products such as Heartland Heart Tech vinyl.
10. Dwellings shall have a minimum heated floor space of 1,500 square feet. The minimum overall width per dwelling is 20'. Multi-story buildings, garages and basements may be allowed, but are not required.
11. The development shall be allowed one monument sign along the right-of-way of Davis Street near the proposed drive. All monument signage including footings, utilities and landscaping shall not encroach public right-of-way nor impede line of sight for vehicular traffic. All signage designs and locations shall be approved by the City of Gainesville prior to installation. The owner or homeowners association shall be responsible for the mechanical and aesthetic upkeep of the signs.



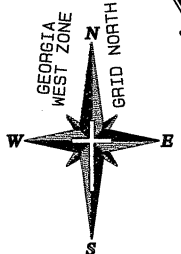
NOTES:

- 1. THE FIELD DATA DATED 2/27/2018 UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 74,576 FEET AND AN ANGULAR ERROR OF 0.1" PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,937,534 FEET. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS HEREIN WAS A TOPCON GTS-325.
- 2. THE HORIZONTAL DATUM FOR THIS SURVEY IS THE GEORGIA COORDINATE SYSTEM, WEST ZONE. THE EQUIPMENT USED TO OBTAIN THIS DATA WAS A DUAL FREQUENCY TRIMBLE R8 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. 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 HEREON HAVE BEEN LOCATED FROM ABOVE GROUND, VISIBLE EVIDENCE. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- 4. THIS SURVEY IS FOR THE EXCLUSIVE USE OF THE ENTITIES SHOWN HEREON, 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 # 13139C0187F, HALL COUNTY, GEORGIA REVISED DATE, SEPTEMBER 29, 2006.
- 6. ALL DISTANCES AS SHOWN ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET (39.37 INCHES = 1 METER).
- 7. THE BEARINGS SHOWN HEREON WERE CALCULATED FROM ANGLES TURNED.
- 8. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT POLICY. THEREFORE EXCEPTION IS MADE HEREIN TO ANY EASEMENTS, RESERVATIONS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD, WHICH MAY EXIST. FURTHERMORE, THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, RESERVATIONS, RIGHTS OF WAY, OR RESTRICTIONS, WHICH HAVE NOT BEEN RECORDED OR NOT DISCLOSED BY THE TITLE COMMITMENT OR OTHERWISE UNKNOWN TO THE SURVEYOR. THEREFORE EXCEPTION IS TAKEN TO ANY SUCH ITEMS.

LEGEND:

- CL - CENTER LINE
- C&G - CURB & GUTTER
- CONC - CONCRETE
- CLF - CHAIN LINK FENCE
- DWCB - DOUBLE WING CATCH BASIN
- DB, PG - DEED BOOK, PAGE
- GW - GUY WIRE
- IPF - IRON PIN FOUND
- TPS - TRON PIN SET (1/2" R/B) WITH A PINK CAP STAMPED CUL52894
- LL - LAND LOT
- LL - LAND LOT LINE
- WH - MANHOLE
- N/F - NOW OR FORMERLY
- P - POWER LINE
- P-T - POWER & TELEPHONE LINE
- PL - PROPERTY LINE
- PP - POWER POLE
- PTP - POWER TELEPHONE POLE
- RB - REBAR
- R/W - RIGHT OF WAY
- SW - SIDEWALK
- SS - SANITARY SEWER LINE
- SD - STORM DRAIN
- TP - TELEPHONE POLE
- WF - WOOD FENCE
- WM - WATER METER

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT
N/F BOB WHITMIRE (DB 7916, PG 698)



N/F HUGO MEDINA & ANA L. CABRERA (DB 5077, PG 189) (PB 61, PG 25)

SURVEYOR'S CERTIFICATE

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

Robert S. Cleveland
Registration No. 2894
Email: shane_cleveland@bellsouth.net
Date: 3/2/2018

N/F J. LOWELL FULENWIDER, JR (DB 748, PG 124) (PB 62, PG 246 - LOT 18)

REFERENCE PLATS:

- 1. RIGHT OF WAY DEED FROM DAVIS PINES, LLC TO CITY OF GAINESVILLE, DATED 10-23-2019
- 2. TEMPORARY CONSTRUCTION EASEMENT FROM DAVIS PINES, LLC TO CITY OF GAINESVILLE, DATED 10-23-2019
- 3. SUBDIVISION PLAT FOR SOUTHWEST NEIGHBORHOOD DEVELOPMENT PROGRAM RECORDED IN PLAT BOOK 62, PAGE 246-247

RETRACEMENT SURVEY FOR:
DAVIS PINES, LLC

LOCATED IN
LAND LOT 153, 9TH DISTRICT,
CITY OF GAINESVILLE,
HALL COUNTY, GEORGIA

Cleveland Land Surveying

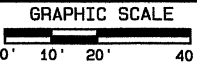
3637 Rocky Ford Terrace, Gainesville, Georgia 30506
Office (678) 936-6163

DRAWN BY: RSC

DATE: 3/2/2018

PDF: G218018

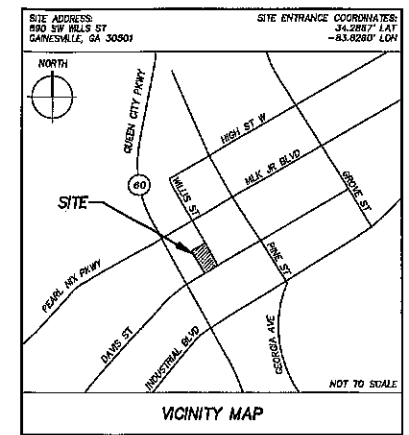
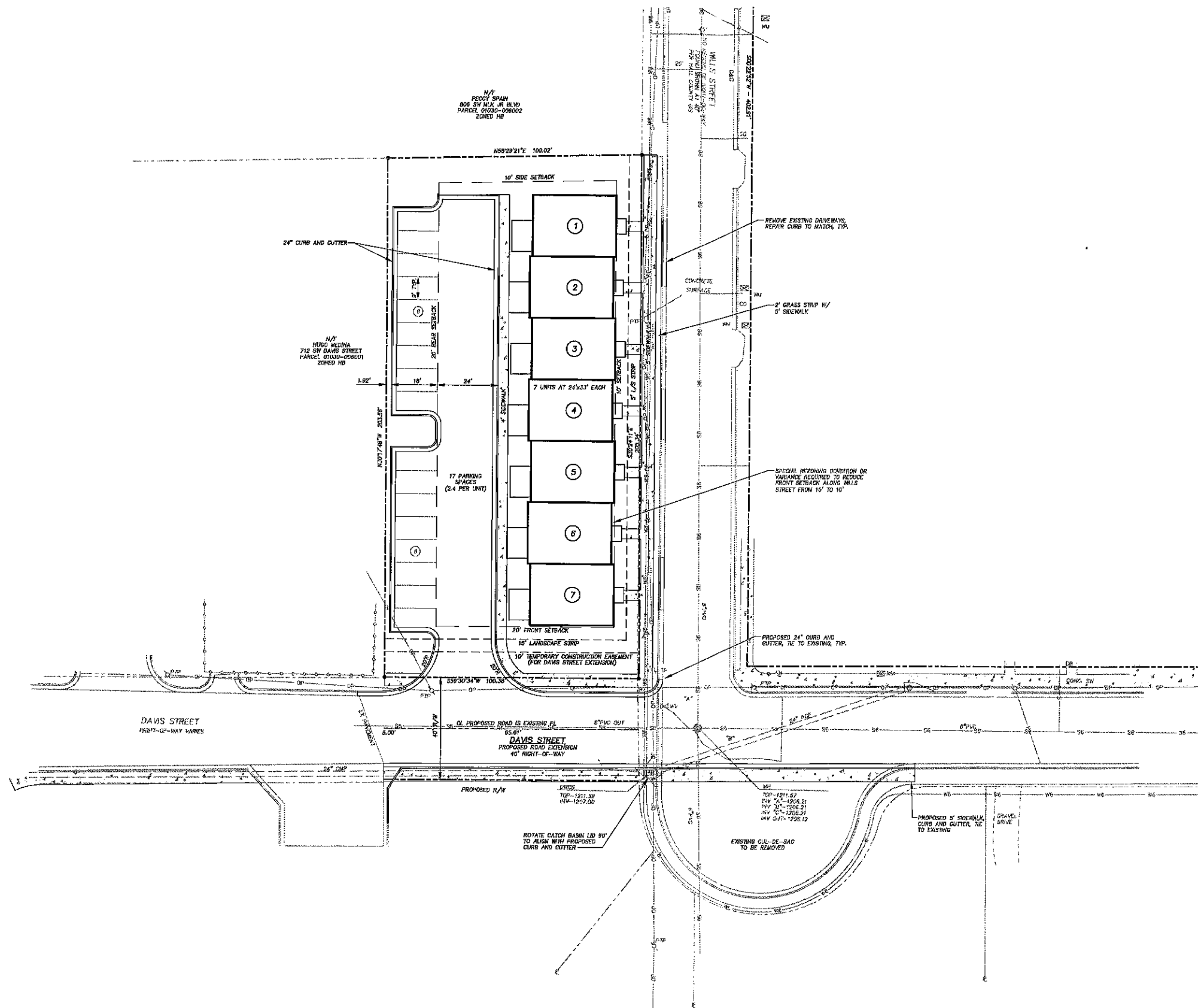
SCALE:
1"=20'



SHEET
1
OF
4

JOB# G218018

DATE	DESCRIPTION
1. 12/12/19	REVISED RIGHT OF WAY OF DAVIS STREET AND ADDED TEMPORARY CONST. EASEMENT
REVISIONS	

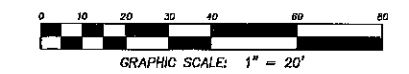


- PROJECT NOTES**
- SITE INFORMATION**
1. THE SUBJECT PROPERTY IS LOCATED IN LAND LOT 153, 9TH DISTRICT OF HALL COUNTY, GEORGIA AND IS WITHIN THE CITY OF GAINESVILLE.
 2. THE TOTAL SITE AREA IS 0.47 ACRES.
 3. THE PROPOSED REZONING IS FROM HB TO R-1 FOR RESIDENTIAL USE.
 4. SURVEY INFORMATION IS PROVIDED BY CLEVELAND LAND SURVEYING, DATED 3/2/16.
 5. THE EXISTING TOPOGRAPHY IS SET TO MEAN SEA LEVEL.
 6. THIS PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE PER FIRM PANEL 131350001T, DATED 8/29/06.
 7. THERE ARE NO WETLANDS OR BUFFERED STATE WATERS ON-SITE.
- UTILITY INFORMATION**
1. FIRE PROTECTION AND POTABLE WATER SERVICES ARE AVAILABLE ON-SITE AND ARE PROVIDED BY THE CITY OF GAINESVILLE.
 2. SANITARY SEWER SERVICE IS AVAILABLE ON-SITE AND IS PROVIDED BY THE CITY OF GAINESVILLE.
 3. AN ON-SITE STORMWATER MANAGEMENT FACILITY IS NOT REQUIRED FOR THIS DEVELOPMENT.

SITE DIMENSIONAL REQUIREMENTS		
DESCRIPTION	R-1 ZONING STANDARDS	PROPOSED
MAXIMUM DENSITY (UNITS/ACRE)	12	14.88*
MINIMUM LOT SIZE (SQ)	7,500	20,483
MINIMUM ROAD FRONTAGE (FT)	40	305
MINIMUM LOT WIDTH (FT)	60	205
MAXIMUM BUILDING COVERAGE (%)	35	27
MAXIMUM IMPERVIOUS COVERAGE (%)	80	73*
MINIMUM LANDSCAPED OPEN SPACE (%)	20	27
FRONT SETBACK (FT)	30	10, 20*
SIDE SETBACK (FT)	10	10
REAR SETBACK (FT)	20	20
BUFFER, ADJUTING R-1-A, R-1 OR N-C	20	N/A
LANDSCAPE STRIP (FT)	20	5, 15*

*VARIANCE REQUIRED

- DEVELOPMENT SUMMARY**
1. 7 DWELLING UNITS ARE PROPOSED (14.88 UNITS/ACRE).
 2. EACH PROPOSED UNIT HAS 1,600 SQUARE FEET OF HEATED SPACE AND 4 BEDROOMS.
 3. 17 PARKING SPACES ARE PROPOSED (2.43 SPACES/UNIT).
 4. ALL EXISTING STRUCTURES AND PAVING WILL BE REMOVED.



RDR018
REZONING
12/17/19

DOVETAIL
civil design inc

3651 Mays Hill Road
Suite 1800
Watkinsville, GA 30677
Office: (678) 726-3300
Fax: (678) 804-1874
www.dovetailcivil.com

DATE	DESCRIPTION
12/17/19	REZONING SUBMITTAL TO CITY OF GAINESVILLE

Wills Street Townhomes
REZONING CONCEPT PLAN

DEVELOPER INFORMATION
DAVIS FINE LLC
PO BOX 898
GAINESVILLE, GA 30603
PHONE: (678) 938-7040
CONTACT: ROBBIE ROBISON

24-HR CONTACT: ROBBIE ROBISON, (678) 938-7040

PROJECT NUMBER: RDR018
DATE: 12/17/19
ISSUE NUMBER: 1
CHECKED BY: RDB
SHEET TITLE: REZONING CONCEPT PLAN
SHEET NUMBER: RZ-1
OF 1 SHEET



CITY OF GAINESVILLE

AGENDA REQUEST

Date Submitted: 1/21/2020

Presenter: Matt Tate

Item of Business: Request from **Gainesville Non-Profit Development Foundation** to rezone a 1.07± acre tract located at the southeast and southwest side of the intersection of Davis Street and Wills Street (a/k/a **623, 635, 641 and 645 Davis Street, SW**) from General Business (G-B) and Heavy Industrial (H-I) to Residential-II (R-II).
Ward Number: Three
Tax Parcel Number(s): 01-030-005-004; 01-030-006-003A; 01-030-007-001
Request: Four single-family homes

Meeting Date: 2/11/2020

Purpose of Request:

The applicant is proposing to rezone the subject property and a portion of the Davis Street cul-de-sac in order to develop four (4) single-family homes. The homes will be part of an overall 5-lot pocket neighborhood called the "Davis Street Cottages" designed to provide affordable housing. The property contains three vacant lots that will be reconfigured into four lots and the proposed homes will range from 1,150 to 1,500 square feet in size with three bedroom and two bathrooms. There is an adjacent lot already zoned R-II which the applicant owns that will be part of the pocket neighborhood. Through a separate but coordinated effort, Davis Street will be reopened / improved to provide access to Queen City Parkway and the Davis Street cul-de-sac will be removed to become part of the proposed development. The subject property is located within the Midtown Overlay Zone and the surrounding properties include single-family homes, Enclave apartments, gas station, three churches and various office warehouse uses.

History/Background:

Facts & Issues for Consideration:

Department Recommendation:

Planning staff recommended approval with two conditions. See the Staff Recommendation report for details.

Department Director:

Rusty Ligon

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

N/A

Amount Requested:

Source of Funds:

Finance Comments:

Administrative Comments:

ATTACHMENTS:

Description	Type
☐ Staff Recommendation Report	Report
☐ Location Maps	Backup Material
☐ Narrative	Backup Material
☐ Survey	Backup Material
☐ Site Plan	Backup Material
☐ Architectural Renderings	Backup Material

**GAINESVILLE PLANNING and APPEALS BOARD
STAFF RECOMMENDATION**

Applicant and Property Owner..... Gainesville Non-Profit Development Foundation
Location..... 623, 635, 641 and 645 Davis Street, SW
Request..... Rezone from G-B and H-I to R-II
Size 1.07± acres
Ward..... Three
Proposed Use..... Four single-family homes
Planning Division Staff Recommendation **Approval, with conditions**
Date..... February 11, 2020

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

The applicant is proposing to rezone the subject property and a portion of the Davis Street cul-de-sac in order to develop four (4) single-family homes. The homes will be part of the overall 5-lot, "Davis Street Cottages" designed to provide affordable housing and sold to income-eligible individuals and families. The Gainesville Non-Profit Development Foundation entered into a development agreement with the City of Gainesville to serve as the developer using the City's Community HOME Investment Program (CHIP) grant funds earmarked for new construction. The subject property is located within the Midtown Overlay Zone.

The subject property contains three vacant lots that will be reconfigured into four lots and the proposed homes will range from 1,150 to 1,500 square feet in size with three bedrooms and two bathrooms. There is an adjacent lot already zoned R-II which the applicant owns that will be part of the pocket neighborhood. Parking will be located to the rear of the homes and two shared driveways will be constructed in order to reduce the number of curb cuts along Davis Street. Through a separate but coordinated effort, Davis Street will be reopened / improved to provide access to Queen City Parkway and the Davis Street cul-de-sac will be removed to become part of the proposed development. Perimeter fencing and a vegetated landscape berm will be installed along the western boundary line and across the rear of the proposed lots. Trash service will be provided by the City of Gainesville.

▪ **Adjacent Land Use and Zoning**

Location	Use	Zoning
North	Enclave Apartments	Residential-II (R-II)
South	Marathon Gas Station, Peach State Fire, Various industrial warehouse buildings	Heavy Industrial (H-I)
East	Single-family homes	Residential-II (R-II)
West	Vacant property, Marathon Gas Station, Medina's Tire Service, La Santaneca Bakery	General Business (G-B)

- **Other Departmental Comments**

There were no departmental comments regarding this request.

- **Zoning History**

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

2020- A request by the City of Gainesville to rezone a 6.84± acres tract located at 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) was approved with conditions for a mixed-use development.

2020- A request by the City of Gainesville to rezone a 4.1± acres tract located at 610 and 622 Main Street, SW; 605 Grove Street, SW from Light Industrial (L-I) to Planned Unit Development (P-U-D) was approved with conditions for a mixed-use development.

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 adjacent and nearby property consists of a mixture of residential, commercial and industrial zoned properties. The proposed single-family homes are of similar scale and will compliment the adjacent and nearby residential properties. The proposal appears suitable based on recent development in the Midtown Area and will provide for additional housing opportunities within the Midtown area.

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

The proposed single-family homes should not adversely affect the adjacent or nearby property. The proposal will provide for additional housing needs that will enhance the surrounding property and will rejuvenate an otherwise abandoned tract of land.

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

The Gainesville Future Development Map places the subject property within the *Mixed-Use Midtown* land use category. This category includes areas to be developed in accordance with the Midtown Redevelopment Plan which allows for a mixture of land uses including office, neighborhood retail, and residential.

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

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

The Midtown Overlay Zone allows for single-family homes regardless of the zoning. It is the desire to rezone the property from General Business (G-B) and Heavy Industrial (H-I) to Residential-II (R-II) to better match the proposed use and to be consistent with the adjacent R-II zoned property owned by the applicant. If approved, the property will be effectively downzoned to a less aggressive zoning district that will better support recent redevelopment efforts within the Midtown area.

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

The proposed single-family homes 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 the property.

Existing public safety services already respond to the adjacent and nearby properties. Gainesville Fire Station #1 is located 0.36± miles from the property.

The proposed development will have minimal impact on the surrounding road network. The applicant proposes access from the closed portion of Davis Street which will be reopened to provide direct access to Queen City Parkway. According to the Institute of Transportation Engineers (ITE) Trip Generation Handbook (9th Edition), the proposed use at build out could generate on average approximately 47± new trips per weekday, 4 A.M. and 5 P.M. peak hour trips.

The projected number of new students that may attend public schools within the proposed development is unknown at this time. City school bus service is currently provided to the adjacent single-family homes and the Enclave apartments.

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

The property is 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 further investment as desired by the applicant.

(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?

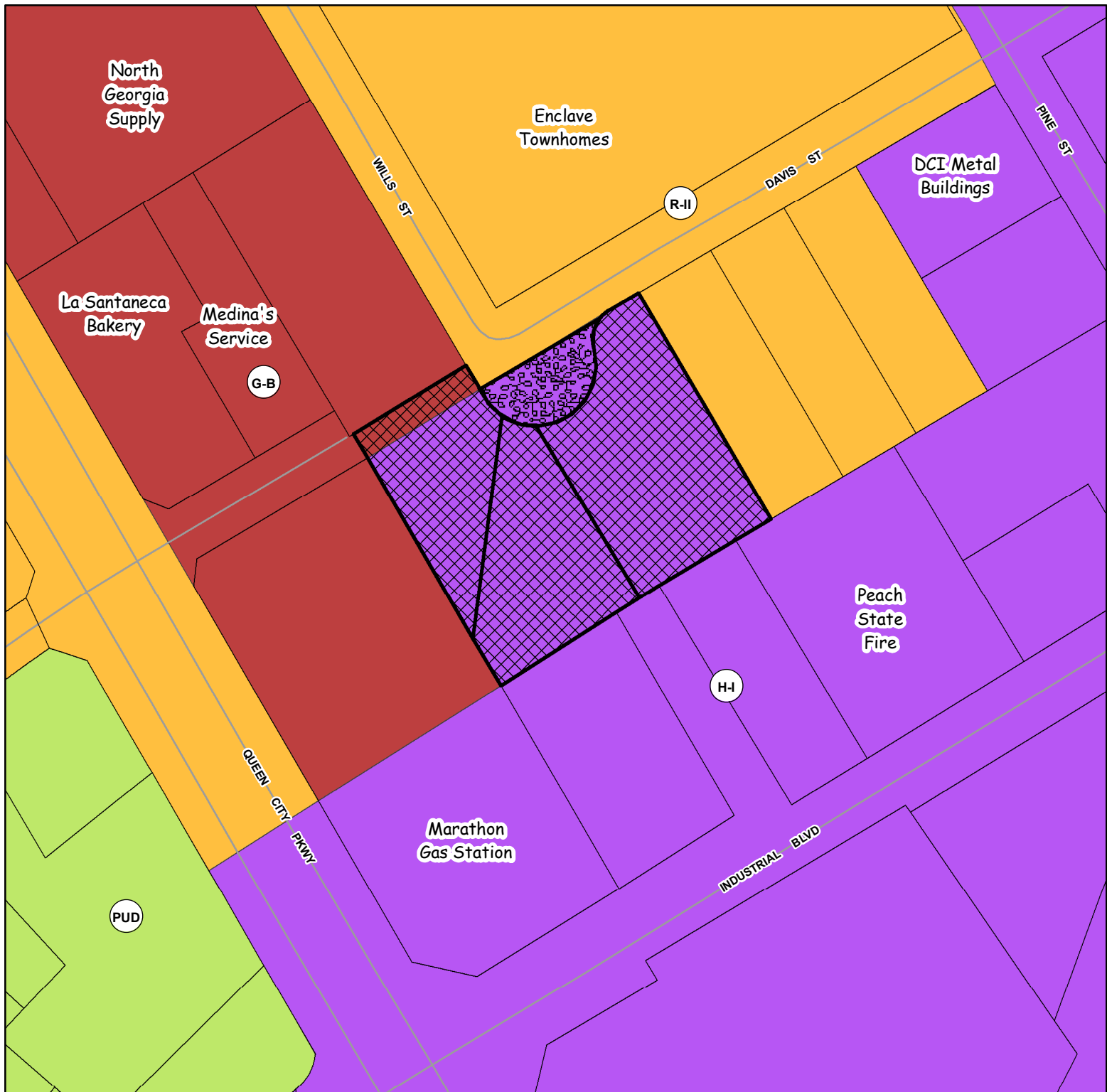
Based on the Comprehensive Plan and the adjacent mixture of uses, it appears the proposal reflects a reasonable balance between the promotion of the public health, safety, morality, or general welfare and the right to unrestricted use of property, with the proposed zoning conditions.

▪ **Staff Recommendation**

The Planning Division staff is recommending **conditional approval** of this rezoning request with a zoning of **Residential-II (R-II)** based on the Comprehensive Land Use Plan and the mixture of residential and non-residential 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.**
2. **All access point design for the subject property shall require review and approval by the Gainesville Public Works Director.**



**Applicant: GAINESVILLE NON-PROFIT
DEVELOPMENT FOUNDATION**

REZONING REQUEST

Request:

Rezone 1.07+/- acre from General Business (G-B) and Heavy Industrial (H-I) to Residential-II (R-II) for four single-family homes

Subject Property Address:

623, 635, 641 & 645 Davis Street, SW

Tax Parcel: 01-030-005-004;
01-030-006-003A;
01-030-007-001

Meeting Date: 02/11/2020

Map Prepared: 01/15/2020



Subject Property



Right-of-Way to be Rezoned



0 60 120 180 240 Feet

1" = 100'



CITY OF
GAINESVILLE

COMMUNITY AND ECONOMIC DEVELOPMENT





Applicant: **GAINESVILLE NON-PROFIT
DEVELOPMENT FOUNDATION**

REZONING REQUEST

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Rezone 1.07+/- acre from General Business (G-B) and Heavy Industrial (H-I) to Residential-II (R-II) for four single-family homes

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01-030-006-003A;
01-030-007-001

Meeting Date: 02/11/2020

Map Prepared: 01/15/2020



Subject Property and
Right-of-Way to be Rezoned



0 60 120 180 240 Feet

1" = 100'



CITY OF
GAINESVILLE

COMMUNITY AND ECONOMIC DEVELOPMENT





Gainesville, Nonprofit Development Foundation, Inc.

“DAVIS STREET COTTAGES”

WRITTEN NARRATIVE REZONING APPLICATION 635-645 DAVIS STREET, SW

Applicant/Owner Background

The Gainesville Nonprofit Development Foundation, Inc. (GNDF) purchased property located at 617, 635, 641 and 645 Davis Street, SW in June 2017 for the purpose of creating affordable housing opportunities and meeting priorities identified in the City’s HUD Consolidated Housing Plan. The GNDF was established by the City in 1970, to oversee land purchasing and housing development. Governed by a seven-member board appointed by the Mayor and Council, GNDF strives “to eliminate slums, combat community deterioration, secure adequate housing, purchase land and/or develop land, and improve the living conditions in the City of Gainesville”. Since 1970, the GNDF has developed five subdivisions to assist existing and potential homeowners and has rehabilitated over 75 housing units. GNDF also provides low-interest loans for housing repairs to eligible homeowners who are unable to secure a bank loan.

Existing Conditions

The Davis Street property purchased by the GNDF is comprised of four (4) tracts, totaling approximately 1.247 acres. Property located at 617 Davis Street is zoned Residential-II (R-II) and currently is vacant of any structures. The remaining three tracts – 635, 641 and 645 Davis Street – consist of approximately 0.98 acres of vacant land. These three tracts are zoned Heavy Industrial (H-I) and are adjacent to a mix of single- and multi-family residential dwellings and heavy commercial businesses and office. More specifically, the subject tract sits across the street from the Enclave townhome-style apartments that front Davis, Wills and Pine Streets and Martin Luther King, Jr. Boulevard. Adjacent properties to the south and west contain a mix of retail businesses, a gas station and convenience store, and business with offices and loading/storage bays.

Proposed Development

The GNDF intends to develop the “Davis Street Cottages” as a five-lot pocket neighborhood with single-family homes for homeownership. GNDF entered into a development agreement with the City of Gainesville to serve as the developer using the City’s HOME/CHIP grant funds earmarked for new construction. The homes will be sold to income-eligible individuals and families per the grant program guidelines.

GNDF is requesting to rezone the subject three tracts (635, 641 and 645 Davis Street) from H-I to R-II for the following reasons:

- 1.) Bring all tracts in the proposed “Davis Street Cottages” pocket neighborhood under the same zoning;
- 2.) Have a zoning classification that matches the intended use as single-family residential homes and protects the pocket neighborhood from potentially incompatible new construction or redevelopment on adjacent properties; and
- 3.) Minimize confusion, inconsistencies or discrepancies in the future as to how the subject property can be used in the future.

The proposed homes will be on slabs and will consist of a three-bedroom, two-bathroom floorplan. Homes will range between 1,150- to 1,500-square feet in size. They will be constructed to comply with grant program requirements, including universal design standards and zero-step entry access points. Shared access/driveway easements will be obtained and recorded prior to closing on the sale of the homes. Existing utility easements will be maintained or adjusted as required by the utility provider(s).

Additionally, perimeter fencing and vegetated landscape berm will be installed along the western boundary line and across the rear of the proposed lots. The landscape berm will be comprised of a mix of flowering trees, evergreens and deciduous shade trees as well as various grasses and shrubs.

Through a separate but coordinated effort, Davis Street will be reopened and improved. The partial cul-de-sac shown on the survey will be removed, with a portion becoming part of the proposed “Davis Street Cottages” pocket neighborhood and the remaining section being improved as part of the reopening of Davis Street.

THIS BLOCK RESERVED FOR
THE CLERK OF THE SUPERIOR COURT

SURVEYOR'S CERTIFICATE

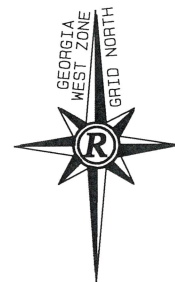
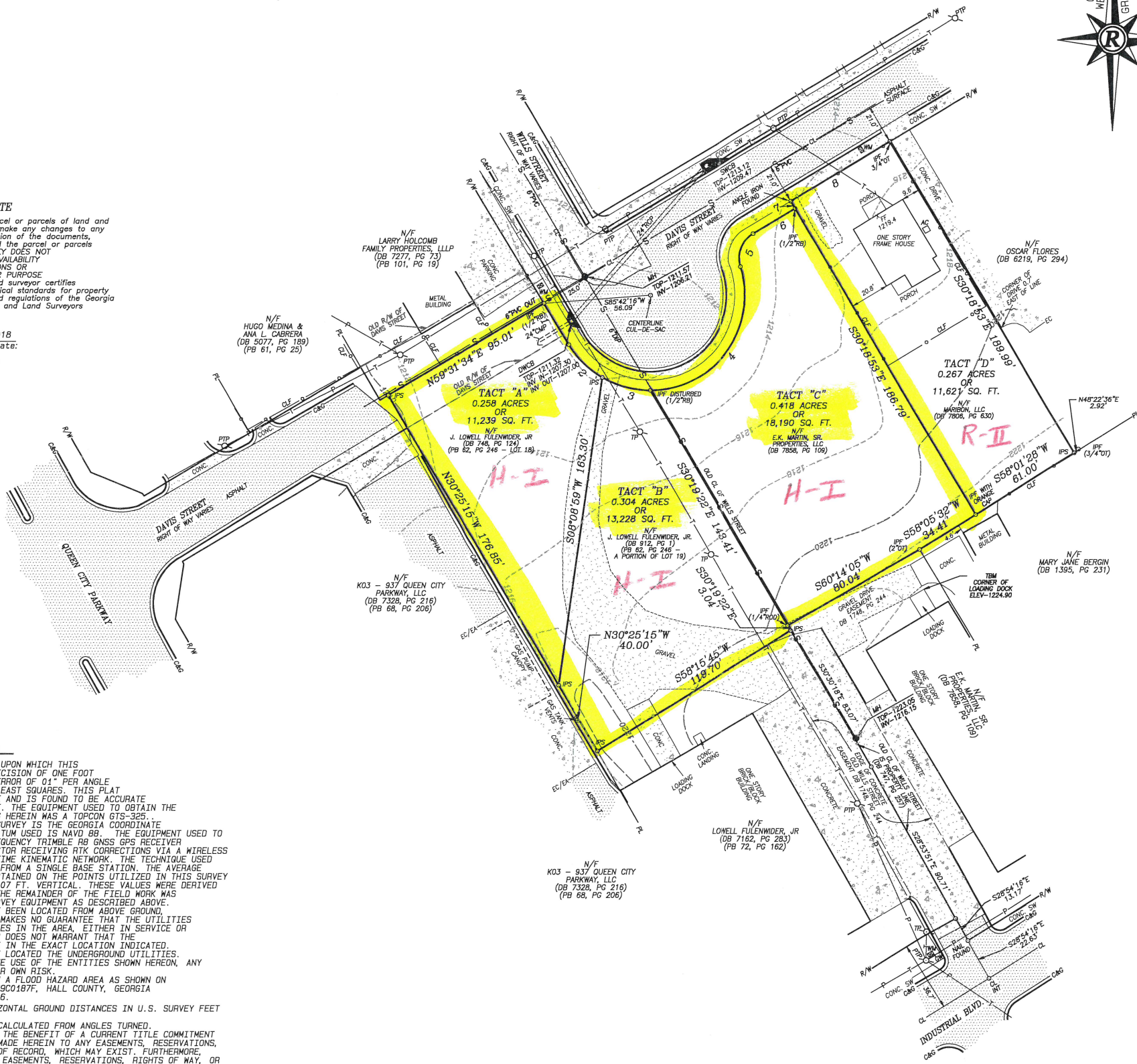
This survey is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated herein. 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. 15-6-67.

Robert S. Cleveland
Registration No. 2894
Email: rscleveland@rochester-assoc.com
Rochester LSF #000484

1/23/2018
Date:

NOTES:

1. THE FIELD DATA DATED 1/16/2018 UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 74,576 FEET AND AN ANGULAR ERROR OF 01" 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 75,274 FEET. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS HEREIN WAS A TOPCON GTS-325.
2. THE HORIZONTAL DATUM FOR THIS SURVEY IS THE GEORGIA COORDINATE SYSTEM, WEST ZONE. VERTICAL DATUM USED IS NAVD 88. THE EQUIPMENT USED TO OBTAIN THIS DATA WAS A DUAL FREQUENCY TRIMBLE R8 GNSS GPS RECEIVER WITH A TRIMBLE TS02 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 HEREON HAVE BEEN LOCATED FROM ABOVE GROUND, VISIBLE EVIDENCE. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
4. THIS SURVEY IS FOR THE EXCLUSIVE USE OF THE ENTITIES SHOWN HEREON, 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 # 13139C0187F, HALL COUNTY, GEORGIA REVISED DATE, SEPTEMBER 29, 2006.
6. ALL DISTANCES AS SHOWN ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET (39.37 INCHES = 1 METER).
7. THE BEARINGS SHOWN HEREON WERE CALCULATED FROM ANGLES TURNED.
8. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT POLICY. THEREFORE EXCEPTION IS MADE HEREIN TO ANY EASEMENTS, RESERVATIONS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD, WHICH MAY EXIST. FURTHERMORE, THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, RESERVATIONS, RIGHTS OF WAY, OR RESTRICTIONS, WHICH ARE NOT RECORDED OR NOT DISCLOSED BY THE TITLE COMMITMENT OR OTHERWISE UNKNOWN TO THE SURVEYOR; THEREFORE EXCEPTION IS TAKEN TO ANY SUCH ITEMS.



LINE	CHORD BEARING	CHORD	ARC	RADIUS
1	S31°14'04\"E	25.41'		
2	S45°32'24\"E	24.71'	24.97'	50.00'
3	S74°50'27\"E	25.87'	28.17'	50.00'
4	N36°27'41\"E	80.60'	93.73'	50.00'
5	N21°01'22\"E	18.58'	20.03'	15.00'
6	N59°17'11\"E	25.88'		
7	N30°18'53\"W	4.44'		
8	N59°11'23\"E	60.97'		

AREA CHART

TACT "A" = 0.258 ACRES
TACT "B" = 0.304 ACRES
TACT "C" = 0.418 ACRES
TACT "D" = 0.267 ACRES

TOTAL = 1.247 ACRES

LEGEND:

APPROX-	APPROXIMATE
BP	BRADFORD PEAR
BL	BUILDING SETBACK LINE
BW	BOTTOM OF HALL
C&G	CURB & GUTTER
CL	CENTERLINE
CON	CONCRETE
CMP	CORRUGATED METAL PIPE
DB	DEED BOOK, PAGE
DI	DROP INLET
DT	DUMPSIDE PAD
DWCB	DOUBLE-WING CATCH BASIN
EA	EDGE OF ASPHALT
F&M	FIBER OPTIC CABLE MARKER
FFE	FINISH FLOOR ELEVATION
FI	FIRE HYDRANT
G	GAS LINE
G&M	GAS MARKER
GS	GAS VALVE
GW	GUY WIRE
HC	HANDICAP PARKING SPACE
HW	HEADWALL
HWF	HOG WIRE FENCE
INV	INVERT ELEVATION
IPF	IRON PIN FOUND
IPS	IRON PIN SET (1/2\" R/B WITH YELLOW CAP STAMPED ROCHESTER LSF 000484)
INT	INTERSECTION
JB	JUNCTION BOX
LL	LAND LOT
LL	LAND LOT LINE
LP	LIGHT POLE
LP	LIQUID PROPANE TANK
MPH	MILES PER HOUR
MKR	MARKER
MN	MINUTE
N/F	NOW OR FORMERLY
OCS	OUTLET CONTROL STRUCTURE
OT	OPEN TOP PIPE
P	POWER LINE
P-T	POWER & TELEPHONE LINE
PS	POWER SUB
PBX	POWER BOX
PL	PROPERTY LINE
PM	POWER METER
PP	POINT OF BEGINNING
PTLP	POWER, TELEPHONE, LIGHT POLE
PP	POWER POLE
PTP	POWER & TELEPHONE POLE
PB, PG	PLAT BOOK, PAGE
R/C	REINFORCED CONCRETE PIPE
R/W	RIGHT OF WAY
R/W	STORM DRAIN FLOW
-S-	SANITARY SEWER LINE FLOW
SSE	SANITARY SEWER EASEMENT
SW	SIDEWALK
SWCB	SINGLE-WING CATCH BASIN
TM	TEMPORARY BENCHMARK
TBX	TELEPHONE BOX
TP	TELEPHONE POLE
TMH	TELEPHONE MANHOLE
TSP	TRAFFIC SIGNAL POLE
TSBX	TRAFFIC SIGNAL BOX
TPOB	TRUE POINT OF BEGINNING
UP	UNDERGROUND POWER
UT	UNDERGROUND TELEPHONE
WI	WEIR INLET
WF	WOOD FENCE
WM	WATER LINE
WM	WATER METER
WV	WATER VALVE
WMH	WATER MANHOLE
SG	SWEET GUM
MD	MAPLE
WD	WHITE OAK
PD	POST OAK
HK	HICKORY
SW	SOUR WOOD

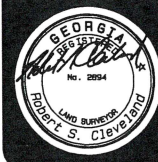
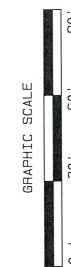
REFERENCE PLATS:
1. SUBDIVISION PLAT FOR SOUTHWEST NEIGHBORHOOD DEVELOPMENT PROGRAM RECORDED IN PLAT BOOK 62, PAGE 246-247
2. SURVEY FOR 7 STAR FINANCIAL, LLC, DATED 8/25/2014 PREPARED BY LOVELL, DUVAL AND ASSOCIATES.

Rochester & Associates, Inc.
425 Oak Street N.W., Gainesville, Georgia 30601
(770)716-0500 Fax # (770)716-0500
WWW.ROCHESTER-ASSOC.COM

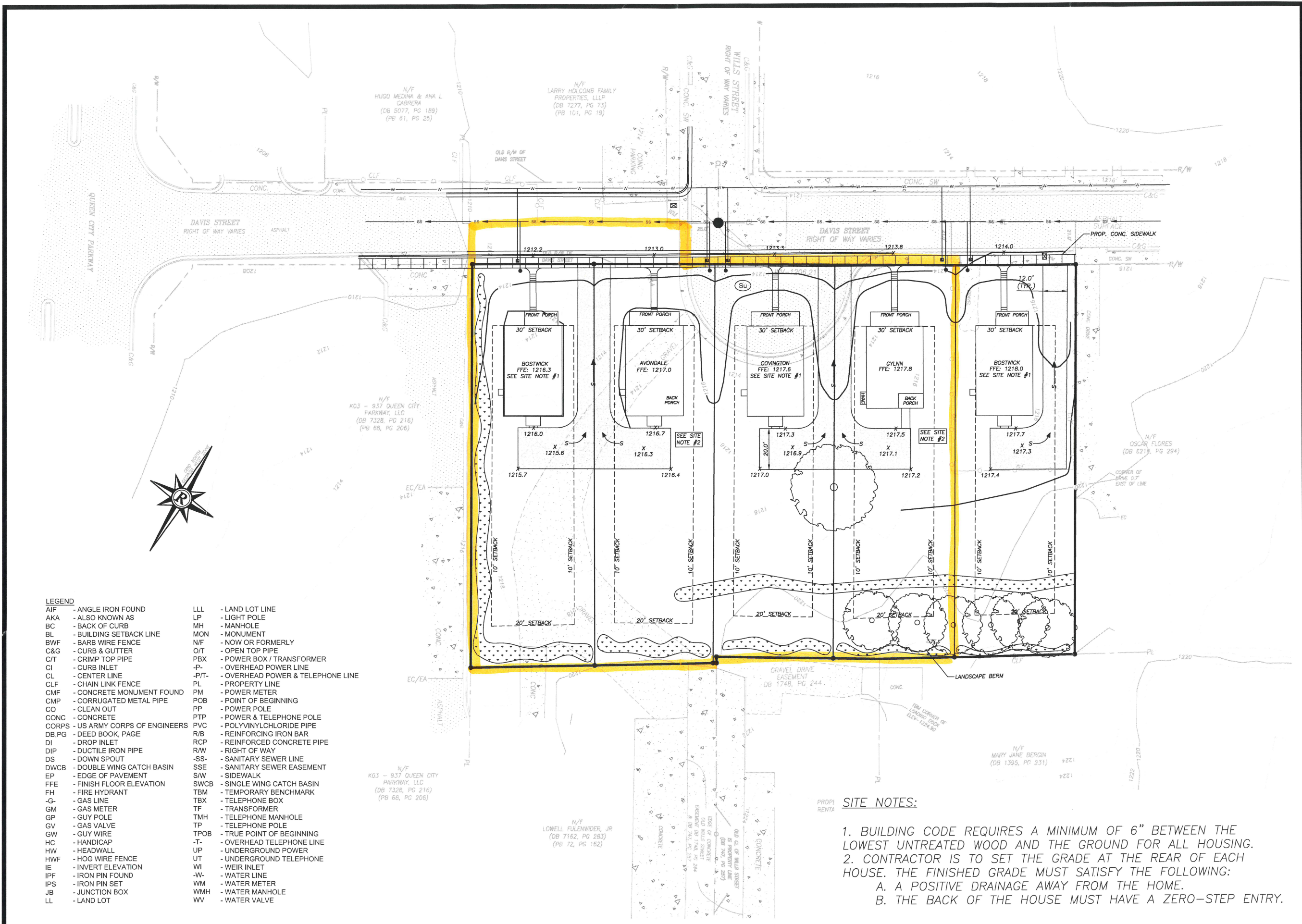
RETRACEMENT & TOPOGRAPHIC SURVEY FOR:
CITY OF GAINESVILLE

LOCATED IN
LAND LOT 153, 9TH DISTRICT,
CITY OF GAINESVILLE,
HALL COUNTY, GEORGIA

NO.	DATE	DESCRIPTION	REVISIONS



SHEET
1
OF
1
DATE: 1/23/2018
SCALE: 1\"/>



Rochester & Associates, Inc.
425 Oak Street N.W. • Gainesville, Georgia 30501
(770)718.0600 (770)718.9090 Fax • www.rochester-assoc.com

SITE/GRADING/UTILITIES PLAN
FOR:
CITY OF GAINESVILLE
LOCATED IN:
LAND LOT 153, DISTRICT 9
CITY OF GAINESVILLE
FL 32601

NO.	DATE	DESCRIPTION

ANY CHANGES OR ALTERATIONS MADE TO THESE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE CLIENT. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

GRAPHIC SCALE
1" = 20'
0' 20' 40'

SHEET
1
OF
1

DATE: 09/24/19
SCALE: 1"=20'
JOB NO.: 0218007.GCD
DRAWN BY: ARJ

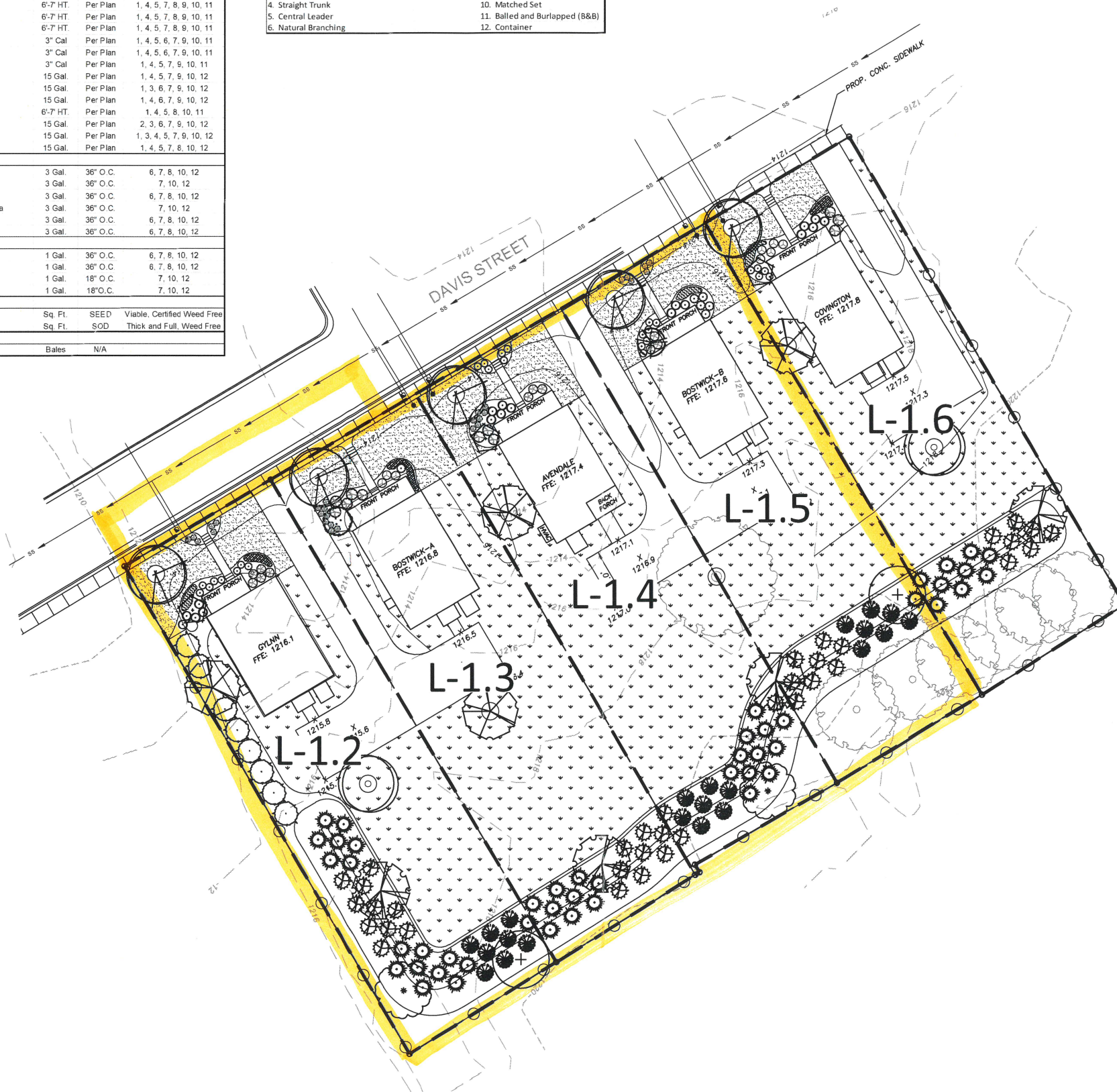
Landscape Plan Plant Schedule:

QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	REMARKS
TREES					
1	Lagerstroemia 'New Snow'	New Snow Crape Myrtle	6'-7' HT.	Per Plan	1, 4, 5, 7, 8, 9, 10, 11
3	Lagerstroemia 'Catawba'	Catawba Crape Myrtle	6'-7' HT.	Per Plan	1, 4, 5, 7, 8, 9, 10, 11
1	Lagerstroemia 'Sioux'	Sioux Crape Myrtle	6'-7' HT.	Per Plan	1, 4, 5, 7, 8, 9, 10, 11
2	Quercus texana	Nuttall Oak	3" Cal	Per Plan	1, 4, 5, 6, 7, 9, 10, 11
4	Quercus phellos	Willow Oak	3" Cal	Per Plan	1, 4, 5, 6, 7, 9, 10, 11
5	Acer rubrum 'October Glory'	October Glory Red Maple	3" Cal	Per Plan	1, 4, 5, 7, 9, 10, 11
4	Acer rubrum	Red Maple	15 Gal.	Per Plan	1, 4, 5, 7, 9, 10, 12
2	Liquidambar styraciflua	Sweetgum	15 Gal.	Per Plan	1, 3, 6, 7, 9, 10, 12
2	Liriodendron tulipifera	Tulip Poplar	15 Gal.	Per Plan	1, 4, 6, 7, 9, 10, 12
8	Ilex x 'Cona'	Oakleaf Holly	6'-7' HT.	Per Plan	1, 4, 5, 8, 10, 11
22	Prunus laurocerasus	Cherry Laurel	15 Gal.	Per Plan	2, 3, 6, 7, 9, 10, 12
47	Ilex x attenuata 'Savannah'	Savannah Holly	15 Gal.	Per Plan	1, 3, 4, 5, 7, 9, 10, 12
36	Juniperus virginiana 'Brodie'	Brodie Cedar	15 Gal.	Per Plan	1, 4, 5, 7, 8, 10, 12
SHRUBS & GRASSES					
19	Gardenia jasminoides 'Radicans'	Gardenia Radicans	3 Gal.	36" O.C.	6, 7, 8, 10, 12
8	Azalea x 'Red Ruffles'	Red Ruffles Azalea	3 Gal.	36" O.C.	7, 10, 12
11	Distylium 'Vintage Jade'	Vintage Jade Distylium	3 Gal.	36" O.C.	6, 7, 8, 10, 12
6	Hydrangea macrophylla 'Endless Summer'	Endless Summer Hydrangea	3 Gal.	36" O.C.	7, 10, 12
18	Ilex cornuta 'Carissa'	Carissa Holly	3 Gal.	36" O.C.	6, 7, 8, 10, 12
11	Ilex vomitoria 'Shillings Dwarf'	Dwarf Yaupon Holly	3 Gal.	36" O.C.	6, 7, 8, 10, 12
GROUND COVER					
28	Rosa 'Meidiflora'	Coral Drift Rose	1 Gal.	36" O.C.	6, 7, 8, 10, 12
7	Azalea x 'Gumpo White'	White Gumpo Azalea	1 Gal.	36" O.C.	6, 7, 8, 10, 12
33	Carex oshimensis 'Evercolor'	Evercolor Sedge	1 Gal.	18" O.C.	7, 10, 12
37	Liriope muscari 'Big Blue'	Big Blue Liriope	1 Gal.	18" O.C.	7, 10, 12
TURF					
23,015	Eremochloa ophiuroides 'TifBlair'	TifBlair Centipede	Sq. Ft.	SEED	Viable, Certified Weed Free
5,003	Eremochloa ophiuroides 'TifBlair'	TifBlair Centipede	Sq. Ft.	SOD	Thick and Full, Weed Free
MULCH					
425	Pine Straw		Bales	N/A	

ALL DISTURBED AREAS SHALL BE STABILIZED WITH PERMANENT GRASS SEED VEGETATION. CONTRACTOR TO CONFIRM DISTURBED LIMITS AND FINAL GRASS SEED QUANTITY. SEE SHEET L-1.0 FOR INSTALLATION NOTES.

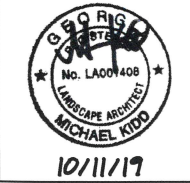
Remarks

1. Single Trunk
2. Multi-Trunk, 3-5 canes, 1" min./cane
3. Tree Form / Standard
4. Straight Trunk
5. Central Leader
6. Natural Branching
7. Full Canopy / Head
8. Full to Ground
9. Specimen
10. Matched Set
11. Balled and Burlapped (B&B)
12. Container



3469 Lawrenceville Highway
Suite 204
Tucker, Georgia 30084
(404) 895-2253
www.RootDesignStudio.com

Seal:



Date: 10.11.19

Project No: 2019-041

Drawn By: PS

Checked By: MK

Davis Street Cottages
Gainesville, Georgia
City of Gainesville, Community Development
311 Henry Ward Way
Gainesville, GA 30503

Revisions:

NO.	DATE	DESCRIPTION

Sheet Title:

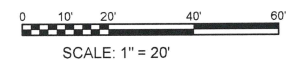
Landscape Plan

Sheet No:

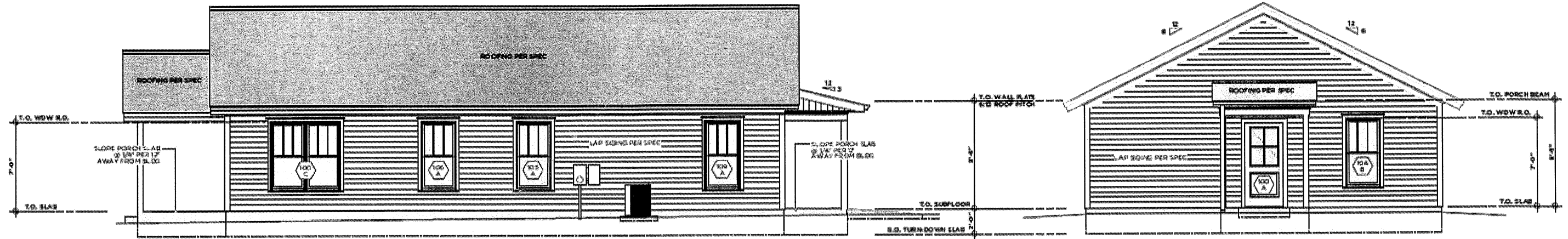
L-1.1



Know what's below.
Call before you dig.

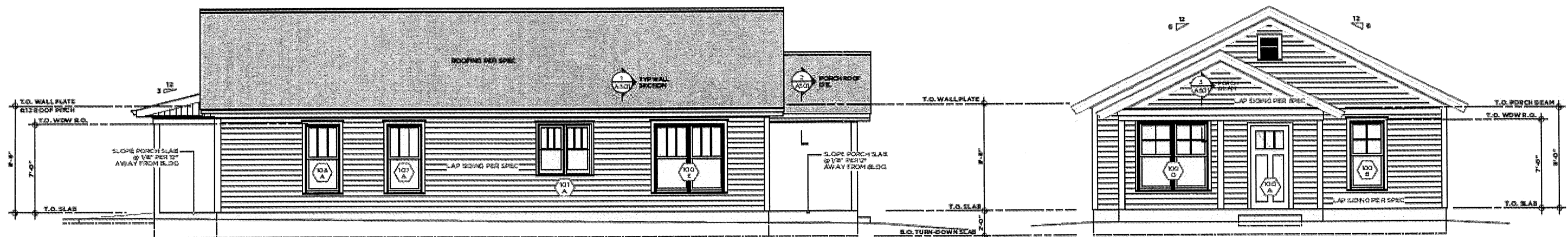


RELEASED FOR CONSTRUCTION



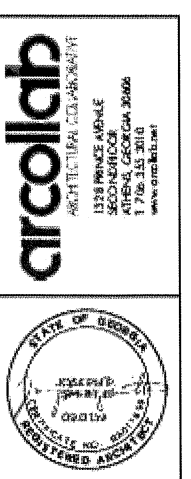
RIGHT SIDE ELEVATION 4
SCALE 1/4" = 1'-0"

REAR ELEVATION 3
SCALE 1/4" = 1'-0"



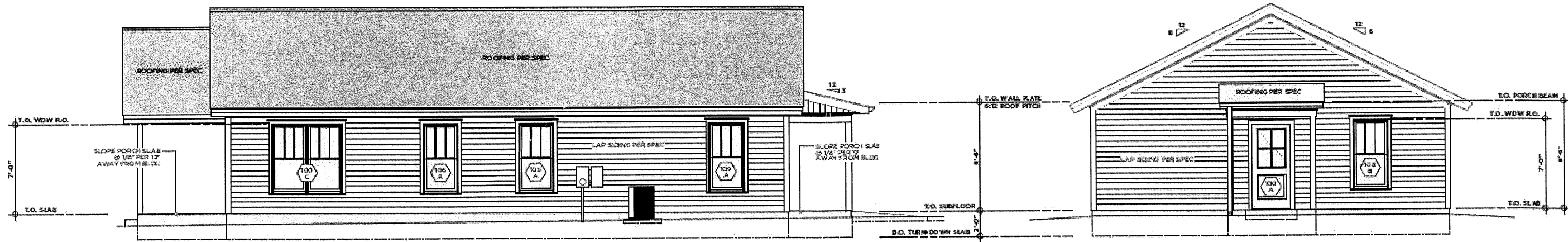
LEFT SIDE ELEVATION 2
SCALE 1/4" = 1'-0"

FRONT ELEVATION 1
SCALE 1/4" = 1'-0"



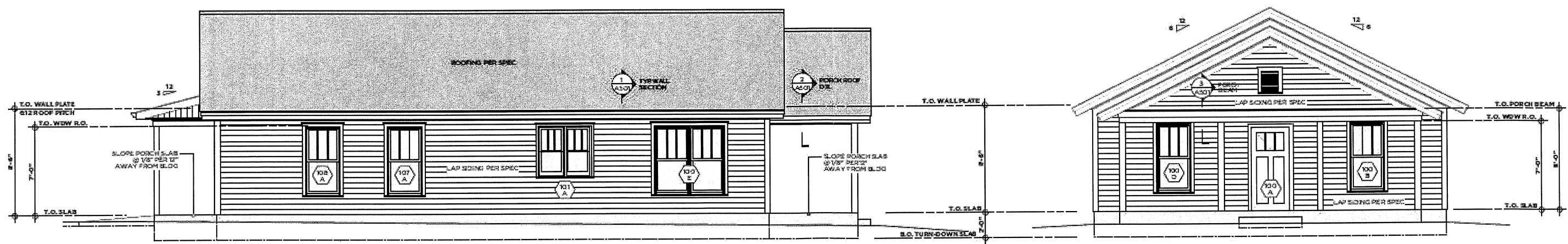
PROJECT:
DAVIS STREET DEVELOPMENT
617-615-611-645 DAVIS STREET
GAINESVILLE, GEORGIA 30601
TITLE:
REVISIONS: ROOMLINE C

A-402
DATE OF FIRST ISSUE:



RIGHT SIDE ELEVATION ④
SCALE 1/4" = 1'-0"

REAR ELEVATION ③
SCALE 1/4" = 1'-0"



LEFT SIDE ELEVATION ②
SCALE 1/4" = 1'-0"

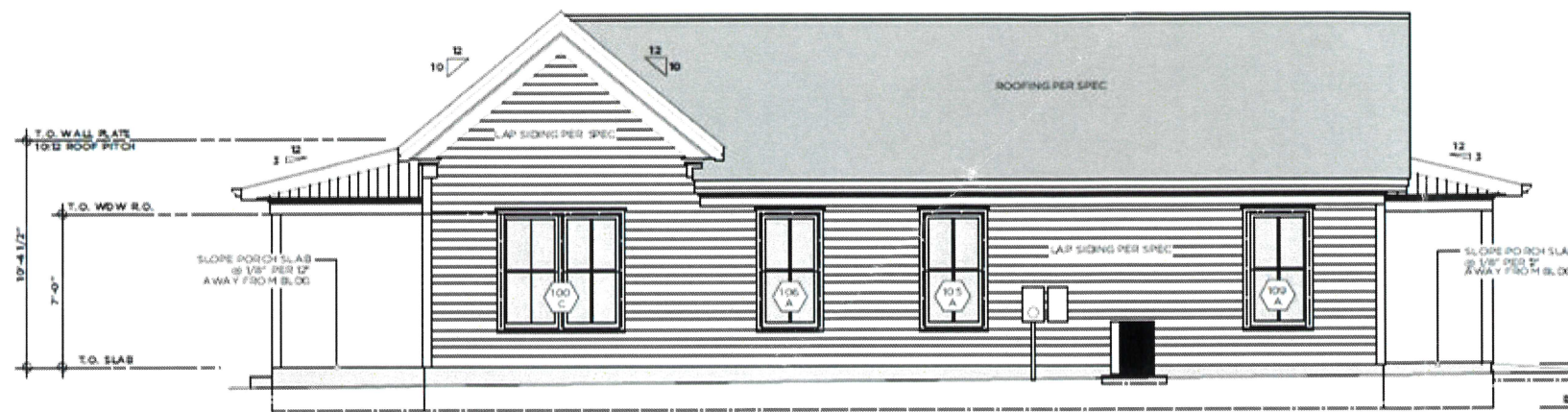
FRONT ELEVATION ①
SCALE 1/4" = 1'-0"

arcollab
ARCHITECTURAL CONSULTANTS
1525 PRINCE AVENUE
SUITE 200
ATLANTA, GEORGIA 30309
TEL: 404.525.9010
www.arcollab.net

STATE OF GEORGIA
JOSEPH B. BROWN, JR.
REGISTERED ARCHITECT

PROJECT:
DAYS STREET DEVELOPMENT
6743.15 S.W. 14th AVE. DAYS STREET
GAINESVILLE, GEORGIA 30601

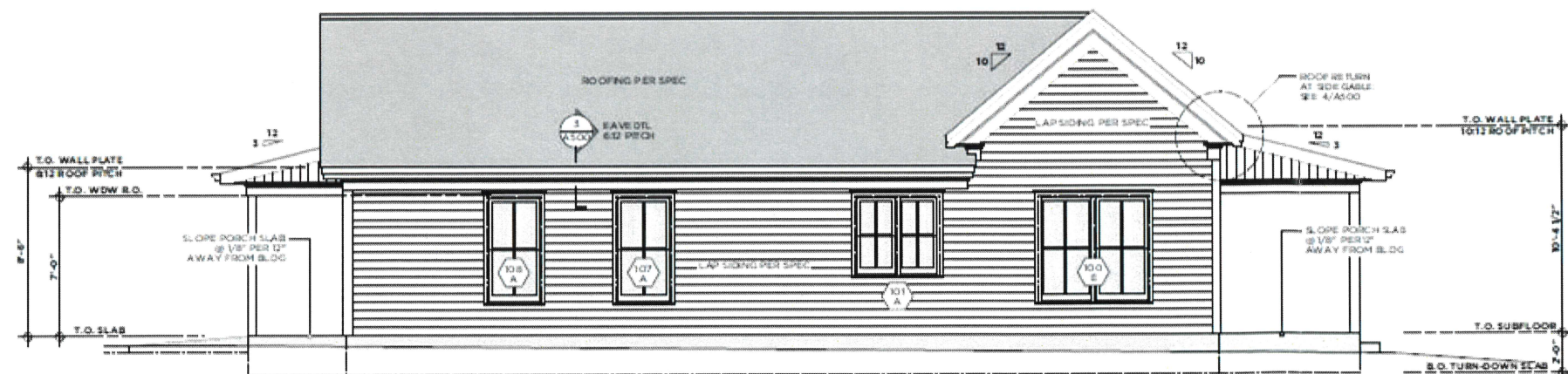
TITLE:
REVISIONS MOORELINE



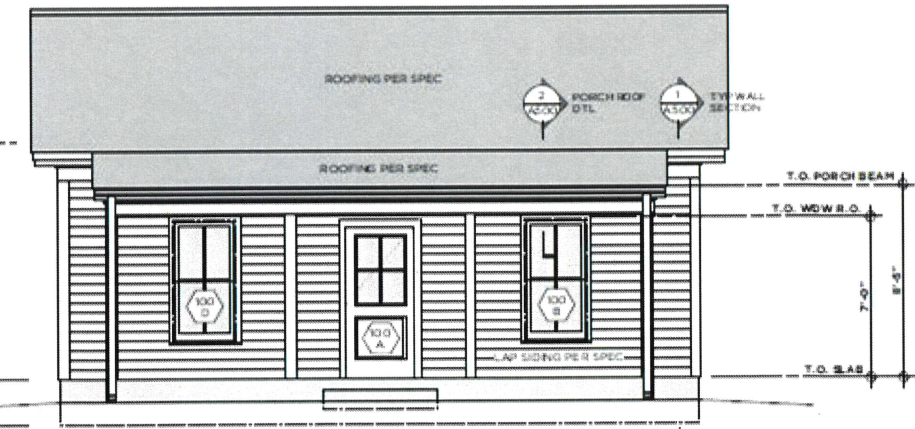
RIGHT SIDE ELEVATION ④
SCALE 1/4" = 1'-0"



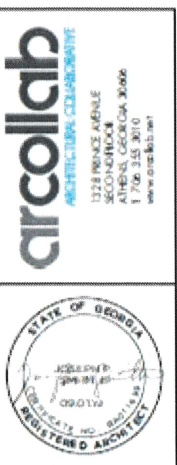
REAR ELEVATION ③
SCALE 1/4" = 1'-0"



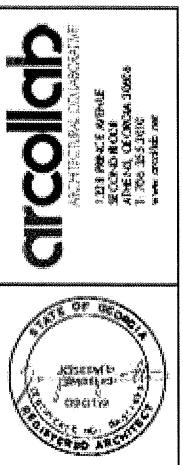
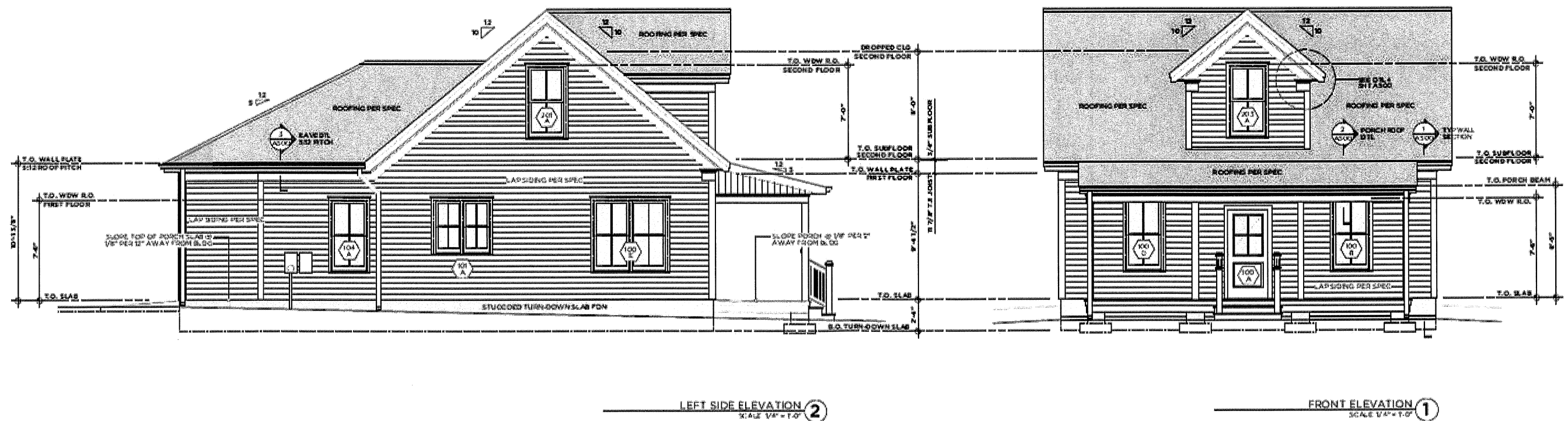
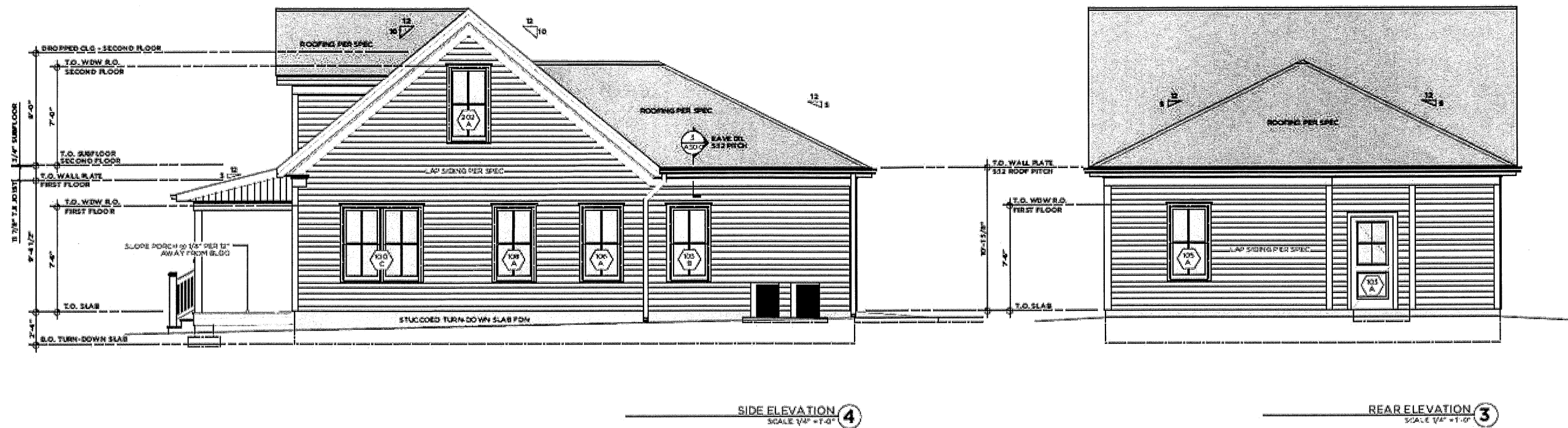
LEFT SIDE ELEVATION ②
SCALE 1/4" = 1'-0"



FRONT ELEVATION ①
SCALE 1/4" = 1'-0"



PROJECT:
DAVIS STREET DEVELOPMENT
617-635-6414 DAVIS STREET
GAINESVILLE, GEORGIA 30601
TITLE:
REVISIONS: ROOM# A



PROJECT:
DAYS STREET DEVELOPMENT
87761544THMS DAYS STREET
GAINESVILLE, GEORGIA 30601

TITLE:
REVATIONS

CITY OF GAINESVILLE

AGENDA REQUEST

Date Submitted: 1/21/2020

Presenter: Matt Tate

Item of Business: Request from **Palmetto Capital Group** for a special use on a 0.84± acre tract located southwest of the intersection of Dawsonville Highway and Pearl Nix Parkway, across from Lakeshore Drive (a/k/a **150 Pearl Nix Parkway, SW**), having a zoning of Regional Business (R-B).
Ward Number: Five
Tax Parcel Number(s): 01-119-003-041A (Part)
Request: Automotive Care Center

Meeting Date: 2/11/2020

Purpose of Request:

The applicant is proposing a special use within Regional Business (R-B) zoning to allow for the development of a 5,700 square foot, 4-bay Firestone auto care center. The subject property is part of the Lakeshore Mall property and is intended to be subdivided to create an outparcel lot. Access will be from two internal driveways that will be improved within the Mall property. The orientation of the building will face Dawsonville Highway which is located within the Gateway Corridor Overlay Zone. Adjacent uses include Lakeshore Mall, Shell gas station, retail strip center, Masonic Lodge, Little & Davenport Funeral Home and the Lakeshore Heights subdivision.

History/Background:

Facts & Issues for Consideration:

Department Recommendation:

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

Department Director:

Rusty Ligon

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

N/A

Amount Requested:

Source of Funds:

Finance Comments:

Administrative Comments:

ATTACHMENTS:

Description	Type
☐ Staff Recommendation Report	Report
☐ Location Maps	Backup Material
☐ Narrative	Backup Material
☐ Survey	Backup Material
☐ Site Plans	Backup Material
☐ Architectural Renderings	Backup Material

**GAINESVILLE PLANNING and APPEALS BOARD
STAFF RECOMMENDATION**

Applicant Palmetto Capital Group
Property Owner Stockbridge Lakeshore, LLC
Location 150 Pearl Nix Parkway, SW
Request Special Use within R-B zoning
Total Acres 0.84± acre
Ward Five
Proposed Use Firestone auto care center
Planning Division Staff Recommendation **Approval, with conditions**
Date February 11, 2020

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

The applicant is proposing a special use within Regional Business (R-B) zoning to allow for the development of a 5,700 square foot, 7-bay Firestone auto care center. The orientation of the building will face Dawsonville Highway which is located within the Gateway Corridor Overlay Zone. The subject property is part of the Lakeshore Mall property and is intended to be subdivided to create an outparcel lot. Access will be from two existing internal driveways that will be improved within the Mall property. There is currently a full access, signalized intersection at the Lakeshore Mall entrance / Lakeshore Drive / Dawsonville Highway. The existing asphalt surface will be regraded and resurfaced to include 26 parking spaces. All tires and other inventory are stored in a designated area within the building.

A Firestone auto care center was previously located within the mall property in front of Dick's Sporting Goods facing Pearl Nix Parkway. The building was demolished in 2013.

▪ **Adjacent Land Use and Zoning**

Location	Use	Zoning
North	Shell Gas station, Strip retail center, Masonic Lodge (Lakeshore Heights Subdivision)	General Business (G-B) Residential-I (R-I)
South	Lakeshore Mall	Regional Business (R-B)
East	Lakeshore Mall; Washington Square shopping center	Regional Business (R-B)
West	Little & Davenport Funeral Home	Office and Institutional (O-I)

Other uses within the immediate area include Gainesville High School, Longwood Park and numerous retail shopping centers. Lake Lanier is located approximately 1,000 feet to the north.

▪ **Other Departmental Comments**

According to the Gainesville Department of Water Resources, the City owns and operates an existing 8" sanitary sewer that may be required to be relocated in order to construct the building depending on its location.

▪ **Zoning History**

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

2019 – A request by the Gainesville Housing Authority to rezone a 6.822± acres tract located at 320 Tower Heights Road from Residential-II (R-II) to Planned Unit Development (P-U-D) was approved with conditions for multi-family apartments.

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

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

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

▪ **Staff Analysis**

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

The subject property is part of the larger 50.0± acres Lakeshore Mall property and is surrounded by mostly commercial development. Adjacent properties are zoned Residential-I (R-I), Office and Institutional (O-I), Regional Business (R-B) and General Business (G-B). The proposed use appears suitable based on the adjacent property.

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

The property has functioned as a non-residential use for approximately 55 years as part of the Lakeshore Mall development. In fact, the Mall property previously contained two auto service uses including the Sears Auto Center and the previous Firestone Auto Care Center. The proposed use is not directly adjacent to residential development and should not create a negative impact on the existing surrounding uses.

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

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

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

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

The subject property is zoned Regional Business (R-B) and will remain so. The current zoning does not inherently allow for auto service, auto repair or auto sales uses without a special use permit. The proposed auto care center appears to be reasonable given that the mall property has functioned as a regional use designed to function with additional outparcel development.

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

The subject property currently utilizes City water and sewer services and there is sufficient capacity to serve the development. As stated previously, the existing 8" sanitary sewer line may be required to be relocated based on the final location of the building.

Existing public safety services respond to the subject property and nearby properties. Gainesville Fire Station #1 is located approximately 1.5± miles from the property.

The proposal is for non-residential purposes and should have no impact on the Gainesville City School System.

According to the Institute of Transportation Engineers (ITE) Trip Generation Handbook (9th Edition), the auto care center on average could generate 135± new trips per day on a Saturday, 16± A.M. and 20± P.M. peak hour trips during the weekday.

(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?

Historically, Lakeshore Mall has served as a regional commercial use but much of the newer commercial development has located further west along Dawsonville Highway. Reinvestment in the mall property is vital to help redevelopment of blighted and vacant structures to prevent greyfield sites such as the vacant Sears building. Therefore, promoting new retail, service and restaurant outparcel space is encouraged. To help with this, the City of Gainesville established the 344 acre / 170 parcel Westside Tax Allocation District property as an economic tool to help upgrade and enhance the Lakeshore Mall area and portions of the nearby Browns Bridge Road and Atlanta Highway commercial corridors.

(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 commercial land uses, the proposed special use request with recommended conditions appears to promote a reasonable balance between the interests of the City, the property owner, and neighboring residents and property owners.

Additional Criteria

(1) The type of street providing access to the subject property is adequate to serve the proposed Special Use.

Dawsonville Highway and Pearl Nix Parkway are considered arterial roads which are capable of serving the proposed use. The proposed use will be improving existing internal driveways so no additional curb cuts or improvements will be necessary.

(2) Access into and out of the property adequately provides for traffic and pedestrian safety, the anticipated volume of traffic flow, and access by emergency vehicles.

Access will function in a similar manner as it currently does. Primary access is expected from the signalized intersection of Dawsonville Highway / Lakeshore Mall driveway will remain unchanged. Pedestrian sidewalks are currently provided along Dawsonville Highway and internally along the various store fronts.

(3) Public facilities such as schools, water or sewer utilities, and police or fire protection are adequate to serve the Special Use.

Existing public facilities such as water, sewer, police and fire protection appear to be adequate to serve the proposed use. There should be no impacts to the Gainesville City School system given the proposed use is for non-residential purposes.

(4) Refuse, service, parking and loading areas on the property are located and screened to protect other properties in the area from such adverse effects as noise, light, glare or odor.

The proposed service, parking, loading and lighting appears to be acceptable. The proposed use will provide for 26 parking spaces. Additional overflow parking is available within the mall property.

(5) The hours and manner of operation of the Special Use have no adverse effects on other properties in the area.

The applicant states the proposed hours of operation for the proposed Firestone auto care center will be 7 days a week. The anticipated hours for the auto care center are from 7:00 AM to 7:00 PM Monday thru Friday, Saturday 7:00 AM to 6:00 PM and Sunday 8:00 AM to 5:00 PM. The proposed hours should cause no adverse impacts to the surrounding properties as they will operate similar to the adjacent businesses.

- (6) The height, size and location of the buildings or other structures proposed on the property are compatible with the height, size or location of buildings or other structures on neighboring properties.

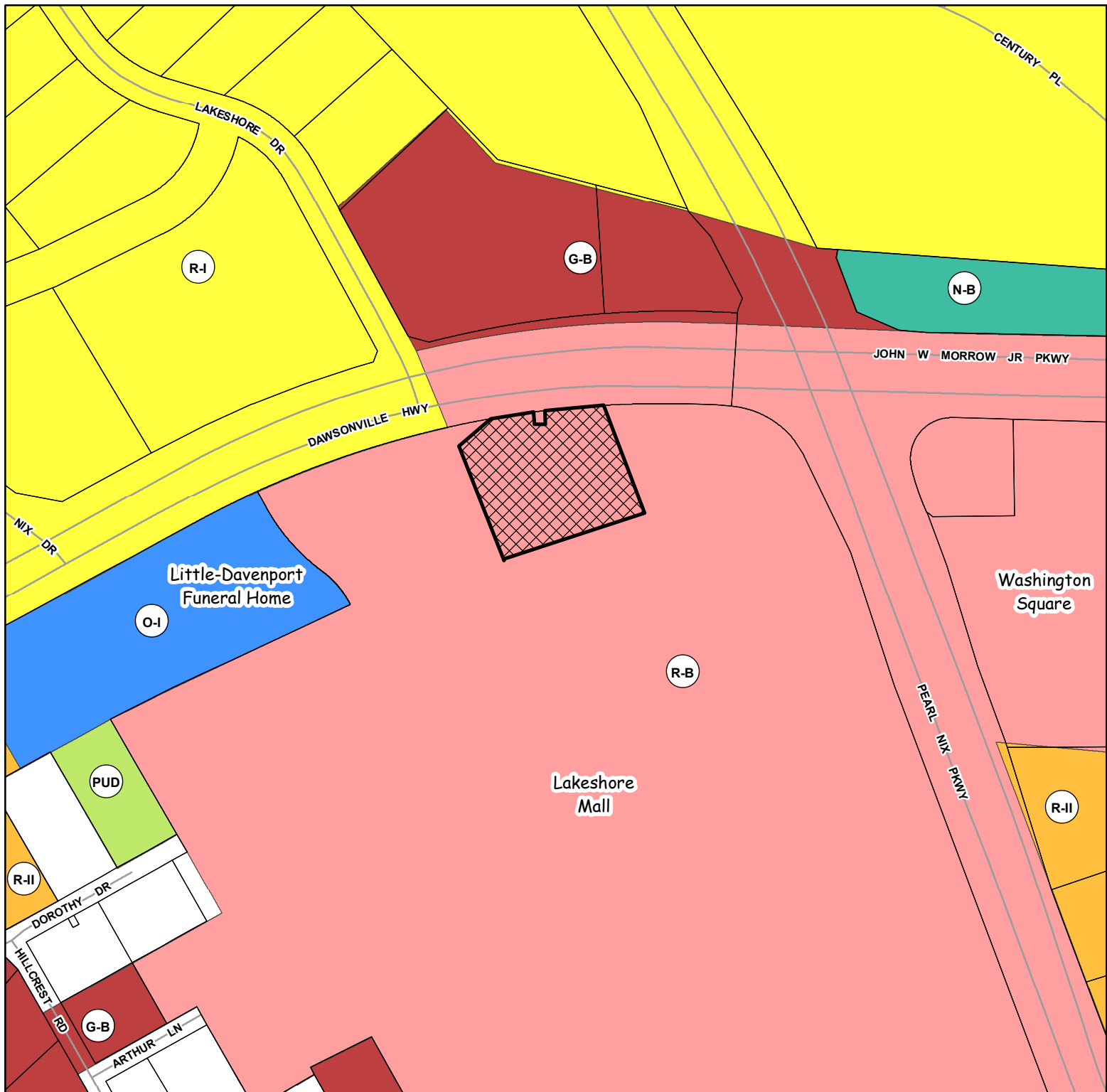
The height, size and location of the proposed auto care center are in scale with Lakeshore Mall and surrounding properties. The proposed architectural elevation submitted by the applicant appears to be consistent with the Gateway Corridor Overlay requirements.

▪ **Staff Recommendation**

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

Conditions

1. The proposed development shall be generally consistent with the concept plan and architectural elevations provided with this special use application and shall meet the Gateway Corridor Overlay Zone and Architectural Design Standards within Chapter 9-9-5 of the Unified Land Development Code.
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, 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. An electronic message board sign is not permitted for the subject property.
4. All access point design for the subject property shall require review and approval by the Gainesville Public Works Department Director and shall be limited to the existing interior driveway within the Lakeshore Mall property. All required access/traffic/sidewalk improvements associated with the proposed development shall be at the full expense of the developer/property owner.
5. An updated as-built boundary survey/plat of the subject property, indicating all improvements required for the proposed use, shall be recorded prior to obtaining a Certificate of Occupancy.



Applicant:

PALMETTO CAPITAL GROUP

SPECIAL USE REQUEST

Request:

Special use of 0.84+/- acre to allow an automotive care center within Regional Business (R-B) zoning district

Subject Property Address:

150 Pearl Nix Parkway, SW

Tax Parcel:

01-119-003-041A (Part)

Meeting Date: 02/11/2020

Map Prepared: 01/15/2020



Subject Property



0 120 240 360 480 Feet

1" = 200'



CITY OF

GAINESVILLE

COMMUNITY AND ECONOMIC DEVELOPMENT





Applicant:

PALMETTO CAPITAL GROUP

SPECIAL USE REQUEST

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Subject Property Address:

150 Pearl Nix Parkway, SW

Tax Parcel:

01-119-003-041A (Part)

Meeting Date: 02/11/2020

Map Prepared: 01/15/2020



Subject Property

N



0 120 240 360 480 Feet

1" = 200'



CITY OF
GAINESVILLE

COMMUNITY AND ECONOMIC DEVELOPMENT





December 18, 2019

City of Gainesville
311 Henry Ward Way
P.O. Box 2496
Gainesville, GA 30503

RE: *Narrative: SUP for Pearl Nix Parkway – East Lot*

This letter is to outline the request and justification for the special use permit for the property at 150 Pearl Nix Parkway. The special use permit request is to allow the automobile sales, service, or repair establishment within the Regional Business District (R-B) zoning at the East Lot of 150 Pearl Nix Parkway. The paragraphs below are to clarify the concept plan, proposed use, setbacks, ROW widths, building heights, signage, and road maintenance responsibility.

The proposed use will be a Firestone Complete Auto Care (FCAC) which provides services including, but not limited to, the following: new tires, full service vehicle maintenance & car repair, battery, brakes, oil change, and alignment and engine repair. The proposed subjected land use will provide a valuable service to customers in the suburban area. The site is along a major commuter highway and will provide added convenience to the public user. No adverse environmental or economic impacts are expected. The proposed layout does not increase the total impervious area.

The concept plan provided shows a prototypical Firestone Complete Auto Care (FCAC) establishment and site to be constructed at the subject address. The building footprint will be approximately 5,700 SF. A survey completed by others and platted on October 21, 2019 was used for developing the concept site plan. The concept plan features 26 parking stalls (25 standard and 1 accessible) with 24' minimum width drive aisles. The existing surface lot will be regraded and resurfaced while portions of the existing curb will be maintained. Primary access will be from the existing mall entrance access road that connects to Dawsonville Hwy. The building frontage will be directed towards Dawsonville Hwy.

Setbacks are shown on the concept site plan. Note that the right-of-way width along Dawsonville Hwy varies along the frontage of the sight. The site will not impact existing driveways or propose new access to any public roadway. All existing drives will remain private and maintenance, will be the responsibility of the owner.

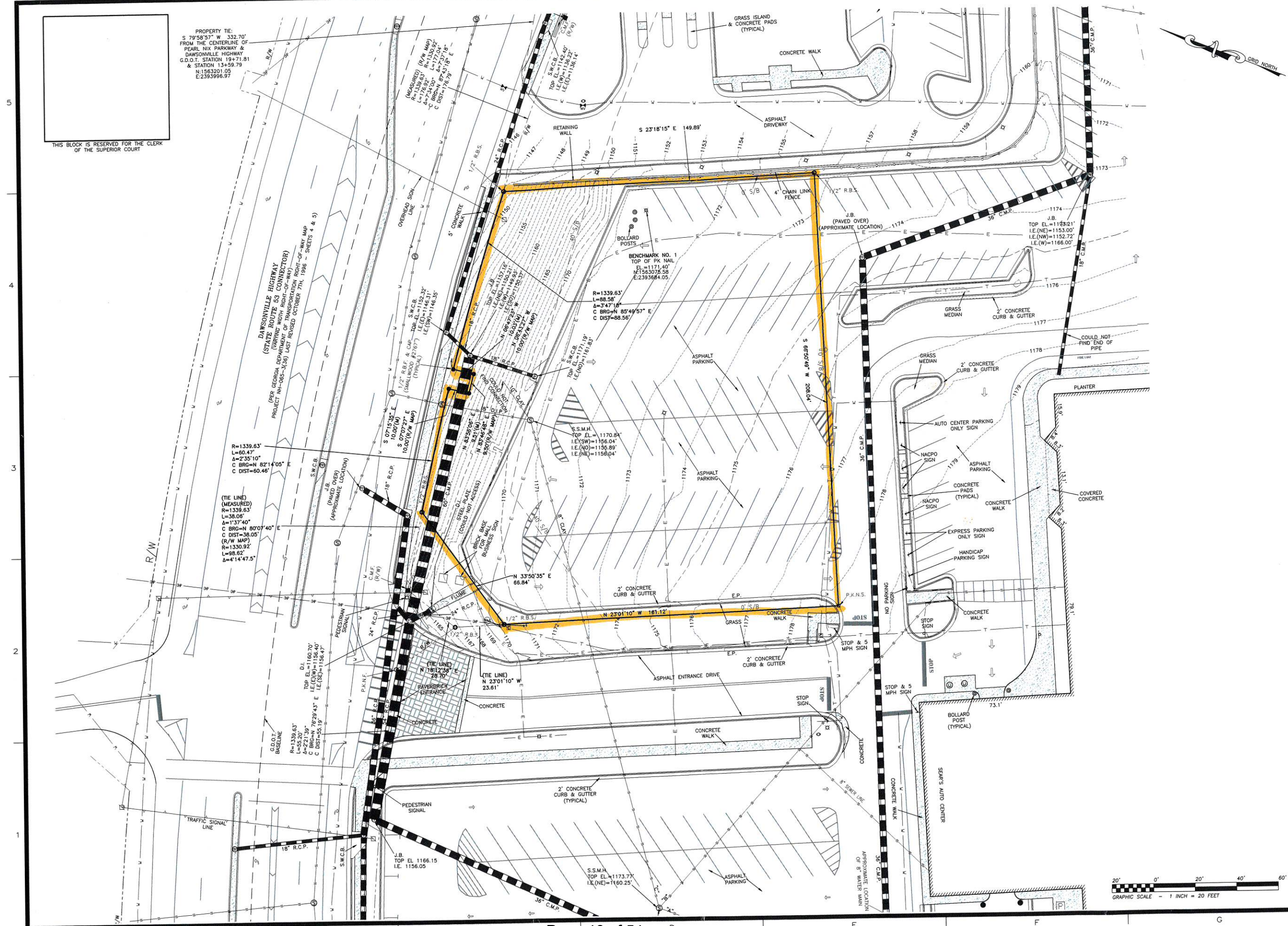
A forty foot (40') building setback is provided and measured from the street right-of-way. The sides and rear of the sight have a zero-foot (0') setback requirement.

Approximate building height will be $\pm 22'$ - $25'$. One interior window sign, two building signs, and one monument sign will be proposed on site. Note that the total code allowed sign square footage is ± 268 SF and the total designed square footage is ± 168 .

Please contact me at (615) 564-2701 or Sam.Jones@kimley-horn.com should you have any questions.

Sincerely,





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: R.H. & J.H.
DRAFTED BY: C.H.K.
CHECKED BY: C.M.P.

SUBDIVIDE/TOPOGRAPHIC SURVEY FOR:
PALMETTO CAPITAL GROUP

LOCATED IN -
**LAND LOT 164
9TH LAND DISTRICT
CITY OF GAINESVILLE
HALL COUNTY, GEORGIA**

REVISIONS	
NO.	DESCRIPTION

SHEET NUMBER:
2 of 2

SCALE: 1" = 20'

SURVEY DATE: 10/18/2019

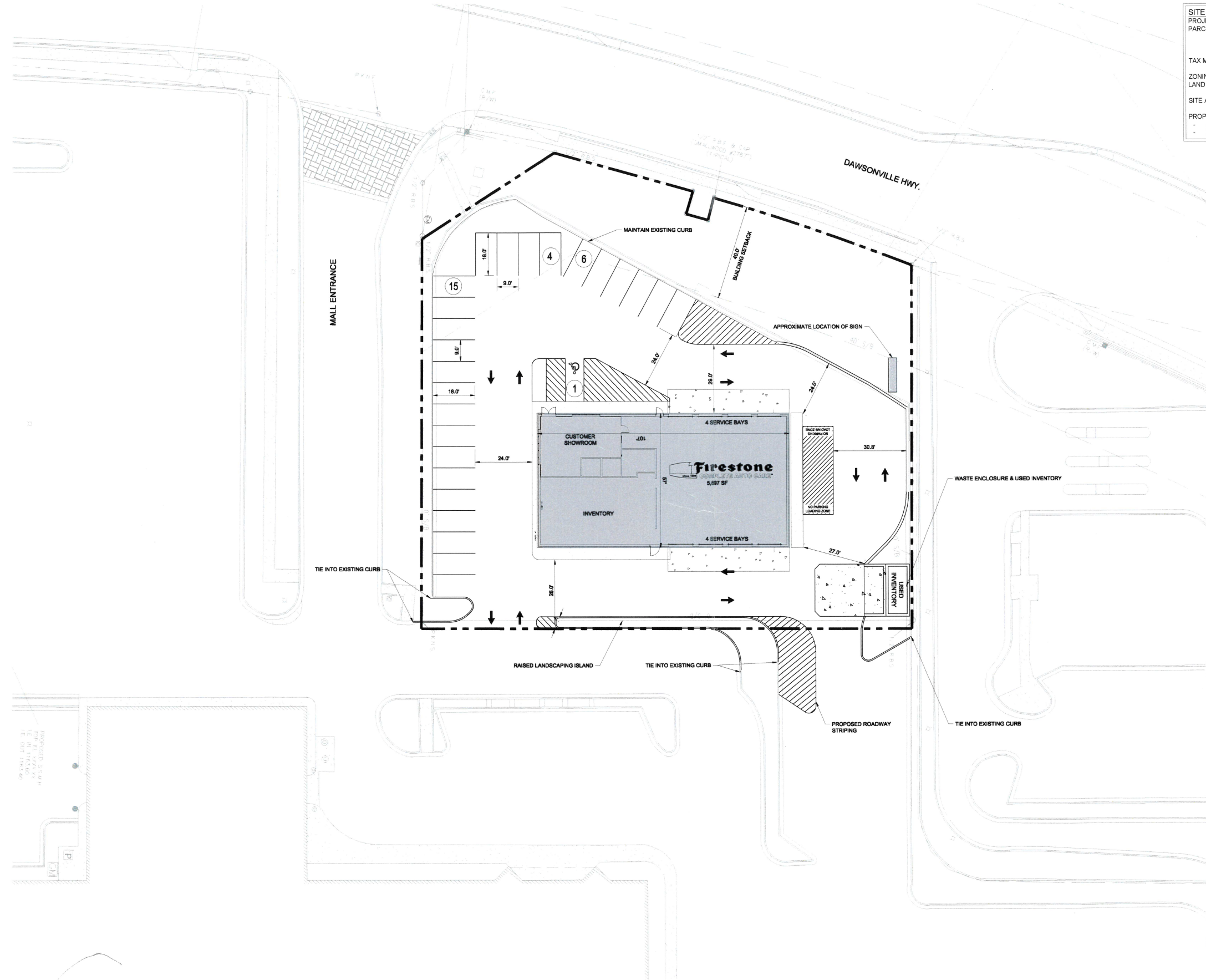
PLAT DATE: 10/21/2019

19-123.dwg
JN. 19-123



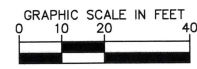
AERIAL VIEW

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SITE DATA TABLE	
PROJECT NAME:	FIRESTONE - GAINESVILLE
PARCEL ADDRESS:	PEARL NIX PKWY AND DAWSONVILLE HWY GAINESVILLE, GA
TAX MAP AND PARCEL NUMBER:	PARCEL 01119003041A
ZONING:	R-B
LAND USE:	AUTOMOBILE SALES, SERVICE, OR REPAIR
SITE ACREAGE:	±0.89 AC
PROPOSED BUILDING SF:	5,897 SF
- SERVICE AREA	3,236 SF
- INVENTORY AREA	1,400 SF

**NOT FOR
CONSTRUCTION**



PEARL NIX PKWY & DAWSONVILLE HWY
GAINESVILLE, GA 30501

**DRAFT
PRELIMINARY
PLANS**
FOR REVIEW ONLY

REVISIONS	DATE	BY
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

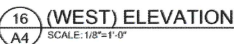
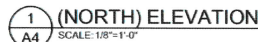
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	12/18/2019
KIMLEY-HORN PROJECT NO.	017059038

**SUP CONCEPT
PLAN**

SHEET NUMBER
SUP-1

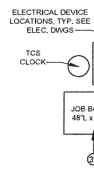
Kimley»Horn

214 Oceanside Drive, Nashville, TN 37204
Main: 615.564.2701 | www.kimley-horn.com
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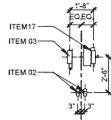


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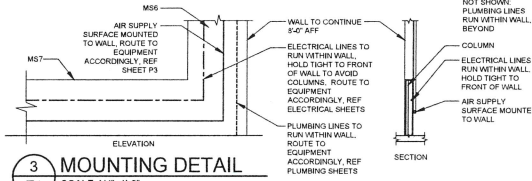
150 PEARL NIX PKWY
GAINESVILLE, GA



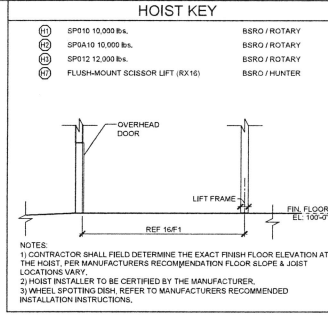
1 INTERIOR ELEVATION
SCALE: 1/4"=1'-0"



2 ENLARGED EQUIPMENT DETAIL
SCALE: 1/4"=1'-0"

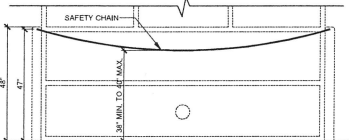


3 MOUNTING DETAIL
SCALE: 1/4"=1'-0"



INVENTORY COUNT	
335 - UNITS/TIRES (5 TIERS OF TIRES)	
545 - LF PARTS	

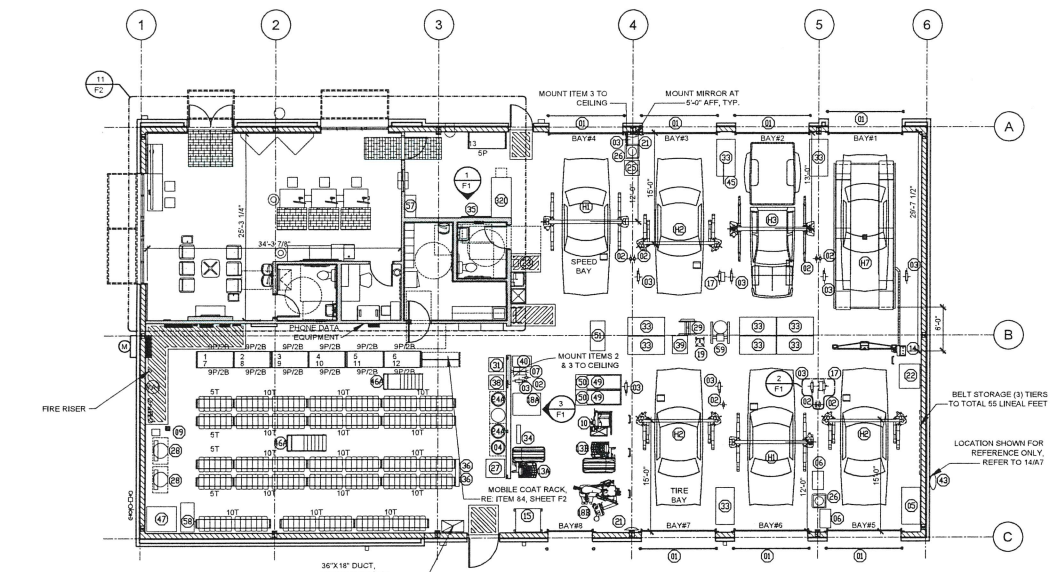
BUILDING AREA	S.F.
SHOWROOM AREA	733
SERVICE AREA	3,234
INVENTORY AREA	1,400
ACCESSORY USE AREAS	398
FAÇADE UPGRADES	9
TOTAL BUILDING	5,869



20 SERVICE BAY SAFETY CHAIN
SCALE: 1/2"=1'-0"

SERVICE SAFETY CHAINS

GC TO INSTALL A BSRD PROVIDED YELLOW PLASTIC CHAIN AT ALL OVERHEAD DOORS ON THE OUTSIDE OF BUILDING. GC TO FURNISH AND INSTALL 1" LONG AND 1/4" DIA. CLOSED EYE BOLT HOOK ON BOLLARDS AT EVERY OVERHEAD DOOR MOUNTED 47' AFF (1' BELOW TOP OF BOLLARD). MOUNT BETWEEN THE WALL AND BACK SIDE OF BOLLARD THROUGH 1/4" HOLE IN BOLLARD AND BOLTED ON THE INSIDE PRIOR TO FILING BOLLARD WITH CONCRETE. GC TO FURNISH A SPRING LOADED SNAP HOOK ON BOTH ENDS OF THE CHAIN. GC TO CUT THE CHAIN TO LENGTH SO THAT CENTER HOOKS BETWEEN 36" AND 42" AFF (ALMOST HORIZONTAL) SO THAT THE APPEARANCE IS CONSISTENT AT ALL DOOR OPENINGS. GC TO FURNISH AND INSTALL A 1" LONG AND 1/4" DIA. CLOSED EYE SCREW HOOK AT 67' AFF INTO THE WOOD BULK ON THE DRIVER'S SIDE OF EVERY DOOR TO STORE THE LOOSE END OF THE CHAIN WITH THE SPRING LOADED SNAP HOOK. THIS ALONG THE OVERHEAD DOOR TO BE CLOSED AND STORED INSIDE THE BUILDING.



16 FIXTURE PLAN
SCALE: 1/8"=1'-0"

NORTH

CONSTRUCTION DOCUMENTS WILL BE BASED ON THE LATEST RELEASE OF THE PROTOTYPAL DOCUMENTS ON LUCERNEX AT THE TIME OF CONSTRUCTION DOCUMENT AUTHORIZATION.

NOTE: THIS DRAWING IS FOR CONCEPTUAL PURPOSES ONLY. SITE INFORMATION WAS OBTAINED FROM THE CLIENT'S DOCUMENTS. DESIGN MAY VARY.

PROJECT CONTACTS:	PHONE #:	PROJECT CONTACTS:	PHONE #:
NS DEV MGR: ARUN MALVEA	(630) 259-9000	ARCHITECT: ANNA EASTRIDGE	(918) 587-8600
DESIGN MGR: RANDY JOHNSON	(615) 937-9251	SGA DESIGN GROUP, P.C.	
CONST MGR: TODD CAPRIOTTI	(727) 298-5690		
MGR CONST SUPPORT: CHRIS NAGY	(615) 937-9255		
ATTORNEY: NICK MANN	(615) 937-6274	PROTOTYPE: 2020 I	

ZONE APPROVAL	(BY/DATE):
VP.	
CONT.	
RM.	
CM.	
ENTITY ID:	1453113
SITE ID:	2,633
LEGACY ID:	XXXXXXX

Firestone
COMPLETE AUTO CARE

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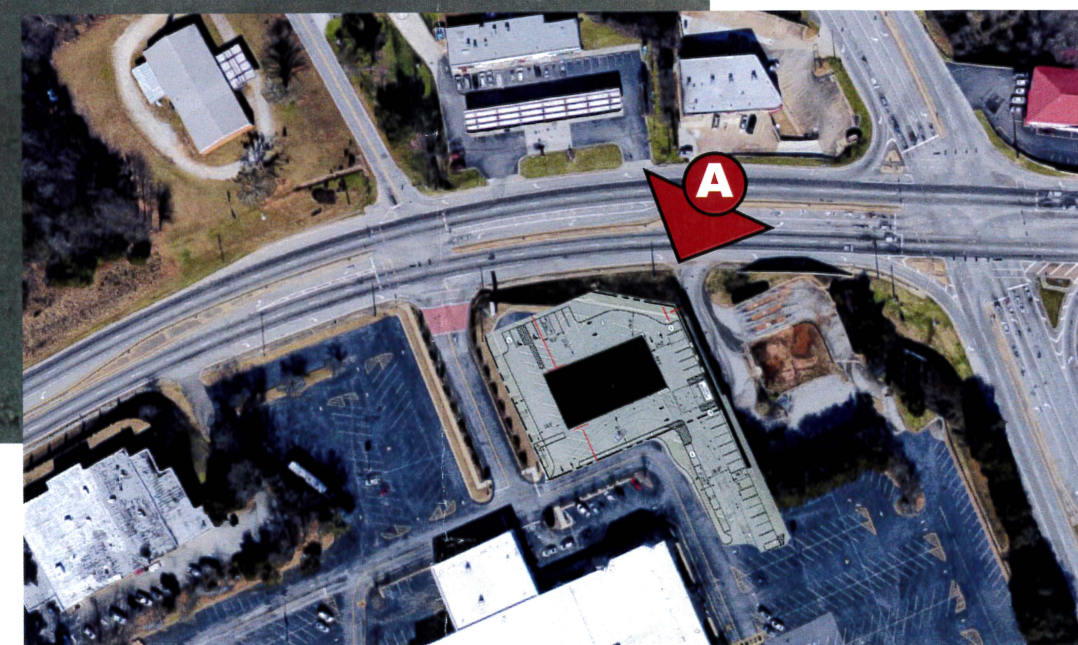
150 PEARL NIX PKWY
GAINESVILLE, GA

SGA Design Group, P.C.

Mitchell R. Garrett, Architect
Georgia Registration #: RA013852
1437 South Boulder, Suite 550
Tulsa, Oklahoma 74116-3609
p. 918.587.8600
f. 918.587.8601
www.sga-designgroup.com

SHEET TITLE
FIXTURE PLAN & NOTES

SHEET NUMBER
PF1

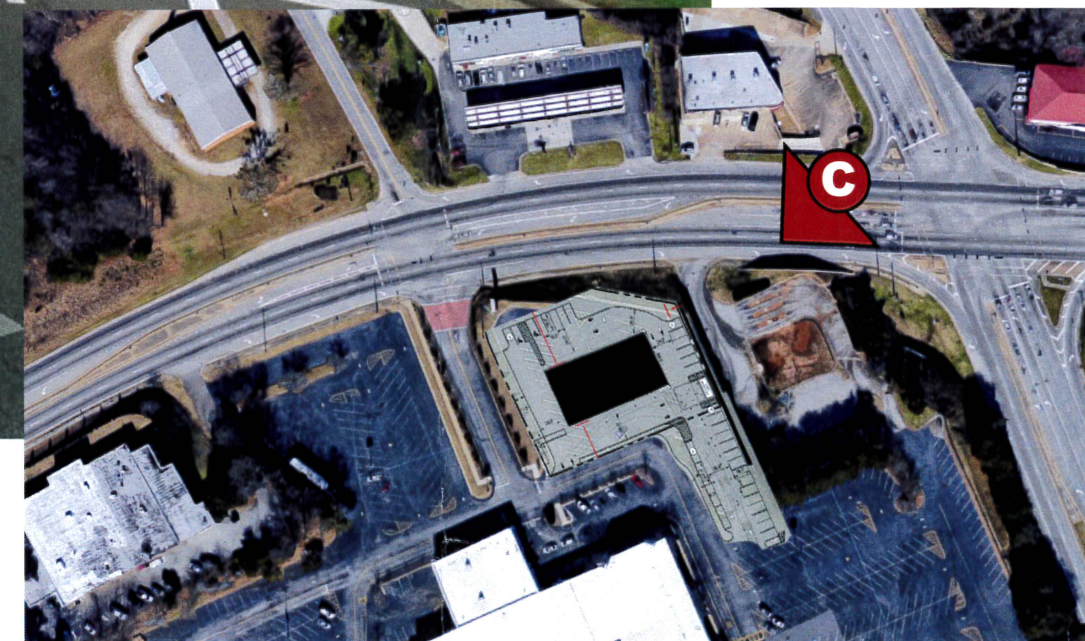


VIEW A



VIEW B





VIEW C

Google



VIEW D