

1. CALL TO ORDER

2. MINUTES

A. August 11, 2020 PAB Meeting Minutes

3. OLD BUSINESS

4. NEW BUSINESS

A. Annexation Requests

- (1) Request from **Packaging Specialties of GA** to annex a 4.16± acres tract located on the southwest side of Murphy Boulevard at its terminus (a/k/a **0, 2390 and 2400 Murphy Boulevard**) and to establish zoning as Light Industrial (L-I).
Ward Number: Five
Tax Parcel Number(s): 08-007-003-008J and 030; 08-008-000-040
Request: Utility improvements
- (2) Request from **CenterPoint Integrated Solutions** to annex a 7.81± acres tract located on the north side of Browns Bridge Road, east of its intersection with Cherry Hill Drive (a/k/a **2602 Browns Bridge Road**) and to establish zoning as General Business (G-B).
Ward Number: Four
Tax Parcel Number(s): 08-015-009-021 (Part)
Request: CarMax Auto Superstore
- (3) Request from **Frank Norton, Jr.** to annex a 2.16± acres tract located on the northeast side of Quarry Street and north side of Highland Street near its intersection (a/k/a **39, 44, 48 and 49 Quarry Street; 4 Highland Street**) and to establish zoning as Planned Unit Development (P-U-D).
Ward Number: Two
Tax Parcel Number(s): 00-063-009-001, 002, 003, 004 and 012
Request: Existing and new homes totaling 19 units

B. Zoning Amendment Request

- (1) Request from **Frank Norton, Jr.** to amend the existing Planned Unit Development (P-U-D) zoning on a 14.43± acres tract located east of Lakeview Drive and north of Highland Street, having road frontage on the northwest side of Spring Street (a/k/a **0 Lakeview Drive NE; 52, 54 and 56 Quarry Street NE**).
Ward Number: Two
Tax Parcel Number(s): 00-082-003-002
Request: 30 residential cottage and townhomes

5. MISCELLANEOUS

6. ADJOURNMENT

CITY OF GAINESVILLE

AGENDA REQUEST

Date Submitted: 8/18/2020
Presenter: N/A
Item of Business: August 11, 2020 PAB Meeting Minutes
Meeting Date: 9/8/2020

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
AUGUST 11, 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, Kelvin Simmons, Eddie Martin and Ryan Thompson

Members Absent: Board Member Carmen Delgado

Staff Present: Community & Economic Development Deputy Director Matt Tate and Recording Secretary Gwen Fleming

Others Present: Council Members Barbara Brooks and George Wangemann

MINUTES OF JULY 14, 2020

Motion made by Board Member Thompson
Motion seconded by Board Member White
Vote – 6 favor, 1 absent (Delgado)

NEW BUSINESS

A. Variance Request

- 1) Request from **Joseph Spagnuolo** to vary the front yard setback requirement on a 1.49± acres tract located on the southeast side of East Lake Drive across from its intersection with Chattahoochee Trace (a/k/a **825 East Lake Drive, NW**), having a zoning classification of Residential-I-A (R-I-A).
Ward Number: One
Tax Parcel Number(s): 01-107-001-123
Request: Two single-family homes

NOTE: The applicant withdrew the variance request on August 10, 2020 and no action was required for this item.

B. Annexation Request

- 1) Request from **Darrell W. Wiley** to annex a 0.16± acre tract located on the northeast side of the intersection of Mundy Mill Road and Millside Parkway (a/k/a **0 Mundy Mill Road**) and to establish zoning as Planned Unit Development (P-U-D).
Ward Number: Four
Tax Parcel Number(s): 08-030-000-102
Request: Right-of-way

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

The applicant is proposing to annex the subject 0.16± acre tract with a zoning of Planned Unit Development (P-U-D). The purpose of the request is to correct a city limits boundary line issue that was discovered after the Mundy Mill subdivision was developed.

The tract is located on the right side of the existing entrance to the Mundy Mill subdivision at the intersection of Millside Parkway and Mundy Mill Road and includes a portion of an existing right-turn lane into the subdivision. There is no change in use proposed.

The Planning Division staff is recommending conditional approval of the request with the same 30 original zoning conditions from Ordinance 2010-13 that are part of the Mundy Mill subdivision.

Applicant Presentation: Darrell Wiley, 1180 Springdale Road, asked the Board to approve the request to correct a mistake from many years ago.

FAVOR: None

OPPOSE: None

Planning and Appeals Board Comments: None

There was a motion to recommend conditional approval of the annexation request and to establish zoning as Planned Unit Development (P-U-D) with the same 30 original zoning conditions from Ordinance 2010-13 that are part of the Mundy Mill subdivision.

Conditions

Transportation/Traffic

1. All road improvements associated within the scope of the proposed development shall be at the full expense of the developer(s). The scope of the development shall be defined as those roads/intersections directly within, adjacent to, and within 1,500 feet of the subject property as studied within the Traffic Impact Study (TIS) submitted with this application. These road improvements are to include additional signalization, turn lanes, widening of roads, striping, and signage as stated in the TIS. This may include all or portions of Mundy Mill Road, Meeks Road, Fairbanks Drive, Old Oakwood Road, Old Flowery Branch Road, and Mountain View Road. The cost of the required road improvements shall be prorated based on developed property values of the residential, commercial, retail, office and industrial properties.
2. The developer(s) shall work with the Georgia Department of Transportation, Hall County Traffic Engineering, the City of Oakwood, and the City of Gainesville Public Works Department to ensure that these improvements are performed in a timely manner so as to not conflict with any of the existing or planned road projects that are scheduled to take place outside the scope of the proposed development.
3. All sign locations, access point (new and existing) designations for *new* roads, sight distances, and sight triangles shall be reviewed and clarified, in the beginning stages of plans and submittals with GaDOT and the Public Works Director so as to limit the number of access points in that area.
4. A signal warrant study will be required for the major intersections of internal streets within the development. If a signal light is warranted at a specific intersection, such installation shall be completed at the expense of the developer(s) and shall meet all specifications as determined by the Public Works

Department. A signal light shall not be installed until traffic volumes actually meet the levels as determined by the warrant study.

5. The developer(s) shall meet with Public Works prior to initiating the final civil design to discuss a traffic calming plan. A traffic calming plan consisting of tools such as landscaped traffic circles at intersections, raised crosswalks, landscaped center medians, chicanes, or other measures that aid in keeping the average speed on residential streets approximately 25 mph or below shall be prepared and approved by Public Works. Specific measures in the approved plan shall be constructed at the same time the streets are constructed.
6. All roads dedicated to the City of Gainesville shall meet City specifications, and all private roads shall be constructed with materials that meet City specifications.
7. All interpretations relating to transportation and/or traffic improvement conditions shall be subject to approval of the Gainesville Public Works Director.
8. The new four lane parkway as reflected on the site plan shall be constructed and designed so as to allow a connection to the Tumbling Creek Connector across Old Oakwood Road.

Development Standards

9. Sidewalks shall be required along both sides of the streets within the development and shall be a minimum of four feet (4') wide along streets classified as residential streets and six feet (6') wide along collector streets and streets in the commercial zones. Alternatively, sidewalks shall be permitted along one side of the street in parkway areas at a minimum width of eight feet (8') and a minimum of five feet (5') along roads classified as residential streets.
10. All proposed single-family lots within the development shall only be allowed to access new interior roads within the subdivision. Direct access shall not be allowed onto roads that existed prior to this development.
11. Access to all service areas adjacent to single-family detached homes, including dumpster pads, shall be limited to the hours of between 9:00 a.m. and 6:00 p.m., unless an emergency situation warrants access to these areas.
12. Upon completion of the development, no outside storage of any materials shall be allowed. No storage of hazardous chemicals, as listed in the Standard Fire Code, shall be permitted.
13. Outdoor lighting used in this development; be it for recreational, security or general purposes, shall be of non-spill design and placed in a manner so as to minimize direct visibility by adjoining or adjacent properties.
14. The proposed residential, office, commercial, and accessory structures shall be similar in scale and architecture to the elevation drawings and pictures as submitted with the application.
15. The subject property shall be developed substantially in accordance with the Site plan with minor engineering deviations excepted. All site plan, architectural renderings, pedestrian/trail access plan, and traffic impact studies shall become a part of the annexation, zoning and rezoning ordinances.
16. The number of *single-family detached homes* shall not exceed 1,148 units and shall contain a minimum of 1,500 square feet of heated space. Front facades shall consist of masonry, stacked stone, cedar shake or stucco, architectural accents excluded. The remaining three facades shall consist of these materials or cementeous siding such as hardiplank. Single-family lots shall be no less than

6,000 square feet in size, with 60 feet of lot width at the building setback line and minimum lot width at right-of-way line of 20 feet, with the exception of Pod M of the concept plan which shall have a minimum lot width at the building setback line reduced to 50-feet.

Pod L of the concept plan dated 10/06/04 shall be the highest-end product proposed by the developer and shall contain a minimum of 1,800 square feet of heated space. Single-family lots shall be no less than 6,000 square feet in size, with 60 feet of lot width at the building setback line, and minimum lot width at right-of-way line of 20 feet. Front and side facades shall consist of masonry, stacked stone, cedar shake or stucco, architectural accents excluded. The rear facade may consist of these materials or cementeous siding such as hardiplank.

Each home within all single-family residential detached pods will have an attached garage for at least two cars. The front yard of each lot shall be sodded and planted with at least one hardwood tree. Monument signage shall be used for the entrance to any detached single-family residential pod as per the attached site plan, and each entrance shall have plantings or other architectural accents.

- 17. The number of attached *single-family condominiums* or fee simple townhomes shall not exceed 775 total units. The minimum unit/lot width shall be 16 feet, and each unit shall contain a minimum of 1,200 feet of heated space. Building separations shall be as reflected on the site plan, and private drives built to City specs will be used within these communities. Front and side facades shall consist of masonry, stacked stone, cedar shake or stucco, architectural accents excluded. The rear façade may consist of these materials or cementeous siding such as hardiplank. No fewer than three or more than ten units shall exist within one continuous structure, and front facades will be staggered. All single-family condominiums shall contain one car garages. Monument signage shall be used for the entrance to any attached single-family residential pod as per the sign plan.**
- 18. The number of *apartment units* shall not exceed 460 units. Height shall not exceed three stories, although $\frac{3}{4}$ splits will be allowed. Each unit will contain a minimum of 750 square feet. Each unit shall have at least 1.75 parking spaces. Minimum building separations shall be as depicted on the site plan. Signage shall be as per the attached sign plan.**
- 19. The subject property may be developed for up to 806,000 square feet of traditional office, mid-rise office, and office warehouse space. Within the 806,000 square foot maximum, commercial and retail uses may be allowed within Pods B and N. At no such time shall the maximum allowed square footage within those pods exceed what is specified on the approved concept plan. This space may be developed for these uses but sold in a condominium format. Height of such structures shall be limited to 3 stories from average finished grade. Parking spaces will be provided at a minimum ratio of 3.5 spaces per 1000 square feet of useable office space. Monument signage shall be required in any office pod as per Exhibit B, and lights shall be shielded and angled so as to minimize glare onto adjacent properties. Minimum setbacks shall be as per the site plan, but there shall be no minimum lot, lot width or lot frontage required.**
- 20. The subject property may be developed for up to 885,000 square feet of commercial/retail space. The maximum height of any structure, excluding architectural accents; such as clocks, cupolas and bell towers; shall be 50 feet. Use of pitched roofs shall be encouraged. Minimum setbacks shall be as per the site plan, but there shall be no minimum lot, lot width or lot frontage required. Parking shall be provided at a minimum of four spaces per 1,000 square feet of**

space. Lights shall be shielded and angled so as to minimize glare onto adjacent properties, and dumpsters shall be screened. Under no circumstances shall the following uses be allowed: Pawn shops, adult entertainment, adult bookstores, extended-stay hotel, rooming house, or boarding house. Signage shall be as per the attached sign plan.

21. Architectural treatment shall be of consistent design throughout the community and as per the renderings.
22. A minimum of 100 acres shall be maintained as green space, with passive recreation and trails as per the plan. Sidewalks shall connect the residential and non-residential components of this community.
23. A Mandatory Property Owners Association will be created for the single-family detached community to insure that these conditions are observed during development and in terms of architectural consistency thereafter. Separate mandatory associations will be set up for the single-family detached and single-family attached products to own and manage open space, common areas, and architectural controls. Open space elsewhere in the project shall be maintained as common area by the overall Property Owner's Association, or by a separate Association within whose boundaries the common area is located. Maintenance of the amenities package set forth on the site plan shall be the responsibility of the owners of single-family detached homes. However, at the option of those residents, memberships may be extended to other Mundy Mill residents for a fee to cover maintenance. Amenities packages also may be established in the individual townhome or apartment pods, but shall be the responsibility of the owners of land therein.

Buffers

24. A 100 foot wide buffer shall be provided against Balus Creek and all other blue-line streams. The first 50 feet of the buffer shall be measured from the top of the creek bank and shall be undisturbed. The remaining 50 feet of the buffer, if disturbed, shall be stabilized and replanted with vegetation subject to Planning Department approval.
25. A 25 foot minimum perimeter buffer will be created and infilled as necessary with plant material. However, this buffer will not be required along any Mundy Mill Road frontages. Landscaped buffers of at least 25 feet are also required along any road frontages.
26. Landscaped buffers of at least 25 feet also shall separate any non-residential pod or existing non-residential use from a residential pod. The buffer shall be subject to Planning Department approval.
27. All proposed detention ponds shall be sufficiently fenced and buffered from view from all roads and adjacent properties. All buffer materials shall be approved by the Planning Department.

Gainesville City Board of Education

28. As agreed to by the owner/developer, the 17.0 acre tract of land identified on the plat/site plan attached as Exhibit A shall be reserved for use as an elementary school site. At that time (or earlier at the owner/developer's discretion), and presupposing the School Board still wants the property for an elementary school, the owner/developer shall promptly convey to it, without charge. In the event the School Board does not secure a building permit and begin construction of an elementary school before December 31, 2012, then the developer shall retain all

rights to develop of the entire 17.0 acres tract as per the original terms of zoning approval except for this condition, and the School Board shall promptly convey marketable title to the property back to the owner/developer at no charge. Additionally, if no elementary school is actually constructed on this site by December 31, 2013, then the School Board shall return marketable title to the property to the developer without charge. The conveyance documents executed by the owner/developer to the School Board will contain these terms and requirements. This agreement to reserve the 17.0 acres tract shall not prohibit the owner/developer from including it in any plat it may prepare for its development of a single-family residential pod and also will allow the owner/developer to put on it any necessary utility or other storm water easements which may be required for the development as a whole, provided such improvements do not materially affect the Board's ability to use the site for a school. This agreement also shall not prohibit the owner/developer from earlier transferring the 17.0 acres site to the City to be held for the School Board, subject to the requirements of this paragraph. Finally, but for utility/drainage easements or right-of-way dedicated as part of the road system in or along the frontages of the Mundy Mill development, the owner/developer shall not be required to dedicate or give to the City of Gainesville any additional property incidental to this development. However, if the School Board fails to acquire this property, then the owner/developer shall convey three acres of land to the City for a public safety use.

Notwithstanding any of the foregoing, if at such time as the School Board has acquired the 17.0 acres site and is ready to begin feasibility assessments, and if the State Board of Education should determine that the site is not then suitable for use as a school under the applicable state standards, then the Board of Education may sell the 17.0 acres tract and retain the proceeds for use in purchasing an alternative site. Provided, however, that once an arms length transaction for a fair market value purchase of the site has been secured by the School Board, the owner/developer shall have a right of first refusal to repurchase the tract at the exact same purchase price. Provided further, that the proceeds from such sale must be expended on a new school site within 60 days of closing, otherwise it shall be remitted instant to the owner/developer.

The City notes that this condition may be imposed only because the owner/developer has agreed to it.

Quality Enhancement

29. In order to further enhance and assure the quality of development, the City expects the developer shall perform/provide the following:
- Detailed landscape plan for parkway, subject to approval by the Department of Planning and Development.
 - Reconstruction of Mundy Mill as focal point for community, subject to approval of the Georgia Department of Transportation.
 - A minimum of two amenity locations shall be provided for the entire development of the detached single-family residential pods. At minimum the amenity sites shall include a pool house, swimming pool and playground.
 - Sidewalks and streetlights throughout community.

- **All products within the development shall contain exterior construction materials limitation; must use brick, masonry stucco, stacked stone, cedar shake, or hardiplank.**
 - **Open space - 18%.**
 - **Pedestrian trail plan (3.5± miles) connecting entire community.**
 - **Parkway plan sidewalk width sufficient to create a bicycle lane.**
 - **Every single-family home built on the subject property shall contain ceramic tiled bathroom floors.**
 - **Every single-family home shall be built to accommodate at least one fireplace.**
 - **No vinyl siding on any product within development excluding soffit areas.**
 - **Each pod of townhouses and apartments will have its own amenities package.**
 - **All underground utilities.**
 - **Uniform mailboxes will be provided for each detached single-family residential pod. Uniform street signs will be provided throughout the development.**
30. **Along Balus Creek, the developer shall reserve for the City, by way of easement, a ten foot strip of land for use as a bicycle path. At such time as the City or County constructs an element of its bike path system to which this easement might connect, the City and/or County, at its/their expense, may pave this strip. No development shall occur on the property which would interfere with the eventual construction of this path by the appropriate governmental entity, except for the boulevard which will cross the creek.**

Motion made by Board Member Martin
Motion seconded by Board Member Simmons
Vote – 6 favor, 1 absent (Delgado)

C. Rezoning Request

- 1) Request from the **City of Gainesville** to rezone 25 parcels totaling 39.0± acres located within the Midtown Overlay Zone (a/k/a **319 Abby Place, SW; 422, 435 Banks Street, SW; 722 Bradford Street, SW; 506 and 508 Davis Street, SW; 0 Pine Street, SW; 603, 609, 619, 625 and 631 Gordon Avenue, SW; 729, 878, 901 and 905 Grove Street, SW; 636 High Street, SW; 687, 711, 721 and 743 Main Street, SW; 409, 427 and 435 Parker Street, SW; 701 and 757 Queen City Parkway, SW; 504 Summit Street, SW**) from Heavy Industrial (H-I), Light Industrial (L-I), General Business (G-B) and Residential-II (R-II) to Office and Institutional (O-I).
- Ward Number: Three
- Tax Parcel Number(s): 01-013-003-001, 002, 003, 004, 005, 006, 007, 008 and 009; 01-014-002-001, 014 and 019; 01-015-001-006, 008, 009, 011 and 012; 01-015-003-006; 01-017-001-003; 01-018-001-014, 019 and 022; 01-019-003-005A; 01-030-001-001 and 023
- Request: No change in use

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

The City of Gainesville is proposing to rezone a total of 25 properties and 39.0± acres located within the Midtown Overlay Zone. All of the properties are owned by the City of Gainesville except for three privately owned properties which have given permission to rezone as part of a previous Tax Allocation District approval. The purpose of the request is to rezone the properties From Heavy Industrial (H-I), Light Industrial (L-I), General Business (G-B) and Residential-II (R-II) to Office and Institutional (O-I) which is more suitable for the existing uses. Some of the existing uses include the Midtown Greenway, Gainesville Public Safety Complex, Fire Station #1, Water Resources building, New Skate Park, Gainesville Connection Transit Station and office/warehouse buildings. There is no change in use proposed for the properties. The surrounding uses include a mixture of industrial, commercial, office and residential uses.

The Gainesville Future Development Map of the Comprehensive Plan places the subject properties within the *Mixed-Use Midtown* land use category. As well, the subject properties are located within the *Central Core* Character Area.

The Planning Division staff is recommending approval of this rezoning request with a zoning of Office and Institutional (O-I) based on the Comprehensive Land Use Plan and the existing uses.

Applicant Presentation: None

FAVOR: None

OPPOSE: None

Planning and Appeals Board Comments: Vice-Chair Fleming stated she would like to thank Mr. Tate and the staff for their hard work and believes it is a good move. Chairman Carter also agreed and appreciates everything the Planning staff is doing.

There was a motion to recommend approval of the request to rezone the subject properties from Heavy Industrial (H-I), Light Industrial (L-I), General Business (G-B) and Residential-II (R-II) to Office and Institutional (O-I) as presented.

Motion made by Vice-Chair Fleming
Motion seconded by Board Member Thompson
Vote – 6 favor, 1 absent (Delgado)

D. Code Amendment Request

- 1) Request from the **City of Gainesville** to amend Section 9-8-2-4 of the Gainesville Unified Land Development Code entitled “Dimensional Requirements” for the Gateway Corridor Overlay Zone.

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

The City of Gainesville is proposing to amend Section 9-8-2-4 the Gainesville Unified Land Development Code entitled “Dimension Requirements” of the Gateway Corridor Overlay Zone. The purpose of the request is to provide standards for properties that have the potential to be further subdivided and developed into commercial outparcels. The proposed amendment would require special use approval by City Council in order to subdivide non-residential zoned lots 20 acres or larger located within the Gateway Corridor Overlay Zone.

As part of the consideration, criteria is given in deciding whether to grant special use approval to subdivide the lot.

1. Minimum subdivided lot size should be 2 acres.
2. Maximum impervious surface coverage should not exceed 75 percent of the subdivided lot.
3. Minimum landscaped open space should be a minimum of 20 percent of the subdivided lot.
4. Access should be limited to an internal access easement within the property, prior to any subdividing, to facilitate the movement of motor vehicles across the property. New driveways on existing public right-of-way areas should be discouraged.
5. Certain uses are discouraged such as liquor stores, pawn shops, gas stations and vaping stores.

There are currently 29 commercially zoned parcels located within the Gateway Corridor Overlay Zone that are 20 acres or larger.

FAVOR: None

OPPOSE: None

Planning and Appeals Board Comments: None

There was a motion to recommend approval of the code amendment as presented.

Motion made by Board Member Martin
Motion seconded by Board Member White
Vote – 6 favor, 1 absent (Delgado)

MISCELLANEOUS

Community & Economic Deputy Director Matt Tate presented the Board with a copy of The Park Hill Corridor Plan and stated it was a year process took about a year working with a steering committee. He stated the study area is a two and a half mile corridor beginning at the Civic Center and ending at the Botanical Gardens property. The City partnered with the Carl Vinson Institute along with the which conducted numerous surveys that provided community input basically to help create a vision for the area and potential improvements along this corridor. He stated this is a wonderful document with many illustrations that provides short term/long term projects, some of which are already in the process. Mr. Tate stated it was announced at City Council Work Session about a similar study for the Athens Street area will begin shortly. The exact study area hasn't been decided but will be following the same process partnering with the Carl Vinson Institute.

ADJOURNMENT

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

Motion made by Board Member Simmons
Motion seconded by Board Member White
Vote – 6 favor, 1 absent (Delgado)

Respectfully submitted,

Doug Carter, Chairman

Gwen Fleming, Recording Secretary

CITY OF GAINESVILLE

AGENDA REQUEST

Date Submitted: 8/18/2020

Presenter: Matt Tate

Item of Business: Request from **Packaging Specialties of GA** to annex a 4.16± acres tract located on the southwest side of Murphy Boulevard at its terminus (a/k/a **0, 2390 and 2400 Murphy Boulevard**) and to establish zoning as Light Industrial (L-I).
Ward Number: Five
Tax Parcel Number(s): 08-007-003-008J and 030; 08-008-000-040
Request: Utility improvements

Meeting Date: 9/8/2020

Purpose of Request:

The applicant is proposing to annex the subject property for a water meter upgrade. There is no other change in use proposed. The property is adjacent to the city limits to the south and west and is zoned Light Industrial (L-I) within unincorporated Hall County. The subject property consists of three tracts for the Packaging Specialties of Georgia industrial business. Access is on Murphy Boulevard which is a County maintained road. Adjacent uses include industrial uses and undeveloped land within the City and County.

History/Background:

Facts & Issues for Consideration:

Department Recommendation:

Planning staff recommended approval. 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

**GAINESVILLE PLANNING and APPEALS BOARD
STAFF RECOMMENDATION**

Applicant and Property Owner..... Packaging Specialties of GA
Location..... 0, 2390 and 2400 Murphy Boulevard
Request..... Annex with L-I zoning
Total Acres 4.16± acres
Ward..... Five
Proposed Use..... Utility improvements
Planning Division Staff Recommendation **Approval**
Date..... September 8, 2020

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

The applicant is proposing to annex the subject property for a water meter upgrade. There is no other change in use proposed. The property is adjacent to the city limits to the south and west and is zoned Light Industrial (I-I) within unincorporated Hall County. The subject property consists of three tracts and is the location of Packaging Specialties of Georgia which produces flexographic printing and packaging for commercial products. According to tax records the building is now 68,500 square feet in size and has been expanded three times since it was originally built in 1980. Access is on Murphy Boulevard which is a County maintained road. Adjacent uses include industrial uses and undeveloped land within the City and County.

▪ **Adjacent Land Use and Zoning**

Location	Use	Zoning
North	Georgia Truss Company	Light Industrial (I-I) County
South	Undeveloped Land	Light Industrial (L-I) City
East	MP Equipment Industrial Equipment Supplier Amp / EFI Engine & Powertrain control systems	Light Industrial (I-I) County
West	Undeveloped Land	Light Industrial (L-I) City

▪ **Other Departmental Comments**

There were no departmental comments for this request.

▪ **Zoning History**

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

2013 – A request by B & L Bowling Center, LLC for a special use within Light Industrial (L-I) zoning on a 2.44± acres tract located at 2317 Browns Bridge Road was conditionally approved for an outdoor electric go-cart track.

2013 – A request by Foote & Miller Properties, LLC to annex a 2.72± acres tract located at 2420 Browns Bridge Road was approved with General Business (G-B) zoning for sewer for an existing auto dealership.

Analysis

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

The subject property is adjacent to industrial uses. The existing use will remain unchanged and is suitable in light of the surrounding industrial zoning and uses.

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

The operations of the existing use will remain the same and should have no adverse impacts to the adjacent or nearby property.

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

It is staff's opinion that the proposal is consistent with the Comprehensive Plan. The Future Development Map for the City of Gainesville places the subject property within the *Industrial* land use category. This category includes areas containing or planned for a wide range of office, business, light industrial, manufacturing, research and development uses.

According to the Character Area map for the City of Gainesville, the subject property is located within the *Browns Bridge Corridor* Character Area. Existing industrial parks provide venues for businesses in line with Gainesville's traditional light manufacturing. Land uses allowed may include medium density residential, multi-family residential, mixed-use, commercial, light industrial, and parks / recreation / conservation.

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

The subject property is currently zoned Light Industrial (I-I) within Hall County and currently utilizes City of Gainesville water and sewer services. The purpose of the request is to increase the water meter size serving the existing Packaging Specialties industrial use.

(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 existing use should have minimal additional impacts to public facilities and services. Water, sewer and public safety services are currently provided to the property. Gainesville Fire Station #4 is located off of Memorial Park Drive and is 1.9± miles from the proposed access. The proposal if approved will have no impact to the City school system.

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

It is staff's opinion the proposed use is consistent with the Comprehensive Plan. The existing and future uses off of Murphy Boulevard are anticipated to remain light industrial.

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

Given the subject property's proximity to/within the city limits and the adjacent industrial uses, the proposal appears to reflect a reasonable balance between the promotion of the public health, safety, morality, or general welfare, and the right to unrestricted use of property.

▪ **Staff Recommendation**

The Planning Division staff is recommending **approval** of this annexation request with a zoning of **Light Industrial (L-I)** based on the Comprehensive Plan and the adjacent industrial uses.



Applicant:

PACKAGING SPECIALTIES OF GA

ANNEXATION REQUEST

Request:

Annex 4.16+/- acres and establish zoning as Light Industrial (L-I) for water meter upgrades

Subject Property Address:

0, 2390 & 2400 Murphy Boulevard

Tax Parcel:

08-007-003-008J and 030;
08-008-000-040

Meeting Date: 09/08/2020

Map Prepared: 08/04/2020

 Subject Property

N



0 120 240 360 480 Feet

1" = 200'



CITY OF

GAINESVILLE

COMMUNITY AND ECONOMIC DEVELOPMENT





Applicant:

PACKAGING SPECIALTIES OF GA

ANNEXATION REQUEST

Request:

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Meeting Date: 09/08/2020

Map Prepared: 08/04/2020



Subject Property

Aerial from 2018

0 120 240 360 480 Feet



1" = 200'



CITY OF
GAINESVILLE

COMMUNITY AND ECONOMIC DEVELOPMENT





PACKAGING SPECIALTIES

2400 Murphy Blvd., Gainesville, GA 30504 | Office: 770-534-2200 | Fax: 770-534-0638

July 30, 2020

City of Gainesville Community Department
311 Henry Ward Way
Gainesville, GA 30503

RE: **Packaging Specialties**
2390 Murphy Blvd.
2400 Murphy Blvd.
Gainesville, GA 30504

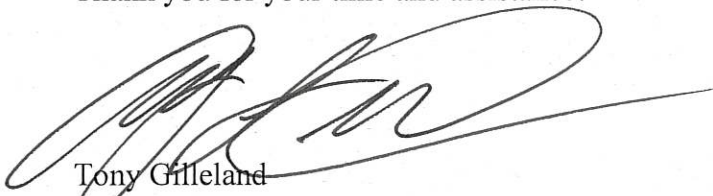
Tax Parcels: 08007 003008J, 08007 003030 and 08008 000040

To Whom It May Concern,

We, Packaging Specialties of Georgia (Applicant), are requesting Annexation into the City of Gainesville 4.16± Acres of property currently within Hall County jurisdiction. This also comes at the recommendation of your Department and Gainesville Public Utilities. The application is to make improvements, including to increase our ¾" water meter to 1½". We're currently having pressure drops with the meter we have. Annexation would allow us to increase the pipe size to our facility.

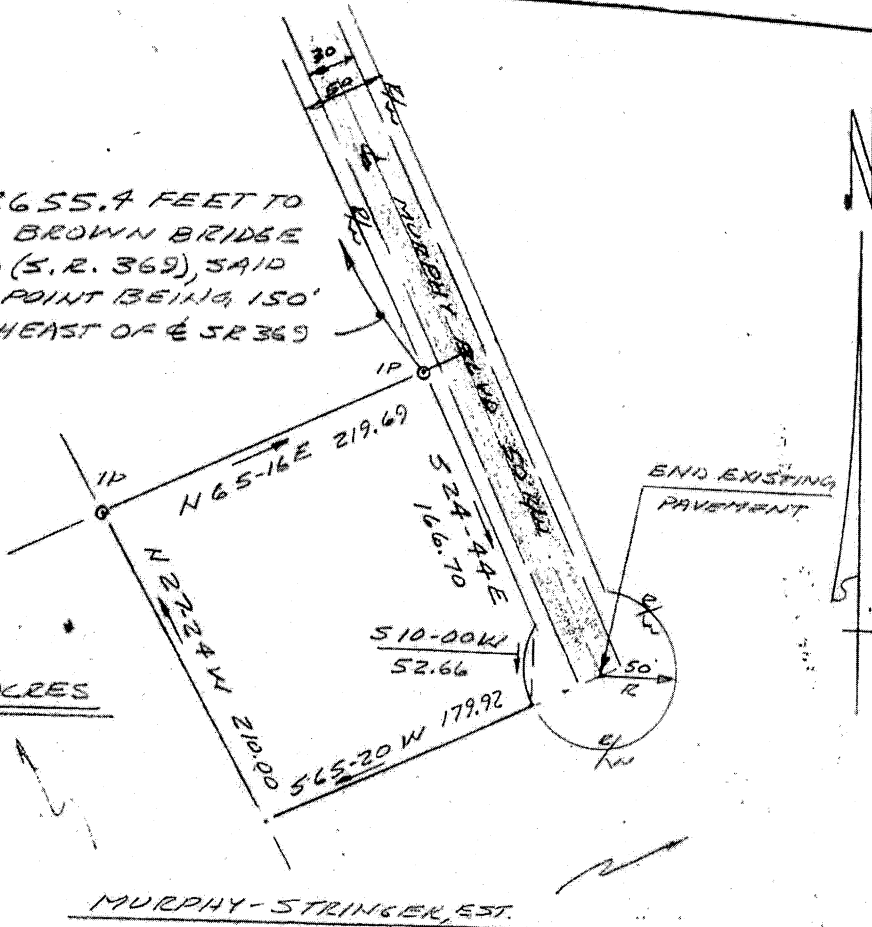
If you should have any questions, please do not hesitate to contact me at 770-534-2200.

Thank you for your time and assistance!



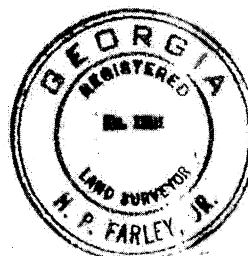
Tony Gilleland
tgilleland@psi-ga.com

2655.4 FEET TO
ROW BROWN BRIDGE
ROAD (S.R. 369), SAID
ROW POINT BEING 150'
SOUTHEAST OF E SR 369



RECORDING PERMIT

By Ulla J. Cape 9/6/84
HALL COUNTY PLANNING COMMISSION



OFFICE ONLY
H. P. Farley, Jr.

Jas R Collins

FARLEY-COLLINS ASSOC.
P.O. BOX 731 532-1001
1201 THOMPSON BRIDGE ROAD
GAINSVILLE, GA.

SCALE:
1"=100
DATE:
5-27-83

PROPERTY OF
DAVID & DANNY SCROGGS
LAND LOT 8 ~ 8TH DISTRICT
HALL COUNTY, GA.

F-2
NSW-NPL

Recorded September 7, 1984 H. Grady Watson, clerk

3

IOR NO 373

Page 21 of 74

CITY OF GAINESVILLE

AGENDA REQUEST

Date Submitted: 8/18/2020

Presenter: Matt Tate

Item of Business: Request from **CenterPoint Integrated Solutions** to annex a 7.81± acres tract located on the north side of Browns Bridge Road, east of its intersection with Cherry Hill Drive (a/k/a **2602 Browns Bridge Road**) and to establish zoning as General Business (G-B).
Ward Number: Four
Tax Parcel Number(s): 08-015-009-021 (Part)
Request: CarMax Auto Superstore

Meeting Date: 9/8/2020

Purpose of Request:

The applicant is proposing to annex the subject property to develop a CarMax pre-owned automobile dealership. The property is adjacent to the city limits to the east and west and is currently zoned Agricultural Residential-III (AR-III) within unincorporated Hall County. The property is partially wooded and contains an older home and various out buildings that will be demolished. The proposal includes a 7,590 square foot dealership building, a detached 936 square foot carwash facility with associated parking for customers, employees and inventory. Access is proposed from an existing shared driveway fronting Browns Bridge Road located at the western edge of the property. Adjacent uses include undeveloped land, Horton Trailers sales lot, Mission Catholic San Juan Pablo II Church and single-family homes located across Browns Bridge Road.

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
☐ Site Plan	Backup Material
☐ Floor Plan	Backup Material
☐ Architectural Elevations	Backup Material
☐ Landscape Plan	Backup Material

**GAINESVILLE PLANNING and APPEALS BOARD
STAFF RECOMMENDATION**

Applicant CenterPoint Integrated Solutions
Location 2602 Browns Bridge Road
Request Annex with G-B zoning
Total Acres 7.81± acres
Ward Four
Proposed Use CarMax Auto Superstore
Planning Division Staff Recommendation **Approval, with conditions**
Date September 8, 2020

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

The applicant is proposing to annex the subject property to develop a CarMax Auto Superstore which sells pre-owned vehicles. The zoning of the property is Agricultural Residential-III (AR-III) within unincorporated Hall County and the city limits boundary is located to the east and west. The property is located within the Gateway Corridor Overlay Zone and contains an older home and various out buildings that will be demolished.

The proposal includes a 7,590 square foot dealership building, a detached 936 square foot carwash facility with associated parking for customers, employees and inventory. An above ground fuel storage tank will be located within the secured sales staging area to fuel inventory vehicles. A total of 400± parking spaces will be provided which will include the sales lot, services area and parking for customers and employees. Exterior finishes to the building include mostly painted split faced block material with accent EIFS material and standing seam metal roofs. Stormwater detention will be provided behind the building and the development intends to utilized City of Gainesville water and sewer service. Access is proposed from an existing shared driveway fronting Browns Bridge Road located at the western edge of the property. The hours of operation are Monday through Friday 7:30 a.m. to 6:00 p.m. and Saturday from 9:00 a.m. to 9:00 p.m.

▪ **Adjacent Land Use and Zoning**

Location	Use	Zoning
North	Undeveloped land	Agricultural Residential-III (AR-III) County Residential-I (R-I) City
South	Residential Homes	Residential-I (R-I) County
East	Undeveloped Land	Residential-I-A (R-I-A) City
West	Catholic Church; Absolute Trailers; Pine straw and mulch lot	Planned Unit Development (P-U-D) City General Business (G-B) City

▪ **Other Departmental Comments**

Coordination will be required with the Georgia Department of Transportation (GDOT). There were no departmental comments for this request.

▪ **Zoning History**

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

2020 – A request by Gainesville City Board of Education to rezone a 16.67± acres tract located at 1263 and 1279 McEver Road, SW from Residential-I (R-I) to Office and Institutional (O-I) was conditionally approved for a new middle school.

2020 – A request by Gainesville City Board of Education to annex a 5.931± acres tract located at 2550 and 2560 Gould Drive with Office and Institutional (O-I) zoning with a special use was conditionally approved for a new middle school and existing single-family home.

2020 – A request by Mauricio Ortega to annex a 0.51± acre tract located at 23 Cherrywood Drive with Residential-I (R-I) zoning was approved for sewer for a single-family home.

2018 – A request by Tyler Land Holdings to amend a 2.98± acres tract located at 1209 and 1229 Hillside Gardens Lane zoned Planned Unit Development (P-U-D) was conditionally approved for a boat sales dealership.

2017 – A request by Pro Building Systems to annex a 0.516± acre tract located at 2431 S Smith Road was approved with conditional General Business (G-B) zoning for an auto collision center.

2017 – A request by Manor Lake Development, LLC for a special use on a 9.24± acres tract located at 2900 McEver Road was approved with conditional Office and Institutional (O-I) zoning for an assisted living facility.

2015 – A request by the Roman Catholic Archdiocese of Atlanta to amend a 14.233± acres tract located at 2436 S Smith Road zoned Planned Unit Development (P-U-D) was conditionally approved for a church.

2015 – A request by the Roman Catholic Archdiocese of Atlanta to amend and rezone a 4.899± acres tract located at 0 S Smith Road from Residential-I (R-I) to Planned Unit Development (P-U-D) was conditionally approved for a church.

2013 – A request by Foote & Miller Properties, LLC to annex a 2.72± acres tract located at 2420 Browns Bridge Road was approved with General Business (G-B) zoning for sewer for an existing auto dealership.

2012 – A request by Rescate 2000, Inc. for a special use on an 8.19± acres tract located at 2920 Florence Drive was approved with conditional Office and Institutional (O-I) zoning for a daycare center.

2010 – A request by Jose Delagarza to annex a 0.33± acre tract located at 3 Cherry Circle was approved with conditional Residential-I (R-I) zoning for sewer for an existing single-family residence.

Staff Analysis

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

The proposed use appears to be suitable. The subject property is located along an established commercial corridor consisting of a mixture of commercial and residential uses. Many of the commercial uses fronting Browns Bridge Road include auto sales, service and repair businesses. Adjacent and nearby properties are zoned General Business (G-B), Planned Unit Development (P-U-D) and Residential-I-A (R-I-A) in the City and Highway Business (H-B), Residential-I (R-I) and Agricultural Residential-III (AR-III) within the County.

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

The adjacent and nearby property should not be adversely affected as the proposed use will function in the same manner as many of the nearby commercial auto-related uses. The property contains an older single-family home which generated no measurable traffic. The proposed CarMax Auto Superstore will increase traffic and turning movements to the site. However, an existing shared driveway and dedicated right turn lane is in place which will eliminate the need for another curb cut.

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

It is staff's opinion that the proposal is consistent with the Comprehensive Plan. The Gainesville 2030 Future Development Map places the front half of the subject property within the *Retail/Commercial* land use category and the rear half of the property within the *Mixed-Use General* land use category. The *Retail/Commercial* land use category includes commercial service activities such as grocery stores, banks, restaurants, theatres, hotels, and automotive related businesses. The *Mixed-Use General* land use 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 both within the *Suburban Residential* Character Area and within the *Browns Bridge Corridor* Character Area. The *Suburban Residential* Character Area includes low-density residential, medium-density residential, multi-family residential, public / institutional, commercial, and parks / recreation / conservation and mixed-use. The *Browns Bridge Corridor* Character Area includes medium-density residential, multi-family residential, mixed-use, commercial, light industrial, and parks / recreation / conservation uses.

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

The property is zoned for agricultural and residential purposes and could continue to be used as such. Given the development pattern of properties fronting Browns Bridge Road, developing the property for residential purposes seems unlikely.

(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?

Public facilities and services are adequate. The Gainesville Fire and Police Departments currently respond to the property. Gainesville Fire Station #4 is located off of Memorial Park Drive and is 1.25± miles from the proposed access. The proposal is non-residential and will have no impact to the City school system.

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

It is staff's opinion the proposed use is consistent with the Comprehensive Plan. The majority of the property is located along a segment of Browns Bridge Road which consists of non-residential uses including numerous auto-related uses. It is expected non-residential growth will continue in this area.

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

Given the subject property's proximity to/within the city limits and surrounding mixture of uses, the proposal, with the zoning conditions recommended by staff, appears to reflect a reasonable balance between the promotion of the public health, safety, morality, or general welfare, and the right to unrestricted use of property.

▪ **Staff Recommendation**

The Planning Division staff is recommending **conditional approval** of this annexation request with a zoning of **General Business (G-B)** based on the Comprehensive Plan and the adjacent and nearby mixture of uses.

Conditions

1. The proposed buildings shall meet the exterior building material requirements of the Gateway Corridor Overlay Zone.
2. An electronic message board sign shall not be permitted for the subject property.
3. All access point design for the subject property shall be submitted for review by the Gainesville Public Works Director in coordination with Hall County and the Georgia Department of Transportation (GDOT). The approval of said design shall be required prior to issuance of a building permit. All required access/traffic/sidewalk improvements associated with the proposed development shall be at the full expense of the owner/developer.



Applicant: **CENTERPOINT INTEGRATED SOLUTIONS**

ANNEXATION REQUEST

Request:

Annex 7.81+/- acres and establish zoning as General Business (G-B) for CarMax Auto Superstore

Subject Property Address:

2602 Browns Bridge Road

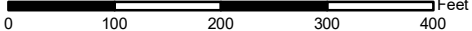
Tax Parcel:

08-015-009-021 (Part)

Meeting Date: 09/08/2020

Map Prepared: 08/04/2020

 Subject Property

 Feet
0 100 200 300 400



1" = 181'



CITY OF
GAINESVILLE

COMMUNITY AND ECONOMIC DEVELOPMENT





Applicant: **CENTERPOINT INTEGRATED SOLUTIONS**

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Meeting Date: 09/08/2020

Map Prepared: 08/04/2020



Subject Property

Aerial from 2018

0 100 200 300 400 Feet



1" = 181'



CITY OF
GAINESVILLE

COMMUNITY AND ECONOMIC DEVELOPMENT



Subject: CarMax Auto Superstore – Gainesville, GA Project Narrative

The purpose of this letter is to outline the development and operation of the proposed CarMax Auto Superstore to be constructed in the City of Gainesville. CarMax is requesting a rezone from the existing AR-III zoning district to the General Business (GB) zoning district to allow for used auto sales. CarMax is also requesting that the property to be annexed into the City of Gainesville from Hall County.

CarMax, the nation's largest retailer of used cars, revolutionized the automotive retail industry by driving integrity, honesty, and transparency in every interaction. CarMax continues to innovate and is currently rolling out an omni-channel experience, providing customers the option to complete transactions entirely from home, in store, or in a seamless combination of both. CarMax has more than 200 stores nationwide, and during the latest fiscal year sold more than 830,000 used cars and 460,000 wholesale vehicles at its in-store auctions. With more than 25,000 associates, CarMax is proud to have been recognized for 16 consecutive years as one of the Fortune 100 Best Companies to Work For.

Proposed Development:

The proposed development will consist of a 7,590 sf CarMax pre-owned automobile dealership consisting of a sales and service building with a presentation lane, a detached 936 SF private carwash facility, associated access drive lanes, parking areas, security features, and landscaped areas. The property is located at 2602 Browns Bridge Road in Gainesville, GA and consists of an approximate 8-acre parcel. CarMax will pursue all necessary approvals through the City of Gainesville for this project.

Site Layout

The site will be broken up into three distinct parking areas. The sales display area will be in front of the building on Browns Bridge Road, the customer and employee parking lot will be in the rear of the site to the West, and the sales staging area will be the rear of the site to the East. The sales staging area will be surrounded by a six-foot high masonry wall for screening and security purposes. The sales and service building with attached presentation lanes will be located at the center of the site with customer access from the customer parking lot on the East side of the building. There will be two embassy-style security gates; one leading into the sales display area, and one behind the presentation lanes into the sales staging area.

Access to the site will be through the one main shared entrance on Browns Bridge Road that leads back to the customer and employee parking lot. The side entrance on this private road will be the access into and out of the sales display area for test drives only. The car carriers that deliver vehicles to the site will also use the main entrance and will have designated unloading spaces at the rear of the site.

The following information outlines the proposed operations based on similarly operating CarMax facilities.

Hours of Operation

Store management will set operating hours closer to the opening date; however, the showroom (sales) areas are typically open to the public Monday through Saturday from 9:00 a.m. to 9:00 p.m. with limited hours on Sundays, if permitted by local law. The retail service areas are typically open to the public

Monday through Friday from 7:30 a.m. to 6:00 p.m. Associates will be present at the store several hours before and after the public operating hours.

Deliveries

Deliveries of vehicles, parts and supplies will be made on-site, and will typically require the presence of an associate to receive the delivery. Vehicle carriers will enter the site through the main access to load and unload vehicles in the designated area in the back of the site. Unloaded vehicles will be driven by associates from the unloading area into the sales staging area to await preparation for resale.

Sales & Marketing

CarMax operates differently from traditional car dealerships in that it physically separates its sales display area from its customer and employee parking. This is both for loss prevention control as well as operational efficiency and safety. The sales display area will be separated from the general public by means of a standard highway guardrail, gates and fencing. Ornamental black aluminum fencing will be used to separate the customer and employee parking lot from the sales display area.

Vehicular access to the sales display area will be controlled by embassy-style security gates through the use of a secured key-card. Only associates will be permitted to drive cars within the sales display area. Emergency access will be provided within the sales staging and sales display areas as required by the local fire department.

CarMax's business model is to promote a high-end retail experience, and a welcoming environment to their customers and associates. As such, CarMax does not use outdoor loudspeakers as associates carry pagers and/or cell phones for communications. In addition, CarMax does not use flags, balloons, inflatables, placards in open car hoods, painted window lettering or the like in its marketing.

Service Operations

CarMax currently offers limited retail vehicle service (routine maintenance, tires, diagnostic, and mileage services, etc.) and provides repairs of vehicles covered by their extended service plans. All service work will be performed inside fully conditioned buildings equipped with rollup doors, providing the associates with a great work environment and eliminating the need to conduct operations with open bay doors.

Retail service vehicles, and vehicles awaiting disposition off-site are stored in the secured non-public sales staging area on a temporary basis. As a visual screen and to provide security for these vehicles, the sales staging area is surrounded by a six-foot-high masonry wall. Vehicular access to that area will be strictly controlled through the use of embassy-style security gates. Because the staging of vehicles within this area will be changing on a daily basis, parking spaces will not be designated on the plan.

An above ground fuel storage tank with a non-public fuel pump is proposed for this site. The tank and fuel pump will be located within the secured sales staging area to fuel inventory vehicles as needed.

Site Lighting & Security

CarMax will use LED lighting fixtures mounted on 26-foot tall light poles for visibility and security. Fixtures will be full cut off and downcast to reduce light spill onto adjacent properties. Exterior lighting will be reduced after operating hours.

CarMax will not use on-site security guards, but instead will use interior and exterior security cameras that are monitored by associates at the Home Office for safety and inventory protection.

In summary, CarMax looks forward to partnering with the City of Gainesville and its residents in constructing and operating a successful new store.

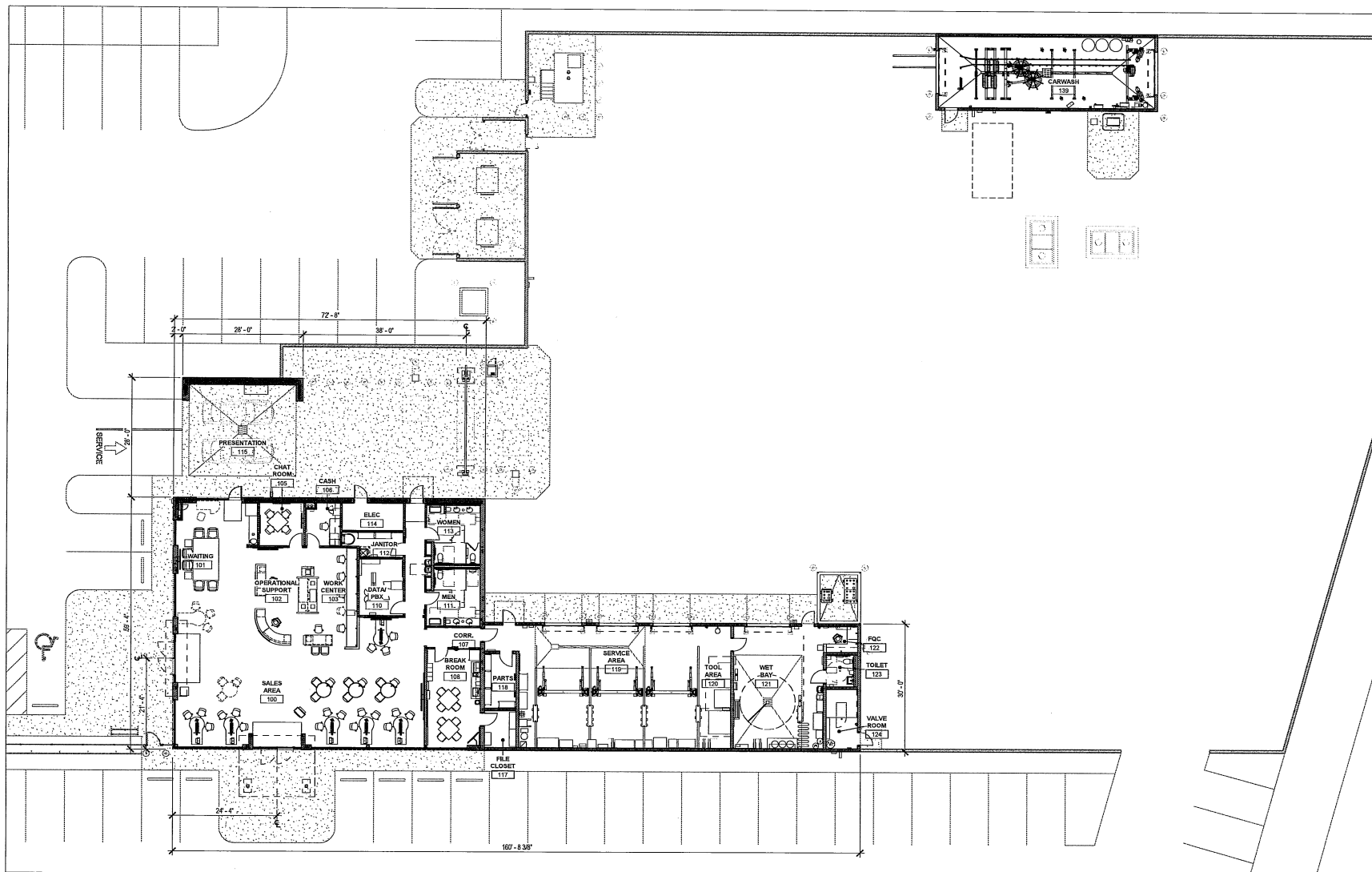
CarMax – Gainesville, GA
July 27, 2020

If you have any questions, or need additional information, please feel free to give me a call at (720) 735-0442.

Thank you,



Brad Lauth
Development Manager



1 SALES & SERVICE PLAN
A 2.0 / 3/32" = 1'-0"



CARmax
THE AUTO SUPERSTORE
CARMAX AUTO SUPERSTORES, INC. A VIRGINIA CORPORATION
12800 TUCKER CREEK PKWY. RICHMOND, VA 23238 (804) 747-5422

ENTITLEMENT
NOT RELEASED FOR CONSTRUCTION

GAINESVILLE (HALL), GA

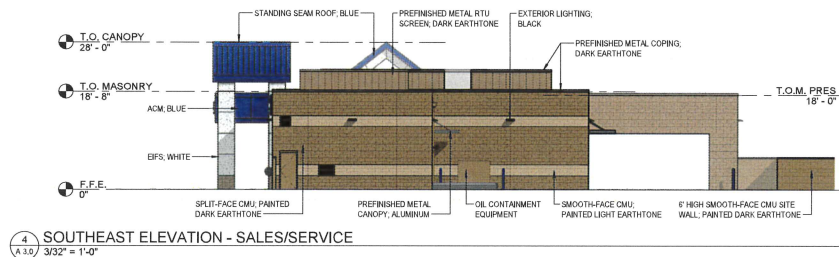
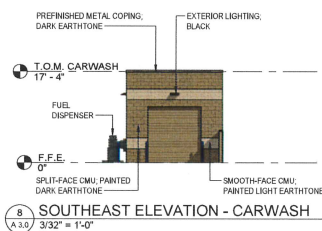
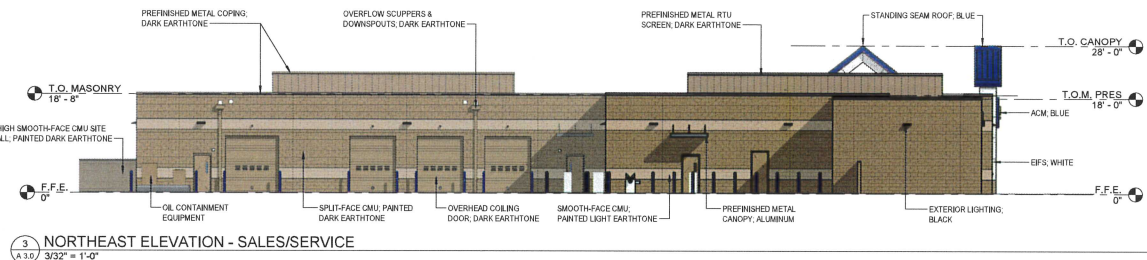
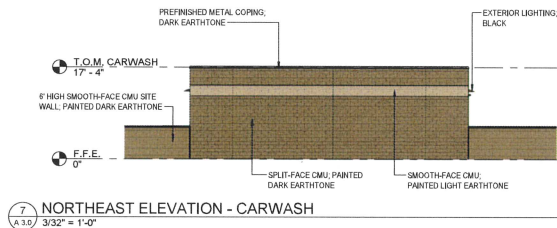
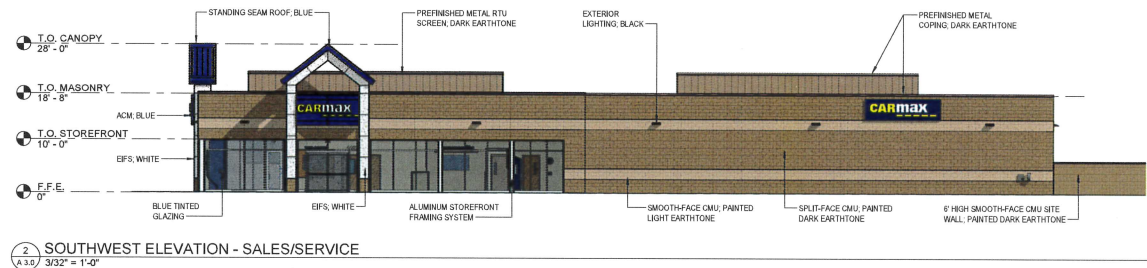
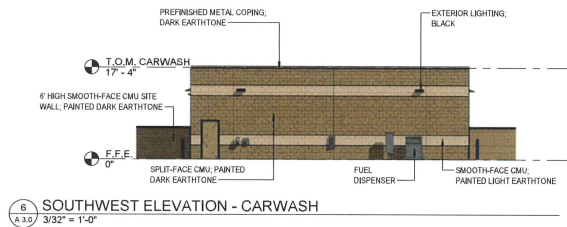
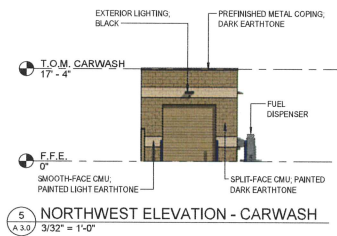
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STORE NO. 6178 - 2602 BROWNS BRIDGE ROAD

CONCEPTUAL FLOOR
PLANS

SP-04

**PIEPER
O'BRIEN
HERR**
ARCHITECTS

A 2.0
08 JUL 2020



ENTITLEMENT
NOT RELEASED FOR CONSTRUCTION

GAINESVILLE (HALL), GA

20-20029.00
STORE NO. 6178 - 2602 BROWNS BRIDGE ROAD

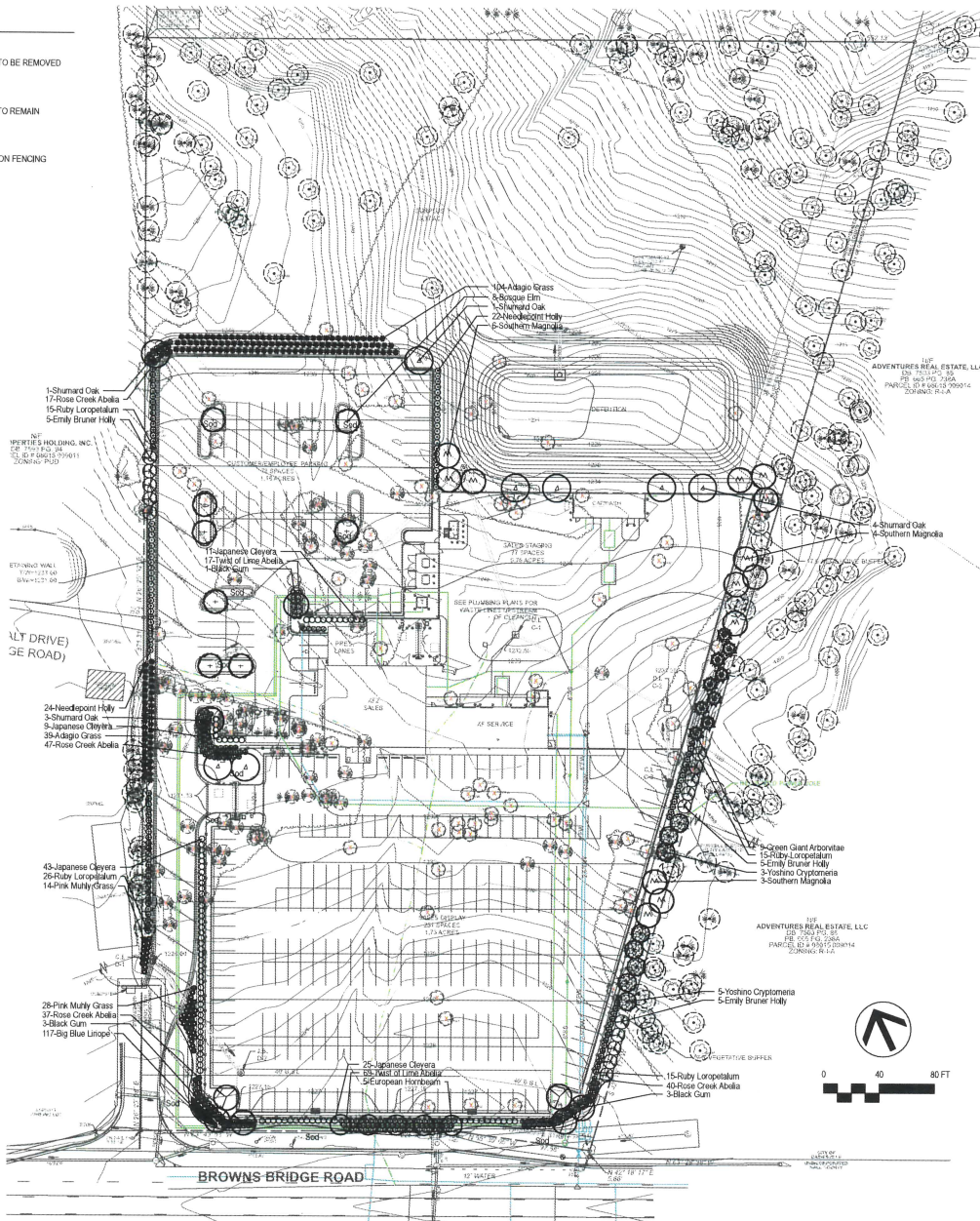
CONCEPTUAL
ELEVATIONS

SP-04



A 3.0
08 JUL 2020

 EXISTING TREE TO BE REMOVED
 EXISTING TREE TO REMAIN
 TREE PROTECTION FENCING



1. Landscaping Contractor to read and understand the Landscape Details and Specifications (sheet 1-10) prior to finalizing bids. The Landscape Specifications shall be adhered to throughout the construction process.
2. Contractor is responsible for obtaining all necessary permits and approvals prior to digging.
3. Contractor is responsible for protecting existing trees from damage during construction.
4. Contractor is responsible for understanding and adhering to all constraints and limits of the site (e.g. utility lines, easements, etc.) and to be responsible for any damage to the site (e.g. plant life, depth of excavations, limits of disturbance, easements and borders).
5. All tree protection devices to be installed prior to any work of land disturbance, and maintained until final landscaping.
6. All tree preservation areas to be protected from sedimentation.
7. All tree preservation devices to be removed and replaced as required or as planned.
8. No parking, storage or other construction activities are to occur within tree protection areas.
9. All planting areas shall be cleaned of construction debris (e.g. concrete, rock, rubble, building materials, etc.) prior to adding and grading soil.
10. Minimum 4" depth of topsoil shall be added to all planting and sodded areas. Graded areas shall be held down until vegetation is established and approved for topsoil depth. See Landscape Specifications for required topsoil depth.
11. Remove debris from all planting lot islands, hardscaping adjacent to a min. 24" depth and add topsoil to a min. 4" depth throughout all planting areas.
12. All planting areas shall be protected from erosion and sedimentation until vegetation is established and the island is clear.
13. During the grading work, the Landscape Contractor shall protect the subgrade, general site conditions, utility lines, irrigation, lighting, approved topsoil provided by the General Contractor and preserve the existing conditions under which the work is to be done. Notify the General Contractor of any unsatisfactory conditions, and the Contractor shall proceed until such conditions have been corrected and are acceptable to the Landscape Contractor.
14. Any deviations from the approved plans or plans to be approved by the Landscape Architect.
15. All planting and tree removal shall be in accordance with the American Standard for Nursery Stock and the accepted standards of the American Association of Nurserymen.
16. Existing grass to be removed prior to planting areas to be filled and removed. Hand rake all existing rocks and debris from all planting areas. All planting areas shall be filled with a minimum of 4" of topsoil.
17. Soil to be delivered fresh (Cul-less less than 24 hours prior to arriving on site), laid immediately, rolled, and watered immediately, evenly applying rainfall. Edge of soil on planting areas to be 1/2" beveled. See Landscape Details.
18. Any existing grass disturbed during construction to be fully removed, regressed and replaced. All lime marks and amendments to be regressed.
19. Soil to be tested to determine fertility and lime requirements prior to laying soil.
20. Annual and perennial plants to be delivered in 10 gallon containers and planted 18" to 24" apart, depth of 12" minimum and perennial beds with 3 inch depth of mulch requirements.
21. All shrub beds (existing and new) to be mulched with a min. 3 inch layer of mulch (double shredded hardwood mulch).
22. Planting beds to be dug a minimum of twice the width of the root ball for both shrubs and trees. Set plant material 2" above first grade. Backfill and apply mulch with planting mix as specified in the Landscape Specifications.
23. Water thoroughly twice in first 24 hours and apply mulch immediately.
24. The Landscape Contractor shall be responsible for the maintenance of all plants from date of acceptance by the owner. All plants shall be alive and at a vigorous rate of growth at the end of the guarantee period. The owner, all plants shall not be responsible for acts of God or vandalism. See Landscape Specifications for maintenance and guarantee details.
25. Any plant that is determined dead, in an unhealthy, unhealthy condition, lost its shape due to dead branches, or other symptoms of poor, non-vigorous growth, shall be replaced by the Landscape Contractor. See Landscape Specifications for replacement requirements.
26. Remove all evergreen and deciduous trees as shown in the planting detail and as per the Landscape Specifications.
27. Stake all plants and guying from both sides after one year planting.

Qty.	Botanical Name	Common Name	Scheduled Size	Remarks
	Trees			
5	<i>Carpinus behavii</i> 'Columari'	European Hornbeam	2' Cal.	9 A B; single straight leader
8	<i>Corytophora japonica</i> 'Yoshino'	Yoshino Corymopsis	7-8' Hgt. x 4" Spr.	Full to Ground
15	<i>Ilex x Emily Dunne</i>	Emily Dunne Holly	7' Cal. Hgt. x 4" Spr.	9 A B; single straight leader
13	<i>Spiraea gracilifolia</i>	Japanese Spiraea	2' Cal.	9 A B; single straight leader
7	<i>Nyssa sylvatica</i>	Black Gum	2' Cal. 10' Hgt.	Full to ground
9	<i>Quercus shumardii</i>	Shumard Oak	2' Cal. 10' Hgt.	9 A B; single straight leader
8	<i>Thuja x platensis</i> 'Green Giant'	Green Giant Arborvitae	2' Cal. Hgt. x 4" Spr.	9 A B; single straight leader
8	<i>Ulmus parviflorus</i> 'Borjars'	Borjars Elm	2' Cal. 10' Hgt.	9 A B
	Shrubs			
141	<i>Abelia x chinensis</i> 'Rose Creek'	Rose Creek Abelia	2 Gal.	
86	<i>Abelia x grandifolia</i> 'Yipsley'	Yipsley Rose Creek	1 Gal.	
8	<i>Chamaecyparis</i>	Japanese Cypress	1 Gal.	
46	<i>Bux cornuta</i> 'Needham'	Needham Holly	1 Gal.	
17	<i>Leucophaea chinensis</i> 'Ruby'	Ruby Leucophaea	1 Gal.	
42	<i>Micranthus sinensis</i> 'Adagio'	Adagio Grass	1 Gal.	
42	<i>Muhlenbergia capillaris</i>	Pink Muhly Grass	2 Gal.	
	Groundcovers			
117	<i>Liriope muscari</i> 'Big Blue'	Big Blue Liriope	1 Gal.	Plant 18" O.C.
	Other			



XF2

[illegible]

Carmax
THE AUTO SUPERSTORE

CARMAX THE AUTO SUPERSTORE ACCT. CREDIT INC.
10000 CARMAX DRIVE, CINCINNATI, OH 45228
(513) 762-4422

STORE NO. 6178
2602 BROWNS BRIDGE RD
GAINESVILLE, GA

PROJECT NO	
DATE	07/27/20
SHEET TITLE	PRELIMINARY LANDSCAPE PLAN

SHEET NO **L-100**

CITY OF GAINESVILLE

AGENDA REQUEST

Date Submitted: 8/18/2020

Presenter: Matt Tate

Item of Business: Request from **Frank Norton, Jr.** to annex a 2.16± acres tract located on the northeast side of Quarry Street and north side of Highland Street near its intersection (a/k/a **39, 44, 48 and 49 Quarry Street; 4 Highland Street**) and to establish zoning as Planned Unit Development (P-U-D).
Ward Number: Two
Tax Parcel Number(s): 00-063-009-001, 002, 003, 004 and 012
Request: Existing and new homes totaling 19 units

Meeting Date: 9/8/2020

Purpose of Request:

The applicant is proposing to annex five parcels with a zoning of Planned Unit Development (P-U-D) for 7 existing units consisting of 1 single-family home and 3 duplex homes. In addition, the applicant is proposing 12 additional homes consisting of a mix of 1, 2 and 3-bedroom cottages and townhomes for a total of 19 residential units. Some of the existing driveways will be improved or combined for a total of 3 curb cuts on Quarry Street and 1 on Highland Street. A total of 26 parking spaces will be provided. The proposal is intended to compliment the adjacent Liberty Lakeview development which is 14.43± acres in size.

Other adjacent and nearby uses include single-family homes and duplex homes in the County within the New Holland Mill Village as well as the Gainesville Middle School and Frances Meadows Aquatic Center.

History/Background:

Facts & Issues for Consideration:

Department Recommendation:

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

Department Director:

Rusty Ligon

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

N/A

Amount Requested:

Source of Funds:

Finance Comments:

Administrative Comments:

ATTACHMENTS:

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

**GAINESVILLE PLANNING and APPEALS BOARD
STAFF RECOMMENDATION**

Applicant and Property Owner..... Frank Norton, Jr.
Location..... Annexation: 39, 44, 48 and 49 Quarry Street;
4 Highland Street
..... Zoning Amendment: 0 Lakeview Drive NE;
52, 54 and 56 Quarry Street NE
Request..... Annex with PUD zoning
Amend existing PUD zoning
Total Acres Annexation: 2.16± acres
Zoning Amendment: 14.43± acres
Ward..... Two
Proposed Use..... Existing and new homes totaling 19 units;
30 residential cottage and townhomes
Planning Division Staff Recommendation **Approval, with conditions**
Date..... September 8, 2020

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

The proposed annexation and zoning amendment total 16.59± acres and 49 residential units. Below is a description of both requests.

Annexation

The proposed annexation with a zoning of Planned Unit Development (P-U-D) includes five parcels totaling 2.16± acres and is adjacent to the city limits to the north, east and west. The property is zoned Residential-II (R-II) within unincorporated Hall County and consists of 7 existing residential units (1 single-family home and 3 duplex homes). The renovation of these homes is nearly completed some of which includes new vinyl siding, asphalt shingles and tin roofs, front porches, modern granite kitchens, luxury vinyl plank floors, some with fire places and outdoor spaces. The home located at 39 Quarry Street was demolished as part of the redevelopment process.

In addition to the existing 7 homes, the applicant is proposing 12 new townhome-style rental homes for a total of 19 residential units (existing and new). The 12 new homes will mostly be located behind the existing homes fronting Quarry Street and Highland Street. Two of the proposed homes will front Quarry Street where the previous home was demolished. The homes will be constructed as two-story, townhouse style units, each with 2 bedroom and 2.5 bathrooms. The exterior of the homes will consist of hardie-plank siding and rear covered private decks or porches. A 6-foot tall privacy fence is planned between the Liberty Lakeview development and neighboring properties and each home will be setback 20-feet from the nearest property line. The existing driveways will be improved or combined for a total of 3 curb cuts on Quarry Street and 1 on Highland Street. A total of 26 parking spaces will be provided for a minimum of 2 spaces per unit. The proposal is intended to compliment the adjacent 14.43± acres Liberty Lakeview development zoned P-U-D.

Zoning Amendment

The proposed zoning amendment includes a 14.43± acres tract zoned Planned Unit Development (P-U-D) known as Liberty Lakeview. A permit was issued for the subject property to develop the Liberty Lakeview subdivision. Three of the homes are under construction which will have temporary access to Quarry Street but will eventually access the future subdivision road off of Lakeview Drive.

The property was previously annexed and zoned P-U-D with conditions as part of a 75.12± acres mixed-use development tract in 2018. The current zoning of the property allowed up to 33 residential homes and required the homes to provide three-bedrooms and two-bathrooms within a minimum of 1,100 square feet of heated floor space. The proposed amendment will include 30 homes, reducing the development by 3 homes. The amendment will provide the option to build homes with two-bedrooms and two-bathrooms within the same 1,100 square feet of heated floor space. There are no other changes proposed.

Below is a list of the single-family home development standards previously approved for the 14.43± acres tract.

Single Family Home Development and Architectural Guidelines

- Heated floor space shall be no less than 1,100 square feet.
- Primary exterior building materials shall include, fiber cement lap siding and fiber cement board and batten siding on all elevations. Accent material application shall include fiber cement shake siding, brick and cultured stone accents shall be utilized on front and visual elevations of the buildings. Masonry block or concrete retaining walls shall be finished with stucco.
- It is the intent for the individual homes to be developed on one common property boundary with no individual property lines, and each home separated by a minimum of 10 feet. The developer reserves the right to develop as a (A) condominium subdivision, fee simple subdivision or (B) traditional subdivision with the following minimum lot standards for each, (lot size, lot width, road frontage).
- (A) Building Setbacks shall be as follows (at a minimum):
 - Front Setback: (proposed main road - 15 feet)
 - Front Setback: (Lakeview Drive - 30 feet)
 - Front Setback: (Highland Street – 30 feet)
 - Side/Building Separation: 5 feet
 - Rear Setback/Buffer (Historical Mill Homes): 25 feet
- (B) Lot Size / Building Setbacks shall be as follows (at a minimum):
 - Front Setback: (proposed main road - 20 feet)
 - Front Setback: (Lakeview Drive - 30 feet)
 - Front Setback: (Highland Street – 30 feet)
 - Side/Building Separation: 0-10 feet between buildings
 - Rear Setback/Buffer (Historical Mill Homes): 25 feet or 10' from internal (newly created) property line
- Minimum lot size: 6,300 sq. ft.
- Minimum lot width/road frontage: 60' or (30' cul-de-sac)

▪ **Adjacent Land Use and Zoning**

Location	Use	Zoning
North	Limestone Greenway mixed-use development; Undeveloped land	Planned Unit Development (PUD) -City Residential-II (R-II) -City
South	New Holland Village single-family and duplex homes; Church;	Residential-II (R-II) -County
East	Limestone Greenway mixed-use development; Single-family and duplex homes	Planned Unit Development (PUD) -City Residential-II (R-II) -County
West	Single-family and duplex homes; Gainesville Middle School; Frances Meadows Aquatic Center	Residential-II (R-II) -City/County Office and Institutional (O-I) -City

The property is located within the Limestone Corridor Overlay Zone. Significant uses within the surrounding area include the Brenau University Sports Complex, Lakeview Academy, Northeast Georgia Medical Center and Atlanta Botanical Garden.

▪ **Other Departmental Comments**

Coordination will be required with the City of Gainesville Public Works Department and Hall County Engineering regarding the proposed driveway locations. There were no departmental comments for this request.

▪ **Zoning History**

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

2020 – A request by Capstone Acquisitions, LLC to annex a 6.148± acres tract with a zoning of Light Industrial (L-I) located at 0 Jesse Jewell Parkway was conditionally approved for a climate-controlled self-storage and office/warehouse.

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

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

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

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

Staff Analysis

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

The proposal consists of existing and new detached residential uses. The adjacent and nearby properties include a mixture of single-family and duplex homes within the historic New Holland Mill community. Residential uses are suitable but are different in design than the existing homes fronting Quarry Street and Highland Street. The applicant has proposed to locate most of the homes behind the existing homes fronting Quarry Street and Highland Street in order to utilize existing driveways and to help maintain the historic look. The homes proposed on the 39 Quarry Street lot will be more visible as the existing home was removed. The renovated homes and new homes will provide reinvestment into the community.

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

The proposal will add vehicular trips to Quarry Street and Highland Street which are County roads approximately 18 feet in width. While parking will be provided for the proposed homes, street parking should be discouraged due to the narrow width of the existing roads. The homes will add traffic to the neighborhood which experiences cut-through traffic from Jesse Jewell Parkway and Lakeview Drive.

Given the rolling topography and the location of nearby Limestone Creek, environmental impacts should be properly mitigated through improved storm water measures. Open space, buffers, water quality and erosion measures will be required by code to help protect Limestone Creek.

(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 *Low-Medium Density Residential* land use category which includes areas containing or planned for single-family detached or semi-detached housing at densities up to 4.0 dwelling units per acre. The proposal seeks an overall gross residential density of 2.95± dwelling units per acre which includes both the 2.16± acres annexation and 14.43± acres zoning amendment tracts totaling 49 units. It is the intent of the applicant that both tracts share the same zoning of P-U-D and provide many of the same standards as part of the overall Liberty Lakeview development.

The subject property is located within the *Historic Mill Villages* Character Area. The vision for this character area is to include historic preservation and incremental restoration as a priority for the mill village area. New development should be designed to incorporate green technologies and practices as well as architecture consistent with the forms and materials of the mill and housing. Greenfield sites should be carefully planned and controlled to protect Limestone Creek. New mixed-income development is acceptable as new construction on adequately sized lots or a reuse of the property. Opportunities may exist for future adaptive reuse for mixed-use development and neighborhood serving commercial. Land uses allowed within this character area include medium density residential, mixed-use, commercial, public / institutional, and parks / recreation / conservation.

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

The 2.16± acres annexation is currently zoned Residential-II (R-II) within Hall County and is approved for single-family purposes. The additional homes require the property to be annexed and rezoned for public water and sewer services. The existing homes are now adjacent to the city limits and should be annexed.

The 14.43± acres P-U-D amendment was previously approved for 33 single-family, three bedrooms/ two bathrooms homes. The applicant desires to reduce the homes to 30 but desires the option to construct the homes with two bedrooms/ two bathrooms within the same square footage which requires a zoning amendment.

(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?

Surrounding developments currently utilizes City water and sewer services and there is sufficient capacity to serve the development.

Existing public safety services respond to the adjacent and nearby properties. Gainesville Fire Station #1 off of Queen City Parkway is located approximately 2.4 miles away. As well, Hall County Fire Station #7 off of East Crescent Drive is located approximately 1.2 miles away. The amount of proposed single-family homes will put additional strain on police and fire services.

According to the Institute of Transportation Engineers (ITE) Trip Generation Handbook (9th Edition), the 49 residential units are expected to generate 466± new trips per weekday and 38± A.M. and 50± P.M. peak hour trips during the weekday.

The proposal will add more children to the Gainesville City School System as the housing is not age restricted. It's unknown as this time how many of the 49 units will include school age children that are not already living within the Gainesville City school district. According to the applicant, the homes will be marketed toward the Northeast Georgia Medical residency students which may have less school age children than traditional market rate housing.

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

The surrounding and nearby properties have been impacted by residential and non-residential growth along the Jesse Jewell Parkway and Limestone Parkway. Much of this is due to the proximity of Exit 24/I-985 and Northeast Georgia Medical Center.

Both the 2.16± acres and 14.43± acres properties are expected to remain residential. Nearby office and commercial uses will continue to develop along nearby Jesse Jewell Parkway and Limestone Parkway which will provide shopping and service needs for the proposed residential homes.

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

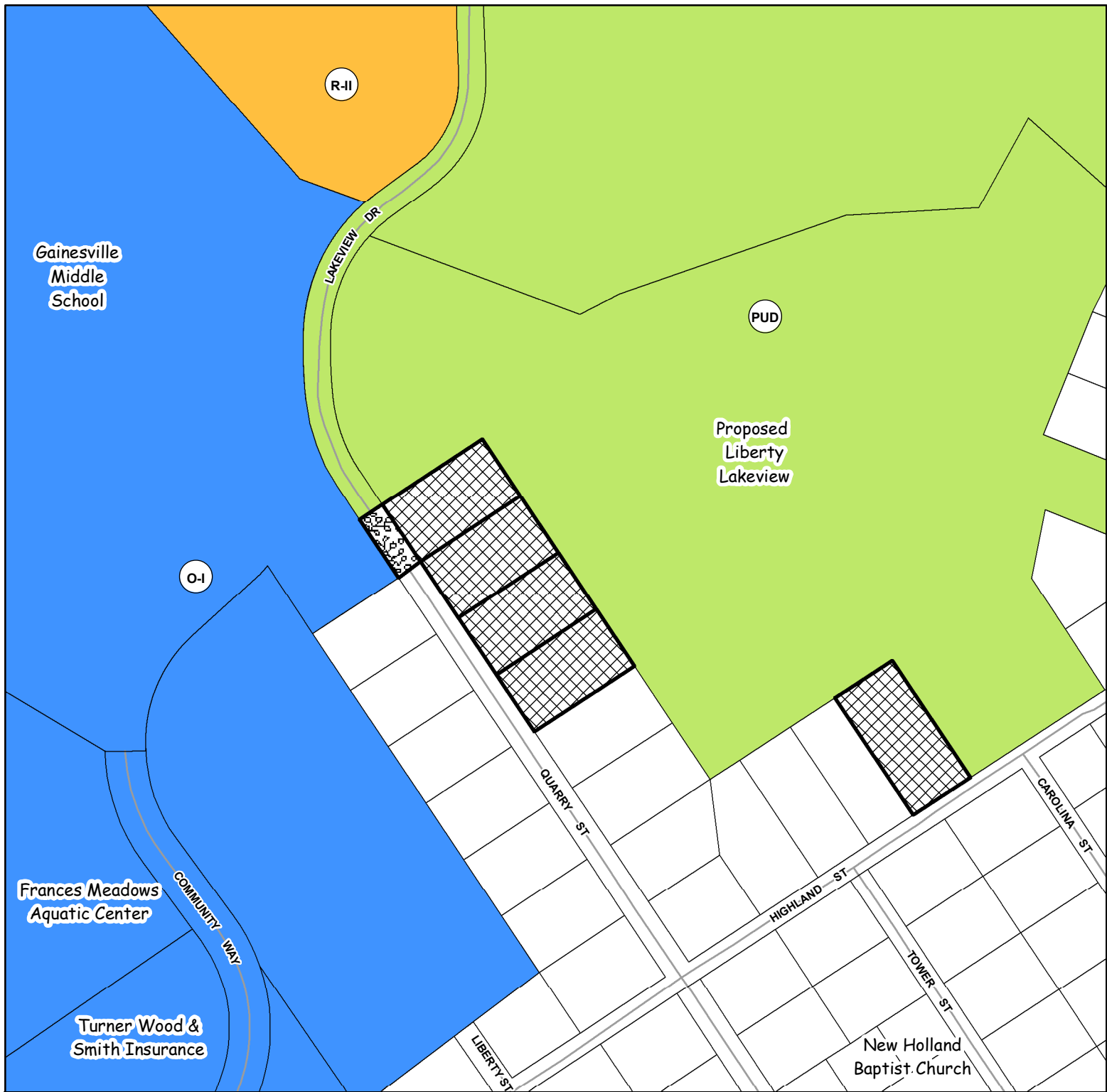
Given the subject property's proximity to/within the city limits and the adjacent residential uses, the proposal, with the zoning conditions recommended by staff, appears to reflect a reasonable balance between the promotion of the public health, safety, morality, or general welfare, and the right to unrestricted use of property.

▪ **Staff Recommendation**

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

Conditions

- 1. All of the front yards of the existing and new residential units shall be sodded with grass. In addition, the rear of the proposed single-family homes fronting Lakeview Drive, Quarry Street and Highland Street shall be designed with exterior architectural features to resemble a front facade.**
- 2. In addition to the proposed 6-foot tall privacy fence, the owner/developer shall plant vegetation consisting of evergreen and deciduous trees between the subject property and the adjacent neighboring residential homes fronting Quarry Street and Highland Street. The location, spacing, size and type of trees planted shall be subject to the approval of the Director of the Community and Economic Development Department.**
- 3. The exterior of the proposed homes shall be constructed with hardie-plank siding and pitched roofs similar to the existing two-story structures located along Quarry Street and Highland Street.**
- 4. All access point design for the subject property shall be submitted for review by the Gainesville Public Works Director in coordination with Hall County. All required access/traffic/sidewalk improvements associated with the proposed development shall be at the full expense of the developer/property owner. As determined by the Public Works Director, the proposed sidewalk network shall connect with the future proposed sidewalks along Lakeview Drive, Quarry Street, Highland Street and within proposed Liberty Lakeview subdivision road.**



Applicant:

FRANK NORTON, JR

ANNEXATION REQUEST

Request:

Annex 2.16+/- acres and establish zoning as Planned Unit Development (P-U-D) for existing & new homes totaling 19 units

Subject Property Address:

39, 44, 48 & 49 Quarry Street; and
4 Highland Street

Tax Parcel:

00-063-009-001, 002, 003,
004 & 012

Meeting Date: 09/08/2020

Map Prepared: 08/04/2020



Subject Property



Right-of-Way to be Annexed



0 120 240 360 480 Feet

1" = 200'

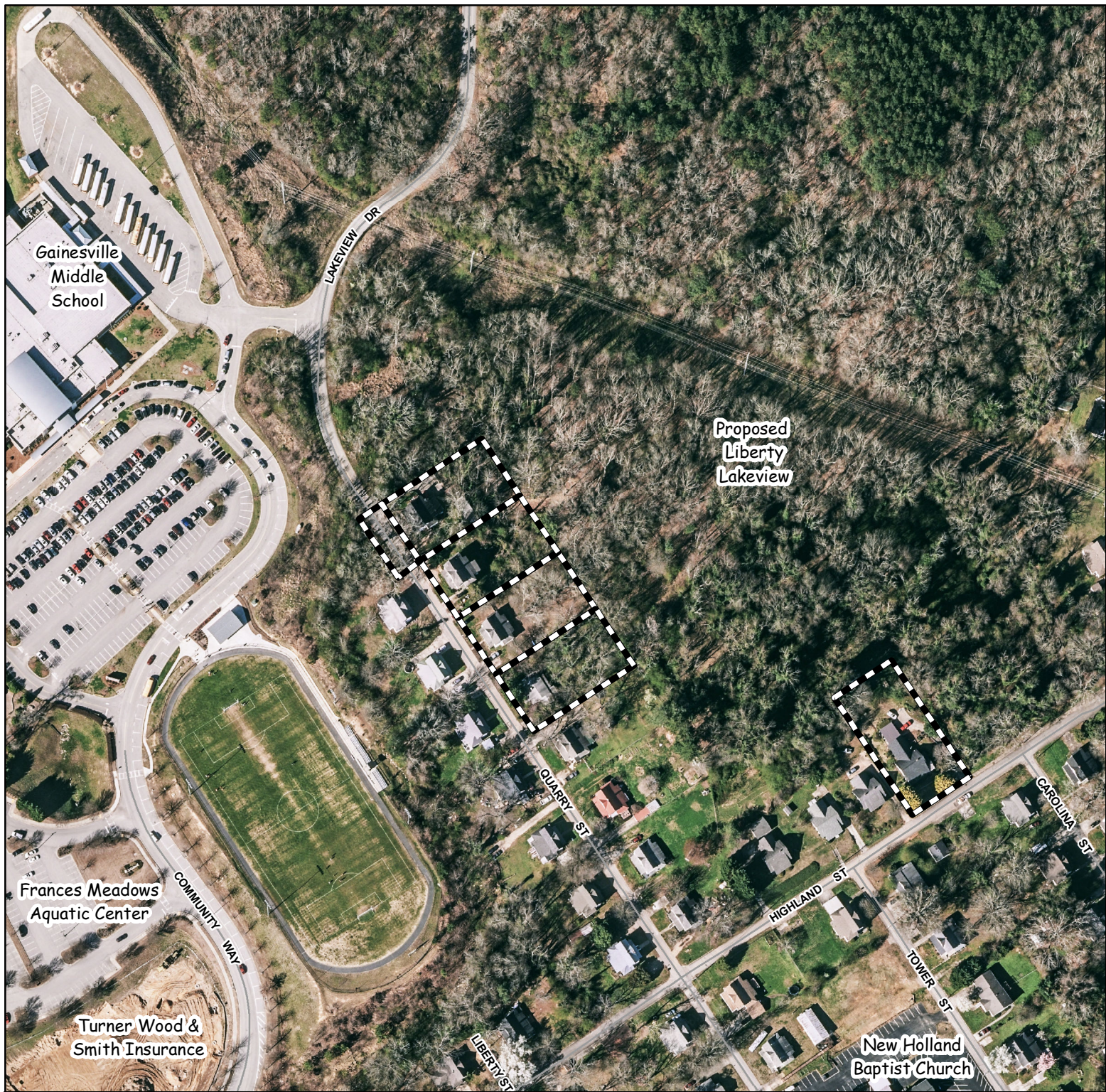


CITY OF

GAINESVILLE

COMMUNITY AND ECONOMIC DEVELOPMENT





Applicant:

FRANK NORTON, JR

ANNEXATION REQUEST

Request:

Annex 2.16+/- acres and establish zoning as Planned Unit Development (P-U-D) for existing & new homes totaling 19 units

Subject Property Address:

39, 44, 48 & 49 Quarry Street; and
4 Highland Street

Tax Parcel:

00-063-009-001, 002, 003,
004 & 012

Meeting Date: 09/08/2020

Map Prepared: 08/04/2020



Subject Property and
Right-of-Way to be Annexed

Aerial from 2018

0 120 240 360 480 Feet

1" = 200'



CITY OF
GAINESVILLE

COMMUNITY AND ECONOMIC DEVELOPMENT



LIBERTY LAKEVIEW ENHANCED VISION

The original Liberty Lakeview Community was part of a larger comprehensive annexation and rezoning prepared by Wendall Starke for his Limestone Greenway project. Liberty Lakeview was to be a private gated single-family community of 3 bedroom/2 bath, 1100 SF minimum homes catering to the Medical Resident Marketplace. Sanctum is the owner of the property with The Norton Agency as the developer and the general partner. The homes were to be built on raised foundations with hardiplank siding and were envisioned with “living” porches, outdoor spaces, fireplaces, luxury vinyl plank flooring and internal sanctuary study areas. The project was to be no more than 30 units with pervious drives to preserve many of the specimen trees and architectural artifacts (water tower foundations, pumps and original sistern. The project vision was to incorporate an extensive private playground and picnic amenity.

Once planning was complete, Sanctum recognized the need to upgrade the existing Historical duplexes adjacent to Liberty Lakeview and to date have acquired five homes, (3) one-bedroom duplexes and 2 three-bedroom cottages. One was demolished because of termites. Because of insurance coverage due to vacating building types, Sanctum who is the sole owner, created a subsidiary called “New Holland Historical” to hold these assets.

This request is to annex and rezone these five properties, 2.16 total acreage as a separate PUD incorporating many of the same design features across both tracts, all controlled by the parent Sanctum. Liberty Lakeview would ultimately be a mix of 2 and 3-bedroom cottages and townhomes all free standing (except the 3 duplexes) for a total of 49 rental units. This would require an amendment to the existing PUD to allow 2 bedroom units that would consist of the same square footage.

The Historic renovations now nearing completion have vinyl siding, asphalt shingle and tin roofs, some with fireplaces, modern granite kitchens, luxury vinyl plank floors, front porches, and outdoor spaces. Parking is concentrated where possible. There are picket fences, star elements, and painted foundations. With the new holdings, there will be 12 new 2-story townhouses with hardiplank siding, 2 bedroom, 2.5 baths, freestanding homes would be constructed. Each with rear covered private decks or porches, most overlooking one of Liberty Lakeview’s green space. Proposed setbacks for the new homes would be 20 feet from the nearest property line or neighboring home and a 6’ tall privacy fence is planned to separate Liberty Lakeview from adjacent properties. Two parking spaces are provided for each unit.

This Historical Phase of Liberty Lakeview would have access via an internal network of soft material paths to the community green space park, playground, fire pit and picnic areas.

It is Sanctum Liberty’s goal to set a benchmark for intown quality affordable residential rental communities all geared to the growing medical and medical service sector. Our goal is to provide a safe and quiet sanctuary between rigorous work hours within an environmental envelope and historic character.

Norton is proud of its Ncredible Properties. Ncredible Communities that you can’t wait to call home.

CURRENT LIBERTY LAKEVIEW

3 BEDROOM HOMES	18
2 BEDROOM TOWNHOMES	12

EXISTING HISTORIC HOMES TO BE ANNEXED

39 QUARRY STREET	DEMOLISHED HOME
43/44 QUARRY STREET	RENOVATED DUPLEX
47/48 QUARRY STREET	RENOVATED DUPLEX
49/50 QUARRY STREET	RENOVATED DUPLEX
4 HIGHLAND STREET	RENOVATED 3 BEDROOM HOME

PROPOSED NEW HOMES TO BE BUILT ON ANNEXED PROPERTIES

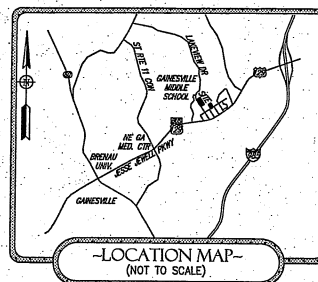
39 QUARRY STREET	5
43/44 QUARRY STREET	2
47/48 QUARRY STREET	2
49/50 QUARRY STREET	1
4 HIGHLAND STREET	2

LIBERTY LAKEVIEW ENHANCED VISION

3 BEDROOM HOMES	19
2 BEDROOM TOWNHOMES (2 story)	24
HISTORIC DUPLEXES	3



THIS BLOCK RESERVED FOR THE CLERK
OF THE SUPERIOR COURT



PARCEL TABLE

LOT #	LOT AREA	PARCEL NUMBER	OWNER	LEGAL REFERENCE
117	0.41 ACRE	00063 009001	ALVARADO	DB 5942, pg 347
118	0.41 ACRE	00063 009002	ONEMAX, LLC	DB 7915, pg 637
119	0.41 ACRE	00063 009003	SANCTUM, L.P.	DB 8341, pg 559
120	0.42 ACRE	00063 009004	NEW HOLLAND HIST. LLC	DB 8392, pg 366
128	0.51 ACRE	00063 009012	CRIVEN	DB 7793, pg 59

-SURVEY NOTES-

FIELD MEASUREMENTS WERE TAKEN WITH A TRIMBLE S6 ROBOTIC INSTRUMENT.

FIELD DATA FOUND TO HAVE A CLOSURE PRECISION OF 1 FOOT IN 29,808 FEET, AND AN ANGULAR ERROR OF 9 SECONDS PER ANGLE.

FIELD DATA ADJUSTED USING THE LEAST SQUARES METHOD

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO HAVE A PRECISION OF 1 FOOT IN 84,829 FEET.

THIS PLAT DOES NOT CONSTITUTE AND SHALL NOT BE CONSTRUED AS A TITLE SEARCH OR REPORT, AND THUS MAY BE SUBJECT TO ANY EASEMENTS, RIGHT OF WAY OR RESTRICTIONS ONE MAY FIND.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED ON THIS PLAT.

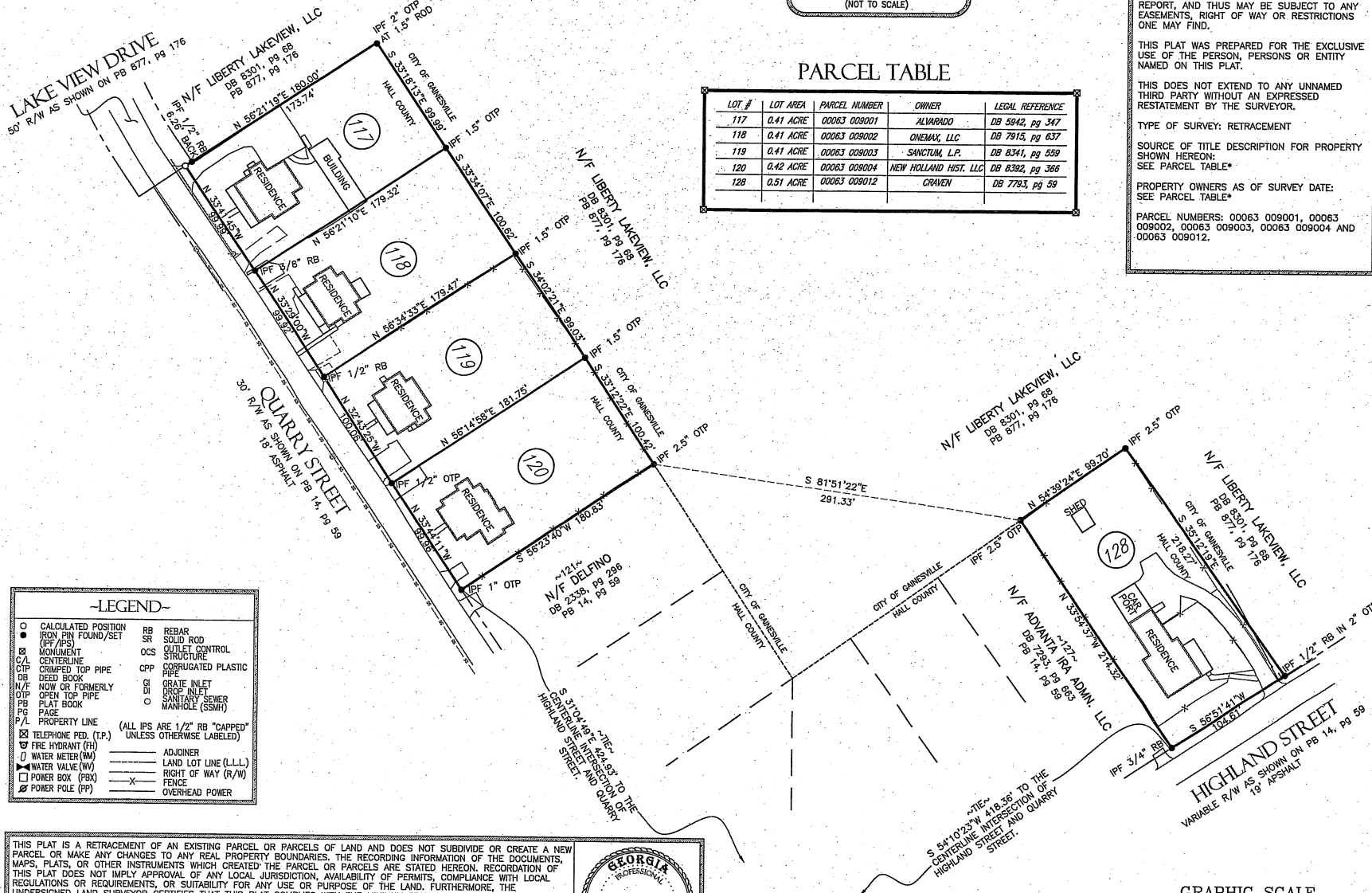
THIS DOES NOT EXTEND TO ANY UNNAMED THIRD PARTY WITHOUT AN EXPRESSED RESTATEMENT BY THE SURVEYOR.

TYPE OF SURVEY: RETRACEMENT

SOURCE OF TITLE DESCRIPTION FOR PROPERTY SHOWN HEREON:
SEE 'PARCEL TABLE'

PROPERTY OWNERS AS OF SURVEY DATE:
SEE 'PARCEL TABLE'

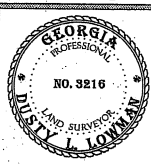
PARCEL NUMBERS: 00063 009001, 00063 009002, 00063 009003, 00063 009004 AND 00063 009012.



-LEGEND-

○ CALCULATED POSITION	RB REBAR
● IRON PIN FOUND/SET	SR SOLID ROD
○ (IP/IFS) MONUMENT	OCS OUTLET CONTROL STRUCTURE
C/L CENTERLINE	CPP CORRUGATED PLASTIC PIPE
CIP CRIMPED TOP PIPE	GI GRATE INLET
DB DEED BOOK	DI DROP INLET
N/F NOW OR FORMERLY	○ SANITARY SEWER MANHOLE (SSMH)
OTF OPEN TOP PIPE	
PLAT BOOK	
PB PAGE	
P/L PROPERTY LINE	(ALL IPS ARE 1/2" RB "CAPPED" UNLESS OTHERWISE LABELED)
☒ TELEPHONE PED. (T.P.)	ADJOINER
☒ FIRE HYDRANT (FH)	LAND LOT LINE (L.L.L.)
○ WATER METER (WM)	RIGHT OF WAY (R/W)
☒ WATER VALVE (WV)	—X— FENCE
☒ POWER BOX (PBX)	OVERHEAD POWER
☒ POWER POLE (PP)	

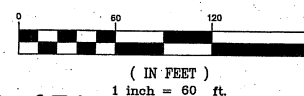
THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT 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. SECTION 15-6-67.



-SURVEYOR CERTIFICATION-

DUSTY L. LOWMAN PLS# 3216

GRAPHIC SCALE



PREPARED BY
DES DAVIS
ENGINEERING & SURVEYING
133 PROMINENCE COURT
SUITE 210
DAWSONVILLE, GA 30534
PHONE: (706) 265-1234
DAVISENGINEERS.COM

SURVEY FOR:

FRANK NORTON
LOTS 117, 118, 119, 120 & 128 OF SUBDIVISION
FOR PACOLET MFG. COMPANY (PB 14, PG. 57-60)
LAND LOT 133, 9TH DISTRICT,
HALL COUNTY, GEORGIA

DRAWN BY: DL
FIELD CREW: AM, BM
PLAT DATE: 2-20-2020
FIELD DATE: 2-15-2020

SHEET NO.

1 OF 1

PROJECT NO.

19-270

LOCATION MAP
N.T.S.

OWNER/DEVELOPER
FRANK NORTON, JR.
LIBERTY LAKEVIEW, LLC
434 GREEN STREET
GAINESVILLE, GA 30501
PHONE: (770) 503-4618

24-HOUR CONTACT
FRANK NORTON, JR.
(770) 503-4618
fknjr@gonorton.com

GEORGIA811
www.Georgia811.com

IF ANY CONFLICTS, DISCREPANCIES, OR ANY OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED, EITHER ON THE CONSTRUCTION DOCUMENTS OR FIELD CONDITIONS, THE CONTRACTOR MUST NOTIFY THE ENGINEER IMMEDIATELY AND SHALL NOT COMMENCE FURTHER OPERATION UNTIL THE CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE RESOLVED.

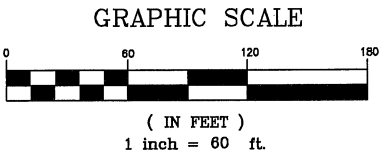
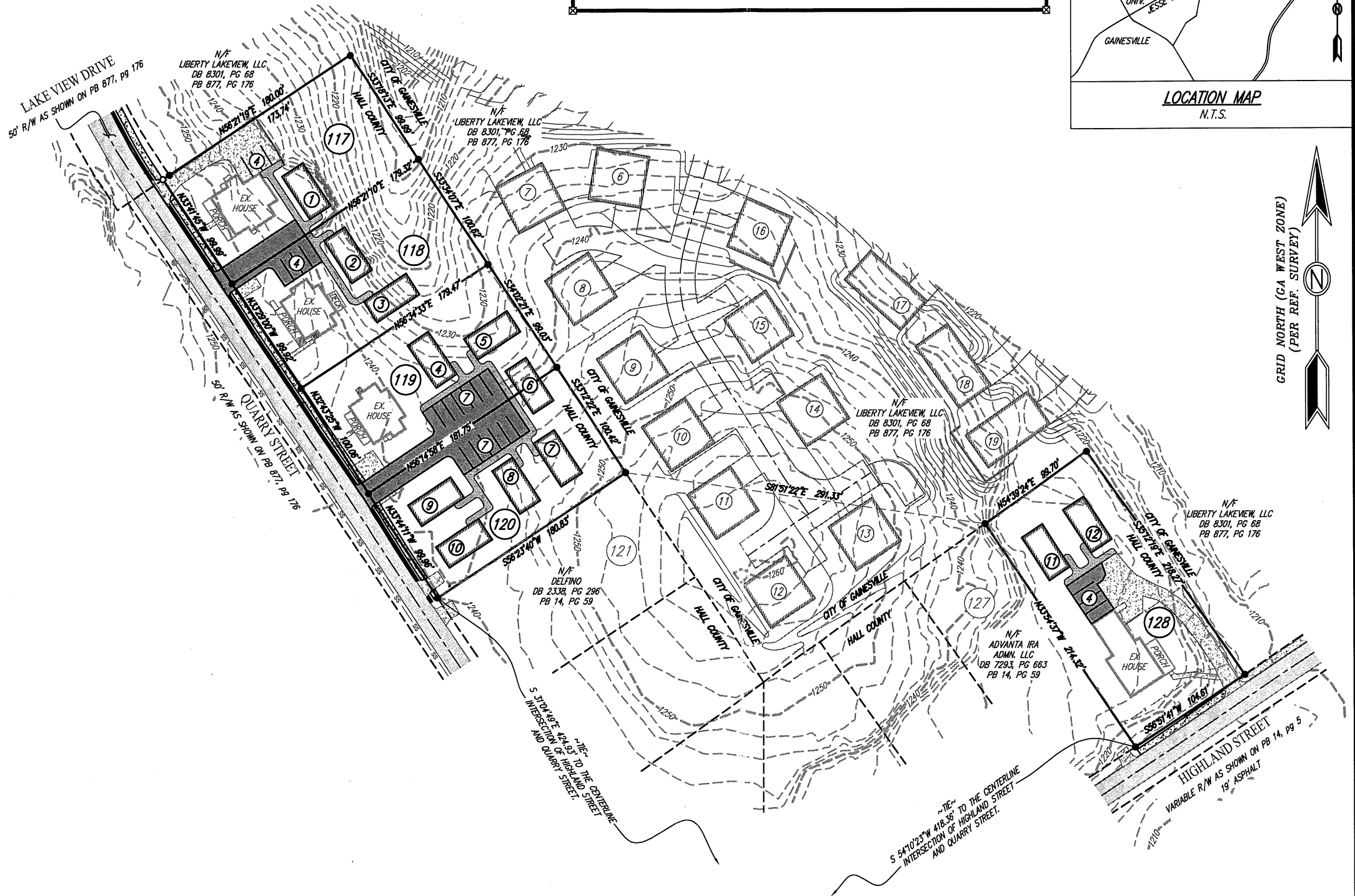
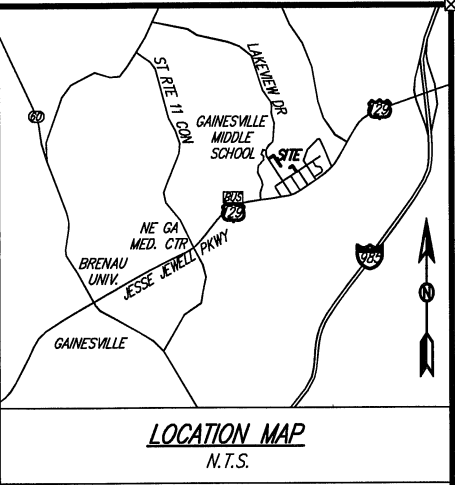
GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.

SHEET NO.
1 OF 1

PROJECT NO.
2019-270

PARCEL TABLE

LOT #	LOT AREA	PARCEL NUMBER	OWNER	LEGAL REFERENCE
117	0.41 ACRE	00063 009001	NEW HOLLAND HISTORIC, LLC	DB 5942, pg 347
118	0.41 ACRE	00063 009002	NEW HOLLAND HISTORIC, LLC	DB 7915, pg 637
119	0.41 ACRE	00063 009003	NEW HOLLAND HISTORIC, LLC	DB 8341, pg 559
120	0.42 ACRE	00063 009004	NEW HOLLAND HISTORIC, LLC	DB 8392, pg 366
128	0.51 ACRE	00063 009012	NEW HOLLAND HISTORIC, LLC	DB 7793, pg 59



DES DAVIS
ENGINEERING & SURVEYING
133 PROMINENCE COURT
SUITE 210
DAWSONVILLE, GA 30534
PHONE: (706) 265-1234
DAVISENGINEERS.COM

CITY OF GAINESVILLE ANNEXATION PLAN

FRANK NORTON
LOTS 117, 118, 119, 120 & 128 OF SUBDIVISION
FOR PACOLET MFG. COMPANY (PB 14, PG. 57-60)
LAND LOT 133, 9TH DISTRICT,
HALL COUNTY, GEORGIA

DRAWN BY: TJB
CHECKED BY: JKD
LAND LOT: 133
DISTRICT: 9
SECTION: -
CITY: GAINESVILLE
COUNTY: HALL
DATE: 4/20/20

SHEET NO.

1 OF 1

PROJECT NO.

2019-270

CREATING A SENSE OF PLACE



- LIBERTY LAKE HAS BEEN DESIGNED AS A SANCTUARY FIRST AND OUTWARDLY FROM THE CORE ACTIVITY CENTERS, GATHERING SPACES, THEN A COMFORTABLE SECURE RESIDENTIAL COMMUNITY WITHIN THE GREAT BIG WORLD BEYOND, THE COMMUNITY IS DIVIDED INTO COMPOUNDS OF ONE TWO AND THREE BEDROOM ONE STORY, TOWNHOUSES AND DUPLEXES SOME WITH MAIN FLOOR CARPORTS AND ABUNDANT VISITOR PARKING.
- EACH HOME HAS A REAR PRIVATE OUTDOOR SPACES, PATIOS, PORCH, SOME WITH UPPER STORY BALCONY'S OVERLOOKING THE MATURE TREE COVER AND SHIELDED THOUGH LANDSCAPE SCREENING AND CUSTOM DESIGNED FENCING



BUILDING COMMUNITY



LIBERTY

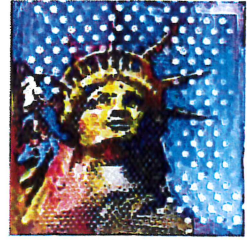
DESIGN FEATURES

- URBAN FARMHOUSE ARCHITECTURE
- USE OF GREEN SPACE SAVE TREES
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 - EXTRA STORAGE BUILDINGS FOR
LEASE
- BEDROOMS
 - LIGHT FAN KITS USB ELECTRICAL
OUTLETS AT BED SIDE TABLES
- TILE BATHS
 - KOHLER SHOWER HEADS CURVED
SHOWER RODS HOOKS VS COAT
CLOSETS & TOWEL RACKS
- SMART KITCHEN ISLANDS/ WORKSPACES
WITH USB PORTS GRANITE COUNTER
TOPS, STAINLESS STEEL APPLIANCES
- NEST THERMOSTATS SMART
DOORBELLS
- LED LIGHTING AMBIENT EXTERIOR
LIGHTING
- LVT & TILE FLOORS
- PORTHOLE SIDE WINDOWS
- WORKING FIREPLACES
- MULTIPLE FIRE PIT AREAS &
GRILLING STATION
- COMMUNITY FIREWOOD STATIONS
- SECURITY CAMERAS FOR ENTRY AND
PARKING ZONES
- MOTION CONTROLLED SECURITY
LIGHTS BETWEEN UNITS
- PET FRIENDLY



BUILDING COMMUNITY

TOWN HOUSE PLAN



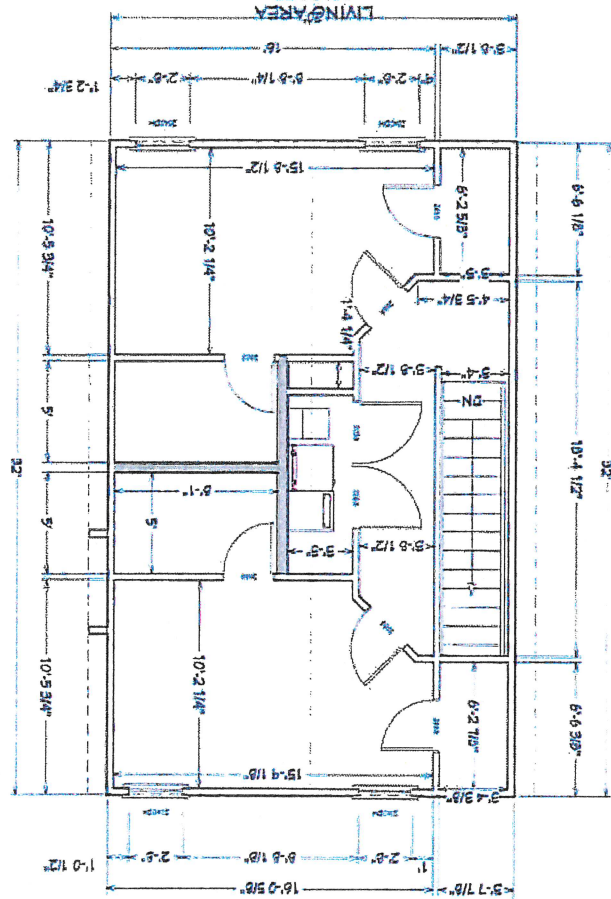
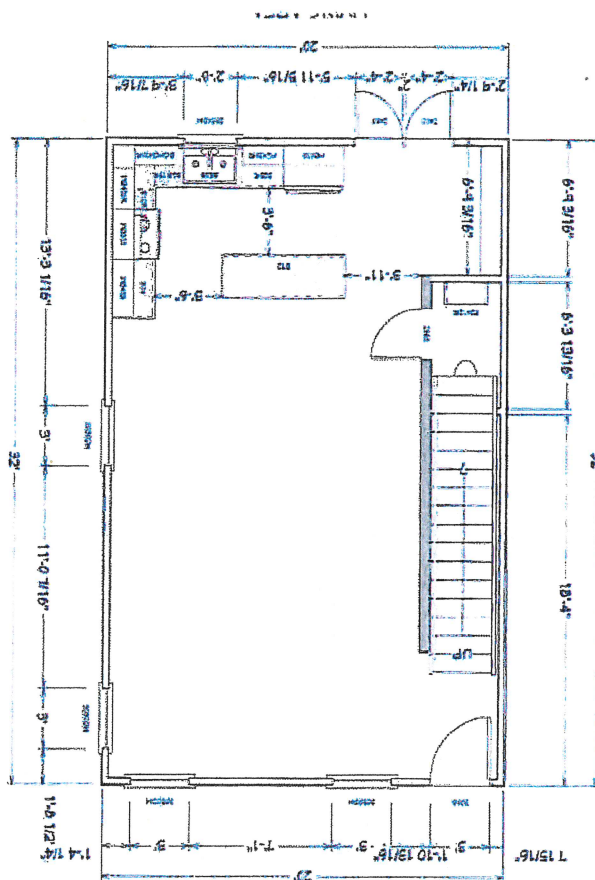
LIBERTY



TOWN HOUSE PLAN



LIBERTY





- LIVING & KITCHEN



LIBERTY



CITY OF GAINESVILLE

AGENDA REQUEST

Date Submitted: 8/18/2020

Presenter: Matt Tate

Item of Business: Request from **Frank Norton, Jr.** to amend the existing Planned Unit Development (P-U-D) zoning on a 14.43± acres tract located east of Lakeview Drive and north of Highland Street, having road frontage on the northwest side of Spring Street (a/k/a **0 Lakeview Drive NE; 52, 54 and 56 Quarry Street NE**).

Ward Number: Two

Tax Parcel Number(s): 00-082-003-002

Request: 30 residential cottage and townhomes

Meeting Date: 9/8/2020

Purpose of Request:

The applicant is proposing to amend an existing Planned Unit Development (P-U-D) for 30 residential homes. The property was previously annexed and zoned Planned Unit Development (P-U-D-c) with 15 zoning conditions as part of a larger 75.12± acres tract in 2018. The current zoning allowed up to 33 residential homes and required the homes to provide three-bedrooms and two-bathrooms within a minimum of 1,100 square feet of heated floor space. The proposed amendment would reduce the development by 3 homes but would give the option to build homes with two-bedrooms and two-bathrooms within the same 1,100 square feet of heated floor space. There are no other changes proposed. Access is proposed from a new road that will be constructed off of Lakeview Drive which was approved as part of the previous zoning. Adjacent and nearby uses include single-family homes and duplex homes in the County within the New Holland Mill Village as well as the Gainesville Middle School and Frances Meadows Aquatic Center.

History/Background:

Facts & Issues for Consideration:

Department Recommendation:

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

Department Director:

Rusty Ligon

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

N/A

Amount Requested:

Source of Funds:

Finance Comments:

Administrative Comments:

ATTACHMENTS:

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

**GAINESVILLE PLANNING and APPEALS BOARD
STAFF RECOMMENDATION**

Applicant and Property Owner..... Frank Norton, Jr.
Location..... Annexation: 39, 44, 48 and 49 Quarry Street;
4 Highland Street
..... Zoning Amendment: 0 Lakeview Drive NE;
52, 54 and 56 Quarry Street NE
Request..... Annex with PUD zoning
Amend existing PUD zoning
Total Acres Annexation: 2.16± acres
Zoning Amendment: 14.43± acres
Ward..... Two
Proposed Use..... Existing and new homes totaling 19 units;
30 residential cottage and townhomes
Planning Division Staff Recommendation **Approval, with conditions**
Date..... September 8, 2020

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

The proposed annexation and zoning amendment total 16.59± acres and 49 residential units. Below is a description of both requests.

Annexation

The proposed annexation with a zoning of Planned Unit Development (P-U-D) includes five parcels totaling 2.16± acres and is adjacent to the city limits to the north, east and west. The property is zoned Residential-II (R-II) within unincorporated Hall County and consists of 7 existing residential units (1 single-family home and 3 duplex homes). The renovation of these homes is nearly completed some of which includes new vinyl siding, asphalt shingles and tin roofs, front porches, modern granite kitchens, luxury vinyl plank floors, some with fire places and outdoor spaces. The home located at 39 Quarry Street was demolished as part of the redevelopment process.

In addition to the existing 7 homes, the applicant is proposing 12 new townhome-style rental homes for a total of 19 residential units (existing and new). The 12 new homes will mostly be located behind the existing homes fronting Quarry Street and Highland Street. Two of the proposed homes will front Quarry Street where the previous home was demolished. The homes will be constructed as two-story, townhouse style units, each with 2 bedroom and 2.5 bathrooms. The exterior of the homes will consist of hardie-plank siding and rear covered private decks or porches. A 6-foot tall privacy fence is planned between the Liberty Lakeview development and neighboring properties and each home will be setback 20-feet from the nearest property line. The existing driveways will be improved or combined for a total of 3 curb cuts on Quarry Street and 1 on Highland Street. A total of 26 parking spaces will be provided for a minimum of 2 spaces per unit. The proposal is intended to compliment the adjacent 14.43± acres Liberty Lakeview development zoned P-U-D.

Zoning Amendment

The proposed zoning amendment includes a 14.43± acres tract zoned Planned Unit Development (P-U-D) known as Liberty Lakeview. A permit was issued for the subject property to develop the Liberty Lakeview subdivision. Three of the homes are under construction which will have temporary access to Quarry Street but will eventually access the future subdivision road off of Lakeview Drive.

The property was previously annexed and zoned P-U-D with conditions as part of a 75.12± acres mixed-use development tract in 2018. The current zoning of the property allowed up to 33 residential homes and required the homes to provide three-bedrooms and two-bathrooms within a minimum of 1,100 square feet of heated floor space. The proposed amendment will include 30 homes, reducing the development by 3 homes. The amendment will provide the option to build homes with two-bedrooms and two-bathrooms within the same 1,100 square feet of heated floor space. There are no other changes proposed.

Below is a list of the single-family home development standards previously approved for the 14.43± acres tract.

Single Family Home Development and Architectural Guidelines

- Heated floor space shall be no less than 1,100 square feet.
- Primary exterior building materials shall include, fiber cement lap siding and fiber cement board and batten siding on all elevations. Accent material application shall include fiber cement shake siding, brick and cultured stone accents shall be utilized on front and visual elevations of the buildings. Masonry block or concrete retaining walls shall be finished with stucco.
- It is the intent for the individual homes to be developed on one common property boundary with no individual property lines, and each home separated by a minimum of 10 feet. The developer reserves the right to develop as a (A) condominium subdivision, fee simple subdivision or (B) traditional subdivision with the following minimum lot standards for each, (lot size, lot width, road frontage).
- (A) Building Setbacks shall be as follows (at a minimum):
 - Front Setback: (proposed main road - 15 feet)
 - Front Setback: (Lakeview Drive - 30 feet)
 - Front Setback: (Highland Street – 30 feet)
 - Side/Building Separation: 5 feet
 - Rear Setback/Buffer (Historical Mill Homes): 25 feet
- (B) Lot Size / Building Setbacks shall be as follows (at a minimum):
 - Front Setback: (proposed main road - 20 feet)
 - Front Setback: (Lakeview Drive - 30 feet)
 - Front Setback: (Highland Street – 30 feet)
 - Side/Building Separation: 0-10 feet between buildings
 - Rear Setback/Buffer (Historical Mill Homes): 25 feet or 10' from internal (newly created) property line
- Minimum lot size: 6,300 sq. ft.
- Minimum lot width/road frontage: 60' or (30' cul-de-sac)

▪ **Adjacent Land Use and Zoning**

Location	Use	Zoning
North	Limestone Greenway mixed-use development; Undeveloped land	Planned Unit Development (PUD) -City Residential-II (R-II) -City
South	New Holland Village single-family and duplex homes; Church;	Residential-II (R-II) -County
East	Limestone Greenway mixed-use development; Single-family and duplex homes	Planned Unit Development (PUD) -City Residential-II (R-II) -County
West	Single-family and duplex homes; Gainesville Middle School; Frances Meadows Aquatic Center	Residential-II (R-II) -City/County Office and Institutional (O-I) -City

The property is located within the Limestone Corridor Overlay Zone. Significant uses within the surrounding area include the Brenau University Sports Complex, Lakeview Academy, Northeast Georgia Medical Center and Atlanta Botanical Garden.

▪ **Other Departmental Comments**

Coordination will be required with the City of Gainesville Public Works Department and Hall County Engineering regarding the proposed driveway locations. There were no departmental comments for this request.

▪ **Zoning History**

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

2020 – A request by Capstone Acquisitions, LLC to annex a 6.148± acres tract with a zoning of Light Industrial (L-I) located at 0 Jesse Jewell Parkway was conditionally approved for a climate-controlled self-storage and office/warehouse.

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

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

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

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

Staff Analysis

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

The proposal consists of existing and new detached residential uses. The adjacent and nearby properties include a mixture of single-family and duplex homes within the historic New Holland Mill community. Residential uses are suitable but are different in design than the existing homes fronting Quarry Street and Highland Street. The applicant has proposed to locate most of the homes behind the existing homes fronting Quarry Street and Highland Street in order to utilize existing driveways and to help maintain the historic look. The homes proposed on the 39 Quarry Street lot will be more visible as the existing home was removed. The renovated homes and new homes will provide reinvestment into the community.

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

The proposal will add vehicular trips to Quarry Street and Highland Street which are County roads approximately 18 feet in width. While parking will be provided for the proposed homes, street parking should be discouraged due to the narrow width of the existing roads. The homes will add traffic to the neighborhood which experiences cut-through traffic from Jesse Jewell Parkway and Lakeview Drive.

Given the rolling topography and the location of nearby Limestone Creek, environmental impacts should be properly mitigated through improved storm water measures. Open space, buffers, water quality and erosion measures will be required by code to help protect Limestone Creek.

(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 *Low-Medium Density Residential* land use category which includes areas containing or planned for single-family detached or semi-detached housing at densities up to 4.0 dwelling units per acre. The proposal seeks an overall gross residential density of 2.95± dwelling units per acre which includes both the 2.16± acres annexation and 14.43± acres zoning amendment tracts totaling 49 units. It is the intent of the applicant that both tracts share the same zoning of P-U-D and provide many of the same standards as part of the overall Liberty Lakeview development.

The subject property is located within the *Historic Mill Villages* Character Area. The vision for this character area is to include historic preservation and incremental restoration as a priority for the mill village area. New development should be designed to incorporate green technologies and practices as well as architecture consistent with the forms and materials of the mill and housing. Greenfield sites should be carefully planned and controlled to protect Limestone Creek. New mixed-income development is acceptable as new construction on adequately sized lots or a reuse of the property. Opportunities may exist for future adaptive reuse for mixed-use development and neighborhood serving commercial. Land uses allowed within this character area include medium density residential, mixed-use, commercial, public / institutional, and parks / recreation / conservation.

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

The 2.16± acres annexation is currently zoned Residential-II (R-II) within Hall County and is approved for single-family purposes. The additional homes require the property to be annexed and rezoned for public water and sewer services. The existing homes are now adjacent to the city limits and should be annexed.

The 14.43± acres P-U-D amendment was previously approved for 33 single-family, three bedrooms/ two bathrooms homes. The applicant desires to reduce the homes to 30 but desires the option to construct the homes with two bedrooms/ two bathrooms within the same square footage which requires a zoning amendment.

(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?

Surrounding developments currently utilizes City water and sewer services and there is sufficient capacity to serve the development.

Existing public safety services respond to the adjacent and nearby properties. Gainesville Fire Station #1 off of Queen City Parkway is located approximately 2.4 miles away. As well, Hall County Fire Station #7 off of East Crescent Drive is located approximately 1.2 miles away. The amount of proposed single-family homes will put additional strain on police and fire services.

According to the Institute of Transportation Engineers (ITE) Trip Generation Handbook (9th Edition), the 49 residential units are expected to generate 466± new trips per weekday and 38± A.M. and 50± P.M. peak hour trips during the weekday.

The proposal will add more children to the Gainesville City School System as the housing is not age restricted. It's unknown as this time how many of the 49 units will include school age children that are not already living within the Gainesville City school district. According to the applicant, the homes will be marketed toward the Northeast Georgia Medical residency students which may have less school age children than traditional market rate housing.

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

The surrounding and nearby properties have been impacted by residential and non-residential growth along the Jesse Jewell Parkway and Limestone Parkway. Much of this is due to the proximity of Exit 24/I-985 and Northeast Georgia Medical Center.

Both the 2.16± acres and 14.43± acres properties are expected to remain residential. Nearby office and commercial uses will continue to develop along nearby Jesse Jewell Parkway and Limestone Parkway which will provide shopping and service needs for the proposed residential homes.

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

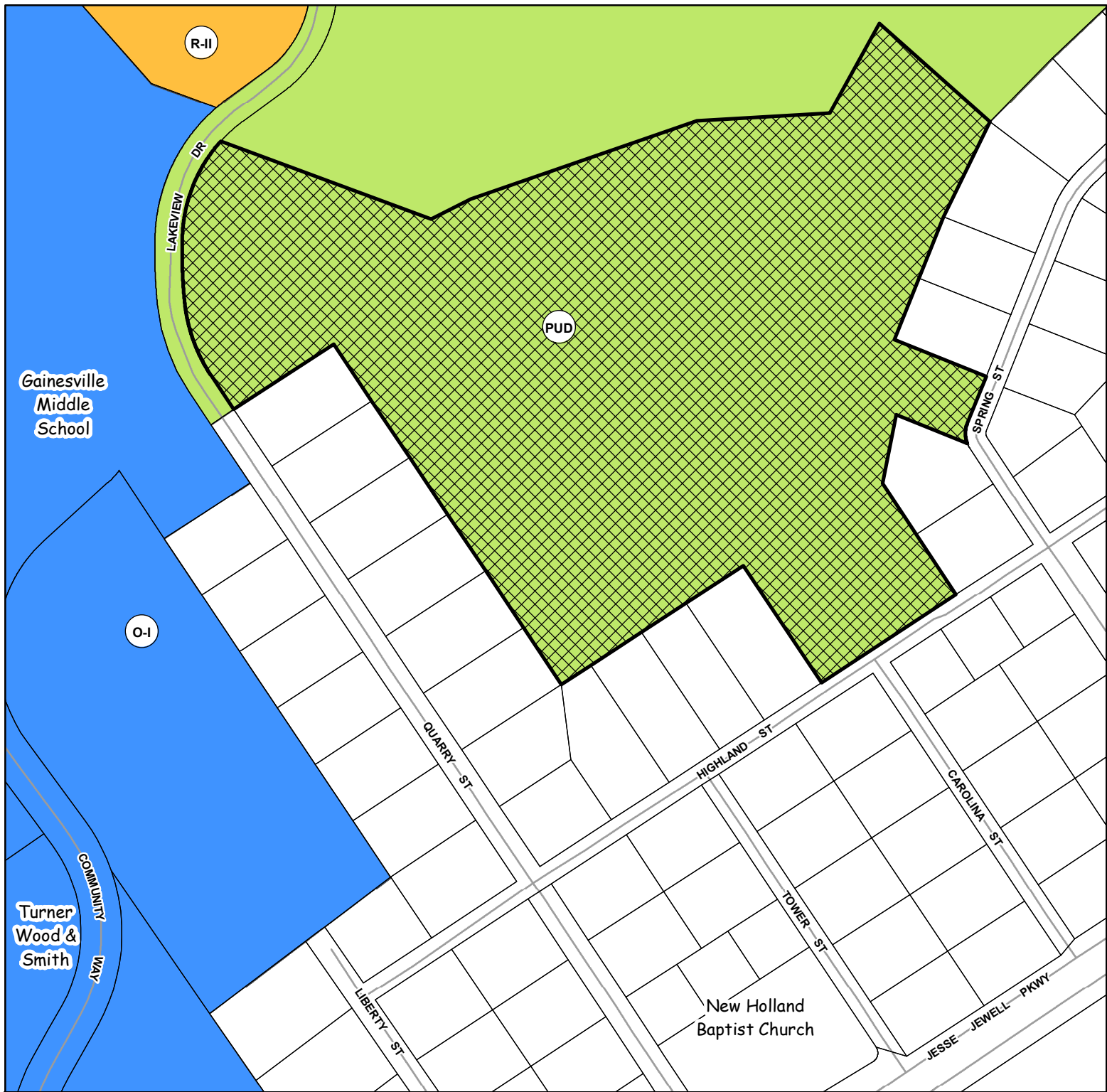
Given the subject property's proximity to/within the city limits and the adjacent residential uses, the proposal, with the zoning conditions recommended by staff, appears to reflect a reasonable balance between the promotion of the public health, safety, morality, or general welfare, and the right to unrestricted use of property.

▪ **Staff Recommendation**

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

Conditions

- 1. All of the front yards of the existing and new residential units shall be sodded with grass. In addition, the rear of the proposed single-family homes fronting Lakeview Drive, Quarry Street and Highland Street shall be designed with exterior architectural features to resemble a front facade.**
- 2. In addition to the proposed 6-foot tall privacy fence, the owner/developer shall plant vegetation consisting of evergreen and deciduous trees between the subject property and the adjacent neighboring residential homes fronting Quarry Street and Highland Street. The location, spacing, size and type of trees planted shall be subject to the approval of the Director of the Community and Economic Development Department.**
- 3. The exterior of the proposed homes shall be constructed with hardie-plank siding and pitched roofs similar to the existing two-story structures located along Quarry Street and Highland Street.**
- 4. All access point design for the subject property shall be submitted for review by the Gainesville Public Works Director in coordination with Hall County. All required access/traffic/sidewalk improvements associated with the proposed development shall be at the full expense of the developer/property owner. As determined by the Public Works Director, the proposed sidewalk network shall connect with the future proposed sidewalks along Lakeview Drive, Quarry Street, Highland Street and within proposed Liberty Lakeview subdivision road.**



Applicant:

FRANK NORTON, JR

ZONING AMENDMENT REQUEST

Request:

Amend existing Planned Unit Development (P-U-D) on 14.43+/- acres for 30 residential cottages and townhomes

Subject Property Address:

0 Lakeview Drive, NE; and
52, 54 & 56 Quarry Street, NE

Tax Parcel:

00-082-003-002

Meeting Date: 09/08/2020

Map Prepared: 08/05/2020



Subject Property



0 120 240 360 480 Feet

1" = 200'



CITY OF

GAINESVILLE

COMMUNITY AND ECONOMIC DEVELOPMENT





Applicant:

FRANK NORTON, JR

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Map Prepared: 08/05/2020



Subject Property

Aerial from 2018

0 120 240 360 480 Feet



1" = 200'



CITY OF
GAINESVILLE

COMMUNITY AND ECONOMIC DEVELOPMENT



LIBERTY LAKEVIEW ENHANCED VISION

The original Liberty Lakeview Community was part of a larger comprehensive annexation and rezoning prepared by Wendall Starke for his Limestone Greenway project. Liberty Lakeview was to be a private gated single-family community of 3 bedroom/2 bath, 1100 SF minimum homes catering to the Medical Resident Marketplace. Sanctum is the owner of the property with The Norton Agency as the developer and the general partner. The homes were to be built on raised foundations with hardiplank siding and were envisioned with “living” porches, outdoor spaces, fireplaces, luxury vinyl plank flooring and internal sanctuary study areas. The project was to be no more than 30 units with pervious drives to preserve many of the specimen trees and architectural artifacts (water tower foundations, pumps and original sistern. The project vision was to incorporate an extensive private playground and picnic amenity.

Once planning was complete, Sanctum recognized the need to upgrade the existing Historical duplexes adjacent to Liberty Lakeview and to date have acquired five homes, (3) one-bedroom duplexes and 2 three-bedroom cottages. One was demolished because of termites. Because of insurance coverage due to vacating building types, Sanctum who is the sole owner, created a subsidiary called “New Holland Historical” to hold these assets.

This request is to annex and rezone these five properties, 2.16 total acreage as a separate PUD incorporating many of the same design features across both tracts, all controlled by the parent Sanctum. Liberty Lakeview would ultimately be a mix of 2 and 3-bedroom cottages and townhomes all free standing (except the 3 duplexes) for a total of 49 rental units. This would require an amendment to the existing PUD to allow 2 bedroom units that would consist of the same square footage.

The Historic renovations now nearing completion have vinyl siding, asphalt shingle and tin roofs, some with fireplaces, modern granite kitchens, luxury vinyl plank floors, front porches, and outdoor spaces. Parking is concentrated where possible. There are picket fences, star elements, and painted foundations. With the new holdings, there will be 12 new 2-story townhouses with hardiplank siding, 2 bedroom, 2.5 baths, freestanding homes would be constructed. Each with rear covered private decks or porches, most overlooking one of Liberty Lakeview’s green space. Proposed setbacks for the new homes would be 20 feet from the nearest property line or neighboring home and a 6’ tall privacy fence is planned to separate Liberty Lakeview from adjacent properties. Two parking spaces are provided for each unit.

This Historical Phase of Liberty Lakeview would have access via an internal network of soft material paths to the community green space park, playground, fire pit and picnic areas.

It is Sanctum Liberty’s goal to set a benchmark for intown quality affordable residential rental communities all geared to the growing medical and medical service sector. Our goal is to provide a safe and quiet sanctuary between rigorous work hours within an environmental envelope and historic character.

Norton is proud of its Ncredible Properties. Ncredible Communities that you can’t wait to call home.

CURRENT LIBERTY LAKEVIEW

3 BEDROOM HOMES	18
2 BEDROOM TOWNHOMES	12

EXISTING HISTORIC HOMES TO BE ANNEXED

39 QUARRY STREET	DEMOLISHED HOME
43/44 QUARRY STREET	RENOVATED DUPLEX
47/48 QUARRY STREET	RENOVATED DUPLEX
49/50 QUARRY STREET	RENOVATED DUPLEX
4 HIGHLAND STREET	RENOVATED 3 BEDROOM HOME

PROPOSED NEW HOMES TO BE BUILT ON ANNEXED PROPERTIES

39 QUARRY STREET	5
43/44 QUARRY STREET	2
47/48 QUARRY STREET	2
49/50 QUARRY STREET	1
4 HIGHLAND STREET	2

LIBERTY LAKEVIEW ENHANCED VISION

3 BEDROOM HOMES	19
2 BEDROOM TOWNHOMES (2 story)	24
HISTORIC DUPLEXES	3

LIBERTY LAKEVIEW, LLC
OWNER/DEVELOPER
FRANK NORTON, JR.
LIBERTY LAKEVIEW, LLC
434 GREEN STREET
GAINESVILLE, GA 30501
PHONE: (770) 503-4618

24-HOUR CONTACT
FRANK NORTON, JR.
(770) 503-4618
fknjr@gonorton.com

GEORGIA811
www.Georgia811.com

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BUILDING COMMUNITY



LIBERTY

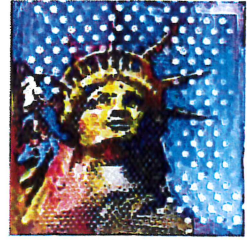
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- BEDROOMS
 - LIGHT FAN KITS USB ELECTRICAL
OUTLETS AT BED SIDE TABLES
- TILE BATHS
 - KOHLER SHOWER HEADS CURVED
SHOWER RODS HOOKS VS COAT
CLOSETS & TOWEL RACKS
- SMART KITCHEN ISLANDS/ WORKSPACES
WITH USB PORTS GRANITE COUNTER
TOPS, STAINLESS STEEL APPLIANCES
- NEST THERMOSTATS SMART
DOORBELLS
- LED LIGHTING AMBIENT EXTERIOR
LIGHTING
- LVT & TILE FLOORS
- PORTHOLE SIDE WINDOWS
- WORKING FIREPLACES
- MULTIPLE FIRE PIT AREAS &
GRILLING STATION
- COMMUNITY FIREWOOD STATIONS
- SECURITY CAMERAS FOR ENTRY AND
PARKING ZONES
- MOTION CONTROLLED SECURITY
LIGHTS BETWEEN UNITS
- PET FRIENDLY



BUILDING COMMUNITY

TOWN HOUSE PLAN



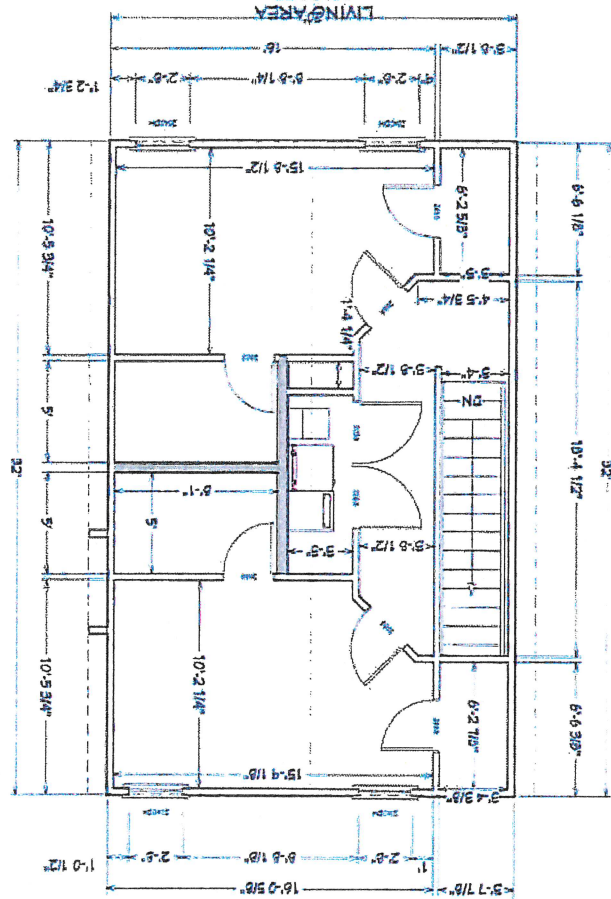
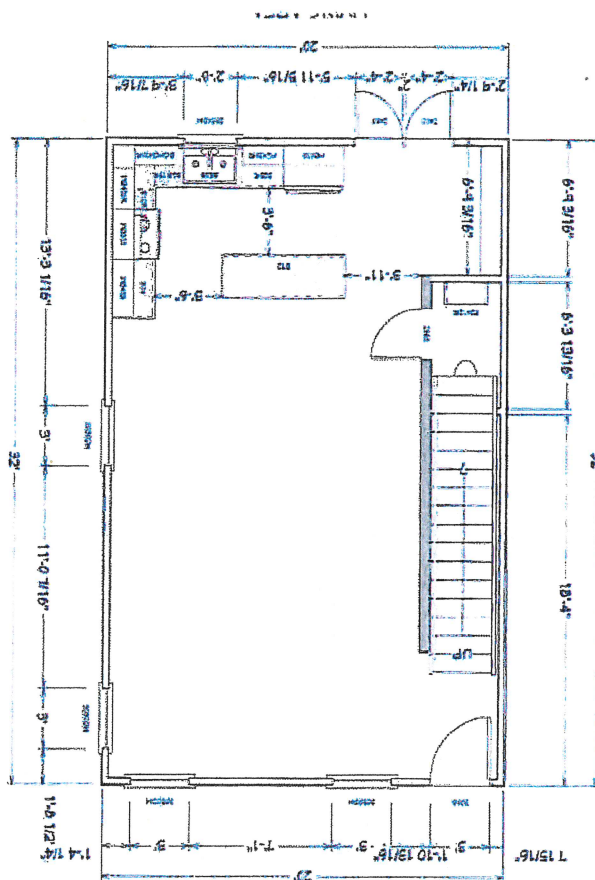
LIBERTY



TOWN HOUSE PLAN



LIBERTY





- LIVING & KITCHEN



LIBERTY

