

1. CALL TO ORDER

2. MINUTES

A. December 8, 2020 PAB Meeting Minutes

3. OLD BUSINESS

4. NEW BUSINESS

A. Variance Request

- (1) Request from **Cornel Potra** to vary the front yard setback requirement within the Midtown Overlay Zone on a 0.57± acre tract located on the southwest side of the intersection of Gordon Avenue and Saint Thomas Drive, having road frontage on the northside of Queen City Parkway (a/k/a **535 Queen City Parkway, SW**), having a zoning classification of General Business (G-B).

Ward Number: Three

Tax Parcel Number(s): 01-029-007-003

Request: Office building addition

B. Annexation Request

- (1) Request from **Damon Santimauro** to annex a 7.01± acres tract located on the southwest side of Mabry Road, between Old Flowery Branch Road and Centennial Drive (a/k/a **3521 Mabry Road**) and to establish zoning as Light Industrial (L-I).

Ward Number: Four

Tax Parcel Number(s): 08-024-002-047

Request: Office/Metal fabrication plant

C. Zoning Amendment Request

- (1) Request from **Scott Stringer** to amend a portion of an existing Planned Unit Development (P-U-D) zoning totaling 57.29± acres located on the southwest side of the intersection of Mundy Mill Road and Millside Parkway and west of the intersection of Mountain View Road and Old Oakwood Road (a/k/a **0 Mundy Mill Road, SW and 0 Old Oakwood Road, SW**).

Ward Number: Four

Tax Parcel Number(s): 08-043-000-078 and 08-024-005-363

Request: Multi-family apartments and industrial / office / warehouse uses

5. MISCELLANEOUS

6. ADJOURNMENT

Date Submitted: 12/17/2020
Presenter: N/A
Item of Business: December 8, 2020 PAB Meeting Minutes
Meeting Date: 1/12/2021

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
DECEMBER 8, 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 and Ryan Thompson

Members Absent: Board Member Eddie Martin and Carmen Delgado

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

Others Present: Council Members George Wangemann and Barbara Brooks

MINUTES OF NOVEMBER 10, 2020

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

NEW BUSINESS

A. Variance Request

- 1) Request from **Joe R. Diaz** to vary the stream buffer requirement on a 0.61± acre tract located on the northside of Stillwater Drive, east of Chattahoochee Trace (a/k/a **3080 Stillwater Drive**), having a zoning classification of Residential-I-A (R-I-A).
Ward Number: One
Tax Parcel Number(s): 01-107-001-058
Request: Pool and septic field lines

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

The applicant is requesting to vary the local 75-foot stream buffer requirement to construct a pool/spa addition. The property includes a two-story home over a basement within the Chattahoochee Estates West subdivision. The home was built in 1994 prior to the local stream buffer requirements were adopted.

The proposed variance encroaches within the outermost 25-foot portion of the 75-foot impervious buffer. The total area of encroachment includes approximately 1,500± square feet of total area in the buffer which includes mostly the underground septic field lines that need to be relocated and a 164± square foot portion of the proposed pool/spa and deck.

The applicant is basing the hardship on the location of the existing septic system and the slope of the property as it slopes as much as 36' downward from the rear of the home to the creek branch which flows to Lake Knickerbocker.

Supporting Documents include a Statement of Hardship, Plat, Concept Plan, Soil Study and mitigation plan.

The Planning Division staff is recommending **conditional approval** of the proposed stream buffer variance request based on the slope of the property and the location of the existing septic system.

Applicant Presentation: **Joe Diaz**, 3080 Stillwater Drive, stated he wants to install a pool for his wife and discovered at the time the house was built there was a 25foot setback from the stream which been increased over the years. Also, while developing the plans he has attempted to move the pool as far up to the house as not to impact the environment. Mr. Diaz said otherwise he would not make the request. He does not want to impact the environment and would not make the application if it would affect the stream or neighbors in any way. He mentioned he hired a soil scientist to develop a plan that would encroach no more than three or four feet within the impervious area to include the retaining wall for the pool which will be two feet beyond the fence shown in the photo. He said access to the pool will be from the back porch. He said the septic lines will be relocated underground and is the reason for hiring a soil scientist and verified it is good soil. He asked for approval of the variance request and will take necessary steps not to impact the stream and preserve the beautiful lake. He will be happy to answer any questions. Mr. Diaz stated the only neighbor is on the left side, Mr. Braswell, which he contacted and provided copies of all the work to be done, does not have any opposition to it.

FAVOR: None

OPPOSE: None

REBUTTAL: None

Planning and Appeals Board Comments: Board Member Thompson asked Mr. Diaz if he agreed with the two conditions placed on the application. Mr. Diaz stated he is not sure if he completely understands the second condition but will comply with all conditions.

There was a motion to conditionally approve the request to vary the stream buffer requirement for a pool and septic field lines having a zoning of Residential-I-A (R-I-A) with the following conditions:

Conditions

1. The applicant shall be required to adhere to the concept plan and mitigation standards as proposed by the applicant.
2. Prior to a permit being issued, all proposed soil and erosion measures must be reviewed and approved by the Gainesville Community and Economic Development Department and the Gainesville Department of Water Resources.

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

B. Annexation Requests

- 1) Request from **Pamela Eagar** to annex a 0.15± acre tract located on the northwest side of the intersection of Browns Bridge Road and S Smith Road (a/k/a **2834 Browns Bridge Road**) and to establish zoning as General Business (G-B).

Ward Number: Four
Tax Parcel Number(s): 08-015-007-007
Request: No proposed use

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

The applicant is proposing to annex the 0.15± acre subject property with a zoning of General Business (G-B). The property is surrounded by auto sales, furniture store and vacant land. The intent is to combine the property with the larger adjacent property to the north owned by the applicant's family estate. There is no use proposed for the property at this time.

The property is zoned Highway Business (H-B) within unincorporated Hall County and has road frontage along Browns Bridge Road and S Smith Road within the Gateway Corridor Overlay Zone. Previously, the property consisted of a portion of right-of-way and a small bock building which have since been removed.

The property within the *Retail/Commercial* land use category and within the *Suburban Residential* Character Area which is supportive of the proposed zoning.

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.

Applicant Presentation: **Bambi Riley**, 2834 Browns Bridge Road, stated she is representing Pamela Eagar and her sister which are selling the estate for their deceased father, Reynold Skinner. She stated there is no proposed use at this time and wants the property all together in one piece.

FAVOR: None

OPPOSE: None

Rebuttal: None

Planning and Appeals Board Comments: None

There was a motion to recommend conditional approval of the annexation request and establish zoning as General Business (G-B) with the following conditions:

Conditions

1. All future 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.

Motion made by Board Member Thompson

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

- 2) Request from **Nemrod Ovis, LLC** to annex a 6.07± acres tract located on the southwest side of the intersection of Navajo Circle and White Sulphur Road (a/k/a **0 White Sulphur Road**) and to establish zoning as Light Industrial (L-I).
Ward Number: Two
Tax Parcel Number(s): 09-113-000-073 and 074
Request: Industrial office/warehouse

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

The applicant is proposing to annex the subject property with a zoning of Light Industrial (L-I) for sewer to construct industrial office/warehouse buildings.

The property includes two parcels zoned Agricultural Residential-III (AR-III) within Hall County which are considered unincorporated islands that borders White Sulphur Road, Navajo Circle and railroad right-of-way.

Surrounding uses include ACH Foam Technologies, Inc., Big Creek Foods, various Industrial office/warehouse uses. As well, there are few single-family homes across White Sulphur Road as well as residential subdivisions located on the west side of the railroad.

According to the applicant's concept plan, approximately 60,000 square feet of office/warehouse building space is proposed within buildings ranging from 7,500 square feet to 18,500 square feet in size. Access is proposed from White Sulphur Road and Navajo Circle. An approximate 350-foot sewer extension will be required along White Sulphur Road to serve the development.

The Future Development Map for the City of Gainesville places the subject property within the *Industrial* land use category. The property is also located within the Economic Development Gateways character area which appears to support the applicant's proposal which supports the proposed use.

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

Applicant Presentation: Rex Baker, 200 Market Place, Suite 110, Roswell Georgia, stated as a developer they would like the ability to connect to the sewer and bring it to Navajo Circle with the city's participation. He said they were hoping to get some mitigation on the brick work and clarity if a sidewalk will be required. He was not sure if it was a pedestrian corridor, if the sidewalk could be removed from the conditions or if it is a generic clause. Mr. Baker said if it is part of the condition then would it be enforced and need to be installed before proceeding further. He said the building sizes as shown may be a little too large for the site and will be determined by the purchaser and designed specifically for them. Mr. Baker said they will do impact study, with possibly sharing driveways with two low traffic/building users. He stated he wasn't sure if the board could handle issues of zoning and cost sharing but would like to lower the brick standard if possible to wains-coating in the front and not on the side, but will enhance landscaping as desired in that area. He said he will be happy to answer any questions and is their intention to develop and sell to local

owner/users and thinks it will be people in Hall County and Gainesville that need a place for their business.

FAVOR: None

OPPOSE: None

Rebuttal: None

Planning and Appeals Board Comments: Chairman Carter asked Mr. Tate to answer the question about sidewalks being a requirement. Deputy Director Tate stated it would be evaluated through the planning review process specifically by Public Works Department. The property does not front a pedestrian corridor, and has no curb and gutter and sidewalks. Chairman Carter said the question about the brick being changed or material design might be more appropriate to address before City Council when Mr. Baker could have some renderings decide if it passes through the Planning Board.

There was a motion to recommend conditional approval of the annexation request and establish zoning as Light Industrial (L-I) with the following conditions:

Conditions

1. The approved uses for the property shall be limited to light industrial uses to include office, warehouse, storage, distribution, further processing, assembly and fabrication.
2. The front exterior facade of the proposed buildings facing right-of-way shall be constructed with brick or stone, excluding window and door areas. The sides of the exterior facades shall be constructed with a minimum 3-foot high watermark of matching brick or stone.
3. An electronic message board sign shall not be permitted for the subject property.
4. Prior to a permit being issued for the subject property, a Traffic Impact Study shall be required if determined necessary by the Gainesville Public Works Department Director and the Georgia Department of Transportation (GDOT).
5. All access point design for the subject property shall require approval by the Georgia Department of Transportation in conjunction with the Gainesville Public Works Director. All required access / traffic / sidewalk improvements associated with the proposed development or any additional improvements identified within the Traffic Impact Study, if determined necessary, shall be at the full expense of the developer/property owner.

Motion made by Board Member White

Motion seconded by Board Member Thompson

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

C. Rezoning Request

- 1) Request from **Jennifer Walter** to rezone a 0.48± acre tract located on the east side of South Enota Drive, south of Robinhood Trail (a/k/a **522 South Enota Drive, NE**) from Office and Institutional (O-I) to Neighborhood Business (N-B).
Ward Number: Three
Tax Parcel Number(s): 01-064-002-028

Request: Retail store

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

The applicant is proposing to rezone the subject 0.48± acre property from O-I to N-B for the Cosmic Fox Trading Co., LLC retail store. The surrounding uses include various professional offices, medical offices, retail and restaurant uses within Sherwood Plaza shopping center and single-family homes to the rear off of Vine Street.

The store offers a variety of spiritually themed goods and literature and will be owner operated with no additional employees. Business hours are Tuesday thru Saturday from 11 a.m. to 6 p.m.

The property includes an existing 2,500 square foot building and 13 parking spaces that was previously occupied as a counseling office and a Chiropractors office. No changes are proposed to the exterior of the building except for signage and the applicant recently replaced the roof.

The applicant recently relocated her business from Washington Street and does not currently have a valid Certificate of Occupancy or Business License for the 522 South Enota Drive property.

It is staff's opinion that the proposed development is consistent with the Comprehensive Plan. The Future Development Map for the City of Gainesville places the subject property within the *Mixed-Use General* land use category which includes areas containing or planned for a mixture of land uses including office, neighborhood retail, and residential.

According to the Character Area map for the City of Gainesville, the subject property is located within the *Traditional Neighborhoods* Character Area specifically within the *Northern Neighborhoods subarea* which includes low-density and medium-density residential, and mixed-use / commercial.

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

Applicant Presentation: Jennifer Walter, 2404 Candler Road, stated she is the owner/operator of Cosmic Fox Trading Company and started the business in 2019 after her father passed. Ms. Walter said Cosmic Fox opened at the location on Washington Street and is a place for people to feel welcome, purchase literature and have discussions about life. She would greatly appreciate consideration of the request and will maintain the integrity and beauty of the building which was originally owned by Doctor Nix from the late 1960's. She stated the floors and roof have been replaced, and wants to connect/support the community and make this her forever home.

FAVOR: None

OPPOSE: None

Rebuttal: None

Planning and Appeals Board Comments: None

There was a motion to recommend conditional approval to rezone the subject property from Office and Institutional (O-I) to Neighborhood Business (N-B) with the following condition:

Condition

The subject property shall be limited to the proposed retail use and those uses permitted within the Office and Institutional (O-I) zoning district.

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

ADJOURNMENT

There was a motion to adjourn the meeting at 6:04 p.m.

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

Respectfully submitted,

Doug Carter, Chairman

Gwen Fleming, Recording Secretary

Date Submitted: 12/16/2020

Presenter: Matt Tate

Item of Business: Request from **Cornel Potra** to vary the front yard setback requirement within the Midtown Overlay Zone on a 0.57± acre tract located on the southwest side of the intersection of Gordon Avenue and Saint Thomas Drive, having road frontage on the northside of Queen City Parkway (a/k/a **535 Queen City Parkway, SW**), having a zoning classification of General Business (G-B).
Ward Number: Three
Tax Parcel Number(s): 01-029-007-003
Request: Office building addition

Meeting Date: 1/12/2021

Purpose of Request:

The proposal includes varying the front yard setback along Saint Thomas Drive from 15-feet to 1-foot. The property is located within the Midtown Overlay Zone which has a 15-foot front yard setback requirement for all properties. The purpose of the request is to construct a 15' x 70' office addition and two outdoor pergola additions (10' x 10' and 15' x 30') adjacent to the recently renovated Potra Law Firm building. The applicant is basing the hardship on the narrow shape of the property. The surrounding uses include a QT fueling station/convenience store, The Guest Lodge Motel, vacant land and a residential home.

History/Background:

Facts & Issues for Consideration:

Department Recommendation:

Staff is recommending approval with one condition. See Staff Recommendation Report for details.

Department Director:

Rusty Ligon

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

N/A

Amount Requested:

Source of Funds:

Finance Comments:

Administrative Comments:

ATTACHMENTS:

Description	Type
☐ Staff Recommendation Report	Report
☐ Location Maps	Backup Material
☐ Statement of Hardship	Backup Material
☐ Site Plan	Backup Material
☐ Architectural Renderings	Backup Material
☐ Exterior front & rear photos	Backup Material

**GAINESVILLE PLANNING and APPEALS BOARD
STAFF RECOMMENDATION**

Applicant and Property Owner..... Cornel Potra
Location..... 535 Queen City Parkway, SW
Request..... Vary the front yard setback requirement
Size 0.57± acre
Zoning..... General Business (G-B)
Ward..... Three
Proposed Use..... Office building addition
Planning Division Staff Recommendation **Approval, with condition**
Date..... January 12, 2021

▪ **Request**

The applicant is requesting to vary the front yard setback from Saint Thomas Drive from 15-feet to 1-foot. The property is located within the Midtown Overlay Zone which has 15-foot front yard setback requirement for all properties. The existing building is currently setback 12-feet from Saint Thomas Drive. The purpose of the request is to construct a 15' x 70' office addition to the Potra Law Firm building. As well, two outdoor pergola additions 10' x 10' and 15' x 30' in size. The proposed additions are to be located within an existing landscaped area between the existing building and decorative fence.

▪ **Background Information and Existing Conditions**

The subject property contains a 4,200 square foot multi-tenant office building originally constructed in 2006. The property and building were purchased by the applicant in 2019 and have since been renovated with interior and exterior additions including fencing, parking, landscaping, lighting, signage, dumpster pad enclosure and common outdoor gathering space for employees and family. Presently, the building is occupied by the applicant and part of the building is subleased by the original owner, J. Lawson & Associates, LLC.

The surrounding uses include a QT fueling station/convenience store, The Guest Lodge Motel, previous massage therapy spa, vacant land, metal building and a residential rental home.

▪ **Significant Factors**

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

▪ **Other Departmental Comments**

There are no other departmental comments for this request.

▪ **Supporting Documents**

Statement of Hardship, site plan and building elevations.

▪ **Analysis**

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

Yes. The property is of normal shape and size and is relatively flat. The property is somewhat narrow in width and has three road frontages along Queen City Parkway, Saint Thomas Drive and Gordon Avenue.

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

No. The purpose of the building setback requirement is to provide for uniformity of building placement, sufficient access, as well as to provide for adequate separation from neighboring properties for fire safety. The existing building meets the building setback requirements. The proposed additions will not extend beyond the existing decorative fence which runs parallel with Saint Thomas Drive.

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

No. The property is zoned General Business (G-B) and the Midtown Overlay Zone which permits the existing use. As well, the Midtown Overlay Zone allows for a reduced front yard setback of 15-feet which is normally 40-feet within G-B zoning. It does not appear the use is restricted by the zoning.

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

No. The adjacent properties are similarly zoned General Business (G-B). Saint Thomas Drive is a local road with very little traffic. The proposed addition should not impact adjacent buildings or obstruct the site visibility of vehicular traffic.

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

Yes. The width of the property and the three road frontages appear to limit the ability to expand the building given the existing building location and parking requirements. This being said, the proposed additions will push the threshold of the required 15% open space requirement and 25% impervious area requirement.

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

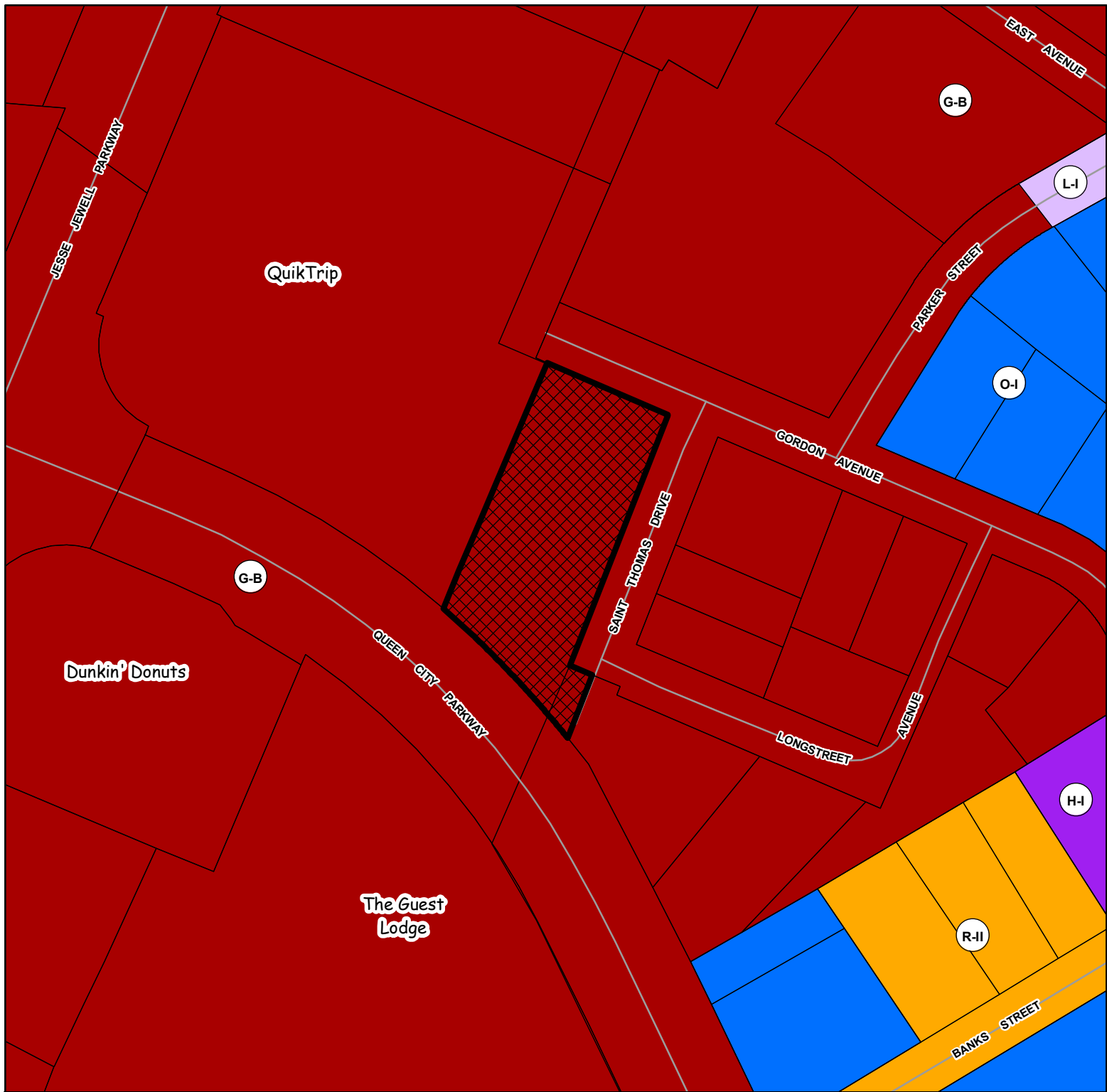
The applicant did not construct the building. The applicant states he was unaware of the need for a building addition or setback requirement prior to purchasing the property.

▪ **Staff Recommendation**

The Planning Division staff is recommending **conditional approval** of this variance request based on the width of the lot and the existing road frontages.

Condition

The proposed 10' x 10' outdoor pergola addition fronting Queen City Parkway shall not be permitted. The area shall remain as landscape/green space.



Applicant:

CORNEL POTRA

VARIANCE REQUEST

Request:

Vary the front yard setback requirement within the Midtown Overlay Zone on a 0.57+/- acre tract zoned General Business (G-B) for an office building addition

Subject Property Address:

535 Queen City Parkway, SW

Tax Parcel:

01-029-007-003

Meeting Date: 01/12/2021

Map Prepared: 12/11/2020



Subject Property



0 60 120 180 240 Feet

1" = 100'



CITY OF
GAINESVILLE

COMMUNITY AND ECONOMIC DEVELOPMENT





Applicant:

CORNEL POTRA

VARIANCE REQUEST

Request:

Vary the front yard setback requirement within the Midtown Overlay Zone on a 0.57+/- acre tract zoned General Business (G-B) for an office building addition

Subject Property Address:

535 Queen City Parkway, SW

Tax Parcel:

01-029-007-003

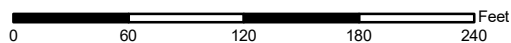
Meeting Date: 01/12/2021

Map Prepared: 12/11/2020



Subject Property

Aerial from 2018



1" = 100'



CITY OF
GAINESVILLE

COMMUNITY AND ECONOMIC DEVELOPMENT



Variance Request

STATEMENT OF HARDSHIP

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

Describe how each situation listed below relates to your application.

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

DUE TO THE NARROWNESS OF THE PROPERTY, THE ADDITION WOULD BE TOO NARROW TO EFFECTIVELY USE AS OFFICE SPACE.

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

THE NEED FOR MORE OFFICE SPACE WOULD REQUIRE REDUCTION OR TEMPORARY CLOSING TO REMOVE ROOF TO ADD 2ND FLOOR.

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

THE NARROWNESS OF THE PROPERTY REQUIRES REDUCTION IN SET BACK TO ACCOMMODATE ADDITION.

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

THERE ARE NO OTHER PROPERTIES ON THIS SIDE OF STREET TO BE AFFECTED BY SET-BACK CHANGE.

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

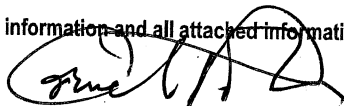
AND ADDITION WITHOUT A SET-BACK VARIANCE WOULD BE TOO SMALL TO BE USED AS ADDITIONAL OFFICE SPACE.

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

AT THE TIME OF PROPERTY PURCHASE, THERE WAS NO KNOWLEDGE OF NEED FOR PROPERTY TO HAVE ADDITION FOR MORE OFFICE SPACE.

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

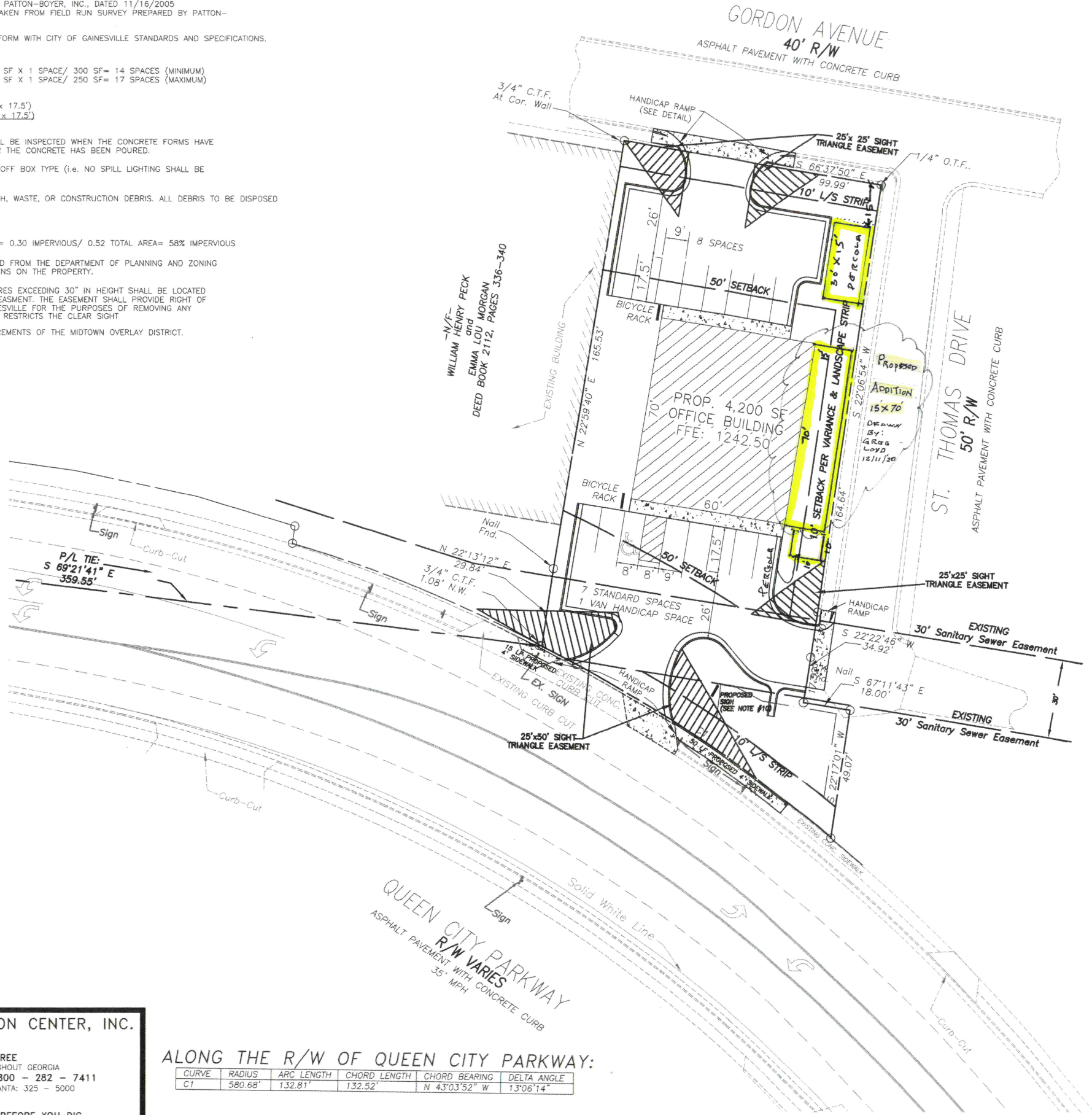
Signature of Applicant



Date

GENERAL NOTES:

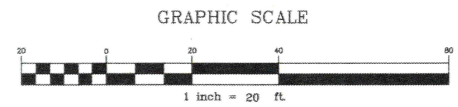
- BOUNDARY SURVEY INFORMATION TAKEN FROM "SURVEY FOR JEFF LAWSON" PREPARED BY PATTON-BOYER, INC., DATED 11/16/2005. TOPOGRAPHIC INFORMATION TAKEN FROM FIELD RUN SURVEY PREPARED BY PATTON-BOYER, INC.
- ALL CONSTRUCTION TO CONFORM WITH CITY OF GAINESVILLE STANDARDS AND SPECIFICATIONS.
- PARKING REQUIRED:
PROPOSED OFFICE = 4200 SF X 1 SPACE/ 300 SF= 14 SPACES (MINIMUM)
PROPOSED OFFICE = 4200 SF X 1 SPACE/ 250 SF= 17 SPACES (MAXIMUM)
- PARKING PROVIDED:
15 STANDARD SPACES (9' x 17.5')
1 HANDICAP SPACES (8' x 17.5')
16 SPACES TOTAL
- ALL DRIVEWAY APRONS SHALL BE INSPECTED WHEN THE CONCRETE FORMS HAVE BEEN INSTALLED AND AFTER THE CONCRETE HAS BEEN POURED.
- ALL LIGHTING SHALL BE CUTOFF BOX TYPE (i.e. NO SPILL LIGHTING SHALL BE USED).
- NO OPEN BURNING OF TRASH, WASTE, OR CONSTRUCTION DEBRIS. ALL DEBRIS TO BE DISPOSED OF IN OFF-SITE LANDFILL.
- PROPOSED USE: OFFICE
- IMPERVIOUS SURFACE AREA = 0.30 IMPERVIOUS/ 0.52 TOTAL AREA= 58% IMPERVIOUS
- A PERMIT MUST BE OBTAINED FROM THE DEPARTMENT OF PLANNING AND ZONING PRIOR TO PLACING ANY SIGNS ON THE PROPERTY.
- NO VEGETATION OR STRUCTURES EXCEEDING 30" IN HEIGHT SHALL BE LOCATED WITHIN THE SIGHT TRIANGLE EASEMENT. THE EASEMENT SHALL PROVIDE RIGHT OF ENTRY TO THE CITY OF GAINESVILLE FOR THE PURPOSES OF REMOVING ANY OBJECT OR VEGETATION THAT RESTRICTS THE CLEAR SIGHT
- THE PLAN MEETS ALL REQUIREMENTS OF THE MIDTOWN OVERLAY DISTRICT.



OWNER/DEVELOPER:
CARR, LAWSON, CANTRELL,
AND ASSOCIATES, INC.
112 WEST ACADEMY STREET SUITE 100
GAINESVILLE, GEORGIA 30501
PHONE: (678) 686-3580

24-HOUR CONTACT:
CONTACT: MR. JEFF LAWSON
PHONE: (678) 686-3580

0.52 ACRES
DISTURBED AREA: 0.50 ACRES
TAX PARCEL IDENTIFICATION NO.:
01-029-007-003
ZONED: G-B
(GENERAL BUSINESS)



REVISIONS		
No.	DATE	COMMENTS
1	4/20/09	CITY PLAN REVIEW COMMENTS



THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS AND SHALL REMAIN THE PROPERTY OF THE ENGINEER AND SHALL NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE PERMISSION OF THE ENGINEER.

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AT THE SITE BEFORE PROCEEDING WITH EACH PHASE OF THE WORK.



SITE PLAN FOR
CARR, LAWSON, CANTRELL
& ASSOCIATES, INC.
LAND LOT 154 - 9TH LAND DISTRICT
CITY OF GAINESVILLE HALL COUNTY, GEORGIA

SHEET NUMBER	
C2	09
SCALE 1" = 20'	
DATE 11/25/05	
PROJECT NO. 04-208.01	

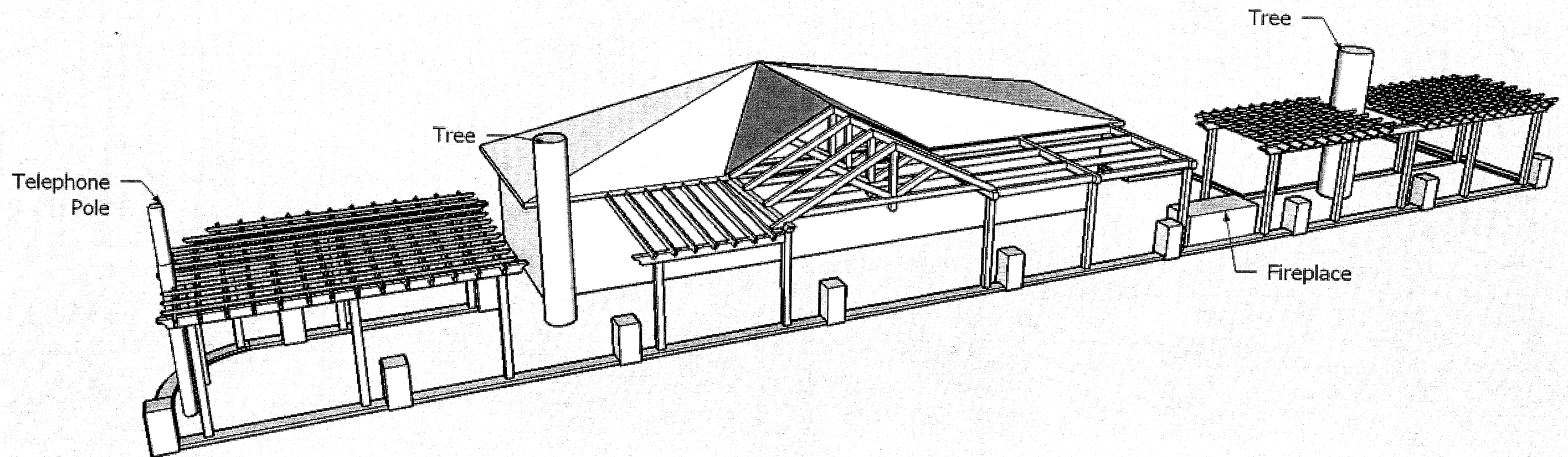
UTILITIES PROTECTION CENTER, INC.

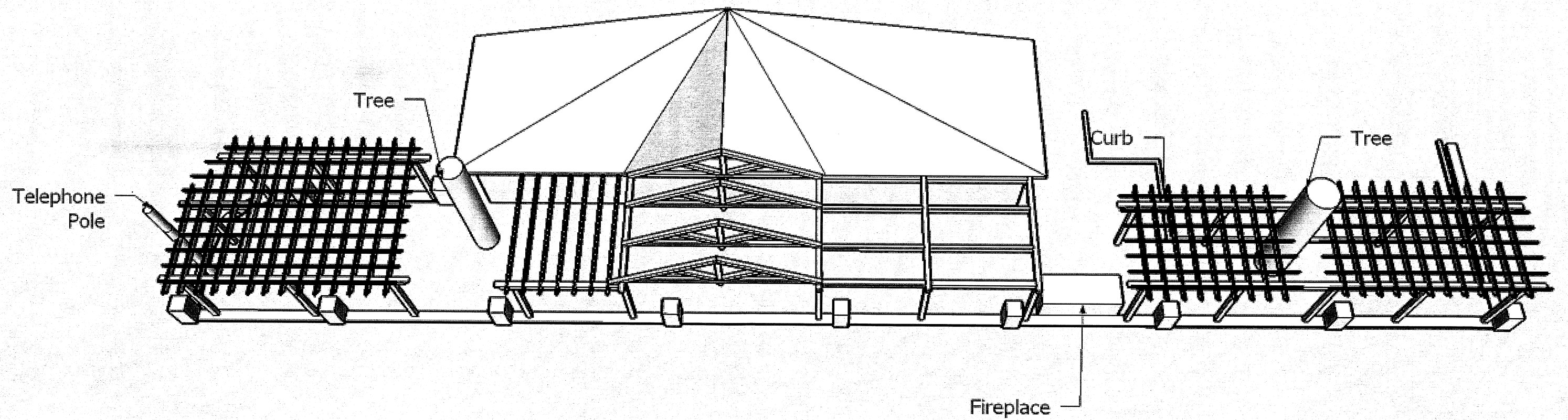
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IT'S THE LAW

ALONG THE R/W OF QUEEN CITY PARKWAY:

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	580.68'	132.81'	132.52'	N 43°03'52" W	13°06'14"







POTRA LAW FIRM

POTRA LAW FIRM



Date Submitted: 12/16/2020

Presenter: Matt Tate

Item of Business: Request from **Damon Santimauro** to annex a 7.01± acres tract located on the southwest side of Mabry Road, between Old Flowery Branch Road and Centennial Drive (a/k/a **3521 Mabry Road**) and to establish zoning as Light Industrial (L-I).
Ward Number: Four
Tax Parcel Number(s): 08-024-002-047
Request: Office/Metal fabrication plant

Meeting Date: 1/12/2021

Purpose of Request:

The applicant is proposing to annex the subject property with Light Industrial (L-I) zoning for sewer for the proposed Titan Steel Door metal fabrication plant which involves robotic welding, laser cutting, roll forming, tamping and machining. The applicant intends to construct 61,200 square feet of office/warehouse and manufacturing space that will be developed in two phases. Access is proposed from Mabry Road. The property is currently zoned Light Industrial (I-I) within unincorporated Hall County and is adjacent to the city limits located on the east side of Mabry Road. The adjacent uses include single-family homes, Avita Community Partners for Disability Services, Energy Assurance Laboratory and the Centennial Industrial Park all of which are in the county.

History/Background:

Facts & Issues for Consideration:

Department Recommendation:

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

Department Director:

Rusty Ligon

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

N/A

Amount Requested:

Source of Funds:

Finance Comments:

Administrative Comments:

ATTACHMENTS:

Description	Type
☐ Staff Recommendation Report	Report
☐ Location Maps	Backup Material
☐ Narrative	Backup Material
☐ Site Plan	Backup Material
☐ Floor Plan	Backup Material
☐ Overall Floor Plan	Backup Material
☐ Front Elevation	Backup Material

**GAINESVILLE PLANNING and APPEALS BOARD
STAFF RECOMMENDATION**

Applicant Damon Santimauro
Property Owner Rack Systems Holdings, LLC
Location 3521 Mabry Road
Request Annex with L-I zoning
Size 7.01± acres
Ward Four
Proposed Use Office/Metal fabrication plant
Planning Division Staff Recommendation **Approval, with conditions**
Date January 12, 2021

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

The applicant is proposing to annex the subject property with Light Industrial (L-I) zoning for sewer for the proposed Titan Steel Door metal fabrication plant which involves robotic welding, laser cutting, roll forming, tamping and machining. The applicant intends to construct 61,200 square feet of office/warehouse and manufacturing space that will be developed in two phases. Employee hours are 7:00 A.M. to 3:30 P.M. A second shift may be added depending on the growth of the company. A portion of Mabry Road is proposed to be improved by constructing a cul-de-sac at the driveway entrance to address truck turning movements while still allowing for vehicular traffic to pass through.

The property is currently zoned Light Industrial (I-I) within unincorporated Hall County and is adjacent to the city limits located on the east side of Mabry Road. The property was previously rezoned to Light Industrial (I-I) in the County in 2017 which allows the proposed use.

▪ **Adjacent Land Use and Zoning**

Location	Use	Zoning
North	Single-family homes; Agriculture Undeveloped industrial land	AR-III -County L-I -City
South	Avita Community Partners for Disability Services	AR-III -County
East	City of Gainesville owned property; Energy Assurance Laboratory, Centennial Industrial Park	R-I -City Light Industrial I-I -County
West	West Gate Estates Subdivision	R-I -County

▪ **Other Departmental Comments**

There were no departmental comments for this request.

▪ **Zoning History**

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

2020 – A request by Smith, Gambrell & Russell, LLP to annex a 4.01± acres tract with a zoning of Light Industrial (L-I) located at 2500 West Park Drive was conditionally approved for an existing industrial warehouse use.

2018 – A request by Hydro Extruder, LLC to annex a 10.98± acres tract and a 11.29± acres tract with a zoning of Light Industrial (L-I) located at 2829 Mountain View Road and 2949 Old Oakwood Road was conditionally approved to expand the existing industrial use.

2016 – A request by Butler Property, LLC to amend a 92.06± acres tract located within the Mundy Mill development at 3035 Old Oakwood Road SW and 3523 Mountain View Road SW zoned Planned Unit Development (P-U-D) was approved to change the location of some of the single-family homes, multi-family apartments, commercial and industrial uses.

2011 – A request by Butler Property, LLC to amend the zoning conditions for a 65.425± acres tract located within the Mundy Mill development at 2975 Mountain View Road SW; and 3755 Meeks Drive SW zoned Planned Unit Development (P-U-D) was approved to amend conditions 17 and 18 to reduce the minimum square footage for apartments.

2011 – A request by ACR Property Services, LLC to amend the zoning conditions for a 105.51± acres tract located within the Mundy Mill development at 0 Mundy Mill Road; 2975 Mountain View Road SW; and 3755 Meeks Drive SW zoned Planned Unit Development (P-U-D) was approved to amend conditions 17 and 18 to reduce the minimum square footage for apartments.

▪ **Staff 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 residential and industrial uses. Recent development has trended toward light industrial development primarily due to the adjacent County Centennial Industrial Park. The proposal is suitable in light of the surrounding properties.

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

The proposed use will function similarly as the nearby industrial uses located within Centennial Industrial Park but will increase traffic along Mabry Road. The proposed buildings will be sufficiently buffered from adjacent and nearby residential uses.

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

It is staff's opinion that the proposal is inconsistent with the Comprehensive Plan. The Future Development Map for the City of Gainesville places the property within the Low-Medium Density Residential land use category, which includes areas containing or planned for single-family detached or semi-detached housing at densities ranging from two to four dwelling units per acre.

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

housing choices should continue to be diversified to support a range of household incomes, sizes, types, but consist mostly of traditional single-family detached lots. In areas where natural features or sensitive environments are important, cluster housing or conservation subdivision design may be appropriate. Land uses allowed in the Suburban Residential Character Area include low-density residential, medium-density residential, multi-family residential, public / institutional, commercial, and parks / recreation / conservation, mixed-use.

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

The property is currently zoned Light Industrial (I-I) in the County and is approved for the proposed use. The applicant desires to annex the property for sewer for the same 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 change from County jurisdiction to City jurisdiction should not substantially affect public facilities or services at this time.

City water, sewer, and public safety services are currently available for the subject property and capacity is sufficient. Gainesville Fire Station #4 is located approximately 1.7± miles off of Memorial Park Drive which currently services adjacent and nearby properties.

Direct impacts to the school system should be limited as the proposed request is for industrial purposes.

According to the "Trip Generation Manual" as published by the Institute of Transportation Engineers, the estimated trips for the industrial use are 425 ± trips per weekday, 62 A.M. and 66 P.M. peak hour trips. This is based on the total square footage of the facility. The proposed industrial use will require improvements to Mabry Road which is a County maintained road. The applicant proposes to construct a new cul-de-sac at the entrance to the development to address truck traffic.

(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 area has experienced industrial growth over the past 25 years due to the location of Centennial Industrial Park. While available parcels within the industrial park are limited, future industrial growth is expected due to the availability of water and sewer.

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

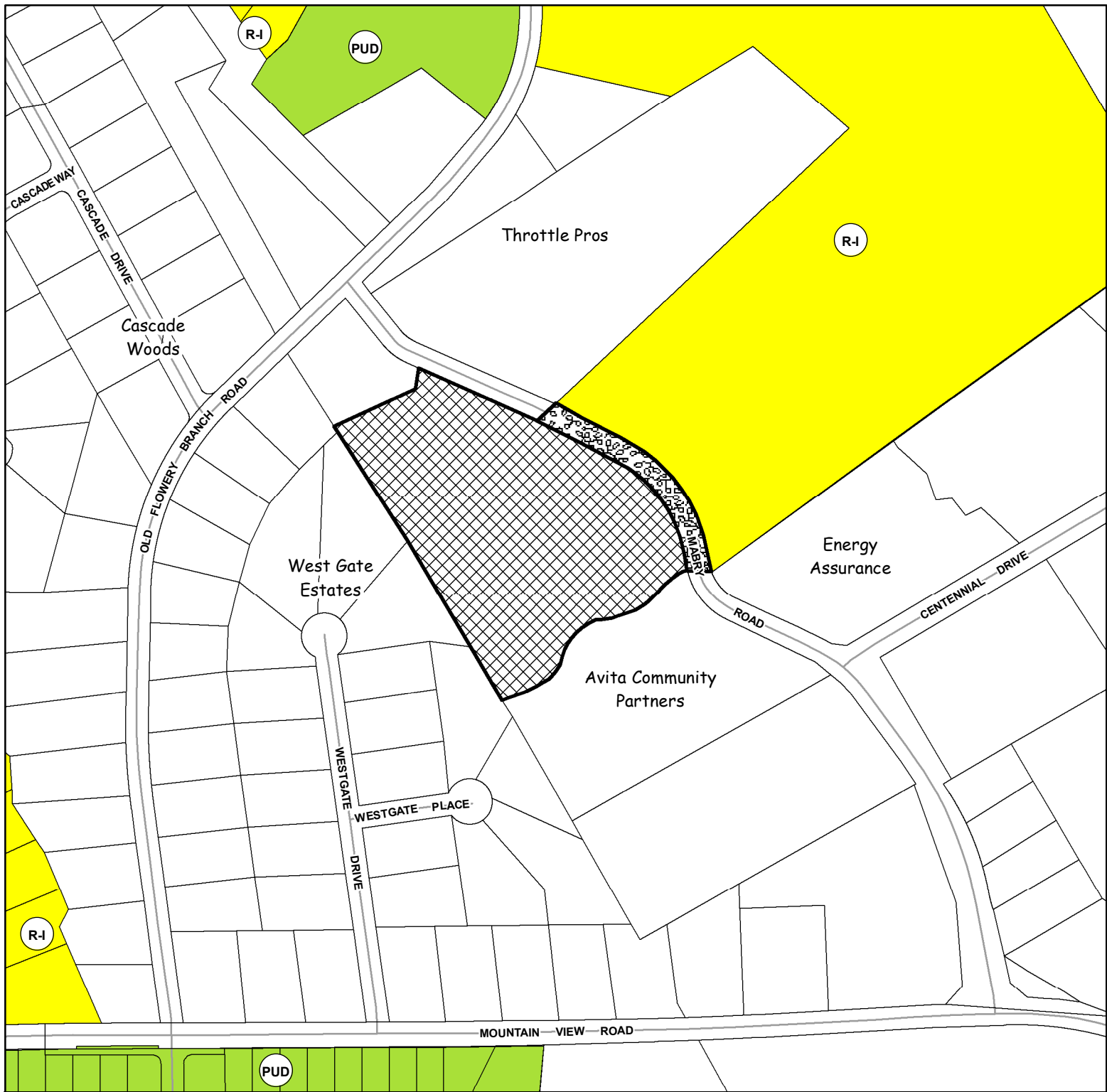
Based on the Comprehensive Plan and the adjacent industrial uses, the proposal appears to reflect a reasonable balance between the promotion of the public health, safety, morality, or general welfare and the right to unrestricted use of property.

▪ **Staff Recommendation**

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

Conditions

1. The approved uses for the property shall be limited to light industrial uses to include the proposed use, office, warehouse, storage, distribution, further processing, assembly and fabrication.
2. The proposed development shall be generally consistent with the standards depicted on the architectural elevation provided with the annexation application. Any zoning conditions adopted as part of this zoning ordinance that conflict with the applicant's narrative, concept plan and architectural renderings shall take precedence over the applicant's development standards.
3. The development shall require a minimum 50-foot wide evergreen planted buffer adjacent to all single-family properties located to the south and west. The trees shall be a minimum installation height of 8 feet and shall consist of a mixture of Arborvitae Green Giant, Japanese Cryptomeria, Eastern Red Cedar, and Holly. The location, number, spacing, size and type of trees planted shall be subject to Community and Economic Development Department Director approval in order to effectively screen the adjacent residential properties.
4. All access point design for the subject property shall require approval by the Gainesville Public Works Director and Hall County Public Works Department. All required access / traffic / sidewalk and improvements to Mabry Road associated with the proposed development shall be at the full expense of the developer/property owner.
5. An electronic message board sign shall not be permitted for the subject property.
6. An updated as-built boundary survey / plat of the subject property, indicating all improvements required for the proposed use, shall be recorded prior to obtaining a Certificate of Occupancy.



Applicant:

DAMON SANTIMAURO

ANNEXATION REQUEST

Request:

Annex 7.01+/- acres and establish zoning as Light Industrial (L-I) for an office/metal fabrication plant

Subject Property Address:

3521 Mabry Road

Tax Parcel:

08-024-002-047

Meeting Date: 01/12/2021

Map Prepared: 12/08/2020



Subject Property



Right-of-Way to be Annexed



0 180 360 540 720 Feet

1" = 300'



CITY OF

GAINESVILLE

COMMUNITY AND ECONOMIC DEVELOPMENT





Applicant:

DAMON SANTIMAURO

ANNEXATION REQUEST

Request:

Annex 7.01+/- acres and establish zoning as Light Industrial (L-I) for an office/metal fabrication plant

Subject Property Address:

3521 Mabry Road

Tax Parcel:

08-024-002-047

Meeting Date: 01/12/2021

Map Prepared: 12/08/2020



Subject Property and
Right-of-Way to be Annexed

Aerial from 2018

0 180 360 540 720 Feet

1" = 300'



CITY OF
GAINESVILLE

COMMUNITY AND ECONOMIC DEVELOPMENT

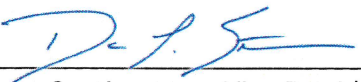




Narrative Report

Project: 3521 Mabry Rd Gainesville GA 30504

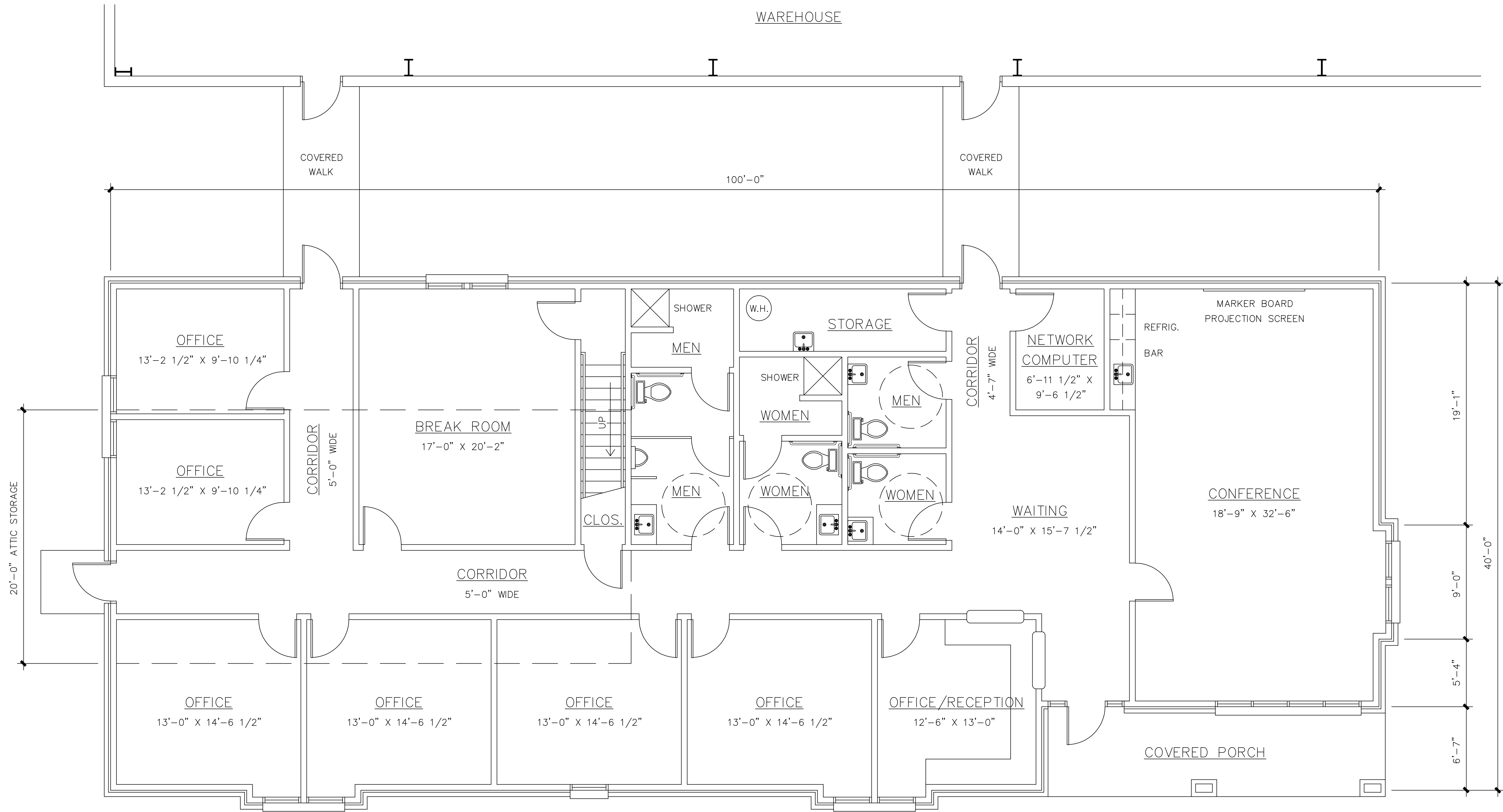
Titan Steel Door's plan for developing the property, located at 3521 Mabry Rd, is for corporate office space and a metal fabrication plant to begin in spring 2021. Within the office space (~1,200 sq/ft) we look to operate accounting / HR / purchasing / design of product and other administrative functions. The plant portion (*phase 1 = ~30,000 sq/ft with a plan of phase 2 for an additional ~30,000 sq/ft as part of our growth*) of the project will allow us to expand our fabrication footprint for more equipment and employees. Some of the fabrication actions slated for this development include robotic welding, laser cutting, roll forming, stamping and machining.



Damon Santimauro – Vice President

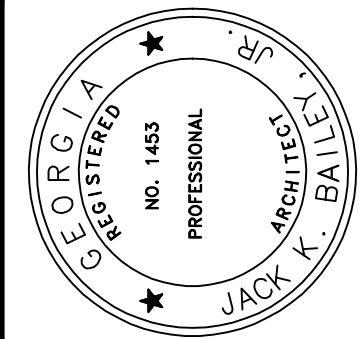
__11/3/2020__
Date





FLOOR PLAN

1/4" = 1'-0"



Architects
Gainesville
Georgia 30501
770 534 0612

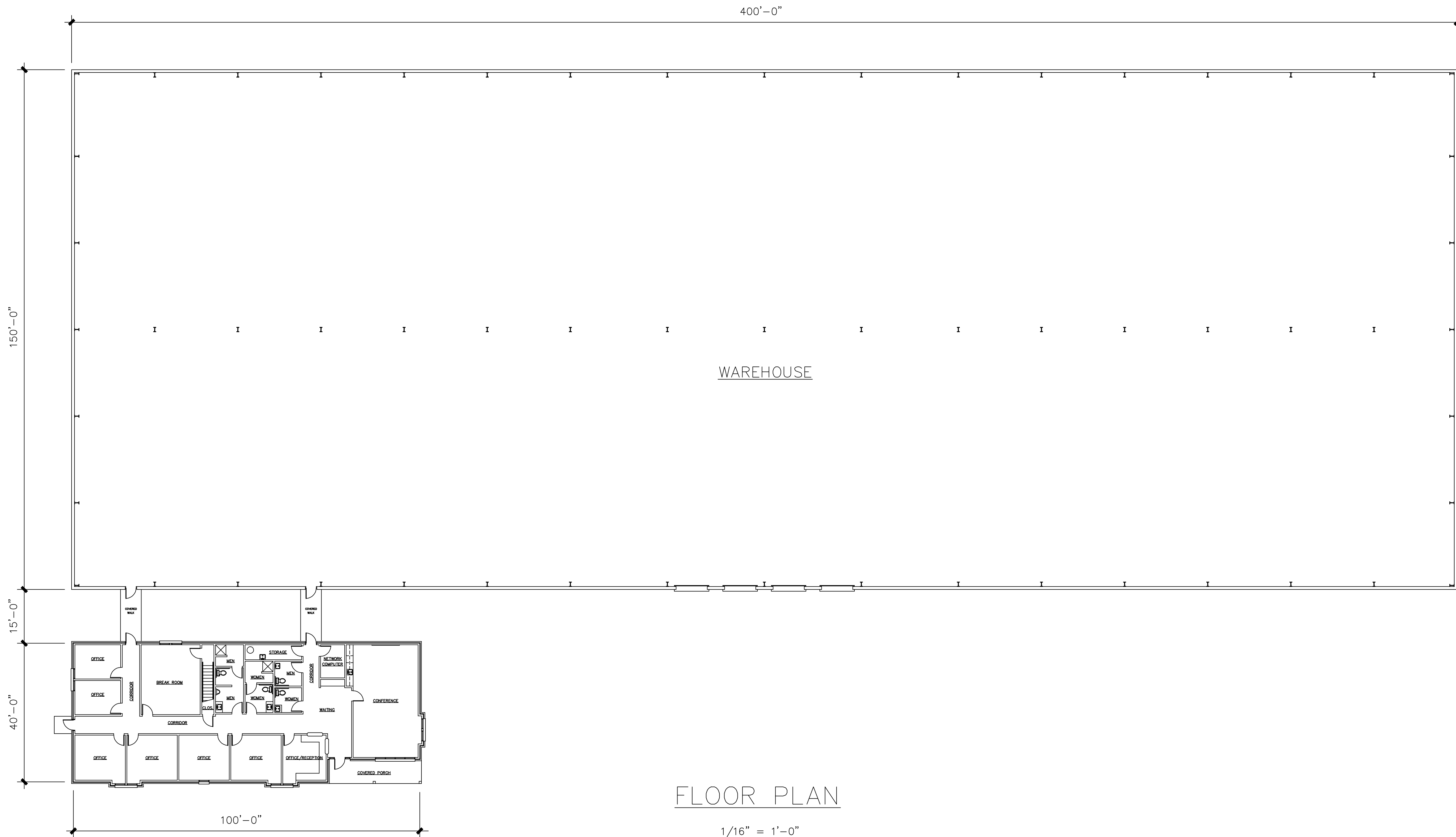
Bailey Associates

RACK SYSTEMS HOLDINGS, LLC
MABRY ROAD, GAINESVILLE, GEORGIA

Project No 2X052
Drawn By JKB
Checked By
Date DEC. 22, 2020
Revisions

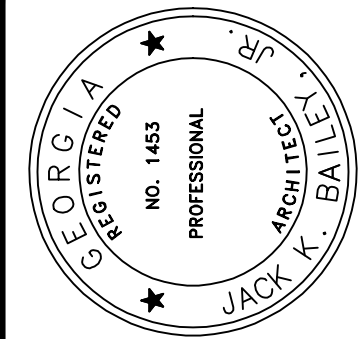
A2

OF 3



FLOOR PLAN

1/16" = 1'-0"



Architects
Gainesville
Georgia 30501
770 534 0612

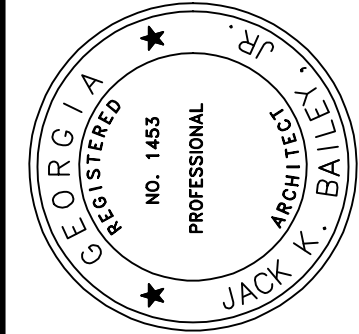
Bailey Associates

RACK SYSTEMS HOLDINGS, LLC
MABRY ROAD, GAINESVILLE, GEORGIA

Project No 2X052
Drawn By JKB
Checked By
Date DEC. 22, 2020
Revisions

A1

OF 3



Architects
Gainesville
Georgia 30501
770 534 0612

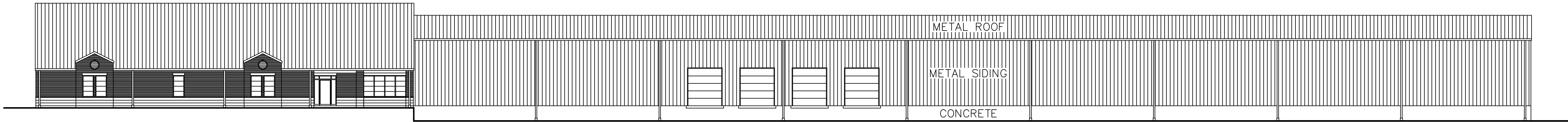
Bailey Associates

RACK SYSTEMS HOLDINGS, LLC
MABRY ROAD, GAINESVILLE, GEORGIA

Project No 2X052
Drawn By JKB
Checked By
Date DEC. 22, 2020
Revisions

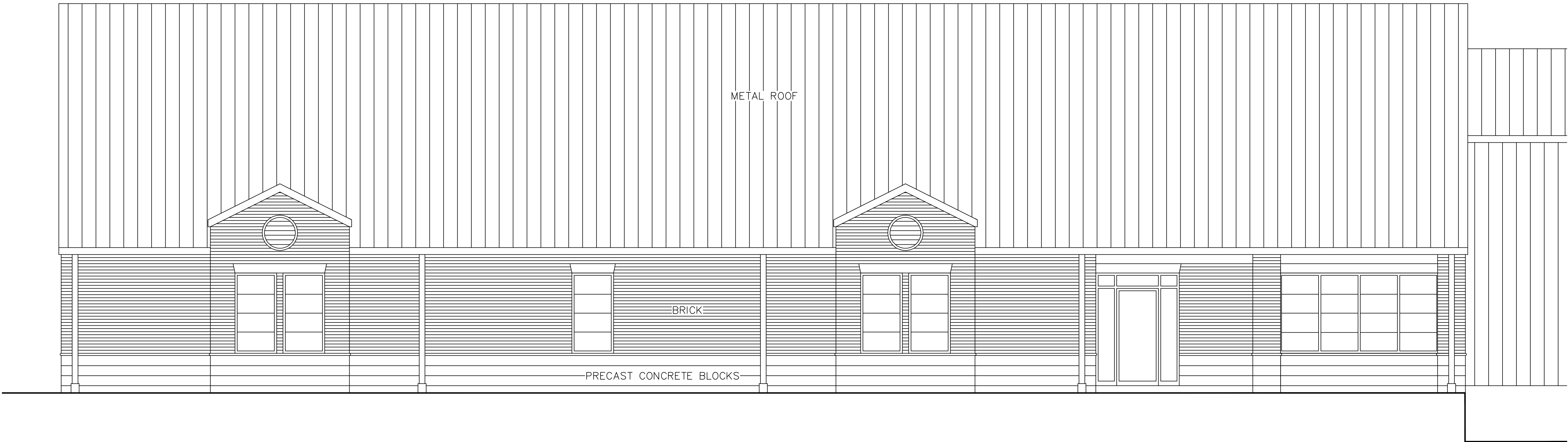
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OF 3



FRONT ELEVATION

1/16" = 1'-0"



OFFICE FRONT ELEVATION

1/4" = 1'-0"

Date Submitted: 12/16/2020

Presenter: Matt Tate

Item of Business: Request from **Scott Stringer** to amend a portion of an existing Planned Unit Development (P-U-D) zoning totaling 57.29± acres located on the southwest side of the intersection of Mundy Mill Road and Millside Parkway and west of the intersection of Mountain View Road and Old Oakwood Road (a/k/a **0 Mundy Mill Road, SW and 0 Old Oakwood Road, SW**).
Ward Number: Four
Tax Parcel Number(s): 08-043-000-078 and 08-024-005-363
Request: Multi-family apartments and industrial / office / warehouse uses

Meeting Date: 1/12/2021

Purpose of Request:

The proposed zoning amendment is part of the 604.0± acres Mundy Mill mixed-use development that was originally approved in 2004. At this time, there are multiple phases of single-family homes and apartments built or under construction as well as the existing Mundy Mill Learning Academy elementary school.

The proposed zoning amendment includes only Pod's "E" and "I" to relocate and revise some of the approved planned uses. However, the overall number of residential units and nonresidential square footage will remain the same. Specifically, 300 multi-family apartment units originally intended for Pod "E" will be located to part of Pod "I". The previously approved office/commercial/retail uses within the same part of Pod "I" will be relocated to Pod "E" and changed to approximately 170,000 square feet of industrial/office/warehouse uses. The purpose of relocating the uses is to utilize the planned traffic signal at the intersection of Mundy Mill Road and Millside Parkway and to help entice commercial development along Mundy Mill Road. As well, the industrial/office/warehouse will be located to similar uses off of Old Oakwood Road. The total number of multi-family units within the PUD will remain unchanged from what was previously approved.

History/Background:

Facts & Issues for Consideration:

Department Recommendation:

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

Department Director:

Rusty Ligon

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

N/A

Amount Requested:

Source of Funds:

Finance Comments:

Administrative Comments:

ATTACHMENTS:

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

Plat - 40.04 acres tract	Backup Material
Plat - 17.25 acres tract	Backup Material
Site Plan - Multi-Family	Backup Material
Site Plan - Industrial-Office-Warehouse	Backup Material
Proposed PUD Master Plan	Backup Material
Existing PUD Master Plan	Backup Material
Architectural Renderings	Backup Material

Applicant and Property Owner	Scott Stringer
Property Owner	Butler Property, LLC
Locations	0 Mundy Mill Road SW; 0 Old Oakwood Road SW;
Request	Amend P-U-D zoning
Size	57.29± total acres 17.25± acres (Pod “E”) 40.04± acres (Pod “I”)
Ward	Four
Proposed Use	Multi-family apartments and industrial / office / warehouse uses
Planning Division Staff Recommendation	Approval, with conditions
Date	January 12, 2021

▪ **Adjacent Land Use and Zoning**

Location	Use	Zoning
Pod E (Comm-6)		
North/East	Single-family homes, Family Dollar retail store, Hair salon Hydro Extruder	AR-III, R-I and H-B – County L-I- City
South/West	Single-family homes Garrison Trucking Company	PUD -City M-1 -Oakwood
Pod I (Comm-1 and MF-5)		
North/East	Undeveloped commercial land Creekside Apartments	PUD -City R-4 -Oakwood
South/West	53 West Apartments, The Exchange at Oakwood Apartments Undeveloped commercial land	PUD – City PUD -City

▪ **Other Departmental Comments**

There were no other department comments regarding this request.

▪ **Zoning History**

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

2020 – A request by Smith, Gambrell & Russell, LLP to annex a 4.01± acres tract with a zoning of Light Industrial (L-I) located at 2500 West Park Drive was conditionally approved for an existing industrial warehouse use.

2018 – A request by Hydro Extruder, LLC to annex a 10.98± acres tract and a 11.29± acres tract with a zoning of Light Industrial (L-I) located at 2829 Mountain View Road and 2949 Old Oakwood Road was conditionally approved to expand the existing industrial use.

2016 – A request by Butler Property, LLC to amend a 92.06± acres tract located within the Mundy Mill development at 3035 Old Oakwood Road SW and 3523 Mountain View Road SW zoned Planned Unit Development (P-U-D) was approved to change the location of some of the single-family homes, multi-family apartments, commercial and industrial uses.

2011 – A request by Butler Property, LLC to amend the zoning conditions for a 65.425± acres tract located within the Mundy Mill development at 2975 Mountain View Road SW; and 3755 Meeks Drive SW zoned Planned Unit Development (P-U-D) was approved to amend conditions 17 and 18 to reduce the minimum square footage for apartments.

2011 – A request by ACR Property Services, LLC to amend the zoning conditions for a 105.51± acres tract located within the Mundy Mill development at 0 Mundy Mill Road; 2975 Mountain View Road SW; and 3755 Meeks Drive SW zoned Planned Unit Development (P-U-D) was approved to amend conditions 17 and 18 to reduce the minimum square footage for apartments.

▪ **Staff Analysis**

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

The proposed zoning amendment appears to be suitable based on the adjacent and nearby uses. Adjacent to Pod “I” includes undeveloped commercial property and multi-family apartments including the 53 West apartments (266 units) and The Exchange at Oakwood apartments (194 units). Uses adjacent to pod “E” include nonresidential uses such as Hydro

Extruder industrial use, Garrison Trucking Company, Family Dollar retail and a hair salon. Residential uses are located off of Old Oakwood Road and Mountain View Road and within the Mundy Mill planned community.

The relocation of the multi-family uses and industrial/office/warehouse uses appear reasonable given the proposal is in keeping with the overall mixture of uses within the planned development and compliment the adjacent uses.

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

The proposed amendment should not adversely affect the use or usability of the adjacent or nearby property. The proposed uses will be relocated with no additional density or non-residential square footage. The overall development will function similarly as planned. Primary access is will continue to be from Millside Parkway and from Old Oakwood Road/Mountain View Road. A future traffic signal will be installed the intersection of Mundy Mill Road and Millside Parkway to better serve the apartments and commercial uses.

The proposed industrial/office/warehouse uses within Pod "E" will add traffic movements along Old Oakwood Road and Mountain View Road which are two lane roads and already experience a mixture of light industrial and residential traffic. The amount light industrial traffic created has not been determined as there is no end user identified for this pod. A future traffic study for this area may be warranted at such time.

To buffer the proposed industrial/office/warehouse uses from the adjacent residential uses, the PUD development standards require a minimum 30-foot wide perimeter buffer. In addition, there is currently a 100± vegetated buffer located between Pod "E" and the homes within the adjacent Mundy Mill subdivision.

(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 given the property is located within a planned mixed-use development. The Gainesville 2030 Future Development Map places the Pod "E" portion of the subject property within the *Mixed-Use General* land use category and the Pod "I" portion of the subject property within the *Retail/Commercial* land use category. The *Mixed-Use General* land use category includes areas containing or planned for a mixture of land uses including office, neighborhood retail, and residential. The *Retail/Commercial* land use category includes commercial service activities such as grocery stores, banks, restaurants, theatres, hotels, and automotive related businesses.

According to the Character Area map for the City of Gainesville, the subject property is located within the *Suburban Residential* Character Area which includes low-density residential, medium-density residential, multi-family residential, public / institutional, commercial, and parks / recreation / conservation and mixed-use.

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

The property is zoned Planned Unit Development (P-U-D) which is a site-specific zoning. Modifications to the proposed plan require the zoning to be amended. The proposed zoning was originally approved in 2004 and has been amended six times over the past 16 years. The proposed changes appear to better position the existing approved uses given the location of the school site, multi-family uses and nearby light industrial uses without increasing density.

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

The proposed zoning amendment request should not cause an excessive or burdensome use of public facilities or services above what is currently approved for the property as the residential density and non-residential square footage will remain the same.

City water, sewer, and public safety services are currently provided within the development and have the capacity to serve the additional single-family homes. Gainesville Fire Station #4 is located approximately 2.5± miles away off of Memorial Park Drive.

According to the "Trip Generation Manual" as published by the Institute of Transportation Engineers, the estimated trips for the future industrial use are 1,185± trips per weekday, 172 A.M. and 184 P.M. peak hour trips. The estimated trips for the apartment uses are 1,995± trips per weekday, 165 A.M. and 201 P.M. peak hour trips.

The total number of residential units will remain unchanged but will be relocated adjacent to the existing multi-family development located south of Mundy Mill Road. Children are expected to attend the existing Mundy Mill Learning Academy elementary school within the Mundy Mill community and the new Middle School under construction off of McEver Road.

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

The subject property is part of a planned mixed-use development originally approved in 2004. The proposed zoning amendment appears to still support the original scope planned for the mixed-use development. As well, the surrounding development located within the jurisdictions of Gainesville, Oakwood and Hall County appear to support the mixture of uses planned within the Mundy Mill development.

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

Based on the Comprehensive Plan and the surrounding land uses, the proposed zoning amendment request 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 zoning amendment request based on the comprehensive plan and the adjacent uses. The existing zoning conditions are recommended with highlighted amendments to zoning conditions 17, 18 and 20 and the addition of zoning conditions 31 and 32.

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 GDOT 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 1208 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*, fee simple townhomes or apartments shall not exceed 1,235 total units to include a total of 775 units for Pod's C and I and 460 units for Pod's J and K. The minimum unit/lot width for each condominium or fee simple townhome unit 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, side and rear facades shall consist of masonry, stacked stone, cedar shake, stucco, cementeous siding or a mixture thereof. No vinyl siding shall be allowed excluding soffit areas. No fewer than three or more than ten condominium or fee simple townhome 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 height of an apartment building shall not exceed three stories, although $\frac{3}{4}$ splits will be allowed. Each apartment unit will contain a minimum of 650 square feet for Pod's C, I, J and K. Each unit shall have at least 1.75 parking spaces. Front, side and rear facades shall consist of masonry, stacked stone, cedar shake, stucco, cementeous siding or a mixture thereof. No vinyl siding shall be allowed excluding

soffit areas. 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 170,000 square feet of industrial/office/warehouse space within Pod E and 580,000 square feet of commercial space within Pod I.** 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

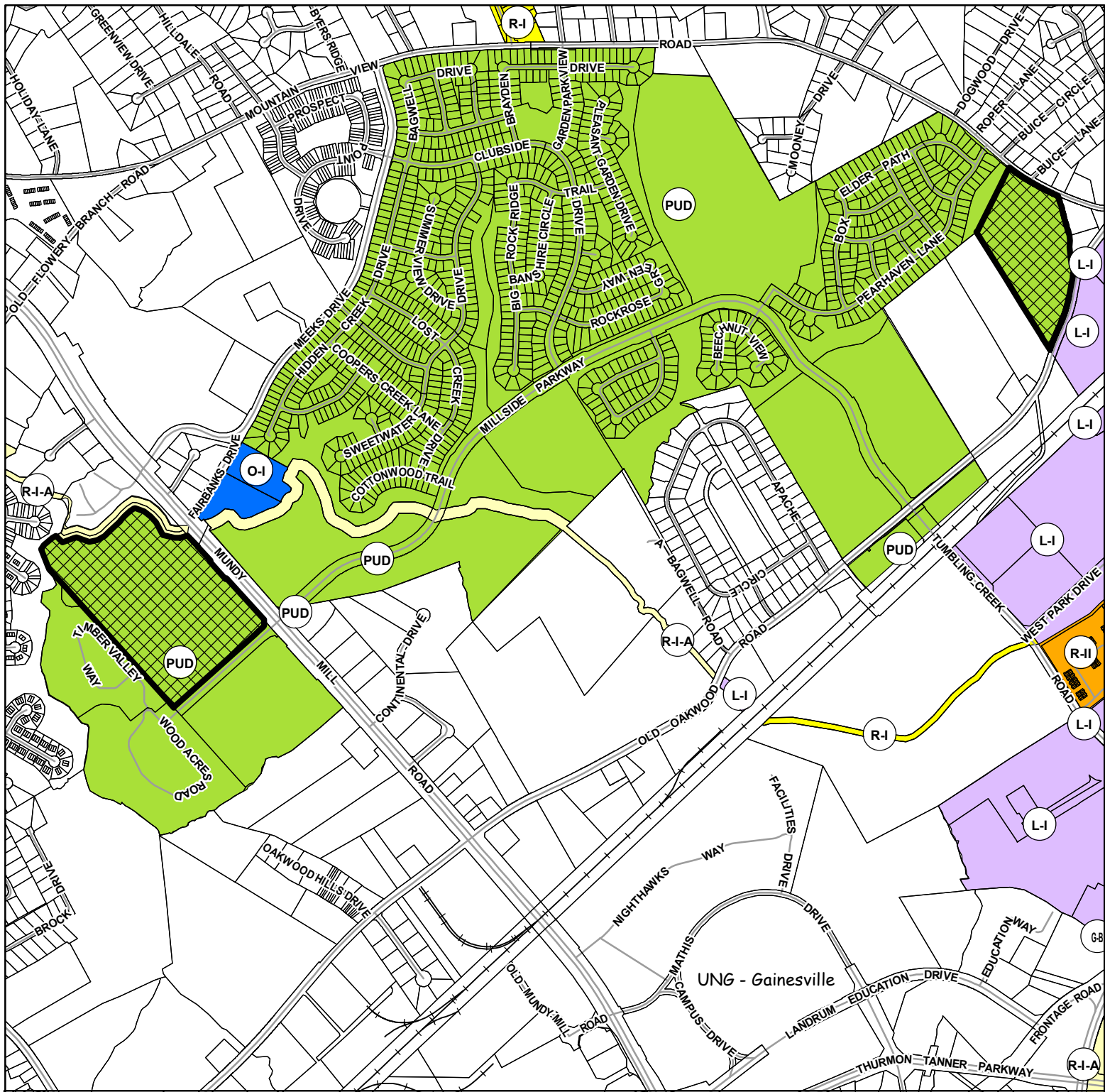
28. As agreed to by the owner/developer, the 17.0 acre tract of land identified on the plat/site plan attached as Exhibit A shall be reserved for use as an elementary school site. At that time (or earlier at the owner/developer's discretion), and presupposing the School Board still wants the property 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 development 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 instantly 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.
31. Prior to a land development permit application being submitted for the proposed Industrial/office/warehouse uses within Pod "E", the property owner shall be required to submit a site plan review application for a public hearing before the Planning and Appeals Board.
32. A Traffic Impact Study shall be required with the submittal of the site plan review application for Pod "E" if determined necessary by the Gainesville Public Works Department Director. All access point design for the subject property shall require review and approval by Hall County and the Gainesville Public Works Department Director. All required access/traffic/sidewalk improvements associated with the proposal or any additional improvements identified within the Traffic Impact Study, if determined necessary, shall be at the full expense of the property owner.



Applicant:

SCOTT STRINGER

ZONING AMENDMENT REQUEST

Request:

Amend a portion of an existing Planned Unit Development (PUD) zoning totaling 57.29+/- acres for multi-family apartments and industrial/office/warehouse

Subject Property Address:

0 Mundy Mill Road, SW and
0 Old Oakwood Road, SW

Tax Parcel:

08-043-000-078 and
08-024-005-363

Meeting Date: 01/12/2021

Map Prepared: 12/11/2020

 Subject Property

N



0 720 1,440 2,160 2,880 Feet

1" = 1,200'

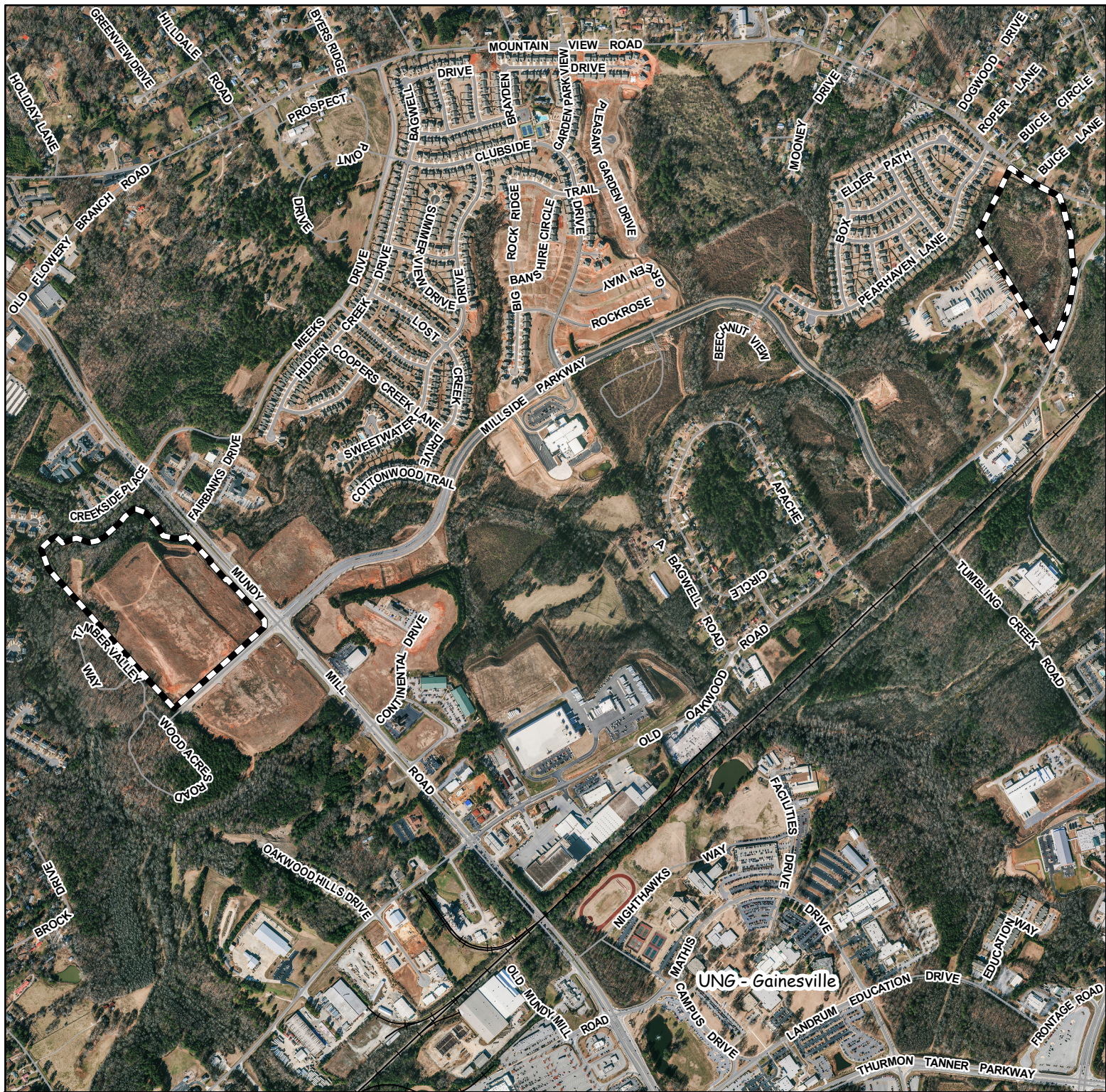


CITY OF

GAINESVILLE

COMMUNITY AND ECONOMIC DEVELOPMENT





Applicant:

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Meeting Date: 01/12/2021

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Subject Property

Aerial from 2018

0 720 1,440 2,160 2,880 Feet



1" = 1,200'



CITY OF

GAINESVILLE

COMMUNITY AND ECONOMIC DEVELOPMENT



ZONING AMENDMENT REQUEST FOR MUNDY MILL PUD

The proposed zoning amendment would allow already approved multi-family units within the Mundy Mill PUD to be constructed on a portion of the current Comm-1 parcel as depicted on current master plan.

Current zoning for Mundy Mill PUD is shown on the attached concept plan.

With respect to current zoning, we desire to relocate a portion of the existing approved multi-family density for the Mundy Mill PUD from the current multi-family parcels to a portion of parcel Comm-1 which fronts Mundy Mill Rd. After careful evaluation it is believed that there is demand for multifamily product in this area, but the existing multi-family parcels lack the necessary visibility and access needed to put those parcels into production for residential uses at this time. The portion of Comm-1 that is being requested to allow for multi-family development has already been prepped for development and benefits from an existing road, with pending traffic signal, and visibility on a major thoroughfare. This parcel is primed for development and can be put into production much earlier, bringing more energy to the PUD and increasing the viability for retail development on the parcel as well.

Carter seeks to develop multi-family units on a portion of the Comm-1 parcel, while maintaining a significant portion of the parcel for commercial or retail uses that would front Mundy Mill Rd. All units Carter seeks to build are already entitled under the Mundy Mill PUD and this Zoning Amendment seeks to allow a portion of these exiting multi-family units to be constructed on a more desirable development parcel within the PUD. Allowing some existing multi-family units to be constructed on a portion of this parcel can improve residential density in a manner that we believe will make the retail outparcels along Mundy Mill more enticing to retailers and should help move these outparcels more quickly and for higher land values based on the increased unit count in this portion of the PUD.

With the relocation of a portion of the multi-family units there would be increased utilization for the traffic signal planned for the intersection of Mundy Mill Rd. and Millside Pkwy. The presence of this light would also increase the marketability for the retail along Mundy Mill, providing easier access to the outparcels.

We also ask that the current zoning of the MF-5 parcel be amended so as to accommodate industrial/office/warehouse uses which are more consistent with nearby parcels. Design Controls for the impacted parcels are shown on exhibits to the Application for Zoning Actions.

In summary, we believe these requested changes will provide a significant benefit to the PUD, the City of Gainesville and marketability for retail along Mundy Mill Rd. The total number of multi-family units within the PUD will remain unchanged from what has previously been approved.

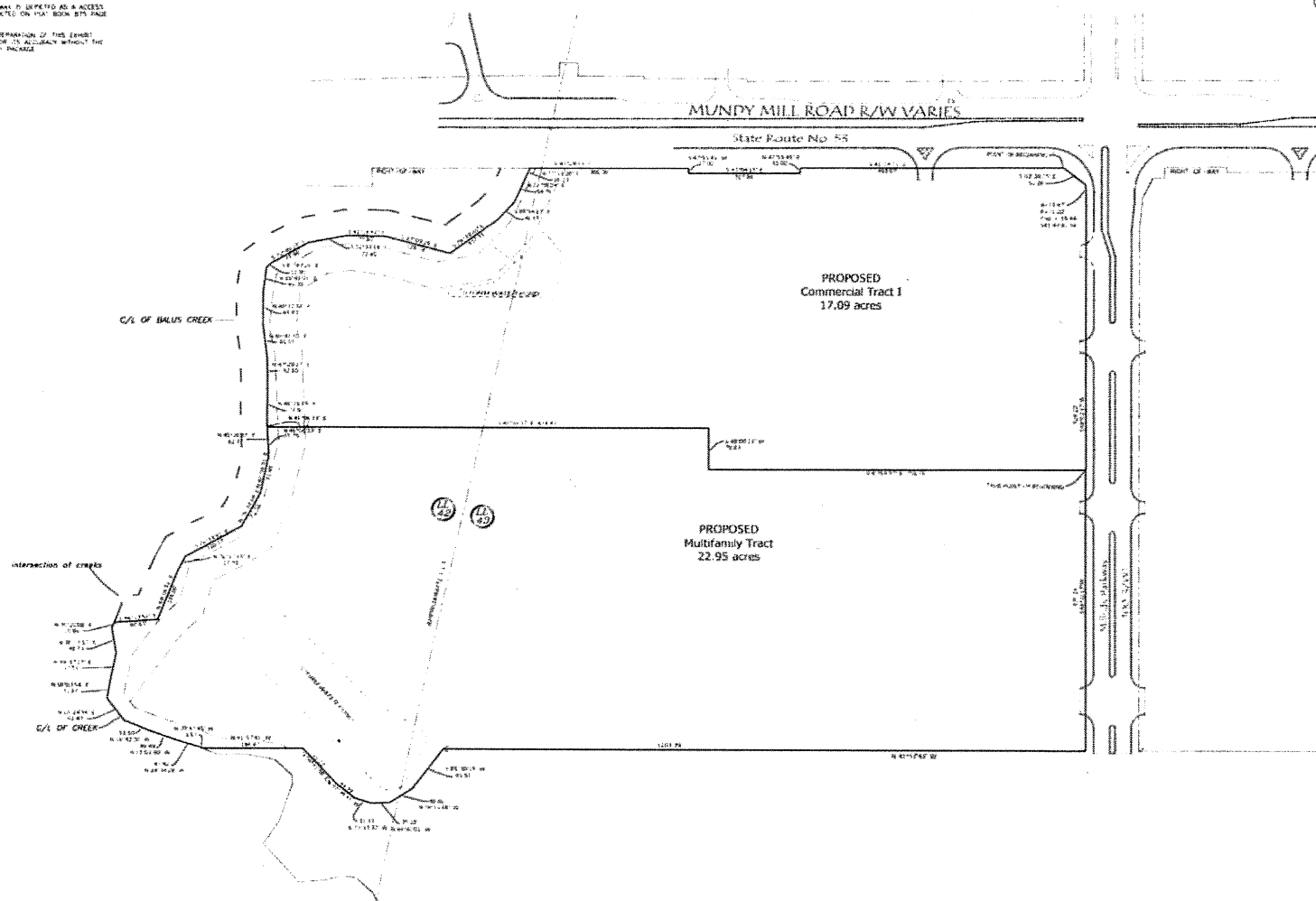
Based on these proposed changes, zoning conditions will need to be modified to provide for the following:

Attached single-family condominiums, fee simple townhomes or apartments shall not exceed 1,235 total units to include 460 units for Pod's J and K and 775 units for all other Pods and approved areas within Pods that allow attached single-family condominiums, fee simple townhomes or apartments.

EXHIBIT NOTES:

1. THIS EXHIBIT IS NOT TO BE CONSIDERED A BOUNDARY SURVEY. THE EXHIBIT IS PREPARED FROM INFORMATION OF RECORD.
2. THE ROADWAY SHOWN HEREON AS WELL AS PARKWAYS THEREON ARE AS ACCESS PARTIAL PER ACCESS EASEMENT AGREEMENT AS DEPICTED ON PLAT BOOK SIX PAGE 6.
3. NO TITLE WORK HAS BEEN PROVIDED FOR THE PREPARATION OF THIS EXHIBIT AND THE PREPARER ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY WITHOUT THE BENEFIT OF A CURRENT SURVEY AND TITLE REVEALMENT POLARIS.

MUNDY MILL PLAT



REGISTERED PROFESSIONAL
LAND SURVEYORS

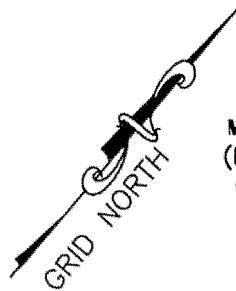


COMPILED BY: J.C.P.
SURVEYED BY: J.C.P.
DRAWN BY: J.C.P.
CHECKED BY: J.C.P.

PREPARED FOR
CARTER
LAND LOTS 42 & 43
8TH LAND DISTRICT
CITY OF GAINESVILLE
HALL COUNTY, GEORGIA

REVISIONS	
NO.	DESCRIPTION

SHEET NUMBER
1 of **1**
SCALE: 1" = 100'
SURVEY DATE: 11/20/2020
PLAT DATE: 11/20/2020
JOB NO: 266



FINAL PLAT OF
MUNDY MILL-POD E-PHASE 1
(PLAT BOOK 853, PAGES 247-250)
(PLAT BOOK 854, PAGES 1 & 2)
OPEN SPACE TRACT

P/L

1/2" O.T.F.

N 26°22'17" E 618.67'

C.P.
(TYPICAL)E MOUNTAIN VIEW ROAD
(50' R/W)SITE AREA:
17.25 Acres1" O.T.F. (BENT)
(0.9' SOUTH,
ON P/L)- N/F -
BUTLER PROPERTY, LLC
(DEED BOOK 6749, PAGE 226-240)- N/F -
TONY MCGUIRE
(DEED BOOK 5504, PAGE 648)
(PLAT SLIDE 486, PAGE 192A)POINT OF COMMENCEMENT
N 42°09'32" E 1771.51'
(FROM THE SOUTHERLY MITERED
R/W CORNER AT THE NORTHEASTERLY
INTERSECTION OF MILLSIDE PARKWAY &
OLD OAKWOOD ROAD)
N:1544833.48
E:2388397.691/2" R.B.F.
(5.7' SOUTH,
ON P/L
EXTENDED)NAIL FOUND
(2.8' NORTH,
ON P/L)C.P.
(TYPICAL)- N/F -
ARACELY SALINAS &
JOSE D. SALINAS
(DEED BOOK 5817, PAGES 189-191)- N/F -
JAMES T. RIDINGS
(DEED BOOK 7311, PAGES 462 & 463)0 200
GRAPHIC SCALE
1 INCH = 200 FEET

SHEET 1 OF 4



PATTON
LAND SURVEYING, LLC
REGISTERED PROFESSIONAL
LAND SURVEYORS

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



HALL COUNTY SURVEYOR

SKETCH & DESCRIPTION FOR:

BUTLER PROPERTY, LLC

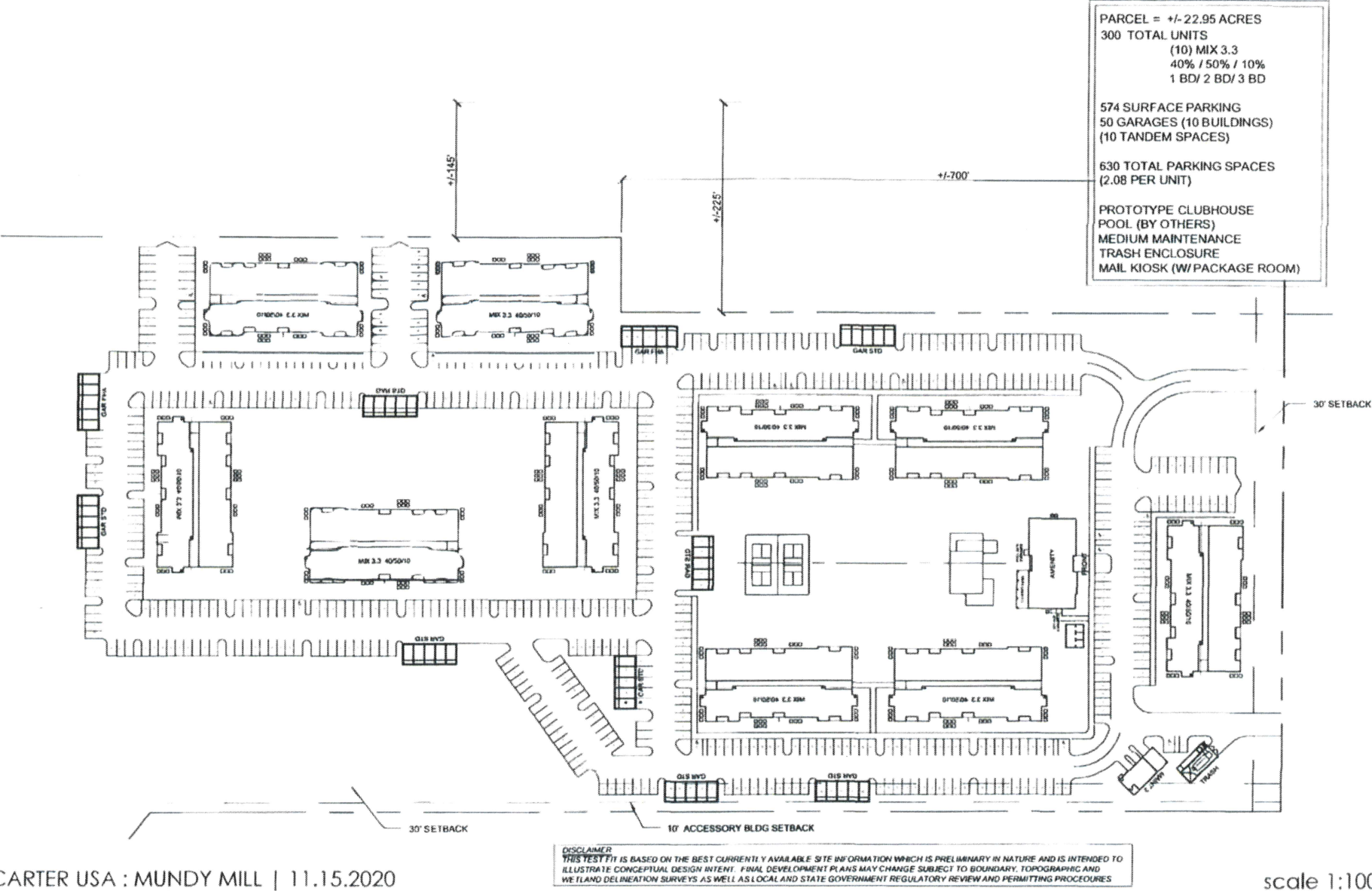
- LOCATED IN -

LAND LOT 25
8TH LAND DISTRICT
CITY OF GAINESVILLE
HALL COUNTY, GEORGIA

SCALE:
1" = 200'DATE:
04/03/2018Sketch-description-Multi-Family-Parcel-5.dwg
JN. 13-099 Page 49 of 57

MUNDY MILL

Site Plan



CARTER USA : MUNDY MILL | 11.15.2020

1300 Prudential Drive | Jacksonville, FL 32207 | p: 904.353.5900 | f: 904.353.5948 | e: info@gedesigninc.com | AA24003552

- N/F -
 BUTLER PROPERTY, LLC
 (DEED BOOK 6749, PAGE 226-240)

- N/F -
 TONY MCGUIRE
 (DEED BOOK 5504, PAGE 648)
 (PLAT SLIDE 486, PAGE 192A)

POINT OF COMMENCEMENT
 N 42°09'32" E 1771.51'
 (FROM THE SOUTHERLY MITERED
 R/W CORNER AT THE NORTHEASTERLY
 INTERSECTION OF MILLSIDE PARKWAY &
 OLD OAKWOOD ROAD)
 N:1544833.48
 E:2388397.69

N 26°22'17" E 618.67'
 50' S/B - BUFFER

170,000 SQ. FT.
 INDUSTRIAL/OFFICE/WAREHOUSE

PROPOSED CENTERLINE OF PRIVATE DRIVE

MOUNTAIN VIEW ROAD
 (50' R/W)

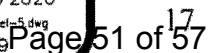
OLD OAKWOOD ROAD
 (VARYING WIDTH R/W)

ARACELY SALINAS &
 JOSE D. SALINAS
 (DEED BOOK 5817, PAGES 189-191)

- N/F -
 JAMES T. RIDINGS
 (DEED BOOK 7311, PAGES 462 & 463)

SITE AREA:
 17.25 Acres

LEGEND:
 R/W - RIGHT-OF-WAY
 P/L - PROPERTY LINE
 C.P. - CALCULATED POINT
 R.B.F. - REBAR PIN FOUND
 O.T.F. - OPEN TOP PIN FOUND
 - N/F - NOW OR FORMERLY
 R - CURVE RADIUS
 L - CURVE LENGTH
 Δ - CURVE DELTA ANGLE
 C BRG - CURVE CHORD BEARING
 C DIST - CURVE CHORD DISTANCE
 C.M.F. - CONCRETE MONUMENT FOUND
 R.B.S. - REBAR PIN SET



MUNDY MILL

Proposed PUD Master Plan

LAND USE CHART

POD	APPROX AC	USE	Approx. sf or units
A	221.19	SF Detached	756 units
B	12.89	Office/Warehouse Commercial and Retail	87,200 sf
C	45.82	Apartments (MF) w/ Detached Garages	-
D	38.07	SF Detached	90 units
E	17.27	Industrial/Office/Warehouse	170,000 sf
F	18.93	Office Commercial	263,000 sf
G	19.23	Commercial	84,000 sf
H	2.07	Commercial	10,000 sf
I	65.7	Commercial/Apartments (MF)	580,000 sf
J	22.6	SF Attached Condo Townhome/Apartins	-
K	17.9	SF Attached Condo Townhome/Apartins	-
L	23.78	SF Attached	104 units
M	70.13	SF Attached	256 units
N	26.80	School Site (to be dedicated)	

(*) Signifies the Pods where multifamily units (apartments and SF attached condos/townhomes) are allowed. The total number of multi-family units allowed in all multi-family pods shall not exceed 1,235 units.



DESIGN CONTROLS

SETBACKS	PERIMETER SETBACK	Front (INTERNAL)	Rear (INTERNAL)	Side/Corner Side
Commercial	30'	25'	30'	10'
Office		25'	30'	10'
SF Detached		20'	20'	0', 10' b/w building
SF Attached TH		10'	10'	10'
Multi Family A All Condo		10' ADJACENT TO ALL INTERNAL PROPERTY LINES		

UNIT LOT CHART	Minimum Lot/Unit Area	Minimum Lot/Unit Width	Minimum Lot/Unit Frontage
Commercial	NONE	NONE	NONE
Office	NONE	NONE	NONE
SF Detached	6,000 sf	50' width at setback line	20'
Multi Family Condo, SF TH	NONE	10' minimum unit width	16'

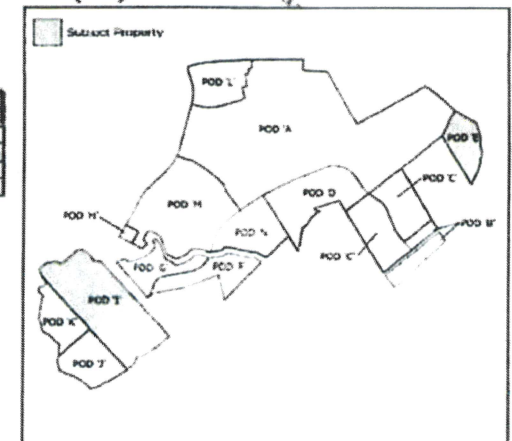
BUILDING SEPARATION FOR MIX TI-FAMILY AND CONDO

FRONT TO FRONT	40'
REAR TO REAR	40'
FRONT/REAR TO SIDE	30'
SIDE TO SIDE	20'

NOTE:

1. Free simple townhomes may be subdivided on (non-public road standard) private streets.

1. A 20' buffer will be provided around boundary of property except along Mundy Mill Road.



MUNDY MILL

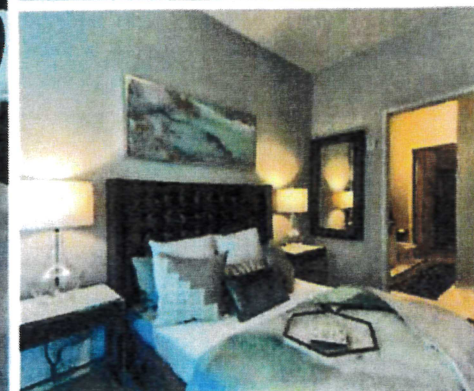
Existing PUD Master Plan



CONCEPT IMAGES



CONCEPT IMAGES



MUNDY MILL
Clubhouse Rendering



MUNDY MILL

Multifamily Rendering

