

1. CALL TO ORDER

2. MINUTES

A. June 8, 2021 PAB Meeting Minutes

3. OLD BUSINESS

A. Rezoning Request

- (1) Request from **City of Gainesville** to rezone a 1.716± acres tract located between Jesse Jewell Parkway, West Academy Street, Broad Street and Maple Street (a/k/a **312 Jesse Jewell Parkway, SW; 315 and 323 Broad Street, SW; 0 and 320 Maple Street, SW**) from General Business (G-B) to Central Business (C-B) with a special use.
Ward Number: Four
Tax Parcel Number(s): 01-012-004-001; 01-006-004-002, 004, 005 & 006
Request: Restaurant and special event center

4. NEW BUSINESS

A. Annexation Requests

- (1) Request from **Optum Development** to annex a 7.77± acres tract located on the northeast side of Limestone Parkway, across from the intersection of Tapawingo Drive and Riverwood Drive (a/k/a **1744 Cleveland Highway**) and to establish zoning as Planned Unit Development (P-U-D).
Ward Number: Two
Tax Parcel Number(s): 09-126-000-024 (Part)
Request: 36 residential townhomes
- (2) Request from **Carl Volle** to annex a 1.69± acres tract located on the south and west side of Meadowlark Lane, east of the intersection of Cleveland Highway and Meadowlark Lane (a/k/a **1646 Meadowlark Lane**) and to establish zoning as Residential-II (R-II).
Ward Number: Two
Tax Parcel Number(s): 00-084-006-001(Part)
Request: Six single-family homes

B. Rezoning Request

- (1) Request from McNeal Development, LLC to rezone a 4.86± acres tract located between Queen City Parkway, Banks Street and Gordon Avenue, having road frontage on Saint Thomas Drive and Longstreet Avenue (a/k/a 504, 512, 514, 520 and 528 Banks Street, SW; 510 East Avenue, SW; 535, 548, 549, 604, 608, 620 and 628 Gordon Avenue, SW; 0, 602, 611 and 612 Longstreet Avenue, SW; 436 and 442 Parker Street, SW; 627 and 635 Queen City Parkway; 507 and 513 Saint Thomas Drive) from Residential-II (R-II), Office and Institutional (O-I), General Business (G-B) and Heavy Industrial (H-I) to Planned Unit Development (P-U-D).
Ward Number: Three
Tax Parcel Number(s): 01-012-002-006; 01-013-001-001, 002, 003, 004, 005 and 006;
01-013-002-001, 002, 003, 004, 005, 006, 007, 007A, 008, 009 and 010
Request: 214 Multi-family apartments

5. MISCELLANEOUS

6. ADJOURNMENT

Date Submitted: 6/14/2021
Presenter: N/A
Item of Business: June 8, 2021 PAB Meeting Minutes
Meeting Date: 7/13/2021

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 Office & Records Coordinator and the Community Development Deputy Director.

Department Recommendation:

Approval of the minutes as presented.

Department Director:

Rusty Ligon

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

N/A

Amount Requested:

Source of Funds:

Finance Comments:

Administrative Comments:

ATTACHMENTS:

Description	Type
 Draft Minutes	Minutes

GAINESVILLE PLANNING AND APPEALS BOARD
DRAFT MINUTES OF MEETING
JUNE 8, 2021

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

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

Members Absent: Board Member Carmen Delgado

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

Others Present: City Manager Bryan Lackey, Assistant City Manager Angela Sheppard, Council Members Barbara Brooks and George Wangemann

MINUTES OF APRIL 13, 2021

Motion made by Board Member Thompson

Motion seconded by Board Member White

Vote – 6 favor, 1 absent (Delgado)

NEW BUSINESS

A. Rezoning Request

- 1) Request from **City of Gainesville** to rezone a 1.716± acres tract located between Jesse Jewell Parkway, West Academy Street, Broad Street and Maple Street (a/k/a **312 Jesse Jewell Parkway, SW; 315 and 323 Broad Street, SW; 0 and 320 Maple Street, SW**) from General Business (G-B) to Central Business (C-B) with a special use.

Ward Number: Four

Tax Parcel Number(s): 01-012-004-001; 01-006-004-002, 004, 005 and 006

Request: Restaurant and special event center

Deputy Director Matt Tate stated the City of Gainesville would like to table their request to the July 13, 2021 Planning and Appeals Board meeting. This would give sufficient time to work through some of the issues raised by The Arts Council.

There was a motion to table the rezoning request with a special use until the July 13, 2021 Planning and Appeals Board meeting.

Motion made by Board Member Martin

Motion seconded by Board Member White

Vote – 6 favor, 1 absent (Delgado)

B. Special Use Request

- 1) Request from **Parth S. Patel** for a special use on a 1.41± acres tract located on the northwest side of the intersection of Dawsonville Highway and Ahaluna Drive, having

road frontage on the southside of Skyview Drive (a/k/a **1310 Dawsonville Highway, Suite B**), having a zoning of General Business (G-B).

Ward Number: One

Tax Parcel Number(s): 01-115-004-009

Request: Retail sales of alternative nicotine products

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

The proposal is for a special use to permit a retail store that sells tobacco and alternative nicotine products such as premium cigars, vape, CBD, kratoms and accessories. The applicant desires to occupy Suite B of the existing shopping center which was previously a vape store and most recently a gift store.

The property is located within the Gateway Corridor Overlay Zone and other uses within the retail center include Tino's Tex-Mex Cantina, Nascarz Diecast Depot, Li Do Massage and Fiesta San Jose Tienda Mexicana grocery.

The proposed store is 1,400 square feet in size and will not include a smoke lounge. The anticipated hours of operation are from 9:00 A.M. to 9:00 P.M. / 7 days a week with two employees.

There are no proposed changes to the exterior of the building except for updating the signs. Access from the shopping center will remain from Dawsonville Highway and Ahaluna Drive.

The Gainesville Comprehensive Plan places the property within the Retail/Commercial land use category and within the Suburban Commercial Character Area. Land uses allowed within the *Suburban Commercial* area include commercial, public / institutional, multi-family residential and mixed use.

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

Conditions

1. The proposed site plan and architectural plan shall be subject to the Community & Economic Development Director approval.
2. The proposed number, location, type, size and lighting requirements of all signage for the development shall be subject to the Community & Economic Development Director approval.
3. A mixture of evergreen trees shall be planted at the northeast corner of the property near the intersection of Ahaluna Drive and Skyview Drive in order to screen the rear service area of the building. The location, spacing, size and type of trees planted shall be subject to the approval of the Community and Economic Development Department Director.

Applicant Presentation: **Parth Patel**, 614 Summer Ridge Lane Lawrenceville, stated his plans are for a retail store, a smoke shop. He said his partner has a couple of stores in Georgia and New Jersey and is supporting him with the business. Mr. Patel said it will be all retail, no lounge and no one allowed to smoke inside the building, buy and go only. He agrees with the conditions and has spoken to the landlord which agreed to take down the old signage pole and will remove the lights from the window. He asked about the type and size of trees to be planted and Chairman Carter stated if the request is approved the staff would work with him on it.

OPPOSE: None

There was a motion to recommend conditional approval of the special use request to allow retail sales of alternative nicotine products within General Business (G-B) zoning as presented with the following conditions:

Conditions

- 1. The outline-lighting of windows and doors with any form of lighting shall not be permitted. The existing lighting shall be removed.**
- 2. The previous sign pole located adjacent to the monument sign shall be removed.**
- 3. A mixture of evergreen trees shall be planted at the northeast corner of the property near the intersection of Ahaluna Drive and Skyview Drive in order to screen the rear service area of the building. The location, spacing, size and type of trees planted shall be subject to the approval of the Community and Economic Development Department Director.**

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

ADJOURNMENT

There was a motion to adjourn the meeting at 5:41 p.m.

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

Respectfully submitted,

Doug Carter, Chairman

Gwen Fleming, Recording Secretary

Date Submitted: 6/14/2021

Presenter: Matt Tate

Item of Business: Request from **City of Gainesville** to rezone a 1.716± acres tract located between Jesse Jewell Parkway, West Academy Street, Broad Street and Maple Street (a/k/a **312 Jesse Jewell Parkway, SW; 315 and 323 Broad Street, SW; 0 and 320 Maple Street, SW**) from General Business (G-B) to Central Business (C-B) with a special use.
Ward Number: Four
Tax Parcel Number(s): 01-012-004-001; 01-006-004-002, 004, 005 & 006
Request: Restaurant and special event center

Meeting Date: 7/13/2021

Purpose of Request:

The City of Gainesville is proposing to rezone the subject property with a special use. The purpose of the request is to clean up the zoning boundary to be consistent with the zoning of most of the properties within the downtown central business district. The special use portion of the request is to allow a special event center that can accommodate over 100 patrons.

Upon rezoning the property, B Entertainment intends to develop the property for a Bourbon Brothers restaurant and entertainment venue that will include a 15,000 square foot concert/special event venue, 9,000 square foot restaurant and an 8,000 square foot outdoor patio area. Approximately 100 to 120 ticketed shows and an additional 100 events such as weddings, conventions, proms, sporting events, church and corporate events are planned per year. Preliminary access is proposed from Maple Street and parking will be provided on site and from nearby parking provided within the City parking deck, on street parking and parking planned at the adjacent Poultry Park lot.

The property consists of five lots which are located downtown and are partially located within the Midtown Overlay Zone. The property contains a parking lot and the Gainesville Midland Train which will be relocated further south to the new Midland Train Park under construction at the railroad wye. Surrounding uses include Carroll Daniel Construction Company, Wild Wing Café, Poultry Park and The Arts Council event center.

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
- ▣ Survey
- ▣ Site Plan

Backup Material

Backup Material

Backup Material

**GAINESVILLE PLANNING and APPEALS BOARD
STAFF RECOMMENDATION**

Applicant and Property Owner..... City of Gainesville
Location..... 312 Jesse Jewell Parkway, SW; 315 and
323 Broad Street, SW; 0 and 320 Maple
Street, SW
Request..... Rezone from G-B to C-B, with a special
use
Size 1.716± acres
Ward..... Four
Proposed Use..... Restaurant and special event center
Planning Division Staff Recommendation **Approval, with conditions**
Date..... July 13, 2021

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

The City of Gainesville is proposing to rezone the subject property from General Business (G-B) to Central Business (C-B) in order to match the zoning of most of the properties within the downtown central business district. As part of the request, a special use is proposed to allow for a special event center. Upon rezoning the property, B Entertainment intends to develop the property for a Bourbon Brothers restaurant and entertainment venue that will include a 15,000 square foot concert/special event venue, 9,000 square foot restaurant and an 8,000 square foot outdoor patio area. Approximately 100 to 120 ticketed shows and an additional 100 events such as weddings, conventions, proms, sporting events, church and corporate events are planned per year. The architectural approach of the buildings will include red brick to align with pre-1936 Gainesville historical architecture of the downtown square. At full capacity it is anticipated there will be 80 to 90 employees.

Access is planned from Maple Street. Parking will be provided with approximately 88 on-site spaces and an additional 34 off-site spaces are planned as part of the redesign of the adjacent Poultry Park. As well, the nearby public parking deck and on-street parking are available.

The property consists of five lots which are located within the heart of downtown which are partially located within the Midtown Overlay Buffer Zone. The property currently contains a parking lot with 86 parking spaces and the Gainesville Midland Train Park which will be relocated further south to the new Midland Train Park under construction at the railroad wye.

▪ **Adjacent Land Use and Zoning**

Location	Use	Zoning
North	The Arts Council; Office	Central Business (C-B)
South	Mule Camp Springs; Wild Wing Café; City Church; United Community Bank	General Business (G-B)
East	Carroll Daniel Construction	Central Business (C-B)
West	Poultry Park; Purple House Gallery & Framing; IHOP Restaurant	General Business (G-B).

▪ **Other Departmental Comments**

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

▪ **Zoning History**

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

2020- A request by the City of Gainesville to rezone 39.0± acres consisting of 25 parcels within the Midtown Overlay Zone from Heavy Industrial (H-I), Light Industrial (L-I), General Business (G-B) and Residential-II (R-II) to Office and Institutional (O-I) was approved with no proposed change in use.

2020- A request by Davis Pine, LLC to rezone a 0.47± acre tract located at 890, 892 and 898 Wills Street SW from General Business (G-B) to Residential-II (R-II) for seven multi-family apartments was approved with conditions.

2020- A request by the Gainesville Non-Profit Development Foundation to rezone a 1.07± acres tract located at 623, 635, 641 and 645 Davis Street, SW from General Business (G-B) and Heavy Industrial (H-I) to Residential-II (R-II) for four single-family homes was approved with conditions.

2020- A request by the City of Gainesville to rezone a 6.84± acres tract located at 110 and 120 Jesse Jewell Parkway, SE; 525 Bradford Street, SE; 111 College Avenue, SE from Planned Unit Development (P-U-D) and General Business (G-B) to Planned Unit Development (P-U-D) was approved with conditions for a mixed-use development.

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

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

2018- A request by KRM 2016, LLC for a special use on a 0.82± acre tract located at 520 Washington Street within Neighborhood Business (N-B) was approved with conditions for five duplex apartments.

2016- A request by the Gainesville Housing Authority to rezone 11.671± acres located at 233, 240, 315, and 323 Atlanta Street; 207, 209, 221, 223 and 229 Summit Street from Residential-II (R-II), Neighborhood Business (N-B) and General Business (G-B) to Planned Unit Development (P-U-D) was approved with conditions for multi-family apartments.

2014- A request by Pap Datta to rezone 1.04± acres with a special use located at 510, 514 and 520 Maple Street from General Business (G-B) to Light Industrial (L-I) was approved with conditions for a micro-brewery.

▪ **Staff Analysis**

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

The adjacent and nearby properties are zoned Central Business (C-B) and General Business (G-B) and the uses are nonresidential. Some of the uses include Carroll Daniels Construction, Arts Council Depot, Poultry Park, Wild Wings Café, City Church, 37 Main restaurant/bar and Truist Bank. The proposal appears suitable based on the surrounding use and zoning.

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

The proposed zoning of C-B is consistent with other adjacent properties within the central business district. As well, a proposed restaurant and special event center should complement the existing uses downtown by providing further enhancing the aesthetics of the property while attracting local and regional visitors.

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

The Gainesville Future Development Map for the City of Gainesville places the majority of the property within the *Mixed-Use Downtown* land use category and a portion of the property within *Park/Recreation/Conservation* land use category where the current Midland Train park is located. Land uses allowed in the *Mixed-Use Downtown* category include mixed-use, retail, office and residential. The *Park/Recreation/Conservation* land use category includes areas containing or planned for parks and recreation facilities, permanently designated open space, and conservation areas, including buffers along water ways and other environmental features.

According to the Character Area map for the City of Gainesville, the subject property is located within the *Central Core* Character Area specifically within the *Downtown/Midtown* subarea. The vision for this area is to continue to evolve as the symbolic heart of the city and should strive for a more sustainable mixture of uses. Recent and ongoing public improvements to Midtown and Downtown have begun a long-term transition to more diverse land uses to include office / conference / hospitality extension of Downtown across Jesse Jewell Parkway. In addition, mixed-income high quality multi-family housing development should be targeted to take advantage of the open space investment made in the Midtown Greenway and related parks. Land uses supported in the Midtown subarea include mixed-use, multi-family residential, commercial, public / institutional, and transportation / communications / utilities.

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

The property currently serves as a public parking lot and is the site of the Gainesville Midland Train park and could remain as such. Similar with most of the properties within the heart of downtown, the proposed zoning of Central Business (C-B) provides for more flexibility of setbacks, parking and landscaping requirements for consistency and to maximize the property. Under the current zoning of General Business (G-B), it is unlikely the proposed use could be accomplished without varying these same requirements due to the property having four road frontages.

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

The proposal should not cause an excessive or burdensome use of public facilities or services. The development proposes to utilize City water and sewer services and capacity is sufficient.

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

The property borders Jesse Jewell Parkway, Maple Street, Broad Street and West Academy Street. The development proposes a single access from Maple Street which was recently improved with sidewalks. The proposal will increase vehicular trips and turning movements to/from the property.

According to the Institute of Transportation Engineers (ITE) Trip Generation Handbook (9th Edition), a proposed 9,000 sf restaurant could generate 895± new trips per weekday (50% entering, 50% exiting), 81± P.M. peak hour trips. A 15,000 sf event center could generate approximately 800± weekday trips (50% entering, 50% exiting). It is anticipated that visitors may attend both the restaurant and event center.

The proposed development is nonresidential and should have no impact on the Gainesville City Schools.

(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 experienced recent public and private investment which have helped bolster development downtown. Due to limited real estate, many of the existing spaces have been repurposed to better serve downtown patrons such as the proposed use. It is anticipated this will continue under the current market conditions in the form of both commercial and residential 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 adjacent mixture of uses, it appears the proposal reflects a reasonable balance between the promotion of the public health, safety, morality, or general welfare and the right to unrestricted use of property, with the proposed zoning conditions.

Additional Criteria

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

Preliminary access is proposed access is from Maple Street. The property also fronts Jesse Jewell Parkway, Broad Street and West Academy Street which are adequate to serve the proposed use.

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

It appears the existing road network and sidewalks adequately address future traffic, pedestrian safety and emergency vehicles. There is a full access median break at the intersection of Jesse Jewell Parkway and Maple Street, and a signalized intersection of Jesse Jewell Parkway and West Academy Street.

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

Existing public facilities are adequate to serve the proposed use. Police and Fire facilities are located within one mile of the property.

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

All proposed loading and service areas will be required to be properly enclosed or screened to minimize impact along Jesse Jewell Parkway and adjacent properties. As well, the Unified Land Development Code does not allow for lighting that causes glare. Odor or noise produced from a restaurant and event facility should be contained mostly within the proposed buildings. It is important to note that there are no adjacent residential uses.

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

The anticipated hours may change but anticipated to be from for the restaurant are Monday thru Saturday from 11:00 a.m. to 9:00 p.m. and Sunday from 9 a.m. to 9:00 p.m. The anticipated hours for the event center are Thursday from 6 a.m. and 10:30 p.m., Friday/Saturday from 5 a.m. to 10 p.m. and Sunday from 11 a.m. to 3 p.m. and 5 p.m. to 9 p.m.

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

A specific architectural design of the building has not been finalized at this point but the approach will include red brick to align with pre-1936 Gainesville historical architecture of the downtown square. It is anticipated that each building will be one story in height. The height and size of the proposed structures will be consistent with other buildings within the downtown area which range from one to seven stories in height.

▪ **Staff Recommendation**

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

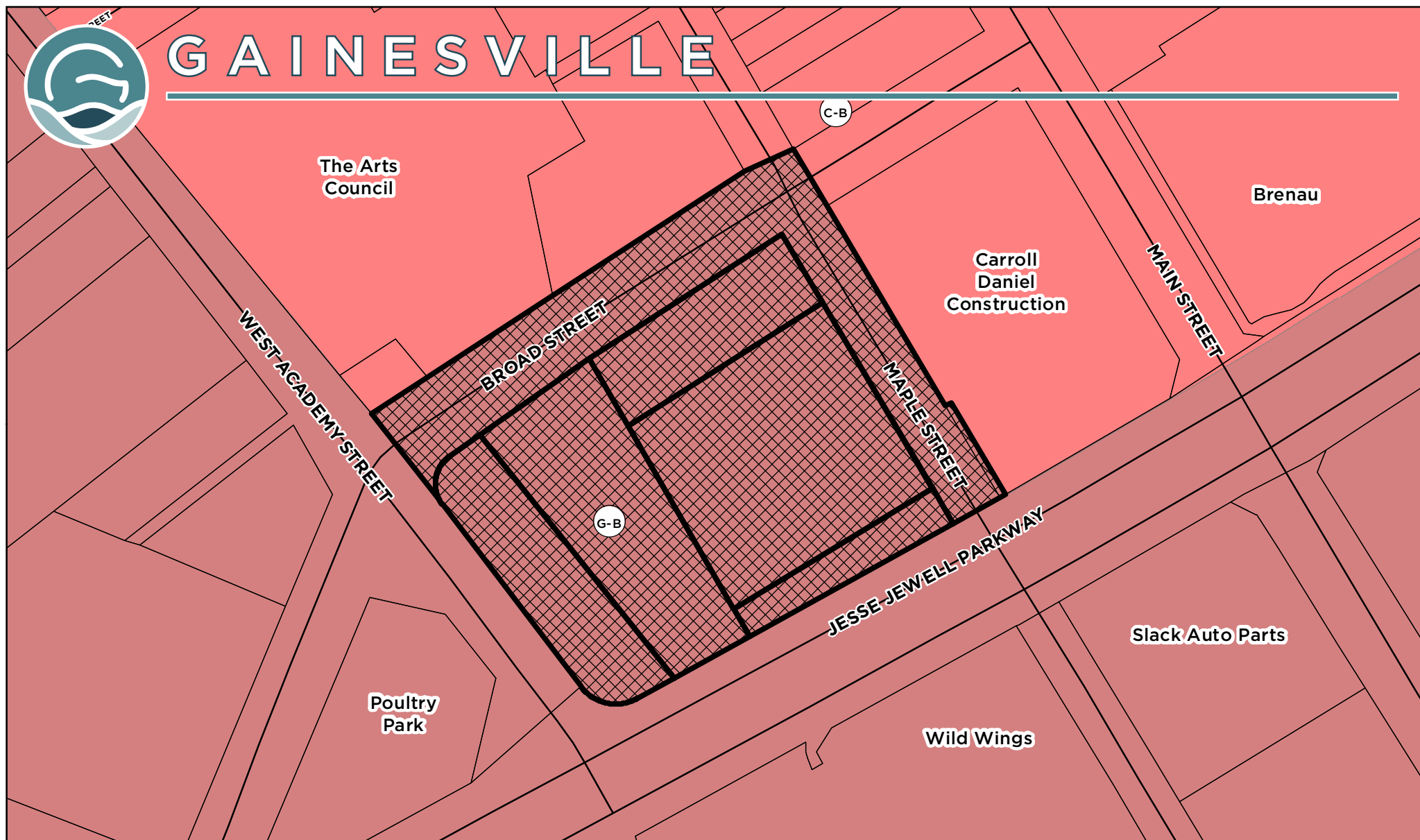
Conditions

- 1. A proposed site plan and architectural plan shall be subject to the Community & Economic Development Director approval.**

2. The proposed number, location, type, size and lighting requirements of all signage for the development shall be subject to the Community & Economic Development Director approval.
3. All access point design for the subject property shall require review and approval by the Gainesville Public Works Director and the Georgia Department of Transportation. All required access/traffic/sidewalk improvements associated with the proposed development shall be constructed at the full expense of the property owner/developer.



GAINESVILLE



Applicant:

CITY OF GAINESVILLE

Request:

Rezone a 1.716+/- acres tract from General Business (G-B) to Central Business (C-B) with a special use for a restaurant & special event center

REZONING REQUEST WITH SPECIAL USE

Subject Property Address:

312 Jesse Jewell Parkway, SW;
315 & 323 Broad Street, SW;
0 & 320 Maple Street, SW

Tax Parcel:

01-012-004-001;
01-006-004-002, 004, 005 & 006



Subject Property



Meeting Date: 07/13/2021

Map Prepared: 05/11/2021

0 50 100 Feet

Page 14 of 91

SCALE: 1" = 100'



GAINESVILLE



Hall County GIS

Applicant:

CITY OF GAINESVILLE

Request:

Rezone a 1.716+/- acres tract from General Business (G-B) to Central Business (C-B) with a special use for a restaurant & special event center

REZONING REQUEST WITH SPECIAL USE

Subject Property Address:

312 Jesse Jewell Parkway, SW;
315 & 323 Broad Street, SW;
0 & 320 Maple Street, SW

Tax Parcel:

01-012-004-001;
01-006-004-002, 004, 005 & 006



Subject Property

Aerial from 2018



Meeting Date: 07/13/2021

Map Prepared: 05/11/2021

0 50 100 Feet

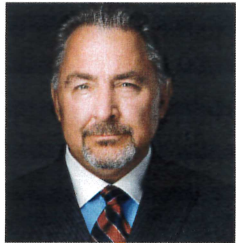
Page 10 of 91

SCALE: 1" = 100'

BOURBON BROTHERS

— ENTERTAINMENT —

Leadership



JW Roth has more than 35 years of experience as an entrepreneur and business executive. Most of Mr. Roth's experience is in the food and hospitality industries having successfully founded and sold or taken public more than 6 different companies. Mr. Roth has raised more than \$500 million in debt and equity capital to fund his successful business ventures and has been featured on CNBC, Fox Business, and the Wall Street Journal. Mr. Roth is the CEO of Roth Industries and the Founder of B Entertainment.



Mitchell Roth is the President and COO of Roth Industries, a state-of-the-art food manufacturing company located in Colorado Springs. In his role, he directly manages the sales, marketing, plant operations, and logistics functions of the company which produces freshly prepared poultry, meat, and ready meals for more than 8,000 supermarkets nationwide. Additionally, Mr. Mitchell Roth is the co-founder of B Entertainment. He is a graduate of Liberty University with bachelor's degrees in Finance and Economics.



Robert Mudd has over 30 years of business and ministry management experience and has served in a number of executive roles, ranging from COO, CFO to CEO. His first 15 years were spent in the technology and telecommunications industry. He has served most recently as President of Adventures in Missions and CEO of Bourbon Brothers Holding Company. He holds six patents in the technology and telecommunications industry and led business units with over \$300 million in full P&L responsibility. He has a bachelor's degree in Education from the University of Louisville.



Frank Simpson is the owner/broker of The Simpson Company of Georgia, Inc. in Gainesville, GA. Having founded the company in 1993, Mr. Simpson has been an instrumental figure in the commercial real estate community throughout greater Atlanta advising clients on notable transactions. Simpson currently serves on the Board of Directors of the Hall County YMCA, the Past President of the CCIM Institute, 2017 President of the Georgia Chapter of SIOR, and member of the 2021 Economic Development Council of the Greater Hall Chamber of Commerce.

About Us

B Entertainment is Colorado's premier hospitality and entertainment company.

- Colorado campus founded in 2013
- More than a century of combined restaurant and music industry experience among the team.
- Our restaurants have maintained a 4-Star Yelp rating since inception, placing them in the top 25% of restaurants nationally.
- Awarded the prestigious Six Star Diamond Award by the American Academy of Hospitality Sciences in NYC.
- Boot Barn Hall is an AEG partner venue, allowing it access to some of the most highly sought-after tours in the business.



A E G
PRESENTS

City Partnership

- Architectural aesthetic approach to align with pre-1936 Gainesville historical architecture
- Matching city architecture to red brick, with tasteful details featuring local sponsors
- Work with local sponsors, specifically for the naming rights, as well as Green Room sponsorship, patio sponsorship, and presenting show sponsorship
- Work in coordination with the City's economic development infrastructure to attract regional conferences and conventions, further benefiting local restaurants, hotels, and other small businesses on the square and throughout downtown
- Work in conjunction with the City to highlight unique concerts and events happening at the music venue to make the Gainesville square the entertainment destination for all of Hall/Gwinnett MSA
- Coordinate with the city on an acceptable relocation of the the infrastructure in Poultry Park to elevate the prominence and visibility of the chicken statue, while also working to create additional parking for the venue.
- Partner with City Planning to find acceptable Ingress/Egress solutions for property access as well as utilization of Broad St. during event nights
- Leverage TAD opportunities to maximize integration with local architecture and patio/other exterior places to best

Project Highlights

Desire to be ready for business by January 1, 2022

- Timeline – LOI in March. Contract, re-zoning, closing completed by April 1. Break ground June 1. Open January 1.
- Plan to work with local architects and the City of Gainesville to adapt our exterior to fully integrate with the historical downtown square architecture
- This campus will serve as a magnet for the downtown region and vibrancy catalyst to spur additional growth in the downtown region
- Hosting 100 – 120 Ticketed shows per year
- Hosting an additional ~100 conventions, weddings, proms, sporting events, church and corporate events per year
- At full capacity hiring 80-90 people
- Resulting in 20% increase in same store sales for adjacent restaurants and hotels on event nights
- Attracting estimated 20% of the clientele from outside of the Hall/Gwinnett MSA
- Significantly expands the visitors attracted to downtown supporting local retailers, restaurants and hotels
- Broad based opportunity for the tax base of the city

Bourbon Brothers

Bourbon Brothers Smokehouse and Tavern opened in April 2014 in the Bass Pro Shop-anchored Polaris Pointe development.

- Expertly crafted American classics and Southern staples out of a scratch kitchen
- World class selection of over 130 rare bourbons, ryes, and whiskies, and local craft beers.
- The ambiance of the restaurant replicates that of an old Southern farmhouse, where comfort food and expertly crafted bourbon are staples.
- Seats up to 300 customers at any one time, across its two bars, primary dining areas, Sunroom, and “Library.”
- Maintained a prestigious 4-star rating on Yelp since inception and was awarded the Six Star Diamond Award





Boot Barn Hall

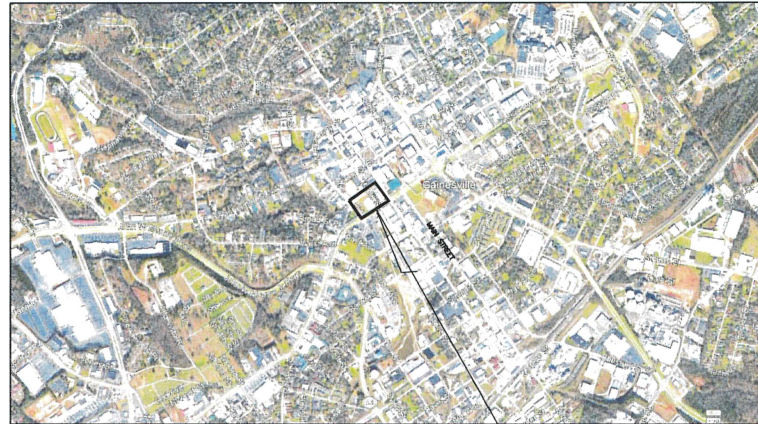
Boot Barn Hall (“BBH”), is a state-of-the-art event center, dedicated to bringing A-list musical acts from the worlds of Country Music, Rock & Roll, bluegrass and other genres to Colorado Springs.

- Up to 1,400 concert goers for a general admission concert featuring an A-list national-touring artist
- Comfortably seats 500 guests in a fully seated configuration to present intimate concerts, dueling pianos, or comedians.
- Has hosted current stars like Easton Corbin as well as the greatest sounds of the past, including Blackhawk, John Elefante from Kansas and Randall Hall of Lynyrd Skynyrd.
- BBH is an AEG (Anschutz Entertainment Group) partner venue, positioning it as the premier live event venue in Colorado Springs and the surrounding 50 miles.
- BBH has become the premier venue to host corporate events and small conventions for local business and multinational corporations, like FedEx, given its unique layout and full-service food and beverage.





COMBINATION SURVEY FOR: THE CITY OF GAINESVILLE "GREATER SOUTH LOT PROJECT"



- LEGEND:**
- ▲ A.I.F. - ANGLE IRON FOUND
 - ▲ A.M.F. - ALUMINUM MONUMENT FOUND
 - C.M.F. - CONCRETE MONUMENT FOUND
 - C.T.F. - CRIMP TOP PIN FOUND
 - R.F. - REBAR FOUND (SEE DRAWING FOR SIZE)
 - D.T.F. - OPEN TOP FOUND (SEE DRAWING FOR SIZE)
 - I.P.F. - IRON PIN FOUND
 - P.K.N.F. - PARKER KALON NAIL FOUND
 - S.F. - S-CUT FOUND
 - N.F. - NAIL FOUND
 - B.F. - BUCK FOUND
 - R.F.F. - REBAR FOUND (SEE DRAWING FOR SIZE)
 - T.F. - TACK FOUND
 - P.K.N.S. - PARKER KALON NAIL SET
 - R.E.S. - 1/2" REBAR SET & CAP STAMPED "LSF 1029"
 - C.M.S. - CONCRETE MONUMENT SET
 - N.S. - NAIL SET
 - C.P. - CALCULATED POINT
 - D.P. - DROP NALET
 - J.B. - JUNCTION BOX
 - W. - WIRE NALET
 - T.V. - TIE VENT
 - C.B. - CABLE BOX
 - T.R. - TELEPHONE RISER
 - T.P. - TELEPHONE PILE
 - T.M. - TELEPHONE MANHOLE
 - U.T.B. - UNDERGROUND TELEPHONE BOX
 - A.C. - AIR CONDITIONER
 - P.B. - POWER TRANSFORMER BOX
 - E.F.B. - ELECTRIC FILL BOX
 - P.F. - POWER POLE
 - F.L. - FLOOD LIGHT
 - S.P. - SERVICE POLE
 - L.P. - LIGHT POLE
 - S.W. - SPLIT WIRE
 - C.P. - CUP AND/OR POLE
 - E.S. - ELECTRIC SERVICE
 - W.V. - WATER VALVE
 - F.V. - FIRE VALVE
 - F.D.C. - FIRE DEPARTMENT CONNECTION
 - U.C.V. - UNDERGROUND CONTROL VALVE
 - W.P. - WELL POINT
 - B.D. - WATER BLOW OFF
 - E.P. - EXTERIOR EXHAUST PREVENTOR
 - C.D. - CANTARY CLEANOUT
 - S.S.M. - SANITARY SINKER MANHOLE
 - S.V. - SANITARY GATE VALVE
 - S.T. - SINKER TIE
 - D.A. - DRAIN TREE
 - P.T. - PINE TREE
 - P.O. - POPLAR TREE
 - S.O. - SWEETGUM TREE
 - R.O. - RED OAK
 - M. - MAPLE TREE
 - M.T. - MISCELLANEOUS TYPE TREE
 - B.E. - BEECH TREE
 - S.M. - Sycamore Tree
 - D.M. - DOGWOOD TREE
 - U.M. - UNDERGROUND TYPE MANHOLE
 - G.M. - GAS METER
 - G.V. - GAS VALVE
 - P.P. - PROPANE TANK
 - F.P. - FLAG POLE
 - T.S.P. - TRAFFIC SIGNAL POLE
 - T.S.B. - TRAFFIC SIGNAL BOX
 - S.W. - SPRING WELL
 - S.H. - SPRING HEAD
 - S.H.L. - TRAFFIC SIGN
 - B.M. - BENCHMARK
 - H.C. - HANDCAMP RAMP
 - A.H. - ACCESS HATCH
 - R.L. - ROOT LINE
 - E.P. - EDGE OF PAVEMENT
 - B.C. - BACK OF CURB
 - S.W.C.B. - SINGLE WING CATCH BASIN
 - D.C.B. - DOUBLE WING CATCH BASIN
 - I.E. - INVERT ELEVATION
 - E. - ELEVATION
 - C.M.P. - CORRUGATED METAL PIPE
 - R.C.P. - REINFORCED CONCRETE PIPE
 - H.D.P.E. - HIGH DENSITY POLYETHYLENE PIPE
 - P.V. - POLY VINYL CHLORIDE PIPE
 - D.I.P. - DUCTILE IRON PIPE
 - R.M. - RETAINING WALL
 - T. - BURIED TELEPHONE LINE
 - O.T. - OVERHEAD TELEPHONE LINE
 - W. - BURIED WATER MAIN
 - S. - BURIED SOWER LINE
 - G. - BURIED GAS LINE
 - C. - BURIED CABLE TV
 - C. - CHAIN LINK FENCE
 - C. - WOOD FENCE
 - W.F. - WIRE FENCE
 - W. - WROUGHT IRON FENCE
 - O.P. - OVERHEAD POWER LINES
 - T.S. - TRAFFIC SIGNAL LINE
 - F. - FENCE LINE
 - P. - PROPERTY LINE
 - R. - RIGHT-OF-WAY
 - N. - NOW OR FORMERLY
 - C. - CENTERLINE
 - R. - RIGHT-OF-WAY
 - C. - CURVE ANGLE
 - A. - CURVE CENTRAL ANGLE
 - C. DIST. - CHORD DISTANCE
 - N. - NORTHING COORDINATE
 - E. - EASTING COORDINATE
 - S/B. - SETBACK OF RETAINING
 - P.D.C. - POINT OF COMMENCEMENT
 - S. - SQUARE FEET
 - G.D.T. - GEORGIA DEPARTMENT OF TRANSPORTATION
 - N.O. - NON-OWNERS OWNERSHIP
 - B. - BUILDING HEIGHT LOCATION
 - B.H. - BUILDING HEIGHT (FROM GROUND TO ROOF PEAK)
 - S. - SPOT ELEVATION
 - C. - CONCRETE
 - W. - WOOD DECKING
 - G. - GRASS
 - A. - ASPHALT
 - P. - PAVERBLOCK

THIS BLOCK IS RESERVED FOR THE CLERK OF THE SUPERIOR COURT

SURVEYOR'S NOTES:

- THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA AS PER FIRM FLOOD INSURANCE RATE MAP OF HALL COUNTY, GA. COMMUNITY PANEL NO. 13043-0187 (7/1/2013) DATE SEPTEMBER 2013, 1008. THIS OFFER IS NOT A CERTIFICATION OF FLOOD HAZARD STATUS, BUT IS AN INTERPRETATION OF THE REFERENCED MAP AND PUBLIC DATA. IF THE EXACT LOCATION OR EXTENT OF THE FLOOD HAZARD BOUNDARIES ARE NECESSARY, A MORE DETAILED STUDY MAY BE NEEDED. THIS FIRM ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE ACCURACY OF THE REFERENCED MAP OR PUBLIC DATA.
- THIS PROPERTY IS NOT AFFECTED BY THE HALL COUNTY FUTURE FLOOD AREA AS SHOWN ON HALL COUNTY GIS WEB SITE LOCATED AT: <http://gis.hallcounty.org/Public/WebPages/Map/FutureView.aspx>
- IF THIS PROPERTY CONTAINS FEMA AND/OR LOCAL FLOOD HAZARD AREAS, BOTH FEDERAL AND LOCAL RESTRICTIONS MAY APPLY.
- THIS SURVEY WAS PREPARED ON THE GEORGIA STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR PROJECTION, WEST ZONE, NORTH AMERICAN DATUM OF 1983/2011 ADJUSTMENT. THE SCALE FACTOR FOR THIS SITE IS 0.999912041. (GRID DISTANCE/SCALE FACTOR/GROUND DISTANCE). ALL COORDINATES SHOWN HEREIN ARE GRID COORDINATES UNLESS OTHERWISE STATED.
- THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGULATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (OCGA) 13-6-67 AS AMENDED BY 1978 (2017).
- CONVENTIONAL EQUIPMENT USED FOR MEASUREMENT WAS A TOPCON PS 103 GPS EQUIPMENT USED FOR MEASUREMENT WAS A CHAMPION 120 GPS RECEIVER USING REAL-TIME KINETIC OBSERVATIONS PROCESSED THROUGH THE GPS NETWORK.
- THE FIELD DATA UPON WHICH THIS PLAN IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 22,136 FEET AND AN ANGULAR CLOSURE OF 00'00" PER ANGULAR POINT, AND WAS ADJUSTED USING LEAST SQUARES RULE. FIELD PARTY J.A. & M.A.
- THIS PLAN HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,677,550 FEET.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF TITLE REVIEW AND IS SUBJECT TO ANY RESERVATIONS, RESTRICTIONS, RIGHTS-OF-WAY AND EASEMENTS OF RECORD.
- THIS PLAN OF SURVEY IS FOR THE EXCLUSIVE USE OF THE PARTIES LISTED UNDER THE CAPTION "SURVEY FOR" ANY THIRD PARTY USE TO BE AT THEIR OWN RISK.
- THIS PROPERTY DOES NOT CONTAIN STATE WATERS REQUIRING AN UNDISTURBED NATURAL BUFFER. LOCAL ORDINANCES MAY ALSO REQUIRE ADDITIONAL BUFFERS FOR THESE AREAS.
- IF THE PROPERTY IS LOCATED IN THE NORTH OCEAN WATERSHED DISTRICT, THEN ADDITIONAL STREAM BUFFERS AND IMPERVIOUS BELTWAYS MAY BE REQUIRED FOR COMPLIANCE. (HALL COUNTY CODE § 17.225.040).
- THE FIELD SURVEY WAS CONDUCTED ON MAY 14TH, 2019.
- THE UNDERGROUND UTILITIES SHOWN HEREIN WERE LOCATED BASED ON SURFACE EVIDENCE AND FROM INFORMATION TAKEN FROM G.I.S./UTILITY WEB SITES AND PREVIOUS PROJECT PREPARED FOR THE CITY OF GAINESVILLE. THIS SURVEY ALSO UTILIZED G.I.S. INFORMATION PROVIDED BY THE CITY OF GAINESVILLE FOR SUBSURFACE WATER AND COMMUNICATION LINES. THERE MAY BE OTHER SUBSURFACE UTILITIES THAT SERVICE THE PROPERTY THAT ARE NOT SHOWN ON THIS SURVEY.

SURVEYOR'S CERTIFICATION:

AS REQUIRED BY SUBSECTION (5) OF O.C.G.A. SECTION 13-6-67, THIS PLAN HAS BEEN PREPARED BY A LAND SURVEYOR. THIS PLAN HAS BEEN APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS THAT REQUIRE PRIOR APPROVAL FOR RECORDING OF A PLAN OR ONE OF THE TYPES OF THE APPLICABLE LOCAL JURISDICTIONS DO NOT REQUIRE APPROVAL OF THIS TYPE OF PLAN, FOR ANY APPLICABLE LOCAL JURISDICTION THAT REQUIRES APPROVAL OF THIS TYPE OF PLAN, THE NAMES OF THE INDIVIDUALS SIGNING OR APPROVING THIS PLAN, THE AGENCY OR OFFICE OF THAT INDIVIDUAL, AND THE DATE OF APPROVAL ARE LISTED IN THE APPROVAL TABLE SHOWN HEREIN. FOR ANY APPLICABLE LOCAL JURISDICTION THAT DOES NOT REQUIRE APPROVAL OF THIS TYPE OF PLAN, THE NAME OF SAID LOCAL JURISDICTION AND THE NUMBER OF THE APPLICABLE ORDINANCE OR RESOLUTION PROVIDING THAT NO SUCH APPROVAL IS REQUIRED ARE LISTED IN THE APPROVAL TABLE SHOWN HEREIN.

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

CITY OF GAINESVILLE COMMUNITY DEVELOPMENT DEPARTMENT DATE:

SUCH APPROVALS, AFFIRMATIONS, OR ORDINANCE OR RESOLUTION NUMBERS SHOULD BE COMPILED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAN AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERGROUND LAND SURVEYOR CERTIFIES THAT THIS PLAN 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 13-6-67.

CHRIS M. PATTON, G.A., R.L.S. #2847

05/22/2019

DATE:



HALL COUNTY SURVEYOR

SURVEYOR'S CERTIFICATE:

It is hereby certified that this plan is true and correct and was prepared from an actual survey of the property by me or under my supervision, that all instruments shown thereon actually exist, the field data upon which this plan is based has a closure precision of one foot in 22,136 feet, and an angular error of 00'00" per angle point, and was adjusted using least squares rule. This plan has been calculated for closure and is found to be accurate within one foot in 1,677,550 feet.

Chris M. Patton
By: CHRIS M. PATTON
Registered Georgia Land Surveyor No. 2847
Patton Land Surveying
P.O. Box 258 Gainesville, GA 30603
Phone: (770) 532-6492
Fax: (770) 532-1892
E-mail: cpatton@pattonsurveying.com
Date: May 22nd, 2019

OWNER'S CERTIFICATE:
State of Georgia,
County of Hall

The undersigned certifies that he or she is the owner and subdivisor of the land shown on this plan and that the plan and the public and private improvements contained therein or indicated thereon meet all applicable requirements and standards of the Georgia Uniform Land Development Code and the owner further acknowledges this plan and document as the free and clear deed, and dedicates to the public forever all easements and other public use areas, and all water systems, sewerage and other public improvements (hereinafter "facilities"). However, the City of Gainesville will not take ownership and maintenance of these facilities until such time as the undersigned petitions for and the governing body of the City of Gainesville accepts the dedication and acceptance of the facilities as provided in sections 9-13-14-12 of the Gainesville Uniform Land Development Code and a maintenance bond as required in sections 9-13-13-9 and 10.

Owner's name:
Owner's address:

(Owner's signature)
Date:

REFERENCES:

- DEED BOOK 8054, PAGES 509-511
- DEED BOOK 8184, PAGES 546 & 549
- DEED BOOK 8602, PAGES 634 & 637
- DEED BOOK 1717, PAGES 134-138
- DEED BOOK 7738, PAGE 440-443
- DEED BOOK 8008, PAGES 124-128
- DEED BOOK 8042, PAGE 546-550
- DEED BOOK 2294, PAGES 56 & 57
- PLAN SLIDE 411, PAGE 198A
- PLAN BOOK 3, PAGE 144
- SURVEY PREPARED FOR THE GSN REAL PROPERTY, INC. BY RULEY, PARK, HUTTON & ASSOCIATES, INC., JOB NUMBER E-91-2898, DATED NOVEMBER 18, 1991, REVISED FEBRUARY 1992
- GEORGIA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY PLAN FOR CHURCH STREET EXTENSION, DOT P.L. NO. 180014, LAST REVISED MARCH 28TH, 1976
- SURVEY FOR THE CITY OF GAINESVILLE FOR THE GAINESVILLE MIDLAND ENGINE #209 PROJECT, BY FARLEY-COLLINS ASSOCIATES, LAST REVISED JUNE 20TH, 1981
- SURVEY PREPARED FOR MALE CAMP SPRINGS, LLC BY PATTON LAND SURVEYING, JOB NUMBER 11-001, DATED APRIL 23, 2011
- SURVEY PREPARED FOR THE CITY OF GAINESVILLE BY FARLEY-COLLINS ASSOCIATES, JOB #C3180, LAST REVISED AUGUST 11TH, 2006
- SURVEY PREPARED FOR THE CITY OF GAINESVILLE BY FARLEY-COLLINS ASSOCIATES, JOB #C3180, DATED JULY 28TH, 2008
- SURVEY FOR THE GAINESVILLE MIDLAND R.R. COMPANY, BY NORTON-NORTON & ASSOCIATES, DATED AUGUST 29TH, 1958
- PLAN OF W. BROAD STREET BETWEEN MAPLE & GROVE STREET, BY NORTON-NORTON & ASSOCIATES, DATED NOVEMBER 18TH, 1908
- TOPOGRAPHIC SURVEY FOR HUNT TOWER PREPARED BY PATTON-SORTER, INC., PROJECT NUMBER 05-018, DATED MARCH 4TH, 2003
- TOPOGRAPHIC SURVEY PREPARED FOR THE CITY OF GAINESVILLE "DOWNTOWN UTILITIES REHABILITATION PROJECT" BY PATTON LAND SURVEYING, PROJECT #17-209, DATED NOVEMBER 11TH, 2017
- SURVEY PREPARED FOR THE CITY OF GAINESVILLE BY PATTON LAND SURVEYING, PROJECT NUMBER 17-209, DATED SEPTEMBER 2017
- AUTOCAD BASE-MAP PREPARED FOR THE CITY OF GAINESVILLE "JACKSONVILLE INTERSECTION IMPROVEMENTS, PROJECT NUMBER 18-092, COMPLETED JULY 2018

AREA: 1.716 ACRES

WATER SERVICE BY:

CITY OF GAINESVILLE

SEWER SERVICE BY:

CITY OF GAINESVILLE

REGISTERED PROFESSIONAL
LAND SURVEYORS

P.O. BOX 258
GAINESVILLE, GA 30603
PHONE: (770) 532-6492
FAX: (770) 532-1895
www.pattonsurveying.com



COMBINATION SURVEY FOR:
THE CITY OF GAINESVILLE
(GAINESVILLE PROJECT)
LOCATED IN -
LAND LOT 154
9TH LAND DISTRICT
HALL COUNTY, GEORGIA

REVISIONS

NO.	DATE	DESCRIPTION

SHEET NUMBER:

1 of 2

SCALE: N/A

SURVEY DATE: 05/14/2019

PLAN DATE: 05/22/2019

17-209.02.dwg

JN. 17-209

Proposed Project



Date Submitted: 6/14/2021

Presenter: Matt Tate

Item of Business: Request from **Optum Development** to annex a 7.77± acres tract located on the northeast side of Limestone Parkway, across from the intersection of Tapawingo Drive and Riverwood Drive (a/k/a **1744 Cleveland Highway**) and to establish zoning as Planned Unit Development (P-U-D).
Ward Number: Two
Tax Parcel Number(s): 09-126-000-024 (Part)
Request: 36 residential townhomes

Meeting Date: 7/13/2021

Purpose of Request:

The applicant is proposing to annex the subject property with a zoning of Planned Unit Development (P-U-D) for sewer for 36 residential townhomes. The property is currently zoned Residential-I (R-I) and Vacation Cottage (V-C) within unincorporated Hall County and is adjacent to the city limits to the west across Limestone Parkway. The proposed townhomes will range from 2,241 to 2,549 square feet of heated floor space. The units include three stories of living space, two car garages and a roof top deck. Amenities include a pool, clubhouse and walking trails. Access is proposed from Limestone Parkway. The property is located within the Limestone Parkway Overlay Zone and borders a creek and Lake Lanier. The adjacent uses include single-family homes within the county and the Liberty Utilities facility.

History/Background:

Facts & Issues for Consideration:

Department Recommendation:

Planning staff recommended approval with eight 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
☐ Topographic Survey	Backup Material
☐ Site Plan	Backup Material
☐ Architectural Renderings	Backup Material
☐ Color Renderings	Backup Material

**GAINESVILLE PLANNING and APPEALS BOARD
STAFF RECOMMENDATION**

Applicant Optum Development
Property Owners Patricia O’Kelley & Betty Hulsey
Location 1744 Cleveland Highway
Request Annex with P-U-D zoning
Total Acres 7.77± acres
Ward Two
Proposed Use 36 residential townhomes
Planning Division Staff Recommendation **Approval, with conditions**
Date July 13, 2021

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

The applicant is proposing to annex the subject property with a zoning of Planned Unit Development (P-U-D) for sewer for a gated, fee-simple residential townhome community consisting of 36 units.

The property is currently zoned Residential-I (R-I) and Vacation Cottage (V-C) within unincorporated Hall County and is adjacent to the city limits to the west across Limestone Parkway. The property is located within the Limestone Overlay Zone and borders a creek and Lake Lanier. The property has road frontage on Limestone Parkway and Tapawingo Drive. The adjacent uses include single-family homes within the county and the Liberty Utilities facility.

The proposed townhome units will range from 2,241 to 2,549 square feet of heated floor space. Each unit includes three stories of living space, two car garages and a roof top deck. Units will vary but will contain 3 bedrooms and 3½ baths. Some units will have an option to install an elevator. The exterior of the buildings will consist of modern design to include a mixture of Hardie siding, stucco, stone or brick accents and metal canopies may be used over balconies and doors. The price point for each townhome unit is \$500,000 or higher. The anticipated development start date is late 2021.

Amenities include a pool, clubhouse and walking trails. One access driveway is proposed from Limestone Parkway which will contain a 24-foot wide private street (back of curb to back of curb), minimum 4-foot wide sidewalks 2-feet from the curb. No access is proposed from Tapawingo Drive. A natural vegetated buffer consisting of deciduous and evergreen trees will remain adjacent to the residential properties located within unincorporated Hall County to the north and east. In addition, most of the existing trees fronting Limestone Parkway will remain.

▪ **Adjacent Land Use and Zoning**

Location	Use	Zoning
North	Single-family homes	Residential-I (R-I) and Vacation Cottage (V-C) -County
South	Single-family homes	Residential-I (R-I) -County
East	Single-family homes	Residential-I (R-I) and Vacation Cottage (V-C) -County
West	Liberty Utilities facility; Dentist office	General Business (G-B) -City Office and Institutional (O-I) -County

Other significant uses within the immediate area include The Atlanta Botanical Garden, Lakeview Academy, New Holland Market shopping center and Riverbend Elementary School which is planned to close before the 2023 school year.

▪ **Other Departmental Comments**

Coordination will be required with the Georgia Department of Transportation for the proposed request.

There were no other departmental comments for this request.

▪ **Zoning History**

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

2021 – A request by Jim Chapman Communities to rezone 36.7± acres located at 0 Beverly Road from General Business (G-B) to Planned Unit Development (P-U-D) for a 220-unit rental cottage community was given a recommendation of denial by the Planning and Appeals Board and withdrawn prior to the City Council meeting.

2020 – A request by Frank Norton, Jr. to annex a 2.16± acres tract with a zoning of Planned Unit Development (P-U-D) located at 39, 44, 48 and 49 Quarry Street; 4 Highland Street and to amend a 14.43± acres tract with a zoning of Planned Unit Development (P-U-D) located at 0 Lakeview Drive NE; 52, 54 and 56 Quarry Street NE was conditionally approved for 49 residential cottage and townhomes.

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 with a zoning of Planned Unit Development (P-U-D) was conditionally approved for a mixed-use development.

▪ **Staff Analysis**

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

The surrounding properties include mostly single-family homes located in the County. Non-residential uses are located to the west across Limestone Parkway. The proposed 36 residential townhomes appear suitable given the development will transition between the adjacent non-residential uses and single-family properties. In addition, the annexation of the

property seems logical given that most of the nearby office, medical, institutional, commercial, entertainment and utility services are located within the city limits.

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

The proposed use is designed to have little to no impact on the adjacent single-family neighborhoods. Access is proposed from Limestone Parkway eliminating additional traffic on Tapawingo Drive. According to the concept plan, approximately 2.5± acres of the 7.77 acres property will be developed. Significant green space and undisturbed vegetation along the perimeter of the property will be provided due to stream buffer requirements and the need to buffer Limestone Parkway. In addition, there is 300 feet or more of separation between the nearest proposed townhome and closest single-family home according to the concept plan.

The property is located within the Limestone Parkway Overlay Zone which is intended to create an identity for the area that will enhance its vitality and protect the value of the properties within the zone. It is also the intent to retain an overall appearance similar to that of the natural terrain and to limit extreme alteration of the terrain and blend approved alterations into the natural shape of the land. Proper soil erosion measures will be required to protect the adjacent stream and Lake Lanier.

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

The Future Development Map for the City of Gainesville places the 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 *Limestone Medical Corridor*. The area is envisioned as an employment corridor and not anticipated to expand Gainesville's traditional neighborhood fabric, but there is space for housing development. Limestone Creek is a sensitive environment and should be buffered and protected from new development. There should be a focus on preservation of existing character through an adaptive reuse where feasible. Land uses supported in the character area are public / institutional, low density residential, medium density residential, multi-family residential, mixed-use, commercial, and parks / recreation / conservation. The overall gross density of the proposed development is *4.63 dwelling units per acre* which is considered medium density residential. It appears the proposal is consistent with the Comprehensive Plan.

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

The property is zoned Residential-I (R-I) and Vacation Cottage (V-C) in the county which does not permit residential townhomes. The applicant desires to be located within the city limits in order to utilize water and sewer services. The property is suitable for the proposed use given its size and proximity to Limestone Parkway. Any potential environmental impacts will need to be mitigated based on the location of streams and Lake Lanier.

(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?

City water, sewer and public safety services are currently provided to the adjacent properties and are sufficient to provide service to the proposed development. Stormwater facilities will be

located onsite and will be required to meet the current stormwater regulations. The new Gainesville Fire Station #2 is located off of Park Hill Drive/Cleveland Highway and is approximately 0.5± mile from the subject property.

The proposal will increase ingress and egress traffic movements along Limestone Parkway. According to the traffic study, the development on average could generate 209± new trips per weekday, 16± A.M. and 19± P.M. peak hour trips.

It is anticipated that some of the proposed townhomes will be occupied with families that could have school aged children that could attend the Gainesville City School System or possibly nearby Lakeview Academy. The number of school aged children is unknown at this time, but the impact would appear to be small given the scale of the project.

(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 recent development within the surrounding area has been significantly influenced by nearby I-985, Northeast Georgia Medical Center and available infrastructure which has driven the desire for additional residential housing and commercial uses including grocery, restaurant, medical office and such. The subject property is designated as low to medium residential Comprehensive Plan which appears appropriate given the adjacent residential uses and the topography and streams that limit the area to develop within the property.

(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 residential and nonresidential uses, the proposed annexation request with the recommended conditions 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**

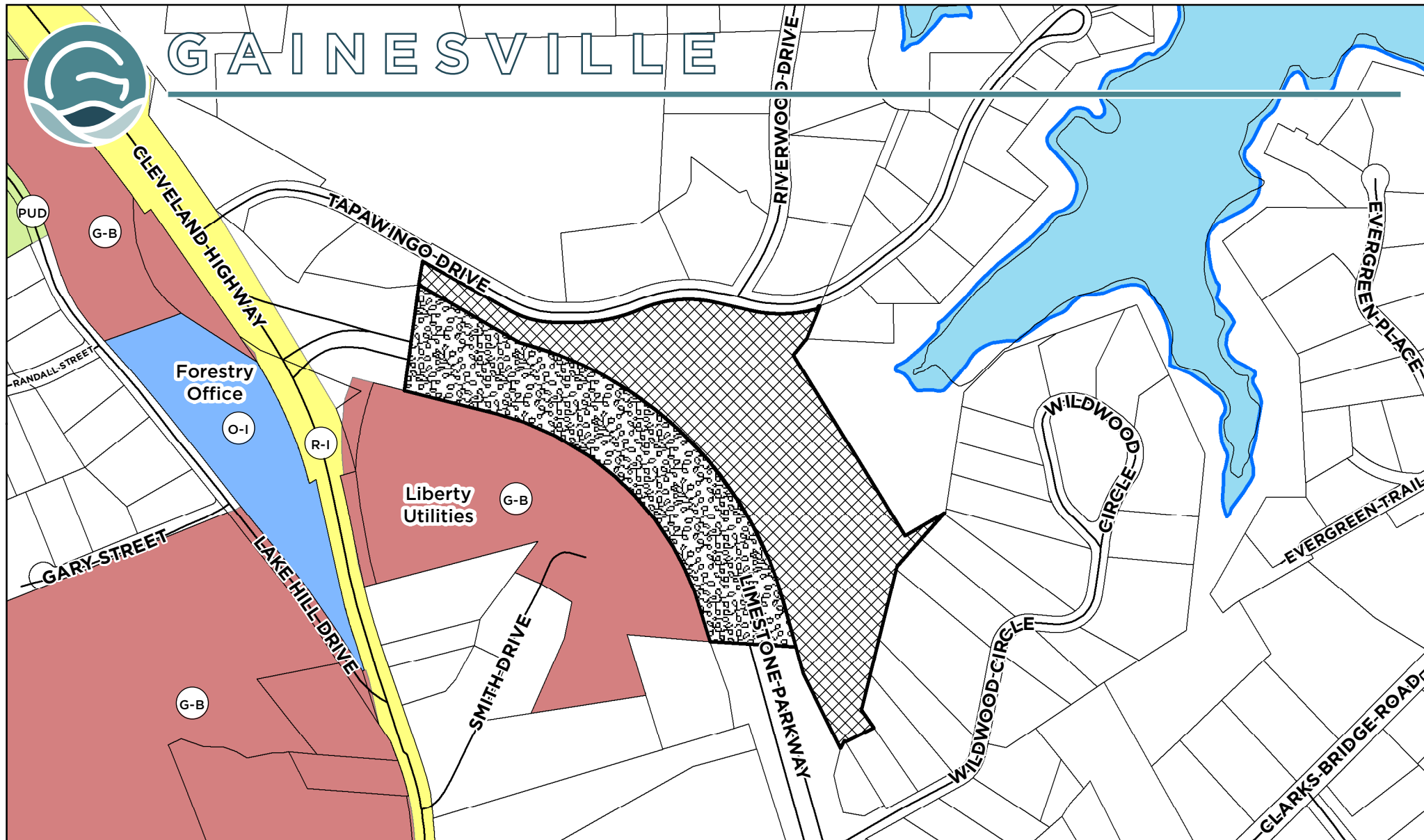
The Planning Division staff is recommending **conditional approval** of this annexation request with a zoning of **Planned Unit Development (P-U-D)** based on the Comprehensive Plan and the adjacent uses.

Conditions

1. The proposed development shall not exceed 36 fee-simple residential townhome units.
2. The development shall be consistent with the concept plan and architectural renderings provided with this annexation application.
3. Signage for the development shall adhere to the Residential-II (R-II) zoning requirements of the Unified Land Development Code.
4. The development shall require a minimum 50-foot wide undisturbed vegetated buffer on both sides of the stream adjacent to the single-family properties located off of Tapawingo Drive and Wildwood Circle. Additional evergreen trees shall be planted between the townhome units and stream where deemed necessary and adjacent to all proposed stormwater detention pond areas. The location, spacing,

size and type of trees planted shall be subject to the approval of the Community and Economic Development Department Director.

5. The existing trees located within the Limestone Parkway right-of-way shall remain undisturbed except for where required for access, signage and regular maintenance.
6. Vehicular access shall be limited to Limestone Parkway, with a single entrance/exit as shown on the submitted concept plan. No vehicular access on Tapawingo Drive will be allowed.
7. All streets within the development shall be privately maintained with a minimum width of 24-feet (back of curb to back of curb). Minimum 5-foot wide sidewalks shall be provided on both sides of the street with a 2-foot grass beauty strip between the curb and the sidewalk.
8. All access point design for the subject property shall be submitted for review by the Gainesville Public Works Director and the Georgia Department of Transportation. The approval of said design shall be required prior to issuance of a land development permit. All required access/traffic/sidewalk improvements associated with the proposed development shall be at the full expense of the developer/property owner.



Applicant: **OPTUM DEVELOPMENT**

ANNEXATION REQUEST

Subject Property Address:
1744 Cleveland Highway

Tax Parcel:
09-126-000-024 (Part)

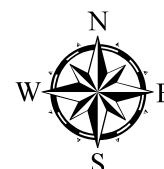
Request:

Annex 7.77+/- acres tract and establish zoning as Planned Unit Development (P-U-D) for 36 residential townhomes



Subject Property

Right-of-way to be annexed



Meeting Date: 07/13/2021

Map Prepared: 06/02/2021

0 190 380 Feet
Page 34 of 91

SCALE: 1" = 333'



GAINESVILLE



Applicant: **OPTUM DEVELOPMENT**

ANNEXATION REQUEST

Subject Property Address:
1744 Cleveland Highway

Tax Parcel:
09-126-000-024 (Part)

Meeting Date: 07/13/2021

Map Prepared: 06/02/2021

Request:

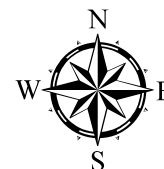
Annex 7.77+/- acres tract and establish zoning as Planned Unit Development (P-U-D) for 36 residential townhomes



Subject Property and
Right-of-way to be annexed
Aerial from 2018

0 190 380 Feet
Page 35 of 91

SCALE: 1" = 333'





LETTER OF INTENT
REQUEST FOR ANNEXATION AND REZONING
CITY OF GAINESVILLE, GEORGIA

RE: ±7.77 acres located at Limestone Parkway, Parcel ID 09126 000024

Through its engineer and as authorized by the Applicant, Optum Development, LLC (the “Applicant”) respectfully submits this Letter of Intent to the Gainesville City Council in support of an application for annexation and rezoning for townhomes with a PUD zoning. The property is currently zoned R-1 and V-C in Hall County. Currently the property is in the Hall County Gateway Corridor Overlay District. If annexed, the property would be in the City’s Limestone Overlay District.

The site plan has 36 proposed townhome units with a density of 4.63 units per acre. Due to the regulatory and topographical constraints of the property, this is most likely the maximum number of units using the preferred unit dimensions shown on the site plan. However, the applicant requests an approval of a density range of five (5) to ten (10) dwelling units per acre which is stated in the City of Gainesville ordinance as ‘urban residential medium’.

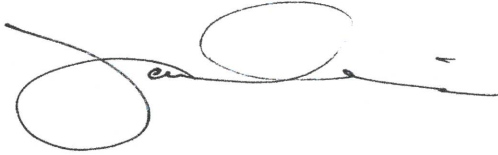
This will be a gated community with a 24’ wide private street (back of curb to back of curb), minimum 4’ wide sidewalks 2’ from the curb. An amenity area with a pool and walking trails are proposed.

A 25’ front setback is proposed so that the units can be closer to Limestone Parkway. The R/W is unusually wide in this area. This allows for less disturbed area and less impervious surface. The townhome exterior could be comprised of Hardie siding or stucco, accented by stone and/or brick. Some units will have an option to install an elevator. There will be access to the rooftops with decking. Metal canopies with a copper coloring may be used over balconies and doors.

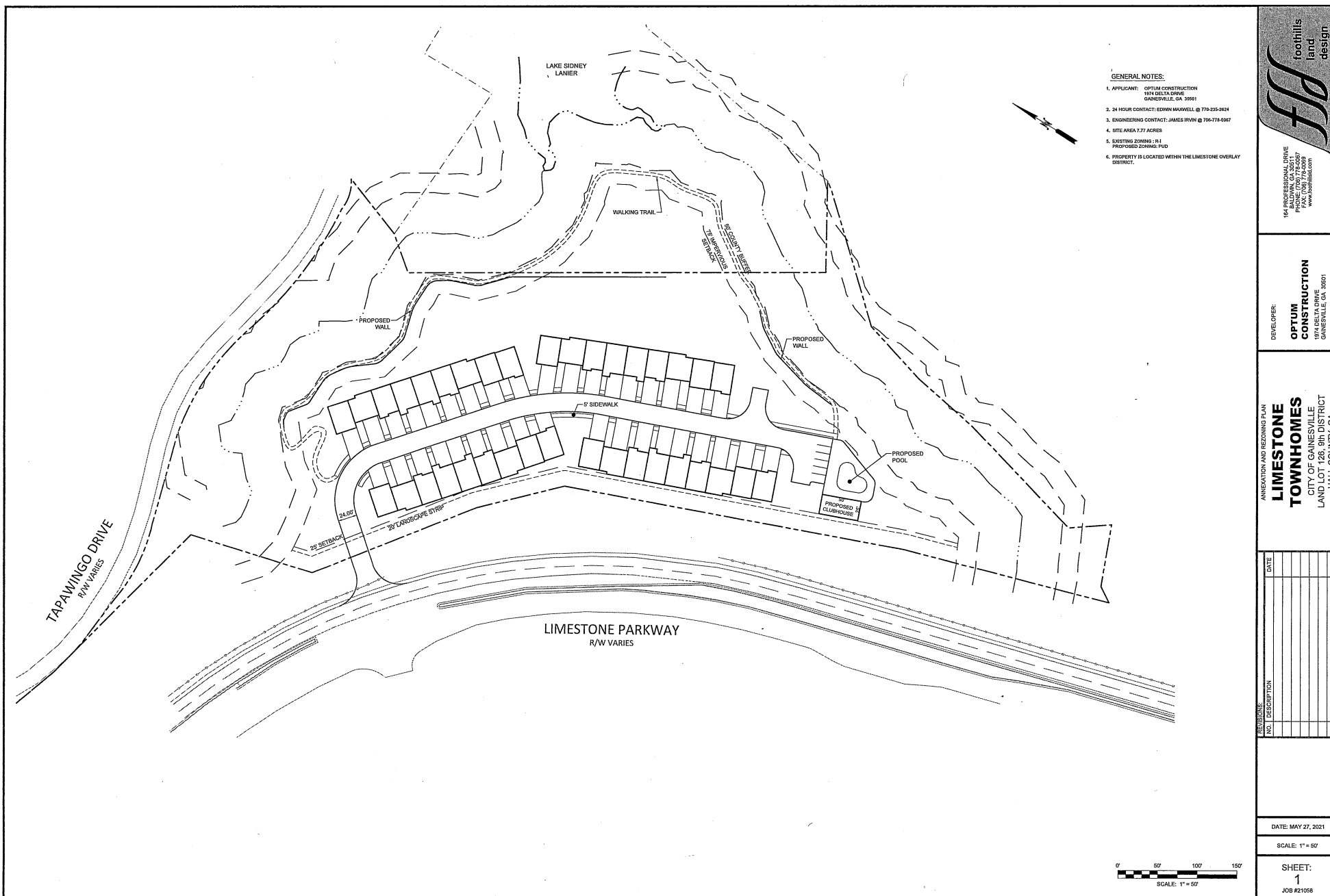
This proposed development provides an appropriate transition from the commercial and office use on Limestone Parkway with the residential properties around Tapawingo Drive. There are also state waters buffers on both the north and south side of the property, adjacent to residences.

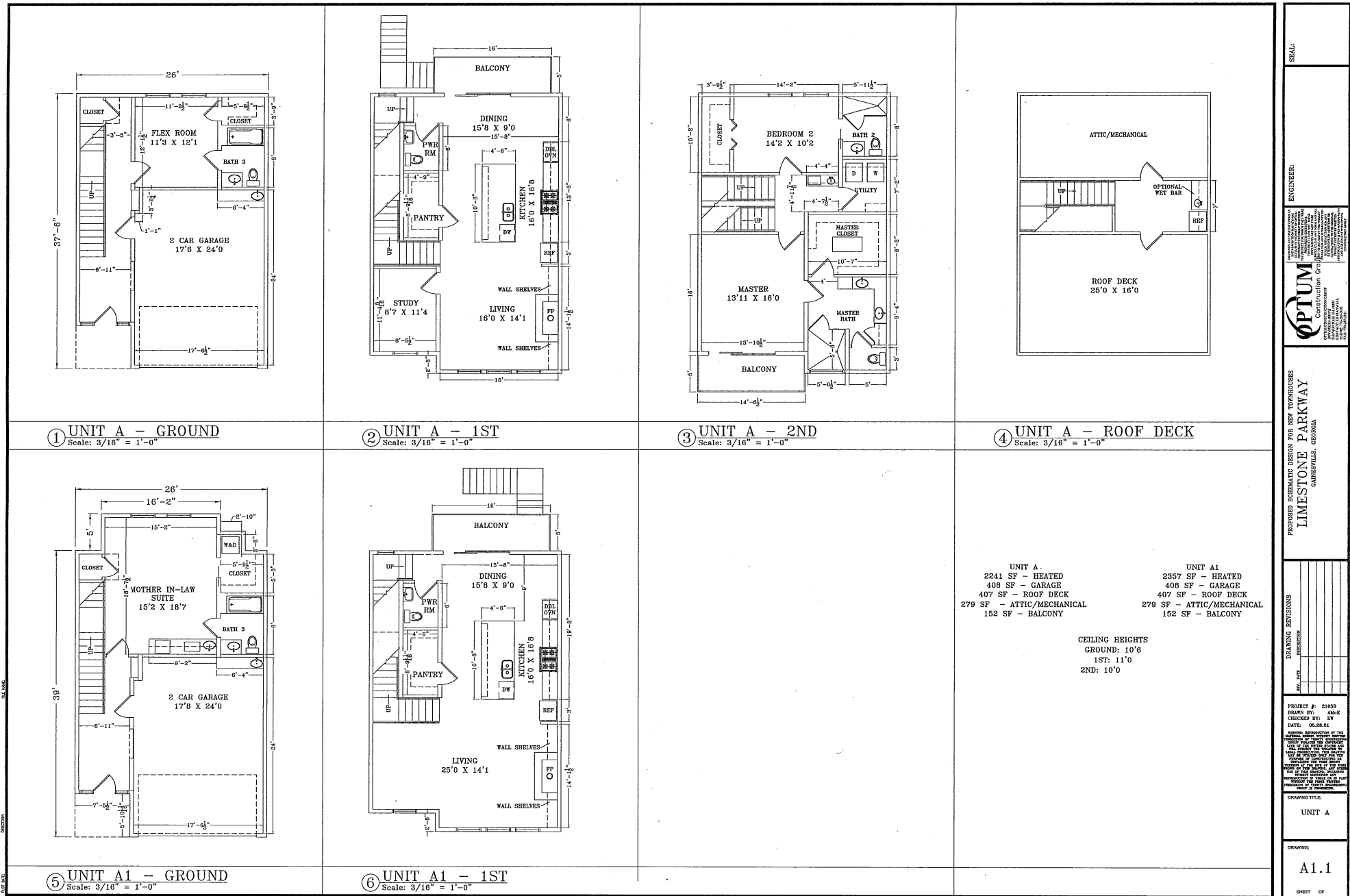
A Site plan and the appropriate authorization forms have been included in the application to allow for comprehensive review and approval of the proposed annexation and rezoning.

Sincerely,

A handwritten signature in black ink, consisting of a large, stylized 'J' followed by a horizontal line and a small flourish.

James Irvin, PE
Engineer for Applicant
Foothills Land Design, LLC





SEAL

ENGINEER



PROPOSED SCHEMATIC DESIGN FOR NEW TOWNHOUSES
LIMESTONE PARKWAY
GAINESVILLE, GEORGIA

DRAWING REVISIONS

PROJECT # 21008
DRAWING NO. 1000
CHECKED BY: SP
DATE: 06.01.21

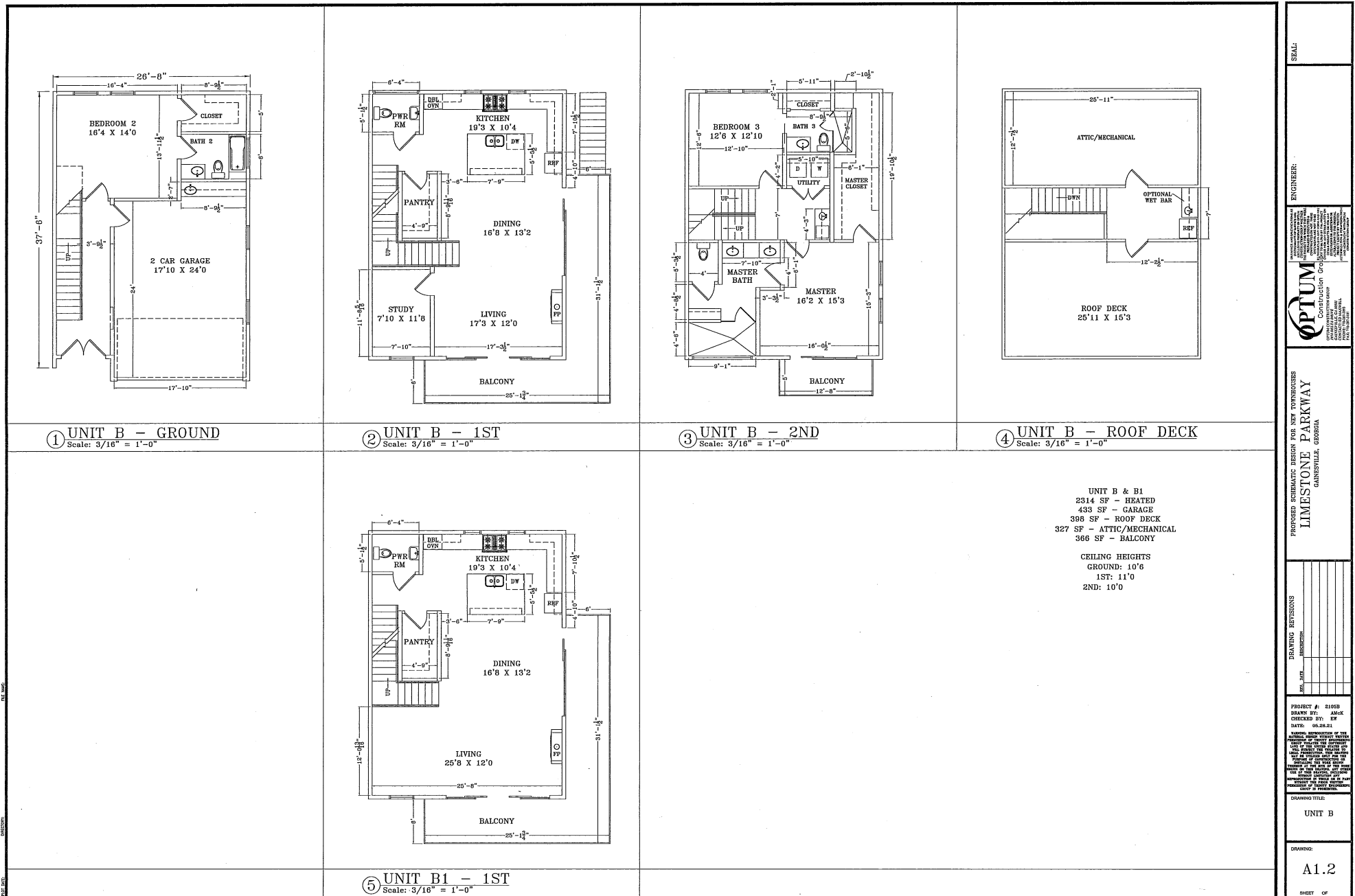
DRAWING TITLE:

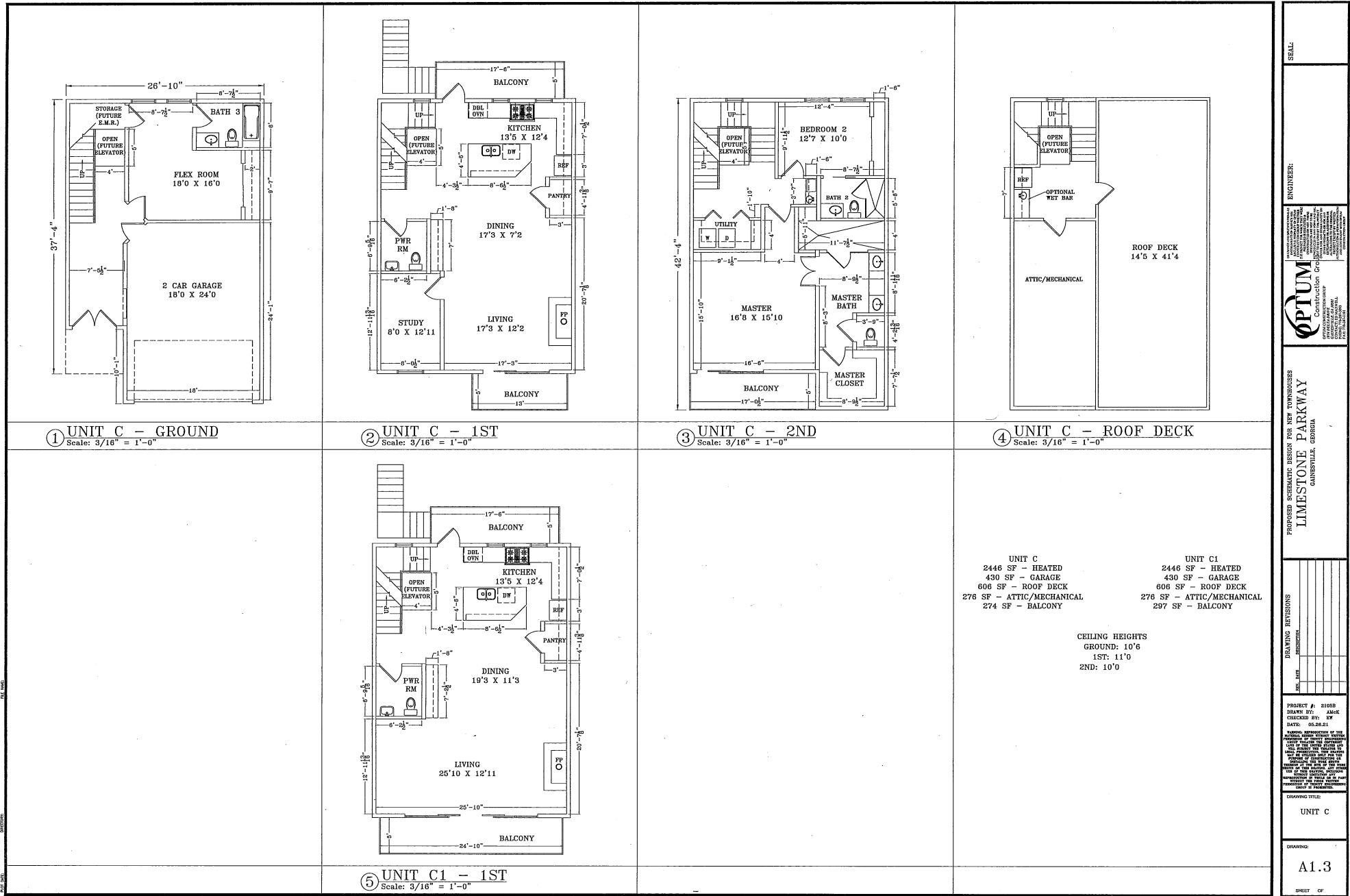
UNIT A

DRAWING:

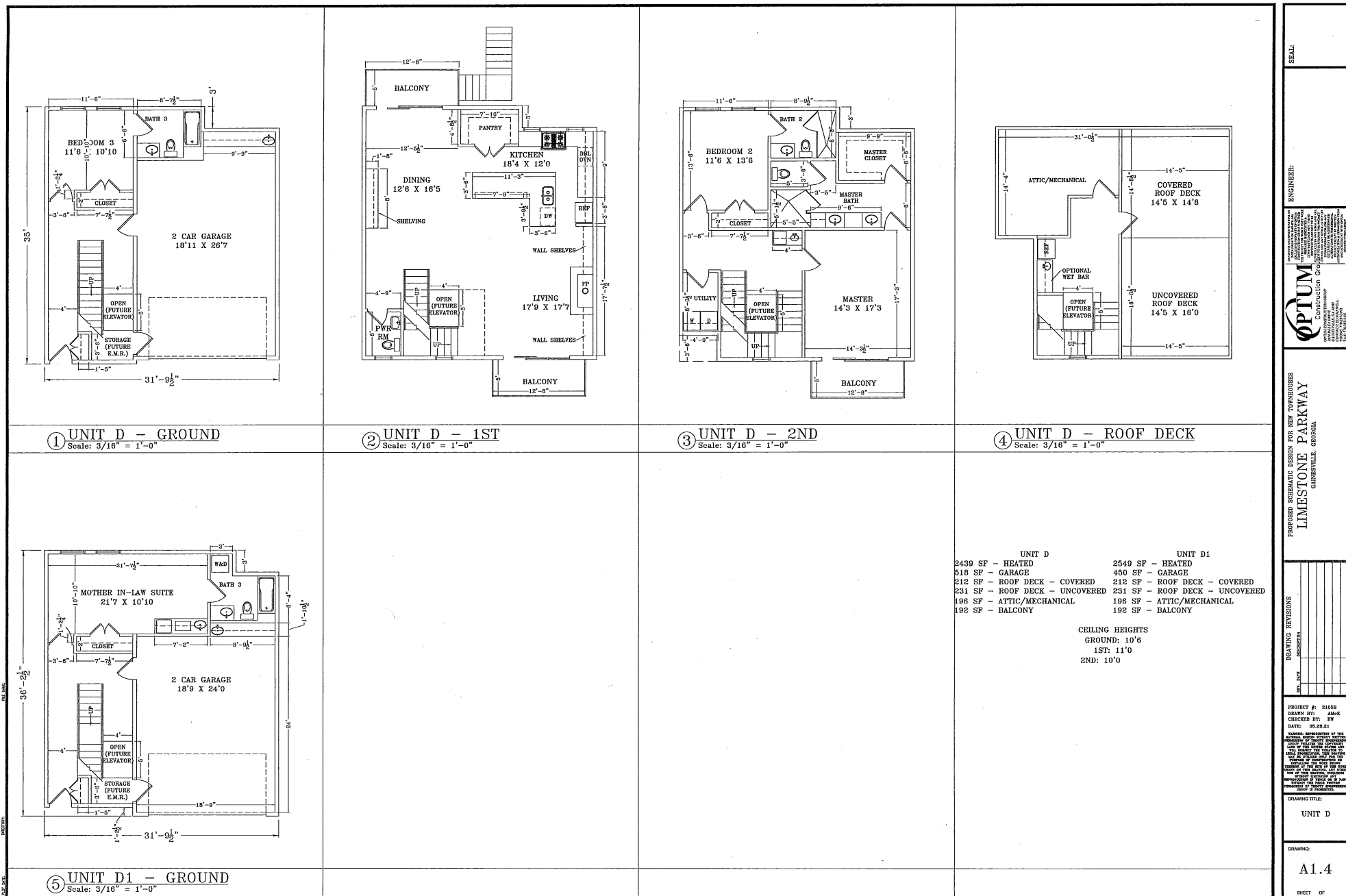
A1.1

SHEET OF

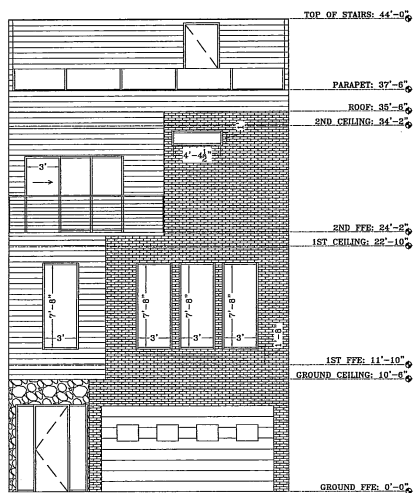




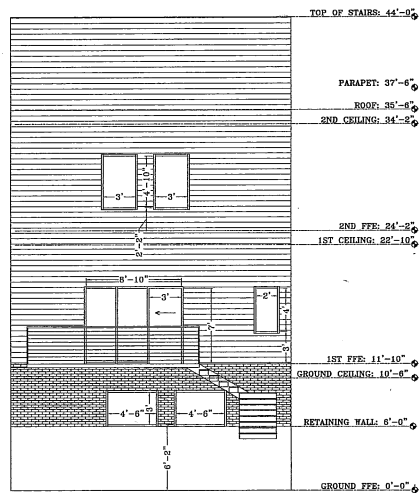
SEAL:	ENGINEER:												
PROPOSED SCHEMATIC DESIGN FOR NEW TOWNHOUSES LIMESTONE PARKWAY GAINESVILLE, GEORGIA													
DRAWING REVISIONS <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>REVISION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DATE	REVISION										PRODUCT #: 21055 DRAWN BY: JASGE CHECKED BY: EW DATE: 05.26.21 ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS ARE GIVEN TO THE CENTERLINE UNLESS NOTED OTHERWISE. FINISHES ARE TO BE DETERMINED BY THE ARCHITECT. THESE PLANS ARE THE PROPERTY OF OPTUM CONSTRUCTION GROUP, INC. AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF OPTUM CONSTRUCTION GROUP, INC.
NO.	DATE	REVISION											
DRAWING TITLE:													
UNIT C													
DRAWING:													
A1.3													
SHEET OF													



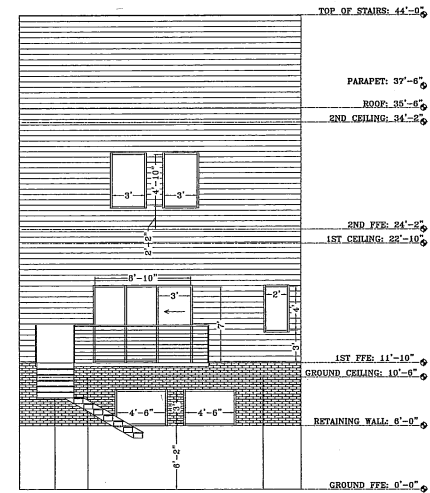
SEAL:	ENGINEER:
PROPOSED SCHEMATIC DESIGN FOR NEW TOWNHOUSES LIMESTONE PARKWAY GAINESVILLE, GEORGIA	
DRAWING REVISIONS NO. DATE DESCRIPTION 1 01.24.21	PROJECT #: 21030 DRAWN BY: JMKC CHECKED BY: EV DATE: 01.24.21 I HAVE REVIEWED THIS DRAWING AND APPROVE IT FOR THE PROJECT. I AM A REGISTERED PROFESSIONAL ARCHITECT IN THE STATE OF GEORGIA. MY EXPIRATION DATE IS 12/31/2024. I HAVE NOT BEEN DISCIPLINED BY THE BOARD OF ARCHITECTURE. I HAVE NOT BEEN DISCIPLINED BY THE BOARD OF PROFESSIONAL ENGINEERS. I HAVE NOT BEEN DISCIPLINED BY THE BOARD OF PROFESSIONAL LAND SURVEYORS. I HAVE NOT BEEN DISCIPLINED BY THE BOARD OF PROFESSIONAL INTERIORS DESIGNERS. I HAVE NOT BEEN DISCIPLINED BY THE BOARD OF PROFESSIONAL SCULPTORS. I HAVE NOT BEEN DISCIPLINED BY THE BOARD OF PROFESSIONAL JEWELERS. I HAVE NOT BEEN DISCIPLINED BY THE BOARD OF PROFESSIONAL FASHION DESIGNERS. I HAVE NOT BEEN DISCIPLINED BY THE BOARD OF PROFESSIONAL HAIR DESIGNERS. I HAVE NOT BEEN DISCIPLINED BY THE BOARD OF PROFESSIONAL MAKEUP ARTISTS. I HAVE NOT BEEN DISCIPLINED BY THE BOARD OF PROFESSIONAL NAIL TECHNICIANS. I HAVE NOT BEEN DISCIPLINED BY THE BOARD OF PROFESSIONAL TATTOO ARTISTS. I HAVE NOT BEEN DISCIPLINED BY THE BOARD OF PROFESSIONAL PIERCING ARTISTS. I HAVE NOT BEEN DISCIPLINED BY THE BOARD OF PROFESSIONAL BODY ARTISTS. I HAVE NOT BEEN DISCIPLINED BY THE BOARD OF PROFESSIONAL SKIN CARE SPECIALISTS. I HAVE NOT BEEN DISCIPLINED BY THE BOARD OF PROFESSIONAL AESTHETICIANS. I HAVE NOT BEEN DISCIPLINED BY THE BOARD OF PROFESSIONAL MASSAGE THERAPISTS. I HAVE NOT BEEN DISCIPLINED BY THE BOARD OF PROFESSIONAL YOGA INSTRUCTORS. I HAVE NOT BEEN DISCIPLINED BY THE BOARD OF PROFESSIONAL PILATES INSTRUCTORS. I HAVE NOT BEEN DISCIPLINED BY THE BOARD OF PROFESSIONAL DANCE INSTRUCTORS. I HAVE NOT BEEN DISCIPLINED BY THE BOARD OF PROFESSIONAL ACTRESS TRAINING. I HAVE NOT BEEN DISCIPLINED BY THE BOARD OF PROFESSIONAL MODELING. I HAVE NOT BEEN DISCIPLINED BY THE BOARD OF PROFESSIONAL ACTING. I HAVE NOT BEEN DISCIPLINED BY THE BOARD OF PROFESSIONAL WRITING. I HAVE NOT BEEN DISCIPLINED BY THE BOARD OF PROFESSIONAL JOURNALISM. I HAVE NOT BEEN DISCIPLINED BY THE BOARD OF PROFESSIONAL EDITING. I HAVE NOT BEEN DISCIPLINED BY THE BOARD OF PROFESSIONAL PUBLISHING. I HAVE NOT BEEN DISCIPLINED BY THE BOARD OF PROFESSIONAL MARKETING. I HAVE NOT BEEN DISCIPLINED BY THE BOARD OF PROFESSIONAL SALES. I HAVE NOT BEEN DISCIPLINED BY THE BOARD OF PROFESSIONAL MANAGEMENT. I HAVE NOT BEEN DISCIPLINED BY THE BOARD OF PROFESSIONAL FINANCE. I HAVE NOT BEEN DISCIPLINED BY THE BOARD OF PROFESSIONAL LAW. I HAVE NOT BEEN DISCIPLINED BY THE BOARD OF PROFESSIONAL MEDICINE. I HAVE NOT BEEN DISCIPLINED BY THE BOARD OF PROFESSIONAL NURSING. I HAVE NOT BEEN DISCIPLINED BY THE BOARD OF PROFESSIONAL PHARMACY. I HAVE NOT BEEN DISCIPLINED BY THE BOARD OF PROFESSIONAL VETERINARY. I HAVE NOT BEEN DISCIPLINED BY THE BOARD OF PROFESSIONAL AGRICULTURE. I HAVE NOT BEEN DISCIPLINED BY THE BOARD OF PROFESSIONAL FORESTRY. I HAVE NOT BEEN DISCIPLINED BY THE BOARD OF PROFESSIONAL FISHERY. I HAVE NOT BEEN DISCIPLINED BY THE BOARD OF PROFESSIONAL HUNTING. I HAVE NOT BEEN DISCIPLINED BY THE BOARD OF PROFESSIONAL FISHING. I HAVE NOT BEEN DISCIPLINED BY THE BOARD OF PROFESSIONAL GOLFING. I HAVE NOT BEEN DISCIPLINED BY THE BOARD OF PROFESSIONAL TENNIS. I HAVE NOT BEEN DISCIPLINED BY THE BOARD OF PROFESSIONAL BASKETBALL. I HAVE NOT BEEN DISCIPLINED BY THE BOARD OF PROFESSIONAL SOCCER. I HAVE NOT BEEN DISCIPLINED BY THE BOARD OF PROFESSIONAL BASEBALL. I HAVE NOT BEEN DISCIPLINED BY THE BOARD OF PROFESSIONAL FOOTBALL. I HAVE NOT BEEN DISCIPLINED BY THE BOARD OF PROFESSIONAL HOCKEY. I HAVE NOT BEEN DISCIPLINED BY THE BOARD OF PROFESSIONAL RUGBY. I HAVE NOT BEEN DISCIPLINED BY THE BOARD OF PROFESSIONAL CRICKET. I HAVE NOT BEEN DISCIPLINED BY THE BOARD OF PROFESSIONAL BOWLING. I HAVE NOT BEEN DISCIPLINED BY THE BOARD OF PROFESSIONAL BILLIARDS. I HAVE NOT BEEN DISCIPLINED BY THE BOARD OF PROFESSIONAL GOLF. I HAVE NOT BEEN DISCIPLINED BY THE BOARD OF PROFESSIONAL TENNIS. I HAVE NOT BEEN DISCIPLINED BY THE BOARD OF PROFESSIONAL BASKETBALL. I HAVE NOT BEEN DISCIPLINED BY THE BOARD OF PROFESSIONAL SOCCER. I HAVE NOT BEEN DISCIPLINED BY THE BOARD OF PROFESSIONAL BASEBALL. I HAVE NOT BEEN DISCIPLINED BY THE BOARD OF PROFESSIONAL FOOTBALL. I HAVE NOT BEEN DISCIPLINED BY THE BOARD OF PROFESSIONAL HOCKEY. I HAVE NOT BEEN DISCIPLINED BY THE BOARD OF PROFESSIONAL RUGBY. I HAVE NOT BEEN DISCIPLINED BY THE BOARD OF PROFESSIONAL CRICKET. I HAVE NOT BEEN DISCIPLINED BY THE BOARD OF PROFESSIONAL BOWLING. I HAVE NOT BEEN DISCIPLINED BY THE BOARD OF PROFESSIONAL BILLIARDS. I HAVE NOT BEEN DISCIPLINED BY THE BOARD OF PROFESSIONAL GOLF.
DRAWING TITLE:	
UNIT D	
DRAWING:	
A1.4	
SHEET OF:	



① UNIT A - FRONT ELEVATION
Scale: 1/4" = 1'-0"



② UNIT A - REAR ELEVATION
Scale: 1/4" = 1'-0"



③ UNIT A1 - REAR ELEVATION
Scale: 1/4" = 1'-0"

SEAL:

ENGINEER:



PROPOSED SCHEMATIC DESIGN FOR NEW TOWNHOUSES
LIMESTONE PARKWAY
GAINESVILLE, GEORGIA

DRAWING REVISIONS

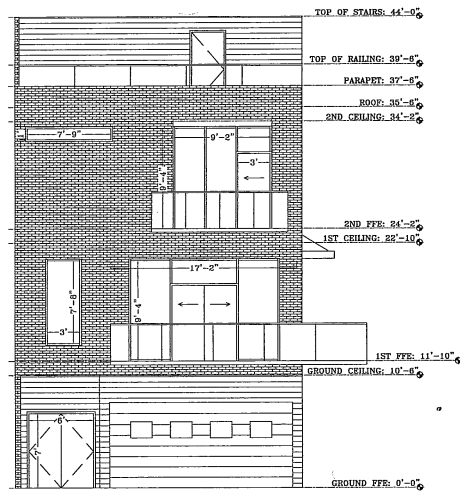
PROJECT #: 2100
DRAWN BY: JAC
CHECKED BY: EF
DATE: 03.25.21

REVISIONS OF THE
DRAWING SHALL BE
MADE BY THE
DESIGNER AND
APPROVED BY THE
ENGINEER. NO
CHANGES SHALL
BE MADE WITHOUT
THE WRITTEN
CONSENT OF THE
ENGINEER.

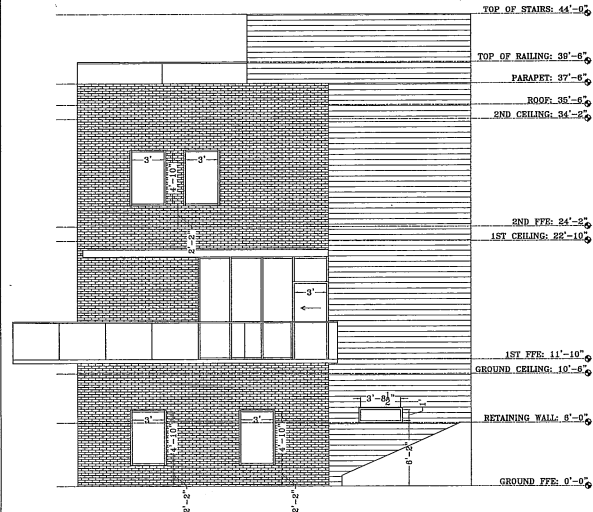
DRAWING TITLE:
UNIT A -
EXTERIOR
ELEVATIONS

DRAWING:
A2.1

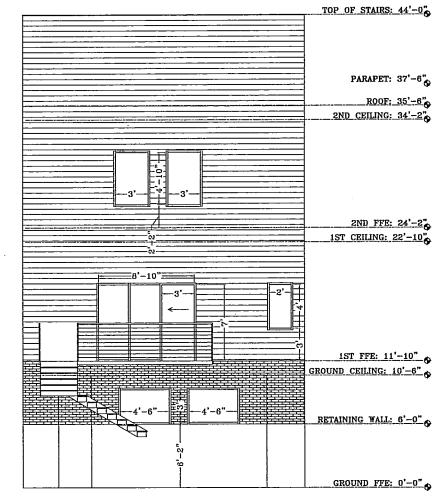
SHEET OF



① UNIT B - FRONT ELEVATION
Scale: 3/16" = 1'-0"



② UNIT B - SIDE ELEVATION
Scale: 3/16" = 1'-0"



③ UNIT B - REAR ELEVATION
Scale: 3/16" = 1'-0"

SEAL:

ENGINEER:



PROPOSED SCHEMATIC DESIGN FOR NEW TOWNHOUSES
LIMESTONE PARKWAY
GAINESVILLE, GEORGIA

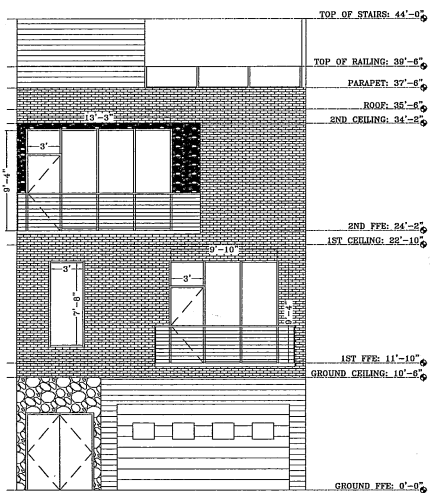
DRAWING REVISIONS

PROJECT # 21008
DRAWN BY: AMK
CHECKED BY: EW
DATE: 06-28-21
REVISIONS: 1. REVISED PER COMMENTS FROM ARCHITECT
2. REVISED PER COMMENTS FROM ARCHITECT
3. REVISED PER COMMENTS FROM ARCHITECT
4. REVISED PER COMMENTS FROM ARCHITECT
5. REVISED PER COMMENTS FROM ARCHITECT
6. REVISED PER COMMENTS FROM ARCHITECT
7. REVISED PER COMMENTS FROM ARCHITECT
8. REVISED PER COMMENTS FROM ARCHITECT
9. REVISED PER COMMENTS FROM ARCHITECT
10. REVISED PER COMMENTS FROM ARCHITECT

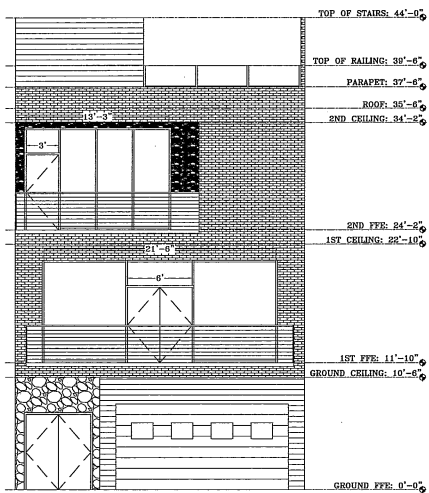
DRAWING TITLE:
UNIT B -
EXTERIOR
ELEVATIONS

DRAWN BY:
A2.2

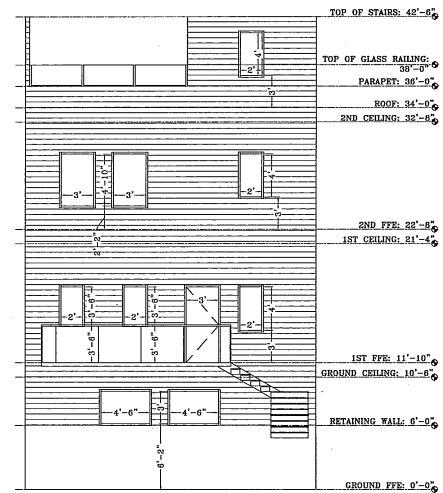
SHEET OF



① UNIT C - FRONT ELEVATION
Scale: 3/16" = 1'-0"



② UNIT C1 - FRONT ELEVATION
Scale: 3/16" = 1'-0"



③ UNIT C - REAR ELEVATION
Scale: 3/16" = 1'-0"

SEAL:

ENGINEER:

OPTUM
CONSULTANTS
ARCHITECTS
INCORPORATED
1000 N. W. 10TH AVE.
SUITE 100
FORT LAUDERDALE, FL 33304
(954) 575-1000
WWW.OPTUMCONSULTANTS.COM

PROPOSED SCHEMATIC DESIGN FOR NEW TOWNHOUSES
LIMESTONE PARKWAY
GAINESVILLE, GEORGIA

DRAWING REVISIONS
REV. DATE DESCRIPTION

PROJECT #: 21009
DRAWN BY: AMCK
CHECKED BY: EW
DATE: 05-22-21
REVISIONS: 1. 05-22-21: Initial drawing
2. 06-01-21: Revised drawing to include owner comments
3. 06-01-21: Revised drawing to include owner comments
4. 06-01-21: Revised drawing to include owner comments
5. 06-01-21: Revised drawing to include owner comments
6. 06-01-21: Revised drawing to include owner comments
7. 06-01-21: Revised drawing to include owner comments
8. 06-01-21: Revised drawing to include owner comments
9. 06-01-21: Revised drawing to include owner comments
10. 06-01-21: Revised drawing to include owner comments

DRAWING TITLE:
UNIT C - EXTERIOR ELEVATIONS

DRAWING:
A2.3

SHEET OF



Limestone Parkway is on the left.



Looking at Limestone Parkway side.

Development



Rear View



Unit A - Ground Floor



**BERKSHIRE
HATHAWAY**
HomeServices
Georgia Properties

CORE
PROPERTIES

CHRISTINA BROOKS & JOEY ABERGROMBIE
(470) 228-0846
coreproperties@bhhsgeorgia.com

Unit A - First Floor



**BERKSHIRE
HATHAWAY**
HomeServices
Georgia Properties

CORE
PROPERTIES

CHRISTINA BROOKS & JOEY ABERGROMBIE
(470) 228-0846
coreproperties@bhhsgeorgia.com

Unit A - First Floor



Unit A - First Floor



Unit A - Second Floor



Date Submitted: 6/14/2021

Presenter: Matt Tate

Item of Business: Request from **Carl Volle** to annex a 1.69± acres tract located on the south and west side of Meadowlark Lane, east of the intersection of Cleveland Highway and Meadowlark Lane (a/k/a **1646 Meadowlark Lane**) and to establish zoning as Residential-II (R-II).
Ward Number: Two
Tax Parcel Number(s): 00-084-006-001 (Part)
Request: Six single-family homes

Meeting Date: 7/13/2021

Purpose of Request:

The applicant is proposing to annex the subject property with a zoning of Residential-II (R-II) for sewer in order to construct six single-family homes. The property is currently zoned Agricultural Residential-III (AR-III) within unincorporated Hall County and is adjacent to the city limits to the north, south and east across Meadowlark Lane. The proposed lots will range from 9,580 to 22,215 square feet in size. The proposed homes will be a minimum of 1,200 square feet of heated living area (3 bed/2 baths) and will include a one car carport. The property is located within the Limestone Overlay Zone and the adjacent uses include single-family homes, apartments, condominiums and a mobile home park.

History/Background:

Facts & Issues for Consideration:

Department Recommendation:

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

Department Director:

Rusty Ligon

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

N/A

Amount Requested:

Source of Funds:

Finance Comments:

Administrative Comments:

ATTACHMENTS:

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

**GAINESVILLE PLANNING and APPEALS BOARD
STAFF RECOMMENDATION**

Applicant and Property Owner..... Carl Volle
Location..... 1646 Meadowlark Lane
Request..... Annex, with R-II zoning
Total Acres 1.69± acres
Ward..... Two
Proposed Use..... Six single-family homes
Planning Division Staff Recommendation **Approval, with conditions**
Date..... July 13, 2021

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

The applicant is proposing to annex the subject property with a zoning of Residential-II (R-II) for sewer in order to construct six single-family homes. According to the applicant the homes will be for sale. The property is currently undeveloped and is currently zoned Agricultural Residential-III (AR-III) within unincorporated Hall County. The city limits are adjacent to the north, south and east across Meadowlark Lane. The proposed lots will range from 9,580 to 22,215 square feet in size. Residential-II (R-II) zoning in the City allows for a minimum lot size of 7,500 square feet. The minimum size of the homes will be 1,200 square feet of heated living area (3 bed / 2 baths) and will include a one car carport.

The property is located within the Limestone Overlay Zone and the adjacent uses include single-family homes, apartments, condominiums and a mobile home park.

▪ **Adjacent Land Use and Zoning**

Location	Use	Zoning
North	Single-family homes	Agricultural Residential-III (AR-III) -County, Residential-I (R-I) & Residential-II (R-II) -City
South	Mobile homes Apartments	Agricultural Residential-III (AR-III) -County Planned Unit Development (P-U-D) -City
East	Condominiums	Residential-II (R-II) -City
West	Single-family home	Agricultural Residential-III (AR-III) -County

Other surrounding uses include ALPHA mini storage facility, Oaks at Limestone Nursing Home located to the east/south-east in the city and a mini-warehouse facility to the west in the 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:

2019 – A request by Cindy Ford to annex a 0.62± acre tract with a zoning of Residential-I (R-I) located at 1659 Meadowlark Lane was approved for sewer for an existing single-family home.

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.

2014 – A request by Waffle House Inc. to amend a condition of zoning on a 3.21± acres tract located at 2551 Limestone Parkway zoned General Business, with conditions (G-B-c) was approved for a Waffle House restaurant.

2013 – A request by the City of Gainesville to annex 115 unincorporated island parcels and right-of-way totaling 197.07± acres in size was approved with conditions.

▪ **Staff Analysis**

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

The surrounding uses include property within the city and county which includes a mixture of housing types such as single-family homes, mobile homes, apartments and condominiums. The purpose of the request is to connect to water and sewer services which are located within and adjacent to the subject property.

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

The proposed single-family homes are comparable in size and will function similarly as the adjacent single-family homes. The proposed lots are similar to other lots within the city limits served by public water and sewer.

(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 *Low-Medium 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 with only limited light office use allowed, such as a home office. The proposed residential density for the subject property is 3.55 dwelling units per acre.

According to the Character Area map for the City of Gainesville, the subject property is located within the *Limestone Medical Corridor* Character Area. The Limestone Parkway corridor is envisioned as an employment corridor and is not anticipated to expand Gainesville's traditional neighborhood fabric. However, most types of housing can be accommodated although land use priority is health related employment. Land uses allowed within this area include public / institutional, low-density residential, medium-density residential, multi-family residential, mixed-use, commercial, and parks / recreation / conservation.

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

The property could remain in the County under its current zoning of Agricultural Residential-III (AR-III) and developed for a site built home or mobile home. Annexing the property for water and sewer services will allow for six residential homes which are in density range with the comprehensive plan and will provide for additional affordable housing.

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

The change from County jurisdiction to City jurisdiction should not substantially affect public facilities or services.

There is sufficient water and sewer capacity that can serve the property. The Gainesville Fire and Police Departments currently respond to adjacent and nearby properties and Gainesville Fire Station #2 is approximately 0.5 mile from the subject property. The single-family residential homes should have minimal impact on existing roads. However, Meadowlark Lane has a right-of-way width of 40-feet, with only a 14-foot wide road bed.

The proposal will increase ingress and egress traffic movements along Limestone Parkway. According to the traffic study, the development on average could generate 57± new trips per weekday, 6± A.M. and P.M. peak hour trips.

Given the scale of the request (6 homes), minimal impacts to the City school system are anticipated as school bus service is currently provided within the immediate area.

(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 residential use appears to be consistent with existing and expected uses of the Future Land Use Map. Some of the surrounding use consist of older commercial properties, distressed housing and vacant parcels. The proposal is an in-fill opportunity designed to provide for quality, affordable, single-family housing.

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

Based on the subject property's proximity to city limits and other residential properties, the proposed annexation request with the recommended zoning conditions appears to promote a reasonable balance between the promotion of the public health, safety, morality, or general welfare, and the right to unrestricted use of property.

▪ **Staff Recommendation**

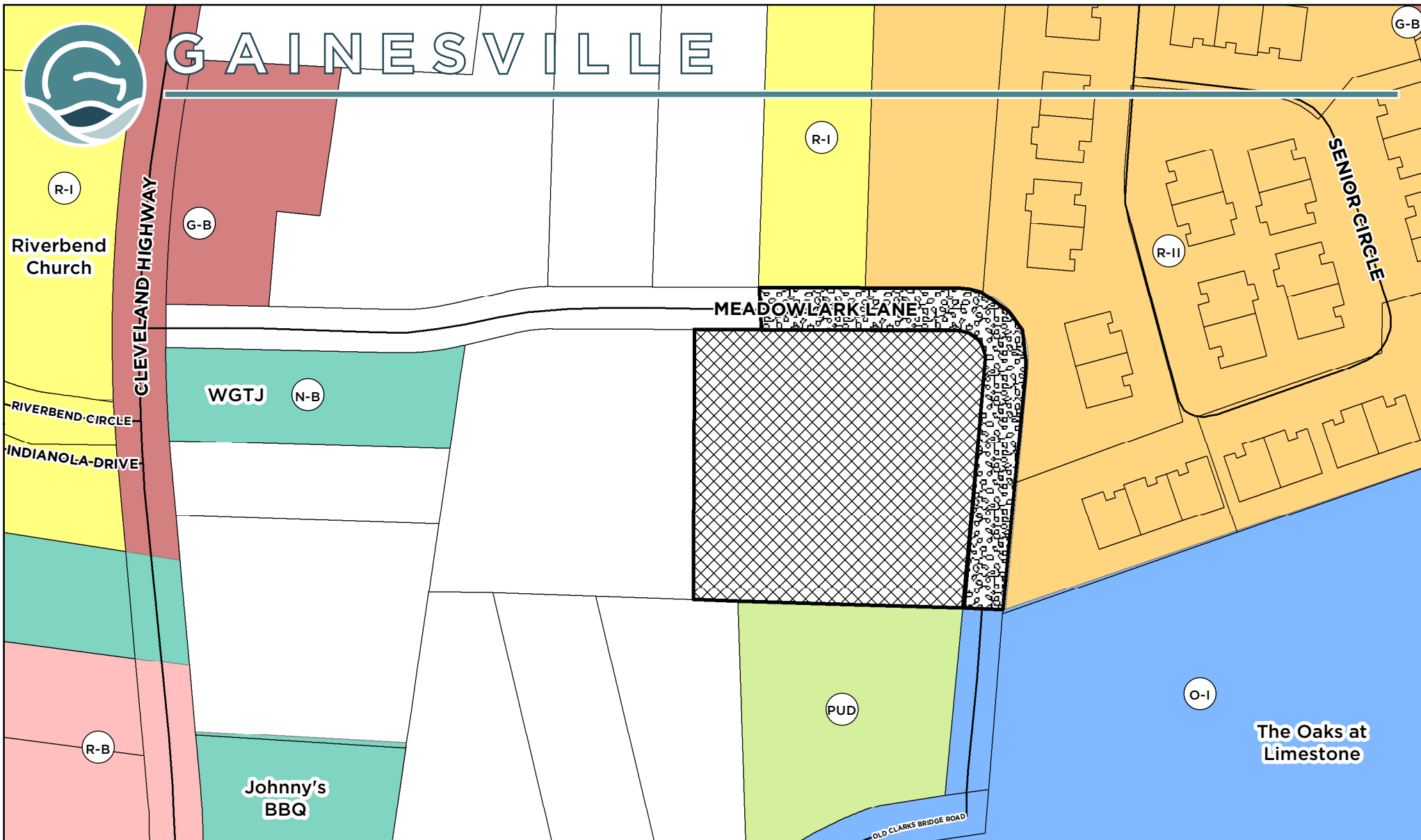
The Planning Division staff is recommending **conditional approval** of this annexation request with **Residential-II (R-II)** zoning, based on the Comprehensive Land Use Plan and the adjacent residential land uses.

Conditions

1. The development shall be limited to single-family homes.
2. The development shall be generally consistent with the site plan and pictures provided with this annexation application. In addition, all roofs shall be constructed with architectural shingles and the front and sides of the homes shall be constructed with a minimum 3-foot tall watermark of brick or stone material.
3. The front and side yards of all of the homes shall be sodded with grass.



GAINESVILLE



Applicant: **CARL VOLLE**

ANNEXATION REQUEST

Subject Property Address:
1646 Meadowlark Lane

Tax Parcel:
00-084-006-001 (Part)

Request:

Annex 1.69+/- acres tract and establish zoning as Residential-II (R-II) for six single-family homes



Subject Property



Right-of-way to be annexed

Meeting Date: 07/13/2021

Map Prepared: 06/02/2021

0 70 140 Feet
Page 57 of 91

SCALE: 1" = 125'





GAINESVILLE



Applicant:

CARL VOLLE

Request:

Annex 1.69+/- acres tract and establish zoning as Residential-II (R-II) for six single-family homes

ANNEXATION REQUEST

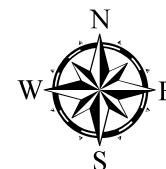
Subject Property Address:
1646 Meadowlark Lane

Tax Parcel:
00-084-006-001 (Part)



Subject Property and
Right-of-way to be annexed

Aerial from 2018



Meeting Date: 07/13/2021

Map Prepared: 06/02/2021

0 70 140 Feet
Page 58 of 91

SCALE: 1" = 125'

Narrative

I am proposing to annex and rezone 1.69± acres from the county to the city with a R-II zoning for the purpose of constructing 6 residential single family homes. The smallest lots will be 0.22 acre in size. The largest lot will be 0.51 acre in size. The proposed properties will be connected to city sewer which is available to the property. The houses will be a minimum of 1,200 sf heated living area with architectural shingle roofs, Hardiplank siding, 1 car attached carports, and will contain 3 bedrooms & 2 baths. These will be 1-story ranch style homes either on a crawl space or slab.

eFiled and eRecorded

DATE: 05/20/2021

TIME: 7:33 PM

PLAT BOOK: 880

PAGE: 247 - 247

FILING FEES: \$10.00

PART ID: 8062908767

RECORDED BY: CH

Charles Baker, C.S.C.

Hall County, GA

NOTE:
STATE PLANE COORDINATE BASED UPON GPS OBSERVATIONS
USING A CARLSON BRX PLUS DUAL FREQUENCY RECEIVER
RUNNING CARLSON SURVE SOFTWARE, RTK NETWORK UTILIZING
THE TRIMBLE VRS NOW NETWORK.

FLOOD NOTE:
THIS PROPERTY IS NOT IN A FLOOD HAZARD AREA
AS PER FEMA FLOOD INSURANCE RATE MAP OF
HALL COUNTY, GEORGIA
COMMUNITY PANEL NUMBER: 130466 0183 G
EFFECTIVE DATE: APRIL 4, 2018
REVISION DATE: APRIL 4, 2018

A LEICA TS 06 PLUS TOTAL STATION
WAS USED TO OBTAIN THE LINEAR AND
ANGULAR MEASUREMENTS USED IN THE
PREPARATION OF THIS PLAT.
THE FIELD DATA UPON WHICH THIS MAP
OR PLAT IS BASED WAS A CLOSURE
PRECISION OF ONE FOOT IN 40,817
FEET AND AN ANGULAR ERROR OF 02"
PER ANGLE POINT, AND WAS ADJUSTED
USING THE COMPASS RULE METHOD.
THIS MAP OR PLAT HAS BEEN
CALCULATED FOR CLOSURE AND IS
FOUND TO BE ACCURATE WITHIN ONE
FOOT IN 156,274 FEET.

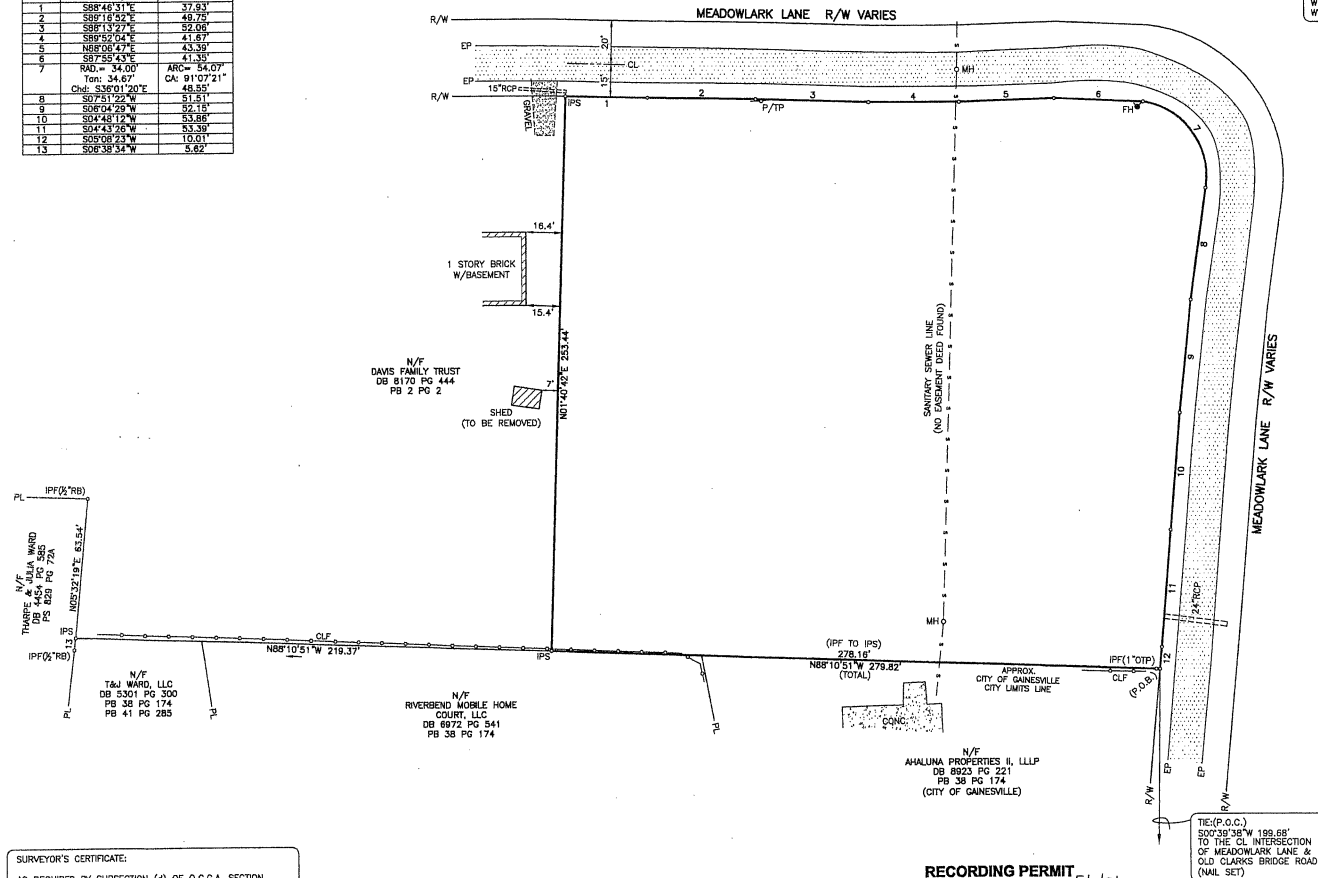
LEGEND:

- AI ANGLE IRON
- ASP ASPHALT
- BL BUILDING LINE
- BWF BARB WIRE FENCE
- CL CENTERLINE
- CLF CHAIN LINK FENCE
- CMF CONCRETE MONUMENT FOUND
- CMP CORRUGATED METAL PIPE
- CONC CONCRETE
- CTP CRIMPED TOP PIPE
- DI DROP INLET
- EP EDGE OF PAVEMENT
- FI FIRE HYDRANT
- GW GUY WIRE
- HWF HOG WIRE FENCE
- IPF IRON PIN FOUND
- IPS IRON PIN SET (1/2" REBAR)
- LL LAND LOT
- LLF LAND LOT LINE
- MH MANHOLE
- MR METAL ROD
- N/F NOW OR FORMERLY
- OTF OPEN TOP PIPE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- PL PROPERTY LINE
- P/TP POWER & TELEPHONE POLE
- RB REBAR
- RCP REINFORCED CONCRETE PIPE
- R/W RIGHT OF WAY
- SP SERVICE POLE
- TB TELEPHONE BOX
- WM WATER METER
- WV WATER VALVE

GENERAL NOTES:

- 1) ANY STREAM OR STATE WATER LOCATED ON THIS PROPERTY MAY BE SUBJECT TO A 50 FEET UNDISTURBED NATURAL VEGETATIVE BUFFER AND A 75 FEET IMPERVIOUS SURFACE SETBACK. (HALL COUNTY CODE 8.170.070).
- 2) IF PROPERTY IS LOCATED IN THE NORTH OCONEE WATERSHED DISTRICT, THEN ADDITIONAL STREAM BUFFERS AND IMPERVIOUS SETBACKS MAY BE REQUIRED FOR COMPLIANCE. (HALL COUNTY CODE 17.225.040).
- 3) THIS PROPERTY IS NOT LOCATED IN THE HALL COUNTY FUTURE FLOOD ZONE PER HALL COUNTY GIS.
- 4) IF RESIDENTIAL PROPERTY IS SUBDIVIDED INTO SEVEN LOTS OR MORE WITH ALL LOTS ACCESSING EXISTING HALL COUNTY, GEORGIA ROADS, THEN STORMWATER MANAGEMENT IS REQUIRED FOR COMPLIANCE. (HALL COUNTY CODE 8.180.120 AND 8.180.130).

Course	Bearing	Distance
1	S88°46'31"E	37.93
2	S88°19'52"E	48.75
3	S89°19'27"E	52.05
4	S89°52'04"E	41.87
5	N88°06'47"E	43.39
6	S87°55'43"E	41.33
7	RAD = 34.00 TAN = 34.67 CH = 3.801120"E S 87°01'20"E	ARC = 54.07° CA = 91°07'21" 48.55
8	S07°51'22"W	51.51
9	S06°04'29"W	54.13
10	S04°46'12"W	53.88
11	S04°43'26"W	53.39
12	S05°00'12"W	10.01
13	S06°38'34"W	5.82



SURVEYOR'S CERTIFICATE:
AS REQUIRED BY SUBSECTION (4) OF O.C.G.A. SECTION
15-6-87, THIS PLAT HAS BEEN PREPARED BY A LAND
SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL
CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON.
SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED
WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY
PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE
OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND
SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE
MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN
GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF
THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL
ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN
O.C.G.A. SECTION 15-6-87.

A. Darin Cain 04/23/2021
A. DARIN CAIN, RLS 2716 DATE

DEED REFERENCE (CURRENT OWNER)
DEED FOR DAVIS FAMILY TRUST
DATED SEPTEMBER 26, 2018
DEED BOOK 8170 PAGES 444-445.

PLAT REFERENCES:
1) SURVEY FOR A.G. & B.F. PARTAIN
PREPARED BY G.L. VAIL
PLAT BOOK 2 PAGE 2.
2) SURVEY FOR JAMES DANIEL SYFAN
PREPARED BY OWEN PATTON
DATED JULY 1, 1988.

LONDON LAND SURVEYING
& ASSOCIATES, INC.
167 EAST HARRARD STREET
CLEVELAND, GEORGIA 31505
(706) 865-0748
LICENSE NO. LSF 522



RECORDING PERMIT 5/21/21
BY *Kathie Hines*
Hall County Planning Commission

TOTAL AREA = 1.69 ACRES

DIVISION FROM A PARENT TRACT SURVEY FOR
JERRY FREEMAN
LOCATED IN
LAND LOT 131 9th DISTRICT
HALL COUNTY, GEORGIA
SCALE: 1" = 30' APRIL 23, 2021
GRAPHIC SCALE
0 30 60 90 120
SCALE IN FEET JOB# 21039.02
FIELD WORK DATES:
APRIL 2/21, 2021

(NAD 83)
(WEST ZONE)
GRID NORTH



NOTE:
THE SURVEYOR'S CERTIFICATE EXTENDS ONLY
TO THE PRELIMINARY SUBDIVISION ASPECTS
SHOWN THERON, AND THE PRELIMINARY
SUBDIVISION SURVEY DOES NOT CONSTITUTE
A BOUNDARY SURVEY AND IS NOT TO BE
RECORDED OR USED TO CONVEY TITLE OR
INTEREST IN THE PROPERTY.

- TOTAL AREA = 1.69 ACRES

GRAPHIC SCALE

0 30 60 90 120

SCALE IN FEET

JOB# 21039.03



Date Submitted: 6/14/2021

Presenter: Matt Tate

Item of Business: Request from McNeal Development, LLC to rezone a 4.86± acres tract located between Queen City Parkway, Banks Street and Gordon Avenue, having road frontage on Saint Thomas Drive and Longstreet Avenue (a/k/a 504, 512, 514, 520 and 528 Banks Street, SW; 510 East Avenue, SW; 535, 548, 549, 604, 608, 620 and 628 Gordon Avenue, SW; 0, 602, 611 and 612 Longstreet Avenue, SW; 436 and 442 Parker Street, SW; 627 and 635 Queen City Parkway; 507 and 513 Saint Thomas Drive) from Residential-II (R-II), Office and Institutional (O-I), General Business (G-B) and Heavy Industrial (H-I) to Planned Unit Development (P-U-D).
Ward Number: Three
Tax Parcel Number(s): 01-012-002-006; 01-013-001-001, 002, 003, 004, 005 and 006; 01-013-002-001, 002, 003, 004, 005, 006, 007, 007A, 008, 009 and 010
Request: 214 Multi-family apartments

Meeting Date: 7/13/2021

Purpose of Request:

The applicant is proposing to rezone the subject property for 214 multi-family market rate apartments. The subject property is an assemblage of 18 parcels and all of Longstreet Avenue which are located within the Midtown Overlay Zone. The development includes three, 4 to 5 story apartment buildings consisting of studio, 1 and 2 bedroom units ranging from 638 to 1,165 square feet in size. Amenities include a rooftop clubroom, business center, coffee bar, fitness center, resort style pool, pet spa, bike storage, indoor mail and package storage room, dry cleaning lockers and direct connection to the Midtown Greenway. Access is proposed from Banks Street, Gordon Avenue, East Avenue and Saint Thomas Drive. Parking will be provided within the property, as well as, offset parking along Banks Street, East Avenue, Gordon Avenue Parker Street and Saint Thomas Drive. Adjacent uses include the Gainesville Public Safety Complex, The Guest Lodge motel, Potra Law Firm, QT gas station, United Community Bank and the Midtown Greenway.

History/Background:

Facts & Issues for Consideration:

Department Recommendation:

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

Department Director:

Rusty Ligon

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

N/A

Amount Requested:

Source of Funds:

Finance Comments:

Administrative Comments:

ATTACHMENTS:

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

📁	Narrative	Backup Material
📁	Survey	Backup Material
📁	Site Plan	Backup Material
📁	Architectural Renderings	Backup Material
📁	Elevations	Backup Material

**GAINESVILLE PLANNING and APPEALS BOARD
STAFF RECOMMENDATION**

Applicant McNeal Development, LLC

Property Owners Pierce Family, LP; David Pierce Family, LP; Stanley D. and Christy Pierce; Charles D. Pierce; Hubert Daniel Gibson; Robson Crossing, LLC

Location 504, 512, 514, 520 and 528 Banks Street, SW; 510 East Avenue, SW; 535, 548, 549, 604, 608, 620 and 628 Gordon Avenue, SW; 0, 602, 611 and 612 Longstreet Avenue, SW; 436 and 442 Parker Street, SW; 627 and 635 Queen City Parkway; 507 and 513 Saint Thomas Drive

Request Rezone from R-II, O-I, G-B and H-I to P-U-D

Total Acres 4.86± acres

Ward Three

Proposed Use 214 multi-family apartments

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

Date July 13, 2021

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

The applicant is proposing to rezone the subject property for 214 multi-family market rate apartments. The subject property includes an assemblage of 18 parcels and all of Longstreet Avenue which are located within the Midtown Overlay Zone. The properties contain significant hardwood trees, one residential structure and three nonresidential structures of which are planned to be removed as part of the development.

The proposed development includes three apartment buildings consisting of a mix of studio, 1- and 2-bedroom units ranging from 638 to 1,165 square feet in size. Amenities include a rooftop clubroom, business center, coffee bar, fitness center, resort style pool, pet spa, bike storage, indoor mail and package storage room, and dry-cleaning lockers. The property will be professionally managed by an experienced multi-family residential operator specializing in Class-A apartment communities. The property management company will be responsible for leasing, amenities and maintenance of the complex.

Access is proposed from Banks Street, Gordon Avenue, East Avenue and Saint Thomas Drive. Parking will be provided within the property as well as on-street parking that will be offset along Banks Street, East Avenue, Gordon Avenue, Parker Street and Saint Thomas Drive so that existing traffic flow will not be impeded. Pedestrian access to the Midland Greenway portion of the Highlands to Islands trail network will be provided. The property will utilize water and sewer and private garbage pickup will be provided.

Some of the additional development standards are listed below.

Proposed Density	44.03 du/ac
Building Height Max	60 to 65 feet (4 to 5 story)
Building Setbacks	Zero feet (0') against all property lines
Building Separation	20 feet
Building Size	Building 1000 - 15,930 sf Building 2000 - 23,257 sf Building 3000 - 20,316 sf
Parking Ratio	1.39 parking spaces per unit (297± parking spaces)
Access	24-foot wide driveway widths / 26-foot wide Access lanes
Signage	One monument sign located at each entrance not to exceed 6-feet in height along Banks Street, Park Avenue and Gordon Avenue. Up to three building signs (blade signs) on the buildings facing Gordon Avenue and Queen City Parkway. Internal or external lighting.

▪ **Adjacent Land Use and Zoning**

Location	Use	Zoning
North	Potra Law Firm; United Community Bank	General Business (G-B)
South	Gainesville Public Safety Complex	Office and Institutional (O-I)
East	Midland (Midtown) Greenway	Office and Institutional (O-I)
West	The Guest Lodge; QuikTrip	General Business (G-B)

▪ **Traffic Summary**

A Traffic Generation Memo was provided for the proposed development on July 6, 2021 for the AM and PM Peak Hours for the following intersections:

The proposed Gainesville Midland Development will consist of 214 dwelling units in three different buildings. On a standard weekday, the site is anticipated to generate 1,165 trips. In the A.M. Peak and P.M. Peak periods, the site will generate 72 trips and 92 trips, respectively. Due to the location of the proposed development, infill development reductions were applied. The revised trip generation with infill development reduction applied, are: 950 trips on weekdays, 61 trips during the A.M. Peak, and 72 trips during the P.M. Peak. Looking at the City of Gainesville Unified Land Development Code, there are two thresholds for potentially needing a traffic impact analysis – 1,000 vehicle trip ends during a single day and/or more than 100 vehicle trips during the A.M. or P.M. Peak periods. With the infill development trip reductions applied, neither of those thresholds are met. Therefore, it is requested that the City of Gainesville waive the need for a full Traffic Impact Analysis for the proposed development.

▪ **Other Departmental Comments**

Coordination will be required with the Georgia Department of Transportation for the proposed request.

There were no other departmental comments for this request.

▪ **Zoning History**

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

2020- A request by the City of Gainesville to rezone 39.0± acres consisting of 25 properties located within Midtown Gainesville from Heavy Industrial (H-I), Light Industrial (L-I), General Business (G-B), Residential-II (R-II) to Office and Institutional (O-I) for existing uses was approved.

2020- A request by Davis Pine, LLC to rezone a 0.47± acre tract located at 890, 892 and 898 Wills Street, SW from General Business (G-B) to Residential-II (R-II) for seven multi-family apartments was approved with conditions.

2020- A request by the Gainesville Non-Profit Development Foundation to rezone a 1.07± acres tract located at 623, 635, 641 and 645 Davis Street, SW from General Business (G-B) and Heavy Industrial (H-I) to Residential-II (R-II) for four single-family homes was approved with conditions.

2020- A request by the City of Gainesville to rezone a 6.84± acres tract located at 110 and 120 Jesse Jewell Parkway, SE; 525 Bradford Street, SE; 111 College Avenue, SE from Planned Unit Development (P-U-D) and General Business (G-B) to Planned Unit Development (P-U-D) was approved with conditions for a mixed-use development.

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

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

2016- A request by the Gainesville Housing Authority to rezone 11.671± acres located at 233, 240, 315, and 323 Atlanta Street; 207, 209, 221, 223 and 229 Summit Street from Residential-II (R-II), Neighborhood Business (N-B) and General Business (G-B) to Planned Unit Development (P-U-D) was approved with conditions for multi-family apartments.

2014- A request by Pap Datta to rezone 1.04± acres with a special use located at 510, 514 and 520 Maple Street from General Business (G-B) to Light Industrial (L-I) was approved with conditions for a micro-brewery.

2014- A request by Mercy Housing to rezone a 2.2± acres tract located at 620 and 628 Gordon Avenue, SW; 0, 602 and 612 Longstreet Avenue, SW; 627 Queen City Parkway, SW; 504, 512, 514, 520 and 528 Banks Street, SW from Residential-II (R-II), Office and Institutional (O-I), General Business (G-B) and Heavy Industrial (H-I) to Planned Unit Development (P-U-D) was given a recommendation of approval with conditions by Planning Staff and the Planning and Appeals Board conditions for 90 multi-family low-income housing units but the request was withdrawn at City Council second reading. *(This included a portion of the subject property.)*

▪ **Staff Analysis**

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

The adjacent and nearby properties include a mix of residential, office, commercial, and public uses primarily zoned for office and commercial purposes. Over the past fifteen years as many as 32 older rental residential homes and 11 nonresidential structures within the immediate vicinity have been demolished to enhance the area for strategic public investments including the Public Safety Complex, Midland (Midtown) Greenway, stormwater improvements, and

demolition of the old County jail. These improvements including the establishment of the Midtown Tax Allocation District and Midtown Opportunity Zone have helped foster private investment within the Midtown area.

The proposed multi-family development will increase the number and quality of housing units within Midtown-Gainesville which has been identified as a need by the Comprehensive Plan. While the proposed development is a higher density than what has been traditionally developed in Gainesville, the vertical design of the project is more conducive to allow for more units on a smaller property which is typical of urban properties where land is less abundant. The proposed project is similar to the nearby Solis Gainesville mixed-use development located east of the subject property which was previously approved for a residential density of 32 dwelling units per acre within phase 1 and 43.9 dwelling units per acre within phase 2.

The proposed use appears suitable in view of the zoning and development of adjacent and nearby properties.

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

The proposed apartments will transform the subject property into more of an urban scale property. The proposed four/five story buildings are designed to frame portions of Queen City Parkway, Banks Street, Gordon Avenue, Parker Street and East Avenue while providing walkability to nearby shopping, services, public transit, public facilities and the Midland (Midtown) Greenway. The increase of residential units will add to the vehicular and pedestrian traffic to the surrounding road network.

The Planning Division staff recognizes the need for variety of high quality, housing within the Downtown/Midtown area. However, it is critical that the proposed apartment development provide for consistent onsite management. This will help ensure the occupancy limitations of the apartment units are not exceeded to avoid any potential parking problems. While housing may be acceptable for the subject property, it may be less desirable within other areas of Downtown/Midtown as to not over saturate the community and over burden the roads.

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

The Gainesville Future Development Map places the subject property within the *Mixed-Use Midtown* land use category which includes areas to be developed in accordance with the Midtown Redevelopment Plan which promotes a mixture of land uses including office, neighborhood retail, and residential. Residential uses are strongly encouraged and should be the dominant land use wherever possible.

As well, the Character Area Map for the City of Gainesville places the property within the *Central Core* Character Area specifically within the *Downtown/Midtown subarea*. The vision for this area should strive for additional office and housing to provide a more sustainable mix of uses. Public improvements to Midtown including the Greenway, Gainesville Public Safety Complex, stormwater facilities and the Jesse Jewell pedestrian bridge have begun a long-term transition to more diverse land uses including a mixed-use core along Main and Bradford streets; flanking multifamily (ideally mixed-income) housing. In addition, mixed-income high quality multi-family housing development should be targeted to take advantage of the open space investment made in the Midtown Greenway and related parks. Land uses supported in the Midtown subarea include mixed-use, multifamily residential, commercial, public / institutional, and transportation / communications / utilities.

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

The property consists of 18 parcels with zonings of Heavy Industrial (H-I), General Business (G-B), Office and Institutional (O-I) and Residential-II (R-II). The proposed rezoning will bring all of the parcels under one uniform zoning. The proposed zoning of Planned Unit Development (P-U-D) is considered a site-specific zoning intended to provide for the maximum flexibility of land uses that should include unique and innovative development of the land through a unified site design in order to meet the objectives of the comprehensive plan.

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

The subject property is located near the heart of Gainesville and already utilizes various City services including police and fire protection and water utilities. Other existing services that are expected to be utilized include the nearby greenway and public transit.

Gainesville Fire Station #1 is located less than 1,000 feet from the property. The Gainesville Police Station is located adjacent to the subject property within the Public Safety Complex.

There is sufficient water and sewer to serve the development and utilities are available on site.

It is unknown at this time how many children will be living within the development to know what the impact will be to the school system. However, the proposed apartments do not include 3-bedroom units with amenities that are designed for working professionals.

According to the "Trip Generation Manual" as published by the Institute of Transportation Engineers, the proposed use would generate approximately 1,165± new trips per day (582 entering and 583 exiting), 72 A.M. peak hour trips (19 entering and 53 exiting) and 92 P.M. peak hour trips (56 entering and 36 exiting.) However, according to the applicants Trip Generation Memo, there is an 18% reduction in weekday trips, 15% reduction in A.M. peak hour trips and a 22% reduction in P.M. peak hour trips due to the property being an infill site and located within an urban area with alternate means of transportation such as walking, bicycling and nearby public transit.

(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?

As previously depicted, the Comprehensive Plan supports the proposed multi-family housing development within Downtown-Midtown Gainesville. Midtown Gainesville is experiencing an increased demand of private investment in part due to recent strategic public investment such as the Public Utilities facility, Public Safety Complex and the Midtown Greenway.

(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?

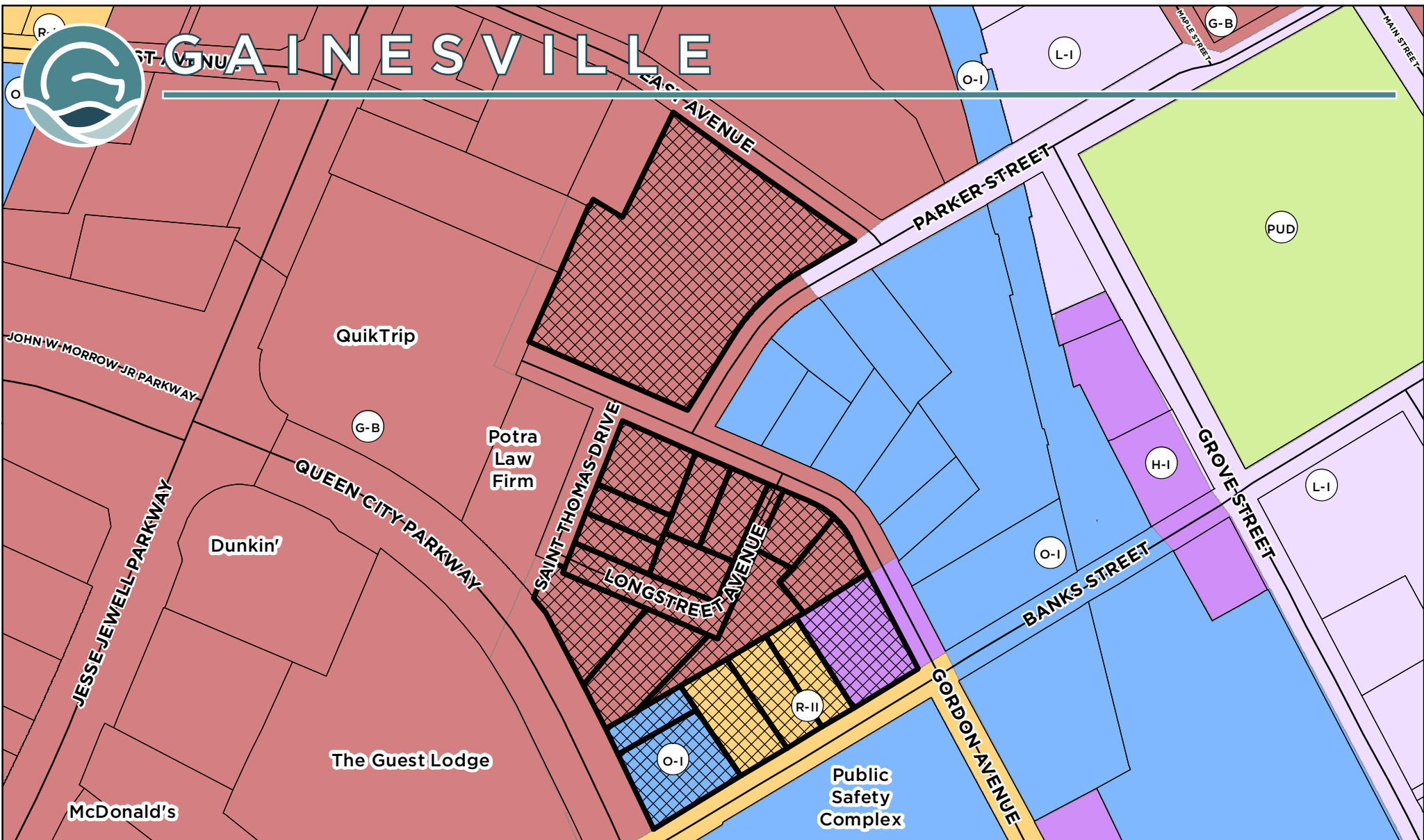
The proposed rezoning request will bring needed quality, residential development to Downtown-Midtown Gainesville. With the conditions suggested by staff, the proposed rezoning request appears to promote a reasonable balance between the promotion of the public health, safety, morality, or general welfare and the right to unrestricted use of property.

▪ **Staff Recommendation**

The Planning Division staff is recommending **conditional approval** of this rezoning request from General Business (G-B) to Planned Unit Development (P-U-D) based on the Comprehensive Plan and the adjacent mixture of uses.

Conditions

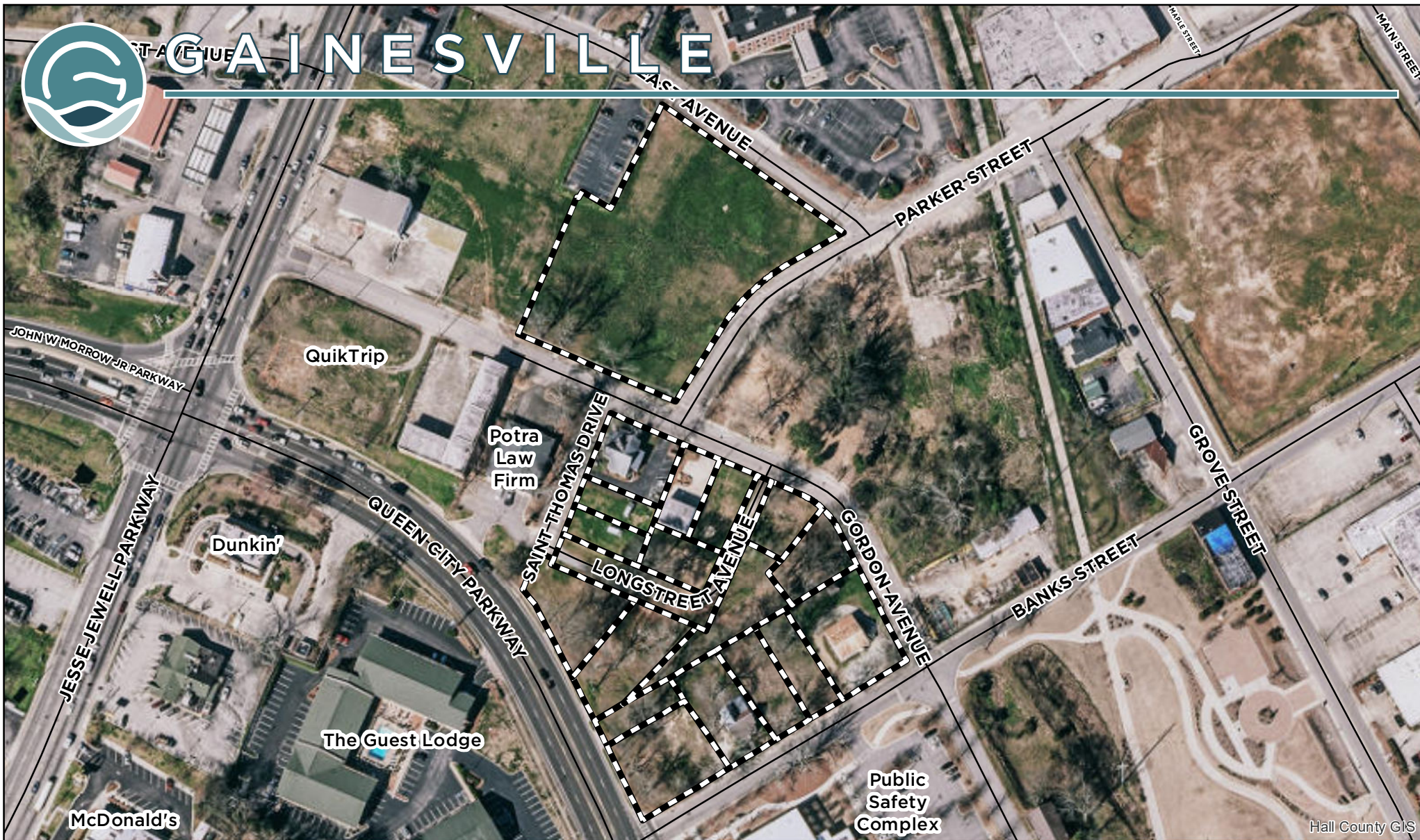
1. The proposed development shall not exceed 214 residential apartment units.
2. The development shall be consistent with the concept plan and architectural renderings provided with this rezoning application.
3. The proposed number, location, type and size of all signage for the development shall be subject to the Community & Economic Development Director approval.
4. The proposed on-street parking spaces along Banks Street, Gordon Avenue, Parker Street, East Avenue and Saint Thomas Drive shall be required to maintain two, 12-foot wide lanes and adhere to other State and Local requirements subject to the approval of the Gainesville Public Works Director. Any required road and striping improvements shall be at the expense of the developer.
5. 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).
6. All access point design for the subject property shall be submitted for review by the Gainesville Public Works Director and the Georgia Department of Transportation. The approval of said design shall be required prior to issuance of a land development permit. 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.
7. An updated as-built survey/plat of the subject property, indicating existing conditions and all improvements shall be recorded prior to obtaining a Certificate of Occupancy for the last occupied residential unit.



Applicant: MCNEAL DEVELOPMENT, LLC		Request: Rezone a 4.86+/- acres tract from Residential-II (R-II), Office & Institutional (O-I), General Business (G-B) & Heavy Industrial (H-I) to Planned Unit Development (P-U-D) for 214 multi-family apartments	
REZONING REQUEST			
Subject Property Address: 504, 512, 514, 520 & 528 Banks St; 510 East Ave; 535, 548, 549, 604, 608, 620 & 628 Gordon Ave; 0, 602, 611 & 612 Longstreet Ave; 436 & 442 Parker St; 627 & 635 Queen City Pkwy; 507 & 513 Saint Thomas Dr	Tax Parcel: 01-012-002-006; 01-013-001-001, 002, 003, 004, 005 & 006; 01-013-002-001, 002, 003, 004, 005, 006, 007, 007A, 008, 009 & 010	 Subject Property	
Meeting Date: 07/13/2021		Map Prepared: 06/03/2021	
Scale: 1" = 167'		Page 71 of 91	



GAINESVILLE



Hall County GIS

Applicant: **MCNEAL DEVELOPMENT, LLC**

REZONING REQUEST

Subject Property Address:

504, 512, 514, 520 & 528 Banks St; 510 East Ave; 535, 548, 549, 604, 608, 620 & 628 Gordon Ave; 0, 602, 611 & 612 Longstreet Ave; 436 & 442 Parker St; 627 & 635 Queen City Pkwy; 507 & 513 Saint Thomas Dr

Tax Parcel:

01-012-002-006; 01-013-001-001, 002, 003, 004, 005 & 006; 01-013-002-001, 002, 003, 004, 005, 006, 007, 007A, 008, 009 & 010

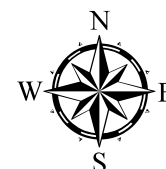
Request:

Rezone a 4.86+/- acres tract from Residential-II (R-II), Office & Institutional (O-I), General Business (G-B) & Heavy Industrial (H-I) to Planned Unit Development (P-U-D) for 214 multi-family apartments



Subject Property

Aerial from 2018



Meeting Date: **07/13/2021**

Map Prepared: **06/03/2021**

0 90 180 Feet
Page 72 of 91

SCALE: 1" = 167'

Zoning Narrative

Gainesville Midland

THE CITY OF GAINESVILLE, GEORGIA

A PLANNED UNIT DEVELOPMENT



May 28, 2021

TABLE OF CONTENTS

I. INTRODUCTION

- A. Executive Summary
- B. Comprehensive Plan Consistency

II. LAND USE STRATEGY

- A. Development Summary
- B. Aerial Overview

V. GENERAL GUIDELINES

- A. Parking
- B. Residential Units
- C. Building Heights & Massing
- D. Professional Management
- E. Utilities
- F. Signage
- G. Landscape
- H. Lighting
- I. Streets & Sidewalks
- J. Trees
- K. City Benefit
- L. Community Amenities
- M. Apartment Features

VI. APPENDIX

- A. Boundary Survey
- B. Legal Description
- C. Concept Plan
- D. Existing Conditions Plan
- E. Building Renderings
- F. Building Elevations

EXECUTIVE SUMMARY

Gainesville Midland is a Planned Unit Development located at 528 Banks Street (a 40' public right-of-way) and the intersection of Queen City Parkway (SR 53) within the limits of the City of Gainesville, Georgia. The property is located within the Central Core Character Area and the Midtown Special District of the City and in walking distance of Downtown's historic central square.

The property is an assemblage of seventeen individual parcels with an aggregated parcel totaling 4.86 +/- acres. The property is non-contiguous and separated by Gordon Avenue (a 40' public right-of-way).

The current zoning of the property includes:

GB – General Business

R11 - Residential

O-I – Office & Institutional

H-I – Heavy Industrial

Currently, the site is mostly vacant with the exception of four existing buildings that are planned for demolition. There are no streams or wetlands on the site and no known historical sites. The property overlooks the Midland Greenway Park and is in close proximity to many retail uses.

The development concept is an innovative urban Planned Unit Development incorporating three separate residential buildings in four story configurations. Two of the three residential buildings have partial basement units. Residential units will consist of studio, 1- and 2-bedroom units for a total unit count of 214. Parking will be provided at a ratio of 1.39 spaces per unit. Unit sizes will range from 638 SF to 1,165 SF. All units will lease at market rates and none of the units will be subsidized.

The property will have easy vehicular and pedestrian access to downtown Gainesville and is strategically located for quick access to I-985 via Queen City Parkway. Pedestrian access to the Midland Greenway Park & trail will enhance the site's desirability as an ideal spot to live, work and play.

COMPREHENSIVE PLAN CONSISTENCY

The MIDLAND GAINESVILLE Planned Unit Development is consistent with the City of Gainesville's vision for future land use in Urban Redevelopment Areas.

The intent of a Planned Unit Development (PUD) is to:

- Provide for maximum flexibility in the mixture and arrangement of land uses and unique and innovative land planning via planned unit developments, at appropriate locations, and with appropriate sizes and scales.
- Redevelopment and infill opportunities of underutilized and re-purposed sites are one of Gainesville's greatest challenges as their redevelopment can help further transform these areas for more desirable uses. Development of these infill sites can reduce the need to travel further to shop or work, preserve lands further out, and provide better utilization of existing infrastructure.

With proper planning, well designed architectural themes and an emphasis on livability, the goal of the GAINESVILLE MIDLAND Planned Unit Development is to provide a high level of compatibility with City of Gainesville's 2040 Comprehensive Plan Goals for the Downtown/Midtown Core as follows:

1. Provide for urban-scale housing, especially in the Midtown, redevelopment areas.
2. Provide for a vibrant, human-scaled and pedestrian friendly community.

This new community will integrate seamlessly within the City's urban fabric; greatly contributing to the evolving Midtown development node. The efforts of the City to revitalize this area will be benefited by another high quality project on the northern end of Midtown and along the Queen City Parkway Gateway Corridor.

Midland Gainesville will set the example as a well-conceived infill redevelopment by not only meeting the Comprehensive Plan goals but also by transforming neglected and underutilized resources into a livable enclave that will create new living opportunities for Gainesville's growing urban population.

DEVELOPMENT SUMMARY

Property Address:	528 Banks Street, Lot 153, 9th District, Gainesville, Georgia
Site Area:	4.86 AC +/-
Existing Zoning:	GB – General Business, R-II – Residential, O-I – Office & Institutional, H-I – Heavy Industrial
Existing Conditions:	Three existing commercial structures and one residential structure
Proposed Uses:	A multi-family, urban planned unit development incorporating vibrant, human-scaled living spaces and a pedestrian friendly location.
Proposed Density:	44.03 DU/AC
Site Development:	Maximum Residential Units: 214 <u>Property Setbacks</u> Front: 0' Side: 0' Rear: 0' Building Separation: 20'
Max. Structure Height:	60', measured from the average grade plane to the top of the roof (not including parapet heights). Parapet heights shall not exceed 65', measured from the average grade plane to the top of the parapet.
Open Space:	As exhibited in the Concept Plan, community Open Space will be provided in the amenity area. Additionally, the Midtown Greenway Park is located immediately adjacent to the site.
Parking:	1.39 parking spaces per residential unit will be located throughout the development via garages, on street parking, and surface lots.
Flexibility:	As the Developer progresses with design and approval of the project, it is understood that minor revisions may occur to the Concept Plan and that staff level approval will be granted as long as overall design intent and proposed density are not be exceeded.



DRAWINGS AND SPECIFICATIONS ARE PROPRIETARY AND PROPERTY OF MCNEAL DEVELOPMENT, LLC. NO USAGE ON ANY OTHER PROJECT OR DESIGN PERMITTED. VIOLATIONS SUBJECT TO FULL PROSECUTION UNDER LAW. USAGE FOR ANY REASON OUTSIDE OF THIS SPECIFIC PROJECT MUST HAVE WRITTEN PERMISSION FROM MCNEAL DEVELOPMENT, LLC.

GENERAL GUIDELINES

A. PARKING

Parking is being proposed as 1.39 parking spaces per residential unit with spaces located throughout the development via garage, on-street, and surface lot spaces:

- Standard parking & driveway space: 9' x 18' with vehicle overhang
- Parallel parking space: 8' x 22'
- Garage space 8'-6" x 18'

B. RESIDENTIAL UNITS

The multi-family units will consist of a mix of studio, 1- and 2-bedroom units.

C. BUILDING HEIGHTS & MASSING

Structure heights are permitted to a maximum sixty feet (60'), measured from the average grade plane to the top of the roof (not including parapet heights). Parapet heights shall not exceed 65', measured from the average grade plane to the top of the parapet.

D. PROFESSIONAL MANAGEMENT

The property will be professionally managed by an experienced multifamily residential operator specializing in Class-A apartment communities. The property management company will be responsible for maintenance of the complex as well as leasing and amenities.

E. UTILITIES

The City of Gainesville will provide water and sewer services via existing adjacent infrastructure. Power and natural gas will be provided by Georgia Power. Garbage collection will be provided by the City of Gainesville. Storm water management is proposed through modification to the existing regional detention facility located in the Midtown Greenway Park.

F. SIGNAGE

Upon to three entry signage monuments, at a height maximum of six feet (6') each, identifying the project will be placed in future locations, to be determined, at complex's entry along Banks Street, Parker Avenue, and Gordon Street. The monuments will be illuminated with decorative lighting for wayfinding purposes. Up to three additional blade signs will be located on the buildings facing Gordon Ave and Queen City Parkway.

Entry monuments, supporting decorative landscape and infrastructure (such as landscape lighting & irrigation) shall occur outside of the public Rights-of-Way and therefore will be exempt from City & State encroachment requirements.

G. LANDSCAPE

Decorative and supplemental landscaping may be provided throughout the development, adjacent to the Public Right-of-Way, and internal to the complex. Decorative landscape and infrastructure (such as landscape lighting & irrigation) shall occur at key focal points within the property.

H. LIGHTING

The Developer will prepare a lighting plan for street lights (in conjunction with Georgia Power) and may also provide decorative building, landscape, site & tree lighting throughout the

development and adjacent to the public streets surrounding the property. Buildings and entry signage may be illuminated for the purposes of safety and wayfinding.

I. STREETS & SIDEWALKS

The Developer will construct interior driveways to serve access to the complex. The minimum driveway width will be twenty-four (24'), with fire lanes being a minimum of twenty-six (26'). Access to and from the complex will occur over public Rights-of-Way from existing streets.

On-street parking will be added along the St. James Right-of-Way and the Developer will provide maintenance for the portion of the Right-of-Way utilized for parking.

Concrete sidewalks will be constructed throughout the complex with interconnectivity to the amenities and other public sidewalks systems including the Midtown Greenway.

Developer plans to provide stoops at ground floor units that front the Midtown Greenway Park to provide an engaging streetscape for the community. These stoops will enhance the public street by activating the first-floor units to mimic the pattern of an urban environment

J. TREES

Street trees will be planted along the Public Right-of-Way where adequate width is available. Other shade and decorative trees will be planted throughout the complex with the intent of creating a well landscaped environment that is both functional and aesthetically pleasing.

K. CITY BENEFIT

Gainesville Midland will provide The City of Gainesville with an innovative urban Planned Unit Development incorporating superior architecture and lifestyle amenities for an active residential living opportunity in the rapidly developing Midtown development node.

The development will bring additional residents to downtown Gainesville to support existing and future businesses. Residents will be within walking distance to these businesses, which will allow them to not use their car to access downtown amenities and in turn reduce traffic congestion.

L. COMMUNITY AMENITIES

- Located in Downtown Gainesville where residents will be able to walk to local restaurants, shops, and event venues.
- Direct connection to the Midtown Greenway that ties into the Highland to Island Trail.
- Rooftop Clubroom featuring Indoor and Outdoor gathering spaces.
- Business Center offering Co-working Space adjacent to the Rooftop Clubroom.
- High-speed Wi-Fi for resident use in all amenity spaces.
- Leasing Office will include Coffee Bar for current and potential residents.
- Fitness Center with high-end Fitness Equipment and Yoga Room with Fitness on Demand classes overlooking the resort-style pool.
- Resort-style saltwater pool with sundeck and outdoor pavilion with gas grilling station.
- Pet Spa with washing and drying stations.
- Bike Storage with repair stations.
- Indoor Mail and Package Storage Room, plus Package Concierge provider Fetch that allows residents to schedule package delivery to their apartment.

- Dry Cleaning Lockers.
- Access control to the conditioned corridor buildings.

M. Apartment Features

- Expansive Studio, One-, and Two-Bedroom Floorplans with 9 Foot Ceilings Throughout.
- Gourmet kitchens with stainless steel appliances.
- Granite and quartz countertops (depending on unit type) and luxury cabinets with tile backsplash plus under cabinet lighting.
- Energy efficient LED light fixtures throughout the home.
- Wood-style Flooring throughout Kitchen, Living Room, Bathroom, and Bedroom (depending on unit type).
- Ceiling Fans in Bedrooms.
- Oversized Closets with Ample Storage.
- Full Size Washer and Dryer in unit.
- Private Balcony or Patio in Unit.
- Select ground floor units will have direct access stoops, allowing residents to enter their unit from the street.
- Smarthome thermostats and integrated USB ports in Kitchens.
- High-speed Fiber Internet Service to each unit.



GAINESVILLE MIDLAND
 GAINESVILLE, GA
 RENDERING • 06-10-2021
MCN2021-01



© COPYRIGHT 2021 DYNAMIK DESIGN



GAINESVILLE MIDLAND
 GAINESVILLE, GA
 RENDERING • 06-10-2021
MCN2021-01



© COPYRIGHT 2021 DYNAMIK DESIGN



BLDG 1000 - RIGHT ELEVATION



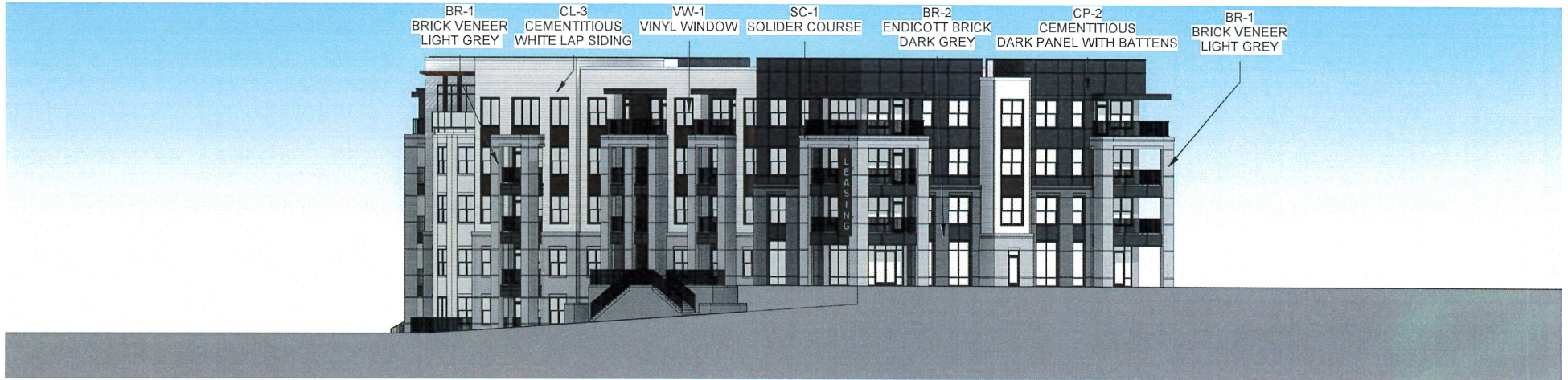
BLDG 1000 - FRONT ELEVATION



BLDG 1000 - LEFT ELEVATION



BLDG 1000 - REAR ELEVATION



BLDG 2000 - RIGHT ELEVATION



BLDG 2000 - FRONT ELEVATION



BLDG 2000 - LEFT ELEVATION



BLDG 2000 - REAR ELEVATION

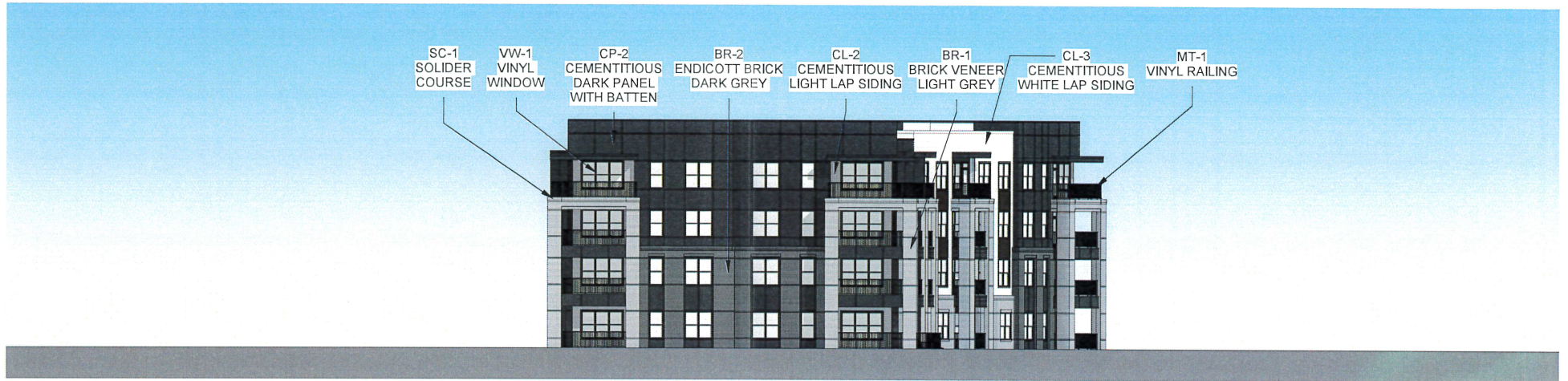


GAINESVILLE MIDLAND

GAINESVILLE, GA
CONCEPTUAL DESIGN • 06/10/2021
MCN2021-01



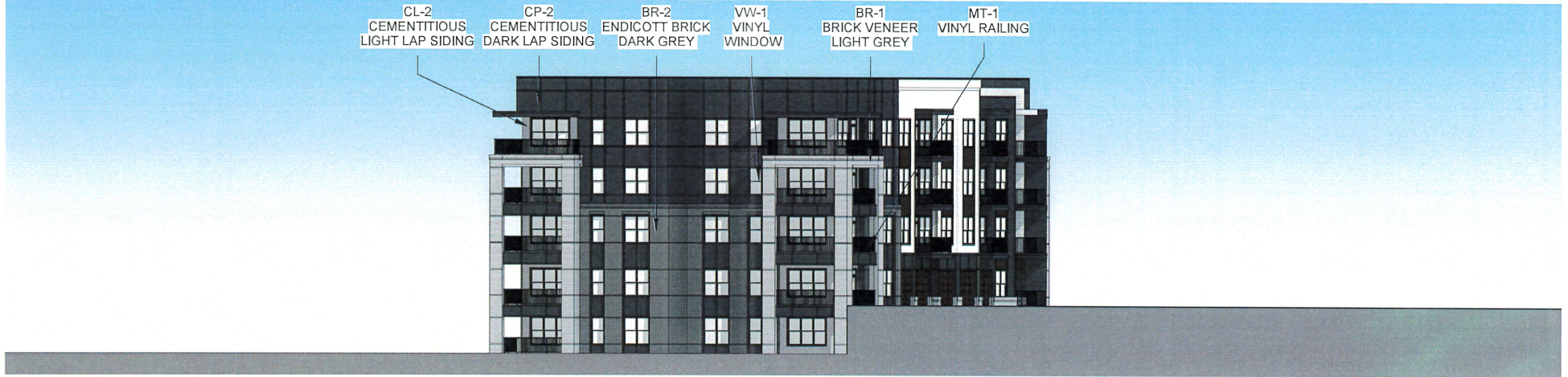
© COPYRIGHT 2021 DYNAMIK DESIGN



BLDG 3000 - LEFT ELEVATION



BLDG 3000 - REAR ELEVATION



BLDG 3000 - RIGHT ELEVATION



BLDG 3000 - FRONT ELEVATION