

**1. CALL TO ORDER**

**2. MINUTES**

**A. March 8, 2021 PAB Meeting Minutes**

**3. OLD BUSINESS**

**4. NEW BUSINESS**

**A. Annexation Request**

- (1) Request from **Carl Volle** to annex a 0.40± acre tract located on the south 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: Single-family lot

**B. Rezoning Requests**

- (1) Request from **West Ridge Storage, LLC** to rezone a 3.69± acres tract located on the east side of West Ridge Road, northeast of its intersection with E. E. Butler Parkway (a/k/a **891 West Ridge Road, SE**) from Regional Business (R-B) to Light Industrial (L-I).  
Ward Number: Three  
Tax Parcel Number(s): 01-055-000-046  
Request: Climate controlled self-storage
- (2) Request from **523 Park Street, LLC** to rezone a 0.31± acre tract located on the north side of Park Street and east of the intersection of Park Street and Boulevard (a/k/a **523 Park Street, NE**) from Residential-I (R-I) to Residential-II (R-II).  
Ward Number: Two  
Tax Parcel Number(s): 01-038-003-015  
Request: Accessory carriage house apartment

**C. Zoning Amendment Requests**

- (1) Request from **Lane & Block, LLC** to amend an existing Planned Unit Development (P-U-D) zoning on a 60.71± acres tract located at the west side of the intersection of Jesse Jewell Parkway and Limestone Parkway, having road frontage on the east side of Lakeview Drive (a/k/a **0 Limestone Parkway**).  
Ward Number: Two  
Tax Parcel Number(s): 00-082-003-001  
Request: Mixed-use development
- (2) Request from **Angela Zubar** to amend an existing Planned Unit Development (P-U-D) zoning totaling 3.29± acres located at the southwest side of the intersection of Pemmican Run and Bruce Drive, west of McEver Road (a/k/a **2475 Pemmican Run, NW**).  
Ward Number: Five  
Tax Parcel Number(s): 08-005-000-038  
Request: Special event facility / Wine tasting room

**5. MISCELLANEOUS**

## 6. ADJOURNMENT



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**Date Submitted:** 4/6/2022  
**Presenter:** N/A  
**Item of Business:** March 8, 2021 PAB Meeting Minutes  
**Meeting Date:** 4/12/2022

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**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

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

N/A

**Amount Requested:**

**Source of Funds:**

**Finance Comments:**

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**Administrative Comments:**

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**ATTACHMENTS:**

| Description                                                                                       | Type    |
|---------------------------------------------------------------------------------------------------|---------|
|  Draft Minutes | Minutes |

**GAINESVILLE PLANNING AND APPEALS BOARD**  
**DRAFT MINUTES OF MEETING**  
**MARCH 8, 2022**

**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 Carmen Delgado

**Members Absent:**     Board Member Ryan Thompson

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

**Others Present:**      Council Members Barbara Brooks and George Wangemann

**MINUTES OF FEBRUARY 8, 2022**

**There was a motion to approve the minutes as presented.**

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

**OLD BUSINESS**

**NEW BUSINESS**

**A. Rezoning Request**

- 1) Request from **Interface Properties, LLC** to rezone a 6.6± acres tract located on the southwest side of the intersection of Dawsonville Highway and Beechwood Boulevard (a/k/a **989 Dawsonville Highway, NW**) from Residential-I (R-I), Residential-II (R-II) and General Business (G-B) to General Business (G-B).

Ward Number:             One

Tax Parcel Number(s):   01-115-002-002E

Request:                    Retail, drive-through restaurant and auto service

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

The property is currently zoned Residential-I (R-I), Residential-II (R-II) and General Business (G-B). The property is located within the Gateway Corridor Overlay Zone and contain a church building previously occupied by Trinity Baptist Church. Adjacent uses include numerous commercial retail, restaurant and service uses fronting Dawsonville Highway as well as residential uses off of Beechwood Boulevard. The applicant is proposing to consolidate the 6.6± acres property under one zoning of General Business (G-B) for a 3,751± square foot fast food drive-thru restaurant and a 2,086± square foot auto (lube) service use. No specific use has been identified for the remainder of the property known as Phase II. Access is proposed from Dawsonville Highway as well as near an existing driveway cut on Beechwood Boulevard. A Traffic Study was completed for the proposed development of which a summary is provided in the staff recommendation report.

The proposed use is consistent with the purpose and intent of the Comprehensive Plan as the property is located within the *Retail/Commercial* land use category and within the *Suburban Commercial* Character Area.

The Planning Division staff is recommending **conditional approval** of this rezoning request with G-B zoning, based on the Comprehensive Plan and the adjacent residential and non-residential land uses.

**Applicant Presentation:** **Tyler Smith**, 340 Jesse Jewell Parkway, represents the applicant and also present was Patrick Bentley from High Point Real Estate. Mr. Smith stated the property is currently owned by Chattahoochee Baptist Association and the purpose was to consolidate the zoning to a General Business (G-B) zoning category. He said it is a commercial corridor on all sides except for the west which is residential. He stated the adjacent residential property will be at a lower in grade of approximately 20 to 30 feet once developed. The development will consist of a fast food restaurant and an oil change facility. He then explained phase two at the rear of the property will be developed at a later time and agrees with all conditions including the prohibited uses mentioned by Mr. Tate. He said there will be access at Dawsonville Highway with a cut at Beechwood Boulevard and hopefully inter-parcel access with McEver Corners Shopping Center.

**FAVOR: None**

**OPPOSE:** **Christine Osasu**, 1738 Lanier Springs Drive, presented a petition containing signatures and said more than 70 percent of the neighbors are opposed to the request. She spoke about accidents on Dawsonville Highway, traffic concerns at Beechwood Boulevard, noise, safety, property values decreasing, litter and asked the board to consider not allowing an entrance to the development on Beechwood Boulevard.

**Brooke Reid**, 1756 Beechwood Boulevard, stated she was speaking on behalf of her mother's residence. She submitted an open records request from the police department which showed a high number of wrecks on Dawsonville Highway at and near Beechwood Boulevard. Her other concern was the proposed entrance/exit at Beechwood Boulevard and the amount of traffic it might bring. She said the church never had access and is opposed to the development.

**Rebuttal:** Mr. Smith stated there will be a vegetated buffer planted to buffer the development from the residential uses. There would be only one driveway onto Dawsonville Highway and one driveway onto Beechwood Boulevard for the project similar to the neighboring Olive Garden restaurant which provides additional access the Beechwood residents to access the existing signalized intersection. Mr. Smith gave a brief review the traffic study which stated the proposal would have minimal traffic impacts to Beechwood Boulevard along with the prohibited uses.

**PLANNING AND APPEALS BOARD COMMENTS:** Board Member Simmons asked about how many homes were in the area and was told approximately sixty-five and then asked the name of the proposed restaurant. Mr. Smith stated he could not reveal the name due to confidentiality. Vice-Chair Fleming asked if Phase II would be retail and if it would be subdivided and need to come back through the planning board. Chairman Carter stated on a commercial project with a large amount of acreage was normal not to know all the tenants at the beginning but over time filled in within the parameters of the rezoning. Chairman Carter said the front lots are usually the first to have users/tenants.

Deputy Director Tate stated if the property is rezoned then it could be subdivided and developed for different types of uses that could include such uses as a daycare center, kennel, lodging services, office, retreat center, self-storage facility or animal hospital. Mr. Tate stated the board is charged to determine if the proposed use entirety is consistent with the Comprehensive plan while giving consideration to any impact to the adjacent and nearby properties. He explained that GDOT plans to redesign the existing median cut at Beechwood Boulevard and Dawsonville Highway with an R-Cut median that would allow a dedicated left turning movement off of Dawsonville to Beechwood Boulevard. He stated the development would be limited to right turning movements from the proposed driveway on Dawsonville Highway and from the intersection of Beechwood Boulevard/ Dawsonville Highway. The staff proposed zoning conditions restrict the proposed development to a single driveway on Dawsonville Highway, a single driveway on Beechwood Boulevard and the possibility of an inter-parcel access driveway connecting the development to the neighboring McEver Corners shopping center.

Board Member Simmons asked if Ms. Osasu understood or was confused about the exits. Ms. Osasu stated she understood but was mostly concerned with the traffic trying to get out of the neighborhood and had been stuck for more than 30 minutes at the shopping center across the street at one point. She also asked about noise and traffic from self-storage unit/buildings in a residential area. Chairman Carter stated a self-storage facility generates the least amount of traffic for a development.

**There was a motion to recommend conditional approval to rezone the subject property for retail, drive-through restaurant and auto service from Residential-I (R-I), Residential-II (R-II) and General Business (G-B) to General Business (G-B) with the following conditions:**

**Conditions**

- 1. The proposed buildings shall be generally consistent with the standards depicted on the concept plan and architectural elevation provided with this rezoning application and shall adhere to the Gateway Corridor Overlay Zone standards.**
- 2. Prohibited uses for the subject property shall include group homes, crisis centers, adult novelty stores, adult entertainment centers, pawn shops, dollar-type stores, massage parlors, tobacco or vaping stores, tire stores, auto parts stores, gas station/convenience store, auto body shops, automobile sales establishments, marine sales or repair stores, automated or non-automated car washes, truck stops, coin-laundry facilities, tattoo parlors, psychics, fortune tellers, clairvoyants and the like.**
- 3. A mixture of evergreen and deciduous buffer trees shall be planted at the top of the grade between Beechwood Boulevard adjacent to the proposed building/parking lot/service areas. In addition, the frontage landscape strip at the street grade of Beechwood Boulevard shall be planted with trees, shrubs and sod similar to the adjacent Olive Garden restaurant property. The location, size and type of landscaping /trees shall be subject to the approval of the Community and Economic Development Department Director.**
- 4. An electronic message board / changeable copy sign shall not be permitted.**
- 5. Free-standing signage shall not be allowed along Beechwood Boulevard.**

6. **The subject property shall be limited to one driveway on Beechwood Boulevard and one driveway on Dawsonville Highway as generally depicted on the concept plan. In addition, an inter-parcel access drive shall be permitted to connect with the adjacent McEver Corners shopping center located south of the subject property.**
7. **Prior to a permit being issued, the developer/property owner shall exhaust all reasonable measures to provide for inter-parcel vehicular access with the adjacent McEver Corners shopping center property located south of the subject property as determined by the Gainesville Public Works Director. Documentation shall be provided to the City of Gainesville in this regard.**
8. **All access point design for the subject property shall be submitted for review by the Georgia Department of Transportation in conjunction with the Gainesville Public Works Director. Approval of said design shall be required prior to issuance of a building permit. All required access/traffic/sidewalk improvements associated with the proposed development shall be at the full expense of the developer/property owner.**

Motion made by Board Member White

Motion seconded by Board Member Martin

**Vote – 5 favor, 1 oppose (Simmons), 1 absent (Thompson)**

#### **ADJOURNMENT**

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

Motion made by Board Member Martin

Motion seconded by Board Member Delgado

**Vote – 6 favor, 1 absent (Thompson)**

Respectfully submitted,

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Doug Carter, Chairman

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Gwen Fleming, Recording Secretary

**Date Submitted:** 4/6/2022

**Presenter:** Matt Tate

**Item of Business:** Request from **Carl Volle** to annex a 0.40± acre tract located on the south 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: Single-family lot

**Meeting Date:** 4/12/2022

**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 a single-family home. The property is currently zoned Agricultural Residential-III (AR-III) within unincorporated Hall County and is adjacent to the city limits to the west. The proposed home will be a minimum of 1,200 square feet of heated living area (3 BR/2 BA) 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 four conditions. See the Staff Recommendation report for details.

**Department Director:**

Rusty Ligon

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

N/A

**Amount Requested:**

**Source of Funds:**

**Finance Comments:**

**Administrative Comments:**

**ATTACHMENTS:**

| Description                                          | Type            |
|------------------------------------------------------|-----------------|
| <input type="checkbox"/> Staff Recommendation Report | Report          |
| <input type="checkbox"/> Location Maps               | Backup Material |
| <input type="checkbox"/> Narrative                   | Backup Material |
| <input type="checkbox"/> Rendering                   | Backup Material |
| <input type="checkbox"/> Survey                      | 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** ..... 0.40± acre  
**Ward**..... Two  
**Proposed Use**..... Single-family home  
**Planning Division Staff Recommendation** ..... **Approval, with conditions**  
**Date**..... April 12, 2022

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▪ **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 a single-family home. The property is currently zoned Agricultural Residential-III (AR-III) within unincorporated Hall County and is adjacent to the city limits to the west. The proposed home will be a minimum of 1,200 square feet of heated living area (3BR/2BA) 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,<br>Mini-warehouse storage units | Agricultural Residential-III (AR-III) -County,<br>Highway Business (H-B) -County        |
| South    | Mobile homes,<br>Apartments                          | Agricultural Residential-III (AR-III) -County<br>Planned Unit Development (P-U-D) -City |
| East     | Single-family homes                                  | Residential-II (R-II) -City                                                             |
| West     | Glory 1330 Radio Station,<br>Single-family home      | Neighborhood Business (N-B) -City<br>Suburban Shopping (S-S) -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:*

**2021-** A request by Carl Volle to annex a 1.69± acres tract with a zoning of Residential-II (R-II) located at 1646 Meadowlark Lane was approved for sewer for six single-family homes. This property was originally part of the parent tract which included the subject property.

**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 home is comparable in size and will function similarly as the adjacent single-family homes. The proposed lot is 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 2.5 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 a residential home which is 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 9.5± new trips per weekday, 1± A.M. and P.M. peak hour trips.

Given the scale of the request (1 home), 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 uses 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.

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▪ **Staff Recommendation**

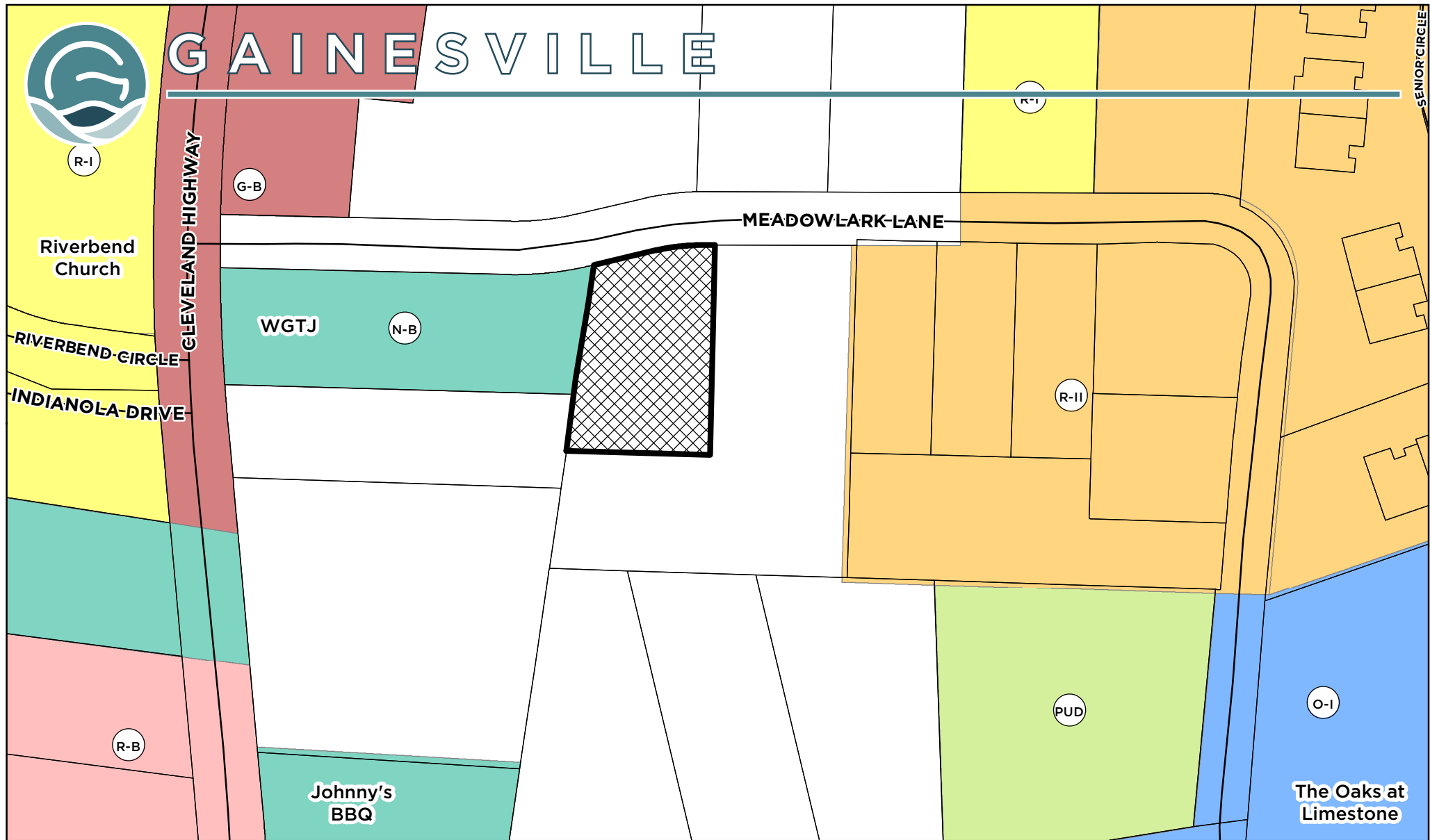
The Planning Division staff is recommending **conditional approval** of this annexation request with **Residential-II (R-II)** zoning, based on the Comprehensive Land Use Plan and the adjacent residential land uses.

**Conditions**

1. The development shall be limited to one single-family home.
2. The development shall be generally consistent with the site plan and pictures provided with this annexation application. In addition, the roof shall be constructed with architectural shingles and the front and sides of the home shall be constructed with a minimum 3-foot tall watermark of brick or stone material.
3. The front and side yards of the home shall be sodded with grass.
4. An updated as-built boundary survey/plat of the subject property, indicating new property boundaries, shall be recorded prior to obtaining a Certificate of Occupancy.



# GAINESVILLE



Applicant: **CARL VOLLE**

## ANNEXATION REQUEST

Subject Property Address:  
1646 Meadowlark Lane

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

Request:

Annex 0.40+/- acre tract and establish zoning as Residential-II (R-II) for a single-family lot



Subject Property



Meeting Date: 04/12/2022

Map Prepared: 03/02/2022

0 50 100 Feet

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SCALE: 1" = 100'





# GAINESVILLE



Applicant:

**CARL VOLLE**

Request:

Annex 0.40+/- acre tract and establish zoning as Residential-II (R-II) for a single-family lot

## ANNEXATION REQUEST

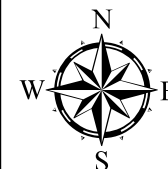
Subject Property Address:  
1646 Meadowlark Lane

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



Subject Property

Aerial from 2021



Meeting Date: 04/12/2022

Map Prepared: 03/02/2022

0 50 100 Feet

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SCALE: 1" = 100'

## **Narrative**

I am proposing to annex and rezone a .40± acre lot from the county to the city with a R-II zoning for the purpose of constructing one residential single family home. The proposed lot will be connected to city sewer which is available to the property. The house will be a minimum of 1,200 sf heated living area with architectural shingle roof, Hardiplank siding with brick or rock watertable, 1 car attached carport, sodded front yard, and will contain 3 bedrooms & 2 baths.







**Date Submitted:** 4/6/2022

**Presenter:** Matt Tate

**Item of Business:** Request from **West Ridge Storage, LLC** to rezone a 3.69± acres tract located on the east side of West Ridge Road, northeast of its intersection with E. E. Butler Parkway (a/k/a **891 West Ridge Road, SE**) from Regional Business (R-B) to Light Industrial (L-I).  
 Ward Number: Three  
 Tax Parcel Number(s): 01-055-000-046  
 Request: Climate controlled self-storage

**Meeting Date:** 4/12/2022

**Purpose of Request:**

The applicant proposes to rezone the subject property from Regional Business (R-B) to Light Industrial (L-I) for a climate controlled self-storage facility. The two-story facility will be approximately 101,000 square feet in size and will include 1,500 square feet of office space. A single access driveway is proposed from West Ridge Road. The property is mostly wooded with no structures. The adjacent uses include the QuikTrip gas station, Athens Highway package store, Cargill, Kag Food Products and the Black and Cooley Drive neighborhood.

**History/Background:**

**Facts & Issues for Consideration:**

**Department Recommendation:**

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

**Department Director:**

Rusty Ligon

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

N/A

**Amount Requested:**

**Source of Funds:**

**Finance Comments:**

**Administrative Comments:**

**ATTACHMENTS:**

| Description                                          | Type            |
|------------------------------------------------------|-----------------|
| <input type="checkbox"/> Staff Recommendation Report | Report          |
| <input type="checkbox"/> Location Maps               | Backup Material |
| <input type="checkbox"/> Narrative                   | Backup Material |
| <input type="checkbox"/> Survey                      | Backup Material |
| <input type="checkbox"/> Concept Plan                | Backup Material |
| <input type="checkbox"/> Elevations                  | Backup Material |

**GAINESVILLE PLANNING and APPEALS BOARD  
STAFF RECOMMENDATION**

**Applicant** ..... West Ridge Storage, LLC  
**Property Owner** ..... Gold Meadow Land, LLC  
**Locations** ..... 891 West Ridge Road, SE  
**Request** ..... Rezone from R-B to L-I  
**Size** ..... 3.69± acres  
**Ward** ..... Three  
**Proposed Use** ..... Climate controlled self-storage  
**Planning Division Staff Recommendation** ..... **Approval, with conditions**  
**Date** ..... April 12, 2022

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

The applicant is requesting to rezone the subject property from Regional Business (R-B) to Light Industrial (L-I) for a climate controlled self-storage facility. The proposed facility is two-stories in height and approximately 101,000 square feet in size that will include 1,500 square feet of office space. Operating hours of the office will be from 8:00 A.M. to 6:00 P.M. Exterior materials will include a mixture of brick, EIFS, glass and metal and a standing seam metal roof. Stormwater will be provided onsite behind the building which will be buffered from residential property located off of Black Drive. A single access driveway is proposed from West Ridge Road. The property is mostly wooded with no structures.

▪ **Adjacent Land Use and Zoning**

| Location | Use                                                                 | Zoning                                                  |
|----------|---------------------------------------------------------------------|---------------------------------------------------------|
| North    | Kag Food Products; Black and Cooley Drive Neighborhood              | Light Industrial (L-I)<br>Residential-II (R-II) -County |
| South    | QuikTrip gas station; Undeveloped land; GDOT right-of-way (Exit 22) | Regional Business (R-B)                                 |
| East     | Cargill; Athens Highway Package Store                               | Heavy Industrial (H-I)<br>General Business (G-B)        |
| West     | GDOT right-of-way (Exit 22)                                         | Regional Business (R-B)                                 |

▪ **Zoning History**

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

**2019-** A request by Karl Chambers and David Reddicks to annex and establish Residential-II (R-II) zoning a 0.49± acre property located at 1026 Athens Street was approved with conditions for a residential duplex.

**2018 –** A request by KRM 2016 LLC to rezone a 0.855 ± acre tract located at 827, 831 and 851 Athens Street SE from Residential-II (R-II) and Heavy Industrial (H-I) to Residential-II (R-II) for five residential duplexes 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 proposed climate controlled self-storage facility appears suitable given the adjacent and nearby zoning and land uses along West Ridge Road. The property is located along an established commercial/industrial corridor spanning from E.E. Butler Parkway to Athens Street. The zoning and development of the adjacent and nearby property consists of residential, commercial and industrial uses zoned Residential-II (R-II), Regional Business (R-B), General Business (G-B), Light Industrial (L-I) and Heavy Industrial (H-I).

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

Self-storage climate controlled facilities create minimal traffic, noise and no odor. As well, non-spill lighting will be provided for security purposes. A buffer will be required adjacent to the single-family home located off of Black Drive. Therefore, the proposed use should not create any adverse effects to the surrounding properties.

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

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

According to the Character Area map for the City of Gainesville, the subject property is located within the *Economic Development Gateways character area* which supports the applicant's proposal. The primary vision for the area is to continue to support economic development while preserving and strengthening important natural and cultural resources. These areas include a wide range of office, business, light industrial, manufacturing, research, and development uses; and commercial uses that directly support or are otherwise linked to the dominant business use as well as mixed-use, residential (existing uses only), public / institutional, transportation / communications / utilities, and parks / recreation / conservation uses.

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

The property is zoned Regional Business (R-B) which is intended for commercial uses which serve the public by means of automobile. The proposal requires the property to be rezoned which seems reasonable given the adjacent zoning and uses fronting West Ridge Road.

**(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 capacity is sufficient. Gainesville Fire Station #1 is located approximately 2.3± miles away off of Queen City Parkway which currently services adjacent and nearby properties.

There should be no impact to the school system as the proposed request is for light industrial purposes.

The proposed use will increase traffic turning movements on West Ridge Road. According to the Institute of Transportation Engineers (ITE) Trip Generation Handbook (9th Edition), the climate controlled self-storage facility on average could generate 252± new trips per weekday (50% entering, 50% exiting), 28± A.M. peak hour trips (48% entering, 52% exiting) and 29± P.M. peak hour trips (53% entering, 47% exiting).

**(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?**

West Ridge Road and E.E. Butler Parkway have experienced mostly commercial and industrial growth given the proximity of the railroad and I-985. Excluding the adjacent residential homes off of Black and Cooley Drive, it is anticipated that the surrounding area will remain mostly nonresidential due to the location of the Cargill plant.

**(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 use 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 rezoning request based on the Comprehensive Plan and the adjacent industrial uses.

**Conditions**

1. Prohibited uses for the subject property shall include group homes, crisis centers, adult novelty stores, adult entertainment centers, pawn shops, dollar-type stores, massage parlors, tobacco or vaping stores, tire stores, auto parts stores, gas station/convenience store, auto body shops, automobile sales establishments, marine sales or repair stores, automated or non-automated car washes, truck stops, coin-laundry facilities, tattoo parlors, psychics, fortune tellers, clairvoyants and the like.
2. The proposal shall be generally consistent with the standards depicted on the concept plan and architectural elevation provided with this rezoning application.
3. A vegetated buffer consisting of a mixture of evergreen buffer trees shall be planted at the top of the grade between the subject property and the adjacent single-family property located at 915 Black Drive. The trees shall be a minimum installation height of 7 feet. The location, size and type of landscaping /trees shall be subject to the approval of the Community and Economic Development Department Director.
4. Signage shall only be permitted on West Ridge Road. An electronic message board changeable copy sign shall not be permitted.
5. Access shall only be permitted on West Ridge Road as generally depicted on the concept plan. All access point design for the subject property shall require approval by the Gainesville Public Works Director. All required access / traffic / sidewalk and improvements associated with the proposed development shall be at the full expense of the developer/property owner.



# GAINESVILLE

Cargill

(L-I)

(G-B)

Athens Hwy.  
Package  
Store

WEST RIDGE ROAD

BLACK DRIVE

GOOLEY DRIVE

(R-B)

Quik  
Trip

(H-I)

W. BUTLER PARKWAY

Applicant: **WEST RIDGE STORAGE, LLC**

## REZONING REQUEST

Subject Property Address:  
891 West Ridge Road, SE

Tax Parcel:  
01-055-000-046

Request:

Rezone 3.69+/- acres tract from Regional Business (R-B) to Light Industrial (L-I) for climate controlled self-storage



Subject Property



Meeting Date: 04/12/2022

Map Prepared: 03/10/2022

0 50 100 Feet  
Page 24 of 92

SCALE: 1" = 100'





# GAINESVILLE

Cargill

Athens Hwy.  
Package  
Store

WEST RIDGE ROAD

Quik  
Trip

LEE BUTLER PARKWAY

BLACK DRIVE

COOLEY DRIVE

Applicant: **WEST RIDGE STORAGE, LLC**

## REZONING REQUEST

Subject Property Address:  
891 West Ridge Road, SE

Tax Parcel:  
01-055-000-046

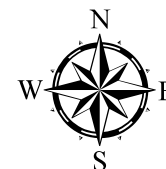
Request:

Rezone 3.69+/- acres tract from Regional Business (R-B) to Light Industrial (L-I) for climate controlled self-storage



Subject Property

Aerial from 2021



Meeting Date: 04/12/2022

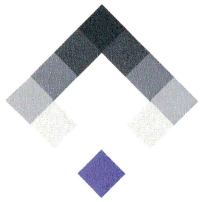
Map Prepared: 03/10/2022

0 50 100 Feet

Page 22 of 92

SCALE: 1" = 100'





# SMITH GILLIAM WILLIAMS & MILES

Website: sgwmfirm.com

Phone: 770.536.3381

Fax: 770.531.1481

Mailing Address: P.O. Box 1098  
Gainesville, GA 30503

## NARRATIVE REPORT

West Ridge Storage, LLC (the “Applicant”), seeks to rezone a two-story, climate-controlled self-storage facility located at 891 S.E. West Ridge Rd., Gainesville, Hall County Georgia. The self-storage facility will be no larger than 101,000 sq. ft. Provided with the application is a site plan showing a potential layout of the self-storage facility. Also provided with the application are proposed elevations of the self-storage facility. The applicant has also supplied a plat and legal description of the property.

The property is currently zoned Regional Business (RB), and the applicant is requesting that it be rezoned to Light Industrial (L-I). The tract immediately adjacent to the north of the property is currently zoned as Light Industrial (L-I). The property consists of 3.691 acres and is currently vacant. The property is in Ward 4.

Setbacks and buffers will be those established by the zoning ordinances of the City of Gainesville. All lighting for the storage facility will be non-spill illuminated lighting consistent with the ordinances of the City of Gainesville. The office situated in the front of the building will not exceed 1500 sq. ft. and operating hours will be from 8:00 a.m. to 6:00 p.m.

The exterior construction of the building will be brick, EIFS, glass and possibly metal panels on the back. The roof material will be standing seam metal.

Stormwater management will be to the rear of the property as shown on the site plan.

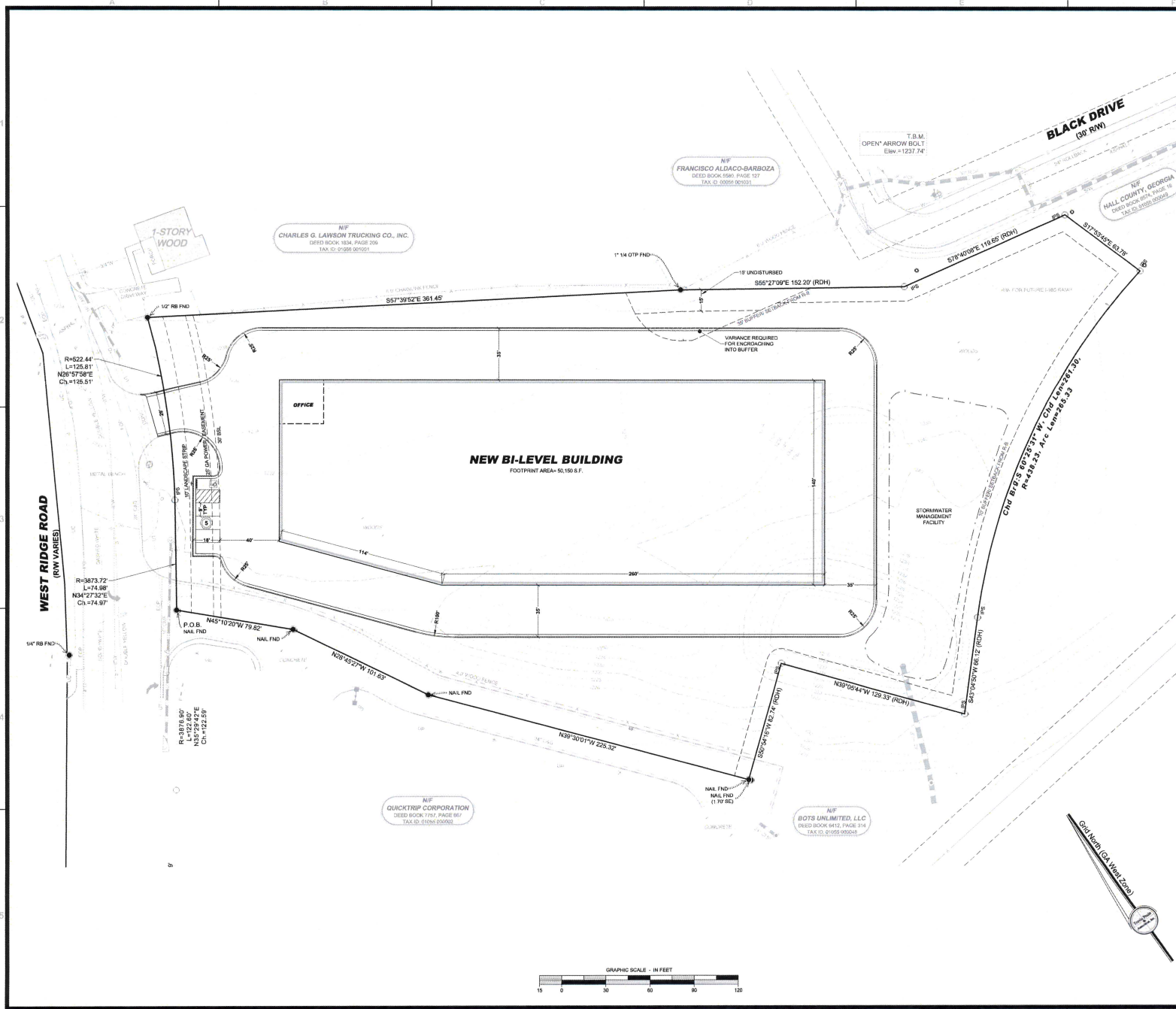
There will be one entrance into the property as shown on the site plan. Applicant respectfully requests approval and submits the exhibits attached in support of its request. Please do not hesitate to contact applicant’s counsel, Steven P. Gilliam. His contact information is contained on the law firm letterhead on which this narrative is written.

### Street Address:

Smith Gilliam Williams & Miles, P.A.  
340 Jesse Jewell Parkway, Suite 300  
Gainesville, GA 30501







**OWNER / DEVELOPER**  
**WEST RIDGE STORAGE, LLC**  
 3078 TITTLE OVERLOOK NW  
 ATLANTA, GA 30357  
 PHONE (404) 803-0121  
 E-mail: owner@westridgestorage.com

**24 HOUR EMERGENCY CONTACT**  
 MR. KIMBER LARSON  
 PHONE (404) 803-0121  
 E-mail: kimber@westridgestorage.com

**SITE ADDRESS:** 891 WEST RIDGE ROAD  
**EXISTING ZONING:** R-B (Regional Business District)  
**PROPOSED ZONING:** L-1 (Light Industrial District)  
**SITE AREA:** 160,789 S.F. OR 3.691 ACRES  
**TAX PARCEL ID:** 01055 000046

**BUILDING SETBACK LINES:**  
 FRONT YARD: 30 FT.  
 REAR YARD: NONE  
 SIDE YARD: NONE

**BUILDING SUMMARY:**  
 2-STORY  
 BUILDING AREA: 50,150 S.F. (FOOTPRINT) X 2= 100,300 S.F. TOTAL  
 BUILDING HEIGHT: 27' MAX.

**PARKING SUMMARY:** (Variance required for reduction in parking)  

| DESCRIPTION            | MIN' | MAX' | PROVIDED |
|------------------------|------|------|----------|
| REGULAR PARKING        | 18   | 24   | 4        |
| ADA ACCESSIBLE PARKING | 1    | 2    | 1        |
| TOTAL PARKING SPACES   | 17   | 26   | 5        |

\*MIN. ONE SPACE PER 40 UNITS-17  
 \*MAX. 1 SPACE PER 20 UNITS-26  
 890 STORAGE UNITS PROPOSED.

**PROPOSED USE:**  
 SELF-STORAGE FACILITY

**DEVELOPMENT CONTROLS:**

|                            | ALLOWED | PROPOSED |
|----------------------------|---------|----------|
| MAX. BUILDING COVERAGE     | 70%     | 51%      |
| MAX. IMPERVIOUS SURFACE    | 85%     | 59%      |
| MIN. LANDSCAPED OPEN SPACE | 5%      | 5%       |
| MIN. ROAD FRONTAGE         | 40 FT.  | 201 FT.  |
| MIN. LOT WIDTH             | 100 FT. | 201 FT.  |
| MAX. HEIGHT (FT.)          | 75 FT.  | 27 FT.   |
| MAX. HEIGHT (STORIES)      | 3       | 2        |

**SURVEY INFO:**  
 BOUNDARY AND TOPOGRAPHIC INFORMATION FORM A.L. TRAVIS PRUITT AND TITLE SURVEY FOR 891 WEST RIDGE - GAINESVILLE, BY TRAVIS PRUITT AND ASSOCIATES, INC., DATED 01-8-2022.  
 SOURCE OF DATA:  
 HORIZONTAL DATUM IS RELATIVE TO THE NORTH AMERICAN DATUM 1983 (NAD83), DPT1 ADJUSTMENT, PROJECTED TO THE GEORGIA STATE PLANE COORDINATE SYSTEM, GEORGIA WEST ZONE.  
 VERTICAL DATUM IS RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) USING THE NATIONAL GEODETIC SURVEY (NGS) GEOID 2010A.

**NOTES:**  
 1. WATER SERVICE PROVIDED BY THE CITY OF GAINESVILLE.  
 2. SEWER SERVICE PROVIDED BY THE CITY OF GAINESVILLE.

NOTE: ALL CURB RICH ARE 8 FT., UNLESS OTHERWISE NOTED.

NOTE: ALL DIMENSIONS ARE TO FACE OF CURB, FACE OF BUILDING, OR CENTER OF STRUCTURE, UNLESS OTHERWISE NOTED.

FLOOD HAZARD NOTE:

THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY THE F.E.M.A. FLOOD INSURANCE RATE MAP OF HALL COUNTY, GEORGIA COMMUNITY PANEL NUMBER 13138C0199G, DATED 04/04/2018.

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL, HEREBY, DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.



1-800-262-7411  
 Keep what's below.  
 Call before you dig.

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**REVISIONS**

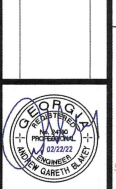
| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
| 1   |      |             |
| 2   |      |             |
| 3   |      |             |
| 4   |      |             |
| 5   |      |             |



**ZONING CONCEPT PLAN**

**WEST RIDGE ROAD SELF STORAGE**

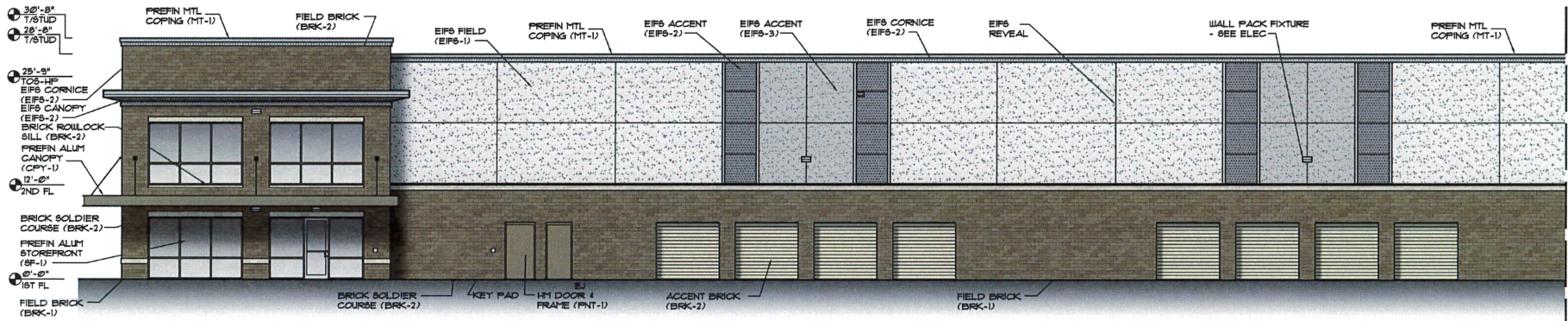
891 WEST RIDGE ROAD, LAND LOT 168, 4TH DISTRICT, CITY OF GAINESVILLE, HALL COUNTY, GEORGIA



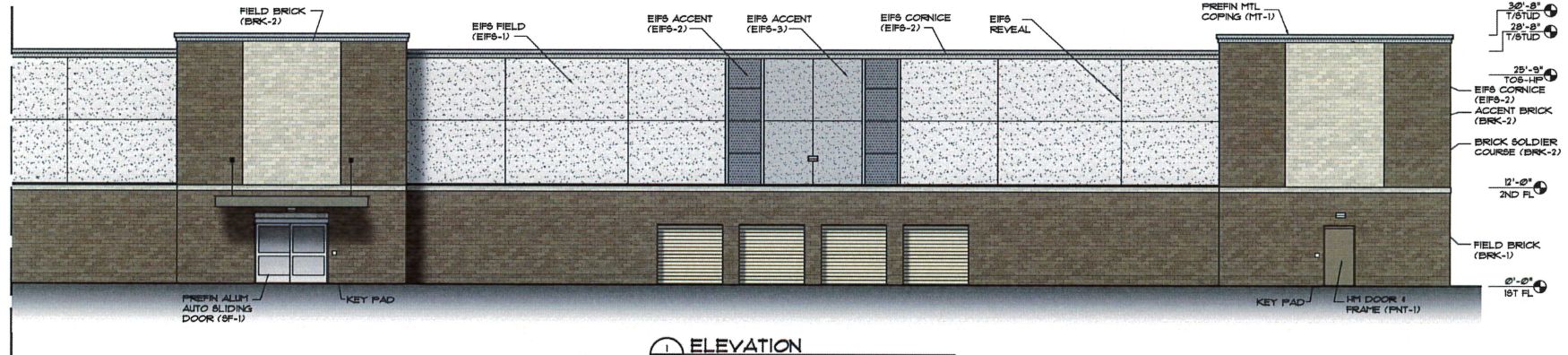
For The Firm  
 Travis Pruitt & Associates, Inc.  
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 CN: 210517C04  
 JN: 1-21-0517  
 FN: 188-0-135

SHEET NO: 1 OF 1

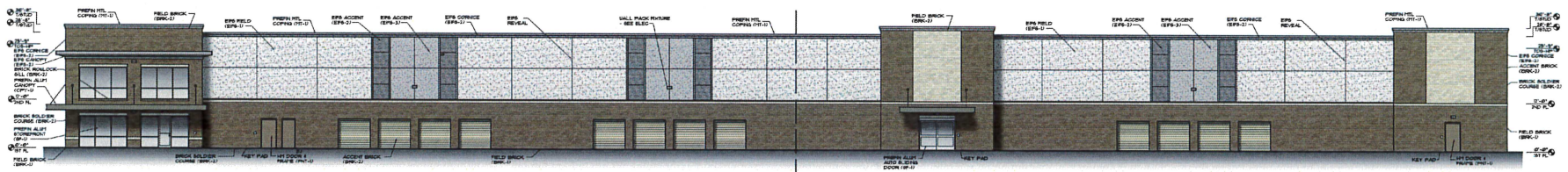




**ELEVATION**  
SCALE: 1/8"=1'-0"



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



PRELIMINARY  
NOT FOR  
CONSTRUCTION

Ridge Road Self Storage

891 West Ridge Road  
Gainesville, GA 30501



|                |         |
|----------------|---------|
| DATE           | 2-22-22 |
| PROJECT NUMBER | 2022    |
| SHEET NUMBER   | A4.1    |

DATE: 2-22-22

SHEET NUMBER

A4.1

**Date Submitted:** 4/6/2022

**Presenter:** Matt Tate

**Item of Business:** Request from **523 Park Street, LLC** to rezone a 0.31± acre tract located on the north side of Park Street and east of the intersection of Park Street and Boulevard (a/k/a **523 Park Street, NE**) from Residential-I (R-I) to Residential-II (R-II).  
Ward Number: Two  
Tax Parcel Number(s): 01-038-003-015  
Request: Accessory carriage house apartment

**Meeting Date:** 4/12/2022

**Purpose of Request:**

The applicant is proposing to rezone the subject property from Residential-I (R-I) to Residential-II (R-II) for an accessory carriage house apartment. The property contains a recently remodeled single-family home that was previously rezoned from R-II to R-I in 2017. The proposed one-story accessory structure will be located to the rear of the existing home and will include 1,245 square feet of heated floor space and a one car garage. The adjacent uses include a single-family home, Norton Real Estate/ Insurance office and properties owned by Brenau University.

**History/Background:**

**Facts & Issues for Consideration:**

**Department Recommendation:**

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

**Department Director:**

Rusty Ligon

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

N/A

**Amount Requested:**

**Source of Funds:**

**Finance Comments:**

**Administrative Comments:**

**ATTACHMENTS:**

| Description                                          | Type            |
|------------------------------------------------------|-----------------|
| <input type="checkbox"/> Staff Recommendation Report | Report          |
| <input type="checkbox"/> Location Maps               | Backup Material |
| <input type="checkbox"/> Narrative                   | Backup Material |
| <input type="checkbox"/> Survey                      | Backup Material |
| <input type="checkbox"/> Floor Plan                  | Backup Material |
| <input type="checkbox"/> Elevations                  | Backup Material |
| <input type="checkbox"/> Pictures                    | Backup Material |

**GAINESVILLE PLANNING and APPEALS BOARD  
STAFF RECOMMENDATION**

**Applicant** ..... 523 Park Street, LLC  
**Property Owner** ..... Ethan Rogers  
**Location** ..... 523 Park Street, NE  
**Request** ..... Rezone from R-I to R-II  
**Size** ..... 0.31± acre  
**Ward** ..... Two  
**Proposed Use** ..... Accessory carriage house apartment  
**Planning Division Staff Recommendation** ..... **Approval, with conditions**  
**Date** ..... April 12, 2022

---

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

The applicant is proposing to rezone the subject property from Residential-I (R-I) to Residential-II (R-II) for an accessory carriage house apartment. The property contains a recently remodeled, 2,372 square foot single-family home that was rezoned from R-II to R-I in 2017. The existing home is currently occupied by the applicant. The proposed one-story accessory apartment will be located to the rear of the existing home and will include 1,245 square feet of heated floor space and a one car garage. The existing driveway will be shared by both residences.

▪ **Adjacent Land Use and Zoning**

| Location | Use                                         | Zoning                                                    |
|----------|---------------------------------------------|-----------------------------------------------------------|
| North    | Norton Agency office                        | Residential and Office (R-O)                              |
| South    | Brenau University office/housing            | Residential-II (R-II)<br>Residential and Office (R-O)     |
| East     | Single-family home                          | Residential-II (R-II)                                     |
| West     | Residential duplex,<br>Norton Agency office | Residential-II (R-II) and<br>Residential and Office (R-O) |

▪ **Other Departmental Comments**

There were no other departmental comments regarding this request.

▪ **Zoning History**

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



**2017** – A request by Will & McCay Crumley to rezone a 0.31± acre tract (subject property) located at 523 Park Street from Residential-II (R-II) to Residential-I (R-I) was approved for the existing single-family home.

**2017** – A request by Brightstone Transitions to amend a Planned Unit Development (P-U-D) zoning on a 0.50± acre tract located at 446 Green Street was approved with conditions for a group home and office.

**2017** – A request by W.L. Norton Agency Inc., to rezone a 0.42± acre tract located at 418 Boulevard NE from Residential-II (R-II) to Residential and Office (R-O) was approved with conditions for an office.

**2015** – A request by Hands on Healing, Inc. for a Special Use for a therapeutic massage and exercise therapy office located at 431 Green Street within Residential and Office (R-O) zoning was approved with one condition.

**2014** – A request by Gerald Darby and Bobby Norris for a Special Use for an antique gallery and residence located at 756 Green Street within Residential and Office (R-O) zoning was approved with one condition.

**2012** – A request by The Norton Agency Insurance, LLP to rezone a 0.61± acre tract located at 424 Boulevard NE from Residential-II (R-II) to Residential and Office (R-O) was approved with conditions for a professional office.

**2012** – A request by Dennis & Jill Momper to rezone a 0.51± acre tract located at 430 Prior Street NE from Residential-II (R-II) to Residential and Office (R-O) was approved with conditions for a professional office.

▪ **Staff Analysis**

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

The subject property is adjacent to single-family, multi-family residential, professional offices and the Brenau campus. The surrounding properties are zoned Residential-II (R-II), Residential and Office (R-O) and Office and Institutional (O-I). Therefore, it appears that the proposed rezoning request is suitable.

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

According to the code, the heated floor area for accessory apartments should not exceed 900 square feet in size, or half of the size of the principle dwelling, whichever is less. The proposed accessory carriage house apartment is 1,245 square feet in size (375 square feet larger), but appears to be in scale with the surrounding structures. The neighboring single-family home to the east contains a two-story detached garage/carriage house apartment and is zoned Residential-II (R-II). Given the mixture of surrounding uses, it appears the proposed use should not adversely affect any other properties.

**(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 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.

According to the Character Area map for the City of Gainesville, the subject property is located within the *Traditional Neighborhoods* Character Area specifically within the *Northern*

*Neighborhoods subarea.* The vision for this area anticipates minimal change, and primary issues within this subarea include incompatible infill development and the threat of encroaching urban sprawl. A range of housing is encouraged to meet the needs of different household types, sizes and incomes. Commercial encroachment should be minimized and should respect and mirror the small scale of the surrounding neighborhoods, while the purity of the landscape and quality of housing should be preserved. Land uses allowed include low-density and medium-density residential, and mixed-use / commercial.

It is staff's opinion that the proposal is consistent with the *Traditional Neighborhood Character Area* of the Comprehensive Plan.

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

The property was rezoned from R-II to R-I five years ago which previously allowed for numerous residential uses including single-family, duplex, townhomes, condominiums and apartments. Given the size and shape of the property it is conceivable that the property could be developed for an accessory dwelling unit.

The applicant wishes to rezone the subject property back to its original zoning of Residential-II (R-II) to allow the accessory residential use.

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

The subject property currently utilizes various City services; including police and fire protection and utilities. Gainesville Fire Station #1 located off of Queen City Parkway is located approximately 1.6± miles from the subject property. The proposed accessory apartment will have minimal load on water and sanitary sewer services. Given the scale of the proposal, minimal impacts are expected to the Gainesville City School system which already provides bus service to the nearby properties.

**(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?**

Many of the existing homes within the immediate area have been renovated for single-family residential purposes with accessory buildings, professional office, educational and light commercial space over the past 30+ years. Much of this is due to the emerging Brenau Campus, Northeast Georgia Medical Center and nearby downtown central business district.

The proposed rezoning request appears to be consistent with the Comprehensive Plan and the surrounding mixture of residential and non-residential land uses.

**(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 for the accessory carriage house apartment is appropriate given the adjacent Residential-II (R-II) zoning and mixture of uses. Therefore, the proposed rezoning request appears to promote a reasonable balance between the interests of the City, the property owner, and neighboring residents and property owners.

▪ **Staff Recommendation**

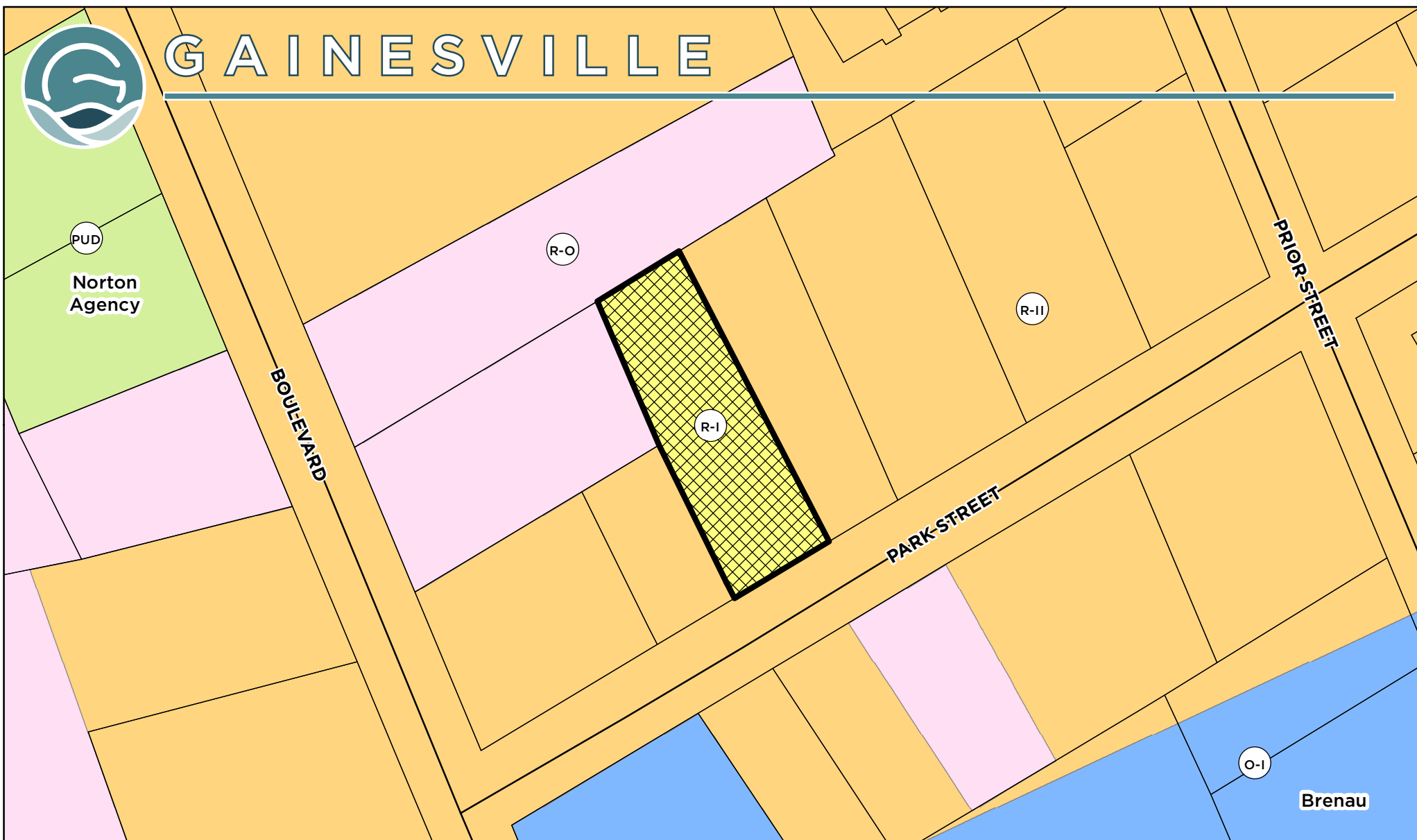
The Planning Division staff is recommending **conditional approval** of this rezoning request with **R-II zoning**, based on the Comprehensive Plan and the surrounding residential and non-residential land uses.

**Conditions**

1. The proposed accessory carriage house apartment shall be generally consistent with the standards depicted on the concept plan and architectural elevation provided with this rezoning application and shall not exceed 1,245 square feet in size.
2. A vegetated buffer consisting of a mixture of evergreen buffer trees shall be required adjacent to the property located at 529 Park Street. The trees shall be a minimum installation height of 7 feet. The location, size and type of landscaping/trees shall be subject to the approval of the Community and Economic Development Department Director.



# GAINESVILLE



Applicant: **523 PARK STREET, LLC**

## REZONING REQUEST

Subject Property Address:  
**523 Park Street, NE**

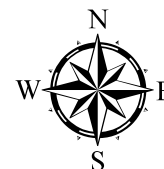
Tax Parcel:  
**01-038-003-015**

**Request:**

Rezone 0.31+/- acre tract from Residential-I (R-I) to Residential-II (R-II) for an accessory apartment



Subject Property



Meeting Date: **04/12/2022**

Map Prepared: **03/10/2022**

0 40 80 120 160 Feet

Page 32 of 92

SCALE: 1" = 83'





# GAINESVILLE



Applicant: **523 PARK STREET, LLC**

## REZONING REQUEST

Request:

Rezone 0.31+/- acre tract from Residential-I (R-I) to Residential-II (R-II) for an accessory apartment

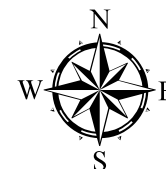
Subject Property Address:  
523 Park Street, NE

Tax Parcel:  
01-038-003-015



Subject Property

Aerial from 2021



Meeting Date: 04/12/2022

Map Prepared: 03/10/2022

0 40 80 120 160 Feet

Page 33 of 92

SCALE: 1" = 83'

### **523 Park Street, LLC Rezoning**

We are seeking approval to change the zoning of the above referenced property from R-I to R-II to allow an accessory carriage house apartment dwelling to be located behind the existing dwelling. The property is 0.31± acre in size and contains a 2,372± square foot single-family home. The proposed carriage house will be 1,245 square feet of heated space under one-story with attic space and will be constructed with high-end building materials designed to match the existing structure. The purpose of the carriage house will be to provide an additional lease/rental unit that will closely match the zoning classifications of the surrounding properties. The property was zoned R-II but was rezoned to R-I by the previous property owner in 2017.



eFiled and eRecorded  
DATE: 12/03/2020  
TIME: 8:27 AM  
PLAT BOOK: 879  
PAGE: 330 - 330  
FILING FEES: \$10.00  
PART ID: 2265719333  
RECORDED BY: CH  
Charles Baker, C.S.C  
Hall County, GA

# SURVEYOR CERTIFICATION:

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

## NOTES:

- 1.) THIS PLAT HAS BEEN DONE FOR THE USE AND PURPOSE OF THE CLIENT ASCRIBED AND CONTRACTED WITH BELOW. ALL OTHER PARTIES ARE SUBSEQUENTLY PUT ON NOTICE AS TO THE LIMITED DEGREE OF RELIANCE UPON THIS PLAT BY THIRD PARTIES.
- 2.) THE PUBLIC RECORDS REFERENCED ON THIS PLAT ARE ONLY THOSE USED AND/OR NECESSARY TO THE BOUNDARY OF THIS PROPERTY. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH.
- 3.) THE NORTH MERIDIAN SHOWN HEREON IS BASED ON PLAT REFERENCE (1).
- 4.) THE CURRENT OWNER OF THE PROPERTY SHOWN HEREON IS WILLIAM S. CRUMLEY AND MCCAY D. MERCER. TAX PARCEL # 01038 003015.
- 5.) EXISTING ZONING IS R2-RESIDENTIAL.

## PLAT REFERENCES:

- 1.) SURVEY FOR SUNDERLAND & DIAZ, PREPARED BY MORELAND ALTORRELLI ASSOCIATES, INC., DATED 9-12-2000.

## DEED REFERENCES:

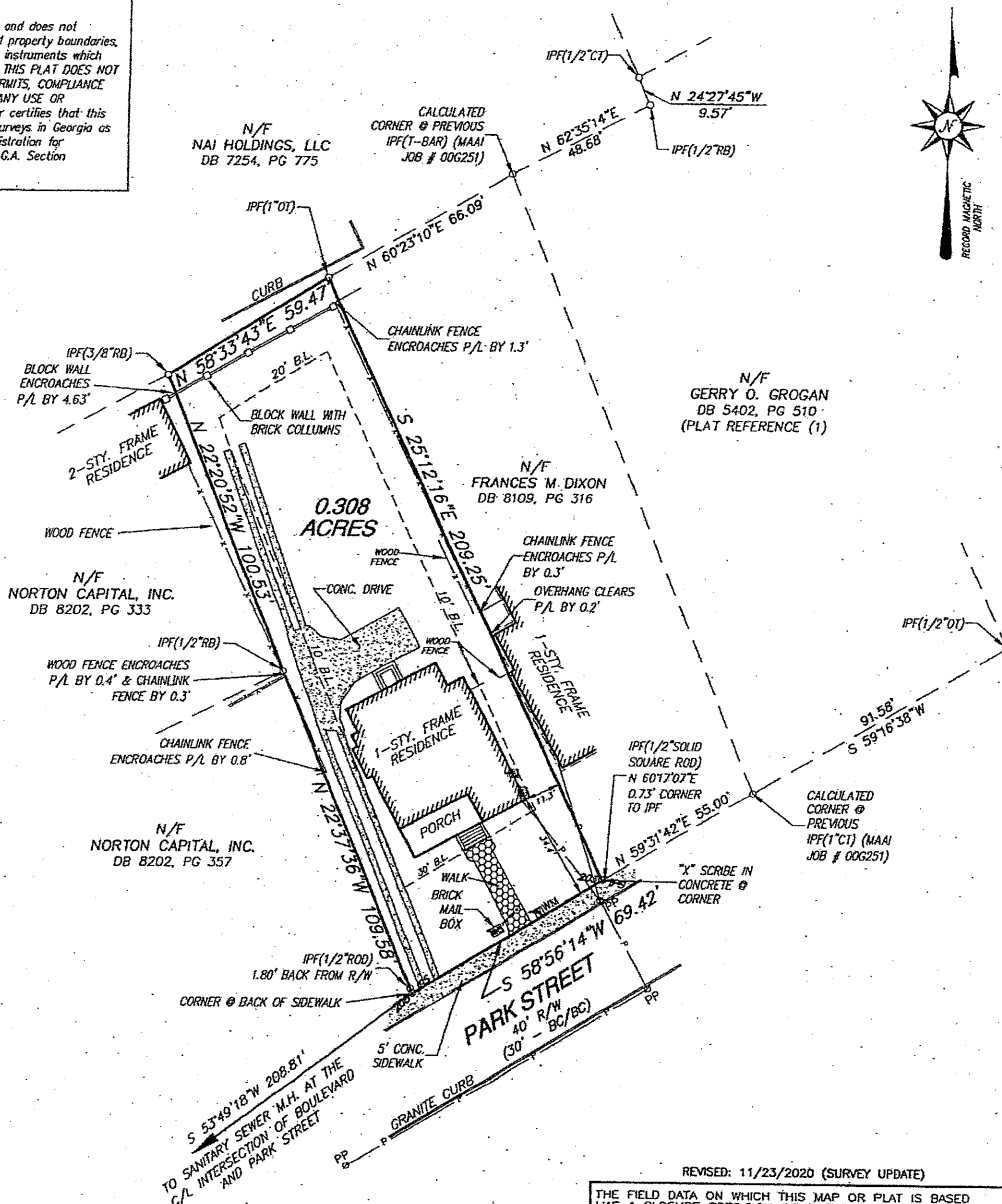
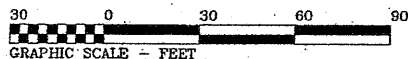
- 1.) WARRANTY DEED FROM KAREN SEWELL MOORE TO WILLIAM S. CRUMLEY AND MCCAY D. MERCER, RECORDED IN DEED BOOK 7393, PAGE 146, HALL COUNTY, GEORGIA RECORDS.
- 2.) QUITCLAIM DEED FROM ETHAN ROGERS AND KATHERINE ROGERS TO S23 PARK STREET, LLC, A GEORGIA LIMITED LIABILITY COMPANY, RECORDED IN DEED BOOK 8350, PAGE 188, HALL COUNTY, GEORGIA RECORDS.

## FLOOD NOTE:

ACCORDING TO THE F.I.R.M. OF HALL COUNTY, PANEL NUMBER 13139C0187F, DATED SEPTEMBER 29, 2006, THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD ZONE.

## LEGEND

IPF = IRON PIN FOUND  
IPS = IRON PIN SET (1/2" REBAR)  
OT = OPEN TOP PIPE  
CT = CRIMP TOP PIPE  
R/W = RIGHT OF WAY  
P/L = PROPERTY LINE  
C/L = CENTERLINE  
LL = LAND LOT  
LLL = LAND LOT LINE  
N/F = NOW OR FORMERLY  
DB = DEED BOOK  
PB = PLAT BOOK  
-X- = FENCE LINE  
PP = POWER POLE  
TP = TELEPHONE POLE  
T = TRANSFORMER  
-P- = OVERHEAD POWER  
-T- = OVERHEAD TELEPHONE  
-P/T- = OVERHEAD POWER & TELEPHONE  
-UGP- = UNDERGROUND POWER  
-UGT- = UNDERGROUND TELEPHONE  
-G- = UNDERGROUND GAS  
FH = FIRE HYDRANT  
WM = WATER METER  
WV = WATER VALVE  
SSMH = SANITARY SEWER MANHOLE  
CO = CLEANOUT  
DI = DRAIN INLET  
GI = GRATE INLET  
CI = CURB INLET  
YI = YARD INLET  
JB = JUNCTION BOX  
CMP = CORRUGATED METAL PIPE  
RCP = REINFORCED CONCRETE PIPE  
CPP = CORRUGATED PLASTIC PIPE  
CIP = CAST IRON PIPE  
DIP = DUCTILE IRON PIPE



REVISED: 11/23/2020 (SURVEY UPDATE)

THE FIELD DATA ON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 84,148 FEET AND AN ANGULAR ERROR OF 03 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPOUND RULE METHOD. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 134,568 FEET.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67. AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

DATE OF EQUIPMENT: TOPCON GTS-313

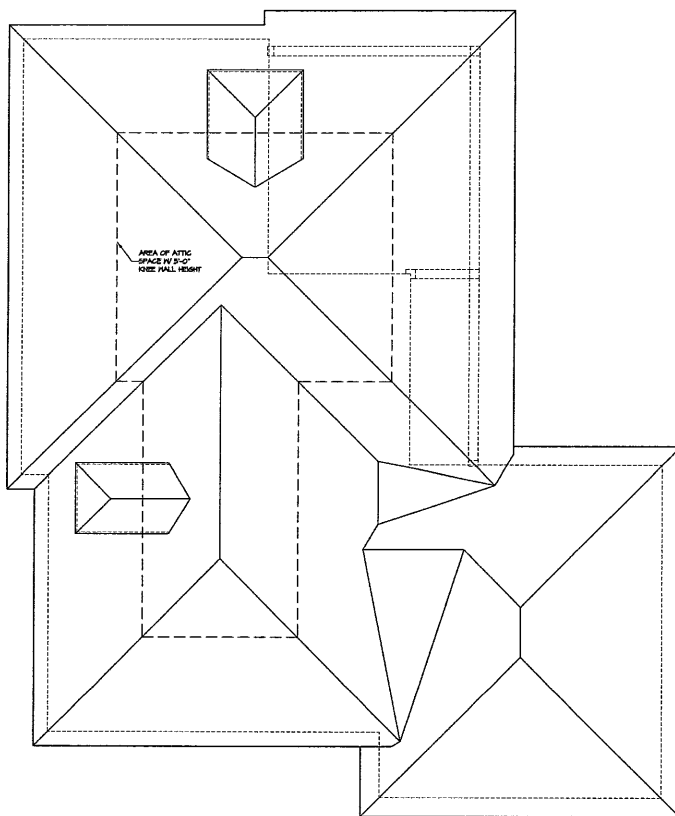
**Atlas Technical Consultants, LLC**  
Engineering • Planning • Landscape Architecture • Land Acquisition • Surveying  
LS-001323 EXP 06/30/2022  
930 Riverside Ridge Drive Suite 1F  
Gainesville, Georgia 30601  
PHONE: (770) 552-4021 FAX: (770) 552-4023

**523 PARK STREET, LLC**  
LAND LOT 148, 8th DISTRICT  
CITY OF GAINESVILLE  
HALL COUNTY, GEORGIA

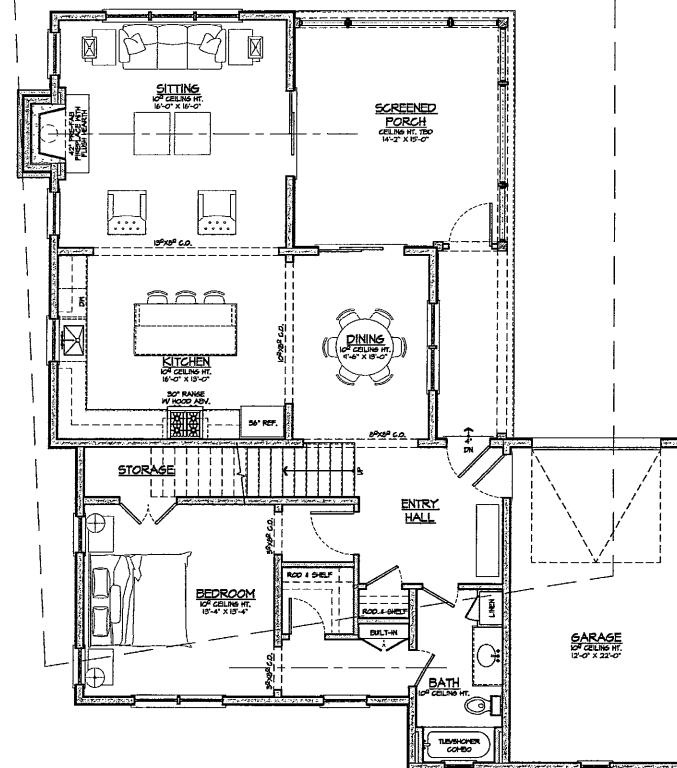
ADDRESS: 523 PARK STREET N.E., GAINESVILLE, GEORGIA

SHEET **1**  
of  
**1** SHEETS

VERTICAL SCALE: N/A  
HORIZONTAL SCALE: 1" = 30'  
DATE: 5-11-2017  
DATE OF FIELD SURVEY: 5-08-2017  
DRAWN BY: SA  
CHECKED BY: DRJ  
JOB NO.: 176217



2 ALT. ROOF PLAN  
A-2.01 SCALE: 1/4" = 1'-0"



HEATED SQUARE FOOTAGE  
MAIN LEVEL 1248 SF.

1 ALT. CARRIAGE HOUSE FLOOR PLAN  
A-2.01 SCALE: 1/4" = 1'-0"



Greg Busch,  
Architects A.I.A.  
31 West Wacker Road  
Building A, Suite 3000  
Atlanta, Georgia 30342  
Phone: (404) 225-8873  
Email: greg@gregbusch.com

It is hereby certified that the above is a true and correct copy of the original as filed in the office of the undersigned, and that the same has been recorded in the public records of the State of Georgia.

# ROGERS CARRIAGE HOUSE

SUMMER LANE  
GAINESVILLE, GEORGIA 30501

|              |                                |
|--------------|--------------------------------|
| Project      |                                |
| Owner        |                                |
| Architect    |                                |
| Date         | 3/22/2018                      |
| Scale        | 1/4" = 1'-0"                   |
| Notes        | HB GB                          |
| Title        | ALT. CARRIAGE HOUSE FLOOR PLAN |
| Sheet Number | ALT-A-2.01                     |

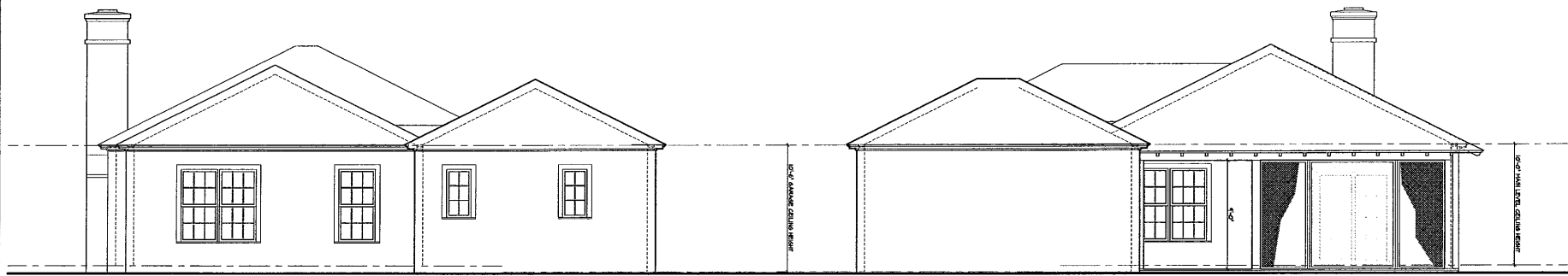
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NOT RELEASED FOR CONSTRUCTION



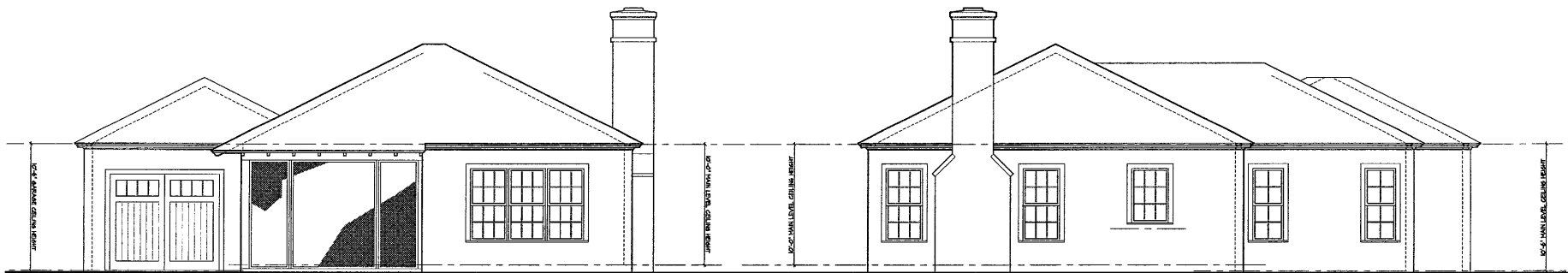
ROGERS CARRIAGE HOUSE

SUMMER LANE  
GAINSVILLE, GEORGIA 30501



1 CARRIAGE HOUSE REAR ELEVATION  
A-3.00 SCALE: 1/4" = 1'-0"

2 CARRIAGE HOUSE SIDE ELEVATION  
A-3.00 SCALE: 1/8" = 1'-0"

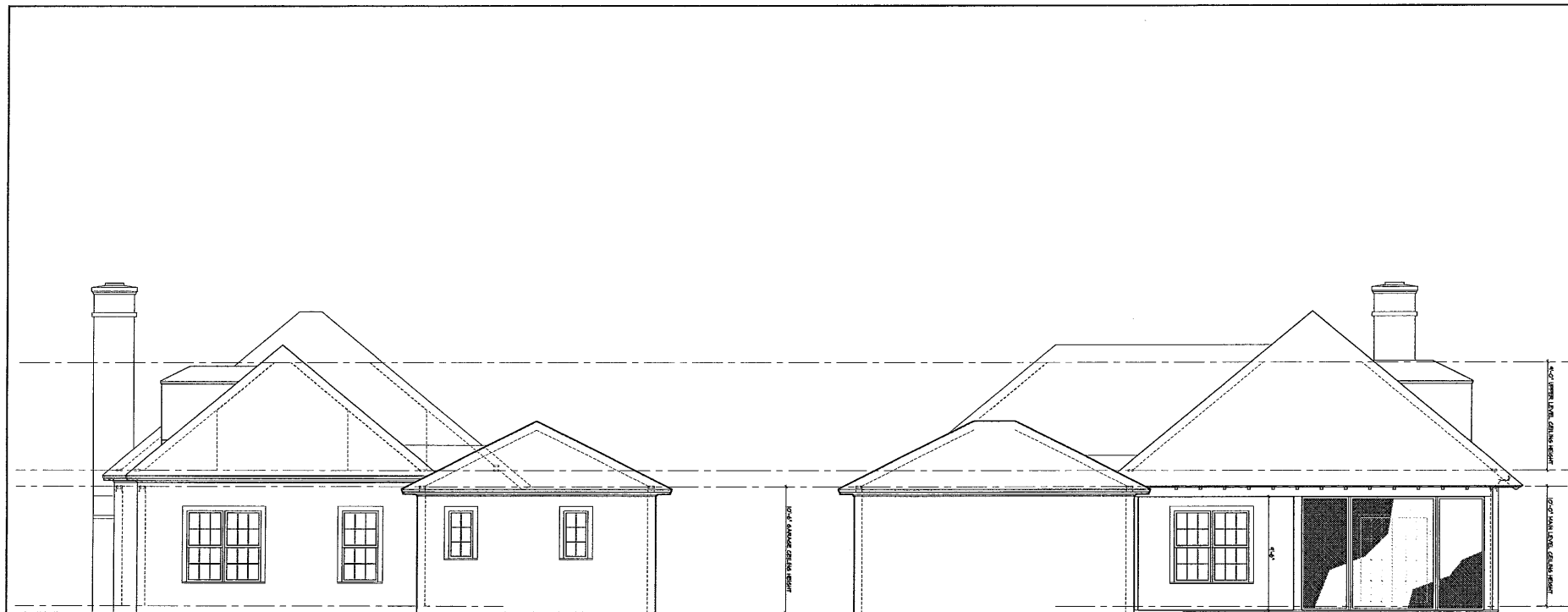


3  
A-3.00

CARRIAGE HOUSE FRONT ELEVATION  
SCALE: 1/4" = 1'-0"

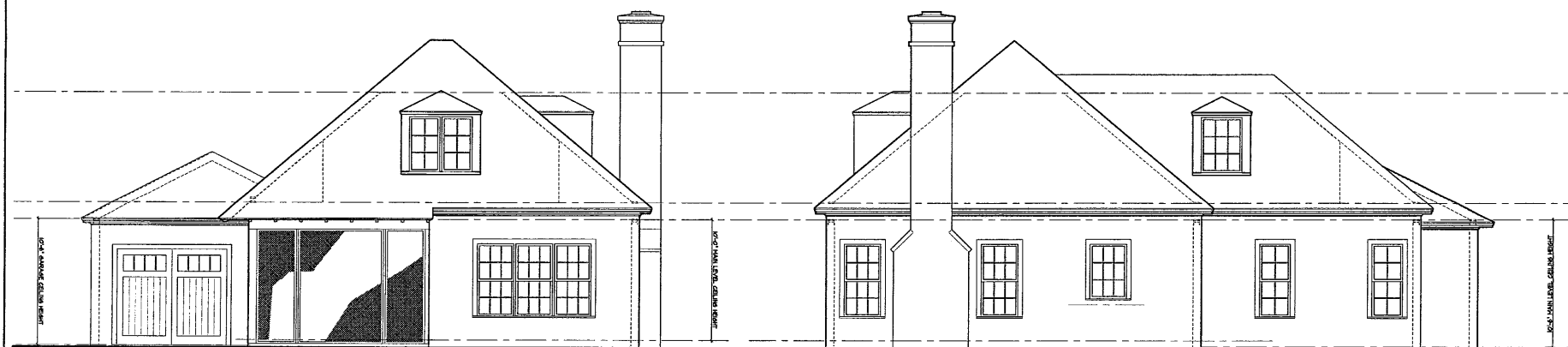
4 CARRIAGE HOUSE SIDE ELEVATION  
A-3.00 SCALE: 1/8" = 1'-0"

[illegible]



1 ALT. CARRIAGE HOUSE REAR ELEVATION  
SCALE: 1/8" = 1'-0"

2 ALT. CARRIAGE HOUSE SIDE ELEVATION  
SCALE: 1/8" = 1'-0"



3 ALT. CARRIAGE HOUSE FRONT ELEVATION  
SCALE: 1/8" = 1'-0"

4 ALT. CARRIAGE HOUSE SIDE ELEVATION  
SCALE: 1/8" = 1'-0"



Greg Busch,  
Architects A.I.A.  
91 West Winona Road  
Building A, Suite 3000  
Atlanta, Georgia 30342  
Phone: (404) 752-8637  
Email: greg@gregbusch.com

All drawings are prepared by the architect and are to be used for the project only. They are not to be used for any other purpose without the written consent of the architect. The architect is not responsible for the construction of the project or for the accuracy of the information provided by others. The architect is not responsible for the construction of the project or for the accuracy of the information provided by others.

# ROGERS CARRIAGE HOUSE

SUMMER LANE  
GAINESVILLE, GEORGIA 30601

Sheet

Date

Date 2022.01.29

Scale 1/8" = 1'-0"

Drawn HB

Check CB

Title

ALT. CARRIAGE HOUSE

ELEVATIONS

Sheet number

ALT-A-3.00

NOT RELEASED FOR CONSTRUCTION

NOT RELEASED FOR CONSTRUCTION





























523 Park Street Proposed Finishes New Dwelling







**Date Submitted:** 4/6/2022

**Presenter:** Matt Tate

**Item of Business:** Request from **Lane & Block, LLC** to amend an existing Planned Unit Development (P-U-D) zoning on a 60.71± acres tract located at the west side of the intersection of Jesse Jewell Parkway and Limestone Parkway, having road frontage on the east side of Lakeview Drive (a/k/a **0 Limestone Parkway**).  
Ward Number: Two  
Tax Parcel Number(s): 00-082-003-001  
Request: Mixed-use development

**Meeting Date:** 4/12/2022

**Purpose of Request:**

The applicant is proposing to amend an existing Planned Unit Development (P-U-D) to remove a zoning condition. The property was conditionally approved in 2018 for a mixed-use development known as Limestone Greenway. The purpose of the request is to delete zoning condition #3 from Ordinance No. 2018-23 which states, *"Apartments, townhomes and condominiums are an approved use for the multi-family portion of the proposal. The applicant may receive an occupancy permit for no more than 100 apartment, townhome or condominium units prior to receiving an occupancy permit for the construction of at least 35,000 square feet of the proposed commercial space."* The applicant desires to have the condition removed due to severe hardship preventing the development of the property.

**History/Background:**

**Facts & Issues for Consideration:**

**Department Recommendation:**

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            |
|--------------------------------------------------------------------|-----------------|
| <input type="checkbox"/> Staff Recommendation Report               | Report          |
| <input type="checkbox"/> Location Maps                             | Backup Material |
| <input type="checkbox"/> Narrative                                 | Backup Material |
| <input type="checkbox"/> Previous Zoning Ordinance with Conditions | Backup Material |
| <input type="checkbox"/> Previous Staff Report                     | Backup Material |
| <input type="checkbox"/> Original Concept Plan                     | Backup Material |
| <input type="checkbox"/> Commercial Concepts                       | Backup Material |





**MEMORANDUM**

**TO:** Gainesville Planning and Appeals Board

**FROM:** Community & Economic Development Department – Planning Division

**DATE:** April 12, 2022

**SUBJECT:** Request from Lane and Block, LLC to amend an existing Planned Unit Development (P-U-D) zoning.

---

The applicant is proposing to amend an existing Planned Unit Development (P-U-D) in order to remove zoning condition #3 from Ordinance No. 2018-23. According to the applicant, the zoning condition has created a severe hardship that has hindered the development of the property.

Existing zoning condition #3 states: “Apartments, townhomes and condominiums are an approved use for the multi-family portion of the proposal. The applicant may receive an occupancy permit for no more than 100 apartment, townhome or condominium units prior to receiving an occupancy permit for the construction of at least 35,000 square feet of the proposed commercial space.”

In 2018, the subject property was annexed and rezoned with 15 conditions for a mixed-use development known as Limestone Greenway. The subject 60.71± acres property was part of an overall 75.12± acres property approved for 189,400 square feet of commercial space, 252 multi-family housing units and 33 single-family rental homes. The single-family rental home component is now located on a separate 14.4± acres tract and is not part of this zoning amendment request.

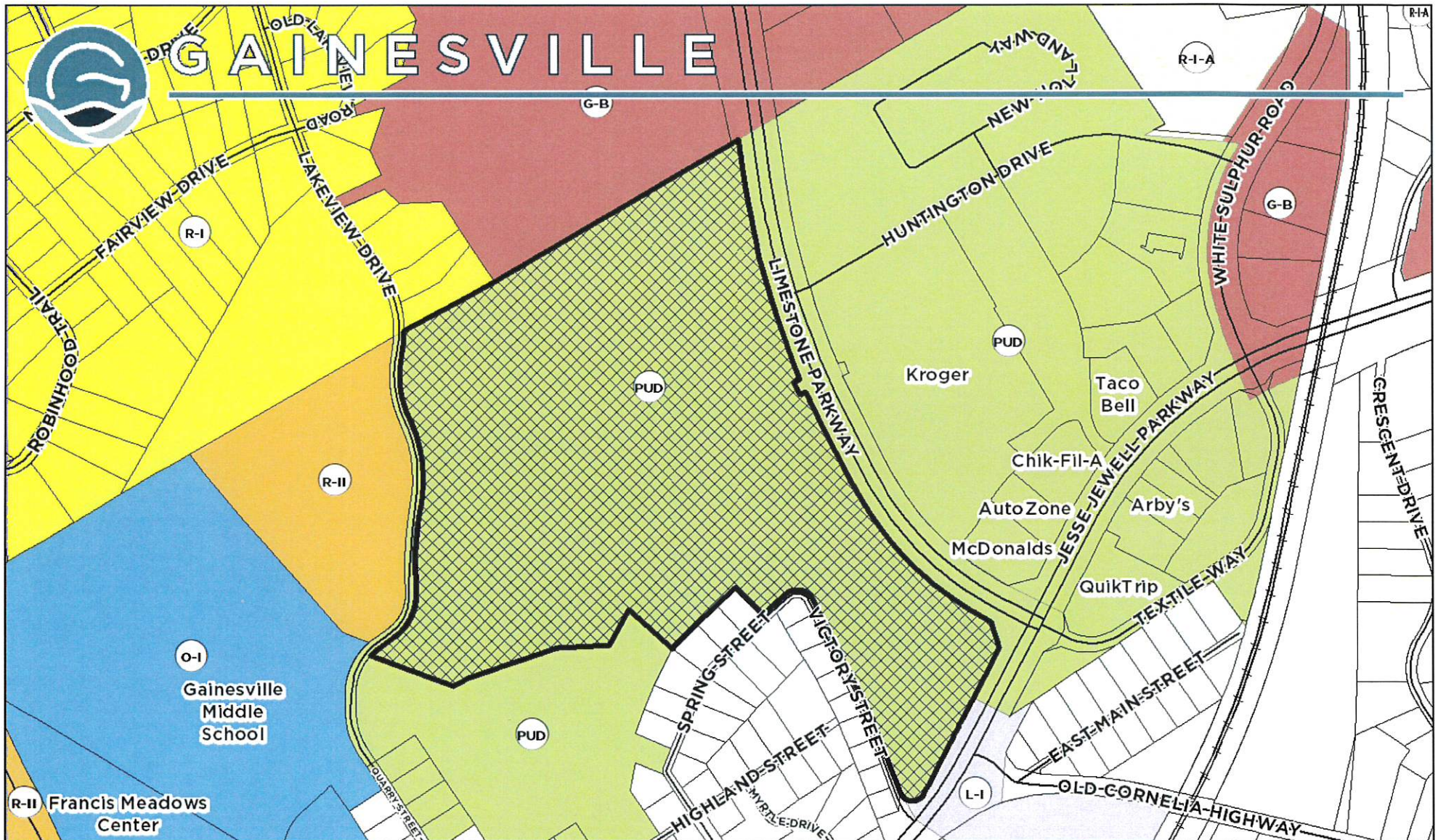
Presently, various stages of infrastructure improvements have been completed including the construction of a private street, bridge/culvert crossing, stormwater ponds and water / sewer utilities. In addition, commercial pads have been graded on both sides of the private street and at the Limestone Pkwy / Jesse Jewell Pkwy corner outparcel for a restaurant.

Planning staff’s intention for recommending the original zoning condition was to require the applicant to commit to developing the commercial space. The below revised zoning condition is provided for consideration.

**Amended Condition #3**

**Apartments, townhomes and condominiums are an approved use for the multi-family portion of the proposal. ~~The applicant may receive an occupancy permit for no more than 100 apartment, townhome or condominium units prior to receiving an occupancy permit for the construction of at least 35,000 square feet of the proposed commercial space.~~**





Applicant:

**LANE & BLOCK, LLC**

## ZONING AMENDMENT REQUEST

Subject Property Address:  
O Limestone Parkway

Tax Parcel:  
00-082-003-001

Meeting Date: 04/12/2022

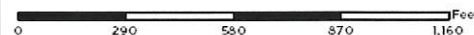
Map Prepared: 03/22/2022

Request:

Amend an existing Planned Unit Development (P-U-D) zoning on a 60.71+/- acre tract for a mixed-use development.



Subject Property



SCALE: 1" = 500'







# GAINESVILLE



|                                                         |                                      |                                                                                                                                    |                                                                                       |
|---------------------------------------------------------|--------------------------------------|------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| <b>Applicant:</b> <b>LANE &amp; BLOCK, LLC</b>          |                                      | <b>Request:</b><br>Amend an existing Planned Unit Development (P-U-D) zoning on a 60.71+/- acre tract for a mixed-use development. |                                                                                       |
| <b>ZONING AMENDMENT REQUEST</b>                         |                                      |                                                                                                                                    |                                                                                       |
| <b>Subject Property Address:</b><br>0 Limestone Parkway | <b>Tax Parcel:</b><br>00-082-003-001 |  <b>Subject Property</b>                      | <b>Aerial from 2021</b>                                                               |
| <b>Meeting Date:</b> 04/12/2022                         | <b>Map Prepared:</b> 03/22/2022      |  <b>SCALE: 1" = 500'</b>                      |  |



**APPLICATION FOR AMENDMENT TO ORDINANCE NO. 2018-23 PASSED 10/22/2018**

An ordinance passed on 10/22/2018 (a copy of which is provided herewith) contains the following paragraph:

3. Apartments, townhomes, and condominiums are an approved use for the multi-family residential portion of the proposal. The applicant may receive an occupancy permit for no more than 100 apartment, townhome or condominium units prior to receiving an occupancy permit for the construction of at least 35,000 square feet of the proposed commercial space.

Requests the removal of the preceding paragraph from Ordinance No. 2018-23, as it is creating a severe hardship and preventing the development of this property.

*Krista A. Stark, MANAGER*  
*LANE & BLOCK, LLC*

**AN ORDINANCE**

**No. 2018-23**

**AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF GAINESVILLE, GEORGIA BY ESTABLISHING THE ZONING ON A 75.12± ACRES TRACT LOCATED ON THE SOUTHWEST SIDE OF THE INTERSECTION OF JESSE JEWELL PARKWAY AND LIMESTONE PARKWAY, HAVING ROAD FRONTAGE ON LAKEVIEW DRIVE, HIGHLAND STREET, SPRING STREET AND VICTORY STREET (A/K/A 0 AND 2065 LIMESTONE PARKWAY) AT THE TIME OF ANNEXATION AS PLANNED UNIT DEVELOPMENT, WITH CONDITIONS (P-U-D-c); REPEALING CONFLICTING ORDINANCES; TO PROVIDE FOR SEVERABILITY; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.**

**(Amendment to Zoning Map)**

**BE IT HEREBY ORDAINED BY THE GOVERNING BODY OF THE CITY OF GAINESVILLE, GEORGIA, AS FOLLOWS:**

**SECTION I.**

That from and after the passage of this Ordinance the following described lands shall be zoned and so designated on the Zoning Map of the City of Gainesville as **Planned Unit Development, with conditions (P-U-D-c)**.

**Conditions**

**Development Standards**

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



3. Apartments, townhomes and condominiums are an approved use for the multi-family residential portion of the proposal. The applicant may receive an occupancy permit for no more than 100 apartment, townhome or condominium units prior to receiving an occupancy permit for the construction of at least 35,000 square feet of the proposed commercial space.
4. In addition to the proposed buffers stated as part of this proposal, a minimum 25-foot wide buffer shall be required along Lakeview Drive for the entire development. The buffer shall contain a mixture of evergreen and deciduous trees. The Community Development Director shall have the final determination on the number, location and type of trees to be planted.
5. The proposed erosion control and water quality measures for the development shall at minimum meet the Georgia Storm Water Management Manual requirements. The developer shall also construct additional bioretention facilities within the development strategically designed and located to minimize sedimentation and to filter runoff from yards, pavement, and buildings, with the goal of minimizing the amount of unfiltered runoff, fertilizer, and other contaminants entering Lake Lanier from the development. The City of Gainesville shall approve the final design of all water quality measures.
6. All service areas, loading areas, ground or roof top HVAC equipment shall be screened from view from all adjacent residential uses, public and private roads.
7. All of the front yards of the proposed new single-family residential dwellings shall be sodded with grass. In addition, the rear of the proposed single-family homes fronting Lakeview Drive and Highland Street shall be designed with exterior architectural features to resemble a front facade.

Transportation / Traffic

8. All required access/traffic/sidewalk improvements associated with the proposed development shall be reviewed and approved by the Georgia Department of Transportation and the Gainesville Public Works Director and any additional improvements shall be at the full expense of the Developer.
9. The Developer shall meet all requirements of the Georgia Department of Transportation, but at a minimum shall construct the following roadway improvements identified in the Traffic Impact Study dated March 29, 2018:
  - a) Limestone Parkway at Beverly Road – Construction of a separate eastbound exclusive right turn lane on Beverly Road. A protected/permissive left turn phasing for the northbound left turn volume on Limestone Parkway will need to be evaluated and submitted for review and approval by the Georgia Department of Transportation.
  - b) Limestone Parkway at Kroger Access – An addition of the fourth approach for the Limestone Greenway site will need to be approved and permitted by the Georgia Department of Transportation. The existing northbound U-turn lane on Limestone Parkway will be restriped as a left turn lane. The signal at the intersection will need to be upgraded for the addition of the fourth approach. The existing southbound right turn lane and northbound left turn lane should be lengthened to satisfy Georgia Department of Transportation auxiliary lane length standards. A protected/permissive left turn phasing for the northbound left turn lane will need

## ORDINANCE NO. 2018-23

to be evaluated and submitted for review and approval by the Georgia Department of Transportation.

- c) Limestone Parkway at Jesse Jewell Parkway – An addition of a southbound right turn lane on Limestone Parkway in order to accommodate a shared through/right plus a new exclusive right turn lane. Overlap phasing of the intersection will need to be evaluated and submitted for review and approval by the Georgia Department of Transportation.
- 10. In addition to the identified roadway improvements, the newly constructed Limestone Greenway roadway should include either a center turn lane or a raised median with left turn lanes into the retail access.
- 11. The roundabout shown on the proposed concept plan shall be required per the approval of the Gainesville Public Works Director.
- 12. Improvements at the signalized intersections should include video detection and fiber connection to the City's ITS facility.
- 13. All new streets, alleys, driveways and sidewalks shall meet the standards within Article 9-13-10 of the City's Unified Land Development Code, but shall be privately maintained. Pervious paving, not including gravel, may be allowed for the single-family homes per the approval of the Gainesville Public Works Director.
- 14. All new streets shall include a minimum 5' sidewalk along both sides of the street, in accordance with Section 9-13-9-26 of the City's Unified Land Development Code. In addition, a minimum 5' wide sidewalk shall be constructed along Lakeview Drive for the entire length of the subject property. A crosswalk shall be provided from the subject property across Lakeview Drive to the existing side/rear entrance to the Gainesville Middle School and Frances Meadows Aquatic Center. The Gainesville Public Works Director shall have the final determination on the exact design and location of the new sidewalk and crosswalk.
- 15. There shall be no access allowed from the subject property onto Lakeview Drive except for the road proposed for the single-family homes.

### Legal Description

All that tract or parcel of land lying land lots 123 & 133 9th district of Hall County, Georgia as shown on a "Annexation Plat" prepared by Patton Land Surveying, LLC for Limestone Greenway, LLC dated 2/16/2017 and being more particularly described as follows:

Commencing at the right-of-way Intersection (R/W) of Jesse Jewell Parkway (having a varying right-of-way width) and Limestone Parkway (having a varying right-of-way width), said point being the TRUE POINT OF BEGINNING.

Thence following the right-of-way of Jesse Jewell Parkway the following courses:

Thence South 27 degrees 30 minutes 04 seconds West for a distance of 325.00 feet to a point;  
Thence North 32 degrees 02 minutes 00 seconds West for a distance of 98.62 feet to a point;  
Thence South 27 degrees 30 minutes 04 seconds West for a distance of 121.21 feet to a point;  
Thence South 31 degrees 16 minutes 03 seconds East for a distance of 98.29 feet to a point;  
Thence along a curve to the right having a radius of 1357.39 feet and an arc length of 189.52 feet, being subtended by a chord of South 33 degrees 39 minutes 09 seconds West for a distance of 189.37 feet to a point;



**GAINESVILLE PLANNING and APPEALS BOARD  
STAFF RECOMMENDATION**

**Applicant and Property Owner**..... Limestone Greenway, LLC  
**Location**..... 0 and 2065 Limestone Parkway  
**Request**..... Annex with a zoning of Planned Unit Development (P-U-D)  
**Total Acres** ..... 75.12<sup>±</sup> acres  
**Ward**..... Two  
**Proposed Use**..... Mixed-use development  
**Planning Division Staff Recommendation** ..... **Approval, with conditions**  
**Date**..... September 11, 2018

---

▪ **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 the purpose of utilizing city sewer for a mixed-use development. The property is currently zoned Agricultural Residential-III (AR-III), Residential-II (R-II) and Highway Business (H-B) within unincorporated Hall County and is adjacent to the city limits to the north, east and west. In addition, the property is located within the Limestone Parkway Overlay Zone, is heavily wooded with numerous mature trees and consists of sloping terrain and a stream (Limestone Creek) that traverses the property.

The proposal includes up to 189,400 square feet of office, retail, restaurant, hotel space. In addition, a total of 252 multi-family residential units and 33 single-family homes are proposed. One access road is proposed from Limestone Parkway to serve the commercial and multi-family uses. The multi-family property will be gated and accessed from a proposed roundabout. A total of two driveways are proposed from Limestone Parkway and Jesse Jewell Parkway for the commercial out parcel lot. One access road is proposed off of Lakeview Drive for the single-family homes.

The following design standards are proposed for the development.

**General Development and Architectural Guidelines**

- Exterior building materials shall include, but are not limited to brick masonry, stone masonry, split-face block masonry, EIFS, wood or cement board siding.
- Architectural elements shall be reasonably consistent throughout the development. However, with different property uses, there will naturally be different exterior elevation designs. Exhibits "C", "D", "E" and "F" depict proposed conceptual elevations of the buildings.
- Dumpsters, compactors, and similar equipment will be screened.
- Due to the extreme topographic nature of the site – the multi-family building design & height shall be consistent with three/four story split configuration, and the potential hotel or office buildings maximum building height will be up to 6 stories.
- Building Setbacks shall be defined for each specific use (front setback along the proposed road as shown on site plan shall be 15 feet).

- Lighting from building, parking, and landscaping will be contained within the bounds of the subject property. Extra care will be taken when the outer perimeter subject property abuts an existing residential property.

### **Single Family Home Development and Architectural Guidelines**

- A maximum of 33 single-family homes
- Single family residences with 3 bedrooms and 2 baths
- Heated floor space shall be no less than 1,100 square feet
- In accordance with Exhibit "E" - Primary exterior building materials shall include, fiber cement lap siding and fiber cement board and batten siding on all elevations. Accent material application shall include fiber cement shake siding, brick and cultured stone accents shall be utilized on front and visual elevations of the buildings. Masonry block or concrete retaining walls shall be finished with stucco.
- It is the intent for the individual homes to be developed on one common property boundary with no individual property lines, and each home separated by a minimum of 10 feet. The developer reserves the right to develop as a (A) condominium subdivision, fee simple subdivision or (B) traditional subdivision with the following minimum lot standards for each, (lot size, lot width, road frontage).
- (A) Building Setbacks shall be as follows (at a minimum):
- Front Setback: (proposed main road - 15 feet)
- Front Setback: (Lakeview Drive - 30 feet)
- Front Setback: (Highland Street – 30 feet)
- Side/Building Separation: 5 feet
- Rear Setback/Buffer (Historical Mill Homes): 25 feet
- (B) Lot Size / Building Setbacks shall be as follows (at a minimum):
- Front Setback: (proposed main road - 20 feet)
- Front Setback: (Lakeview Drive - 30 feet)
- Front Setback: (Highland Street – 30 feet)
- Side/Building Separation: 0-10 feet between buildings
- Rear Setback/Buffer (Historical Mill Homes): 25 feet or 10' from internal (newly created) property line
- Minimum lot size: 6,300 sq. ft.
- Minimum lot width/road frontage: 60' or (30' cul-de-sac)

### **Multi-Family Apartment Development and Architectural Guidelines**

- A maximum of 252 multi-family apartments
- 9-foot ceilings with crown molding & chair rail accents & custom designed cabinetry
- Appliances include: Refrigerator, Dishwasher, Microwave Oven & Disposal
- One, two, and three-bedroom apartment homes
- Heated floor space shall be no less than 650 square feet
- Controlled access gated community
- Professionally designed & maintained landscaping
- Resort style swimming pool
- Outdoor entertainment area to include a fireplace/pit element and gas grill
- Clubhouse w/ business and media center
- Fitness center
- Children's play area
- In accordance with Exhibit "F"- Primary exterior building materials shall include, fiber cement lap siding and fiber cement board and batten siding on all elevations. Accent material application shall include fiber cement shake siding, brick and cultured stone accents shall be utilized on front and visual elevations of the buildings. Retaining site walls constructed of masonry block or poured in place concrete finished with stucco.



- Metal roofs may be utilized on accent roofed areas.
- HVAC condenser units may be visible from the street with no screening.
- Due to the extreme topographic nature of the site – the multi-family building design & height shall be consistent with three/four story split configuration.
- Building Setbacks shall be as follows (at a minimum):
- Front Setback: 30 feet
- Side setback: 10 feet
- Rear setback: 20 feet

### **Commercial Development and Architectural Guidelines**

- Primary exterior buildings shall be in accordance with Exhibit “D”. The applicant’s concept plan and traffic study show a total of 189,400 square feet of commercial/office/hotel space proposed. The applicant states that no more than 100 apartment, townhome or condominium units will receive an occupancy permit prior to receiving an occupancy permit for the construction of at least 35,000 square feet of proposed commercial space.

### **Parking & Entrance/Exit Roads**

- Parking requirements shall meet or exceed the City of Gainesville parking requirements as to number of spaces, size and accessible spaces as it relates to the following: multi-family, commercial, lodging/hotel, retail office, commercial-excluding outparcels. The overall commercial parking requirements will be met by combining the North and South Commercial Sites. Parking will be located in areas to meet retail requirements and may be in front of buildings. Due to parking requirements and the development scale, the maximum impervious area will be consistent with what the City of Gainesville currently allows within all non-residential and residential zoning districts. Storm water management will be designed per applicable codes.
- Main entrance to the development shall occur at the existing major signalized intersection on Limestone Parkway and Kroger rear access drive off the New Holland Market development. A right in/right out traffic pattern shall occur at the 3.04 acre out parcel on Limestone Parkway and Jesse Jewell Parkway. A final entrance shall occur on Lakeview Drive for the single family 33 home (+/-10%) development only.

### **Detention**

- All storm water detention shown on the site plan are preliminary and general in design. The owner/applicant may vary these ponds (in number, size, or location) from the attached concept plan so long as the changes are consistent with applicable land codes. Storm water detention ponds will be above grade in areas dictated by terrain and may be in front of, beside, or behind buildings and will be designed as a landscape feature if visible from road, driveway or parking areas.

### **Landscaping and Buffers**

- As shown on the site plan, a 25-foot perimeter buffer is planned adjacent to all existing residential uses and a 15-foot buffer is planned adjacent to like use (commercially zoned) properties. The existing streams that traverse the property will maintain local and state required buffers. Landscaping shall be professionally designed and professionally maintained. The site will be professionally landscaped to minimize the view of parking, soften walls, break up parking fields, and blend storm water ponds into the site development.

### **Signage**

- Limestone Greenway, LLC’s development objective is to create Gainesville/Hall County’s newest mixed-use development. Signage is critical to this objective. Accordingly, signage throughout the development will be uniform and consistent. Each sign, whether a small

wayfinding interior sign or a large monument or project identification sign, will be architecturally consistent and lit or back-lit as often as possible. Please see Exhibit "G" for proposed sign locations. Limestone Greenway, LLC would submit specific sign dimensions prior to the Planning and Appeals Board hearing. The applicant would like to further reserve the right to modify the attached sign location plan as necessary while adhering to the community development theme.

#### **Overlay Zone Requirements -Limestone Parkway Overlay Zone**

- The property, when annexed into the City of Gainesville, will fall within the Limestone Parkway Overlay Zone. The Overlay requirements address retaining walls, architecture, storm water detention, mass grading and multiple site development standards. It is stated in the Limestone Overlay as follows: "The purpose of the Limestone Parkway Overlay Zone is to provide special design requirements for those properties located within the zone, regardless of their zoning classification, in order to maintain a consistent appearance along the parkway and throughout the zone. The intent of this zone is to create an identity for the area that will enhance its economic vitality and protect the value of properties within the zone."
- It is the intent of the Planned Unit Development (P-U-D) to meet the spirit of the overlay zone while establishing development guidelines which allow development in a manner which balance extreme topographic challenges, existing architectural elements (New Holland Mill), and limited access requirements on Limestone Parkway and Jesse Jewell Parkway. The entire retail and apartment site will be mass graded with resulting slopes in the 2%-8% ranges in building areas, parking areas and driveways. Embankments will not exceed 2:1 slope. Retaining walls will be 2' - 30' in height to provide access, and development of the site walls will be visible from the street and will have a split face block appearance with colors enhancing and playing off architectural elements in the development.

#### ▪ **Adjacent Land Use and Zoning**

| Location | Use                                                                                                                  | Zoning                                                                                            |
|----------|----------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|
| North    | Single-family homes; Undeveloped land                                                                                | Residential-I (R-I) -City<br>General Business (G-B) -City                                         |
| South    | New Holland Village single-family and duplex homes; Church;<br>Brenau University Sports Complex;<br>Undeveloped land | Residential-II (R-II) -County<br>Highway Business (H-B) -County<br>Light Industrial (L-I) -County |
| East     | New Holland Market shopping center                                                                                   | Planned Unit Development (P-U-D)<br>-City                                                         |
| West     | Single-family and duplex homes;<br>Gainesville Middle School; Frances<br>Meadows Aquatic Center                      | Residential-II (R-II) -City/County<br>Office and Institutional (O-I) -City                        |

Significant uses within the surrounding area include Lakeview Academy, Northeast Georgia Health Medical Center and Atlanta Botanical Garden.

#### ▪ **Traffic Impact Study Summary**

A Traffic Impact Study was completed for the proposed development on March 29, 2018, by Marc R. Acampora, PE, LLC Traffic Engineering. Traffic counts were collected on Wednesday,



November 11, 2017 from 7:00 A.M to 9:00 A.M. and from 4:30 P.M. to 6:30 P.M. Area schools were in session. Historic GDOT 24-hour traffic counts were also collected in the vicinity from 2012 through 2016. Based on the data a 3% annual growth factor was applied to the counted volumes when projecting future volumes or a five year period through year 2022 for a total applied growth rate of 15.9%.

*The peak hour generation for this project was calculated at 580 A.M. / 859 P.M. two way trips and the 24-hour volume is 13,982 two-way trips.*

The study extended one mile from the limits of the proposed site and included the following 16 intersections:

- 1) Limestone Parkway (US 129) at Cleveland Highway (US 129/GA 11)
- 2) Limestone Parkway (US 129) at Clarks Bridge Road (GA 284)
- 3) Limestone Parkway (US 129) at Beverly Road
- 4) Limestone Parkway (US 129) at Kroger Access
- 5) Limestone Parkway (US 129) at Jesse Jewell Parkway (US 129/US 129 Business)
- 6) Jesse Jewell Parkway (US 129) at White Sulphur Road / Textile Way
- 7) I-985 SB at Jesse Jewell Parkway (US 129)
- 8) I-985 NB at Jesse Jewell Parkway (US 129)
- 9) Lakeview Drive at Beverly Road / Nottingham Drive
- 10) Jesse Jewell Parkway (US 129 Bus) at Quarry Street / Myrtle Street
- 11) Jesse Jewell Parkway (US 129 Bus) at Community Way / Terrace Street
- 12) Jesse Jewell Parkway (US 129 Bus) at Downey Boulevard (GA 11 Conn) / MLK, Jr. Blvd
- 13) South Enota Drive (GA 11 Conn) at Sherwood Park Drive / Walgreens Driveway
- 14) South Enota Drive (GA 11 Conn) at Robinhood Trail / Sherwood Plaza Driveway
- 15) Park Hill Drive (GA 11) at South Enota Drive (GA 11 Conn)
- 16) Park Hill Drive (GA 11) at Lakeview Drive

According to the Traffic Impact Study the addition of the Limestone Greenway trips will increase delays at most intersections and approaches. The comparison between the no-build and build conditions reveal that most of the increases will be small, and most of the locations in this study will continue to operate acceptably in the build condition. A summary of the study revealed that future operations, upon the project being fully constructed and operational, the below intersections would have extremely heavy traffic flows rated LOS F. LOS "F" is a condition of extremely heavy flow, with frequent stoppage and very slow speeds. Traffic is unstable and often comes to a complete halt.

These intersections include:

- 1) P.M. peak hour westbound right turn stop sign at Limestone Pkwy at Cleveland Hwy.
- 2) A.M and P.M. peak hour eastbound approach at Limestone Pkwy and Beverly Rd.
- 3) A.M. and P.M. peak hour at Limestone Pkwy and Jesse Jewell Pkwy which includes the A.M. and P.M. peak hour northbound approach at Textile Way; A.M. peak hour southbound approach at Limestone Pkwy; A.M. eastbound approach at Limestone Pkwy and the A.M and P.M. peak hour westbound approach at Jesse Jewell Pkwy.
- 4) A.M. peak hour and southbound approach at Lakeview Dr. at Beverly Rd;
- 5) A.M. and P.M. peak hour northbound and southbound approach at Jesse Jewell Pkwy at Quarry St;
- 6) A.M. peak hour southbound approach at Jesse Jewell Pkwy at Community Way;
- 7) P.M. peak hour westbound through/left at South Enota Dr. at Robinhood Trail;
- 8) P.M. peak hour at Park Hill Dr. at South Enota Dr. southbound approach at Park Hill Dr. / eastbound and westbound approach at South Enota Dr.

The following is a summary of the findings and the recommendations of this traffic impact study:

**1) Limestone Parkway (US 129) at Cleveland Highway (GA 11)**

The signalized portion of this intersection operates extremely well but the stop-sign controlled right turn movement from westbound Limestone Parkway to northbound Cleveland Highway experiences LOS F in the P.M. peak hour, though it generally works acceptably at other times of the day. The existing volumes at this location merit consideration of a second northbound through lane on Cleveland Highway into which the westbound right turn from Limestone Parkway would free-flow. The same mitigation for the existing volumes applies to the no-build and build conditions.

**2) Limestone Parkway (US 129) at Clarks Bridge Road (GA 284)**

This intersection operates acceptably. Based on existing volumes, there would be a modest benefit to providing a separate eastbound exclusive right turn lane on Clarks Bridge Road at this intersection. No other mitigation is identified for the no-build or build conditions.

**3) Limestone Parkway (US 129) at Beverly Road**

This intersection currently operates acceptably. There would be a modest benefit in the existing condition to providing a separate eastbound exclusive right turn lane on Beverly Road. In the no-build condition, the eastbound approach drops to LOS E in the A.M., and in the build condition, this approach drops to LOS F in the A.M. and P.M., reinforcing the appropriateness of the addition of the eastbound right turn lane. The northbound left turn volume on Limestone Parkway is sufficient in the existing condition to justify a protected / permissive left turn phasing according to GDOT standards, and consideration should be given to adding this phasing whether or not the proposed Limestone Greenway development is built.

**4) Limestone Parkway (US 129) at Kroger Access**

This intersection operates well and no mitigation is identified in the existing or no-build conditions. This intersection will continue to operate well with the addition of the fourth approach and the Limestone Greenway site trips. The analysis assumes two eastbound lanes, which will consist of a shared left/through lane and a right turn lane. The existing northbound U-turn lane on Limestone Parkway will become the left turn lane for the site and there is already a southbound right turn lane at this location on Limestone Parkway. The signal at this intersection will need to be upgraded to provide signal heads for the eastbound approach, including pedestrian signals, and it is recommended that the northbound left turn lane receive a protected/permissive phasing, which will require additional signal equipment. The existing southbound right turn lane and northbound left turn lane should be lengthened to satisfy GDOT auxiliary lane length standards.

**5) Limestone Parkway (US 129) at Jesse Jewell Parkway (US 129 Business)**

This location currently operates acceptably in the P.M., but experiences high delays in the A.M. peak hour. The largest capacity need here is for a third westbound through lane on Jesse Jewell Parkway. Other mitigation was tested and is discussed in the text. The benefit of adding a southbound right turn lane on Limestone Parkway is increased in the no-build condition (so that the center lane is a shared through/right, plus a new exclusive right turn lane). The southbound exclusive right turn lane should include a right turn overlap phase. A westbound right turn overlap phase would also improve the efficiency of the signal. The A.M. peak hour will deteriorate further in the build condition. The mitigation identified in the existing and no-build are still applicable in the build condition.

**6) Jesse Jewell Parkway (US 129) at White Sulphur Road / Textile Way**

This intersection operates well and no mitigation is identified for the existing, no-build, or build conditions.



**7) I-985 SB at Jesse Jewell Parkway (US 129)**

The southbound ramp at I-985 operates acceptably and no mitigation is identified. The addition of a second eastbound right turn lane from Jesse Jewell Parkway onto the southbound ramp would provide some additional storage and capacity for the no-build 1,065 A.M. peak hour right turners. No additional mitigation is identified for this intersection in the build condition.

**8) I-985 NB at Jesse Jewell Parkway (US 129)**

The northbound ramp operates acceptably and no mitigation is identified for the existing, no-build, or build conditions.

**9) Lakeview Drive at Beverly Road / Nottingham Drive**

This intersection currently operates well as an all-way stop and no changes are recommended in the existing condition. In the no-build condition, the southbound approach will deteriorate to LOS F in the A.M. peak hour, making this intersection a potential candidate for signalization. The increases in volumes from the Limestone Greenway project will further increase delays at this all-way stop controlled intersection. With signalization, all approaches would operate acceptably in the no-build and future conditions. A signal warrant analysis performed according to the criteria set forth in the Federal Highway Administration's *Manual on Uniform Traffic Control Devices* (MUTCD) would be necessary to identify if this intersection meets the requirements for signalization.

**10) Jesse Jewell Parkway (US 129 Bus) at Quarry Street / Myrtle Street**

The northbound and southbound approaches from Myrtle Street and Quarry Street operate at LOS F. However, the volumes incurring these high delays are very low and most of the side street approach vehicles are right turners. Line of sight to the west along Jesse Jewell from southbound Quarry is limited, presenting a safety concern. It does not appear that volumes on the side streets are sufficient to warrant a signal at this time. However, other factors may justify signalization, such as the presence of school traffic and the limitation in sight distance. A signal warrant analysis could be performed to determine if or when signalization would be appropriate. The same issues that affect this intersection in the existing condition continue in the no-build and build, with increased delays on the side street stop sign controlled approaches. It is noted that allowing through connectivity at the gated school bus access to Gainesville Middle School at Lakeview Drive, perhaps at limited times of day, may provide an alternative route for trips on Lakeview to bypass the unsignalized Quarry Street intersection.

**11) Jesse Jewell Parkway (US 129 Business) at Community Way / Terrace Street**

This intersection generally operates well in the existing condition. The southbound and eastbound approaches are at LOS E in the A.M. peak hour, suggesting that this intersection is approaching the limit before which mitigation may be necessary. In the no-build condition, the southbound approach will deteriorate to LOS F in the A.M. The southbound approach should be restriped to include a shared left turn and through movement and an exclusive right turn lane. Then, a right turn overlap phase should be added to this southbound right turn lane. Recommendations made for the no-build condition still apply for the build condition.

**12) Jesse Jewell Parkway (US 129 Bus) at Downey Boulevard / MLK, Jr. Boulevard (GA 11 Connector)**

This intersection operates well in the existing condition and no mitigation is necessary. This intersection will continue to operate acceptably in the no-build and build conditions. However, by the build condition, in the P.M., several approaches will drop to LOS E, suggesting that this intersection will be reaching the limits of its capacity.

**13) South Enota Drive (GA 11 Conn) at Sherwood Park Drive / Walgreens Driveway**

This intersection operates well. It is noted that, within the Walgreens property, the directional arrows are yellow, and should be white, and there is no centerline or lane line striping.

Walgreens should consider improving the striping to meet conventional standards. This intersection will continue to operate well in the no-build and build conditions.

**14) South Enota Drive (GA 11 Conn) at Robinhood Trail / Sherwood Plaza Driveway**

This intersection currently works acceptably. The westbound left turn from Robinhood Trail is beginning to incur notable delays (LOS E) in the P.M. The center two-way left-turn lane on South Enota is striped through this intersection. It is recommended that the left turn lane striping be modified here to treat this as an intersection, with a break in the centerline striping and distinct northbound and southbound left turn lanes. Sherwood Plaza should install a stop sign and accompanying stop bar on their exiting approach. In the no-build condition, the westbound approach will deteriorate to LOS F in the P.M. However, during other times of day, this intersection will continue to operate acceptably. Signalization would eliminate the westbound left turn LOS F. However, based on the side street volumes, this intersection would likely be a weak candidate for signalization. The issue of signalization is still applicable for the build condition.

**15) Park Hill Drive (GA 11) at South Enota Drive (GA 11 Connector)**

This intersection functions acceptably and no mitigation is identified for the existing condition. The southbound approach on Park Hill Drive will deteriorate to LOS F in the no-build P.M. For the no-build, it is recommended that a southbound exclusive right turn lane be built on Park Hill Drive. In the build condition, this intersection will continue to deteriorate, with the southbound and westbound approaches joining the eastbound approach (from the no-build condition) at LOS F. In addition to the no-build mitigation, right turn overlap phases can be added to that new southbound right turn lane and to the westbound right turn lane.

**16) Park Hill Drive (GA 11) at Lakeview Drive**

This intersection was recently signalized and operates acceptably. Pedestrian accommodations and ADA accessibility are technically provided. However, the ADA ramps all abruptly terminate with high curbing and no accompanying sidewalk is provided on the east side of Park Hill or along either side of Lakeview. It is recommended that pedestrian accommodations at this location be improved. No other mitigation is identified for the no-build or build conditions.

**17) Jesse Jewell Parkway (US 129 Bus) at Retail Outparcel RIRO Access**

This access will work well with movements restricted to right-in / right-out. A deceleration lane should be provided on Jesse Jewell Parkway according to GDOT standards.

**18) Limestone Parkway (US 129) at Retail Outparcel RIRO Access**

This access will work well with movements restricted to right-in / right-out. A deceleration lane should be provided on Limestone Parkway according to GDOT standards.

▪ **Other Departmental Comments**

The Gainesville City School System commented on the proposal. A copy of the letter is attached with this staff report.

The Gainesville Public Works Department has recommended transportation improvements which are included with the Transportation / Traffic zoning conditions within this staff report.

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

A Development of Regional Impact Study (DRI #2803) was submitted for this development. At this time, the Georgia Mountains Regional Commission finds that the proposal does not present any potential adverse inter-jurisdictional impacts. However, it was suggested that the City and



developer examine options for improving pedestrian accessibility and an alternate access point to compliment the Limestone Parkway intersection.

▪ **Zoning History**

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

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

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

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

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

**2008** – A request by JHME Properties, LLC to rezone 10.0± acres located at 1465 Jesse Jewell Parkway from Residential-II (R-II) to Office and Institutional (O-I) was approved with conditions for medical and general office uses, with retail and restaurant uses.

▪ **Staff Analysis**

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

The surrounding area has experienced significant residential and commercial growth within the last 10 years. The adjacent and nearby property includes a mixture of single-family, multi-family, commercial, industrial and public uses. The proposed use contains a mixture of single-family, multi-family and commercial uses which is consistent with the surrounding development. The proposed zoning of Planned Unit Development (P-U-D) is similarly zoned as the adjacent New Holland Market Place property annexed in 2012, which was approved for up to 400,000 square feet of commercial space, and 300 planned multi-family residential apartment units or 200,000 square feet of office space.

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

The subject property is undeveloped, heavily wooded with mature trees and contains a stream. The proposed development will change the landscape and will introduce noise, light and traffic from the property. The proposed mixed-use development is designed around the existing streams which will require much of the property to remain undeveloped with buffers and designated green space. Most of the traffic will be directed away from Lakeview Drive onto Limestone Parkway which will minimize traffic impacts within the adjacent neighborhood but will further increase congestion on the main corridors/intersections.

Transportation improvements as identified within the traffic study and zoning conditions will be necessary to help reduce negative impacts to Limestone Parkway, Jesse Jewell Parkway and other nearby roads/intersections.

Environmental impacts should be properly mitigated through improved storm water measures. Open space, buffers, sedimentation ponds and storm water detention ponds will be required within the development to help protect Limestone Creek.

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

The Gainesville Future Development Map places the subject property within the *Low-Medium Density Residential* land use category, *Mixed Use General* land use category and the *Parks / Recreation / Conservation* land use category.

The majority of the property is located within the *Low-Medium Density Residential* land use category which includes areas containing or planned for single-family detached or semi-detached housing at densities up to 4.0 dwelling units per acre. The proposal seeks an overall gross residential density of 3.79 dwelling units per acre for the entire 75.12 acres tract. The density for the single-family and multi-family tracts combined (40.81± acres) is 7.05 dwelling units per acre.

The portion of the property located within the *Mixed Use General* land use category is situated between Limestone Parkway, Jesse Jewell Parkway and Victory Street and includes areas containing or planned for a mixture of land uses including office, neighborhood retail, and residential.

The *Parks / Recreation / Conservation* land use category is located along Limestone Creek and 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.

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

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

The subject property is currently zoned for single-family and for commercial purposes and could be developed as such. Water and sewer services are necessary in order to develop the subject property for the desired use and density. If developed, the property should be master planned as opposed to developed piece mill, due to the amount of environmental resources. Carefully planned master planned communities typically provide for better uniformity and higher development standards such as building quality, connectivity, common space, landscaping, environmental protection and services that would otherwise not be provided to the residents.

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

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



As listed in the above summarized Traffic Impact Study for this project, the peak hour generation for this project was calculated at 580 A.M. / 859 P.M. two way trips and the 24-hour volume is 13,982 two-way trips. The improvements as proposed within the study and zoning conditions are strongly recommended by staff to help mitigate some of the traffic concerns.

Existing public safety services respond to the adjacent and nearby properties. Gainesville Fire Station #1 off of Queen City Parkway is located approximately 3.1 miles away. As well, Hall County Fire Station #7 off of East Crescent Drive is located approximately 0.8 miles away. The amount of proposed single-family homes will put additional strain on police and fire services.

The addition of single-family and multi-family housing will add more children to the Gainesville City School System as the proposal is not age restricted. It is unclear at this time how many of the 285 residential units will house school age children that are not already living within the Gainesville City school district.

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

The proposed mixed-use development appears to be of high quality and could serve as an appropriate transitional use between Limestone Parkway/Jesse Jewell Parkway and the nearby established residential uses. The proposed commercial component is designed as a town center concept, which is unique to Gainesville, to include public gathering areas/open space and additional shopping opportunities not available on the east side of Gainesville.

Of concern, the multi-family residential component will add to the high number of existing/proposed rental housing in Gainesville. Currently, there are 7,827 multi-family units within Gainesville and an additional 2,166 units have been approved for future development, totaling 9,993 multi-family units.

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

Due to the subject property's proximity to existing residential and commercial land uses, the proposed mixed-use development, *with the recommended conditions of zoning* appears to promote a reasonable balance between the interests of the City, the property owner, and neighboring residents and property owners.

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▪ **Staff Recommendation**

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

**Conditions**

**Development Standards**

1. The development standards within the applicant's narrative, concept plan and architectural renderings shall be made part of the zoning ordinance, and shall be subject to the Community Development Director approval. Any zoning conditions adopted as part of this zoning ordinance that conflict with the applicant's narrative, concept plan and architectural renderings shall take precedence over the applicant's development standards.
2. Prohibited uses for the subject property shall include extended stay hotels, motels/hotels with rooms accessed from the exterior of the building, adult novelty stores group homes, crisis centers, adult entertainment centers, pawn shops, dollar-type stores, massage parlors, tobacco or vaping stores, tire stores, auto parts stores, auto body shops, automobile sales establishments, marine sales or repair stores, automated or non-automated car washes, truck stops, coin-laundry facilities, tattoo parlors, psychics, fortune tellers, clairvoyants and the like. A gas station shall be prohibited except for the proposed outparcel lot at the corner of Jesse Jewell Parkway and Limestone Parkway.
3. Apartments, townhomes and condominiums are an approved use for the multi-family residential portion of the proposal. The applicant may receive an occupancy permit for no more than 100 apartment, townhome or condominium units prior to receiving an occupancy permit for the construction of at least 35,000 square feet of the proposed commercial space.
4. In addition to the proposed buffers stated as part of this proposal, a minimum 25-foot wide buffer shall be required along Lakeview Drive for the entire development. The buffer shall contain a mixture of evergreen and deciduous trees. The Community Development Director shall have the final determination on the number, location and type of trees to be planted.
5. The proposed erosion control and water quality measures for the development shall at minimum meet the Georgia Storm Water Management Manual requirements. The developer shall also construct additional bioretention facilities within the development strategically designed and located to minimize sedimentation and to filter runoff from yards, pavement, and buildings, with the goal of minimizing the amount of unfiltered runoff, fertilizer, and other contaminants entering Lake Lanier from the development. The City of Gainesville shall approve the final design of all water quality measures.
6. All service areas, loading areas, ground or roof top HVAC equipment shall be screened from view from all adjacent residential uses, public and private roads.
7. All of the front yards of the proposed new single-family residential dwellings shall be sodded with grass. In addition, the rear of the proposed single-family homes fronting Lakeview Drive and Highland Street shall be designed with exterior architectural features to resemble a front facade.

#### **Transportation / Traffic**

8. All required access/traffic/sidewalk improvements associated with the proposed development shall be reviewed and approved by the Georgia Department of Transportation and the Gainesville Public Works Director and any additional improvements shall be at the full expense of the Developer.
9. The Developer shall meet all requirements of the Georgia Department of Transportation, but at a minimum shall construct the following roadway improvements identified in the Traffic Impact Study dated March 29, 2018:
  - a) Limestone Parkway at Beverly Road – Construction of a separate eastbound exclusive right turn lane on Beverly Road. A protected/permissive left turn phasing for the northbound left turn volume on Limestone Parkway will need to be



evaluated and submitted for review and approval by the Georgia Department of Transportation.

- b) Limestone Parkway at Kroger Access – An addition of the fourth approach for the Limestone Greenway site will need to be approved and permitted by the Georgia Department of Transportation. The existing northbound U-turn lane on Limestone Parkway will be restriped as a left turn lane. The signal at the intersection will need to be upgraded for the addition of the fourth approach. The existing southbound right turn lane and northbound left turn lane should be lengthened to satisfy Georgia Department of Transportation auxiliary lane length standards. A protected/permissive left turn phasing for the northbound left turn lane will need to be evaluated and submitted for review and approval by the Georgia Department of Transportation.
- c) Limestone Parkway at Jesse Jewell Parkway – An addition of a southbound right turn lane on Limestone Parkway in order to accommodate a shared through/right plus a new exclusive right turn lane. Overlap phasing of the intersection will need to be evaluated and submitted for review and approval by the Georgia Department of Transportation.

- 10. In addition to the identified roadway improvements, the newly constructed Limestone Greenway roadway should include either a center turn lane or a raised median with left turn lanes into the retail access.
- 11. The roundabout shown on the proposed concept plan shall be required per the approval of the Gainesville Public Works Director.
- 12. Improvements at the signalized intersections should include video detection and fiber connection to the City's ITS facility.
- 13. All new streets, alleys, driveways and sidewalks shall meet the standards within Article 9-13-10 of the City's Unified Land Development Code, but shall be privately maintained. Pervious paving, not including gravel, may be allowed for the single-family homes per the approval of the Gainesville Public Works Director.
- 14. All new streets shall include a minimum 5' sidewalk along both sides of the street, in accordance with Section 9-13-9-26 of the City's Unified Land Development Code. In addition, a minimum 5' wide sidewalk shall be constructed along Lakeview Drive for the entire length of the subject property. A crosswalk shall be provided from the subject property across Lakeview Drive to the existing side/rear entrance to the Gainesville Middle School and Frances Meadows Aquatic Center. The Gainesville Public Works Director shall have the final determination on the exact design and location of the new sidewalk and crosswalk.
- 15. There shall be no access allowed from the subject property onto Lakeview Drive except for the road proposed for the single-family homes.

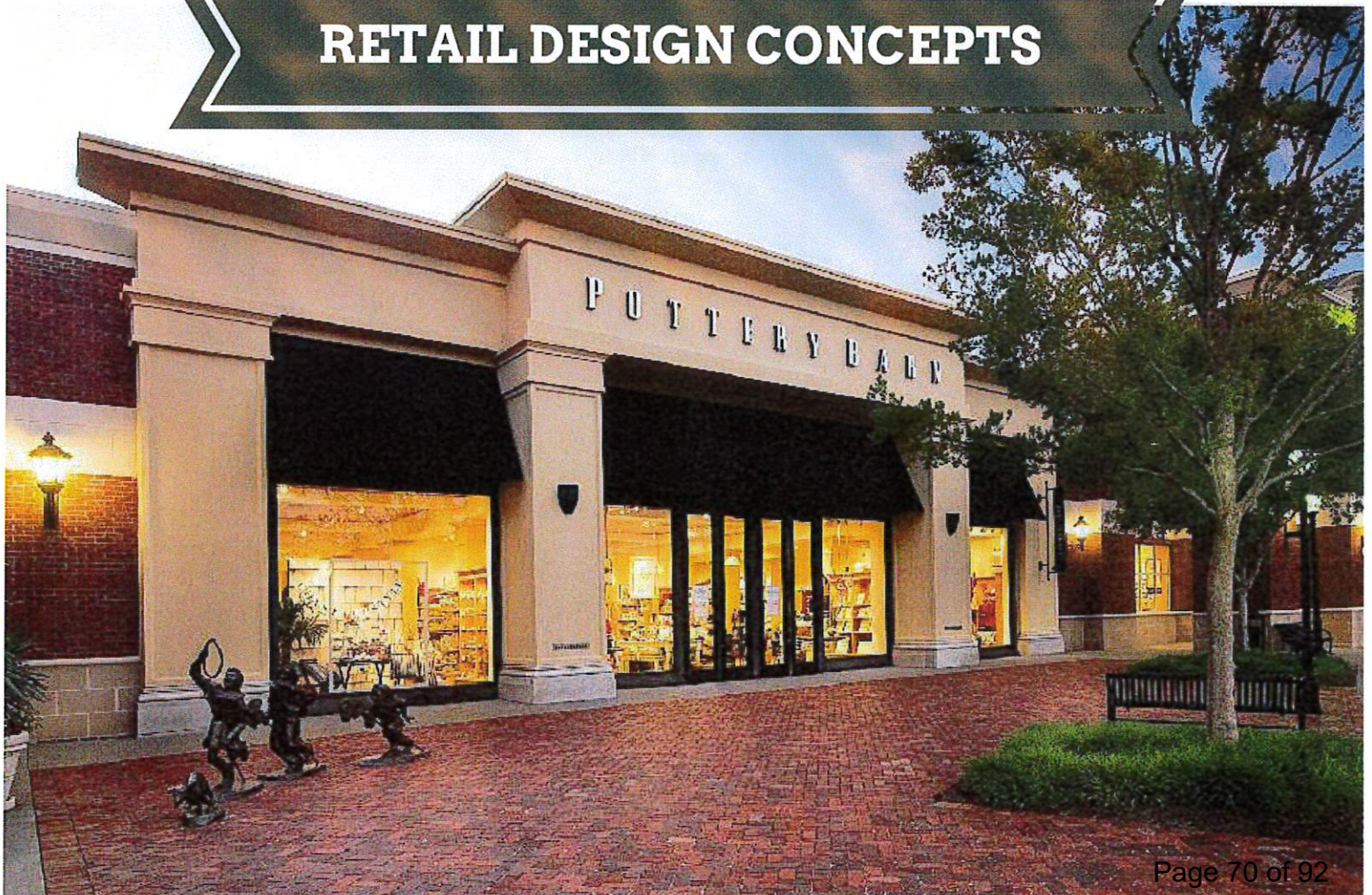




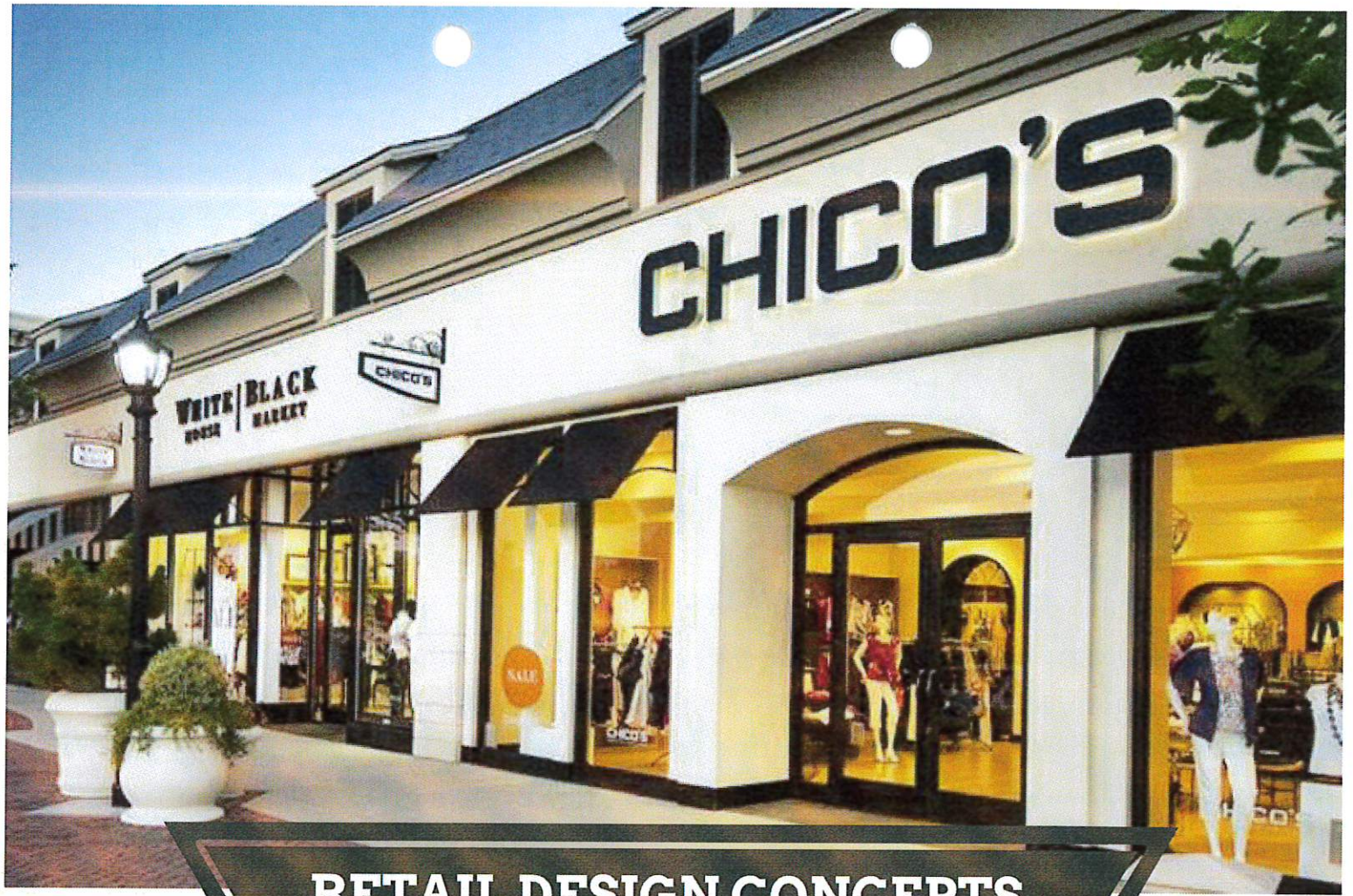




## RETAIL DESIGN CONCEPTS



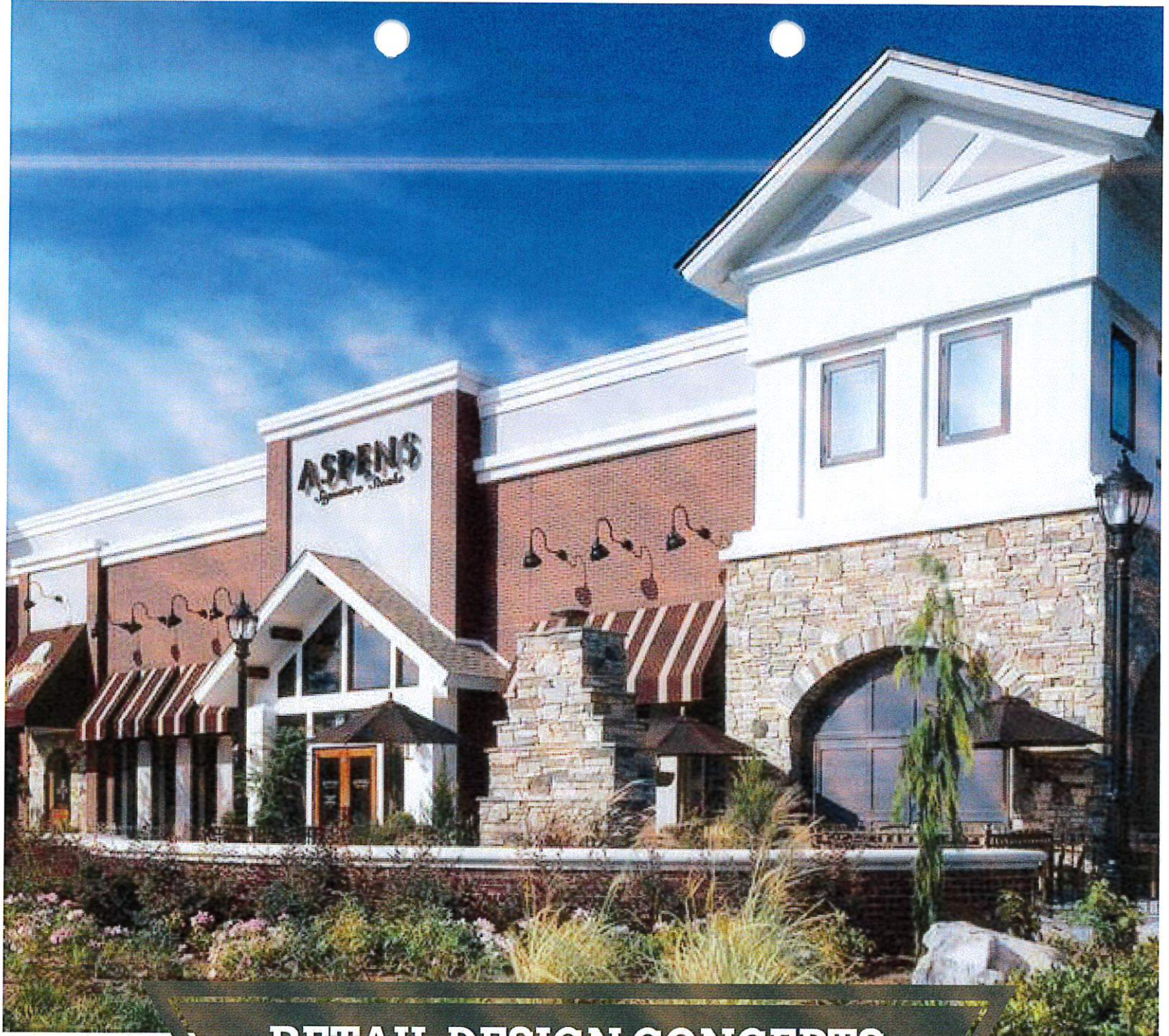




## RETAIL DESIGN CONCEPTS







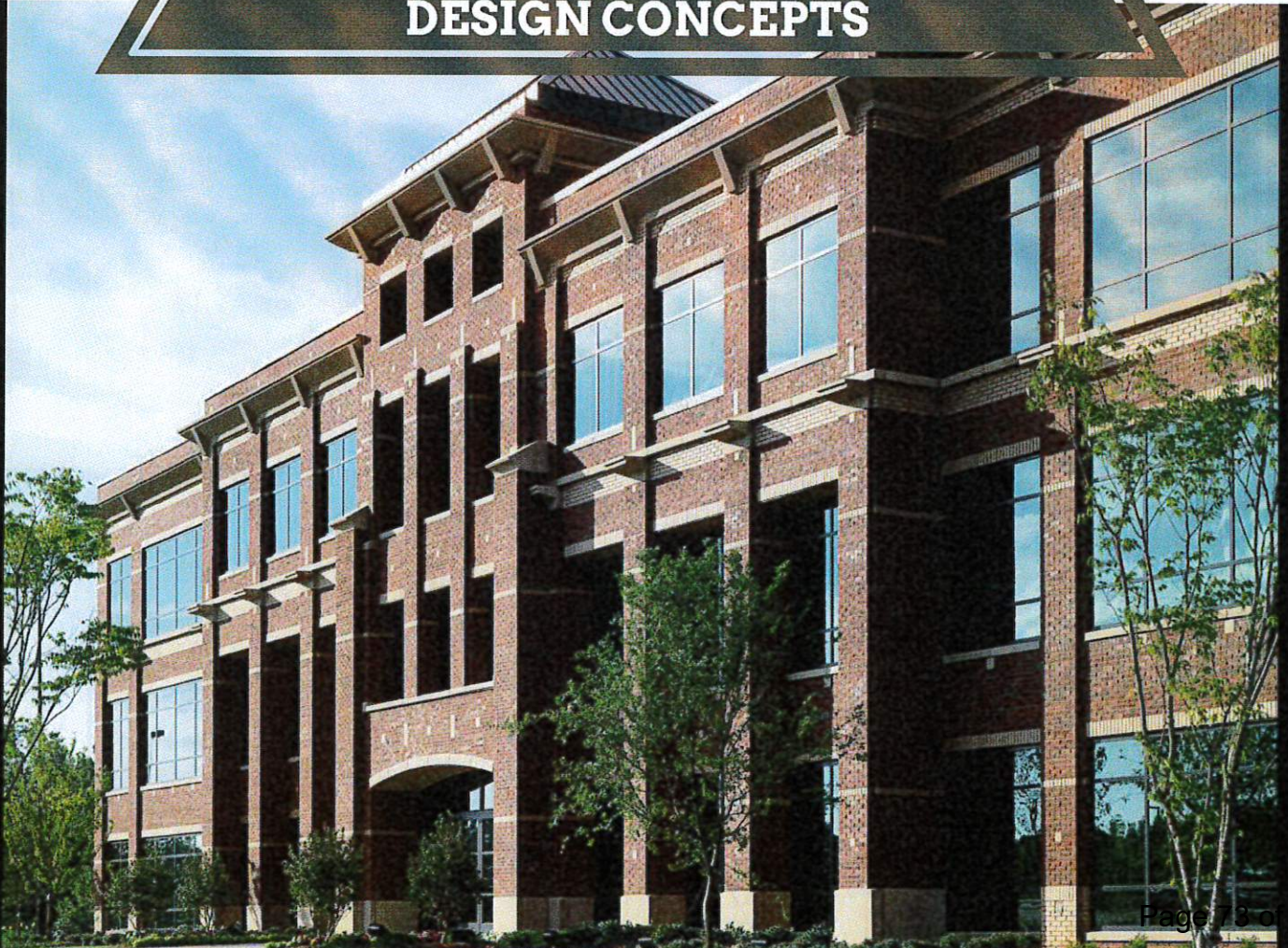
## RETAIL DESIGN CONCEPTS







## COMMERCIAL OFFICE DESIGN CONCEPTS







## COMMERCIAL OFFICE DESIGN CONCEPTS







## HOTEL DESIGN CONCEPTS





# Design Concept Multi-Family





**Date Submitted:** 4/6/2022

**Presenter:** Matt Tate

**Item of Business:** Request from **Angela Zubar** to amend an existing Planned Unit Development (P-U-D) zoning totaling 3.29± acres located at the southwest side of the intersection of Pemmican Run and Bruce Drive, west of McEver Road (a/k/a **2475 Pemmican Run, NW**).  
Ward Number: Five  
Tax Parcel Number(s): 08-005-000-038  
Request: Special event facility / Wine tasting room

**Meeting Date:** 4/12/2022

**Purpose of Request:**

The applicant is proposing to amend an existing Planned Unit Development (P-U-D) to allow a special event facility and wine tasting room. The property received zoning approval in 2017 for a 56-unit condominium/townhome development that was never developed. The proposed special event facility is to include a 9,150 square foot venue and 2,000 square foot pavilion with capacity for a maximum of 200 guests and 2 to 5 employees. The venue will be available to rent 7 days a week with 1 to 2 employees. The tasting room will include a 2,000 square foot building and will operate Thursdays, 12 to 6 p.m. and Friday/Saturday 12 to 8 p.m. with approximately 5 to 20 daily visitors. A total of 100 private parking spaces will be provided with access from Pemmican Run. The property is partially wooded with no structures and adjacent and nearby uses includes a rental home owned by the applicant, single-family homes, gas station/strip center and the Pointe Lanier apartments across McEver Road.

**History/Background:**

**Facts & Issues for Consideration:**

**Department Recommendation:**

Planning staff recommended denial. 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            |
|------------------------------------------------------|-----------------|
| <input type="checkbox"/> Staff Recommendation Report | Report          |
| <input type="checkbox"/> Location Maps               | Backup Material |
| <input type="checkbox"/> Narrative                   | Backup Material |
| <input type="checkbox"/> Concept Plan                | Cover Memo      |
| <input type="checkbox"/> Renderings                  | Backup Material |
| <input type="checkbox"/> Survey                      | Backup Material |

**GAINESVILLE PLANNING and APPEALS BOARD  
STAFF RECOMMENDATION**

**Applicant and Property Owner**..... Angela Zubar  
**Location**..... 2475 Pemmican Run, NW  
**Request**..... Amend P-U-D zoning  
**Size** ..... 3.29± total acres  
**Ward**..... Five  
**Proposed Use**..... Special event facility / Wine tasting room  
**Planning Division Staff Recommendation** ..... **Denial**  
**Date**..... April 12, 2022

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

The applicant is proposing to amend an existing Planned Unit Development (P-U-D) to allow a special event facility, outdoor pavilion and wine tasting room. The property received zoning approval in 2007 for a 56-unit condominium/townhome development that was never developed. The property contains no structures and most of the trees have been recently cleared from the site. The adjacent residential home is owned by the applicant.

The proposal includes a venue that will include three buildings and outdoor space including a 9,150 square foot event center, 2,000 outdoor pavilion and a 2,000 square foot tasting room. A total of 100 private parking spaces will be provided with access from Pemmican Run.

The proposed special event facility is designed to have a maximum capacity of 200 guests and 2 to 5 employees, and will be available to rent 7 days a week. No hours of operation were given for the event center. The covered pavilion and outdoor space are adjacent to the event center will serve as an extension of the event center. Lastly, an adjacent tasting room is proposed that will operate Thursdays, 12 to 6 p.m. and Friday/Saturday 12 to 8 p.m. with approximately 5 to 20 daily visitors. The applicant has partnered with a local Georgia winery, Buckley Winery to offer local experience where the community may gather.

▪ **Adjacent Land Use and Zoning**

| Location | Use                                     | Zoning                                                        |
|----------|-----------------------------------------|---------------------------------------------------------------|
| North    | Lake Lanier, Pemmican Point Subdivision | Vacation Cottage (V-C) - County                               |
| South    | Lake Lanier, Bay Point Subdivision      | Vacation Cottage (V-C) - County                               |
| East     | Gas Station /Retail Strip Center        | PUD- City                                                     |
| West     | Lake Lanier,<br>Waters Edge Subdivision | Vacation Cottage (V-C) - County<br>Residential-I (R-I) - City |

▪ **Other Departmental Comments**

Hall County Traffic Engineering and Gainesville Public Works Department state that while no Traffic Impact Study is required for the proposal, the access will need to meet commercial standards; however, no left turn lanes will be required for the development as presented. The applicant should have their surveyor/engineer verify that intersection and stopping site distance requirements can be met for the proposed access. If access relocation is necessary, it may affect the conceptual venue layout. There were no other departmental comments regarding this request.



- **Zoning History**

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

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

**2017** – A request by Scott and Cheryl Wright to re-establish nonconforming use on a 0.43± acre tract zoned Residential-II (R-II) located at 2371 Pine Circle Drive was approved for a single-family home.

**2017** – A request by McEver Extension Properties LLC to amend a 3.32± acres tract located at 970 McEver Road zoned Planned Unit Development (P-U-D) was approved for an office building expansion.

**2016** – A request by Spring Road Group, LLC to annex and establish Residential-II (R-II) zoning on a 10.06± acres property located at 2360 Spring Road was approved with conditions for an active adult community.

- **Staff Analysis**

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

The surrounding uses include mostly single-family homes within the neighboring Pemmican Point, Bay Point, and Waters Edge subdivisions. Commercial and multi-family uses are located to the east along McEver Road which include a retail center / gas station, coin laundry business and the Pointe Lanier Apartments. These properties are zoned Vacation Cottage (V-C), Residential-I (R-I), Planned Commercial Development (P-C-D), Residential-I (R-I), Residential-II (R-II), and General Business (G-B). The proposed special event facility and wine tasting room is incompatible with the adjacent residential uses but could serve as a transitional use from the existing commercial and multi-family uses fronting McEver Road.

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

The hours of operation and potential noise from the event center could have some negative affects on the adjacent and nearby residential uses. The additional traffic during event times will increase traffic loads on Pemmican Run which is a residential two-lane road with no curb and gutter. Given the subject property's proximity to residential uses, the proposed use does not appear to compliment the adjacent residential areas.

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

It is staff's opinion that the proposal is not consistent with the Comprehensive Plan.

The Future Development Map for the City of Gainesville places the property within the *Medium-High Density Residential* land use category, which includes areas containing or planned for single-family attached or multi-family housing at densities ranging from four to twelve dwelling units per acre.

According to the Character Area map for the City of Gainesville, the subject property is located within the *Suburban Residential* Character Area. The vision for this area is to preserve older, stable residential subdivisions and encourage newer projects with smaller lot sizes, pedestrian

infrastructure, and buildings patterned after traditional local housing, possibly containing a small neighborhood-serving “village center”. The area is generally not a location for new business investment, except for property located along major corridors. In areas where natural features or sensitive environments are important, cluster housing or conservation subdivision design may be appropriate. Land uses allowed include low-density residential, medium-high density residential, multi-family residential, public / institutional, commercial, and parks / recreation / conservation, and mixed-use.

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

The property is zoned Planned Unit Development (P-U-D) which is a site-specific zoning. Modifications to the existing approved plan requires the zoning to be amended to allow for a special event facility and wine tasting room. The property is still suitable for the original proposed residential use. The proposed zoning amendment appears to deviate from the original scope planned development and does not fit the surrounding area.

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

The proposed zoning amendment request should not cause an excessive or burdensome use of public facilities or services above what is currently approved for the property.

City water and public safety services are currently provided to the adjacent properties and have the capacity to serve the proposed use. A 500-foot sewer extension or private septic system would be required at the property owners’ expense. Gainesville Fire Station #4 is located approximately 2.5± miles away off of Memorial Park Drive.

According to the Institute of Transportation Engineers (ITE) Trip Generation Handbook (9th Edition), an event center is not listed as one of the studied uses. However, an arena based on the size of the property on average could generate 110± new trips per weekday (50% entering, 50% exiting). A Traffic Impact Study was not required for the proposal. According to Hall County Traffic Engineering and the Gainesville Public Works Department, the proposed access will need to meet commercial standards and no left turn lanes will be required for the development as presented. The proposed access may need to be relocated, depending on if the intersection and stopping site distance requirements can be met.

Adverse impacts to the school system are not anticipated as the development is for nonresidential purposes.

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

The subject property is expected to remain residential given its proximity to adjacent residential uses and nearby residential uses fronting Lake Lanier.

**(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 land uses, the proposed zoning amendment request does not appear 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.



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▪ **Staff Recommendation**

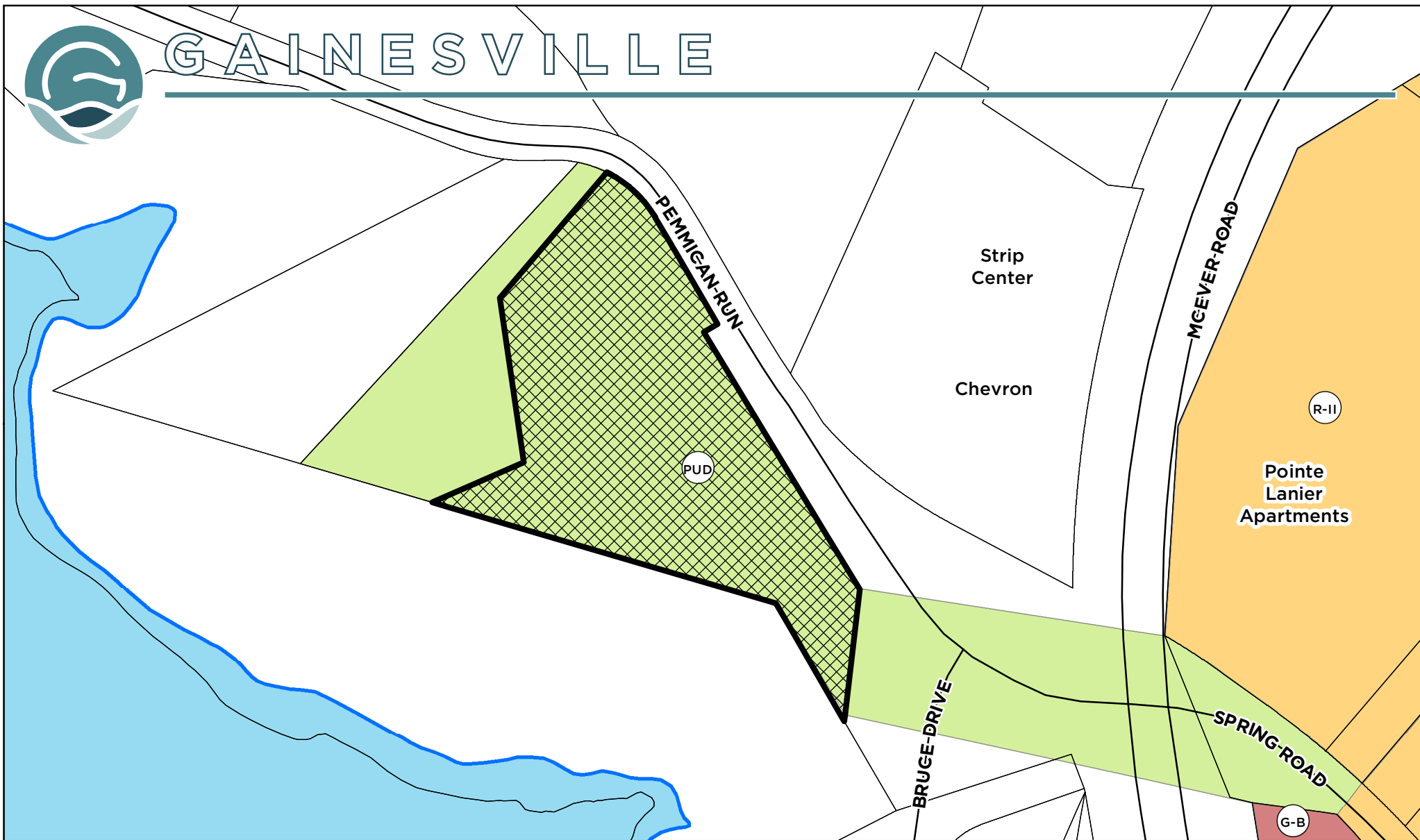
The Planning Division staff is recommending **denial** of this request based on the Comprehensive Plan and the adjacent residential uses. However, if approved, staff would recommend the following conditions:

**Conditions**

1. The proposed development shall be generally consistent with the architectural rendering and concept plan provided with this zoning amendment request. Should the applicant/developer wish to modify slightly the architectural character to incorporate community input, said minor modification shall be subject to Planning Department approval.
2. The hours of operation for the proposed special event facility and tasting room shall not exceed the hours of 9 a.m. to 11 p.m.
3. Special events shall not be held on the dock within Corps of Engineers property.
4. One sign, not to exceed 64 square feet including the monument base, shall be permitted at the entrance to the development fronting Pemmican Run. The sign shall be limited to external/indirect lighting. An electronic message board / changeable copy sign shall not be permitted.
5. Removal of existing healthy trees in order to accommodate the proposed building and parking shall be minimized where possible. Existing healthy trees shall be integrated into the natural tree line along the northwesterly property line to include a minimum 35-foot wide evergreen planted buffer. The location, number, spacing, size and type of trees planted shall be subject to Community and Economic Development Department Director approval.
6. No on street parking shall be permitted.
7. All access point design for the subject property shall require approval by the Hall County Traffic Engineer in conjunction with the Gainesville Public Works Director. All required access / traffic / sidewalk improvements associated with the proposed development shall be at the full expense of the developer/property owner.
8. All improvements required for the provision of sanitary sewer, including but not limited to the construction of an off-site sewer extension consisting of approximately 500 linear feet of gravity line sewer, shall be at the full expense of the applicant/developer of the subject property.
9. Any standard not identified above shall comply with those requirements set forth in the Unified Land Development Code for Neighborhood Business (N-B) zoning.



# GAINESVILLE



Applicant: **ANGELA ZUBAR**

## ZONING AMENDMENT REQUEST

Subject Property Address:  
2475 Pemmican Run, NW

Tax Parcel:  
08-005-000-038

Request:

Amend existing Planned Unit Development (P-U-D) on 3.29+/- acres tract for a special event facility/wine tasting room



Subject Property



Meeting Date: 04/12/2022

Map Prepared: 03/10/2022

0 90 180 Feet  
Page 82 of 92

SCALE: 1" = 167'





# GAINESVILLE



Applicant:

**ANGELA ZUBAR**

## ZONING AMENDMENT REQUEST

Subject Property Address:  
2475 Pemmican Run, NW

Tax Parcel:  
08-005-000-038

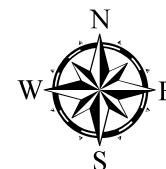
Request:

Amend existing Planned Unit Development (P-U-D) on 3.29+/- acres tract for a special event facility/wine tasting room



Subject Property

Aerial from 2021



Meeting Date: 04/12/2022

Map Prepared: 03/10/2022

0 90 180 Feet  
Page 83 of 92

SCALE: 1" = 167'



## Narrative Report

We would like to amend the PUD (Planned Urban Development) and propose the use of this land as a special events space with an outdoor pavilion including an adjacent green space and a separate wine tasting room.

Hello! I would like to introduce myself and my husband, We are Angela and Victor Zubar, we purchased and remodeled the house at 2503 Pemmican Run at the end of 2018 and last January (2021) we purchased the adjacent lot at 2475 Pemmican Run. The main reason we decided to purchase the adjacent lot was because it is zoned for a PUD and proposed Luxury Lakefront Condo townhouse community. The last thing we wanted was for a large complex to be built next door so we made the decision to invest in the property.

We had no intentions with the property when we purchased it, we just knew a 70 unit townhouse community was not it.

We are here today to inform you that we have decided to build a special event space on the property! This will include a main venue space, tasting room and an adjacent outdoor pavilion. We are also very excited to partner with a Local Georgia Winery, Buckley Winery to offer an immersive local experience where our community may gather.

The special events space, named The Oakley, will be available to rent for weddings and special events with a maximum capacity of 200 guests. The Oakley team will have 2-5 employees that run and support the success of the business including a project manager and site team. The space will be available to rent 7 days a week and vendors will be outsourced from either a preferred list we provide or by discretion of the client.

During the venue's off season we will utilize the green space to plan community events such as a monthly food truck gathering including local artisans and musicians.

The tasting room will operate year round Thursday-Saturday, hours of operation Thursday 12-6, Friday and Saturday 12-8. Tentative plans for 1-2 employees that will run the tasting room experience. We anticipate 5-20 daily visitors to the tasting room and hope to partner with local organizations to help promote the space to be utilized for special events like happy hour networking events, etc.

We are planning 100 parking spaces that will be easily accessible to both the road and the venue space. We also plan to have no artificial lighting from the venue affecting the lake and natural lighting of the surrounding area.



Currently we facilitate sunset yoga on the dock, at the lake house adjacent to the lot in question at our original property on Pemmican Run. Right now we are limited to 14 yogi's at one time due to our space. Our events have been growing and with the addition of the outdoor pavilion we will be able to invite more of the community to join in to our yoga events and hopefully grow in this community.

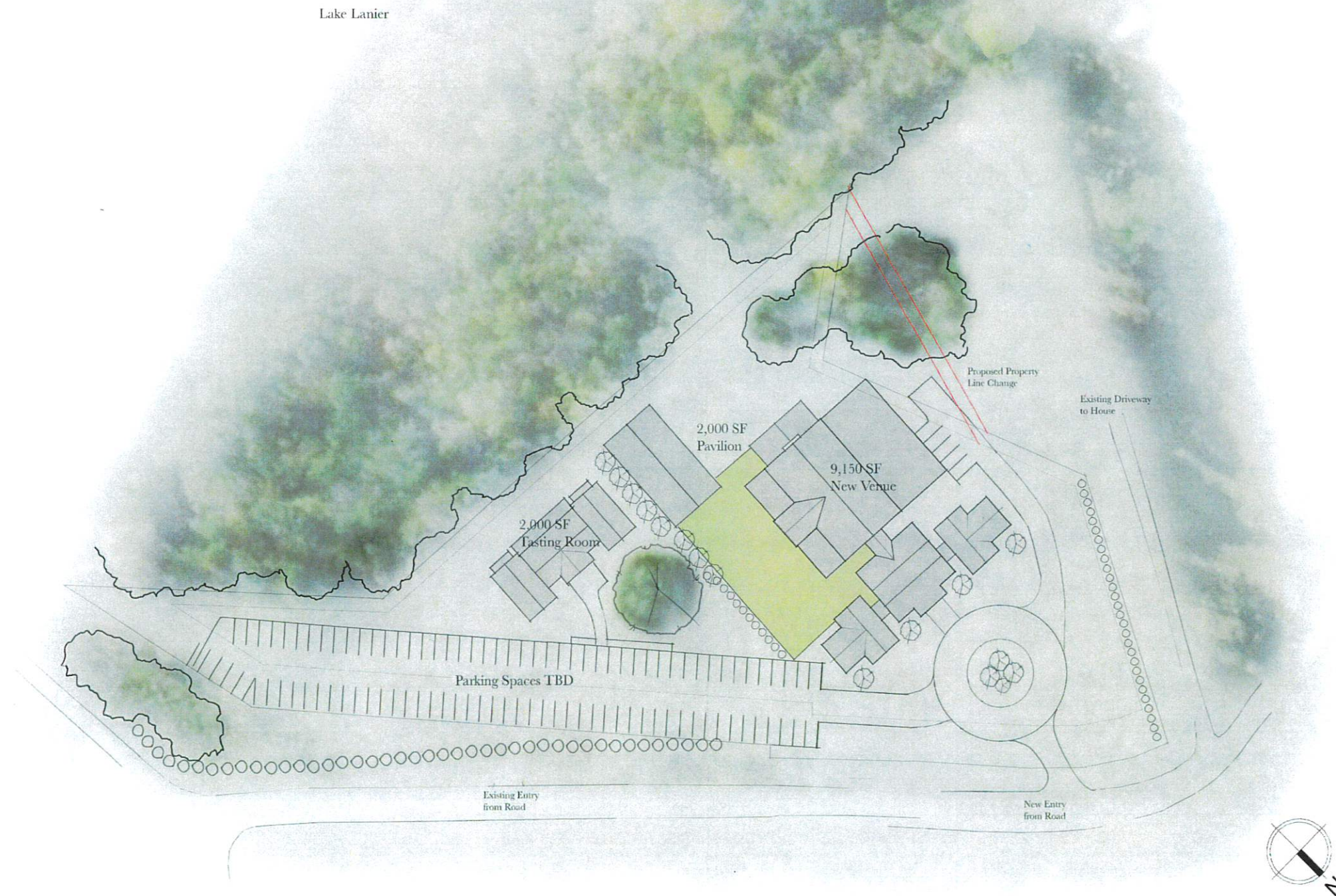
With such turbulent times our community is crucial and we hope to bring lots of joy and happiness through providing a space full of life and serenity that we all know and love about the lake.

Thank you for your time and consideration.

### Community Benefits Statement

- Positively foster community through off season events that will include local food trucks, local artisans, musicians and yoga
- Bring joy and happiness through providing a space full of life and serenity that we all know and love about the lake.
- Owner occupied and owned venue space, not multiple rental residences.
- Single entrance to not negatively impact traffic compared to proposed multi residence development
- Visually appealing high-quality contemporary energy efficient venue to positively add to the community
- Lower environmental impact than the original proposed PUD of townhouse units.





ANGELA ZUBAR | CONCEPTUAL SITE PLAN





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THE WEDDING VENUE STUDIO





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