

1. CALL TO ORDER

2. MINUTES

A. June 14, 2022 PAB Meeting Minutes

3. OLD BUSINESS

4. NEW BUSINESS

A. Annexation Requests

- (1) Request from the **City of Gainesville** to annex all of Victory Street right-of-way consisting of 0.66± acre, located between Jesse Jewell Parkway and Spring Street and to establish zoning as Planned Unit Development (P-U-D).
Ward Number: Two
Tax Parcel Number(s): N/A
Request: Right-of-way

5. MISCELLANEOUS

6. ADJOURNMENT

Date Submitted: 6/20/2022
Presenter: N/A
Item of Business: June 14, 2022 PAB Meeting Minutes
Meeting Date: 7/12/2022

Purpose of Request:

The purpose of this request is to allow the Planning and Appeals Board to approve the minutes from the referenced meeting.

History/Background:

Facts & Issues for Consideration:

The draft minutes were reviewed by the Office & Records Coordinator and the Community Development Deputy Director.

Department Recommendation:

Approval of the minutes as presented.

Department Director:

Rusty Ligon

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

N/A

Amount Requested:

Source of Funds:

Finance Comments:

Administrative Comments:

ATTACHMENTS:

Description	Type
 Draft Minutes	Minutes

GAINESVILLE PLANNING AND APPEALS BOARD
DRAFT MINUTES OF MEETING
JUNE 14, 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, Carmen Delgado and Ryan Thompson

Members Absent: None

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

Others Present: Council Members Barbara and George Wangemann

MINUTES OF MAY 10, 2022

There was a motion to approve the minutes as presented.

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

OLD BUSINESS

There was a motion to remove the request from the table.

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

NOTE: Chairman Carter recused himself due to a conflict of interest with the following request.

A. Rezoning Request

- 1) Request from **Brand Properties** to rezone a 69.18± acres tract located on the east and west side of Lakeview Drive, and on the northeast side of the intersection of Jesse Jewell Parkway and Victory Street (a/k/a **515 Lakeview Drive, NE; 2065 Limestone Parkway and 1881 Jesse Jewell Parkway, NE**) from Planned Unit Development (P-U-D) and Residential-II (R-II) to Planned Unit Development (P-U-D).
Ward Number(s): Two and Three
Tax Parcel Number(s): 00-082-003-001 (Part); 00-082-004-001
Request: Mixed-use development

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

The proposed zoning request was tabled at the April 12, 2022, Planning and Appeals Board meeting. The adjacent uses include single-family homes, duplex homes, New Holland Marketplace shopping center, Gainesville Middle School and the Frances Meadows Aquatic Center.

The revised request includes rezoning a total of 69.18± acres including the original 57.44± acres property known as (Tract 1) and a 11.74± acres known as (Tract 2). Tract 1 is the larger property on the east side of Lakeview Drive zoned P-U-D in 2018 for a mixed-use development and is currently approved for 252 multi-family apartments and 189,400 square feet of commercial space. The rezoning does not include the corner outparcel lot or the Liberty Lakeview property. Tract 2 is an undeveloped wooded property located on the westside of Lakeview currently zoned R-II that is entitled to a maximum of 140 multi-family units.

The proposed rezoning request includes:

- Rezone 69.18± acres consisting of Tract 1 and Tract 2 from P-U-D and R-II to P-U-D.
- As part of the rezoning, Tract 1 will increase from 252 units to 316 units by relocating 64 units from Tract 2. Also, the design of apartment buildings within Tract 1 will include a 4/5 story split configuration to help accommodate the shift in units.
- Tract 2 will be reduced from its entitled 140 units to a maximum of 76 townhome units. No apartments will be permitted on Tract 2. The townhome standards are provided in the staff report for Tract 2 which include one access road from Lakeview Drive and amenities.
- Amend original condition #3 of zoning Ordinance 2018-23 to remove the requirement of an occupancy permit for 35,000 square feet of commercial space prior to receiving an occupancy permit for more than 100 apartment, townhome or condominium units.

The subject property within the *Low-Medium Density Residential* land use category of the Future Land Use Map and within the *Historic Mill Villages* and the *Limestone Medical Corridor Character Areas*. Appropriate uses may include public / institutional, low density residential, medium density residential, multi-family residential, mixed-use, commercial, and parks / recreation / conservation.

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

The original 15 zoning conditions from Zoning Ordinance 2018-23 are the same except for conditions 3 and 15 which have been amended to reflect the revised zoning request.

Applicant Presentation: **Bo Weber**, 329 Pointe Olympus Drive, stated he represents the applicant and said condition three as Mr. Tate mentioned, the units on Tract 2 will be townhomes, patio homes, cottages, single family residences and no apartment units.

FAVOR: None

OPPOSE: None

PLANNING AND APPEALS BOARD COMMENTS: Board Member Thompson asked about the time frame being changed, if there was a different developer and concerned that in six months the request being pulled completely and wanting to add 500 units due to not having anyone to occupy it. Mr. Weber stated there are different developers involved for different aspects of the project that specialize in different areas so the concern was not to hold up one

area of the project that was ready to move forward while another one was still coming along and he said there were two developers involved in the project. Deputy Director Tate stated the reason for the condition was to assure the developer would provide a level of commitment to construct the proposed commercial and it not be just a residential development. A restaurant was recently permitted for the commercial outparcel at the corner of Limestone Parkway and Jesse Jewell Parkway and preliminary engineering is in the process for the large portion commercial property within Tract 1.

There was a motion to recommend conditional approval to rezone the subject property for a mixed-use development from Planned Unit Development (P-U-D) and Residential-II (R-II) to Planned Unit Development (P-U-D) with the following conditions:

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. The multi-family residential portion of the 57.44± acres (Tract 1) shall be limited to a maximum of 316 apartment, townhome or condominium units. The 11.74± acres (Tract 2) shall be limited to maximum of 76 townhomes, condominiums or single-family homes. Residential development within (Tract 1) and (Tract 2) shall require design review and approval by the Community and Economic Development Department Director.**
- 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 11.74± acres tract known as Tract 2.**

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

NOTE: Chairman Carter returned to the meeting.

NEW BUSINESS

A. Special Use Request

- 1) Request from **Olga B. Villarreal** for a special use on a 13.34± acres tract located on the south side of Browns Bridge Road, across from its intersection with Skelton Road, having road frontage on Westhaven Drive (a/k/a **2285 and 2287 Browns Bridge Road, SW**), having a zoning of General Business (G-B).
Ward Number: Five
Tax Parcel Number(s): 01-027-003-060
Request: Special event center

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

The applicant is proposing a special use within General Business (G-B) zoning for a special event center known as Salon El Imperial. Salon El Imperial previously operated within the Gainesville Market Place/ Blue Ridge shopping center at 622 Shallowford Road and occupied 27,000 square feet of space but was recently closed due the property being planned for redevelopment.

The proposed event center space consists of two suites totaling approximately 15,000 SF in size within the Browns Bridge Crossing shopping center which was the previous location of the original Wal-Mart. Some of the uses in the shopping center include Dollar General, Get Air Trampoline, and Farmers Furniture. Other adjacent uses outside of the shopping center include Atlas Industrial Park, Lam's Motorsports, and apartments and single family homes.

The applicant anticipates there will be a maximum of 52 special events each year including weddings, quinceañera, graduation parties, birthday parties and such. Typical event hours are anticipated to be Monday through Thursday, 9 A.M. to 5 P.M. and Friday thru Sunday, 3 P.M. to 3 A.M. Parking will be provided within the shopping center and security will be provided for larger events.

The subject property is located within the *Retail/ Commercial* land use category and within the *Browns Bridge Corridor* Character Area which includes commercial service activities such as grocery stores, banks, restaurants, theatres, hotels, and automotive related businesses.

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

Applicant Presentation: **Olga Villarreal**, 4365 Willow Oak Drive, stated she has lived in Gainesville for 30 years and had the business for 11 and a half years. She said there have been no problems and with any of the special events at her current location on Shallowford Road as she gets 30 days advanced approval with the city. Mrs. Villarreal said all events are inside of the building and retired Gainesville police officers Joe Britt and Charles Newman serve as security for every event.

FAVOR: None

OPPOSE: None

PLANNING AND APPEALS BOARD COMMENTS: None

There was a motion to recommend conditional approval of the special use request for a special event center having a zoning of General Business (G-B) with the following conditions:

Conditions

- 1. All special events shall be confined to the interior of the building occupied by the special event facility.**
- 2. No outside amplification shall be permitted as part of the special event facility.**

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

Chairman Carter recognized Council Member Barbara Brooks and George Wangemann in appreciation for their attendance.

ADJOURNMENT

There was a motion to adjourn the meeting at 5:55 p.m.

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

Respectfully submitted,

Doug Carter, Chairman

Gwen Fleming, Recording Secretary

Date Submitted: 6/12/2022

Presenter: Matt Tate

Item of Business: Request from the **City of Gainesville** to annex all of Victory Street right-of-way consisting of 0.66± acre, located between Jesse Jewell Parkway and Spring Street and to establish zoning as Planned Unit Development (P-U-D).
Ward Number: Two
Tax Parcel Number(s): N/A
Request: Right-of-way

Meeting Date: 7/12/2022

Purpose of Request:

The City of Gainesville is proposing to annex all of Victory Street which is currently zoned Residential-II (R-II) in the County and is located within the Limestone Parkway Overlay Zone. Victory Street is a narrow two lane road approximately 20 feet wide with no sidewalks. Upon annexation, the road will be improved to City standards to address vehicular/pedestrian access and safety to include widening the right-of-way and road bed, installation of curb, gutter, sidewalks, decorative street lights, street trees and on-street parallel parking. The improvements will be constructed and paid for by the developer of the proposed commercial grocery retail center within the adjacent Limestone Greenway mixed-use development to provide secondary access. The additional land needed to widen Victory Street will be dedicated by the adjacent commercial land owner to the City of Gainesville and maintained as a public street. The adjacent uses include New Holland Mill residential community and future commercial uses within the Limestone Greenway mixed-use development.

History/Background:

Facts & Issues for Consideration:

Department Recommendation:

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

Department Director:

Rusty Ligon

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

No

Amount Requested:

Source of Funds:

Finance Comments:

Administrative Comments:

ATTACHMENTS:

Description	Type
☐ Staff Report	Report
☐ Location Maps	Backup Material
☐ Plat	Backup Material
☐ Architectural Renderings	Backup Material

**GAINESVILLE PLANNING and APPEALS BOARD
STAFF RECOMMENDATION**

Applicant City of Gainesville
Property Owner Hall County
Location Between Jesse Jewell Parkway and Spring Street
Request Annex with P-U-D zoning
Total Acres 0.66± acre
Ward Two
Proposed Use Right-of-way
Planning Division Staff Recommendation **Approval, with conditions**
Date July 12, 2022

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

The City of Gainesville is proposing to annex all of Victory Street which is zoned Residential-II (R-II) in the county and is located within the Limestone Parkway Overlay Zone. Victory Street is a narrow two lane road (20± feet wide) with no sidewalks and is located within the New Holland Mill community. The west side of Victory Street includes a City waterline and is lined with mostly duplex rental homes which are only a few feet from the right-of-way. The east side of Victory Street consists of a grass strip adjacent to a City sewer easement. Some of the neighboring residents often park their vehicles within the grass strip.

Upon annexation, the intent is to improve all of Victory Street to City standards which will include widening the road, installation of curb, gutter, ornamental street lights, street trees, on-street parallel parking and a 5-foot wide sidewalk adjacent to the residential homes. The improvements to Victory Street will be conducted by the developer of the adjacent commercial grocery retail center within the adjacent Limestone Greenway development in order to assist with the planned secondary access driveway on Victory Street. Upon completing the improvements, all of Victory Street right-of-way will become a City street.

▪ **Adjacent Land Use and Zoning**

Location	Use	Zoning
North	Limestone Greenway mixed-use development under development	Planned Unit Development (PUD)
South	Brenau University softball field; Self-storage units under development	Highway Business (H-B) -County Light Industrial (L-I)
East	Limestone Greenway mixed-use under development	Planned Unit Development (PUD)
West	New Holland Mill community, single-family duplex and triplex homes	Residential-II (R-II) -County

Other significant uses within the surrounding area include the New Holland Market Shopping Center, New Holland Mill, Lakeview Academy, Northeast Georgia Medical Center and Atlanta Botanical Garden.

▪ **Other Departmental Comments**

Hall County was notified of the proposed annexation of Victory Street and there were no comments regarding the request.

The intersection improvement plan for Victory Street and Jesse Jewell Parkway is currently being reviewed by the Georgia Department of Transportation (GDOT).

▪ **Zoning History**

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

2022 – A request by Brand Properties to rezone a 69.18± acres tract from Planned Unit Development (P-U-D) and Residential-II (R-II) to Planned Unit Development (P-U-D) located at 515 Lakeview Drive, NE; 2065 Limestone Parkway and 1881 Jesse Jewell Parkway, NE was conditionally approved for a master mixed-use development.

2022 – A request by Caballero Holdings, LLC to annex a 140.77± acres tract with a zoning of Planned Unit Development (P-U-D) located at 0 Eberhart Cemetery Road; 2465 Floyd Road, SE; 2166, 2170 and 2210 Old Cornelia Highway was conditionally approved for a master planned mixed-use development.

2022 – A request by Caballero Holdings, LLC to amend a 14.43± acres tract zoned Planned Unit Development (P-U-D) located at 0, 2490 and 2544 Floyd Road, SE; 0 Lenox Drive, SE; 0 Old Cornelia Highway, SE was conditionally approved for a master planned mixed-use development.

2021 – A request by Optum Development to annex a 7.77± acres tract with a zoning of Planned Unit Development (P-U-D) located at 1744 Cleveland Highway was conditionally approved for residential townhomes.

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

2020 – A request by Frank Norton, Jr. to amend a 14.75± acres tract zoned Planned Unit Development (P-U-D) located at 0 Lakeview Drive NE; 52, 54 and 56 Quarry Street NE was conditionally approved for residential cottages and townhomes.

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

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

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

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

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

Staff Analysis

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

The proposal includes the annexation of public right-of-way with a zoning of Planned Unit Development (P-U-D). The intent of the request is to bring Victory Street up to City standards so that a secondary access driveway to the neighboring grocery retail shopping center will be functional and safe. The improvements include widening the right-of-way and road bed, providing on-street parallel parking, street trees, street lights, decorative street lighting and the installation of a sidewalk on the residential side of the street. This should benefit the existing properties along Victory Street. Due to the fact that the adjacent commercial property is located within the city limits, the annexation of Victory Street seems reasonable to assure the necessary improvements are accomplished.

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

The proposed road improvements will directly impact the adjacent and nearby residential properties. Improving the road, parking, pedestrian safety, lighting and landscaping, the new design of the road will provide additional separation between the existing homes and the actual road bed that will create a safer and more functional environment for pedestrian and vehicular circulation. It is anticipated that approximately 80% of the vehicle trips generated from the adjacent commercial property will utilize the existing traffic signal at Limestone Parkway with the remaining 20% utilizing Victory Street. The adjacent commercial grocery retail center will be designed specifically to direct truck delivery traffic to the signalized intersection on Limestone Parkway.

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

While no specific land use is proposed for the Victory Street right-of-way, the area is adjacent to the *Single-Family Residential* future land use category and the *General Mixed-Use* future land use category of the Comprehensive Plan.

The *Single-Family Residential* category includes areas containing or planned for single-family detached or semi-detached housing at densities ranging from four to six dwelling units per acre. There would be limited light office use (home occupation, etc.) allowed.

The *General Mixed-Use* category includes areas containing or planned for a mixture of land uses including office, neighborhood retail, and detached and attached residential. The types of nonresidential uses that are desirable in this area would include restaurants, specialty retail, and low-intensity office.

The right-of-way is located within the *Historic Mill Villages* Character Area.

The vision for the *Historic Mill Villages* Character Area includes Parks and Recreation, Higher density single-family residential, Multi-family residential, General mixed-use, Commercial (retail

and office), Light industrial, and Public and institutional land uses. Improving of the street environment to enhance walkability and connectivity is a priority within this Character Area.

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

There is no proposed land use change for the Victory Street right-of-way. Victory Street is zoned Residential-II (R-II) within unincorporated Hall County and is considered a substandard local road. The planned improvements will better address on street parking needs, pedestrian safety, emergency access and will facilitate the anticipated vehicle trips generated by future grocery retail center located within the adjacent Limestone Greenway development.

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

City water is presently located within the Victory Street right-of-way. City sewer is located along the east side of Victory Street.

Existing public safety services respond to the adjacent and nearby properties located off of Victory Street. Gainesville Fire Station #1 located off of Queen City Parkway is approximately 2.4 miles away. As well, Hall County Fire Station #7 located off of East Crescent Drive is approximately 1.3 miles away.

According to the Institute of Transportation Engineers (ITE) Trip Generation Handbook (11th Edition), the total number of incoming trips are estimated at 122± A.M. and 248± P.M. peak hour trips for the future grocery retail center. It is estimated that 20% of the trips generated from the future grocery retail center will utilize Victory Street.

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

The surrounding and nearby properties have been impacted by residential and non-residential growth along the Jesse Jewell Parkway and Limestone Parkway. Much of this is due to the proximity of Exit 24/I-985 and Northeast Georgia Medical Center. Nearby office, commercial and service uses will continue to develop along Jesse Jewell Parkway and Limestone Parkway which will provide shopping and service needs for the existing and future residential uses. The proposed annexation will enable the Victory Street improvements and will provide access to/from the adjacent New Holland Community and future grocery retail center.

(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 proposal, with the zoning conditions recommended by staff, appears to reflect a reasonable balance between the promotion of the public health, safety, morality, or general welfare, and the right to unrestricted use of property.

▪ **Staff Recommendation**

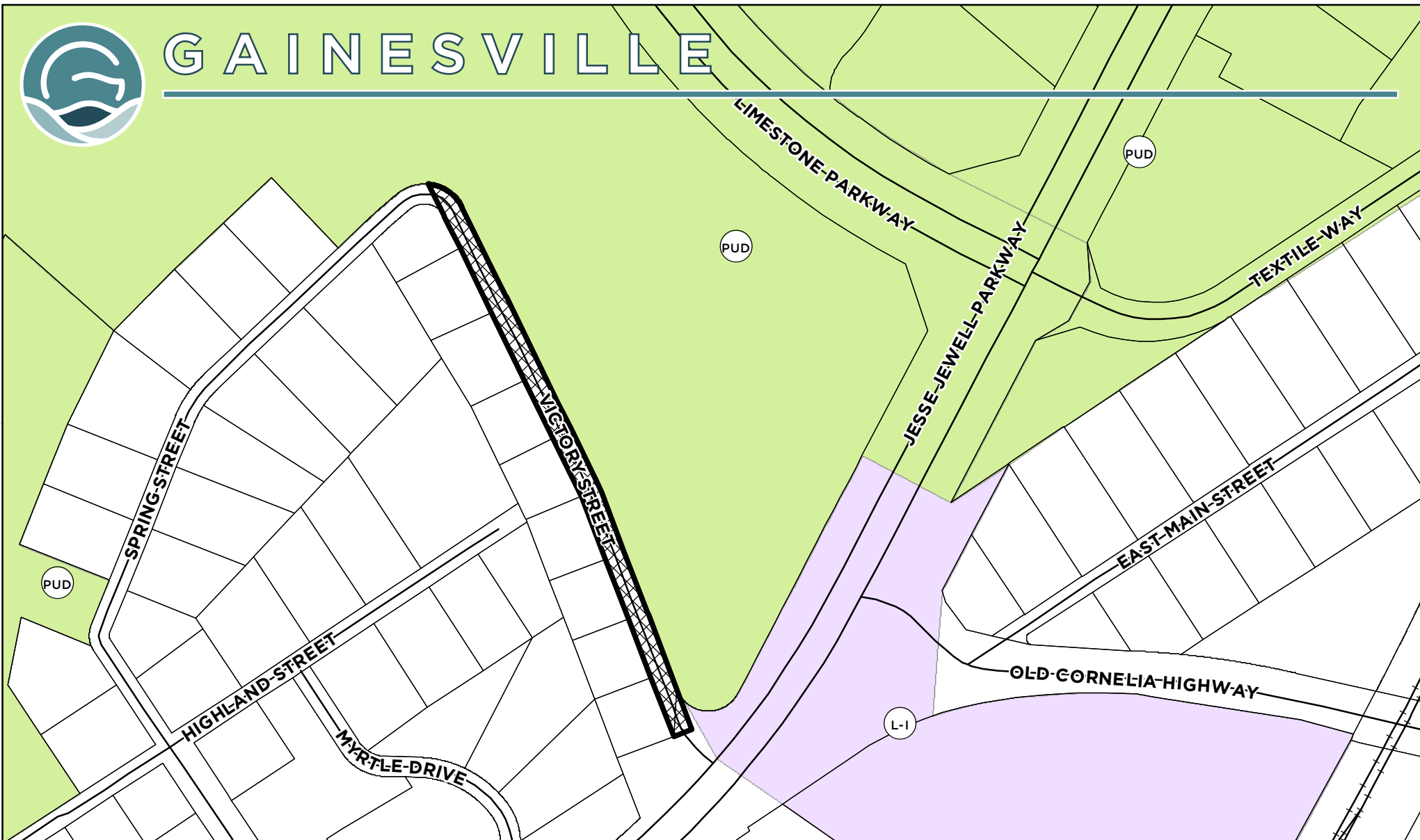
The Planning Division staff is recommending **conditional approval** of this annexation request with a zoning of **Planned Unit Development (P-U-D)** based on the Comprehensive Plan and the adjacent mixture of uses.

Conditions

- 1. Prior to a Certificate of Occupancy being issued for the adjacent grocery retail shopping center, Victory Street shall be improved to meet City of Gainesville standards as depicted on Exhibit "A" entitled "Victory Street Roadway Section", per the approval of the Gainesville Public Works Director.**
- 2. No commercial delivery trucks with 10 wheels or more shall be allowed to access Victory Street. Signage restricting thru truck traffic shall be installed near the intersection of Victory Street and Jesse Jewell Parkway and near the entrance of the future commercial access driveway, per the approval of the Gainesville Public Works Director.**



GAINESVILLE



Applicant:

CITY OF GAINESVILLE

ANNEXATION REQUEST

Subject Property Address:

Tax Parcel:

Request:

Annex all of Victory Street ROW (+/- 0.66 AC) with a zoning of Planned Unit Development (P-U-D)



Subject Property



Meeting Date: 07/12/2022

Map Prepared: 06/02/2022

0 100 200 300 Feet

Page 16 of 21

SCALE: 1" = 200'



GAINESVILLE



Applicant:

CITY OF GAINESVILLE

ANNEXATION REQUEST

Subject Property Address:

Tax Parcel:

Request:

Annex all of Victory Street ROW (+/- 0.66 AC) with a zoning of Planned Unit Development (P-U-D)



Subject Property

Aerial from 2021



Meeting Date: 07/12/2022

Map Prepared: 06/02/2022

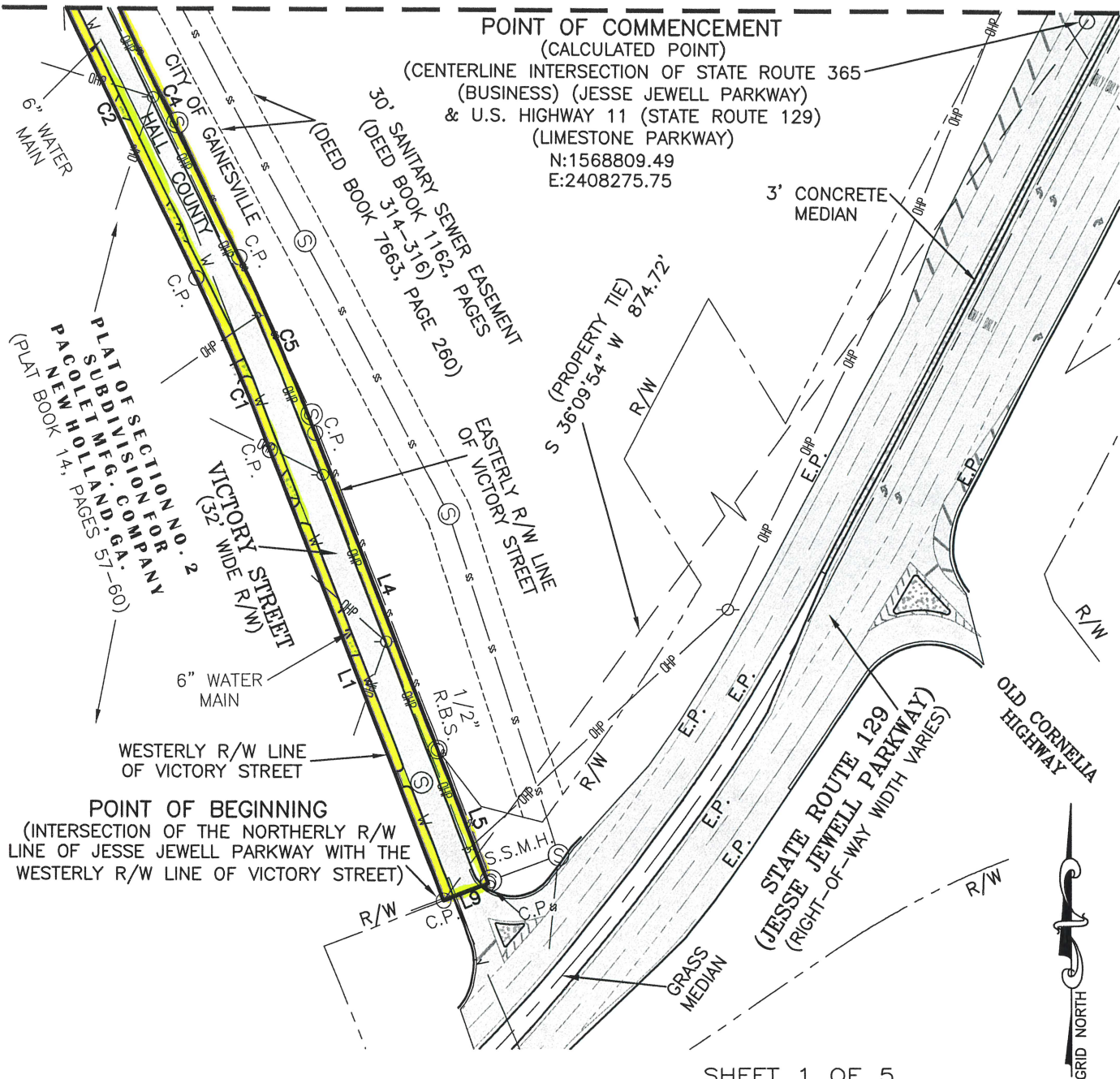
0 100 200 Feet

Page 17 of 21

SCALE: 1" = 200'

* SEE SHEET 3 FOR LINE &
CURVE TABLE

MATCH LINE "A" (SEE SHEET 2 OF 5)



SHEET 1 OF 5



LAND SURVEYING, LLC
REGISTERED PROFESSIONAL
LAND SURVEYORS
P.O. BOX 256
GAINESVILLE, GA. 30503
PHONE: (770) 532-6492
www.pattonsurveying.com

LAND SURVEYING FIRM CERTIFICATE OF
AUTHORIZATION NUMBER LSF 001029

SKETCH & LEGAL DESCRIPTION FOR:

CITY OF GAINESVILLE
(VICTORY STREET ANNEXATION)

- LOCATED IN -

LAND LOTS 133
9TH LAND DISTRICT
CITY OF GAINESVILLE
HALL COUNTY, GEORGIA



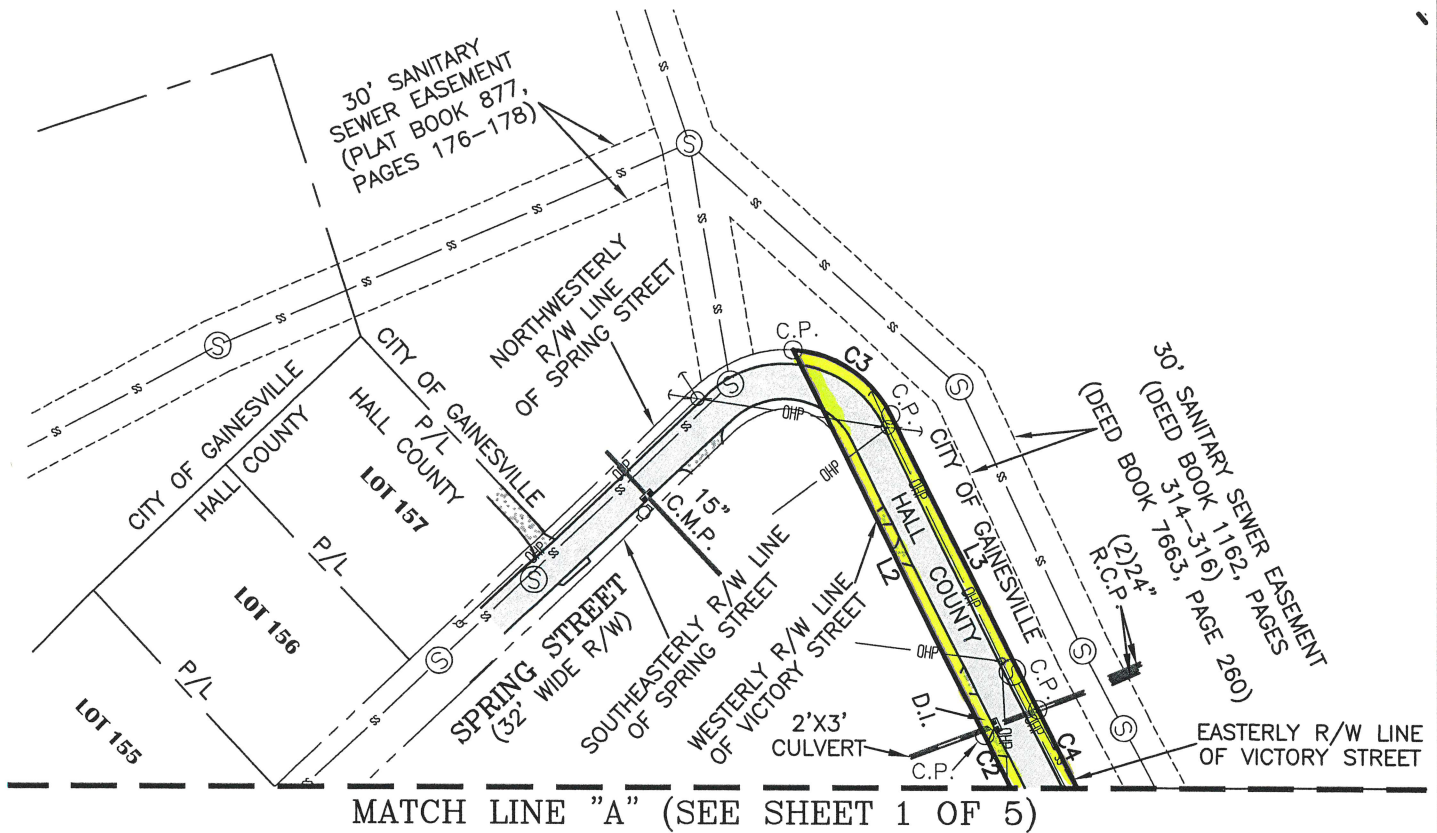
HALL COUNTY SURVEYOR

SCALE:
1" = 100'

DATE:
05/25/2022

21-259.02-VICTORY-STREET.dwg
JN. 21-259

* SEE SHEET 3 FOR LINE &
CURVE TABLE



SHEET 2 OF 5



LAND SURVEYING, LLC
REGISTERED PROFESSIONAL
LAND SURVEYORS
P.O. BOX 256
GAINESVILLE, GA. 30503
PHONE: (770) 532-6492
www.pattonsurveying.com

LAND SURVEYING FIRM CERTIFICATE OF
AUTHORIZATION NUMBER LSF 001029

SKETCH & LEGAL DESCRIPTION FOR:
CITY OF GAINESVILLE
(VICTORY STREET ANNEXATION)

- LOCATED IN -

LAND LOTS 133
9TH LAND DISTRICT
CITY OF GAINESVILLE
HALL COUNTY, GEORGIA

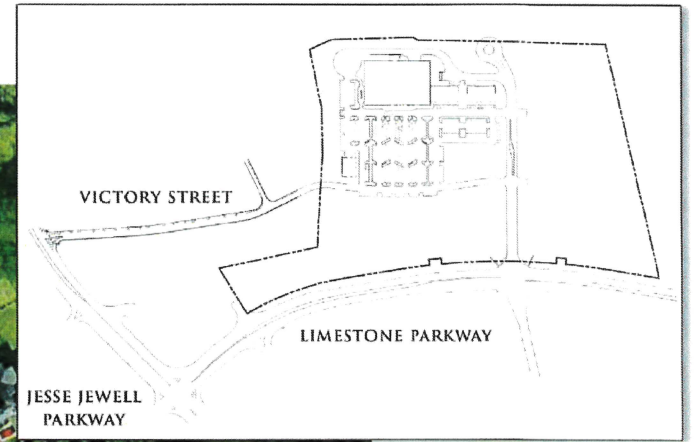


HALL COUNTY SURVEYOR

SCALE:
1" = 100'

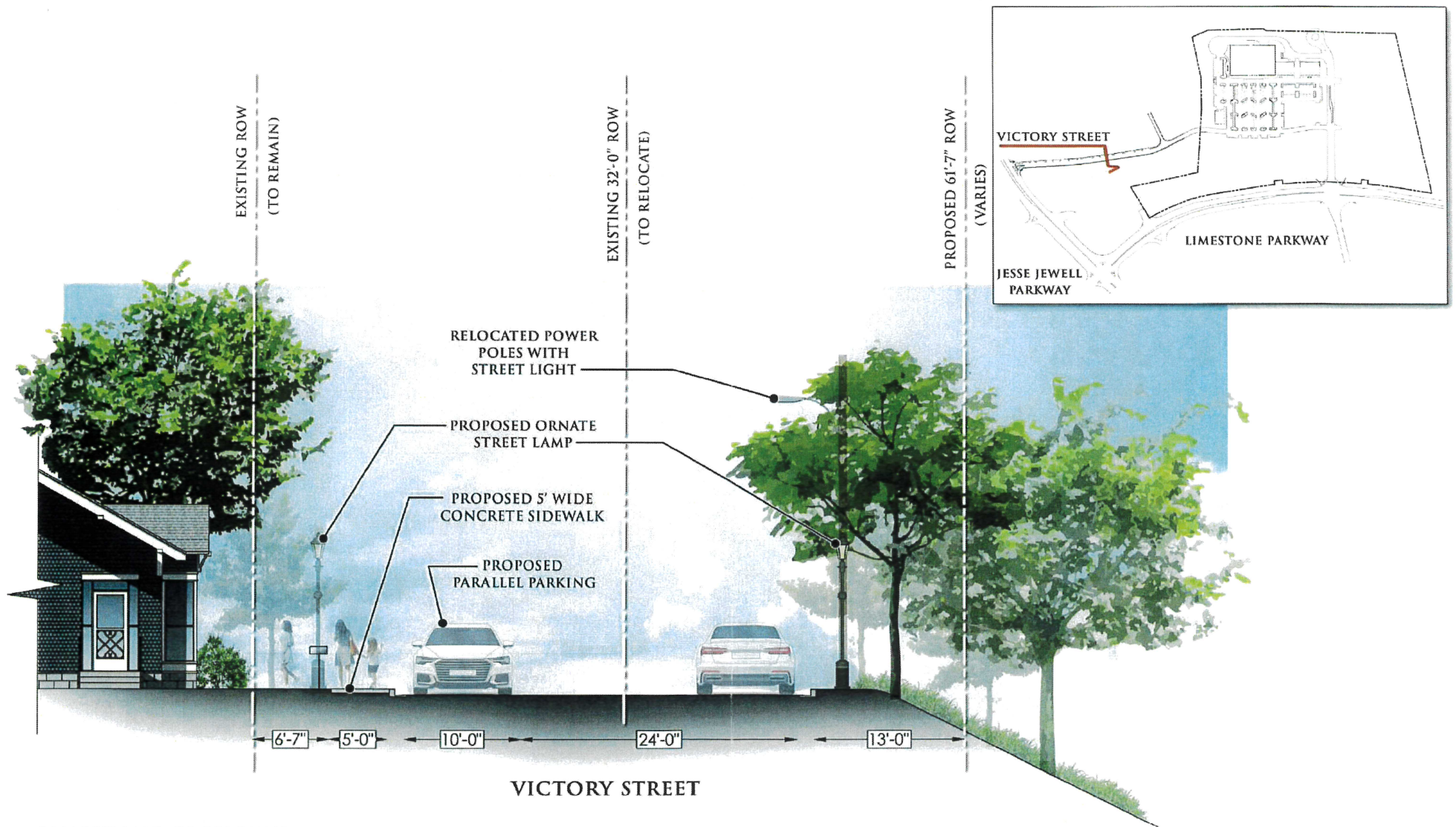
DATE:
05/25/2022

21-259.02-VICTORY-STREET.dwg
JN. 21-259



LIMESTONE GREENWAY

VICTORY STREET ROADWAY SECTION
GAINSVILLE, GEORGIA
04.01.2022



LIMESTONE GREENWAY

VICTORY STREET ROADWAY SECTION
GAINSVILLE, GEORGIA
04.01.2022