



AGENDA

Gainesville Work Session
Thursday, May 2, 2019, 9:00 AM
Administration Building, Board Room
300 Henry Ward Way, 3rd Floor
Mayor or Mayor Pro Tem Presides

DEPARTMENT ISSUES

Water Resources	Resolution: WaterFirst Renewal Application	Linda MacGregor
Community & Economic Development	Resolution: Adopt 10-Year Update to the 2006 Capital Improvement Element (CIE)	Rusty Ligon
Community & Economic Development	Public Hearing Item: May 7, 2019 Council Meeting Ordinance: Amend ULDC Article 9-19 Development Impact Fees	Rusty Ligon / Jerry Weitz
Community & Economic Development	Public Hearing Item: May 7, 2019 Council Meeting Request from Cindy Ford to annex a 0.62± acre tract located on the north side of Meadowlark Lane, east of Cleveland Highway (a/k/a 1659 Meadowlark Lane) and to establish zoning as Residential-I (R-I). Ward Number: Two. Tax Parcel Number(s): 00-084-001-014. Request: Sewer for existing single-family home.	Matt Tate
Community & Economic Development	Public Hearing Item: May 7, 2019 Council Meeting Request from Gainesville Housing Authority to rezone a 6.822± acres tract located on the northeast side of the intersection of Pearl Nix Parkway and Jones Street, having road frontage on the east and west sides of Tower Height Road (a/k/a 320 Tower Heights Road) from Residential-II (R-II) to Planned Unit Development (P-U-D). Ward Number: Five. Tax Parcel Number(s): 01-119-003-032 and 01-119-006-010. Request: Multi-family apartments.	Matt Tate
Community & Economic Development	Public Hearing Item: May 7, 2019 Council Meeting Request from Christopher Wimberly to rezone a 0.31± acre tract located on the west side of Summit Street, between E. E. Butler Parkway and Chestnut Street (a/k/a 315 Summit Street SE) from Residential-II (R-II) to General Business (G-B). Ward Number: Three. Tax Parcel Number(s): 01-020-004-006. Request: Expansion of neighboring funeral home.	Matt Tate

CITY MANAGER ISSUES

MAYOR/COUNCIL ISSUES

Ex-Officio Report(s)

CITY ATTORNEY ISSUES

Resolution: Jesse Jewell and Queen City Parkway Utility Relocation - Acquisition of Easements	Abb Hayes
Resolution: Spout Springs Road Utilities Relocation - Phase I Acquisition of Easement	Abb Hayes

CITY CLERK ISSUES

EXECUTIVE SESSION

ADJOURNMENT

Final: Wednesday, May 1, 2019, 8:22 AM

CITY OF GAINESVILLE

WORKSESSIONREQUEST

Date Submitted: 4/22/2019
Presenter: Linda MacGregor
Item of Business: Resolution: WaterFirst Renewal Application
Meeting Date: 5/2/2019

Purpose of Request:

The City of Gainesville, Department of Water Resources, desires to submit a renewal application to continue its designation as a WaterFirst Community, and staff are asking the governing body to authorize the Mayor to sign such renewal application and other documents as required.

History/Background:

The WaterFirst Designation originated under the auspices of the Department of Community Affairs, and Gainesville was one of the first communities so designated. The program has since been assigned to the Georgia Environmental Finance Authority. A renewal application is periodically required to continue the designation.

Facts & Issues for Consideration:

Being named a WaterFirst Community confers certain benefits, beyond mere public recognition. Benefits include a 1% interest rate reduction in GEFA Loans, priority status for the 319 Grant Program through the Department of Natural Resources, etc.

Department Recommendation:

To authorize the Mayor to sign the renewal application for WaterFirst Designation.

Department Director:

Linda MacGregor

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
☐ WaterFirst Renewal Application	Resolution

RESOLUTION BR-2019 - ____

WaterFirst Renewal Application

WHEREAS, the City of Gainesville, Department of Water Resources owns and operates a Water System which serves the City of Gainesville, several other municipalities, and a majority of unincorporated Hall County; and

WHEREAS, the Department of Water Resources has been recognized for its efforts in maintaining such a system in a sustainable manner; and

WHEREAS, the Department of Community Affairs of the State of Georgia created a program named WaterFirst, which was designed to both recognize water systems that have achieved excellence in water resource management and to encourage other systems to strive for such recognition; and

WHEREAS, in 2008, the City of Gainesville became one of the first community water systems so designated as a WaterFirst Community; and

WHEREAS, in 2018, the WaterFirst program transferred from the auspices of the Department of Community Affairs to the Georgia Environmental Finance Authority (GEFA); and

WHEREAS, the designation of WaterFirst confers significant benefits to the communities so named in ways such as statewide recognition for environmental stewardship, a 1% interest rate reduction on GEFA loans, eligibility for water-related project applications to the Community Development Grant Block Program through the Department of Community Affairs, and provides priority status for the 319 Grant Program through the Georgia Department of Natural Resources; and

WHEREAS, periodic renewal of such designation, in order to maintain such advantages, is required.

NOW, THEREFORE, BE IT RESOLVED THAT the governing body, recognizing the benefits of being designated a WaterFirst Community, desires to submit a renewal application for the City of Gainesville.

BE IT FURTHER RESOLVED THAT the governing body for the City of Gainesville hereby authorizes the Mayor, City Manager and/or City Attorney to sign any and all documents that may be necessary to complete this renewal application.

Adopted this ____ day of _____, 2019.

C. Danny Dunagan, Jr., Mayor

This is to certify that I am City Clerk of the City of Gainesville. As such, I keep its official records, including its minutes. In that capacity, my signature below certifies this resolution was adopted as stated and will be recorded in the official minutes.

ATTEST:

Denise O. Jordan, City Clerk

CITY OF GAINESVILLE

WORKSESSIONREQUEST

Date Submitted: 1/16/2019

Presenter: Rusty Ligon

Item of Business: Resolution: Adopt 10-Year Update to the 2006 Capital Improvement Element (CIE)

Meeting Date: 5/2/2019

Purpose of Request:

To adopt the ten-year update to the CIE that has been prepared in accordance with the Development Impact Fee Compliance Requirements and Minimum Planning Standards for Comprehensive Planning.

History/Background:

The City updates the CIE annually. The 10-year update amends data, such as population projections and employment.

Facts & Issues for Consideration:

The CIE supports the Gainesville Impact Fee Program for Public Safety and Parks and Recreation.

Department Recommendation:

Adopt the resolution.

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
☐ Resolution to Adopt the 10-Year CIE Update	Resolution
☐ Exhibit A - Capital Improvements Element	Attachments/Exhibits
☐ Exhibit B - Population and Employment Projections	Attachments/Exhibits

RESOLUTION BR-2019 - ____

ADOPTION OF A TEN-YEAR UPDATE TO THE 2006 GAINESVILLE CIE

WHEREAS, the City of Gainesville, Georgia adopted on July 18, 2006, a Capital Improvement Element (CIE) for Public Safety and Parks and Recreation and related amendments to the Comprehensive Plan of the City of Gainesville in support of the Gainesville Impact Fee Program; and

WHEREAS, the City has submitted the required annual updates since adoption of the 2006 CIE and creation of the City's Impact Fees Program; and

WHEREAS, the City prepared a ten-year update to the original CIE in accordance with the "Development Impact Fee Compliance Requirements" and "Minimum Planning Standards and Procedures for Local Comprehensive Planning" established by the Georgia Planning Act of 1989, and a public hearing on its transmittal for regional and state review was held on Tuesday, December 4, 2018, at the **Public Safety Complex** in the **Municipal Court Room** in Gainesville, Hall County, Georgia; and

WHEREAS, the Georgia Department of Community Affairs approved the City's ten-year update to the original CIE without comment or changes; and

WHEREAS, the said Ten-Year Update to the 2006 CIE shall be included as part of this resolution as Exhibit A and the population and employment projections used to develop the ten-year update shall be included as part of this resolution as Exhibit B; and

NOW, THEREFORE, BE IT RESOLVED THAT the governing body for the City of Gainesville hereby adopts the ten-year update of the Capital Improvements Element (CIE) for Public Safety and Parks and Recreation as an amendment to the Gainesville Comprehensive Plan.

Adopted this ____ day of _____, 2019.

C. Danny Dunagan, Jr., Mayor

This is to certify that I am City Clerk of the City of Gainesville. As such, I keep its official records, including its minutes. In that capacity, my signature below certifies this resolution was adopted as stated and will be recorded in the official minutes.

ATTEST:

Denise O. Jordan, City Clerk

EXHIBIT A

**CAPITAL IMPROVEMENTS ELEMENT
CITY OF GAINESVILLE, GEORGIA**



**2019 UPDATE
October 29, 2018**

Prepared Under Contract By:

**Jerry Weitz & Associates, Inc.
Alpharetta, Georgia**

CONTENTS

SECTION	PAGE
ADMINISTRATIVE RULE REQUIREMENTS FOR CAPITAL IMPROVEMENT ELEMENTS	4
FUNCTIONAL POPULATION	4
POLICE	5
Inventory of Space	5
Service Area	5
Level of Service Measure	5
Existing Level of Service	5
Previous Level of Service Standard	5
Assessment of Needs	6
Police Facility Space Level of Service (LOS) Standard	7
Future Needs To Meet Level of Service Standard	7
Schedule of Improvements	8
FIRE AND RESCUE	9
Inventory of Existing Building Space	9
Inventory of Vehicles	9
Service Area	10
Level of Service Measures	10
Existing Levels of Service	10
Assessment of Needs	10
Previous Level of Service Standards	11
Revised Level of Service Standards	11
Projection of Needs based on Level of Service Standards	12
Schedule of Improvements	13
PARKS AND RECREATION	15
Service Area	15
Inventory	15
Level of Service Measure	15
Existing Levels of Service	15
Level of Service Standard	17
Assessment and Projection of Needs	18
Schedule of Improvements	19
POLICIES REGARDING IMPACT FEE EXEMPTIONS AND REDUCTIONS	21

TABLES

NO.	TITLE	PAGE
1	Functional Population Projections, 2019-2039, City of Gainesville	4
2	Inventory of Police Facility Space, 2018, City of Gainesville	5
3	Police Facility Needs, 2019-2039, City of Gainesville	6
4	Projected Police Facility Needs, 2019-2039, Based on the Adopted LOS Standard, City of Gainesville	7
5	Schedule of Improvements, Fiscal Years 2020 to 2024, Police Facilities, City of Gainesville	8
6	Inventory of Fire Building Space, 2018, City of Gainesville	9
7	Inventory of Fire Department Vehicles, 2018, City of Gainesville	10
8	FY 2019 Capital Improvement Program for Fire Department, City of Gainesville	11
9	Projected Additional Fire Building Space Needs, 2019 – 2039, Based on the Adopted LOS Standard, City of Gainesville	12
10	Projected Additional Fire Vehicle Needs, 2019 – 2039, Based on the Adopted LOS Standard, City of Gainesville	13
11	Schedule of Improvements, FY 2020 – 2024, Fire and Rescue Facilities, City of Gainesville	14
12	Inventory of Park Land Acreage and Building Space in Gainesville, 2018	17
13	Projection of Parks and Recreation Needs, 2019-2039, City of Gainesville	19
14	Schedule of Improvements, FY 2020 – 2024, Parks and Recreation, City of Gainesville	20

CAPITAL IMPROVEMENTS ELEMENT (2019 UPDATE)
CITY OF GAINESVILLE, GEORGIA
October 29, 2018, 3rd DRAFT

This document constitutes the capital improvement element (CIE) of the Gainesville comprehensive plan. It covers police, fire and rescue, and parks and recreation. This CIE is a major update of the initial version adopted in 2006, which has been annually updated since adoption. This CIE goes into effect FY 2020 and does not supersede or repeal the existing CIE in place. Projects eligible for impact fee funding as described in the adopted CIE may be funded with impact fee funds (or encumbered) in the amounts shown through June 30, 2019.

ADMINISTRATIVE RULE REQUIREMENTS FOR CAPITAL IMPROVEMENT ELEMENTS

In order to support an impact fee program, a local government comprehensive plan must meet Georgia's administrative rules for capital improvement elements. The rules, among other things, require that, for each facility included in the development impact fee program, the following must be included: a service area must be established; a quantifiable level of service (LOS) standard must be specified; long-term needs shall be assessed; and a schedule of improvements identifying projects to be funded with impact fees during the next five years must be submitted and then annually updated after adoption.

FUNCTIONAL POPULATION

The functional population of the city is considered to be the sum of population and employment that create demand for public safety services. For purposes of this plan amendment, the functional population is the resident population plus those employed in the jurisdiction (i.e., businesses, industries, and institutions). Even though much of the city's resident labor force leaves the city during the day for work, there is still the need to provide public safety services in their absence (i.e., protection of property from fire and crime). All residents benefit from Gainesville's public safety services even if they work outside the city during the day. That is, the Police and Fire Departments of Gainesville will respond to public safety calls whether or not residents are home. Table 1 provides projections of the functional population, which provide the basis for measuring the existing levels of service and formulating level of service standards.

Table 1
Functional Population Projections, 2019-2039
City of Gainesville

Component	2019	2024	2029	2034	2039
Population	44,080	50,900	55,300	59,600	65,100
Employment	48,981	50,232	51,548	53,180	55,724
Total Functional Population	93,061	101,132	106,848	112,780	120,824

Source: Jerry Weitz & Associates, Inc. February 12, 2018 (Revised August 18, 2018). Technical Memorandum: Population and Housing Projections in Support of an Updated Capital Improvements Element of the Gainesville Comprehensive Plan; and Jerry Weitz & Associates, Inc. January 29, 2018 (Revised August 18, 2018). Technical Memorandum: Employment Forecasts in Support of an Updated Capital Improvements Element of the Gainesville Comprehensive Plan.

POLICE

Inventory of Building Space

When the initial CIE was prepared and adopted in 2006, the police department had 14,998 square feet of facility space in a Public Safety Building (which was co-located with Fire Station #1) located at 118 Jesse Jewell Parkway. The 2006 CIE documented the facility's deficiencies which included age, obsolescence, and various operational inadequacies. In 2009, the city constructed a new public safety building (Justice Center) containing new space for the police department and also relocated Fire Station #1 at a new public safety headquarters at 701 Queen City Parkway. Table 2 shows an inventory of facility space for the police department

Table 2
Inventory of Police Facility Space, 2018
City of Gainesville

Building	Location	Square Footage	Year Constructed
Justice Center	701 Queen City Pkwy.	52,340	2010
Justice Center Garage	701 Queen City Pkwy.	1,201	2010
Outdoor firing range (tower/ restroom)	1645 Fullenwider Rd.	620	2011
Firing range simulator bldg.	1645 Fullenwider Rd.	1,600	2018
Total Space		55,761	

The police department maintains a precinct at the Featherbone Community located on Chestnut Street. Since this is not owned by the city, however, it is not counted in the inventory.

Service Area

The service area for the City of Gainesville Police Department is the city limits. The service area will increase over time with any annexations.

Level of Service Measure

The level of service measure established in the 2006 CIE was square feet of building space per functional population. That measure is retained in this 2018 update.

Existing Level of Service

As of July 1, 2019, the police department has a level of service of 0.5991 square feet of police department space per functional population (55,761 square feet per 93,061 functional population).

Previous Level of Service Standard

The level of service standard for the police facility portion of the public safety impact fee adopted in Gainesville's initial CIE (2006) was 0.316 square feet of building space per functional population. That standard was based in part on a public safety master plan prepared in 2000,

updated to 2006 conditions and to account for functional population rather than just the resident population.

Assessment of Needs

The 2006 level of service standard for police facilities is considered inadequate, as reflected by the city's expenditures since then to increase public facility physical space. The new police facility space level of service standard (i.e., square feet per functional population) is based on police department future capital needs, as specified by the department.

In discussions with the police department (December 2017), there are two primary facility needs for the police department as described further below and summarized in Table 3.

- ***Future decentralized patrol facilities***

Given increasing levels of traffic congestion on the major thoroughfares in Gainesville, the police department desires to implement a decentralization strategy, whereby new patrol division facilities are added in the New Holland and State Route 53 areas of Gainesville to maintain and increase police response times. This suggests that, over a 20-year period (i.e., by 2039), the city should plan for two police annex/precinct buildings in these growing areas of the city. In the SR 53 area, a police/fire co-location strategy is contemplated.

Estimated space need for two decentralized facilities: 2,400 square feet each; 4,800 square feet total. Requires site (land) acquisition.

- ***Training facility***

The police department indicates that the training division has been displaced from the existing headquarters building, and that a new training academy (separate training facility) is needed. Based on discussions with the police department, a 10,000 square foot facility is needed, including office space and firearms training (2,220 square feet existing or under construction).

Estimated space need for facility: 7,780 square feet. Existing land is available for this facility (i.e., no land acquisition costs).

Table 3
Police Facility Needs, 2019-2039
City of Gainesville

Police Facility Capital Needs	Land Need (Acres)	Building Space (Sq. ft.)	Notes
Patrol office #1, SR 53 area	1	2,400	May co-locate with new fire station
Patrol office #2, New Holland area	1	2,400	May co-locate with new fire station
Training facility (existing site)	0	7,780	Site on existing land
Total	2	12,580	

Police Facility Space Level of Service (LOS) Standard

The city adopts a police facility space LOS standard the same as its existing level of service as of July 1, 2019, which is 0.5991 square feet per functional population.

Future Needs To Meet Level of Service Standard

Table 4 shows future needs at the adopted level of service standard of 0.5991 square feet per functional population. Note that the capital facility needs are based on the 20-year planning horizon.

Table 4 provides a projection of how much police facility space will be needed during each five-year increment of the 20-year planning horizon.

Table 4
Projected Police Facility Needs, 2019-2039
Based on the Adopted LOS Standard
City of Gainesville

	2019	2024	2029	2034	2039
Total functional population	93,061	101,132	106,848	112,780	120,824
LOS standard (sq. ft. per functional resident)	0.5991	0.5991	0.5991	0.5991	0.5991
Total square feet of building space needed	55,752	60,588	64,012	67,566	72,385
Square footage to add during five-year period	-	4,836	3,424	3,554	4,819
Cumulative square footage to add	--	4,836	8,260	11,814	16,633

Schedule of Improvements

The city's fiscal year 2019 budget ends June 30, 2019. This capital improvements element is scheduled to go into effect on July 1, 2019 (i.e., the start of Fiscal Year 2020). Therefore, Table 5 begins with FY 2020. The schedule of improvements (2020-2024) is shown in Table 5.

Table 5 includes land acquisition and construction of the two police patrol stations during the next five fiscal years. These two projects (4,800 square feet) match the 4,836 square feet of police facility space needed by 2024. These projects can be funded 100% with impact fee funds.

Table 5
Schedule of Improvements, Fiscal Years 2020 to 2024
Police Facilities, City of Gainesville

Description	Fiscal Year						% Impact Fee Eligible	Funding Sources
	2020	2021	2022	2023	2024 or later	Total		
Patrol station #1								
Land acquisition (1 acre)	\$100,000					\$100,000	100%	IF
Preliminary arch./eng. (20% of construction)		\$120,000				\$120,000	100%	IF
Construction (2,400 sq. ft. @ \$250 per sq. ft.)				\$300,000	\$300,000	\$600,000	100%	IF
Project Total	\$100,000	\$120,000		\$300,000	\$300,000	\$820,000	100%	IF
Patrol station #2								
Land acquisition (1 acre)	\$100,000					\$100,000	100%	IF
Preliminary arch./eng. (20% of construction)		\$120,000				\$120,000	100%	IF
Construction (2,400 sq. ft. @ \$250 per sq. ft.)				\$300,000	\$300,000	\$600,000	100%	IF
Project Total	\$100,000	\$120,000		\$300,000	\$300,000	\$820,000	100%	IF
Total, All Projects	\$200,000	\$240,000		\$600,000	\$600,000	\$1,640,000	100%	IF

IF = Impact Fees CB = Capital Budget

FIRE AND RESCUE

Inventory of Existing Building Space

Gainesville currently operates four (4) fire stations (see Table 6), the same number as it had in 2006 when the initial CIE was adopted.

Table 6
Inventory of Fire Building Space, 2018
City of Gainesville

Building	Location	Square Footage	Year Constructed
Fire Station #1	725 Pine Street	28,000	2010
Out building Fire Station #1	725 Pine Street	1,750	2010
Fire Station #2	310 Piedmont Road	7,524	1954
Fire Station #3	3335 Nancy Creek Road	4,841	1994
Storage building Station #3	3335 Nancy Creek Road	400	1994
Fire Station #4	2163 Memorial Park Drive	7,040	2004
Total (2018)		49,555	
Total after relocation of Fire Station #2 (by July 1, 2019)	(13,500 – 7,524 = +5,976)	55,531	

Fire station #2 is in the process of being relocated to the Park Hill Drive area. Upon completion, the relocated Fire Station #2 is expected to consist of 13,500 square feet with four vehicle bays. The Fire Station #2 relocation project is being funded by SPLOST 7 funds. Table 6 reflects this project in the inventory.

Inventory of Vehicles

The 2006 CIE counted eight (8) vehicles toward the vehicle equipment inventory. Heavy vehicles owned by the fire department should be replaced over time. An engine has an estimated useful life of 10 years, while a ladder truck is expected to serve for 15 years. Ambulances (rescue vehicles) are excluded, since the life expectancy of rescue vehicles is less than 10 years. The city now has eleven (11) vehicles, as shown in Table 7. As later noted, the inventory as of July 1, 2019, will include a fire boat for a total of 12 heavy vehicles, which is included for funding by the city in the FY 2019 budget (July 1, 2018 to June 30, 2019).

Table 7
Inventory of Fire Department Vehicles, 2018
City of Gainesville
(With Useful Life of 10 Years or More)

Station Assigned	Unit ID	Model	Year
1	Engine 21	Pumper	2018
1	Engine 26	Pumper	1998
1	Engine 27	Pumper	1998
1	Engine 28	Pumper	2005
1	Tower 21	Aerial	2017
2	Engine 22	Pumper	2015
2	Engine 25	Pumper	2002
3	Engine 23	Pumper	2010
3	Tower 23	Aerial	2001
4	Engine 24	Pumper	2010
4	Ladder 24	Aerial	1995
Total Vehicles (2018)		11	
Total after purchase of fire boat funded in FY 2019 (encumbered by July 1, 2019)		12	

Service Area

The service area for the City of Gainesville Fire Department is the city limits. The service area will increase over time with any annexations.

Level of Service Measures

The Gainesville fire and rescue impact fee program uses two level of service measures: 1) square feet of fire facility (building) space per functional population; and 2) heavy vehicles (with a 10-year useful life or more) per functional population.

Existing Levels of Service

As of July 1, 2019, the fire department has a level of service of 0.5967 square feet of fire department building space per functional population (55,531 square feet / 93,061 functional population). This level of service figure includes the relocation of Fire Station #2 as described above. With the funding of a fire boat in the FY 2019 capital budget, as of July 1, 2019, the city is anticipated to have 12 vehicles (see Table 7). The existing level of service as of July 1, 2019 is one fire vehicle per 7,755 functional population.

Assessment of Needs

The Gainesville fire department had 9,000 calls for service in 2017; by the year 2022 the fire chief expects as many as 15,000 calls annually, given an increase of approximately 1,200 calls annually since the year 2010 (December 2017 notes).

In FY 2017, the city began the process of relocating Fire Station #2 with a budget of \$3,450,000 (Annual Budget and Capital, FY 2018, City of Gainesville, GA, p. 82). The city's FY 2019-2023 capital improvement program includes replacement of three heavy vehicles and purchase of a

fire rescue boat. The program also includes construction of a storage building and Fire Stations #5 and #6, as well as planning for Fire Station #7. See Table 8. Fire station #5 will reportedly consist of 8,000 square feet (a 3-bay facility) and will need to be equipped with one engine (\$650,000) and one aerial apparatus (\$1,500,000). It is assumed that fire stations #6 and #7 will be similarly sized and equipped.

Table 8
FY 2019 Capital Improvement Program for Fire Department
City of Gainesville

Heavy vehicles	FY 2019 Funded?	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	Total
Replace aerial apparatus (lease)	Yes	\$284,000	\$304,000	\$304,000	\$304,000	\$304,000	\$1,500,000
Replace vehicle pumper	No		\$650,000				\$650,000
Replace vehicle pumper	No			\$650,000			\$650,000
Fire rescue boat (new)	Yes	\$350,000					\$350,000
Fire stations/buildings	FY 2019 Funded?	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	Total
Storage building	No	\$400,000					\$400,000
Station 5 and 6 planning	Yes	\$250,000					\$250,000
Station 5	No		\$4,800,000				\$4,800,000
Station 6	No		\$4,800,000				\$4,800,000
Station 7 planning	No			\$75,000			\$75,000

Source: City of Gainesville, GA, Annual Budget for the Fiscal Year Ended June 30, 2019, FY 2019 Capital Improvements Summary, p. 89.

In addition to two new fire stations (6 total), the fire department has identified the need for additional storage space (Table 8). In addition, the city needs a boat dock and boat shelter at Lake Lanier to house a fire boat to serve existing and new residential development on Lake Lanier. The fire chief indicates that there are approximately 100 homes (including but not limited to Cresswind at Lake Lanier) in Gainesville that would be better to serve via the lake (i.e., boat) than by land, due to steep, narrow driveways. Accordingly, the city has programmed in FY 2019 to purchase a fire boat. The fire boat would draw water directly from the lake instead of fire hydrants. The city has land available at the Linwood Treatment Plant for a permanent home for the new fire boat, but it needs a U.S. Army Corps of Engineers permit to construct the boat dock. In addition to these needs, the Fire Chief finds that additional training space is needed. Currently, only Station #1 is equipped for training. The city's capital improvement program also implies that a 7th fire station will ultimately be needed.

Previous Level of Service Standards

In 2006, the City of Gainesville adopted the following level of service standards for the fire/rescue/EMS portion of the public safety facility impact fee:

1. 0.3915 square feet of building space per functional population; and
2. One heavy vehicle (fire apparatus) per 10,069 functional population.

Revised Level of Service Standards

Ideally, the LOS standard for building space would be based on all future identified needs as described above, including storage space, fire stations #5, #6, and #7 (8,000 square feet each), and additional training space. However, inclusion of all of these facilities would raise the level of service standard from well above the existing level of service of 0.5967 square feet of fire facility

space per functional resident. Setting the new level of service standard above the existing level of service would create an existing “deficiency” and cause the city to plan for and fund (without using impact fees) additional fire building space. That is not desirable, considering that the city can anticipate considerable additional capital costs to replace or upgrade other existing fire stations. Another factor, that poses a major limitation on establishing a level of service standard higher than the existing level of service, is that the city has a professional fire department and must budget for substantial additional operation costs (i.e., added staffing of fire personnel) as new fire stations are added to the inventory.

Given these constraints, the city’s LOS standard for fire building space is set (adopted) at the existing level of service of 0.5967 square feet of fire building space per functional population (55,531/ 93,061).

The level of service standard for fire vehicles (with a useful life of 10 year or more) is one fire vehicle per 7,755 functional population, consistent with the existing level of service.

Projection of Needs based on Level of Service Standards

Table 9 provides a projection of fire building space needs based on the adopted LOS standard.

Table 9
Projected Additional Fire Building Space Needs, 2019 – 2039
Based on the Adopted LOS Standard
City of Gainesville

	2019	2024	2029	2034	2039
Total functional population	93,061	101,132	106,848	112,780	120,824
LOS standard (sq. ft. per functional resident)	0.5967	0.5967	0.5967	0.5967	0.5967
Total square feet of building space needed	55,529	60,345	63,756	67,295	72,095
Square footage to add during five-year period (base in 2019 = 55,531)	None	4,814	3,411	3,539	4,800
Cumulative square footage to add	None	4,814	8,225	11,764	16,564

The data in Table 9 are to be used as a guide for programming future fire building capital facilities. The city is not required to add the exact square footage shown in Table 9 during the respective time periods. The city has the flexibility and discretion to plan and program future fire capital facilities as it determines appropriate in the future.

Table 10 provides a projection of fire vehicle needs based on the adopted LOS standard.

Table 10
Projected Additional Fire Vehicle Needs, 2019 – 2039
Based on the Adopted LOS Standard
City of Gainesville

	2019	2024	2029	2034	2039
Total functional population	93,061	101,132	106,848	112,780	120,824
LOS standard (1 vehicle per functional resident)	1 per 7,755	1 per 7,755	1 per 7,755	1 per 7,755	1 per 7,755
Total # vehicles needed	12.00	13.00	13.77	14.54	15.58
Number of vehicles to add during five-year period (planned base in 2019 = 12 vehicles)	None	1	0.77	0.77	1.04
Cumulative vehicles to add	None	1	1.77	2.54	3.58

Schedule of Improvements

The schedule of improvements for fire building space and fire apparatus is provided in Table 11. Construction of fire station #5 has been and continues to be a priority. Although other projects such as training and storage space additions are needed, they are not proposed to be funded with impact fees because city administration desires to allocate the maximum available amount of impact fees towards fire station #5. Accordingly, the city can fund 4,814 square feet of fire station #5 with impact fees collected between 2019 and 2024. This amounts to 60% of the total project costs of planning and constructing fire station #5. If any impact fees already collected are carried forward from the fire impact fee fund as of July 1, 2019, those impact fees can be appropriated for fire station #5 or any other impact fee-eligible project shown in the adopted CIE.

The city needs an aerial apparatus (\$1,500,000) as well as a pumper (\$650,000) to place in fire station #5 once constructed. Based on Table 10, Gainesville can purchase 1 fire vehicle by 2024 using impact fees. Since there is a substantial difference in the costs of aerial trucks (\$1,500,000) and pumper trucks (\$650,000), an average cost of the two vehicles (\$1,075,000) is used in the schedule to determine eligibility for impact fee funding. This means, effectively, that the city can purchase the fire engine at full cost and pay for a portion (28.33%) of the cost of the aerial fire truck using impact fees. See Table 11.

Table 11
Schedule of Improvements, FY 2020 – 2024
Fire and Rescue Facilities, City of Gainesville

Description	Fiscal Year						% Impact Fee Eligible	Funding Sources
	2020	2021	2022	2023	2024	Total		
New Fire Station (#5)								
Land acquisition (1.5 acre)	\$150,000					\$150,000	60.17% (\$1,534,462)	IF, CB
Preliminary arch./ eng. (20% of construction)		\$400,000				\$400,000		
Construction (8,000 sq. ft. @ \$250 per sq. ft.)			\$1,000,000	\$1,000,000		\$2,000,000		
Project Total	\$150,000	\$400,000	\$1,000,000	\$1,000,000		\$2,550,000		
Fire trucks								
Pumper				\$650,000		\$650,000	100% (\$650,000)	IF
Aerial					\$1,500,000	\$1,500,000	28.33% (\$425,000)	IF; CB
Project total				\$650,000	\$1,500,000	\$2,150,000	50.00% (\$1,075,000)	IF; CB
Total, All Projects	\$150,000	\$400,000	\$1,000,000	\$1,650,000	\$1,500,000	\$4,700,000	55.52% \$2,609,462	IF; CB

IF = Impact Fees CB = Capital Budget

PARKS AND RECREATION

Service Area

The service area for parks and recreation is the city limits of Gainesville. The service area will expand over time due to annexations.

Inventory

Table 12 provides an inventory of acreage and building improvements of parks in the City of Gainesville. The inventory excludes Clark's Bridge Park, which was developed via intergovernmental agreement with Hall County prior to the 1996 Olympics. Also excluded are the Allen Creek Soccer Complex (jointly used and operated with Hall County), the Allen Creek Regional Park, and Chattahoochee Golf Course.

The inventory of park land (Table 12) is divided into developed acreage and passive park acreage. The inventory is based on a 2018 inventory supplied by the parks and recreation department but updated with parcel numbers and acreage and building figures from the Hall County Tax Assessor's (Q Public) data base of properties. Also, the measurement tool in Q Public was used in some cases to provide estimates of developed park property. Note that all buildings and their immediate areas, as well as entrance ways (paved pedestrian sidewalks and plazas) are included in the developed park acreage.

Level of Service Measure

The level of service measure used in the 2006 Gainesville parks and recreation impact fee program was acres of developed park land per 1,000 residents. Note that nonresidential development does not create appreciable demands on the city's park and recreation system. Therefore, the residential population is used (rather than the functional population).

The 2019 update of the park and recreation impact fee program considers three LOS measures: developed park acres per 1,000 residential population, passive (undeveloped) park acres per 1,000 residential population, and total park acres per 1,000 residential population.

The most appropriate LOS measure to use in the 2019 update is developed park acres per 1,000 residential population. This selection is consistent with the LOS measure used in the initial 2006 impact fee program for parks and recreation.

Existing Levels of Service

The residential population estimate of the City of Gainesville as of July 1, 2019, is 44,080. The existing level of service for the developed park acreage is 2.18 acres of developed park land per 1,000 residents (96.32 acres / 44,080).

The existing level of service for passive/ undeveloped park land is 5.04 acres per 1,000 residents (222.32 / 44,080). Combined, the existing level of service is 7.22 acres of total park land per 1,000 residents (318.64 / 44,080).

Table 12
Inventory of Park Land Acreage and Building Space, 2018
City of Gainesville

Name	Location (parcel ID)	Developed Acres	Passive Acres	Total Acres	Building Space (sq. ft.)
City park	850 Green St. NE (01067 004019)	10.73	2.0	12.73	9,366
City park	712 Glenwood Dr. NE (01065 001012)	0	0.55	0.55	
City park (tennis court, restroom, maintenance)	549 NE Glenwood Dr (01067 004001)	9.81	0	9.81	1,158
Martha Hope Cabin	528 Prior St. NE (01039 002004)	0.4	3.62	4.02	2,277
Candler fields and restroom/ concession	525 Prior St. NE (01039 001015)	5.0	3.75	8.75	900
	992 Longstreet Circle NE (01067 002002)	0.48	0	0.48	
Green Street bath house	950 Park Hill Dr. NE (01067 003001)	3.35	0	3.35	3,400
Civic center	830 Green St. NE (01067 004002)	1.89	0	1.89	55,625
Desota park	1142 Desota St. SE (01060 003002)	0.73	0	0.73	1,098
Engine 209 park	312 Jesse Jewell Pkwy. SW (01012 004001)	0.37	0	0.37	
Fair Street neighborhood center	715 Fair St., SE (multiple parcels in block)	2.11	0	2.11	3,986
Frances Meadows aquatic center	1545 Community Way, NE (01082 004003)	10.62	0	10.62	44,376
Frances Meadows aquatic center	1514 Community Way, NE (01082 004002)	0	3.19	3.19	
Cabbell restrooms/ concession, field/ track	1560 Community Way, NE (01082 004007)	5.12	0	5.12	960
Holly park (Corps of Engineers lease)	2603 Old Thompson Bridge Rd. NW (<i>no parcel found</i>)	0	22	22	987
Ivey Terrace park	607 Ridgewood Terrace NW (01026 003001)	0	8.1	8.1	1,007
Ivey Terrace park	440 Ridgewood Terrace NW (01026 003002)	0	1.05	1.05	
Kenwood park	725 Kenwood Drive SW (01049 001004)	0.5	1.62	2.12	
Lanier Point park	1530 (and 1543, 1547, and 1579) Lee Waldrip Dr. NW (01115 002001)	18.58	0	18.58	11,768
Lanier Point park	1557 Lee Waldrip Dr. NW (01115 002086)	5.9	0	5.9	
Lanier Point park (Corps of Engineers)	No address (no parcel ID found)	6.9	65.1	72	
Linwood nature preserve	415 Linwood Dr. NW (01097 004001B)	0	2.67	2.67	1,689
Linwood nature preserve	160 Springview Dr. NE (01097 005013)	0	14.17	14.17	
Linwood nature preserve (includes ecology center (part of treatment plant site))	500 Linwood Dr. NW (01097 004001C)	0.5	14.47	14.97	1,080
Longwood Park (city part)	1011 Dixon Dr. NW (01043 001062)	0	1.8	1.8	
Longwood Park (Corps of Engineers)	20 Pearl Nix Pkwy. NW (<i>no parcel ID</i>)	2.2	32.3	34.5	4,000

City of Gainesville Capital Improvements Element

Name	Location (parcel ID)	Developed Acres	Passive Acres	Total Acres	Building Space (sq. ft.)
Midtown greenway	878 Grove St. SW (01018 001019)	4	7.04	11.04	
Midtown greenway (pond)	Pine Street (01017 001003)	0	4.11	4.11	
Myrtle Street park (1.7 acres of 6.85 at 636 High St. SW)	854 Myrtle St SW (01030 001023)	0.4	1.3	1.7	
Poultry park	444 Jesse Jewell Pkwy. SW (01012 003001)	0.1	0.58	0.68	
Riverside park	1267 Riverside Dr. NE (01075 002004)	0.2	0.93	1.13	625
Rock Creek Veterans park	223 NW Northside Dr. (01001 001011)	0.27	0	0.27	
	331 NW Northside Dr. (01075 002004)	0	0.16	0.16	
	Northside Dr. (01001 001014A)	0	0.20	0.20	
	Northside Dr. (01001 001014)	0.1	1.06	1.16	
	Northside Dr. (01001 001018)	0	0.31	0.31	
Roper park	171 NW Virginia Circle (01091 004001)	3	0.50	3.5	1,464
Wessell park (10.01 acres total)	493 NW Holly Dr. (01072 001006)	0.15	1.12	1.27	
	511 NW Holly Dr. (01072 001007)	0.2	0.42	0.62	
	1322 NW Wesell Rd. (01072 001008)	0	0.54	0.54	
	1304 NW Wesell Rd. (01072 001009)	0.05	0.70	0.75	
	1290 NW Wesell Rd. (01072 001010)	0.22	0.33	0.55	
	1276 NW Wesell Rd. (01072 001011)	0.44	0.43	0.87	
	1258 NW Wesell Rd. (01072 001012)	0	0.88	0.88	
	1240 NW Wesell Rd. (01072 001013)	0	1.10	1.10	
	1230 NW Wesell Rd. (01072 001013A)	0	0.43	0.43	
	1186 NW Wesell Rd. (01072 001014)	0	3.00	3.00	
Wilshire Trails park	849 NW Wilshire Rd. (890 NW Chestatee Rd.) (01043 002004)	2	16.5	18.5	1,350
	715 NW Wilshire Rd. (01044 001001B)	0	1.47	1.47	
	Wilshire Rd. (01044 001006)	0	2.34	2.34	
	604 NW Ridgewood Ter. (01044 001004A)	0	0.48	0.48	
TOTAL SHOWN		96.32	222.32	318.64	
		Developed Acres	Passive Acres	Total Acres	

Source: Acreage data from City of Gainesville Parks and Recreation, January 2018 (updated September 2018), and Hall County QPublic (tax assessor data base). Building space from Gainesville Building Asset Inventory, August 2018, and tax assessor data base. Revised inventory October 2018.

Level of Service Standard

This 2019 update of the parks and recreation capital improvement element institutes a modified the level of service standard from the standard adopted in the 2006 initial impact fee program. Instead of developed parkland acres per 1,000 resident population, this update utilizes developed or redeveloped parkland acres per 1,000 resident population.

This change of level of service standard, to add redeveloped parkland acres, is justified on several grounds. The strategic emphasis of Gainesville's park system is such that increasing attention is being paid to upgrading existing (already developed) park lands and system components. As an example, improving a playground to add restrooms, improve equipment, and/or provide better access is a substantial system improvement that improves park and recreation facilities for the benefit of all existing and new residents. Such improvements sometimes do not add acreage to the city's park and recreation system and therefore would not be considered eligible for impact fee funding if the level of service standard was only applied to developed park acres per 1,000 residential population. By including "redeveloped" park acres, the significant expenditure for improvements that serve existing and future residents can be appropriately counted as a systemwide improvement.

For clarity, the city attributes the following meanings to the term "redeveloped" park acres. A redeveloped park acre substantially improves an existing park facility or feature by adding an additional building, or additional equipment or accessory structures and uses. An example is the addition of a restroom building to an existing park that did not previously have a restroom facility. Replacement of equipment, such as a playground, is also considered under this definition if the equipment is appreciatively improved in size or quality. Generally, to qualify as a redeveloped park improvement, the capital improvement to an existing park, playground, or other recreation space, should be at least 50 percent (50%) higher than the value of existing improvements as originally installed.

Accordingly, the city hereby adopts the following LOS standard for parks and recreation: 2.18 developed or redeveloped park acres per 1,000 resident population

An often-used approach with impact fee programs is to establish the LOS standard at the existing level of service. Per this option, the LOS standard would be 2.18 acres of developed or redeveloped park land per 1,000 residents (96.32 acres / 44.080). This would be done primarily to ensure that new development will be served by the same level of service as the existing population and to ensure that existing levels of service will not be degraded as the city's population increases.

Assessment and Projection of Needs

Table 13 provides future park and recreation needs for the 20-year planning horizon based on the adopted level of service standard. Per Table 13, Gainesville will need to add 45.81 acres of developed park land during the 20-year planning horizon (i.e., from 2019 to 2039). During the next five years, the city will need a schedule of improvements that adds 14.86 acres of developed or redeveloped park land.

Table 13
Projection of Parks and Recreation Needs, 2019-2039
City of Gainesville
(Developed Acres)

	2019	2024	2029	2034	2039
Total population	44,080	50,900	55,300	59,600	65,100
LOS standard (developed acres per 1,000 population)	2.18	2.18	2.18	2.18	2.18
Total developed park acres needed	96.09	110.96	120.55	129.92	141.91
Developed or redeveloped acres of parkland to add during five-year period (base in 2019 = 96.32)	0	14.86	9.59	9.37	11.99
Cumulative additional developed or redeveloped park acreage needed	0	14.86	24.45	33.82	45.81

The city can elect to add developed park acreage via the existing inventory of park land (i.e., develop existing passive park land), or it can acquire additional land for park development, or it can redevelop existing inventory, or some combination thereof. The city could conceivably draw on its existing supply of passive/ undeveloped parkland to satisfy much of the needs for future developed parkland acreage.

The City's Parks and Recreation Strategic Plan (2018-2022) articulates two principal park objectives of the city: strengthen the quality of existing parks (improve park maintenance) and develop specialty parks, open spaces, and greenways to address growth and emerging areas of recreational interests. It would be appropriate if Gainesville had an impact fee program that was designed if possible to infuse dollars for park maintenance. However, using impact fees for maintenance is not authorized under Georgia law.

With regard to system improvement needs during the next five years, the parks and recreation department has prepared a capital improvements program request for FY 2019 to FY 2023 (January 2018) which serves as the primary basis for suggesting which capital improvements will be included in the five-year schedule of improvements to be funded in whole or part with impact fees. The capital requests include the following projects that are proposed (or may be included) for impact fee funding: systemwide playground improvements (FY 2019); a new playground in the Midtown greenway and an outdoor pool at Frances Meadows (FY 2020 and FY 2021); new recreation center development (FY 2022); and construction of a dog park (FY 2022). In addition, the city has identified the desire to acquire and develop one acre of land within or next to Clark's Bridge Park.

Schedule of Improvements

The schedule of improvements needs to provide for 14.86 acres of developed or redeveloped parkland during the five-year period (2019-2023). The schedule of improvements is provided in Table 14. The acreage is the key to consistency with the impact fee program, since the level of service standard is developed or redeveloped acres per 1,000 resident population. The city can pay for the development or redevelopment of 14.86 acres of parks during the 5-year schedule of improvements (@ \$260,000 per acre). Although the schedule of improvements shows the costs spread out evenly over the five years, the city has the flexibility of spending more or less in a given year, so long as the maximum funding of \$3,863,600 is not exceeded for the five fiscal

years. Also, the city has the flexibility to decide which project or projects listed in the schedule of improvements will be funded in whole or part with impact fees.

Table 14
Schedule of Improvements, FY 2020 – 2024
Parks and Recreation, City of Gainesville

Description (developed or redeveloped park land acreage to be provided)	Fiscal Year						% Eligible for Funding with Impact Fees	Funding Sources
	2020	2022	2022	2023	2024	Total (\$)		
Develop or redevelop 14.86 acres of parkland	\$772,720	\$772,720	\$772,720	\$772,720	\$772,720	\$3,863,600	100%	IF; CB
The city can fund all or a part of any of the following projects included in this schedule below, so long as it does not encumber more than \$3,863,600 of impact fees collected during the five fiscal years. The project or projects funded during the five-year time period must result in at least 14.86 acres of developed or redeveloped park land to meet the level of service standard. The combination of projects need to be selected with the intent of meeting at least the 14.86 acres of developed or redeveloped park land. Eligible and anticipated projects include the following (up to the maximum expenditure of \$3,863,600 during the five-year period):								
Eligible projects:								
• Acquire and develop 1 acre at Clarks Bridge Park							100%*	IF; CB
• Youth athletic complex							100%*	IF; CB
• Playground improvements – systemwide (may be multiple locations)							100%*	IF; CB
• Frances Meadows Complex: outdoor pool, design and construction							100%*	IF; CB
• Midtown greenway playground construction							100%*	IF; CB
• Skate park design and construction							100%*	IF; CB
• Dog park design and construction							100%*	IF; CB
• Recreation center development (may be multiple locations)							100%*	IF; CB

* Not to exceed \$3,863,600 for all projects or any combination thereof during FY 2020 to FY 2024.

IF = Impact Fees CB = Capital Budget

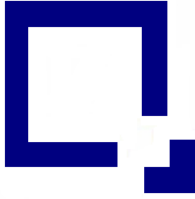
POLICIES REGARDING IMPACT FEE EXEMPTIONS AND REDUCTIONS

According to the Georgia Development Impact Fee Act of 1990, Sec. 36-71-4(l), the city can exempt all or part of particular development projects from development impact fees if: (1) Such projects are determined to create extraordinary economic development and employment growth or affordable housing; (2) The public policy which supports the exemption is contained in the municipality's or county's comprehensive plan; and (3) The exempt development project's proportionate share of the system improvement is funded through a revenue source other than development impact fees.

Accordingly, the city hereby adopts the following policies for impact fee exemptions, reductions and credits:

1. There will be no exemptions for the payment of fire facility impact fees.
2. Waiver of impact fees for affordable housing. Any new dwelling unit which meets the city's definition of "affordable housing" (see redevelopment incentives ordinance submitted in draft form), built within a qualifying residential or nonresidential redevelopment project certified per the requirements of the city's redevelopment incentives ordinance, shall be exempt (eligible for waiver) from paying police and parks and recreation development impact fees otherwise applied to such development, subject to the following: The proportionate share of the system improvement attributed to the affordable housing unit is funded through a revenue source other than development impact fees. To this end, the city may fund the impact fees waived by either: (1) depositing into the appropriate impact fee trust fund(s) an amount equal to the development impact fee waived, from such city funds other than development impact fees; or (2) documenting that a proportionate share of system improvements attributed to the affordable housing unit is funded by the city via police and/or park and recreation improvements (as applicable) serving the qualified redevelopment project that have not been funded with development impact fees.
3. For a qualified redevelopment project (see redevelopment incentives ordinance submitted in draft form), whether residential or nonresidential, the Community Development Director shall be authorized to grant partial or full public safety development impact fee credits, for the dedication of right of way to bring a substandard street up to current city standards for the applicable street classification, the installation of sidewalk(s) meeting the requirements of the city, and streetscape improvements including pedestrian-scale lighting along all street frontages of the redevelopment project boundary. The rationale for providing this credit is that standard roads with pedestrian infrastructure served by appropriate lighting, in areas already served by public safety services provided by the city, result in reduced public safety demands when compared with substandard roads without sidewalks and without pedestrian lighting due to safer conditions.

EXHIBIT B



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TECHNICAL MEMORANDUM

TO: Jessica Tullar, AICP, Special Projects Manager, City of Gainesville

FROM: Jerry Weitz, PhD, FAICP, Principal, Jerry Weitz & Associates, Inc.

DATE: February 12, 2018

RE: Population and Housing Projections in Support of an Updated Capital Improvements Element of the Gainesville Comprehensive Plan

State rules for local comprehensive plans do not require population projections, except that growth projections must be provided for capital improvements elements (CIEs). This memorandum provides data and analysis in support of revised population, household and housing, projections for the city. This memo is provided in support of but is not intended to be formally integrated into the capital improvements element.

POPULATION ESTIMATES

Table 1 provides population estimates for Gainesville for the years 2010, 2015, and 2016 from the U.S. Census Bureau, and rates of population change. The annual rate of population increase from 2010 to 2015 was approximately 1.9%, but between 2015 and 2016 the annual rate of increase rose to 3.3%. This indicates that the rate of population increase has accelerated recently. Further, Gainesville's rate of population increase is higher than the county's as a whole, and the city's share of total county population has also recently increased slightly. The annual percentage rate of increase can be used in projecting the city's population into the future, if one assumes it a given rate will hold steady into the future.

Table 1
Total Population Estimates, 2010, 2015, and 2016
Hall County and City of Gainesville

Jurisdiction	2010 (Census)	2010	2015	% Change 2010-2015	2016	% Change 2015-2016
Hall County	179,684	180,003	193,535	7.52%	196,637	1.60%
Gainesville	33,804	35,339	38,712	9.54%	39,994	3.31%
Gainesville % Share of County Total Population	18.81%	19.63%	20.00%	--	20.34%	--

Sources: 2010 and 2015 data from Carl Vinson Institute of Government and University of Georgia Extension. 2017. *The Georgia County Guide*, 35th edition. Compiled and edited by Jan Coyne, Holly Lynde, and Karen Stubbs. Original

Source: U.S. Census Bureau, Annual Estimates of the Resident Population, April 1, 2010 to July 1, 2015 (American Factfinder). 2016 data from U.S. Census Bureau, American Fact Finder, 2016 American Community Survey 1-Year Supplemental Estimates with a Population Threshold of 20,000 or More.

POPULATION ESTIMATION METHOD

The housing unit method is one of the more reliable, or at least preferred, methods of estimating population.¹ An advantage is that data specific to the city are available for housing units. Another advantage is that one need not be concerned about whether the increase is attributed to natural increase or net-migration (see further discussion below), since people will largely reside in households, which occupy housing units. Data for new housing starts (units) permitted in Gainesville are shown in Table 2. Demolitions of housing units are not fully accounted for in the data provided in Table 2.

Table 2
Housing Starts, and Cumulative Total Housing Units
City of Gainesville, 2010-2017

Year	Permits for New Housing Units Issued, City of Gainesville	Cumulative Total Housing Units, City of Gainesville
Total Housing Units, April 1, 2010 (Census)	--	12,967
2010	1	12,968
2011	47	13,015
2012	95	13,110
2013	160	13,270
2014	265	13,535
2015	404	13,939
2016	431	14,370
2017	404	14,774

Source: City of Gainesville, Community Development Department. 2017 data are from the department's impact fee report of building activities. Note: Table excludes demolitions.²

One must be cautious in making assumptions about occupancy of recently constructed units. Indeed, it is possible that some housing starts in 2017 have not been completed and therefore cannot be occupied. Other housing units permitted may have been issued certificates of occupancy, but they remain unsold and unoccupied. An overall occupancy rate (see Table 3) can be used to account for these differences.

It is important to note that accounting for housing unit growth alone may not capture all population changes in the community. That is because a certain (usually small) percentage of the total population resides in so-called "group quarters" (i.e., nursing homes, college

¹ See generally: Jepson, Jr., Edward J. and Jerry Weitz. *Fundamentals of Plan Making: Methods and Techniques*. New York: Routledge, 2016.

² Use of the impact fee building report is a significant advantage, since an impact fee would not be paid for a replacement unit (i.e., if a house already existing on a given lot). This may mean that a reduction of total units to account for demolitions is not necessary, at least for the 2017 data.

dormitories, correctional institutions, etc.). Therefore, using the housing unit method alone, without accounting for group quarters population change, would reduce reliability of the estimates.

The most recently available data are from the U.S. Census Bureau for the years 2015 and 2016. Table 3 provides 2010, 2015, and 2016 data for population and housing, including group quarters data. Table 3 includes the essential variables needed to estimate and project the city's population. It must be acknowledged that the 2015 and 2016 data are *estimates* with large margins of error, while 2010 data provide 100% counts and are considered much more reliable.

Table 3
Population and Housing, City of Gainesville, 2010, 2015 and 2016

Estimate	2010	2015	2016
Population	33,804	38,713	39,994
Household Population	32,091	37,575	38,886
Group Quarters Population	1,713	1,130	1,108
Households (occupied units)	11,273	13,467	12,200
Housing Units	12,967	14,007	13,776
Average Household Size	2.85	2.79%*	3.19*
Housing Occupancy Rate (%)	86.9%	96.1%	88.6%

Sources: U.S. Census Bureau, American Fact Finder. 2010 Census Summary File 1. Table DP-1 Profile of General Population and Housing Characteristics and 2015 and 2016 American Community Survey 1-Year Supplemental Estimates with a Population Threshold of 20,000 or More (various tables). * Note: Average household size derived from household population divided by households (not reported in original data source).

Note that there are extensive differences in the 2015 and 2016 data, which is surprising given they are from the same source. These differences deserve scrutiny and analysis in light of 2010 (100%) data. Interestingly, the data indicate that Gainesville witnessed a marked decline from 2010 to 2015-2016 in the number of persons residing in group quarters. The decrease in group quarters population might be attributed to margins of error in the 2015 and 2016 estimates, or they could indeed reflect some reduction in persons living in group quarters (this issue is examined further below).

Also of interest in Table 3 is the remarkable differences in the estimates of total housing units and total households for 2015 and 2016. The housing unit estimates can also be compared to the cumulative estimate for housing units in 2016 provided in Table 2, which is based on city building permits issued (but which does not include all demolitions). The 2015 data shown in Table 3 are viewed with substantial skepticism, in that if they were accurate the city of Gainesville would have experienced a net loss in households of more than 1,200 between 2015 and 2016. The occupancy rate in 2015 is similarly in doubt, as is the average household size.³

Due to the vast differences between 2015 and 2016 sample data from the U.S. Census Bureau, we believe it is necessary to examine some of the essential variables in closer detail, using the 100% data from the 2010 decennial census.

³ To shed further light on the differences between the 2015 and 2016 data, we examined Table K202504 (Units in Structure) for both years. 2015 data, for instance, indicate that there were an estimated 690 mobile home, boat, RV, van, etc. housing units, while the 2016 data indicate there were only 86 such units. This difference leads us to believe the 2015 data are inaccurate and, of the two, the 2016 data are more accurate or reliable.

Table 4
Selected Housing and Household Data
from the 2010 Decennial Census, City of Gainesville

Data Variable	City of Gainesville, 2010 Census
Household Population	
Population in family households	26,766
Population in non-family households	5,325
Households	
Family households (families)	7,165
Non-family households	4,108
Household Size	
Average household size (persons per unit)	2.85
Average family size (persons per unit)	3.55
Average household size of owner-occupied units	2.88
Average household size of renter-occupied units	2.83
Housing Vacancy	
Vacant housing units for seasonal, recreational, or occasional use plus other vacant	378
Homeowner vacancy rate (%)	6.5%
Rental vacancy rate (%)	12.3%
Group Quarters Population	
Group quarters: institutionalized population	649
Group quarters: non-institutionalized population	1,064

U.S. Census Bureau, American Fact Finder. 2010 Census Summary File 1. Table DP-1 Profile of General Population and Housing Characteristics; Table H12; Table H5; Table P18; Table P30; Table P35; Table QT-H1; Table QT-P12.

Type of Household

From Tables 3 and 4, the following observations are of importance here. The average household size variable is extremely important in estimating and projecting population. The vast majority of Gainesville households in 2010 were “family” households (63.6%), which in 2010 had a much higher average household size (persons per dwelling unit) of 3.55, well above the citywide average of 2.85. If future households are “family”, the larger household size for families should be used. However, general demographic trends in the U.S. are more toward an increase in non-family households. For instance, Nelson (2016) finds that of all the households formed in the U.S. between 2010 to 2030, only 13.4% will be households with children.⁴ This may mean that future households will be smaller, and fewer of them will be families in Gainesville.

Average Household Size

Of equal if not greater importance is average household size. According to Nelson (2016), average household size has historically fallen for a variety of reasons but stopped falling as of 2010, when the average household size in the U.S. was 2.58, the same as in 2000. Nelson also suggests the historic decline in household size might be reversed in future years due to rising fertility rates (especially among Hispanics), households “doubling up” into larger units, and the

⁴ Nelson, Arthur C. 2013. *Reshaping Metropolitan America: Development Trends and Opportunities to 2030*. Washington, DC: Island Press.

rise of the “multigenerational” household, yet he concludes (p. 49) that household size will not change much from 2000 and 2010 levels in the next decade. Note also from the data in Table 4 that tenure (owner versus renter occupancy) makes little difference in terms of average household size in Gainesville, at least as of the year 2010.

Housing Vacancy

The occupancy or vacancy rate utilized in a population estimates method can also make a substantial difference. Note that vacancy rates in Gainesville in 2010 were substantially higher for renter households than owner-occupied households. This follows expected trends. The overall trend predicted by Nelson (2016) for the U.S. generally is an increase in the share of renter-occupied households (following the great recession). If true, that would predict higher vacancy rates.

In 2010, Gainesville had 1,694 vacant housing units. From Table 4, it is apparent that a sizable share of the vacant homes (378 units, or 22.3%) are generally off the market and thus are still unlikely to be occupied permanently.

Group Quarters

All available data indicate that the city lost most or all of its institutionalized group quarters population. This appears to be explained by the observation that the Hall County correctional facility moved from Midtown in the city to an unincorporated location. [confirm]

From the foregoing data, a projection for the current year (2018) can be provided. Population can be projected based on the number of housing units, then an occupancy rate determined, and then a population estimate derived based on persons per unit (average household size) and an accounting of group quarters population. The projection (for July 1, 2018) assumes that the city has issued and will continue to issue permits for new housing starts at a rate very similar to the past two years (i.e., approximately 220 new housing starts from January 1 to June 30, 2018).

**Table 5
Population and Housing Projection, City of Gainesville
July 1, 2018**

Estimate	July 1, 2018
Housing Units	15,000
Housing Occupancy Rate (%)	92%
Households (Occupied Housing Units)	13,800
Average Household Size	3.00
Household Population	41,400
Group Quarters Population	1,200
Total Population	42,600

Source: Jerry Weitz & Associates, Inc. February 2018.

Again, assumptions for two key variables inherent in Table 5 deserve additional explanation. In Gainesville, there is a preponderance of families (with an average household size greater than three persons per unit, as well as a significant share of Hispanic households which have higher fertility rates and a higher likelihood of forming multigenerational households). These

observations argue for a higher average household size than observed in 2010, especially given the repercussion of the great recession, which has likely resulted in an increase in overall average household size since 2010. However, the average household size is believed to be lower than the 2016 sample statistics from the U.S. Census Bureau for Gainesville, which estimates a much higher average household size than three persons per unit.

Secondly, the overall occupancy/vacancy rates used in Table 5 represent a vacancy rate that is lower than in 2010, but yet still comparably higher than other jurisdictions in our view. This higher vacancy rate is justified, given that Gainesville is a lakefront community that still has a sizable share of housing units held for seasonal, occasional, or recreational use.

POPULATION PROJECTION METHODS

Population change is a function of natural increase (births minus deaths), net migration (people moving in versus out of the community), and, for cities, annexation (increase via the addition of new land area containing population or future population). For purposes of population projections, annexation cannot be predicted with any certainty. One of the more reliable methods of projecting population is the “cohort-component” method, consisting of separate calculations of natural increase and net migration. To implement that method, data are needed for migration into and out of the jurisdiction, as well as birth (or fertility) rates and death rates.

One cohort method, called “cohort survival,” will typically divide the current population into five-year age groups and then “age” the existing population forward in future five-year increments, adding births to the 0-5 age category and subtracting people from various other age cohorts based on age-specific death rates. While perhaps the most reliable, cohort survival population techniques limited by a lack of data and are also unable to predict population migration patterns into and out of the city.

Natural Increase and Migration

Data are not available for the city of Gainesville, but natural increase and net migration data are available for Hall County for the years 2010 to 2015, as shown in Table 6. Trends for Gainesville might be inferred from the county data. For the five-year period, net migration comprised 52.9% of Hall County’s population change. For the year 2014-2015, net migration comprised nearly two-thirds (65.4%) of the county’s population change.

Table 6
Natural Increase and Net Migration as Components of Population Change
Hall County, April 1, 2010 to July 1, 2015 and
July 1, 2014 to July 1, 2015

Component	Hall County, 2010-2015	% of Total Change, 2010-2015	Hall County, 2014-2015	% of Total Change, 2014-2015
Births	13,258	--	2,535	--
Deaths	6,894	--	1,480	--
Natural Increase	6,364	47.1%	1,055	34.6%
Net Migration	7,160	52.9%	1,997	65.4%
Total Change	13,524	100.0%	3,052	100.0%

Source: Carl Vinson Institute of Government and University of Georgia Extension. 2017. *The Georgia County Guide*, 35th edition. Compiled and edited by Jan Coyne, Holly Lynde, and Karen Stubbs. Original source: U.S. Census Bureau, Estimates of the Components of Population Change April 1, 2010 to July 1, 2015.

Note: For both time periods, the source shows total population changes in Hall County that differ from the totals derived here.

Table 7 provides projections of Gainesville's population based on separate components, natural increase and net migration. The method uses 2014-2015 rates of natural increase and net migration for Hall County reported in *The Georgia County Guide* (2017). It builds on the 2018 population projection as a base.

Table 7
Component Method of Population Projection
City of Gainesville, 2020 – 2040
(Total Population)

City of Gainesville	2020	2025	2030	2035	2040
Natural increase of 5.5 per 1,000 (annual, not annually compounded) during 5-year period	--	1,208	1,304	1,408	1,520
Increase from migration rate @ 10.4 per 1,000 (annual, not annually compounded) during 5-year period	--	2,285	2,467	2,663	2,875
Total population	43,954	47,447	51,218	55,289	59,684

A disadvantage of this method is that the vital statistics and migration data are only for one year and thus are unlikely to hold steady through a 20-year planning horizon. Annually compounding the rates would result in slightly higher numbers than shown. It is instructive to note that Gainesville's female Hispanic community is believed to have higher fertility rates than for the female population as a whole, both locally and nationally. This may mean that Gainesville has and will continue to witness a higher rate of natural increase than Hall County as a whole. For these reasons this method is thought to under-project the city's future population.

Ratio Method

Projections of population for Hall County are available from a variety of sources. This method of projecting population assumes that the city will increase total county population over time based on a variable ratio. In other words, as the county grows, so too will the city, and the city will capture a consistent percentage (or other variable ratio) of the county's growth.

Table 8 provides estimates and short-term projections of population for Hall County from the Georgia Public Library Service. According to these short-term projections, the annual rate of population change in the county has been steady in recent years, at about 1.65%.

Table 8
Short-term Population Estimates and Projections, 2015-2019, Hall County

Area	2015	2016	2017	2018	2019
Hall County	194,153	197,356	200,560	203,764	207,116
Annual rate of change	--	1.65%	1.62%	1.60%	1.65%

Source: Georgia Public Library Service, Georgia Residential Population Projections by County, 2015-2019.
Downloaded from: http://www.georgialibraries.org/lib/stategrants_accounting/pop-projections.php

Table 9 provides population projections for Hall County (2020-2040) from two sources: The Georgia Governor's Office of Planning and Budget (OPB) (2015 series), and the Atlanta Regional Commission (ARC). Annual rates of growth are also shown. These data may be used to inform city-specific population projections.

Table 9
Population Projections, 2020-2040 Hall County

Area	2015	2020	2025	2030	2035	2040
Hall County (OPB)	193,535	210,467	227,478	244,958	280,791	318,828
Annual rate of change, 5-year period (OPB)	--	1.75%	1.62%	1.54%	2.93%	2.71%
Hall County (ARC)	200,586	231,962	255,986	280,010	304,034	328,058
Annual rate of change, 5-year period (ARC)	--	3.13%	2.07%	1.88%	1.72%	1.58%

Source: Carl Vinson Institute of Government and University of Georgia Extension. 2017. The Georgia County Guide, 35th edition. Compiled and edited by Jan Coyne, Holly Lynde, and Karen Stubbs. Original source for 2015 data: U.S. Census Bureau, Annual Estimates of the Resident Population: April 1, 2010 to July 1, 2015, released March 2016. Original source for 2020-2040 figures (OPB): Georgia Governor's Office of Planning and Budget, Georgia Residential Population Projections by County 2015-2050, 2015 Series. Original Source for 2015, 2020 and 2040 figures (ARC): Atlanta Regional Commission, 10 county employment and population forecasts.

Both sources suggest that the annual rate of population growth in Hall County in the future will surpass recent trends. The OPB projections for Hall County suggest that Hall County will increase in population faster than recent years through 2020 but growth then will slow to its earlier rate of population increase of about 1.62% in 2025 and slow further to 1.54% in 2030. Thereafter, Hall County's population, according to OPB projections, will increase with its highest rate of growth from 2030 to 2035 (2.93%) then slow slightly to an annual population growth rate of 2.71% from 2035 to 2040.

Projections of Hall County population by the Atlanta Regional Commission (ARC) suggest that Hall County's population will grow at a pace much faster than OPB predicts (an annual rate of 3.13% to 2020), then continue increasing at a rate higher than OPB's projection from 2020 to 2025 (2.07% annually). Note that we interpolated ARC data between the 2020 and 2040 projections, since data for the intervening years were not available.

Table 10 shows Gainesville's population projections, if one were to assume the city will maintain its current share of total county population (about 20.5%) into the future.

Table 10
Constant County Share Method of Population Projection
City of Gainesville, 2020 – 2040
(Total Population)

Area	2020	2025	2030	2035	2040
Hall County (OPB)	210,467	227,478	244,958	280,791	318,828
City of Gainesville (@ 20.5% of county total)	43,145	46,632	50,216	57,562	65,359
Hall County (ARC)	231,962	255,986	280,010	304,034	328,058
City of Gainesville (@ 20.5% of county total)	47,552	52,477	57,402	62,326	67,251

One of the arguments against this approach is that Hall County has a very large land area, and residential development is undoubtedly going to take place in unincorporated Hall County and other municipalities. This may mean, as in the case of employment, that population will decentralize over time and Gainesville's population will be a declining share of total county population. Arguments in favor of Gainesville maintaining a constant share of the county's population include the following: the city can annex additional land in the future; and Gainesville can attract growth with available sanitary sewer capacity. Further, Gainesville might even attract more than this share, given its desirable urban and suburban housing mixes and its employment densities.

Variable City Growth Rate Method

Another method of population projection for the city is that it will grow at certain variable percentage growth rates based on prior city growth trends and future trends as predicted by projections for Hall County. This approach is demonstrated in Table 11, using the 2018 population projection as a base (with a 3.3% annual growth rate used for 2019 and 2020). It is similar to, but not exactly the same as, the prior approach, since the growth rates for Hall County are implied in the prior approach and used to inform the growth rate for Gainesville in this approach.

Table 11
Variable City Growth Percentage Rate Method of Population Projection
City of Gainesville, 2020 – 2040
(Total Population)

City of Gainesville	2020	2025	2030	2035	2040
Annual percentage growth rate during upcoming five-year period	3.3%	1.8%	1.7%	2.5%	--
Total population	45,504	53,524	58,517	63,663	72,028

Residential Projects Under Construction and Approved for Construction

The community development department has supplied data on residential projects that are under construction or have been approved for construction, as well as a few other projects that are likely to take place in the next several years. These projects, with totals summarized in Table 12, do not exhaust the list of possible residential construction projects; however, they likely represent the bulk of new residential construction during the next five years and beyond. The list excludes “replacement” units, since an impact fee is not charged for such units.

Table 12
Anticipated Residential Projects, City of Gainesville

Type of Housing Unit	Net New Units	Number of Bedrooms	Estimated Persons Per Unit at Occupancy	Estimated Population at 100% Occupancy
Apartments	769	1,679	2.90	2,230
Condominiums	79	n/a	3.00	237
Assisted living units	325	325	1.00	325
Single-family detached	2,578	n/a	3.25	8,378
All Residential Shown	3,751	--	--	11,170

Estimated occupancy is a professional guess based on the type of unit described. Although Table 10 shows population at 100% occupancy, apartments will typically have vacancy rates of 10% or more except in tight housing markets. For single-family homes in subdivisions, it is typical to see a 2.5% to 4.0% vacancy rate. Also, the timing of these projects cannot be accurately predicted; some of the projects are very large and could take many years to build out, while others could easily be completed within the next five years.

METHODS COMPARISON

The city population projections derived from the various methods described above are consolidated for comparison purposes in Table 13.

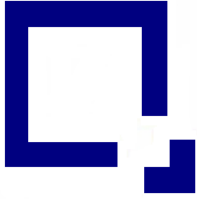
Table 13
Comparison of Population Projection Methods
City of Gainesville, 2020-2040
(Total Population)

City of Gainesville	2020	2025	2030	2035	2040
Component method (Table 7)	43,954	47,447	51,218	55,289	59,684
Constant share method (OPB data) (Table 10)	43,145	46,632	50,216	57,562	65,359
Constant share method (ARC data) (Table 10)	47,552	52,477	57,402	62,326	67,251
Variable percentage growth rate method (Table 11)	45,504	53,524	58,517	63,663	72,028

Based on further analysis of these results, the population and housing projections proposed for the Capital Improvements Element are provided in Table 14.

Table 14
Population and Housing Projections, 2018-2038
City of Gainesville
(July 1 of Each Year)

Projection	2018	2023	2028	2033	2038
Total Population	42,600	50,000	54,500	58,500	64,000
Group Quarters Population	1,200	1,500	1,800	2,100	2,400
Household Population	41,400	48,500	52,700	56,400	61,600
Average Household Size	3.00	3.00	3.00	3.00	3.00
Households (Occupied Housing Units)	13,800	16,166	17,566	18,800	20,533
Housing Occupancy Rate (%)	92%	92%	92%	92%	92%
Housing Units	15,000	17,571	19,093	20,434	22,318



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TECHNICAL MEMORANDUM

TO: Jessica Tullar, AICP, Special Projects Coordinator, City of Gainesville

FROM: Jerry Weitz, PhD, FAICP, Principal

DATE: January 29, 2018

RE: Employment Forecasts in Support of an Updated Capital Improvements Element of the Gainesville Comprehensive Plan

It is challenging to produce a reliable estimate of current employment within the City of Gainesville or any other city the size of Gainesville. Census data are available for employment by place of residence, but not place of work. Employment data (by place of work) are generally not compiled for cities and thus have to be estimated based on county totals. One exception is the 2012 economic census, which provides data for the City of Gainesville as an “economic place.” A 2017 economic census has been or will soon be completed, but data are not yet available. The basic employment estimation and projection method for Gainesville thus involves estimating and forecasting county employment by industry, then estimating the City of Gainesville’s share of total county employment by industry (a so-called “share” method).

Table 1 shows year-2012 data for the number of employees (by place of work) in Gainesville by industry sector (NAICS Code). Some of Gainesville’s employment by industry percent shares of total county employment by industry are available, but not others (omissions are due to reporting and confidentiality limitations). Data for some industries can be derived from the 2012 Economic Census, while others have to be estimated (see Table 2).

Economic census data (Table 1) present an incomplete tally of employment; they do not include government employees, establishments without payroll, and self-employed persons. The 2012 Economic Census data therefore must be supplemented with governmental employment data and self-employed data.

Another substantial limitation of Table 1 data is that the 2012 data cannot be assumed to hold true into the future. Another way of checking or deriving city shares of county employment data is to examine zip code employment data published by the U.S. Census Bureau in County Business Patterns. The City of Gainesville is spread across several zip codes as shown in Table 3.

Table 1
Employment by Industry, Gainesville and Hall County,
and City Share of County Employment, 2012

NAICS	Industry	2012 Gainesville	2012 Hall County	2012 City Share of County (%)
22	Utilities	c (100-249)	139	n/a
23	Construction	n/c	n/c	n/a
31-33	Manufacturing	8,909	17,020	52.3%
42	Wholesale trade	g (1000-2499)	3,265	n/a
44-45	Retail trade	3,927	7,640	51.4%
48-49	Transportation and warehousing	755	2,220	34.0%
51	Information	472	669	70.5%
52	Finance and insurance	1,476	1,972	74.8%
53	Real estate and rental and leasing	254	450	56.4%
54	Professional, scientific and technical services	888	g (1000-2499)	n/a
55	Management of companies and enterprises	n/c	n/c	n/c
56	Administrative and support and waste management and remediation services	2,383	4,432	53.8%
61	Educational services	70	198	35.3%
62	Health care and social assistance	i (5000-9999)	9,275	n/a
71	Arts, entertainment and recreation	c (100-249)	751	n/a
72	Accommodation and food services	2,837	4,742	59.8%
	Leisure and hospitality	n/c	n/c	n/c
81	Other services (except public administration)	533	1,193	44.7%
99	Unclassified	n/c	n/c	n/c

Legend: c = 100 to 249 employees g = 1,000 to 2,499 employees i = 5,000 to 9,999 employees

Source: U.S. Census Bureau, American Fact Finder. 2012 Economic Census of the United States. All Sectors: Geographic Area Series: Economy-wide Key Statistics: 2012 (Table EC1200A1) (2012 data, Release Date: 10/09/2015).

Table 2
Forecasted City Share of County Employment by NAICS Code, 2017

NAICS	Industry	2017 Estimated City Share of County
22	Utilities	40%
23	Construction	50%
31-33	Manufacturing	50%
42	Wholesale trade	50%
44-45	Retail trade	50%
48-49	Transportation and warehousing	32%
51	Information	65%
52	Finance and insurance	70%
53	Real estate and rental and leasing	50%
54	Professional, scientific and technical services	50%
55	Management of companies and enterprises	50%
56	Administrative and support and waste management and remediation services	50%
61	Educational services	30%
62	Health care and social assistance	85%
71	Arts, entertainment and recreation	30%
72	Accommodation and food services	55%
81	Other services (except public administration)	45%
--	Government	60%

Table 3
Total Employment, Gainesville Zip Codes and Hall County
and Percent Share of Total County Employment
2005, 2010, and 2015
(Excludes government and establishments without payroll)

Zip Code	2005	%	2010	%	2015	%
30501	31,602	53.2	30,090	52.0	35,328	48.9
30503	2,620	4.4	2,255	3.9	2,422	3.4
30504	6,050	10.2	5,765	10.0	7,872	10.9
30506	2,303	3.9	2,289	4.0	2,546	3.5
30507	3,514	5.9	3,113	5.4	5,108	7.1
Subtotal	46,089	77.6	43,512	75.3	53,276	73.8
Hall County	59,430	100%	57,810	100%	72,187	100%

Source: U.S. Census Bureau, Zip Code Business Patterns, 2005, 2010, and 2015.

Importantly, Table 3 data reveal trends over time. In particular, it is important to note that the economy of Hall County is decentralizing in many major respects. While Gainesville will remain a regional center for employment, many industry sectors are decentralizing into unincorporated areas and other Hall County municipalities – including manufacturing, retail trade, and warehousing in particular. Table 3 data show that it would be unreliable to assume the Gainesville city limits will maintain the same (constant) share of employment in various industry sectors as it did in 2012. In other words, declining percentage shares of total county employment are anticipated over time, given the general force of decentralization and growth trends in south Hall County outside Gainesville.

A major limitation of Table 3 data is that the city limit geography is not the same as zip code geography. To be useful, zip code geographies must be reconciled with city limit geography. Even with use of a Geographic Information System, such reconciliation would be imprecise. Table 4 provides a forecast of percent shares of total employment within the City of Gainesville by zip code, based on cursory review of a city limits map in relation to zip code boundaries. Table 4 data also provide an estimate of employment, excluding government employees and self-employed persons, in the City of Gainesville in 2015 (place of work).

Table 4
Estimated City Share of Total Employment by Zip Code
(Excludes government and establishments without payroll)

Zip Code	Estimated % of Zip Code in City	Estimated Employment in Gainesville (2015)
30501	90%	31,795
30503	100%	2,422
30504	95%	7,478
30506	0%	0
30507	20%	1,021
Estimated employment in City of Gainesville	--	42,716
% of County Employment in City of Gainesville		59.2%

Source: Jerry Weitz & Associates, Inc., January 2018, based on U.S. Census Bureau, Zip Code Business Patterns, 2015

As noted above, the method used here is to estimate and project county employment by industry, then estimate the city of Gainesville's share of county employment.

Table 5 provides employment by industry for Hall County from three sources: County Business Patterns for the year 2015 (which excludes government employees and establishments without payroll), the Georgia Department of Labor (2017 data), and the U.S. Bureau of Labor Statistics (2017 data). The latter two include government employment which helps to complete the employment picture that cannot be done via census bureau data alone. The Georgia Department of Labor and U.S. Bureau of Labor Statistics data are similar but have some differences in terms of categorization. Reporting both, which have similar data, increases reliability.

Excluding self-employed persons, there were approximately 85,500 jobs in Hall County in the year 2017. These Table 5 data provide the primary basis for estimating ahead the 2018 (first year) employment data for Gainesville. Table 5 data also might reveal trends, such as the orders of magnitude of recent increases in employment by industry. However, caution is urged when trying to decipher trends over time, since the 2015 source of data is different than the two 2017 sources of data. Plus, the classifications also differ by source.

Table 5
Employment by Industry, Hall County, 2015 and 2017

NAICS	Industry	2015 Hall County (CBP)	2017 Hall County (Ga. Dept. Labor)	2017 Hall County (BLS)
22	Utilities	119	161	161
23	Construction	2,955	3,983	4,066
31-33	Manufacturing	19,376	19,844	19,951
42	Wholesale trade	3,555	4,480	4,462
44-45	Retail trade	8,354	8,465	8,459
48-49	Transportation and warehousing	3,071	2,705	2,713
51	Information	729	519	517
52	Finance and insurance	2,219	2,352	2,350
53	Real estate and rental and leasing	569	559	576
54	Professional, scientific and technical services	1,789	1,744	1,732
55	Management of companies and enterprises	1,297	920	922
56	Administrative and support and waste management and remediation services	4,680	5,159	5,319
61	Educational services	1,443	889	821
62	Health care and social assistance	12,736	13,089	13,097
71	Arts, entertainment and recreation	763	1,043	1,111
72	Accommodation and food services	5,898	7,009	7,158
	Leisure and hospitality	n/c	n/c	8,269
81	Other services (except public administration)	2,542	1,617	1,624
99	Unclassified	0	191	194
	Government	n/a	10,444	n/a
	Government, federal	n/a	n/c	463
	Government, state	n/a	n/c	2,417
	Government, local	n/a	n/c	7,364
	Total Employment	72,187	85,431	85,746

Legend: n/c = not classified

Sources: U.S. Census Bureau, American Fact Finder. Geographic Area Series: County Business Patterns, 2015 data. Georgia Department of Labor, Area Labor Profile 2017 (2017 data). U.S. Department of Labor, Bureau of Labor Statistics, Quarterly Census of Employment and Wages, 2017 2nd Quarter (Hall County data – June reported).

It is therefore useful to apply employment forecasts by industry that are based on forecasted employment trends nationally and statewide. Table 6 provides data to assist in forecasting employment by industry locally. The rationale for compiling these U.S. and Georgia employment change rates is that local economies will typically track relatively closely with the national or state economy, or both.

The sources in Table 6 are not the same and the classifications also may differ, leading to comparability issues. The time frames are also different. Employment by industry in Georgia is forecasted to be faster growing in most industry sectors than nationally. This is reasonable considering Georgia is a relatively fast-growing southern state and some states in the U.S. have declining populations and employment levels. One may make adjustments for local conditions, and upward forecasts are justified given Gainesville's location in a fast-growing metropolitan area of Georgia, and given Gainesville is a regional center serving multiple counties.

Table 6
National and State Employment Annual Rate of Employment Change by Industry
2016-2026 and 2014-2024, Respectively

NAICS	Industry	U.S. 2016-2026 Annual Change (%)	GA 2014-2024 Annual Change (%)	Forecasted Annual Change to 2025, Hall County and Gainesville
22	Utilities	0.1%	0.4%	0.5%
23	Construction	1.2%	2.0%	2.0%
31-33	Manufacturing	-0.6%	0.1%	0.2%
42	Wholesale trade	0.2%	1.0%	1.0%
44-45	Retail trade	0.3%	1.0%	1.2%
48-49	Transportation and warehousing	0.7%	0.4%	0.5%
51	Information	0.2%	0.8%	0.6%
52	Finance and insurance	0.6%	1.1%	1.2%
53	Real estate rental and leasing	n/a	n/a	1.2%
54	Professional and business services	1.0%	1.8%	1.6%
55	Management of companies and enterprises	n/a	n/a	1.0%
56	Administrative and support and waste management and remediation services	n/a	n/a	1.0%
61	Educational services	1.3%	1.4%	1.4%
62	Health care and social assistance	1.9%	2.7%	2.9%
71	Arts, entertainment and recreation	n/a	n/a	1.0%
72	Accommodation and food services	n/a	n/a	1.0%
--	Leisure and hospitality	0.8%	1.2%	n/a
81	Other services (except public administration)	0.5%	-0.1%	0.0%
--	Government, federal	-0.2%	0.3%	n/a
--	Government, state	0.4%	0.3%	n/a
--	Government, local	0.4%	0.3%	n/a
--	Government, all categories	n/a	n/a	0.3%

Source: U.S. Department of Labor, Bureau of Labor Statistics, Employment Projections Program. Employment Projections: Employment by Major Industry Sector (Table 2.1). October 24, 2017. (U.S. Data). Georgia Department of Labor. Georgia Workforce Trends: An Analysis of Long-term Employment Projections to 2024 (10-year percentages annualized by Jerry Weitz & Associates, Inc.). Hall County and Gainesville forecasts by Jerry Weitz & Associates, January 2018.

Table 7
Forecasts of Employment by Industry
Hall County, 2018-2038

Industry	2018	2023	2028	2033	2038
Utilities	162	166	170	174	178
Construction	4,104	4,514	4,966	5,463	6,009
Manufacturing	19,940	20,139	20,340	20,543	20,748
Wholesale trade	4,515	4,741	4,978	5,227	5,488
Retail trade	8,562	9,076	9,621	10,198	10,810
Transportation and warehousing	2,724	2,792	2,862	2,934	3,007
Information	521	537	553	570	587
Finance and insurance	2,379	2,521	2,672	2,832	3,002
Real estate rental and leasing	572	606	642	681	722
Professional and business services	1,763	1,904	2,056	2,220	2,398
Management of companies and enterprises	930	977	1,026	1,077	1,131
Administrative and support and waste management and remediation services	5,291	5,556	5,834	6,126	6,432
Educational services	862	922	987	1,056	1,130
Health care and social assistance	13,477	15,431	17,668	20,230	23,163
Arts, entertainment and recreation	1,111	1,167	1,225	1,286	1,350
Accommodation and food services	7,171	7,530	7,907	8,302	8,717
Other services (except public administration)	1,620	1,620	1,620	1,620	1,620
Government, all categories	10,375	10,531	10,689	10,849	11,012
TOTAL, ALL EMPLOYMENT	86,079	90,730	95,816	101,388	107,504

Source: Jerry Weitz & Associates, Inc., January 2018.

Table 8
Forecasted Shares of Total County Employment by Industry
City of Gainesville, 2018-2038

Industry	2018	2023	2028	2033	2038
Utilities	40%	40%	38%	37%	36%
Construction	50%	48%	46%	44%	43%
Manufacturing	50%	48%	46%	44%	43%
Wholesale trade	50%	48%	46%	44%	43%
Retail trade	50%	48%	45%	43%	42%
Transportation and warehousing	32%	32%	31%	31%	30%
Information	65%	62%	60%	59%	58%
Finance and insurance	70%	69%	67%	66%	66%
Real estate and rental and leasing	50%	48%	46%	44%	43%
Professional, scientific and technical services	50%	48%	46%	44%	43%
Management of companies and enterprises	50%	48%	46%	44%	43%
Administrative and support and waste management and remediation services	50%	48%	46%	44%	43%
Educational services	30%	30%	30%	28%	28%
Health care and social assistance	85%	82%	79%	77%	75%
Arts, entertainment and recreation	30%	30%	30%	28%	28%
Accommodation and food services	55%	52%	50%	48%	47%
Other services (except public administration)	45%	45%	45%	45%	45%
Government, all categories	60%	59%	58%	56%	55%

Source: Jerry Weitz & Associates, Inc., January 2018.

Table 9
Forecasts of Employment by Industry
City of Gainesville, 2018-2038

Industry	2018	2023	2028	2033	2038
Utilities	65	66	65	64	64
Construction	2,052	2,167	2,284	2,403	2,583
Manufacturing	9,970	9,666	9,356	9,038	8,922
Wholesale trade	2,258	2,276	2,289	2,300	2,360
Retail trade	4,281	4,356	4,329	4,385	4,540
Transportation and warehousing	872	893	887	910	902
Information	339	333	332	336	340
Finance and insurance	1,665	1,739	1,790	1,869	1,981
Real estate rental and leasing	286	291	295	300	310
Professional and business services	882	914	946	977	1,031
Management of companies and enterprises	465	469	472	474	486
Administrative and support and waste management and remediation services	2,646	2,667	2,684	2,695	2,766
Educational services	259	277	296	296	316
Health care and social assistance	11,455	12,653	13,958	15,577	17,372
Arts, entertainment and recreation	333	350	368	360	378
Accommodation and food services	3,944	3,916	3,953	3,985	4,097
Other services (except public administration)	729	729	729	729	729
Government, all categories	6,225	6,213	6,199	6,075	6,057
TOTAL, ALL EMPLOYMENT	48,726	49,975	51,232	52,773	55,234
CITY SHARE OF TOTAL COUNTY EMPLOYMENT	56.6%	55.1%	53.5%	52.1%	51.4%

Source: Jerry Weitz & Associates, Inc., January 2018.

CITY OF GAINESVILLE

WORKSESSIONREQUEST

Date Submitted: 4/12/2019

Presenter: Rusty Ligon / Jerry Weitz

Item of Business: **Public Hearing Item: May 7, 2019 Council Meeting**
Ordinance: Amend ULDC Article 9-19 Development Impact Fees

Meeting Date: 5/2/2019

Purpose of Request:

To amend provisions of Article 9-19 Development Impact Fees.

History/Background:

The last amendment to the Development Impact Fee was in 2006.

Facts & Issues for Consideration:

State law requires two public hearings prior to adoption.

Public Hearings dates are to be May 7 and May 21

Department Recommendation:

Approval of the proposed amended ordinance.

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
☐ Impact Fee Presentation	Powerpoint Presentation
☐ Ordinance to Amend Title 9 Article 9-19 Development Impact Fees	Ordinance



Gainesville Impact Fee Program

What is an impact fee?

2

- ▶ A one-time charge on development to pay a share of the cost of providing certain public facilities that are needed to serve new development
- ▶ In principle, an impact fee program should help pay for facilities identified in a Capital Improvement Plan (CIE) over a 20-year period



Why are impact fees charged?

3

- ▶ Without impact fees, costs of providing facilities for new development are paid thru:
 - ▶ Existing property taxes
 - ▶ LOST
 - ▶ SPLOST
 - ▶ Fees
- ▶ Rational way to ensure a consistent Level of Service



How have impact fees been used?

4

- ▶ New ladder truck
- ▶ Police firing range & Training Simulator
- ▶ Frances Meadows Center playground and pavilion
- ▶ Wilshire Trails playground
- ▶ Skate Park

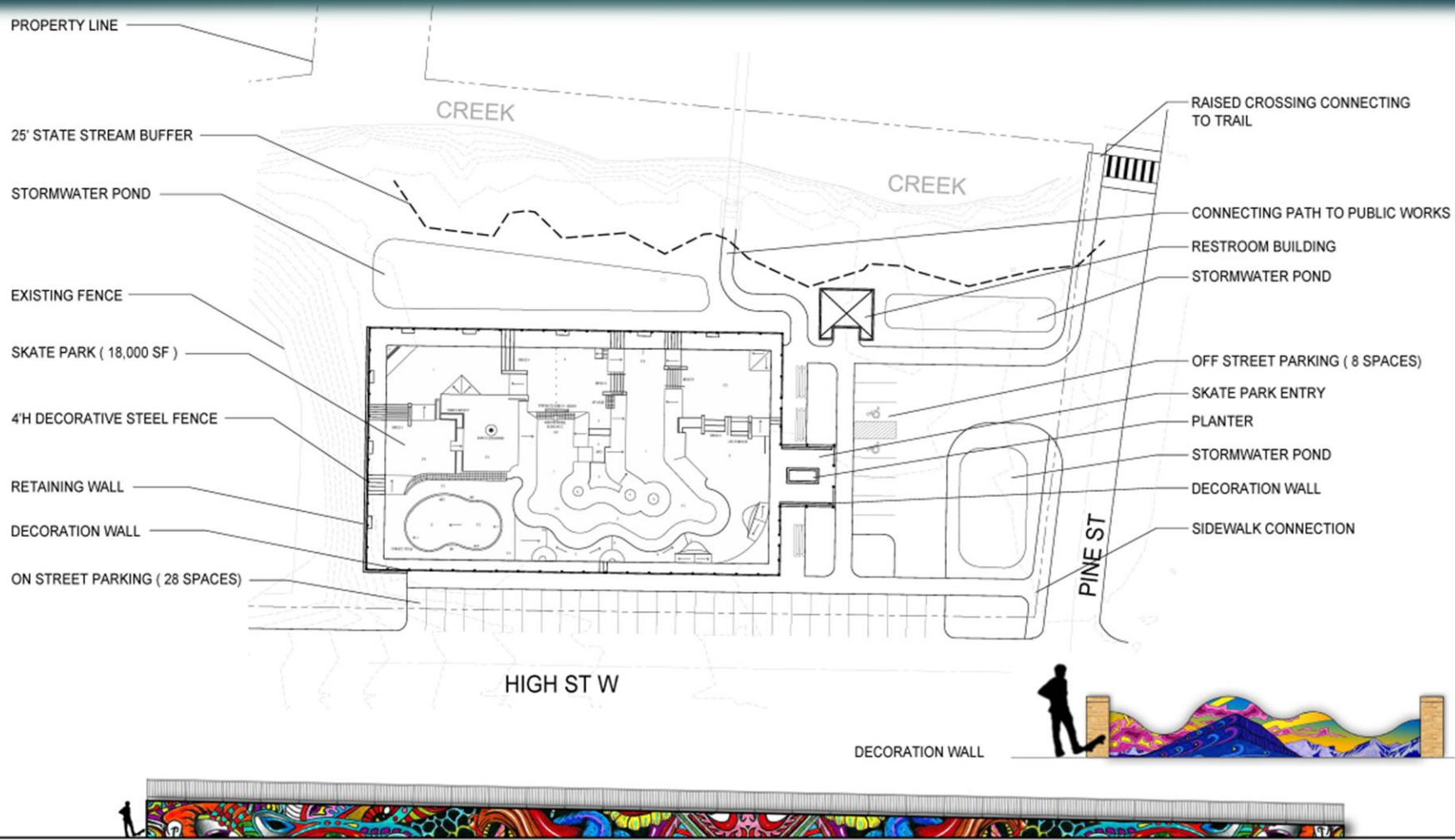








Frances Meadows Community
Center Playground & Pavilion

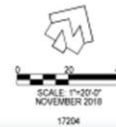


**LOSE
DESIGN**
SPACES FOR LIFE.

GAINESVILLE SKATE PARK

CONCEPTUAL LAYOUT PLAN
CITY OF GAINESVILLE, GEORGIA

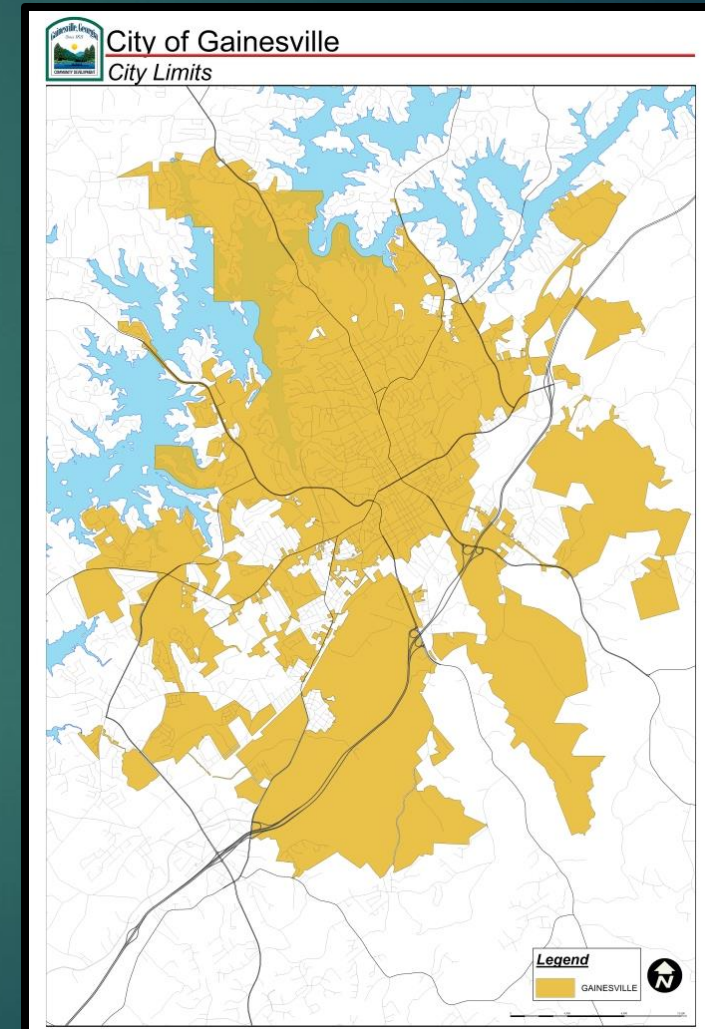
NOT FOR
CONSTRUCTION



Why update?

10

- ▶ Fees have not changed since 2006
- ▶ Fees have not kept up with inflation and increased construction costs
- ▶ It is beneficial to amend the city's development impact fee ordinances to maintain an expected level of service
 - ▶ Public Safety Expansions – Facilities and Equipment
 - ▶ Park improvements as population grows – expansion and additions



Population & Employment Projections, 2019-2039

11

	2019	2024	2029	2034	2039
Population	44,080	50,900	55,300	59,600	65,100
Employment	48,981	50,232	51,548	53,180	55,724
Total Functional Population	93,061	101,132	106,848	112,780	120,824

Note: The resident population is used for parks and recreation, while the functional population is used for public safety.

According to 24/7 Wall Street, Gainesville's population growth rate leads the State at 12.3% compared to the State average of 8.3%

Impact Fee Proposal

12

Per Dwelling	Proposed Impact Fee
Parks	\$1,400.00
Fire	\$685.00
Police	\$375.00
Hall Co. Library	\$261.27
Admin. Fee	\$81.64
Total	\$2,802.91

Potential Future Impact Fee Funded Projects

13

- ▶ New fire station(s)
- ▶ Expanded public safety facilities
- ▶ Public Safety equipment
- ▶ Improved park amenities



Passed: _____

AN ORDINANCE

No. 2019-

AN ORDINANCE TO AMEND SECTIONS 9-19-1-16, 9-19-2-2, AND 9-19-3-2 OF THE UNIFIED LAND DEVELOPMENT CODE OF THE CITY OF GAINESVILLE, GEORGIA BY ELIMINATING SAID SECTIONS IN THEIR ENTIRETY AND SUBSTITUTING IN THEIR PLACE THE LANGUAGE SET FORTH BELOW: TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE FOR SEVERABILITY; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, The governing body of the City of Gainesville, Georgia desires to amend certain Sections of Article 9-19 of the Unified Land Development Code, entitled "Development Impact Fees; and

WHEREAS, The City of Gainesville Comprehensive Plan contains within it a revised and adopted Capital Improvements Element for Public Safety and Parks and Recreation Impact Fees, which establishes level of service standards for public safety and park and recreation capital facilities for the planning horizon to 2039; and the City of Gainesville Comprehensive Plan, including the amendment to include a Capital Improvement Element for Public Safety and Parks and Recreation Impact Fees, has been submitted to the Georgia Mountains Regional Commission and determined by the Georgia Department of Community Affairs to be in compliance with the rules of the Georgia Department of Community Affairs, Chapter 110-12-2, Development Impact Fee Compliance Requirements; and

WHEREAS, In support of the Capital Improvements Element for Public Safety and Parks and Recreation Impact Fees, revised population and employment projections have been prepared; and

WHEREAS, The City of Gainesville must expand its public safety and parks and recreation capital facilities in order to maintain the level of service standards established in the City of Gainesville Comprehensive Plan; and further, this must be done in order to promote and protect the health, safety, morals, convenience, order, prosperity, and the general welfare of the City of Gainesville, Georgia; and

WHEREAS, This Ordinance is intended to comply fully with each and every relevant provision of the Georgia Development Impact Fee Act, O.C.G.A. § 36-71-1, et seq., and shall be interpreted and implemented to so comply; and

WHEREAS, As required by Section 9-22-8-7 of the Unified Land Development Code and O.C.G.A. § 36-71-6, the governing body of the City of Gainesville has caused two duly noticed public hearings to be held in regard to the proposed Ordinance, with the second hearing held at least two weeks after the first hearing.

BE IT ORDAINED by the governing body of the City of Gainesville, Georgia, as follows:

ORDINANCE NO. 2019-

SECTION I.

Section 9-19-1-16 of the Unified Land Development Code of the City of Gainesville, Georgia is hereby amended to read as follows:

Section 9-19-1-16. - Review and automatic update of fee schedules.

- (a) The development fee schedules contained in this Article should be reviewed by the Impact Fee Administrator at least once every two years.
- (b) Unless otherwise directed by the governing body of the City of Gainesville, Georgia, the Impact Fee Administrator should at least once every two years recommend to the governing body of the City of Gainesville, Georgia the amendment of the development impact fee schedules established in this Article based on the methodology described in paragraphs (c) and (d) of this Section.
- (c) The base for computing any adjustment is the January Construction Cost Index for the United States, published by McGraw-Hill. For the purpose of this Section the initial index to be referenced is January of the last year when the impact fees were updated with cost or demographic data.
- (d) If the index is changed so that the base year is different, the index shall be converted in accordance with the conversion factor published by the United States Department of Labor, Bureau of Labor Statistics. If the Construction Cost Index is discontinued or revised, the Consumer Price Index or such other index or computation with which it is replaced shall be used in order to obtain substantially the same result as would be obtained if the Construction Cost Index had not been discontinued or revised.”

SECTION II.

Section 9-19-2-2 of the Unified Land Development Code of the City of Gainesville, Georgia is hereby amended to read as follows:

Section 9-19-2-2. - Computation of the amount of public safety development impact fee.

At the option of the applicant, the amount of the public safety development impact fee may be determined by adding together the applicable police facility impact fee and the applicable fire protection facility impact fee from the following schedules.

RESIDENTIAL		Police Impact Fee	Fire Impact Fee
Per dwelling unit		\$375.00	\$685.00
Type and Unit of Development (per 1000 square feet except as noted)	NAICS Code	Police Impact Fee (per 1,000 square feet except as noted)	Fire Impact Fee (per 1,000 square feet except as noted)
INDUSTRIAL AND RELATED			
Construction company	23	\$410.37	\$749.60
Data processing	5182	\$467.00	\$853.04
General freight trucking	4841	\$187.50	\$342.49
Industrial, light	--	\$134.37	\$245.45
Industrial, heavy	--	\$67.12	\$122.61

ORDINANCE NO. 2019-

Materials recovery facility	56292	\$785.00	\$1,433.91
Mini-warehouse	--	\$26.75	\$48.86
Mining (acre)	21231	\$8.75	\$15.98
Nursery stock wholesaler (acre)	42493	\$85.12	\$155.49
Manufacturing	31-33	\$215.00	\$392.72
Petroleum bulk storage (acre)	4247	\$303.00	\$553.47
Research laboratory	--	\$467.00	\$853.04
Septic tank services	562991	\$441.62	\$806.68
Solid waste collection	562111	\$645.00	\$1,178.18
Warehousing	4931	\$187.50	\$342.49
Wholesale trade	42	\$134.37	\$245.45
RETAIL TRADE AND SERVICES			
Amusement arcade	71312	\$312.50	\$570.82
Amusement park (acre)	713	\$1,344.12	\$2,455.22
Arena	--	\$672.00	\$1,227.50
Art store	45392	\$256.62	\$468.76
Automobile, new car dealer	44111	\$268.75	\$490.90
Automobile, used car dealer	44112	\$312.50	\$570.82
Automotive repair/maintenance	8111	\$516.25	\$943.00
Automotive parts store	44131	\$268.75	\$490.90
Automobile rental and leasing	53211	\$312.50	\$570.82
Bank	52211	\$537.50	\$981.81
Baked goods store	445291	\$312.50	\$570.82
Bar, drinking place or tavern	7224	\$386.25	\$705.53
Beer, wine and liquor store	44531	\$178.25	\$325.59
Book store	4512	\$312.50	\$570.82
Bowling center	71395	\$312.50	\$570.82
Building materials store	4441	\$80.50	\$147.04
Car wash (principal use)	811192	\$512.50	\$936.15
Caterer	72232	\$500.00	\$913.32
Cemetery (acre)	81222	\$10.75	\$19.63
Clothing store	4481	\$224.37	\$409.85
Consumer lending	522291	\$435.75	\$795.95
Cosmetic or beauty supply store	44612	\$237.12	\$433.14
Day care center	6244	\$336.00	\$613.75
Department store	4521	\$312.50	\$570.82
Dry cleaning/laundry	8123	\$312.50	\$570.82
Electronics store	443142	\$312.50	\$570.82
Fitness center	71394	\$312.50	\$570.82
Florist	4531	\$109.37	\$199.78
Formal wear/ costume rental store	53222	\$224.37	\$409.85
Fuel dealer	45431	\$280.37	\$512.14
Funeral home	81221	\$195.00	\$356.19
Furniture or home furnishings store	442	\$144.75	\$264.40
Gasoline with convenience store	44711	\$693.75	\$1,267.23
Golf course/country club (acre)	71391	\$33.62	\$61.42
Hardware store	44413	\$127.50	\$232.89
Hobby, toy, game store	45112	\$224.37	\$409.85
Home improvement store	44411	\$224.37	\$409.85
Household appliance store	443141	\$312.50	\$570.82

ORDINANCE NO. 2019-

Insurance carrier	5241	\$537.50	\$981.81
Janitorial service	56172	\$529.37	\$966.97
Jewelry store	44831	\$312.50	\$570.82
Landscaping services	56173	\$145.00	\$264.86
Linen or uniform supply	81233	\$185.37	\$338.61
Lodging (hotel or motel, including extended stay (per guest room)	72111	\$107.50	\$196.36
Lodging, bed and breakfast inn (per guest room)	721191	\$53.75	\$98.18
Marina	71393	\$500.00	\$913.32
Merchandise (general) store	4529	\$312.50	\$570.82
Merchandise (used) store	4533	\$224.37	\$409.85
Mobile food service (per vehicle)	72233	\$443.75	\$810.57
Movie Theater	71111	\$201.62	\$368.29
Museum	71211	\$156.25	\$285.41
Musical instrument store	45114	\$224.37	\$409.85
Nursery, garden, farm supply store	44420	\$145.00	\$264.86
Office, general	--	\$403.12	\$736.36
Office, medical or dental	--	\$436.87	\$798.01
Office supply store	4532	\$312.50	\$570.82
Optical goods store	44613	\$312.50	\$570.82
Paint or wallpaper store	44412	\$176.62	\$322.63
Personal care service	8121	\$390.75	\$713.75
Pet care (excludes veterinary)	81291	\$462.50	\$844.82
Pet/pet supply store	45391	\$168.75	\$310.30
Pharmacy or drug store	44611	\$224.37	\$409.85
Recreational vehicle dealer	44121	\$224.37	\$409.85
Recreational vehicle park or campground (per camp site)	7212	\$9.37	\$17.12
Rental center	53231	\$312.50	\$570.82
Restaurant	7225	\$693.75	\$1,267.23
Securities brokerage	52312	\$462.50	\$844.82
Shoe store	44821	\$224.37	\$409.85
Specialty food store	4452	\$312.50	\$570.82
Supermarket/ grocery	44511	\$224.37	\$409.85
Sporting goods store	45111	\$224.37	\$409.85
Tennis or racquet club (principal) (court)	--	\$32.25	\$58.90
Tire store	44132	\$224.37	\$409.85
Tobacco/vape store	453991	\$312.50	\$570.82
Veterinary or animal hospital	54194	\$379.62	\$693.43
Video rental	53223	\$265.62	\$484.05
TRANSPORTATION AND COMMUNICATION			
Ambulance services	62191	\$518.75	\$947.56
Courier or express delivery	4921	\$318.75	\$582.24
Limousine service	48532	\$370.00	\$675.85
Motor vehicle towing	48841	\$518.75	\$947.56
Newspaper publisher	51111	\$267.50	\$490.22
Parking lot/garage (acre)	81293	\$896.25	\$1,637.58
Radio/TV broadcasting	5151	\$160.75	\$292.26
Sound recording studio	51224	\$105.00	\$191.79

ORDINANCE NO. 2019-

Taxi service	48531	\$518.75	\$947.56
Wireless telecommunication carrier	51721	\$312.50	\$570.82
INSTITUTIONAL			
Church/religious organization	8131	\$67.12	\$122.61
Civic or social organization	8134	\$134.37	\$245.45
Crisis center	6242	\$351.50	\$641.60
Hospital	622	\$436.87	\$798.01
Nursing home/ assisted living	623	\$634.37	\$1,158.77
Recreational community center	--	\$268.75	\$490.90
School, general education	61111	\$134.37	\$245.45
School, business	6114	\$312.50	\$570.82
School, technical/trade	6115	\$218.75	\$399.57
School, cosmetology/barber	611511	\$312.50	\$570.82
School, fine arts	61161	\$312.50	\$570.82
Rooming or boarding house	7213	\$721.25	\$1,317.46

1. If a building permit is requested for mixed uses, then the fee shall be determined through using the above schedules by apportioning the space committed to uses specified on the schedules.
2. If the type of development activity that a building permit is applied for is not specified on the above fee schedules, the Impact Fee Administrator shall use the fee applicable to the most nearly comparable type of land use on the above fee schedules.

The Impact Fee Administrator shall be guided in the selection of a comparable type by the City of Gainesville Comprehensive Plan, supporting documents of the City of Gainesville Comprehensive Plan, and this Unified Land Development Code. If the Impact Fee Administrator determines that there is no comparable type of land use provided in the above fee schedules, then the Impact Fee Administrator shall determine the appropriate fee by considering demographic or other documentation which is available from the City of Gainesville Planning and Development Department, and state and regional authorities.

3. In the case of change of use, redevelopment, or expansion or modification of an existing use which requires the issuance of a building permit, the development impact fee shall be based upon the net positive increase in the development impact fee for the new use as compared to the previous use. The Impact Fee Administrator shall be guided in this determination by the sources listed in paragraph 2 above."

SECTION III.

Section 9-19-3-2 of the Unified Land Development Code of the City of Gainesville, Georgia is hereby amended to read as follows:

Section 9-19-3-2. - Computation of the amount of park and recreation development impact fee.

At the option of the applicant, the amount of the park and recreation development impact fee may be determined by the following fee schedule.

ORDINANCE NO. 2019-

Cost per Dwelling	\$1,400
-------------------	---------

If a building permit is requested for mixed uses, then the fee shall be determined through using the above schedule by apportioning the space committed to uses specified on the schedule.”

SECTION IV.

All Ordinances and parts of Ordinances in conflict herewith are hereby repealed.

SECTION V.

If any portion of this Ordinance shall be held to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect or impair the remaining portions unless it clearly appears that such other parts are wholly and necessarily dependent upon the part held to be invalid and unconstitutional.

SECTION VI.

The effective date of this Ordinance shall be upon final approval by the governing body of the City of Gainesville, Georgia.

C. Danny Dunagan, Jr., Mayor

This is to certify that I am City Clerk of the City of Gainesville. As such, I keep its official records, including its minutes. In that capacity, my signature below certifies this ordinance was adopted as stated and will be recorded in the official minutes.

ATTEST:

Denise O. Jordan, City Clerk

CITY OF GAINESVILLE

WORKSESSIONREQUEST

Date Submitted: 4/22/2019

Presenter: Matt Tate

Item of Business: **Public Hearing Item: May 7, 2019 Council Meeting**
Request from **Cindy Ford** to annex a 0.62± acre tract located on the north side of Meadowlark Lane, east of Cleveland Highway (a/k/a **1659 Meadowlark Lane**) and to establish zoning as Residential-I (R-I). **Ward Number: Two.** Tax Parcel Number(s): 00-084-001-014. **Request: Sewer for existing single-family home.**

Meeting Date: 5/2/2019

Purpose of Request:

To provide an overview of the annexation requests as presented at the April 9, 2019 Planning and Appeals Board Meeting:

The applicant is proposing to annex the subject property with a zoning of Residential-I (R-I) for sewer. There are no proposed changes to the property. The property contains a single-family rental home that is currently utilizing sewer services but was never annexed into the city limits. The property is zoned Agricultural Residential-III (AR-III) within unincorporated Hall County and is contiguous to the city limits to the east. The adjacent uses include single-family homes with zonings of Agricultural Residential-III (AR-III) and Residential-II (R-II).

History/Background:

Facts & Issues for Consideration:

Department Recommendation:

Staff and PAB recommended approval. See the PAB Recommendation Report for details and excerpts from the meeting minutes.

SAMPLE MOTIONS

Approval of Ordinance 2019- :

I move to approve the ordinance to annex the subject property for sewer for existing single-family home as presented.

Approval of Ordinance 2019- :

I move to approve the ordinance to establish zoning of the subject property as Residential-I (R-I) for sewer for the existing single-family home.

Denial of the Request:

I move to deny this request.

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
	Legal Ad	Legal Ad
	PAB Recommendation Report	Report
	Proposed Annexation Ordinance	Ordinance
	Proposed Zoning Ordinance	Ordinance
	Location Maps	Backup Material
	Narrative	Backup Material
	Survey	Backup Material
	Photos	Backup Material

COMBINED LEGAL AD
Gainesville Planning and Appeals Board
Gainesville City Council

Publish Sunday, March 24, 2019
THE TIMES

NOTICE OF PLANNING AND APPEALS BOARD PUBLIC HEARING

Notice is hereby given that the **Gainesville Planning and Appeals Board** will conduct a public hearing on **Tuesday, April 9, 2019 at 5:30 p.m.** in the **Gainesville Justice Center** (Municipal Courtroom at the Public Safety Complex), 701 Queen City Parkway in midtown Gainesville on the following requests:

- 1) Request from **Cindy Ford** to annex a 0.62± acre tract located on the north side of Meadowlark Lane, east of Cleveland Highway (a/k/a **1659 Meadowlark Lane**) and to establish zoning as Residential-I (R-1).
Ward Number: Two
Tax Parcel Number(s): 00-084-001-014
Request: Sewer for existing single-family home
- 2) Request from **Gainesville Housing Authority** to rezone a 6.822± acres tract located on the northeast side of the intersection of Pearl Nix Parkway and Jones Street, having road frontage on the east and west sides of Tower Heights Road (a/k/a **320 Tower Heights Road**) from Residential-11 (R-11) to Planned Unit Development (P-U-0).
Ward Number: Five
Tax Parcel Number(s): 01-119-003-032 and 01-119-006-010
Request: Multi-family apartments
- 3) Request from **Christopher Wimberly** to rezone a 0.31± acre tract located on the west side of Summit Street, between E. E. Butler Parkway and Chestnut Street (a/k/a **315 Summit Street SE**) from Residential-II (R-11) to General Business (G-B).
Ward Number: Three
Tax Parcel Number(s): 01-020-004-006
Request: Expansion of neighboring funeral home

**NOTICE OF PUBLIC HEARING ON PROPOSED
AMENDMENTS TO THE GAINESVILLE ZONING MAP**

Notice is hereby given that the **Gainesville City Council** will conduct a public hearing on **Tuesday, May 7, 2019 at 5:30 p.m.** in the **Gainesville Justice Center** (Municipal Courtroom at the Public Safety Complex), 701 Queen City Parkway in midtown Gainesville on the following requests:

- 1) Request from **Cindy Ford** to annex a 0.62± acre tract located on the north side of Meadowlark Lane, east of Cleveland Highway (a/k/a **1659 Meadowlark Lane**) and to establish zoning as Residential-I (R-1).
Ward Number: Two
Tax Parcel Number(s): 00-084-001-014
Request: Sewer for existing single-family home

- 2) Request from **Gainesville Housing Authority** to rezone a 6.822± acres tract located on the northeast side of the intersection of Pearl Nix Parkway and Jones Street, having road frontage on the east and west sides of Tower Heights Road (a/k/a **320 Tower Heights Road**) from Residential-II (R-11) to Planned Unit Development (P-U-D).

Ward Number: Five

Tax Parcel Number(s): 01-119-003-032 and 01-119-006-010

Request: Multi-family apartments

- 3) Request from **Christopher Wimberly** to rezone a 0.31± acre tract located on the west side of Summit Street, between E. E. Butler Parkway and Chestnut Street (a/k/a **315 Summit Street SE**) from Residential-II (R-11) to General Business (G-B).

Ward Number: Three

Tax Parcel Number(s): 01-020-004-006

Request: Expansion of neighboring funeral home

Additional information is available from the Community and Economic Development Department, Planning Division, by calling 770-531-6570.

NOTE: In accordance with Georgia law, anyone who wishes to express opposition to the proposed zoning action, and has made, within two years immediately preceding the filing of the proposed zoning action, campaign contributions aggregating \$250 or more to a local government official who will consider the application, shall file a disclosure of contribution(s) with the Planning Division at least five (5) days prior to the first reading of the proposed zoning action by the City Council. (OCGA § 36-67A-3 3 {c})

**GAINESVILLE PLANNING and APPEALS BOARD
RECOMMENDATION**

Applicant and Property Owner..... Cindy Ford
Location..... 1659 Meadowlark Lane
Request..... Annex, with R-I zoning
Total Acres 0.62± acre
Ward..... Two
Proposed Use..... Sewer for existing single-family home
Planning Division Staff Recommendation **Approval**
Planning and Appeals Board Recommendation **Approval**
Date..... April 9, 2019

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

The applicant is proposing to annex the subject property with a zoning of Residential-I (R-I) for sewer. The property contains a single-family rental home that is currently utilizing municipal sewer services but was never annexed into the city limits. There are no proposed changes to the property. Upon annexation, the property will be located within the Limestone Corridor Overlay Zone.

The property has a zoning classification of Agricultural Residential-III (AR-III) within unincorporated Hall County and is contiguous to the city limits to the east. The general location of the property is situated south of Clarks Bridge Road, between Cleveland Highway and Limestone Parkway.

▪ **Adjacent Land Use and Zoning**

Location	Use	Zoning
North	Single-family home	Agricultural Residential-III (AR-III) County
South	Single-family home	Agricultural Residential-III (AR-III) County
East	Single-family home	Residential-II (R-II) City
West	Single-family home	Agricultural Residential-III (AR-III) County

Other surrounding uses include the Clarks Bridge Corners Condominiums and Oaks at Limestone Nursing Home located to the east/south-east in the city and a mini-warehouse facility to the west in the county.

▪ **Other Departmental Comments**

There were no departmental comments for this request.

- **Zoning History**

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

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.

Analysis

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

The property contains a single-family home which will remain unchanged. The adjacent uses consist of single-family homes both in the city and county. The sole purpose of the request is to annex the property into the city limits as the water and sewer services are currently being provided to the home.

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

The property will continue to function as a single-family residence creating no additional impact to the surrounding area. The adjacent single-family property located east was annexed in 2006 for sewer services due to a failed septic system.

(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.

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 applicant is proposing to annex the subject property with a zoning of Residential-I (R-I) as the property is currently utilizing municipal water and sewer services. The size and dimensions of the property conform to the lots standards for Residential-I (R-I) zoning within the city. The subject property is currently zoned Agricultural Residential-III (AR-III) within unincorporated Hall County which is intended for single-family uses.

(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. The single-family residential use should have no additional impact on existing roads. 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 the nearest City of Gainesville Fire Station #2 is approximately 2.1 miles from the subject property. Given the scale of the request, 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?

The surrounding area contains various commercial and residential properties both within the City and County. There are substantial opportunities for new infill development due to the number of older commercial properties, distressed housing and vacant parcels. It is staff's opinion that the residential use appears to be consistent with existing and expected uses of the Comprehensive Plan.

(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 proposal appears to promote a reasonable balance between the promotion of the public health, safety, morality, or general welfare, and the right to unrestricted use of property.

Staff Recommendation

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

Excerpts from the April 9, 2019 PAB Meeting Minutes

Applicant Presentation: **Cindy Ford**, 5711 Fir Lane, Flowery Branch, stated she recently inherited the property after her mother's passing and needed to annex into the city for sewer purposes since it was not previously done.

FAVOR: None

OPPOSE: None

Planning and Appeals Board Comments: None

There was a motion to recommend approval of the annexation request with a zoning of Residential-I (R-I) for utilizing the sewer for existing single-family home.

Motion made by Vice-Chair Fleming

Motion seconded by Board Member Simmons

Vote – 6 favor, 1 absent (Delgado)

Passed: _____

AN ORDINANCE

No. 2019-

AN ORDINANCE ANNEXING A 0.62± ACRE TRACT LOCATED ON THE NORTH SIDE OF MEADOWLARK LANE, EAST OF CLEVELAND HIGHWAY (A/K/A 1659 MEADOWLARK LANE); ADJACENT TO BUT NOT NOW WITHIN THE CORPORATE LIMITS OF THE CITY OF GAINESVILLE, GEORGIA; REPEALING CONFLICTING ORDINANCES; TO PROVIDE FOR SEVERABILITY; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

(Amendment to City Limit Boundary)

WHEREAS, a 0.62± acre tract located on the north side of Meadowlark Lane, east of Cleveland Highway (a/k/a **1659 Meadowlark Lane**), lies within the unincorporated lands of Hall County and adjoins the existing corporate limits of the City of Gainesville; and

WHEREAS, the hereinafter described lands be incorporated and annexed into the City of Gainesville.

NOW, THEREFORE, 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 are and shall be annexed into the existing corporate limits of the City of Gainesville, Georgia, so that said lands shall constitute a part of the land within the corporate limits of the City of Gainesville, Georgia, as fully and completely as if the limits had been so defined by the General Assembly of Georgia.

Legal Description

ALL THAT TRACT OR PARCEL OF LAND, TOGETHER WITH THE IMPROVEMENTS LYING AND BEING IN THE GAINESVILLE MILITIA DISTRICT OF HALL COUNTY, GEORGIA, AND BEING A PART OF LAND LOT NO. 131 IN THE 9TH LAND DISTRICT OF SAID COUNTY AND BEING A PORTION OF LOT 28 OF THE PARTAIN SUBDIVISION AS SHOWN BY SUBDIVISION PLAT RECORDED IN PLAT BOOK 2, PAGE 2 OF THE HALL COUNTY RECORDS AND AS MORE FULLY SHOWN ON SURVEY OF THE PROPERTY OF LAWSON & WHITE LUMBER COMPANY, PREPARED BY PATTON, PLESS & JARRARD DATED JANUARY 22, 1964, RECORDED IN PLAT BOOK 31, PAGE 15 OF THE HALL COUNTY RECORDS AND MORE FULLY DESCRIBED ACCORDING TO SAID SURVEY AS FOLLOWS:

BEGINNING AT AN IRON PIN CORNER ON THE NORTHERLY RIGHT-OF-WAY OF MEADOWLARK LANE WHICH BEGINNING CORNER IS LOCATED IN AN EASTERLY DIRECTION 484 FEET FROM THE CENTER LINE OF CLEVELAND ROAD, AS MEASURED ALONG THE RIGHT-OF-WAY OF MEADOWLARK LANE AND RUNNING THENCE FROM SAID BEGINNING CORNER NORTH 01 DEGREE 10 MINUTES EAST 269 FEET TO AN IRON PIN CORNER; THENCE RUNNING SOUTH 89 DEGREES 45 MINUTES EAST 100

ORDINANCE NO. 2019-

FEET TO AN IRON PIN CORNER; THENCE RUNNING SOUTH 01 DEGREE 10 MINUTES WEST 268 FEET TO AN IRON PIN CORNER ON THE RIGHT-OF-WAY OF MEADOWLARK LANE; THENCE RUNNING NORTH 89 DEGREES 10 MINUTES WEST ALONG THE ROAD RIGHT-OF-WAY 100 FEET TO THE POINT OF BEGINNING AND BEING A PORTION OF THE PROPERTY DESCRIBED IN A WARRANTY DEED FROM ODIS PHILLIPS TO LAWSON & WHITE LUMBER COMPANY DATED NOVEMBER 8, 1961, RECORDED IN DEED BOOK 240, PAGE 568 OF THE HALL COUNTY RECORDS.

SECTION II.

The Community and Economic Development Department of the City of Gainesville is directed to make and file with the Department of Community Affairs of the State of Georgia a certified copy of this Ordinance together with a plat describing lands annexed to the City of Gainesville by this Ordinance.

SECTION III.

All Ordinances and parts of Ordinances in conflict herewith are hereby repealed.

SECTION IV.

If any portion of this Ordinance shall be held to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect or impair the remaining portions unless it clearly appears that such other parts are wholly and necessarily dependent upon the part held to be invalid or unconstitutional.

SECTION V.

The effective date of this Ordinance shall be the first day of the month following approval by the governing body of the City of Gainesville, Georgia.

C. Danny Dunagan, Jr., Mayor

This is to certify that I am City Clerk of the City of Gainesville. As such, I keep its official records, including its minutes. In that capacity, my signature below certifies this ordinance was adopted as stated and will be recorded in the official minutes.

ATTEST:

Denise O. Jordan, City Clerk

Passed: _____

AN ORDINANCE

No. 2019-

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF GAINESVILLE, GEORGIA BY ESTABLISHING THE ZONING ON A 0.62± ACRE TRACT LOCATED ON THE NORTH SIDE OF MEADOWLARK LANE, EAST OF CLEVELAND HIGHWAY (A/K/A 1659 MEADOWLARK LANE) AT THE TIME OF ANNEXATION AS RESIDENTIAL-I (R-I); 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 **Residential-I (R-I)**.

Legal Description

ALL THAT TRACT OR PARCEL OF LAND, TOGETHER WITH THE IMPROVEMENTS LYING AND BEING IN THE GAINESVILLE MILITIA DISTRICT OF HALL COUNTY, GEORGIA, AND BEING A PART OF LAND LOT NO. 131 IN THE 9TH LAND DISTRICT OF SAID COUNTY AND BEING A PORTION OF LOT 28 OF THE PARTAIN SUBDIVISION AS SHOWN BY SUBDIVISION PLAT RECORDED IN PLAT BOOK 2, PAGE 2 OF THE HALL COUNTY RECORDS AND AS MORE FULLY SHOWN ON SURVEY OF THE PROPERTY OF LAWSON & WHITE LUMBER COMPANY, PREPARED BY PATTON, PLESS & JARRARD DATED JANUARY 22, 1964, RECORDED IN PLAT BOOK 31, PAGE 15 OF THE HALL COUNTY RECORDS AND MORE FULLY DESCRIBED ACCORDING TO SAID SURVEY AS FOLLOWS:

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All Ordinances and parts of Ordinances in conflict herewith are hereby repealed.

SECTION III.

If any portion of this Ordinance shall be held to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect or impair the remaining portions unless it clearly appears that such other parts are wholly and necessarily dependent upon the part held to be invalid or unconstitutional.

SECTION IV.

This Ordinance is enacted as an amendment to the Code of the City of Gainesville, Georgia, and is to be codified as a part of Section 9-1-1-5.

SECTION V.

The effective date of this Ordinance shall be the first day of the month following approval by the City Council of the City of Gainesville, Georgia.

C. Danny Dunagan, Jr., Mayor

This is to certify that I am City Clerk of the City of Gainesville. As such, I keep its official records, including its minutes. In that capacity, my signature below certifies this ordinance was adopted as stated and will be recorded in the official minutes.

ATTEST:

Denise O. Jordan, City Clerk



Applicant:		CINDY FORD		Gainesville Community Development Department	
		ANNEXATION REQUEST		 Subject Property	
		Request:		  1" = 167'	
		Annex and Establish Zoning as Residential-I (R-I) for Sewer for Existing Single-Family Home			
		Subject Area Address:			
		1659 Meadowlark Lane		Tax Parcel:	
Meeting: 04/09/2019				00-084-001-014	
Prepared: 02/28/2019				Page 78 of 160	



Applicant:

CINDY FORD

Gainesville Community Development Department

ANNEXATION REQUEST



Subject Property

Aerial from 2015



0 100 200 300 400 Feet

1" = 167'



Request:

Annex and Establish Zoning as Residential-I (R-I) for Sewer for Existing Single-Family Home

Subject Area Address:

1659 Meadowlark Lane

Meeting: 04/09/2019

Prepared: 02/28/2019

Tax Parcel:

00-084-001-014

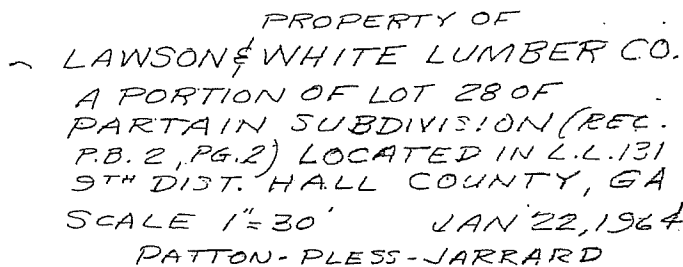
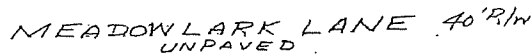
1659 Meadowlark Lane Annexation with Residential-I (R-I) zoning

I, Cindy Ford am applying for annexation into the City of Gainesville, Georgia in order to keep city sewer as I was informed in a letter this had to be done. The property is 0.62 acres in size and has a single-family rental home on the property that is using sewer. There are no changes proposed for the property.

Cynthia A. West
1659 Meadowlark Lane
Gainesville, GA 30501

Cindy Ford (Executor)

5:21:00



B. Smith

Recorded: February 4, 1964 - H. Grady Watson, Clerk



CITY OF GAINESVILLE

WORKSESSIONREQUEST

Date Submitted: 4/22/2019

Presenter: Matt Tate

Item of Business: **Public Hearing Item: May 7, 2019 Council Meeting**
Request from **Gainesville Housing Authority** to rezone a 6.822± acres tract located on the northeast side of the intersection of Pearl Nix Parkway and Jones Street, having road frontage on the east and west sides of Tower Height Road (a/k/a **320 Tower Heights Road**) from Residential-II (R-II) to Planned Unit Development (P-U-D). **Ward Number: Five.** Tax Parcel Number(s): 01-119-003-032 and 01-119-006-010. **Request: Multi-family apartments.**

Meeting Date: 5/2/2019

Purpose of Request:

To provide an overview of the rezoning requests as presented at the April 9, 2019 Planning and Appeals Board Meeting:

The applicant is proposing to rezone the subject property from Residential-II (R-II) to Planned Unit Development (P-U-D) for a maximum of 180 multi-family apartments and amenity space. The development will be built in two phases and will include a mixture of low-income tax credit housing, public housing, senior housing, affordable housing amenities and other services to benefit the community. The project will use public and private financing, relying heavily on the Low Income Housing Tax Credit Program through the Department of Community Affairs. The proposed development will be gated and will consist of four residential buildings that will range between three and five stories in height. Approximately 227 residential parking spaces are to be provided and access is proposed from Tower Heights Road. The existing Tower Heights Apartments will be demolished consisting of 32 public housing apartment units within 16 structures including one community center. The adjacent properties are zoned Residential-II (R-II), Neighborhood Business (N-B) and General Business (G-B) consisting of the Alta Vista Cemetery, single-family homes, residential condominiums, real estate office, Walgreens Pharmacy, Lakeshore Point Shopping Center and Lakeshore Village Shopping Centers.

History/Background:

Facts & Issues for Consideration:

Department Recommendation:

Staff and PAB recommended approval with six conditions. See PAB Recommendation Report for details and excerpts from the meeting minutes.

SAMPLE MOTIONS

Approval of Ordinance 2019- :

I move to approve the ordinance to rezone the subject property from Residential-II (R-II) to Planned Unit Development (P-U-D) with six conditions as presented for multi-family apartments.

Denial of the Request.

I move to deny this request.

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
☐	Legal Ad	Legal Ad
☐	PAB Recommendation Report	Report
☐	Proposed Rezoning Ordinance	Ordinance
☐	Exhibit A to Proposed Ordinance - Narrative	Attachments/Exhibits
☐	Exhibit B to Proposed Ordinance - Site Plan	Attachments/Exhibits
☐	Exhibit C to Proposed Ordinance - Architectural Elevations	Attachments/Exhibits
☐	Location Maps	Backup Material
☐	Narrative	Backup Material
☐	Survey	Backup Material
☐	Site Plan	Backup Material
☐	Architectural Rendering	Backup Material
☐	Letter of opposition	Backup Material
☐	Jack Waldrip's photographs	Backup Material
☐	Letters to Officials	Backup Material

COMBINED LEGAL AD
Gainesville Planning and Appeals Board
Gainesville City Council

Publish Sunday, March 24, 2019
THE TIMES

NOTICE OF PLANNING AND APPEALS BOARD PUBLIC HEARING

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- 1) Request from **Cindy Ford** to annex a 0.62± acre tract located on the north side of Meadowlark Lane, east of Cleveland Highway (a/k/a **1659 Meadowlark Lane**) and to establish zoning as Residential-I (R-1).
Ward Number: Two
Tax Parcel Number(s): 00-084-001-014
Request: Sewer for existing single-family home
- 2) Request from **Gainesville Housing Authority** to rezone a 6.822± acres tract located on the northeast side of the intersection of Pearl Nix Parkway and Jones Street, having road frontage on the east and west sides of Tower Heights Road (a/k/a **320 Tower Heights Road**) from Residential-11 (R-11) to Planned Unit Development (P-U-0).
Ward Number: Five
Tax Parcel Number(s): 01-119-003-032 and 01-119-006-010
Request: Multi-family apartments
- 3) Request from **Christopher Wimberly** to rezone a 0.31± acre tract located on the west side of Summit Street, between E. E. Butler Parkway and Chestnut Street (a/k/a **315 Summit Street SE**) from Residential-II (R-11) to General Business (G-B).
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Tax Parcel Number(s): 01-119-003-032 and 01-119-006-010

Request: Multi-family apartments

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Ward Number: Three

Tax Parcel Number(s): 01-020-004-006

Request: Expansion of neighboring funeral home

Additional information is available from the Community and Economic Development Department, Planning Division, by calling 770-531-6570.

NOTE: In accordance with Georgia law, anyone who wishes to express opposition to the proposed zoning action, and has made, within two years immediately preceding the filing of the proposed zoning action, campaign contributions aggregating \$250 or more to a local government official who will consider the application, shall file a disclosure of contribution(s) with the Planning Division at least five (5) days prior to the first reading of the proposed zoning action by the City Council. (OCGA § 36-67A-3 3 {c})

**GAINESVILLE PLANNING and APPEALS BOARD
RECOMMENDATION**

Applicant and Property Owner..... Gainesville Housing Authority
Location..... 320 Tower Heights Road
Request..... Rezone from R-II to P-U-D
Size 6.822± acres
Ward..... Five
Proposed Use..... Multi-family apartments
Planning Division Staff Recommendation **Approval, with conditions**
Planning and Appeals Board Recommendation.... **Approval, with conditions**
Date..... April 9, 2019

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

The applicant is proposing to rezone the subject property from Residential-II (R-II) to Planned Unit Development (P-U-D) for a maximum of 180 multi-family apartments and amenity space. The development is to be called “Walton Harbor” and will be built in two phases which will include apartments for families and for seniors. The project will use public and private financing, relying heavily on the Low Income Housing Tax Credit Program through the Department of Community Affairs. The existing Tower Heights Apartments will be demolished which consists of 32-units within 16 structures including one community center. Existing residents may receive housing vouchers or may be relocated into the available public housing units, whichever they prefer.

The proposed development will be gated and will consist of four residential buildings that will range between three and five stories in height. Phase 1 will include 90 family units within three apartment buildings and a clubhouse on a 3.94± acres tract located on the southwest side of Tower Heights Road. Phase 2 will include one apartment building consisting of 90 senior living units on 2.882± acres located on the northwest side of Tower Heights Road.

The subject property is located within the Gateway Corridor Overlay Zone which was established to ensure that the design quality of new development is held to higher site and architectural standards. The project will be designed with an “urban” architectural style consisting of a mixture of brick, hardy plank siding, decorative metal railing, standing seam roofs over breezeway entries, and storefront windows at amenity areas along Tower Heights Road. Building setbacks are reflected on the applicant's concept plan. Anticipated amenities are to include a playground, two fitness centers, community center, arts and crafts room for seniors, mail house, onsite waste and recycling center, and laundry rooms. Signage is to consist of a monument sign not to exceed 8-feet in height and 15-feet in width with primary signage located at the corner of Pearl Nix Parkway and Jones Street and secondary signage located at Tower Heights Road and Jones Street. Approximately 227 residential parking spaces will be provided and access is proposed from Tower Heights Road. Tower Heights Road will remain an open public road but will be improved and widened to provide for on-street parallel parking.

▪ **Adjacent Land Use and Zoning**

Location	Use	Zoning
North	Single-Family Homes, Tower Heights Commons Condominiums	Residential-II (R-II)
South	Alta Vista Cemetery; Real Estate Office	Residential-II (R-II) General Business (G-B)
East	Alta Vista Cemetery	Residential-II (R-II)
West	Walgreens, Lakeshore Point and Lakeshore Village Shopping Centers, Restaurant and Office	Neighborhood Business (N-B) General Business (G-B)

Other nearby uses includes the Towne Center Shopping Center (Big Lots) and Lakeshore Mall, Sonic, Captain D's, Panda Express and Golden Corral restaurants.

▪ **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:

2018 – A request by REB Land Development, LLC to rezone a 2.744± acres tract located at 621 Lakeshore Drive from Residential-I (R-I) to General Business (G-B) for a multi-tenant retail, office and restaurant was withdrawn.

2017- A request by Gainesville Market, LLC for a special use within General Business (G-B) zoning on a 5.0± acres located at 600 Shallowford Road was approved with conditions for a commercial outdoor recreational facility.

2017 – A request by Masy Seng to annex a 0.19 ± acre tract with a zoning of General Business (G-B) located at 593 and 597 Shallowford Road was conditionally approved for a donut shop.

▪ **Staff Analysis**

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

The adjacent and nearby properties include a mix of residential, office, commercial and public uses. Most of the adjacent zoning is Residential-II (R-II) which allows for single-family and multi-family uses. The proposed planned development provides for a mixture of senior and family housing with a higher density that are vertically designed making it conducive to allow for more units on the property. The proposal will increase the number and quality affordable housing units within Gainesville which has been identified as a need by the Comprehensive Plan. Residents living within the community will be able to take advantage of nearby shopping, services, public transit and public facilities.

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

If approved, the proposed use will transform the subject property into a more modern, urban scale property with improved amenities to serve the community. Impacts will be somewhat offset given that the property is already developed for multi-family purposes and the project will occur over two phases. The increase of residential units will add to the vehicular and pedestrian traffic primarily along Tower Heights Road, Alta Vista Road and the Jones Street/Pearl Nix Parkway intersection. Pedestrian access improvements to Pearl Nix Parkway should be considered given that there are no existing sidewalks that connect to the neighboring Lakeshore Village Shopping Center. As well, the Jones Street/Pearl Nix Parkway intersection should be studied to address left turning movements.

(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 *Medium-High Density Residential* land use category and includes areas containing or planned for single-family attached or multi-family housing at densities ranging from four to twelve dwelling units per acre. The proposal has a residential density of 26.39 dwelling units per acre.

According to the Character Area map for the City of Gainesville, the subject property is located within the *Longwood Cove* Character Area. Future development or redevelopment of Longwood Cove must consider the presence of the lake and extend its character further inland. Other aging strip commercial centers like Washington Square and Gainesville West could be redeveloped as mixed-use with mixed-income residential to expand the city's quality affordable housing inventory. However, taming John Morrow Parkway traffic and increasing walkability are essential for any successful residential development. Redeveloping underutilized land and buildings may enable commercial / residential growth. *Land uses allowed in Longwood Cove are medium-density residential, multi-family 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?

Most of the subject property is zoned for multi-family purposes which is consistent with the existing and proposed use. The proposed redevelopment plan for the property would appear to greatly improve the property in both function and aesthetics. The Planning Division staff recognizes the need for variety of high quality, mixed income housing within the Downtown/Midtown area. This being said, it is critical that the proposed community provide for consistent onsite management for property maintenance, security and to help ensure the occupancy limitations of the apartment units are not exceeded to avoid any potential parking problems. While workforce housing may be acceptable for the subject property, it may be less desirable within other areas of Downtown/Midtown as to not over saturate the community and over burden the roads.

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

The subject property is located near the heart of Gainesville and already utilizes various City services including police and fire protection, water/sewer utilities and the "Gainesville Connection" public transit system.

Gainesville Fire Station #1 is located approximately 1.8± miles from the property off of Queen City Parkway.

According to the Department of Water Resources there is sufficient water and sewer to serve the development.

It is unknown at this time how many children will be living within the development to know what the impact will be to the school system. Of the proposed 180 units, a total of 90 units will be reserved for family units. Gainesville High School, Gainesville High School Ninth Grade Center and Centennial Arts Academy are located in close proximity off of Pearl Nix Parkway.

According to the "Trip Generation Manual" as published by the Institute of Transportation Engineers, the proposed use at build out could generate approximately 908± new trips per day, 85 A.M. peak hour trips and 92 P.M. peak hour trips. The trip generation accounts for the proposed 90 senior units which typically generate less vehicular trips.

(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 anticipated use for the property is expected to remain as multi-family residential as most of the surrounding property is zoned Residential-II (R-II). Development is somewhat limited due to the fact that Alta Vista Cemetery borders the property on two sides. The surrounding area has experienced limited residential growth along Tower Heights Road and limited commercial growth along Pearl Nix Parkway over the last 10 years.

(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 request will bring needed quality, and affordable residential development to Gainesville. The proposal appears to promote a reasonable balance between the promotion of the public health, safety, morality, or general welfare and the right to unrestricted use of property.

▪ **Staff Recommendation**

The Planning Division staff is recommending **conditional approval** of this rezoning request with **P-U-D zoning**, based on the Comprehensive Plan and the adjacent residential, nonresidential uses.

Conditions

1. The development standards within the narrative, site plan and architectural rendering submitted with the applicant's rezoning application shall be made part of the zoning ordinance, and shall be subject to the approval of the Director of the Community and Economic Development Department.
2. The owner/developer shall plant an evergreen buffer along the northerly property lines adjacent to the single-family homes and Tower Heights Commons condominiums. The location, spacing, size and type of trees planted shall be subject to the approval of the Director of the Community and Economic Development Department.
3. The owner/developer shall construct a minimum 5-foot wide sidewalk on both sides of Tower Heights Road adjacent to the development. In addition, a 5-foot wide sidewalk shall be constructed on one side of Jones Street and Pearl Nix Parkway adjacent to the development in order to provide connection to the neighboring Lakeshore Village Shopping Center.
4. Prior to a permit being issued for the proposed use, a Traffic Impact Study (TIS) shall be required by the developer/property. The scope of the study shall be determined by the Gainesville Public Works Department Director.

5. All access point design for the subject property shall require review and approval by the Gainesville Public Works Department Director. All required access/traffic/sidewalk improvements associated with the proposed development or any additional improvements identified within the Traffic Impact Study shall be at the full expense of the developer/property owner.
 6. An updated as-built survey/plat of the subject property, indicating all improvements shall be recorded prior to obtaining a Certificate of Occupancy for the future use.
-

Excerpts from the April 9, 2019 PAB Meeting Minutes

Applicant Presentation: Matthew Teague, 1857 Bolder Street, Atlanta, from Walton Communities stated he is excited for the opportunity to add Walton Harbor Apartments and collaborate once again with the Gainesville Housing Authority. He referenced the success that their similar property Walton Summit apartments added to Gainesville. Walton Harbor will face Tower Heights Road providing access to the main entrance and to the public. All of the main facilities will face Tower Heights Road. In addition, it will provide more parking, sidewalks and trees along the street. The 1st phase will be a family community with three separate three-story buildings; they also plan to add a playground. The 2nd phase will be a senior community with four-stories with an accessible elevator for the residents.

FAVOR: Beth Brown, 750 Pearl Nix Parkway, stated the reason why this project is so important is that they have over 1400 people on the waiting list and the list has been closed for two years. She expressed the overwhelming need for affordable housing in the community would help so many families and seniors. She stated they have an aging housing stock that was considered obsolete when evaluated for physical needs assessment. She stated that the success from Walton Summit has really pushed them forward to improve living standards for the area.

OPPOSE: Jack Waldrip, 1520 Berkeley Court, stated he would like the board to either deny the request or table it until two conditions are met. The first condition he would like addressed is for no traffic to be allowed on Jones Street and Pearl Nix Parkway. He then provided several photographs showing traffic and lack of stoplights deeming these unsafe conditions. His second condition is for the safety of the pedestrians. He provided several photographs of pedestrians waiting to cross the intersection and walking on the side of the road. He stated there were no crosswalks for them to use or a stop light to control the traffic. Mr. Waldrip stated adding the extra development of Walton Harbor would become a death trap for pedestrians. He is also concerned with the amount of foot traffic he receives in his office parking lot trying to walk to Wal-Mart and Burger King. Pedestrians try to avoid the intersection because no sidewalks for them to use. He expressed concern for his employees and himself that they could easily hit someone by accident.

Bruce Cash, 1545 Park Hill Drive, stated his reasons are different from Mr. Waldrip's. He described Gainesville, as the City of destruction. He does not want any more of the trees and vegetation in the area to be removed. He also added that traffic is already a problem and that approving the project will only make things worse.

Open Discussion: Chairman Carter invited Mr. Teague back up to answer any questions. Mr. Teague stated he would certainly follow all of the Boards guidelines and an independent traffic engineer will be hired to conduct the study.

Planning and Appeals Board Comments:

Board Member Kelvin Simmons asked Community & Economic Development Deputy Director Matt Tate how long an independent study would take. Board Member Simmons added that he does not have a problem with the proposed plan but he does have a problem with the traffic in the area and that we need an Independent traffic study not a traffic study done by the City. Matt Tate stated that an independent traffic engineer would provide the traffic study. He explained they would study the Pearl Nix and Jones Street intersection. He believes there will be significant time to conduct the impact traffic study before the plan is put into play. Board Member Ryan Thompson asked what would happen if the traffic study shows a problem with the intersection. Mr. Tate replied that they would have to fully evaluate it, concluding this is why the conditions were recommended. Mr. Tate asked Mr. Teague what his timeline on building and planning would be. Mr. Teague stated fall of next year. He explained that a normal traffic study usually takes between 60-90 days. Mr. Tate stated they needed to take the school calendar schedule into effect for the accuracy of the traffic study.

There was a motion to recommend conditional approval to rezone the subject property from Residential-I (R-I) to Planned Unit Development (P-U-D) for Multi-family apartments with the following conditions:

- 1. The development standards within the narrative, site plan and architectural rendering submitted with the applicant's rezoning application shall be made part of the zoning ordinance, and shall be subject to the approval of the Director of the Community and Economic Development Department.**
- 2. The owner/developer shall plant an evergreen buffer along the northerly property lines adjacent to the single-family homes and Tower Heights Commons condominiums. The location, spacing, size and type of trees planted shall be subject to the approval of the Director of the Community and Economic Development Department.**
- 3. The owner/developer shall construct a minimum 5-foot wide sidewalk on both sides of Tower Heights Road adjacent to the development. In addition, a 5-foot wide sidewalk shall be constructed on one side of Jones Street and Pearl Nix Parkway adjacent to the development in order to provide connection to the neighboring Lakeshore Village Shopping Center.**
- 4. Prior to a permit being issued for the proposed use, a Traffic Impact Study (TIS) shall be required by the developer/property. The scope of the study shall be determined by the Gainesville Public Works Department Director.**
- 5. All access point design for the subject property shall require review and approval by the Gainesville Public Works Department Director. All required access/traffic/sidewalk improvements associated with the proposed development or any additional improvements identified within the Traffic Impact Study shall be at the full expense of the developer/property owner.**
- 6. An updated as-built survey/plat of the subject property, indicating all improvements shall be recorded prior to obtaining a Certificate of Occupancy for the future use.**

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

Passed: _____

AN ORDINANCE

No. 2019-

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF GAINESVILLE, GEORGIA, BY CHANGING THE ZONING ON A 6.822± ACRES TRACT LOCATED ON THE NORTHEAST SIDE OF THE INTERSECTION OF PEARL NIX PARKWAY AND JONES STREET, HAVING ROAD FRONTAGE ON THE EAST AND WEST SIDES OF TOWER HEIGHTS ROAD (A/K/A 320 TOWER HEIGHTS ROAD) FROM RESIDENTIAL-II (R-II) TO 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

- 1. The development standards within the narrative, site plan and architectural rendering submitted with the applicant's rezoning application shall be made part of the zoning ordinance, and shall be subject to the approval of the Director of the Community and Economic Development Department.**
- 2. The owner/developer shall plant an evergreen buffer along the northerly property lines adjacent to the single-family homes and Tower Heights Commons condominiums. The location, spacing, size and type of trees planted shall be subject to the approval of the Director of the Community and Economic Development Department.**
- 3. The owner/developer shall construct a minimum 5-foot wide sidewalk on both sides of Tower Heights Road adjacent to the development. In addition, a 5-foot wide sidewalk shall be constructed on one side of Jones Street and Pearl Nix Parkway adjacent to the development in order to provide connection to the neighboring Lakeshore Village Shopping Center.**
- 4. Prior to a permit being issued for the proposed use, a Traffic Impact Study (TIS) shall be required by the developer/property owner. The scope of the study shall be determined by the Gainesville Public Works Department Director.**
- 5. All access point design for the subject property shall require review and approval by the Gainesville Public Works Department Director. All required access / traffic /**

sidewalk improvements associated with the proposed development or any additional improvements identified within the Traffic Impact Study shall be at the full expense of the developer/property owner.

- 6. An updated as-built survey/plat of the subject property, indicating all improvements shall be recorded prior to obtaining a Certificate of Occupancy for the future use.**

Legal Description

Tract 1

All that tract or parcel of land lying and being in Land Lot 165 of the 9th District, City of Gainesville, Hall County, Georgia and being more particularly described as follows:

To reach the TRUE POINT OF BEGINNING, commence at a mag nail found at the centerline intersection of Pearl Nix Parkway (100' R/W) and Jones Street (40' R/W); thence North 77° 05' 45" East a distance of 49.80 feet to an iron pin set at the intersection of the northerly Right of Way of Jones Street and the northeasterly Right of Way of Pearl Nix Parkway and the TRUE POINT OF BEGINNING; from point thus established thence running along said Right of Way of Pearl Nix Parkway North 11° 56' 58" West a distance of 117.00 feet to a ½" rebar with cap found; thence leaving said Right of Way North 32° 02' 56" East a distance of 444.54 feet to a ½" rebar with cap found on the southerly Right of Way of Tower Heights Road (40' R/W); thence running along said Right of Way South 44° 26' 50" East a distance of 599.93 feet to an iron pin set at the intersection of said southerly Right of Way of Tower Heights Road and the aforementioned northerly Right of Way of Jones Street; thence running along said Right of Way of Jones Street along a curve to the left an arc length of 169.59 feet, (said curve having a radius of 280.00 feet, with a chord bearing of North 87° 32' 59" West, and a chord length of 167.01 feet) to a point; thence South 71° 41' 18" West a distance of 352.00 feet to a point; thence North 72° 47' 42" West a distance of 136.86 feet to the TRUE POINT OF BEGINNING. Said tract contains 3.940 Acres (171,638 Square Feet).

Tract 2

All that tract or parcel of land lying and being in Land Lot 165 of the 9th District, City of Gainesville, Hall County, Georgia and being more particularly described as follows:

To reach the TRUE POINT OF BEGINNING, commence at a mag nail found at the centerline intersection of Pearl Nix Parkway (100' R/W) and Jones Street (40' R/W); thence North 77° 05' 45" East a distance of 49.80 feet to an iron pin set at the intersection of the northerly Right of Way of Jones Street and the northeasterly Right of Way of Pearl Nix Parkway; thence running along said Right of Way of Pearl Nix Parkway North 11° 56' 58" West a distance of 117.00 feet to a ½" rebar with cap found; thence leaving said Right of Way North 32° 02' 56" East a distance of 444.54 feet to a ½" rebar with cap found on the southerly Right of Way of Tower Heights Road (40' R/W); thence running along a tie line across said Right of Way North 55° 18' 03" East a distance of 39.60 feet to an axle found and the TRUE POINT OF BEGINNING, from point thus established and leaving said Right of Way North 80° 42' 44" East a distance of 262.67 feet to an axle found; thence South 37° 51' 50" East a distance of 629.19 feet to an axle found; thence South 49° 59' 50" East a distance of 107.57 feet to an iron pin set on the aforementioned northerly Right of Way of Jones Street; thence running along said Right of Way of Jones Street North 78° 03' 21" West a distance of 274.69 feet to an iron pin set at the intersection of the northerly Right of Way of Jones Street and the northwesterly Right of Way of Tower Heights Road (40' R/W); thence along said Right of Way of Tower Heights Road North

ORDINANCE NO. 2019-____

44° 26' 50" West a distance of 603.24 feet to a point; thence continuing along said Right of Way North 45° 31' 42" West a distance of 51.36 feet to the TRUE POINT OF BEGINNING. Said tract contains 2.882 Acres (125,526 Square Feet).

SECTION II.

All Ordinances and parts of Ordinances in conflict herewith are hereby repealed.

SECTION III.

If any portion of this Ordinance shall be held to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect or impair the remaining portions unless it clearly appears that such other parts are wholly and necessarily dependent upon the part held to be invalid or unconstitutional.

SECTION IV.

This Ordinance is enacted as an amendment to the Code of the City of Gainesville, Georgia, and is to be codified as a part of Section 9-1-1-5.

SECTION V.

The effective date of this Ordinance shall be upon approval by the governing body of the City of Gainesville, Georgia.

C. Danny Dunagan, Jr., Mayor

This is to certify that I am City Clerk of the City of Gainesville. As such, I keep its official records, including its minutes. In that capacity, my signature below certifies this ordinance was adopted as stated and will be recorded in the official minutes.

ATTEST:

Denise O. Jordan, City Clerk

EXHIBIT A - NARRATIVE



Walton Harbor

A Planned Unit Development Terms of Zoning

Applicant and Owner:

Gainesville Housing Authority

Contact: Beth Brown

750 Pearl Nix Parkway

Gainesville, GA 30501

770-536-1294

Submitted:

February 22, 2019

Prepared By:

Walton Communities, LLC

Contact: Matthew Teague

2181 Newmarket Parkway

Marietta, GA 30067

678-303-4144

I. Existing Site Description:

The subject property, Tower Heights Apartments, is 6.822 acres divided into two parcels designated as 320 Tower Heights Road. Tower Heights Road splits the two tracts. There are 16 structures on the property including one community center.

II. Improved Standards:

The proposed development will:

- Replace existing public housing apartments with a mixture of public housing and affordable housing units;
- Provide a mixture of family and senior apartments;
- Assist the growing need for quality workforce and affordable housing in the Gainesville community.

III. Plan Revisions:

The staff of the Gainesville Community Development Department has the authority to grant administrative variances and permits necessary to allow Applicant to develop the property and to interpret the intent and implementation of this Agreement. Except as otherwise allowed under current or future zoning regulations, administrative variances cannot exceed a 25% change to the minimum or maximum amount permitted or required. If the variance request exceeds 25%, the applicant shall use the City's standard variance request process.

IV. Proposed Development:

The applicant is proposing a zoning change from R2 to PUD. The Applicant plans to demolish and revitalize this community through use of public and private financing relying heavily on the Low Income Tax Credit (LIHTC) program as the primary financial vehicle for residential development. The community will be built in 2 phases and will have a maximum of 180 apartments and approximately 227 parking spaces.

The proposed community will consist of four residential buildings ranging from 3 to 5 stories in height.

The community will be built by Walton Construction Services and will be managed by Walton Communities. Walton Communities is a privately held company with its principal office located at 2181 Newmarket Parkway in Marietta, Georgia. The

company develops, owns and manages apartment communities throughout metro-Atlanta and Augusta, Georgia. Walton Communities is currently developing the third and final phases of Walton Summit located in the midtown area of Gainesville. Two of the three phases are complete and fully occupied. The third phase will be complete late in 2019.

Anticipated amenities for Walton Harbor include a playground, two fitness centers, community center, arts and crafts room for seniors, mail house, on site waste and recycling center, and laundry rooms. The community will be designed in an “urban” look similar to Walton Summit. The “face” of the community will be at the corner of Pearl Nix Parkway and Jones Street. The façade of this corner will be architecturally unique and will include a tasteful monument sign. The entry for both phases of the community will be on Tower Heights Road.

Similar to Walton Summit, Walton Harbor’s exterior elevations will include attractive materials such as brick, Hardy plank siding, decorative metal railing, standing seam roofs over breezeway entries, and storefront windows at amenity areas along Tower Heights Road. Interior features will include spacious kitchens with large islands, walk-in closets, decorative lighting and a mix of hard surface and carpet flooring.

Tower Heights Road will also be improved to include sidewalks, parallel parking spaces, street trees, and a stop sign at Jones Street to improve traffic safety.

V. Architectural Rendering:

The attached elevation is representative in nature and is not binding.

VI. Boundary Survey and Plat:

The attached survey and plat of the Property was prepared by Aubrey Jonathan Akins, Georgia Registered land surveyor on 11/9/18 and contains 6.822 acres.

VII. Signage:

Primary monument signage will be located at Pearl Nix Parkway and Jones Street and will include attractive landscaping. Secondary signage will be located at Jones Street and Tower Heights Road.

SITE

LOCATION MAP

SITE DATA:
CURRENT ZONING: R-II
PROPOSED ZONING: PUD

PHASE 1 MULTIFAMILY APARTMENTS SITE:
TOTAL AREA: 3.94 AC
AREA AFTER R/W DEDICATION: ±3.81 AC
TOTAL UNITS (MAXIMUM): 90 UNITS
PROPOSED MIN PARKING RATIO: 1.6 PER UNIT
MAX # OF BUILDING STORIES: 3

PHASE 2 SENIOR LIVING SITE:
TOTAL AREA: 2.88 AC
AREA AFTER R/W DEDICATION: ±2.73 AC
TOTAL UNITS (MAXIMUM): 90 UNITS
PROPOSED MIN PARKING RATIO: 1.0 PER UNIT
MAX # OF BUILDING STORIES: 5

PROPOSED BUILDING SETBACKS:
FRONT (TOWER HEIGHTS RD) 0 FT
FRONT (JONES STREET) 10 FT
FRONT (PEARL NIX PKWY) 10 FT
SIDE 10 FT
REAR 10 FT

FAMILY APARTMENT SITE
3.940 AC

SENIOR APARTMENT SITE
2.882 AC

NOTES:
1. BOUNDARY AND EXISTING IMPROVEMENTS SHOWN PER SURVEY BY TECHNICAL SURVEY SERVICES DATED 11-09-2018.
2. SOURCE OF DOMESTIC WATER SUPPLY: CITY OF GAINESVILLE
3. SOURCE OF SANITARY SEWAGE DISPOSAL: CITY OF GAINESVILLE

OWNER/APPLICANT: GAINESVILLE HOUSING AUTHORITY
ADDRESS: 750 PEARL NIX PARKWAY
GAINESVILLE, GA 30501

POINT OF CONTACT: BETH BROWN
PHONE NUMBER: 770-536-1294
EMAIL: BBROWN@GAINESVILLEHOUSING.ORG

GEORGIA811
www.Georgia811.com
Remember before you dig.

GAINESVILLE HOUSING AUTHORITY
LOCATED IN LAND LOT 165, 8TH DISTRICT, CITY OF GAINESVILLE, HALL COUNTY, GEORGIA
OWNER AND/OR DEVELOPER:
750 Pearl Nix Parkway, Gainesville, GA 30501

SCALE: 1" = 40'
DATE: 02-21-19
JOB NO. 1909
SHEET, 1 of 1

NOT FOR CONSTRUCTION

EXHIBIT C - ARCHITECTURAL ELEVATIONS

Wednesday, February 20, 2019 10:48:58 AM

--- LAYOUT1
X:\Walton Communities\Future Sites\2019 Tax Credits\Walton @ Tower Heights - Gainesville\Tower Heights\Drawings\Architecture\Concept Elevation.dwg



01 WALTON HARBOR - EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



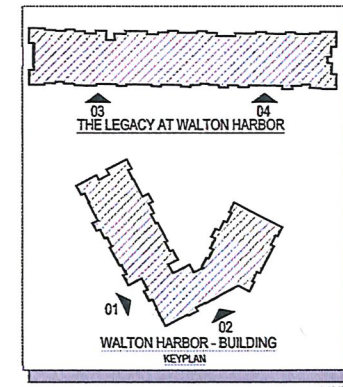
02 WALTON HARBOR - EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



03 THE LEGACY AT WALTON HARBOR - EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



04 THE LEGACY AT WALTON HARBOR - EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



LAYOUT1

WALTON @TOWER HEIGHTS
GAINESVILLE, GEORGIA

ARRIVE Architecture
Planning
Project Management
ARCHITECTURE GROUP
234 HARBORVIEW - SUITE 100 - GAINESVILLE, FL 32601
PH: 352.334.0000 FAX: 352.334.0001

SEAL

REVISION

NO.	DATE	BY	REVISION
1	2/20/19	JMT	ISSUED FOR PERMIT

DESIGNED BY: JMT
CHECKED BY: JMT
DATE: 2/20/19
PROJECT NO.: 19-001
REVIEW: AS NOTED



Applicant:
GAINESVILLE HOUSING AUTHORITY

REZONING REQUEST



Request:

Rezone 6.822 +/- acres from Residential-II (R-II) to Planned Unit Development (P-U-D) for Multi-Family Apartments

Subject Area Address:

320 Tower Heights Road

Meeting: 04/09/2019

Prepared: 03/12/2019

Gainesville Community Development Department

 Subject Property

 Right-of-Way to be Rezoned



0 100 200 300 400 Feet

1" = 167'

Tax Parcel:

01-119-003-032 and 01-119-006-001



Applicant:

GAINESVILLE HOUSING AUTHORITY

REZONING REQUEST



Request:

Rezone 6.822 +/- acres from Residential-II (R-II) to Planned Unit Development (P-U-D) for Multi-Family Apartments

Subject Area Address:

320 Tower Heights Road

Meeting: 04/09/2019

Prepared: 03/12/2019

Gainesville Community Development Department



Subject Property and
Right-of-Way to be Rezoned

Aerial from 2015

0 100 200 300 400 Feet



1" = 167'

Tax Parcel:

01-119-003-032 and 01-119-006-01



Walton Harbor

A Planned Unit Development

Terms of Zoning

Applicant and Owner:

Gainesville Housing Authority

Contact: Beth Brown

750 Pearl Nix Parkway

Gainesville, GA 30501

770-536-1294

Submitted:

February 22, 2019

Prepared By:

Walton Communities, LLC

Contact: Matthew Teague

2181 Newmarket Parkway

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- Provide a mixture of family and senior apartments;
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The staff of the Gainesville Community Development Department has the authority to grant administrative variances and permits necessary to allow Applicant to develop the property and to interpret the intent and implementation of this Agreement. Except as otherwise allowed under current or future zoning regulations, administrative variances cannot exceed a 25% change to the minimum or maximum amount permitted or required. If the variance request exceeds 25%, the applicant shall use the City's standard variance request process.

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Similar to Walton Summit, Walton Harbor’s exterior elevations will include attractive materials such as brick, Hardy plank siding, decorative metal railing, standing seam roofs over breezeway entries, and storefront windows at amenity areas along Tower Heights Road. Interior features will include spacious kitchens with large islands, walk-in closets, decorative lighting and a mix of hard surface and carpet flooring.

Tower Heights Road will also be improved to include sidewalks, parallel parking spaces, street trees, and a stop sign at Jones Street to improve traffic safety.

V. Architectural Rendering:

The attached elevation is representative in nature and is not binding.

VI. Boundary Survey and Plat:

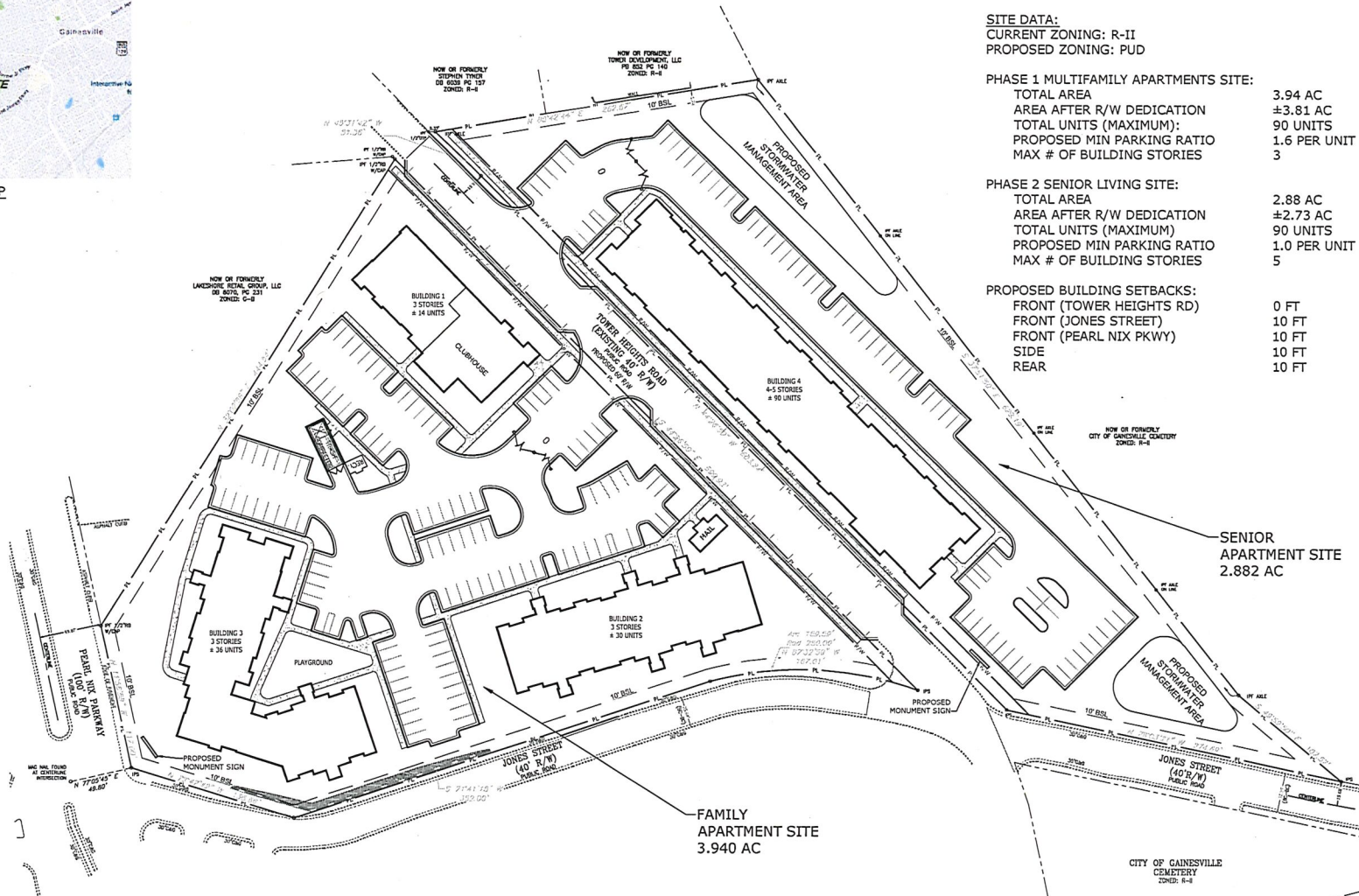
The attached survey and plat of the Property was prepared by Aubrey Jonathan Akins, Georgia Registered land surveyor on 11/9/18 and contains 6.822 acres.

VII. Signage:

Primary monument signage will be located at Pearl Nix Parkway and Jones Street and will include attractive landscaping. Secondary signage will be located at Jones Street and Tower Heights Road.



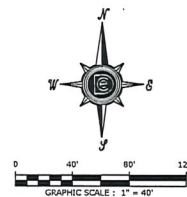
LOCATION MAP



NOTES:

1. BOUNDARY AND EXISTING IMPROVEMENTS SHOWN PER SURVEY BY TECHNICAL SURVEY SERVICES DATED 11-09-2018.
2. SOURCE OF DOMESTIC WATER SUPPLY: CITY OF GAINESVILLE
3. SOURCE OF SANITARY SEWAGE DISPOSAL: CITY OF GAINESVILLE

OWNER/APPLICANT: GAINESVILLE HOUSING AUTHORITY
 ADDRESS: 750 PEARL NIX PARKWAY
 GAINESVILLE, GA 30501
 POINT OF CONTACT: BETH BROWN
 PHONE NUMBER: 770-536-1294
 EMAIL: BBROWN@GAINESVILLEHOUSING.ORG



SITE DATA:
 CURRENT ZONING: R-II
 PROPOSED ZONING: PUD

PHASE 1 MULTIFAMILY APARTMENTS SITE:

TOTAL AREA 3.94 AC
 AREA AFTER R/W DEDICATION ±3.81 AC
 TOTAL UNITS (MAXIMUM): 90 UNITS
 PROPOSED MIN PARKING RATIO 1.6 PER UNIT
 MAX # OF BUILDING STORIES 3

PHASE 2 SENIOR LIVING SITE:

TOTAL AREA 2.88 AC
 AREA AFTER R/W DEDICATION ±2.73 AC
 TOTAL UNITS (MAXIMUM): 90 UNITS
 PROPOSED MIN PARKING RATIO 1.0 PER UNIT
 MAX # OF BUILDING STORIES 5

PROPOSED BUILDING SETBACKS:

FRONT (TOWER HEIGHTS RD) 0 FT
 FRONT (JONES STREET) 10 FT
 FRONT (PEARL NIX PKWY) 10 FT
 SIDE 10 FT
 REAR 10 FT

Walton Harbor Rezoning Plan

Gainesville Housing Authority
 LOCATED IN LAND LOT 165, 9TH DISTRICT, CITY OF GAINESVILLE, HALL COUNTY, GEORGIA
 OWNER AND/OR DEVELOPER: GAINESVILLE HOUSING AUTHORITY
 750 Pearl Nix Parkway, Gainesville, GA 30501

NO DRAWING IS TO BE PRESENTED OR USED FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF DOUGLERAKIS CONSULTING ENGINEERS, INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SHOWN HEREON. ANY OTHER USE IS PROHIBITED.

NO.	DATE	REVISION
1	02-21-19	SCALE: 1" = 40'
2		DATE: 02-21-19
3		JOB NO. 1909
4		SHEET 1 OF 1

NOT FOR CONSTRUCTION



01 WALTON HARBOR - EXTERIOR ELEVATION
 SCALE 1/8" = 1'-0"



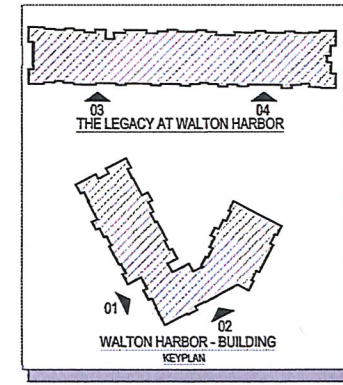
02 WALTON HARBOR - EXTERIOR ELEVATION
 SCALE 1/8" = 1'-0"



03 THE LEGACY AT WALTON HARBOR - EXTERIOR ELEVATION
 SCALE 1/8" = 1'-0"



04 THE LEGACY AT WALTON HARBOR - EXTERIOR ELEVATION
 SCALE 1/8" = 1'-0"



WALTON @TOWER HEIGHTS GAINESVILLE, GEORGIA

ARRIVE
 ARCHITECTURE
 ARCHITECTURE GROUP
 2144 GAINESVILLE BLVD., SUITE 100
 GAINESVILLE, FL 32601-1000

SCALE

REVISION

DATE	BY	REVISION
2/20/19	JMT	FINAL

DESIGNED BY: ARRIVE
 DRAWN BY: JMT
 CHECKED BY: JMT
 PROJECT NO.: 19-001
 SHEET NO.: 19-001-001
 REVIEW: AS NOTED

Matt:

Please include this letter to all officials that will be involved in the decision-making process of the Walton Harbor development.

I am opposed to the Walton Harbor development proposal located at Tower Heights and I strongly request denial of the development.

My objection is ONE ISSUE only.

I am opposed to the development having ACCESS TO AND FROM PEARL NIX PARKWAY.

Having owned and operated a business for 20 years at the intersection of Jones Street and Pearl Nix Parkway, across from the proposed development, I am an expert in my knowledge of why the proposed development should not have access to Pearl Nix Parkway.

These are my reasons:

- 1) **UNSAFE FOR DRIVERS:** Over the years, there has been a large increase in traffic on Pearl Nix Parkway and Jones Street. This increased traffic has made the intersection extremely unsafe for drivers for the following:
Only 250' from Jones Street is the Major intersection of Pearl Nix Parkway, Shallowford Drive and West End Avenue. This does not give drivers adequate sight, reaction or stopping distance.
-This short 250' sight distance does not allow drivers attempting to enter, or cross, Pearl Nix Parkway from Jones Street time to react to the traffic from the intersection.
-This short 250' sight distance does not allow drivers attempting to enter Jones Street from Pearl Nix Parkway time to react to the traffic from the intersection.
We have witnessed many close-calls and accidents at the intersection and an increase of traffic will have disastrous and maybe deadly results.
- 2) **UNSAFE FOR PEDESTRIANS:** There is a large amount of pedestrian traffic coming from the existing project. An increase of pedestrian traffic will be disastrous and maybe deadly. There are no sidewalks along Pearl Nix and no crosswalks across Pearl Nix Parkway. Pedestrians now run to cross Pearl Nix Parkway and often stand in the middle of the 4-lane until they can run to the other side. Even if sidewalks and crosswalks existed, they would still be unsafe due to the Major intersection of Pearl Nix Parkway, Shallowford Drive and West End Avenue. Currently, we allow our property to be used as a cut through for pedestrians from the current project because we do not want to see them killed walking along Pearl Nix Parkway.

- 3) **DANGEROUS AND INACCESSIBLE TO OUR BUILDING:** Increased traffic will make our building inaccessible due to the increased traffic. In addition, it will create a dangerous situation for our staff and clients attempting to enter Jones Street.

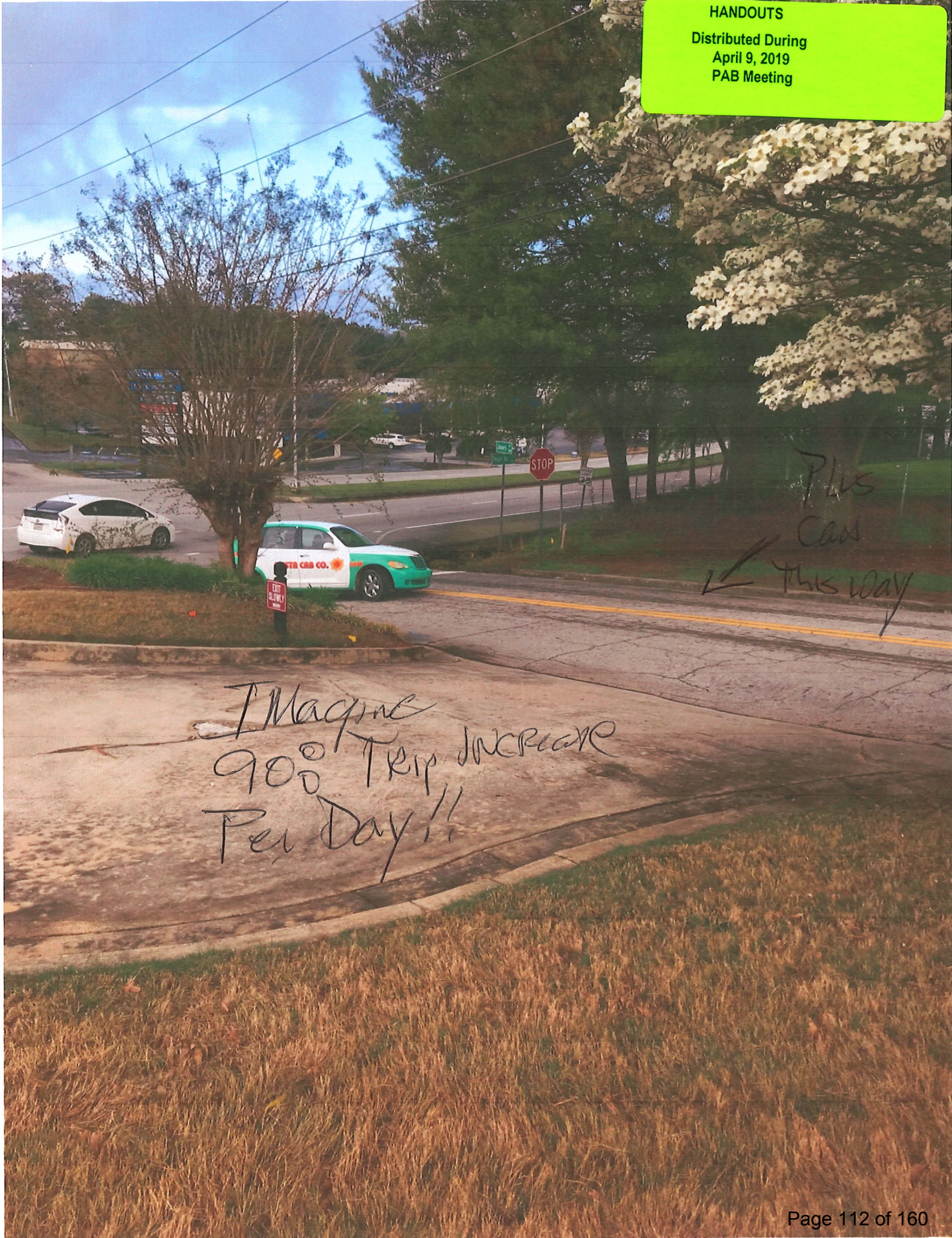
In conclusion, I have much development experience over the years and understand the importance of proper traffic design and the liability of approving a project that is not in the best interest and safety of the citizens. Sight distance, reaction distance and stopping distance are critical issues. Safe and efficient movement of vehicles and pedestrians is Priority ONE and accessible to and from Pearl Nix Parkway/Jones Street does not meet that standard.

For the reasons above, I request this project be denied.

Jack Waldrip
Gainesville, Ga.

HANDOUTS

Distributed During
April 9, 2019
PAB Meeting





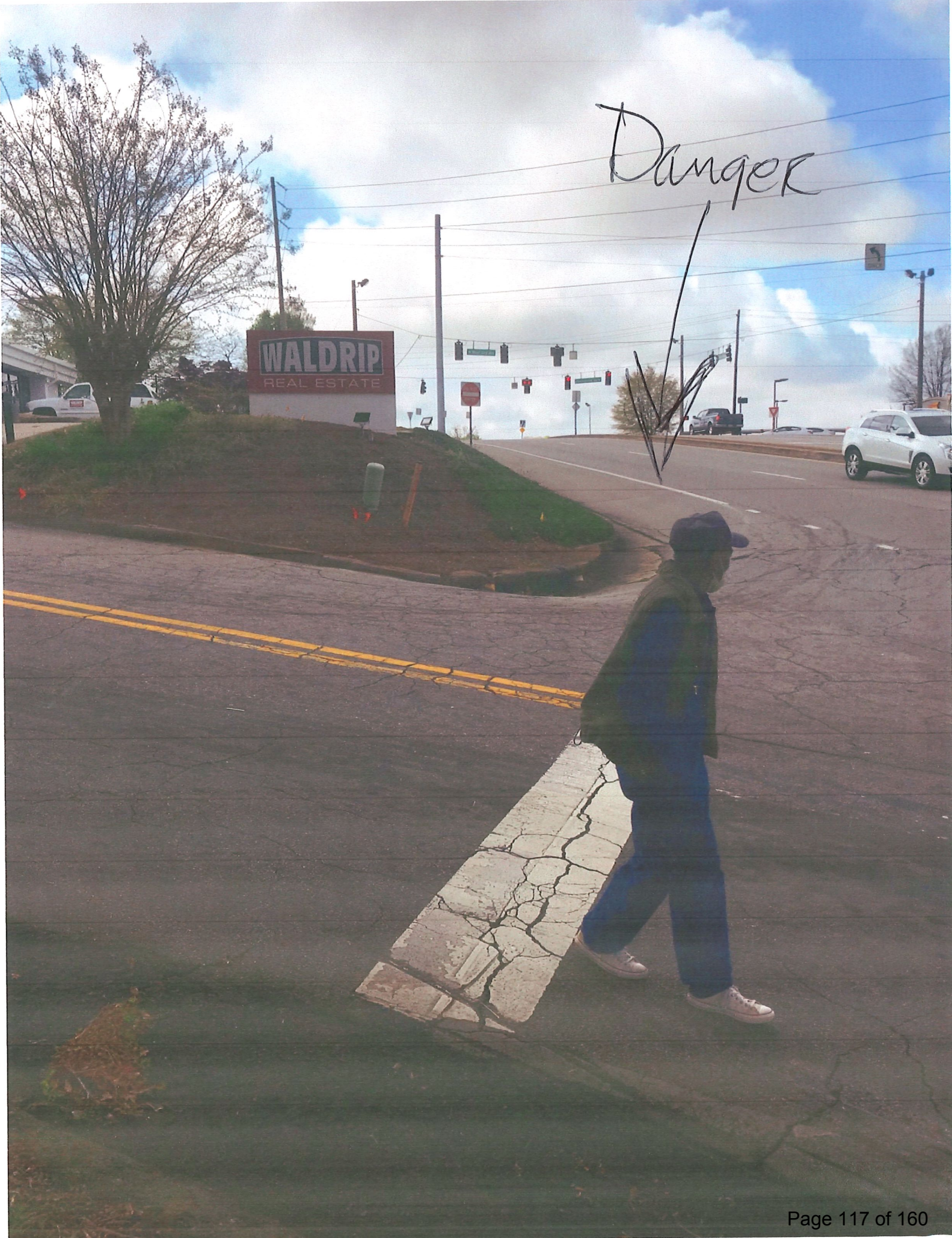
With 900
New Trips a
day - out Entrance
will be
Blocked

Dangee!!









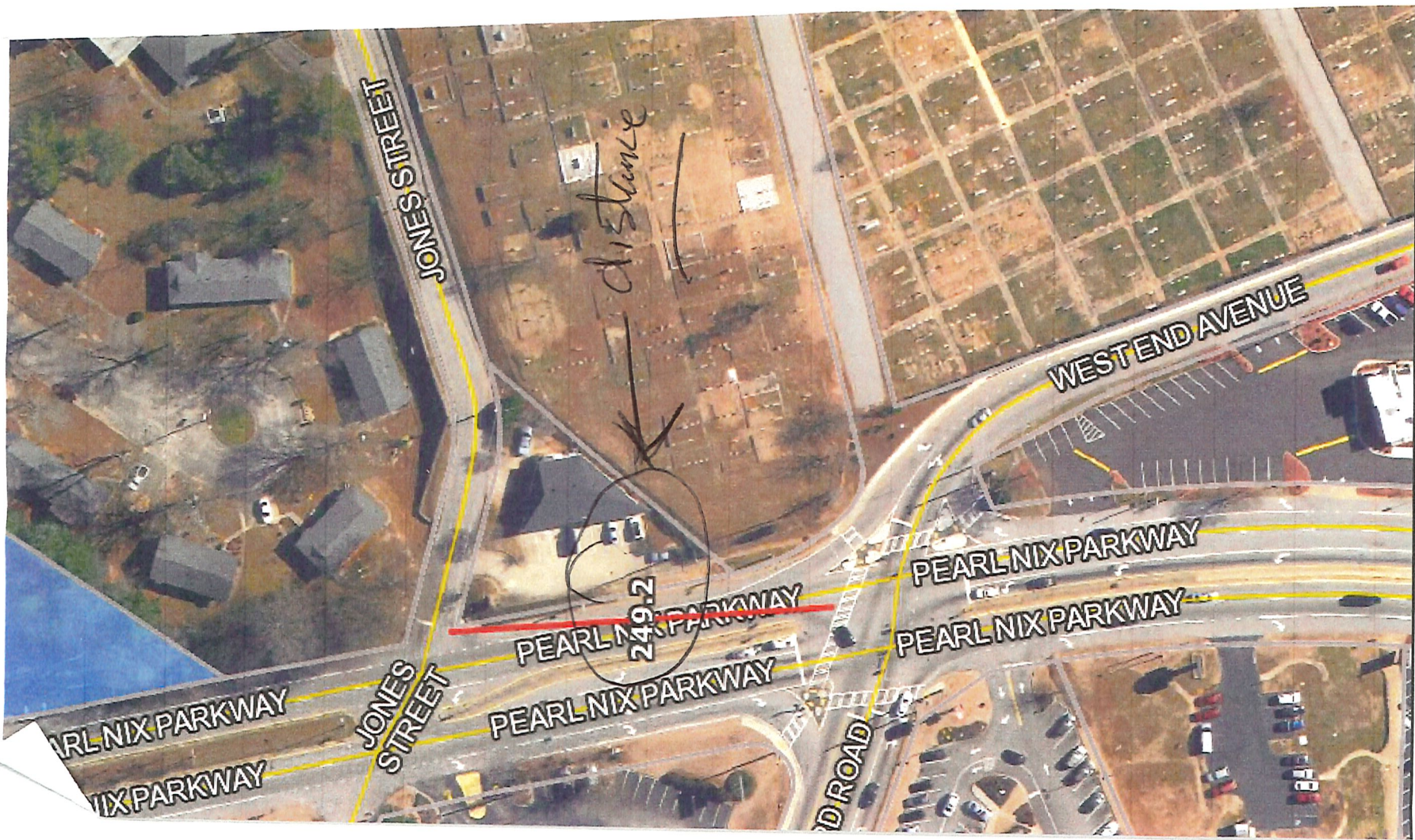












Danger



Danger



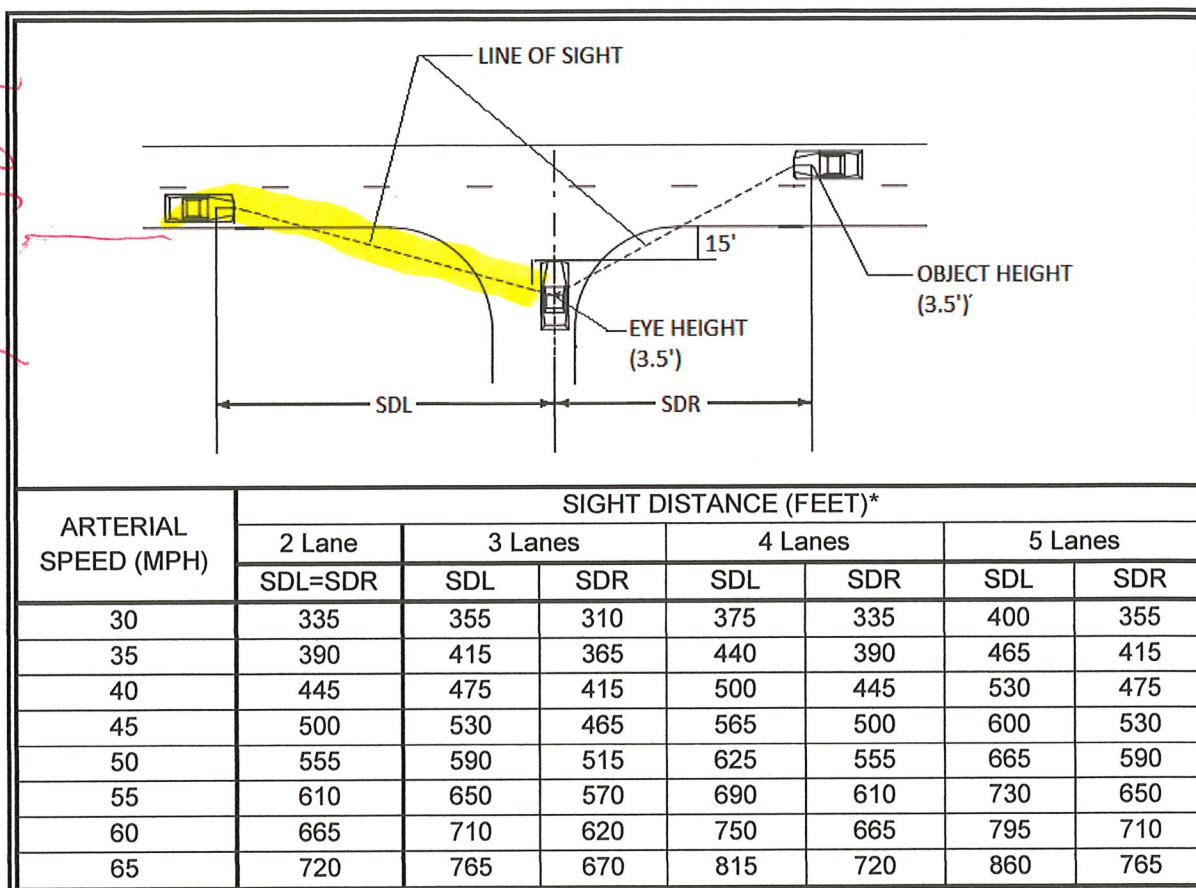
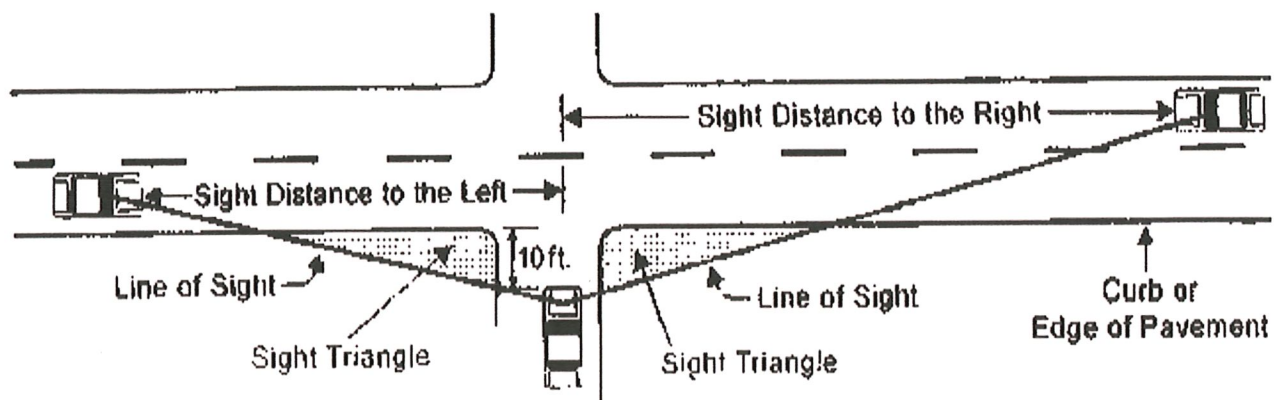


Table 3-4 Intersection Sight Distance Requirements

The sight distance criteria are based on the time required for a vehicle to make a left turn from a stop-controlled approach to the State Highway (AASHTO Case B1). The time to execute the maneuver is based on recommendations contained in NCHRP Report 383, Intersection Sight Distance. A time gap of 7.5 seconds is used for calculating the sight distance for a stopped vehicle making a left turn onto a two-lane highway with no median and grades 3 percent or less. The time gap is decreased by 1.0 seconds for right-turn maneuvers without undue interference with major road-traffic. The time is increased by 0.5 seconds for each additional lane to be crossed.

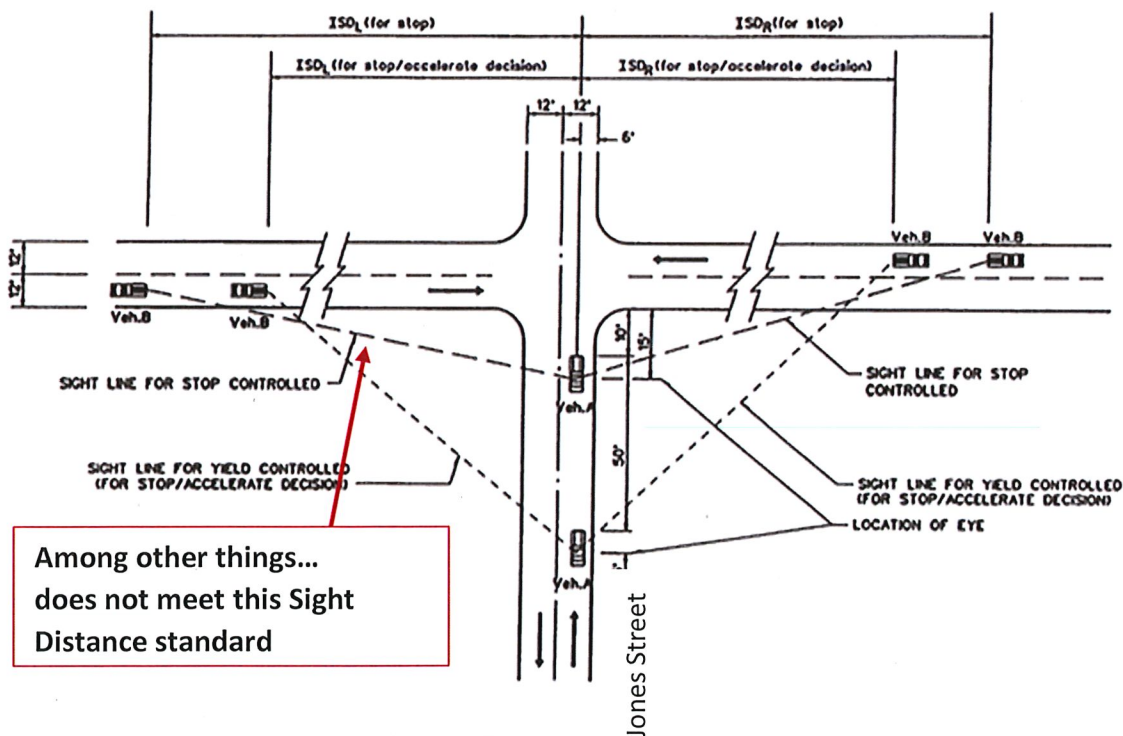
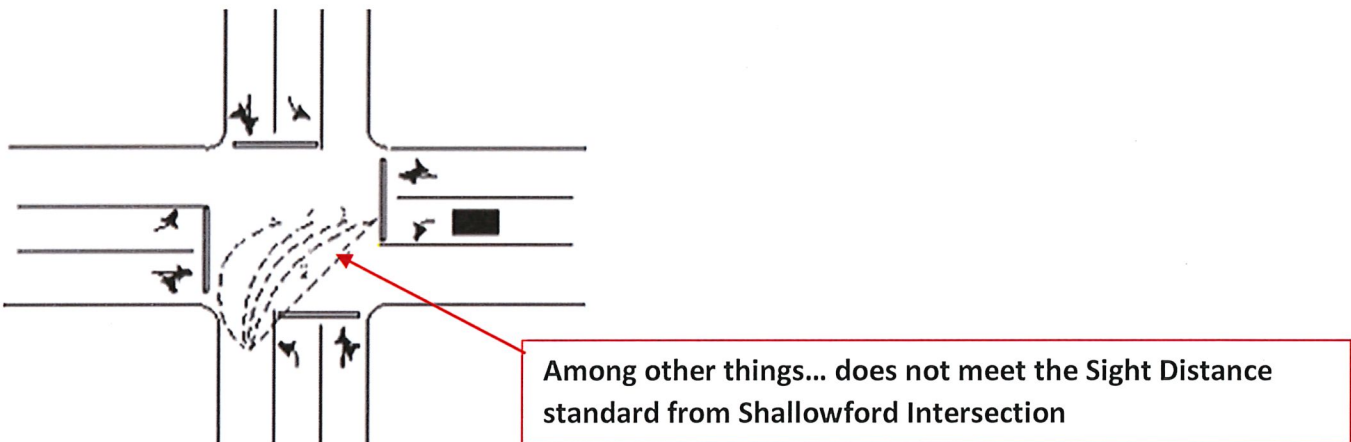
The sight distances given in Table 3-4 are for undivided highways. If the highway is divided, the effect of the median should be considered in determining the required sight distance. Based on the conditions, it may be feasible for the crossing maneuver to be done in two stages with a stop in the median. However, the intersection should only be treated in this manner if the signing and marking is accordingly provided. Otherwise, the sight distance requirements should be increased to account for the additional width that must be crossed. See AASHTO Green Book, Chapter 9 Intersections, for adjustments due to grades greater than 3% and design vehicles other than passenger cars. Sight lines in medians cannot be obstructed with tall vegetation full to the ground to allow drivers time to anticipate movement of pedestrians and other drivers.



Sight distance is the length of roadway visible to the driver who is traveling along the roadway or who is waiting to enter or cross the roadway. Types of sight distance include, but are not limited to, stopping sight distance, intersection sight distance, and passing sight distance. The horizontal alignment and vertical profile of a roadway affect sight distance. Objects such as buildings, walls, parked cars, cut or fill slopes, trees, bushes, hedges,

“The ability to see ahead is of the utmost importance in the safe and efficient operation of a vehicle on a street.... For safety on streets the designer must provide sight distance of sufficient length that drivers can control the operation of their vehicles to avoid striking an unexpected object on the traveled way. “1 “The operator of a vehicle approaching an intersection at-grade should have an unobstructed view of the entire intersection and sufficient lengths of the intersecting street to permit control of the vehicle to avoid collisions.... After a vehicle has stopped at an intersection, the driver must have sufficient sight distance to make a safe departure through the intersection area”.

- FEDERAL HIGHWAY ADMINISTRATION



Mayor Danny Dunagan, Ruth H. Bruner, Sam Couvillon, Zack Thompson & Barbara B. Brooks

Matt,

Please forward this letter to all city of Gainesville, Ga. officials, listed above, who will be voting on the proposal to rezone property on Tower Heights Road for a development to be called 'Walton Harbor'.

Dear Ladies and Gentlemen,

As an adjoining property,

I am opposed to the 'Walton Harbor' development for the following *General Reasons*.

- 1) The development will have a 'Major Traffic Impact' (908 added trips per day) at the Jones Street & Pearl Nix Parkway (4 lane) intersection that will adversely affect the capacity of the streets and intersection to safely and efficiently accommodate the increased vehicular traffic. This does not meet Traffic standards & will create a dangerous situation not only for vehicular traffic accessing to and from Jones Street, but for vehicular traffic traveling on Pearl Nix Parkway.
- 2) The development does not meet the standard for 'Pedestrian Safety' at the Jones Street/Pearl Nix Parkway intersection or along Pearl Nix Parkway that would prevent 'Injuries and Fatalities' to Adults, Older Adults, Children, People in Wheelchairs and other Disabilities, Person pushing a stroller or Bicycles. Plus, no safe walking environment is planned for the increased amount of children that will be walking to and from the Gainesville City Schools along Pearl Nix Parkway.

This development 'does not' meet the criteria to protect and promote the health, safety, and general welfare of the residents of Walton Harbor or the Community.

As an adjoining property owner,

I am opposed to the 'Walton Harbor' development for the following *Specific Reasons*.

- 1) The increased traffic will limit access into and from my office.
- 2) The increase in foot traffic, across my parking lot, presents a danger and safety issue to those pedestrians from vehicles using our parking lot which creates a liability issue for me, our clients and customers.

Approval of this zoning request violates the standard that any change in zoning should have a 'minimal impact' on adjoining properties. PLUS the use and value of my property will be diminished.

If granted, this zoning will be an unconstitutional taking of my property and violates my right to due process.

Jack Waldrip

Please note for the record: The Planning staff is recommending a Traffic Impact Study & scope of the study be determined by the Gainesville Public Works Director. I see this as a Conflict of Interest & request this Traffic Impact Study be INDEPENDENT of anyone who has a vested interest in this issue.

CITY OF GAINESVILLE

WORKSESSIONREQUEST

Date Submitted: 4/22/2019

Presenter: Matt Tate

Item of Business: **Public Hearing Item: May 7, 2019 Council Meeting**
Request from **Christopher Wimberly** to rezone a 0.31± acre tract located on the west side of Summit Street, between E. E. Butler Parkway and Chestnut Street (a/k/a **315 Summit Street SE**) from Residential-II (R-II) to General Business (G-B). **Ward Number: Three.** Tax Parcel Number(s): 01-020-004-006. **Request: Expansion of neighboring funeral home.**

Meeting Date: 5/2/2019

Purpose of Request:

To provide an overview of the rezoning request s as presented at the April 9, 2019 Planning and Appeals Board Meeting:

The applicant is proposing to rezone the subject property from Residential-II (R-II) to General Business (G-B) for the purpose of expanding the neighboring Wimberly and Jackson Funeral Home. According to tax records the subject property contains a 2,100 square foot single-family home built in 1940. The applicant plans to demolish the home in order to provide for additional chapel space and parking to expand. The addition will connect to the existing funeral home and will include approximately 3,200 square feet of new building space and seating for 75 to 80 more people. One way ingress/egress is proposed from Summit Street. The adjacent properties are zoned Residential-II (R-II), Planned Unit Development (P-U-D), General Business (G-B) and Light Industrial (L-I). The properties consist of vacant single-family homes, Walton Summit Apartments and City Plumbing & Electrical Supply.

History/Background:

Facts & Issues for Consideration:

Department Recommendation:

Staff and PAB recommended approval with four conditions. See PAB Recommendation Report for details and excerpts from the meeting minutes.

SAMPLE MOTIONS

Approval of Ordinance 2019- :

I move to approve the ordinance to rezone the subject property from Residential-II (R-II) to General Business (G-B) with four conditions as presented for expansion of neighboring funeral home.

Denial of the Request:

I move to deny this request.

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
☐ Legal Ad	Legal Ad
☐ PAB Recommendation Report	Report
☐ Proposed Rezoning Ordinance	Ordinance
☐ Exhibit A to Proposed Ordinance - Narrative	Attachments/Exhibits
☐ Exhibit B to Proposed Ordinance - Site Plan	Attachments/Exhibits
☐ Exhibit C to Proposed Ordinance - Architectural Elevations	Attachments/Exhibits
☐ Location Maps	Backup Material
☐ Narrative	Backup Material
☐ Site Plan	Backup Material
☐ Floor Plan	Backup Material
☐ Plat	Backup Material
☐ Photos of existing home	Backup Material
☐ Photo of existing funeral home	Backup Material
☐ Support Letters	Backup Material

COMBINED LEGAL AD
Gainesville Planning and Appeals Board
Gainesville City Council

Publish Sunday, March 24, 2019
THE TIMES

NOTICE OF PLANNING AND APPEALS BOARD PUBLIC HEARING

Notice is hereby given that the **Gainesville Planning and Appeals Board** will conduct a public hearing on **Tuesday, April 9, 2019 at 5:30 p.m.** in the **Gainesville Justice Center** (Municipal Courtroom at the Public Safety Complex), 701 Queen City Parkway in midtown Gainesville on the following requests:

- 1) Request from **Cindy Ford** to annex a 0.62± acre tract located on the north side of Meadowlark Lane, east of Cleveland Highway (a/k/a **1659 Meadowlark Lane**) and to establish zoning as Residential-I (R-1).
Ward Number: Two
Tax Parcel Number(s): 00-084-001-014
Request: Sewer for existing single-family home
- 2) Request from **Gainesville Housing Authority** to rezone a 6.822± acres tract located on the northeast side of the intersection of Pearl Nix Parkway and Jones Street, having road frontage on the east and west sides of Tower Heights Road (a/k/a **320 Tower Heights Road**) from Residential-11 (R-11) to Planned Unit Development (P-U-0).
Ward Number: Five
Tax Parcel Number(s): 01-119-003-032 and 01-119-006-010
Request: Multi-family apartments
- 3) Request from **Christopher Wimberly** to rezone a 0.31± acre tract located on the west side of Summit Street, between E. E. Butler Parkway and Chestnut Street (a/k/a **315 Summit Street SE**) from Residential-II (R-11) to General Business (G-B).
Ward Number: Three
Tax Parcel Number(s): 01-020-004-006
Request: Expansion of neighboring funeral home

**NOTICE OF PUBLIC HEARING ON PROPOSED
AMENDMENTS TO THE GAINESVILLE ZONING MAP**

Notice is hereby given that the **Gainesville City Council** will conduct a public hearing on **Tuesday, May 7, 2019 at 5:30 p.m.** in the **Gainesville Justice Center** (Municipal Courtroom at the Public Safety Complex), 701 Queen City Parkway in midtown Gainesville on the following requests:

- 1) Request from **Cindy Ford** to annex a 0.62± acre tract located on the north side of Meadowlark Lane, east of Cleveland Highway (a/k/a **1659 Meadowlark Lane**) and to establish zoning as Residential-I (R-1).
Ward Number: Two
Tax Parcel Number(s): 00-084-001-014
Request: Sewer for existing single-family home

- 2) Request from **Gainesville Housing Authority** to rezone a 6.822± acres tract located on the northeast side of the intersection of Pearl Nix Parkway and Jones Street, having road frontage on the east and west sides of Tower Heights Road (a/k/a **320 Tower Heights Road**) from Residential-II (R-11) to Planned Unit Development (P-U-D).

Ward Number: Five

Tax Parcel Number(s): 01-119-003-032 and 01-119-006-010

Request: Multi-family apartments

- 3) Request from **Christopher Wimberly** to rezone a 0.31± acre tract located on the west side of Summit Street, between E. E. Butler Parkway and Chestnut Street (a/k/a **315 Summit Street SE**) from Residential-II (R-11) to General Business (G-B).

Ward Number: Three

Tax Parcel Number(s): 01-020-004-006

Request: Expansion of neighboring funeral home

Additional information is available from the Community and Economic Development Department, Planning Division, by calling 770-531-6570.

NOTE: In accordance with Georgia law, anyone who wishes to express opposition to the proposed zoning action, and has made, within two years immediately preceding the filing of the proposed zoning action, campaign contributions aggregating \$250 or more to a local government official who will consider the application, shall file a disclosure of contribution(s) with the Planning Division at least five (5) days prior to the first reading of the proposed zoning action by the City Council. (OCGA § 36-67A-3 3 {c})

**GAINESVILLE PLANNING and APPEALS BOARD
RECOMMENDATION**

Applicant and Property Owner..... Christopher Wimberly
Location..... 315 Summit Street, SE
Request..... Rezone from R-II to G-B
Size 0.31± acre
Ward..... Three
Proposed Use..... Expansion of neighboring funeral home
Planning Division Staff Recommendation **Approval, with conditions**
Planning and Appeals Board Recommendation.... **Approval, with conditions**
Date..... April 9, 2019

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

The applicant is proposing to rezone the subject property from Residential-II (R-II) to General Business (G-B) for the purpose of expanding the neighboring Wimberly and Jackson Funeral Home. The property is located within the Midtown Overlay Zone and contains a 2,100 square foot single-family home built in 1940 which is currently unoccupied.

The applicant intends to demolish the home in order to provide for additional chapel space and parking to expand. The addition will connect to the existing funeral home and will include approximately 3,200 square feet of new building space and seating for 75 to 80 more people. According to the floor plan provided, there will be a total of 160± seats provided within the new chapel. A one-way circular drive is proposed from Summit Street. Hours of operation are typically 9:30 A.M. to 2:00 P.M. but can vary for funerals and visitations. Funerals are typically held on the weekends between 10:00 A.M. and 4:00 P.M. Visitations are typically held between 5:00 P.M. and 8:30 P.M. There is currently one full time employee and 15 contract employees.

Adjacent Land Use and Zoning

Location	Use	Zoning
North	Wimberly & Jackson Funeral Home	General Business (G-B)
South	Vacant Single-family home	Residential-II (R-II)
East	City Plumbing & Electric Supply Company	Light Industrial (L-I)
West	Walton Summit Apartments	Planned Unit Development (P-U-D)

▪ **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:

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

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

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

- **Staff Analysis**

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

The adjacent and nearby properties include a mix of residential, commercial and industrial uses. The surrounding properties are zoned Residential-II (R-II), Planned Unit Development (P-U-D), Neighborhood Business (N-B), General Business (G-B) and Light Industrial (L-I). The proposal seems logical given the applicant currently owns and operates the adjacent funeral home property to the north.

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

The properties located along Summit Street include a variety of residential and non-residential uses; however, the remaining residential uses have been abandoned. The adjacent residential home to the south is being renovated. The proposed expansion will provide additional space needed for a chapel and parking. Given the nature of the proposed use, traffic along Summit Street will be the most significant impact during times when funeral services are being held. Otherwise, the subject property appears to be conducive for the proposed funeral home expansion.

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

The proposal is consistent with the 2012 Comprehensive Plan and the Renaissance of Midtown Redevelopment Plan originally approved in 2001. In fact, the Midtown Plan redevelopment concept for the subject property included a mixed-use, mixed-income development to include market-rate, subsidized and public housing units.

The Gainesville Future Development Map for the City of Gainesville places the subject property within the *Mixed-Use Midtown* land use category. This category includes areas to be developed in accordance with the Midtown Redevelopment Plan which allows for a mixture of land uses including office, neighborhood retail, and residential.

According to the Character Area map for the City of Gainesville, the subject property is located within the *Central Core* Character Area specifically within the *Downtown/Midtown* subarea. The vision for this area should strive for additional office and housing to provide a more sustainable mix of uses. Recent public improvements to Midtown including the Midtown Greenway and the Jesse Jewell pedestrian bridge have begun a long-term transition to more diverse land uses including a mixed-use core along Main and Bradford streets; flanking multi-family (ideally mixed-income) housing; a multi-modal transportation node at the Amtrak station; and an office / conference / hospitality extension of Downtown across Jesse Jewell Parkway. In addition mixed-income high quality multi-family housing development should be targeted to take advantage of the open space investment made in the Midtown Greenway and related parks. Land uses supported in the Midtown subarea include mixed-use, multi-family residential, commercial, public / institutional, and transportation / communications / utilities.

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

Given the surrounding development, the existing residential use has become less desirable. The subject property could remain as a residential property but it appears the home would have to be renovated for occupancy.

According to the applicant, the adjacent grassed lot north of the existing funeral home was not available to purchase. Otherwise, the first option would have been to expand the funeral home to the north but the property is not for sale. Given the proximity of the existing funeral home, the proposed request appears to be reasonable.

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

The subject property is located near the heart of Gainesville and already utilizes various City services including police and fire protection and water utilities.

Gainesville Fire Station #1 and the Gainesville Police Station are located approximately 0.71± miles from the property within the Public Safety Complex.

According to the Department of Water Resources, there is sufficient water and sewer to serve the development.

Given that the proposal is for non-residential purposes, there will be no impact to the school system.

According to the "Trip Generation Manual" as published by the Institute of Transportation Engineers, the proposed use at build out could generate approximately 296± new trips per weekday, 98 A.M. and 98 P.M. peak hour trips. The Trip Generation Manual does not provide for a funeral home land use category. Therefore, staff based the calculation on the number of seats provided within a church on a Sunday and weekday as a comparable.

(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 located within an area of transition which is anticipated to redevelop given the age and condition of the existing residential properties. The property is located within the Midtown Overlay Zone which will continue to experience significant residential and non-residential redevelopment due to recent strategic public investment such as the Midtown Greenway, Department of Water Resources facility, Public Safety Complex and the Gainesville Connection Transit Station and the Walton Summit Apartments. As well, the overlay contains economic tools such as a Tax Allocation District and a Federal and Local Opportunity Zone.

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

Given the surrounding mixture of uses and the proximity of the property to the applicants existing funeral home, the proposal appears to promote a reasonable balance between the promotion of the public health, safety, morality, or general welfare and the right to unrestricted use of property.

▪ **Staff Recommendation**

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

Conditions

- 1. The development standards within the narrative, site plan and architectural rendering submitted with the applicant's rezoning application shall be made part of the zoning ordinance, and shall be subject to the approval of the Director of the Community and Economic Development Department.**
- 2. The owner/developer shall provide for an evergreen buffer along southerly and westerly property lines adjacent to the single-family home and the Walton Summit Apartments which may include a solid row of hedges or trees. The location, spacing, size and type of vegetation planted shall be subject to the approval of the Director of the Community and Economic Development Department.**
- 3. All access point design for the subject property shall require review and approval by the Gainesville Public Works Department Director. All required access / traffic / sidewalk improvements associated with the proposed development or any additional improvements identified within the Traffic Impact Study shall be at the full expense of the developer/property owner.**
- 4. An updated as-built survey/plat of the subject property, indicating existing conditions and all improvements shall be recorded prior to obtaining a Certificate of Occupancy for the future use.**

Excerpts from the April 9, 2019 PAB Meeting Minutes

Applicant Presentation: **Felicia Wimberly**, 325 Summit Street, stated the purpose of their request is to build a new chapel and provide appropriate parking for the community they serve. She added the property is in need of beautification and expanding would add so much for those families during their time of need. She provided letters from local churches to help support the need for an expansion to the facility.

FAVOR: **Belinda Dickey**, 2165 Sunrise Drive, agrees the property needs more space to accommodate several family viewings at one time and to help provide safe adequate parking.

Quinn Sean, 5046 Daylily Drive, also agrees that the property needs more parking to help better serve the families and expansion would help serve the community better.

Rev. Charles Dickey, 2165 Sunrise Drive, agrees with the improvements to help better serve the community with expanding the property and providing additional parking for families.

OPPOSE: None

Planning and Appeals Board Comments: Board Member Simmons, questioned how many additional parking places the enhancement to the property would provide. Felicia Wimberly stated 30 extra parking places. Mr. Tate clarified that it would provide 40 additional spaces.

There was a motion to recommend conditional approval to rezone the subject property from Residential-II (R-II) to General Business (G-B) for expansion of neighboring funeral home with the following conditions:

- 1. The development standards within the narrative, site plan and architectural rendering submitted with the applicant's rezoning application shall be made part of the zoning ordinance, and shall be subject to the approval of the Director of the Community and Economic Development Department.**
- 2. The owner/developer shall provide for an evergreen buffer along southerly and westerly property lines adjacent to the single-family home and the Walton Summit Apartments which may include a solid row of hedges or trees. The location, spacing, size and type of vegetation planted shall be subject to the approval of the Director of the Community and Economic Development Department.**
- 3. All access point design for the subject property shall require review and approval by the Gainesville Public Works Department Director. All required access / traffic / sidewalk improvements associated with the proposed development or any additional improvements identified within the Traffic Impact Study shall be at the full expense of the developer/property owner.**
- 4. An updated as-built survey/plat of the subject property, indicating existing conditions and all improvements shall be recorded prior to obtaining a Certificate of Occupancy for the future use.**

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

Passed: _____

AN ORDINANCE

No. 2019-

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF GAINESVILLE, GEORGIA, BY CHANGING THE ZONING ON A 0.31± ACRE TRACT LOCATED ON THE WEST SIDE OF SUMMIT STREET, BETWEEN E. E. BUTLER PARKWAY AND CHESTNUT STREET (A/K/A 315 SUMMIT STREET) FROM RESIDENTIAL-II (R-II) TO GENERAL BUSINESS, WITH CONDITIONS (G-B-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 **General Business, with conditions (G-B-c)**:

Conditions

- 1. The development standards within the narrative, site plan and architectural rendering submitted with the applicant's rezoning application shall be made part of the zoning ordinance, and shall be subject to the approval of the Director of the Community and Economic Development Department.**
- 2. The owner/developer shall provide for an evergreen buffer along southerly and westerly property lines adjacent to the single-family home and the Walton Summit Apartments which may include a solid row of hedges or trees. The location, spacing, size and type of vegetation planted shall be subject to the approval of the Director of the Community and Economic Development Department.**
- 3. All access point design for the subject property shall require review and approval by the Gainesville Public Works Department Director. All required access / traffic / sidewalk improvements associated with the proposed development or any additional improvements identified within the Traffic Impact Study shall be at the full expense of the developer/property owner.**
- 4. An updated as-built survey/plat of the subject property, indicating existing conditions and all improvements shall be recorded prior to obtaining a Certificate of Occupancy for the future use.**

Legal Description

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 149, 9TH DISTRICT, CITY OF GAINESVILLE, HALL COUNTY, GEORGIA, AND BEING MORE

ORDINANCE NO. 2019-__

PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND ON THE WEST RIGHT OF WAY OF SUMMIT STREET (APPARENT 40' RIGHT OF WAY) LOCATED SOUTH 29°39'15" WEST, 458.31 FEET FROM THE CENTERLINE INTERSECTION OF E. E. BUTLER PARKWAY WITH SUMMIT STREET; THENCE ALONG THE WEST RIGHT OF WAY OF SUMMIT STREET SOUTH 27°09'00" WEST, 75.00 FEET TO AN IRON PIN SET; THENCE LEAVING THE WEST RIGHT OF WAY OF SUMMIT STREET, AND ALONG THE PROPERTY NOW OR FORMERLY OF NARCISO VAZQUEZ NORTH 61°30'00" WEST, 176.81 FEET TO AN IRON PIN SET; THENCE ALONG THE PROPERTY NOW OR FORMERLY OF 240 ATLANTA STREET PHASE 2 NORTH 27°14'55" EAST, 75.00 FEET TO AN IRON PIN SET; THENCE ALONG THE PROPERTY NOW OR FORMERLY OF CHRISTOPHER A. WIMBERLY & DERRICK JACKSON SOUTH 61°30'00" EAST, 176.68 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 0.304 ACRES, OR 13,252 SQUARE FEET.

SECTION II.

All Ordinances and parts of Ordinances in conflict herewith are hereby repealed.

SECTION III.

If any portion of this Ordinance shall be held to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect or impair the remaining portions unless it clearly appears that such other parts are wholly and necessarily dependent upon the part held to be invalid or unconstitutional.

SECTION IV.

This Ordinance is enacted as an amendment to the Code of the City of Gainesville, Georgia, and is to be codified as a part of Section 9-1-1-5.

SECTION V.

The effective date of this Ordinance shall be upon approval by the governing body of the City of Gainesville, Georgia.

C. Danny Dunagan, Jr., Mayor

This is to certify that I am City Clerk of the City of Gainesville. As such, I keep its official records, including its minutes. In that capacity, my signature below certifies this ordinance was adopted as stated and will be recorded in the official minutes.

ATTEST:

Denise O. Jordan, City Clerk

EXHIBIT A - NARRATIVE

Wimberly Funeral Home, 325 Summit Street, Gainesville, GA 30501 has been in business for over 10 years. Our Funeral Home has serviced the community through funeral services, after care and community service projects. Over the last 10 years, our business has expanded tremendously and we are in pursuit of expanding our facility. We are in need of more chapel space, office space and storage. Our office hours of operation is 9:30 AM- 2:00 PM. Although our business hours are between 9:30 – 2:00 PM, we service families for funeral services and for visitations. The hours vary for both, but they are typically held mostly on the weekends between 10:00 AM- 4:00 PM for funeral services and between 5:00 PM – 8:30 PM for visitations. We currently operate with one full time employee and 15 contract employees.

The increase in business has prompted me as a business owner to seek to purchase the property 315 Summit Street, which is next door to my current facility. If approved, we will enhance the look of our current funeral home and extend the facility space to meet the need of our current and future families. We will enlarge our chapel to seat 75 – 80 more additional people, more storage will be added for equipment, office space will be added for storage of files, and small area for families to dine during and after the visitation and we will also create more parking. Currently, our families park on the side of the street for funerals and visitations due to limited parking. With the expansion of the facility, more parking will be created to accommodate our families so they can park in a much safer environment.

EXHIBIT B - SITE PLAN

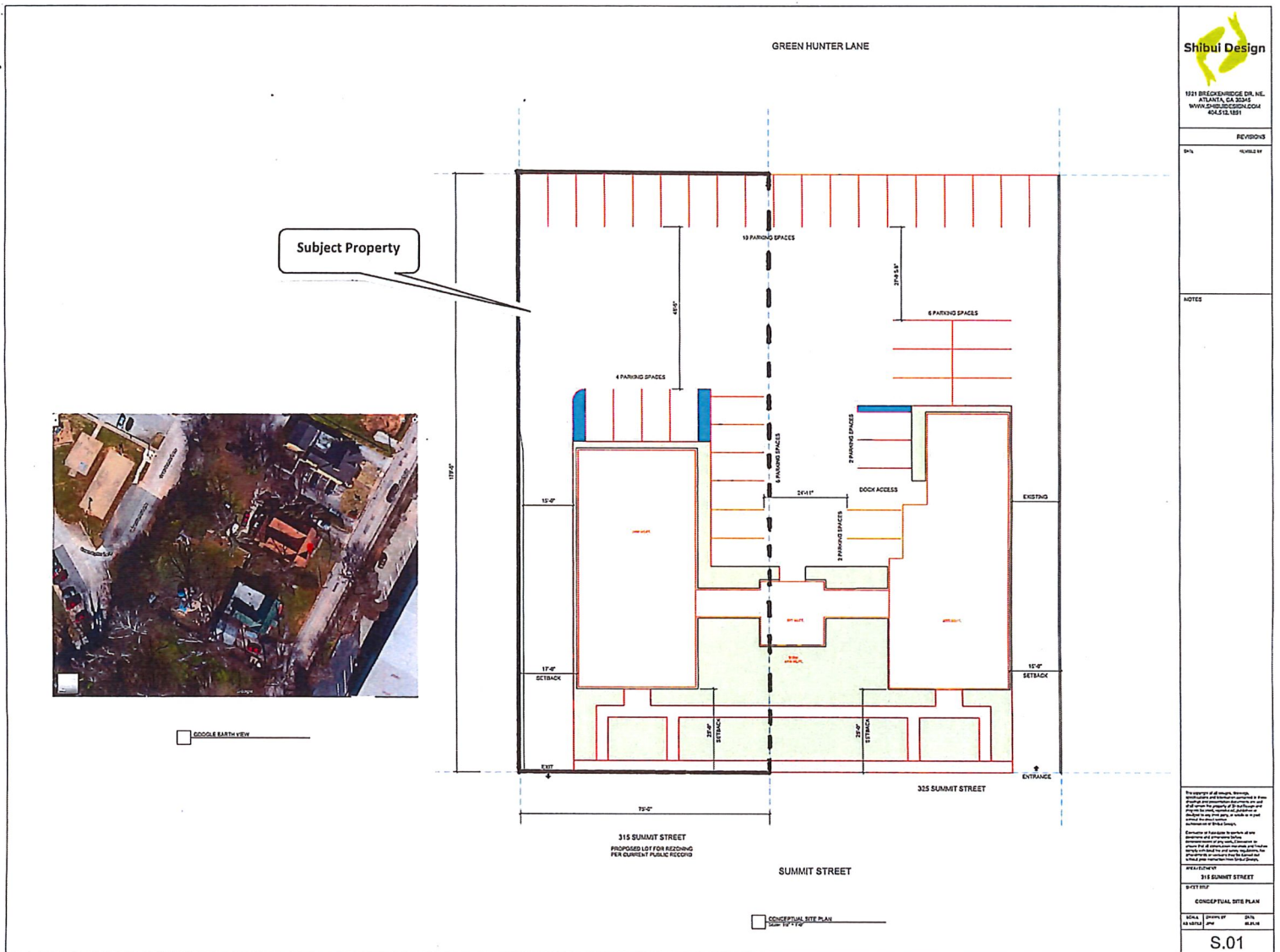
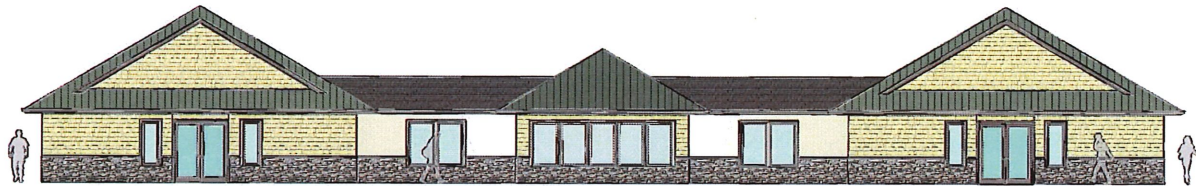
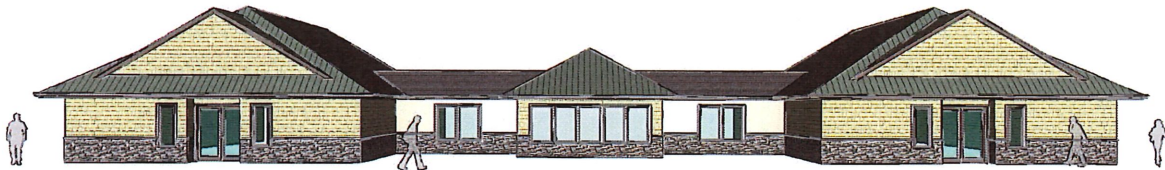


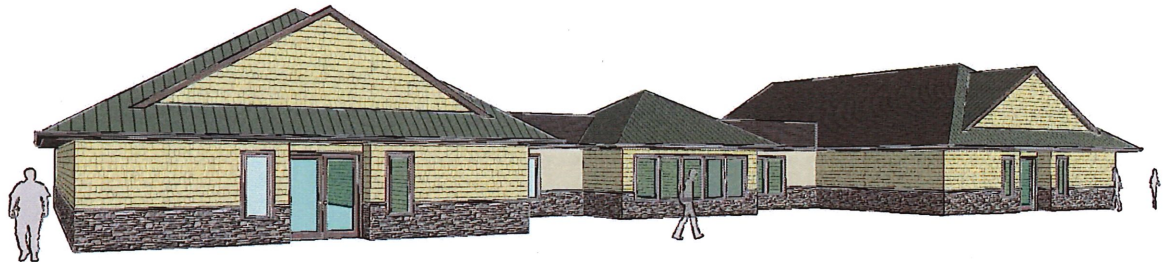
EXHIBIT C - ARCHITECTURAL ELEVATIONS



1 CONCEPTUAL RENDERING
Scale: NTS



2 CONCEPTUAL RENDERING
Scale: NTS



3 CONCEPTUAL RENDERING
Scale: NTS

REVISIONS

DATE REVISION BY

NOTES

The copyright of all designs, drawings, specifications and information contained in these drawings and presentation documents are and shall remain the property of Shibui Design and may not be used, reproduced, published or without the written permission of Shibui Design.

Contractor or Fabricator to perform all site conditions and dimensions before commencement of any work. Contractor to ensure that all construction materials and methods comply with local, state and federal regulations. No alterations or revision to this shall be allowed without prior instruction from Shibui Design.

AREA / ELEMENT
315 SUMMIT STREET

SHEET TITLE
CONCEPTUAL RENDERINGS

SCALE DRAWN BY DATE
AS NOTED JFW REA/18

S.03



Applicant:

CHRISTOPHER WIMBERLY

REZONING REQUEST



Request:

Rezone 0.31 +/- acre from Residential-II (R-II) to General Business (G-B) for expansion of neighboring funeral home

Subject Area Address:

315 Summit Street, SE

Meeting: 04/09/2019

Prepared: 03/12/2019

Gainesville Community Development Department



Subject Property

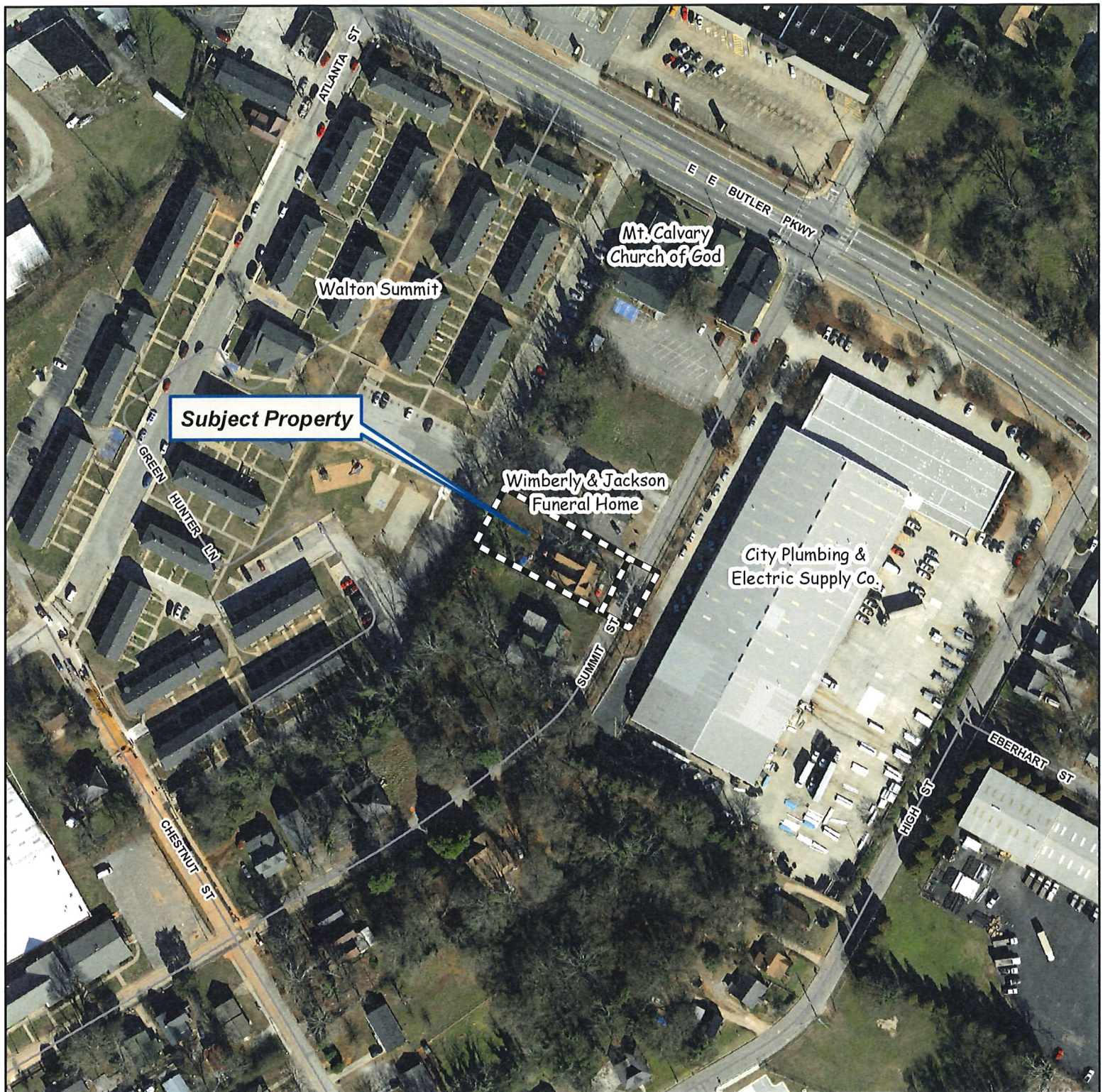


Right-of-Way to be Rezoned



Tax Parcel:

01-020-004-006



Applicant:

CHRISTOPHER WIMBERLY

REZONING REQUEST



Request:

Rezone 0.31 +/- acre from Residential-II (R-II) to General Business (G-B) for expansion of neighboring funeral home

Subject Area Address:

315 Summit Street, SE

Meeting: 04/09/2019

Prepared: 03/12/2019

Gainesville Community Development Department



Subject Property and
Right-of-Way to be Rezoned

Aerial from 2015



1" = 167'

Tax Parcel:

01-020-004-006

Wimberly Funeral Home, 325 Summit Street, Gainesville, GA 30501 has been in business for over 10 years. Our Funeral Home has serviced the community through funeral services, after care and community service projects. Over the last 10 years, our business has expanded tremendously and we are in pursuit of expanding our facility. We are in need of more chapel space, office space and storage. Our office hours of operation is 9:30 AM- 2:00 PM. Although our business hours are between 9:30 – 2:00 PM, we service families for funeral services and for visitations. The hours vary for both, but they are typically held mostly on the weekends between 10:00 AM- 4:00 PM for funeral services and between 5:00 PM – 8:30 PM for visitations. We currently operate with one full time employee and 15 contract employees.

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GREEN HUNTER LANE

REVISIONS

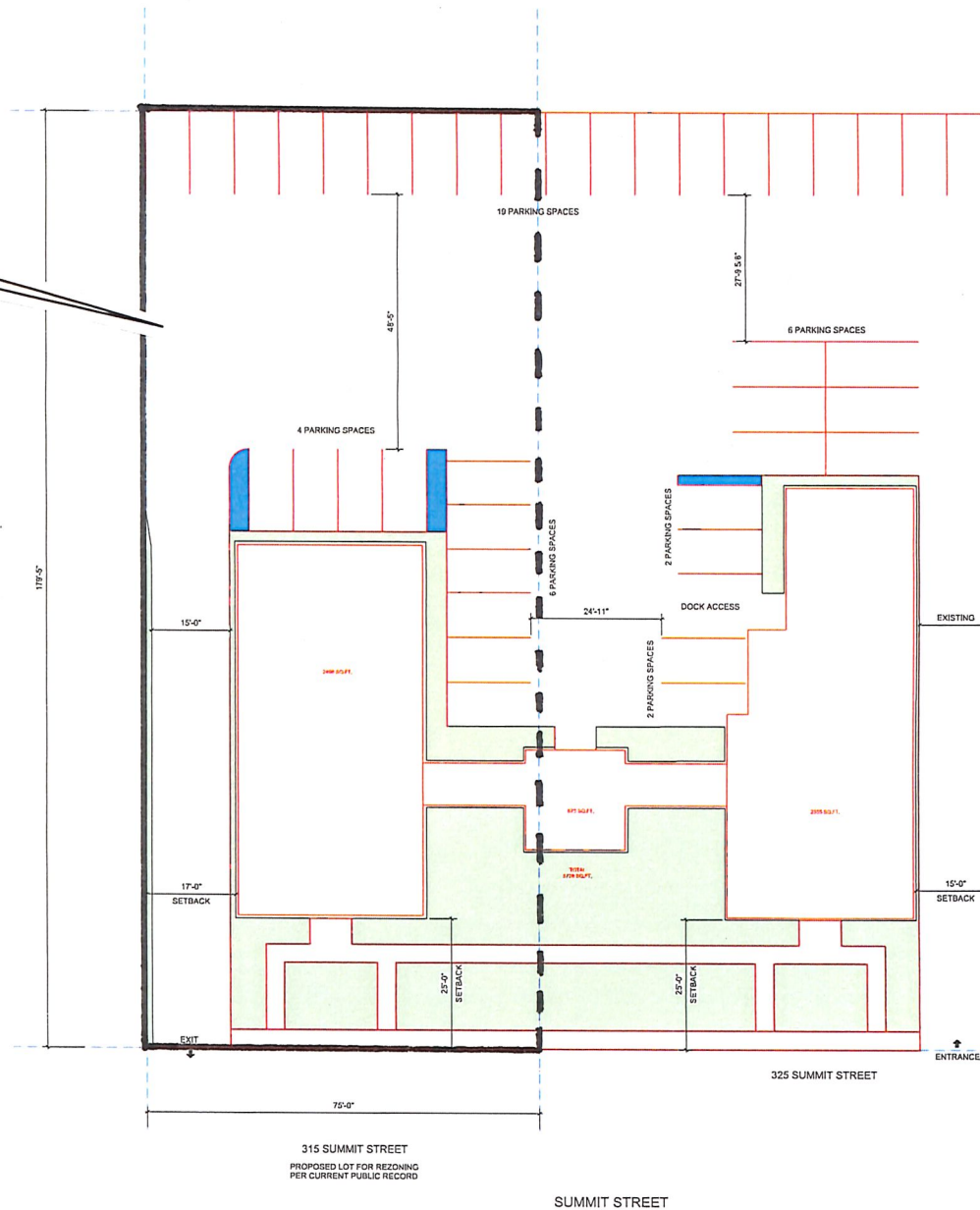
DATE REVISION BY

NOTES

Subject Property



GOOGLE EARTH VIEW



315 SUMMIT STREET
PROPOSED LOT FOR REZONING
PER CURRENT PUBLIC RECORD

CONCEPTUAL SITE PLAN
SCALE: 1/8" = 1'-0"

The copyright of all designs, drawings, and documents and information contained in them, and all other documents and information, shall remain the property of Shibui Design and shall not be used, reproduced, distributed, or otherwise made available to any third party, in whole or in part, without the prior written permission of Shibui Design.

Contractor or Fabricator to confirm all site conditions and dimensions before construction of any work. Contractor to ensure all all construction materials and methods comply with local and state regulations. The drawings and documents shall be used only for the purpose intended and shall not be used for any other purpose without the prior written permission of Shibui Design.

AREA / ELEVATION

315 SUMMIT STREET

SHEET TITLE

CONCEPTUAL SITE PLAN

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

DATE: 05.01.18

S.01



1921 BRECKENRIDGE DR. NE.
ATLANTA, GA 30345
WWW.SHIBUIDESIGN.COM
404.512.1891

REVISIONS

DATE	REVIEWED BY
------	-------------

NOTES

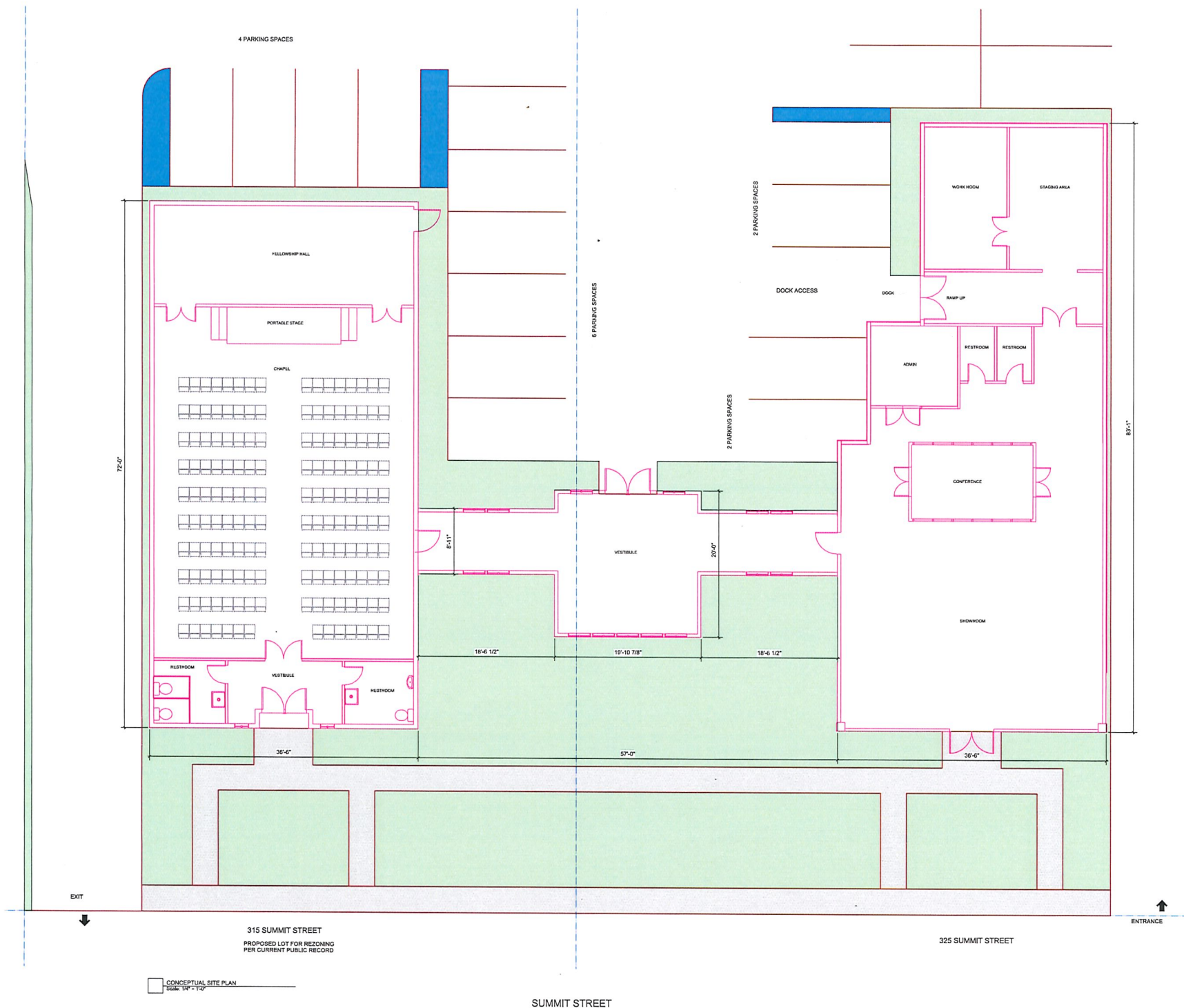
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Contractor or Fabricator to confirm all site conditions and dimensions before commencement of any work. Contractor to ensure that all construction materials and finishes comply with local fire and safety regulations. No amendments or revisions may be carried out without prior instruction from Shibui Design.

AREA / ELEMENT
315 SUMMIT STREET
SHEET TITLE:
CONCEPTUAL ARCHITECTURAL PLAN

SCALE	DRAWN BY	DATE
AS NOTED	JPW	03.01.19

S.02



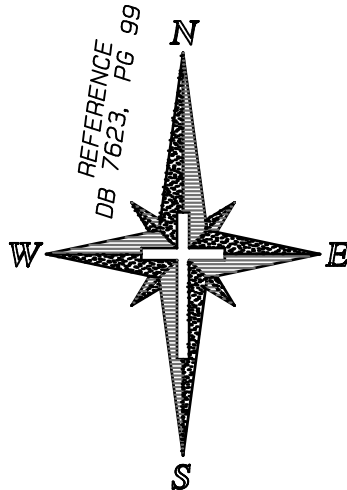
SURVEYOR'S CERTIFICATION

This survey is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS SURVEY 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. 15-6-67.

Robert S. Cleveland
Registration No. 2894
Email: shane_cleveland@bellsouth.net

3/22/2019
Date:

THIS BLOCK RESERVED FOR THE
CLERK FOR THE SUPERIOR COURT.



240 ATLANTA STREET PHASE I, LP, &
HOUSING AUTHORITY OF THE
CITY OF GAINESVILLE, GEORGIA
(PHASE 2)
PB 874, PG 384

AREA
0.304 ACRES
OR
13,252 SQ. FT.

N/F
BENJAMIN L. HAWKS &
CHERYL HAWKS
(DB 4495, PG 361)

N/F
CHRISTOPHER A. WIMBERLY &
DERRICK JACKSON
(DB 7623, PG 99)

N/F
NARCISO VAZQUEZ
(DB 8162, PG 642)

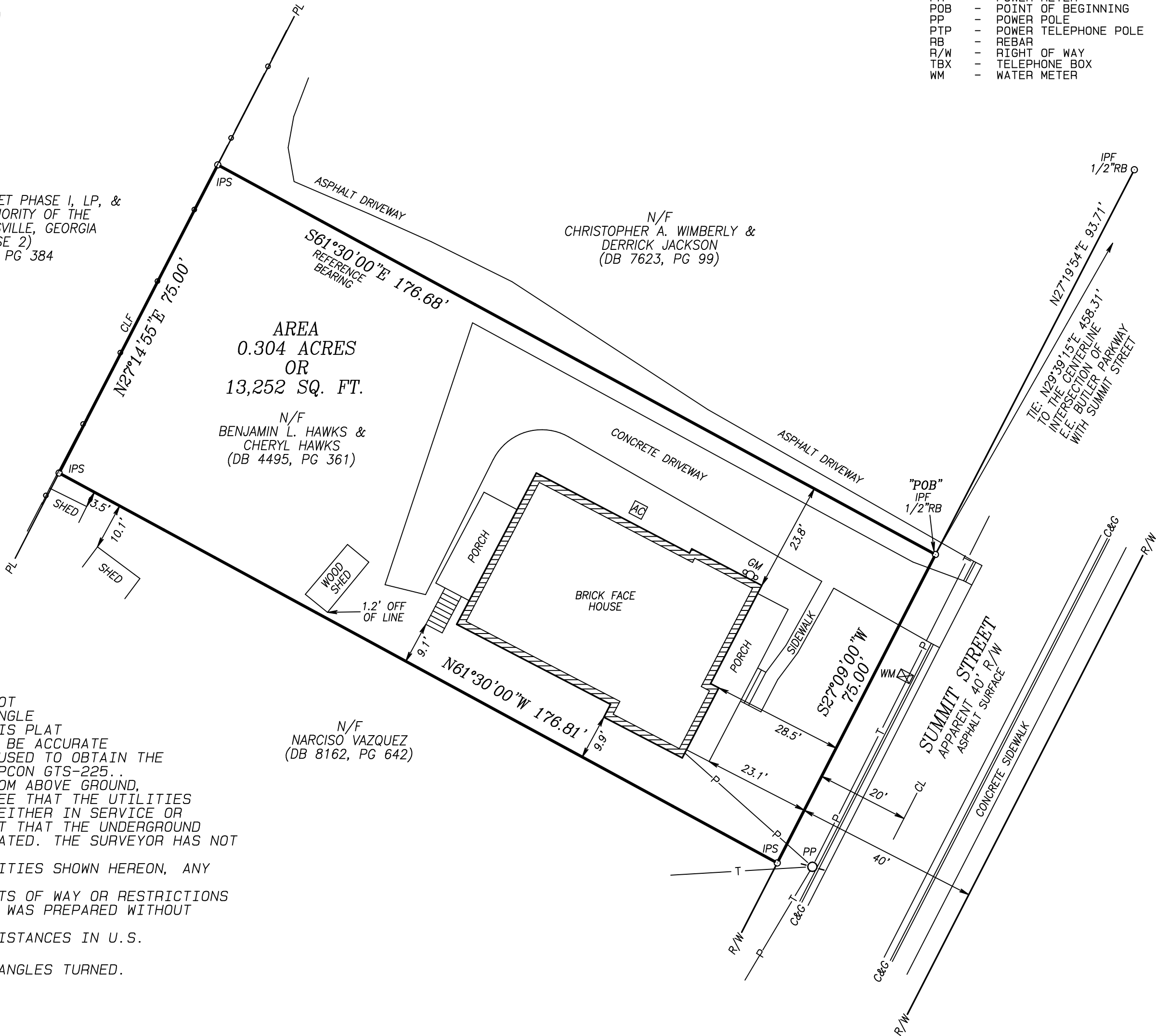
NOTES:

1. THE FIELD DATA DATED 3/20/2019 UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 15,302 FEET AND AN ANGULAR ERROR OF 1" PER ANGLE POINT. AND WAS ADJUSTED USING LEAST SQUARES. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 163,431 FEET. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS HEREIN WAS A TOPCON GTS-225.
2. THE UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM ABOVE GROUND, VISIBLE EVIDENCE. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
3. THIS SURVEY IS FOR THE EXCLUSIVE USE OF THE ENTITIES SHOWN HEREON, ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.
4. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, RIGHTS OF WAY OR RESTRICTIONS WHICH MAY EXIST AND NOT SHOWN HEREON. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.
5. ALL DISTANCES AS SHOWN ARE HORIZONTAL, GROUND DISTANCES IN U.S. SURVEY FEET (39.37 INCHES = 1 METER).
6. THE BEARINGS SHOWN HEREON WERE CALCULATED FROM ANGLES TURNED.

"THIS PROPERTY IS NOT LOCATED IN FLOOD HAZARD
AREA AS SHOWN ON FLOOD INSURANCE RATE MAP
13139C01876, HALL COUNTY, GEORGIA, DATED
APRIL 4, 2018."

LEGEND:

- AC - AIR CONDITION UNIT
- APPROX - APPROXIMATE
- BL - BUILDING LINE
- BWF - BARBED WIRE FENCE
- C&G - CURB AND GUTTER
- CT - CRIMP TOP PIPE
- CL - CENTER LINE
- CLF - CHAIN LINK FENCE
- DB, PG - DEED BOOK, PAGE
- EASE - EASEMENT
- EA - EDGE OF ASPHALT
- EC - EDGE OF CONCRETE
- GW - GUY WIRE
- GM - GAS METER
- FH - FIRE HYDRANT
- HWF - HOG WIRE FENCE
- IPF - IRON PIN FOUND
- IPS - IRON PIN SET (1/2" R/B) WITH A PINK CAP STAMPED PROPERTY CORNER RLS2894
- LP - LIGHT POLE
- LL - LAND LOT
- LLL - LAND LOT LINE
- N/F - NOW OR FORMERLY
- OT - OPEN TOP PIPE
- PBX - POWER BOX
- P- - POWER LINE
- P-T- - POWER & TELEPHONE LINE
- PL - PROPERTY LINE
- PM - POWER METER
- POB - POINT OF BEGINNING
- PP - POWER POLE
- PTP - POWER TELEPHONE POLE
- RB - REBAR
- R/W - RIGHT OF WAY
- TBX - TELEPHONE BOX
- WM - WATER METER



RETRACEMENT SURVEY FOR:

CHRISTOPHER A. WIMBERLY

LOCATED IN
LAND LOT 149, 9th DISTRICT,
CITY OF GAINESVILLE
HALL COUNTY, GEORGIA

Cleveland Land Surveying

3637 Rocky Ford Terrace, Gainesville, Georgia 30506
Office (678) 936-6163

DRAWN BY: SHANE

DATE: 3/22/2019

PDF: G219023

GRAPHIC SCALE



SCALE:
1"=20'

JOB# G219023

SHEET

1

OF
1

REVISIONS

DATE

DESCRIPTION





April 8, 2019

To: Planning and Appeals Board,

It is with great pleasure that I write you in recommendation of Wimberly Funeral Home.

Wimberly Funeral Home is located less than one mile from St. John Baptist Church where I have served as Senior Pastor since June 2008.

During this time, I have had the honor and privilege of working directly with Pastor Wimberly and the great staff of Wimberly Funeral Home.

For more than ten years, they have been a tremendous asset to the community so I was unquestionably delighted to hear that pending the necessary approvals, they will be expanding their great facility.

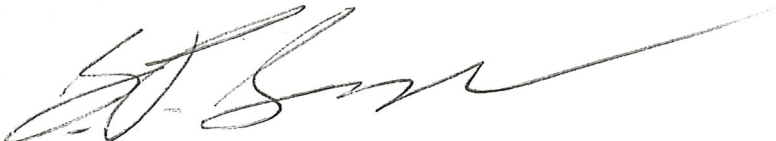
An approval of this expansion will not only enhance the beautification of the community but it will provide a most needed spacious facility with appropriate parking for those families requiring professional services during their times of need.

It is during these times and others that Wimberly Funeral Home is not just a business establishment but instead they are an essential part of our community. They are known and loved for their generosity to the community by donating school supplies to students in need, gifts to numerous families during the holidays and continued exceptional funeral and memorial services.

For these reasons and more, I offer my highest recommendation in full support of the expansion of Pastor Christopher Wimberly and Wimberly Funeral Home.

If I can be of further assistance to you please contact me at office@stjohnsgainesville.org

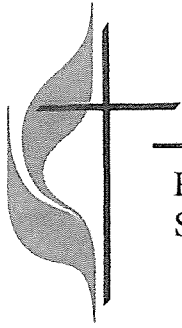
Regards,



Stephen P. Samuel
Senior Pastor

PASTOR STEPHEN PAUL SAMUEL

757 E.E. BUTLER PARKWAY P.O. BOX 623 GAINESVILLE, GA 30503
TEL (770) 532-0511 | FAX 770-536-7254 | EMAIL: OFFICE@STJOHNGAINESVILLE.ORG



St. Paul United Methodist Church

Rev. Robert S. King
Senior Pastor

705 Summit Street
Gainesville, GA 30501
770-536-4910

The City of Gainesville Planning and Appeals Board
535 Banks Street
Gainesville, GA 30501

Tuesday, April 9, 2019

To Whom It May Concern:

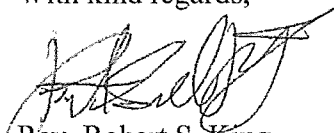
Greetings! My name is Robert S. King. I am the Senior Pastor of St. Paul United Methodist Church on Summit Street here in Gainesville. I am writing a letter of recommendation for the Wimberly Funeral Home as it seeks to expand its services to the community by building a new chapel and additional parking.

The Wimberly Funeral Home has served our community faithfully for over 10 years, providing supportive, gracious mortuary services to families who have recently experienced bereavement. On a personal note, several members of our St. Paul congregation have been very blessed to have the personal touch and professional character of the Wimberly and Jackson families shepherd them through their grieving.

For all these reasons, I believe that this expansion would be of a great asset to our community and our city.

If you have any further questions, feel free to contact me via rev.robertsking@gmail.com or 470.728.9288.

With kind regards,



Rev. Robert S. King

Mt. Calvary Church of God Holiness

P. O. Box 2172

Gainesville, Georgia 30503-2172

Located at 682 E. E. Butler Parkway

Elder Roger L. Owens, Pastor

Bishop James C. Taylor, Sr., General Overseer

Elder Willie J. Taylor, Presiding Elder

Parsonage: (770) 532-8978

Fax: (770) 532-8978

Church: (770) 534-7411

April 8, 2019

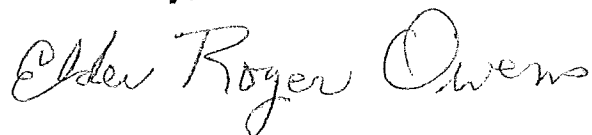
To: The Gainesville Planning & Zoning Committee

Rev. Chris Wimberly, Proprietor of the Wimberly Funeral Home, has informed me of plans to purchase the property adjacent to their business, and have the property rezoned to expand their business. Our church is located in close proximity to their business.

Rev. Wimberly and his associates have always conducted themselves in a highly professional and compassionate manner, and I believe that their expansion would be an asset to our community because they are community oriented. It would also help to improve the appearance of the surrounding area of Summit Street.

Thank you for your consideration.

Sincerely,



Elder Roger Owens, Pastor
Mt. Calvary Church of God Holiness

*".....and upon this rock I will build my church; and the gates of hell shall not prevail against it."
St. Matthew 16:18*

CITY OF GAINESVILLE

WORKSESSIONREQUEST

Date Submitted: 4/22/2019

Presenter: Abb Hayes

Item of Business: Resolution: Jesse Jewell and Queen City Parkway Utility
Relocation - Acquisition of Easements

Meeting Date: 5/2/2019

Purpose of Request:

The purpose of this request is to approve the purchase of property for the relocation project.

History/Background:

The Jesse Jewell and Queen City Parkway Utility Relocation project was originally approved by Resolution PR-2018-12.

Facts & Issues for Consideration:

The City will use the power of eminent domain to acquire certain property rights through the condemnation process if clear title to the necessary property rights cannot be timely acquired by voluntary negotiation and sale.

Department Recommendation:

Approve the resolution.

Department Director:

Bryan Lackey

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

Amount Requested:

Source of Funds:

Finance Comments:

Administrative Comments:

ATTACHMENTS:

Description	Type
 Jesse Jewell and Queen City Pkwy Utility Relocation	Resolution

RESOLUTION PR-2019-

JESSE JEWELL AND QUEEN CITY PARKWAY UTILITY RELOCATION ACQUISITION OF EASEMENTS

WHEREAS, in order to maintain the projected schedule of construction of the Jesse Jewell and Queen City Parkway Utility Relocation project, the City of Gainesville has determined that it is necessary to acquire certain land and easements immediately and without delay, such project being in the public interest of the citizens of the City of Gainesville; and

WHEREAS, Article 9, Section 2, Paragraph 5 of the Georgia Constitution authorizes municipalities to exercise the power of eminent domain for any public purpose; and

WHEREAS, pursuant to Section 22-13-140 of the Official Code of Georgia, the City of Gainesville is authorized to acquire land, in fee simple, or in any lesser interest, under the procedures set forth in Article 1 of Chapter 3 of Title 32 of the Official Code of Georgia; and

WHEREAS, the Jesse Jewell and Queen City Parkway Utility Relocation project does not involve the location, construction, or improvement of a highway or highways in the City of Gainesville; and

WHEREAS, the Mayor and City Council of City of Gainesville originally approved the Jesse Jewell and Queen City Parkway Utility Relocation project by Resolution PR-2018-12.

NOW, THEREFORE, BE IT RESOLVED, and it is resolved, the City of Gainesville finds that the Jesse Jewell and Queen City Parkway Utility Relocation project is necessary to serve a public purpose, and in furtherance of that public purpose the City has determined to use its power of eminent domain to acquire certain property rights through the condemnation process in the event that clear title to the necessary property rights cannot be timely acquired by voluntary negotiation and sale. The acquisition procedure shall proceed under Title 32 of the Official Code of Georgia, as the project schedule of completion requires acquisition of all parcels quickly, and without delay. Time is of the essence; and

BE IT FURTHER RESOLVED THAT the Mayor, City Manager, and City Attorney may acquire the property needed for the Project by gift, sale, or condemnation, and that the Mayor, City Manager, and City Attorney, are hereby directed to prepare the necessary deeds, easements, closing documents, petitions, declarations of taking, orders, and any other documents required to effectuate the foregoing; and

BE IT FURTHER RESOLVED THAT the Mayor, City Manager, and City Attorney, are authorized to sign any of the documents referenced in the preceding paragraph on behalf of the City of Gainesville, Georgia to complete the acquisition of the property required for this project.

Adopted this ____ day of _____, 2019.

RESOLUTION PR-2019-

**JESSE JEWELL AND QUEEN CITY PARKWAY UTILITY RELOCATION
ACQUISITION OF EASEMENTS**

C. Danny Dunagan, Jr., Mayor

This is to certify that I am City Clerk of the City of Gainesville. As such, I keep its official records, including its minutes. In that capacity, my signature below certifies this resolution was adopted as stated and will be recorded in the official minutes.

ATTEST:

Denise O. Jordan, City Clerk

CITY OF GAINESVILLE

WORKSESSIONREQUEST

Date Submitted: 4/22/2019

Presenter: Abb Hayes

Item of Business: Resolution: Spout Springs Road Utilities Relocation - Phase I
Acquisition of Easement

Meeting Date: 5/2/2019

Purpose of Request:

The purpose of this request is to approve the purchase of property needed for the referenced relocation project.

History/Background:

The Spout Springs Road Utilities Relocation - Phase I project was originally approved by resolution PR-2018-04.

Facts & Issues for Consideration:

The City will use the power of eminent domain to acquire certain property rights through the condemnation process if clear title to the necessary property rights cannot be timely acquired by voluntary negotiation and sale.

Department Recommendation:

Approve the resolution.

Department Director:

Bryan Lackey

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

Amount Requested:

Source of Funds:

Finance Comments:

Administrative Comments:

ATTACHMENTS:

Description	Type
☐ Spout Springs Road Utilities Relocation - Phase I Easement Acquisition	Resolution

RESOLUTION PR-2019-

**SPOUT SPRINGS ROAD UTILITIES RELOCATION – PHASE I
ACQUISITION OF EASEMENTS**

WHEREAS, in order to maintain the projected schedule of construction of the Spout Springs Road Utilities Relocation-Phase I project, the City of Gainesville has determined that it is necessary to acquire certain land and easements immediately and without delay, such project being in the public interest of the citizens of the City of Gainesville; and

WHEREAS, Article 9, Section 2, Paragraph 5 of the Georgia Constitution authorizes municipalities to exercise the power of eminent domain for any public purpose; and

WHEREAS, pursuant to Section 22-13-140 of the Official Code of Georgia, the City of Gainesville is authorized to acquire land, in fee simple, or in any lesser interest, under the procedures set forth in Article 1 of Chapter 3 of Title 32 of the Official Code of Georgia; and

WHEREAS, the Spout Springs Road Utilities Relocation-Phase I project does not involve the location, construction, or improvement of a highway or highways in the City of Gainesville; and

WHEREAS, the Mayor and City Council of the City of Gainesville originally approved the Spout Springs Road Utilities Relocation-Phase I project by Resolution PR-2018-04; and

NOW, THEREFORE, BE IT RESOLVED, and it is resolved, the City of Gainesville finds that the Spout Springs Road Utilities Relocation-Phase I project is necessary to serve a public purpose, and in furtherance of that public purpose the City has determined to use its power of eminent domain to acquire certain property rights through the condemnation process in the event that clear title to the necessary property rights cannot be timely acquired by voluntary negotiation and sale. The acquisition procedure shall proceed under Title 32 of the Official Code of Georgia, as the project schedule of completion requires acquisition of all parcels quickly, and without delay. Time is of the essence; and

BE IT FURTHER RESOLVED THAT the Mayor, City Manager, and City Attorney may acquire the property needed for the Project by gift, sale, or condemnation, and that the Mayor, City Manager, and City Attorney, are hereby directed to prepare the necessary deeds, easements, closing documents, petitions, declarations of taking, orders, and any other documents required to effectuate the foregoing; and

BE IT FURTHER RESOLVED THAT the Mayor, City Manager, and City Attorney, are authorized to sign any of the documents referenced in the preceding paragraph on behalf of the City of Gainesville, Georgia to complete the acquisition of the property required for this project.

Adopted this _____ day of _____, 2019.

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ACQUISITION OF EASEMENTS**

C. Danny Dunagan, Jr., Mayor

This is to certify that I am City Clerk of the City of Gainesville. As such, I keep its official records, including its minutes. In that capacity, my signature below certifies this resolution was adopted as stated and will be recorded in the official minutes.

ATTEST:

Denise O. Jordan, City Clerk