

DEPARTMENT ISSUES

Community & Economic Development	Resolution: Adoption of Community Development Block Grant (CDBG) 2020 Annual Action Plan	Jessica Tullar
Community & Economic Development	Park Hill Corridor Plan Presentation	Rusty Ligon
Community & Economic Development	Public Hearing Item: August 4, 2020 Council Meeting Request from Mauricio Ortega to annex a 0.51± acre tract located on the south side of Cherrywood Drive, west of Cherry Circle (a/k/a 23 Cherrywood Drive) and to establish zoning as Residential-I (R-I). Ward Number: Four. Tax Parcel Number(s): 08-015-002-011. Request: Sewer for a single-family home.	Abb Hayes
Community & Economic Development	Public Hearing Item: August 4, 2020 Council Meeting Request from 1430 Calvary Church Rd LLC to annex a 0.46± acre tract located on the west side of Calvary Church Road, southwest of its intersection with Calvary Drive (a/k/a 1442 Calvary Church Road) and to establish zoning as Light Industrial (L-I). Ward Number: Three. Tax Parcel Number(s): 15-035-000-001. Request: Granite South warehouse addition.	Abb Hayes
Community & Economic Development	Public Hearing Item: August 4, 2020 Council Meeting Request from the Gainesville City Board of Education to annex a 5.934± acres tract located on the east side of Gould Drive between McEver Road and S Smith Road (a/k/a 2550 and 2560 Gould Drive) and to establish zoning as Office and Institutional (O-I) with a special use. Ward Number: Four. Tax Parcel Number(s): 08-015-009-001 & 001B. Request: New Middle School / Existing single-family home.	Abb Hayes
Community & Economic Development	Public Hearing Item: August 4, 2020 Council Meeting Request from the Gainesville City Board of Education to rezone a 16.67± acres tract located on the south side of McEver Road, east of its intersection with Gould Drive (a/k/a 1263 and 1279 McEver Road, SW) from Residential-I (R-I) to Office and Institutional (O-I). Ward Number: Four. Tax Parcel Number(s): 08-006-001-070 and 08-015-009-020. Request: New Middle School.	Abb Hayes

**Community &
Economic
Development**

Public Hearing Item: August 4, 2020 Council Meeting

Abb Hayes

Request from **OHC Lanier North, LLC** to amend the existing Planned Unit Development (P-U-D) zoning on a 26.16± acres tract located northeast of Dawsonville Highway and on the north side of the intersection of Strickland Drive and Sportsman Club Road, with road frontage on Karen Lane (a/k/a **0 and 2209 Karen Lane; 2106, 2234 and 2242 Sportsman Club Road; and 2049 Strickland Drive**). **Ward Number: One**. Tax Parcel Number(s): 00-109-003-001, 004, 005; 00-109B-000-001, 002A & 036. **Request: Active adult community and up to four residential lots.**

CITY MANAGER ISSUES

Resolution: Sale of Real Property - 0.16 Acre Tract to L&L Properties 2017, Inc.

Bryan Lackey

MAYOR/COUNCIL ISSUES

Ex-Officio Report(s)

CITY ATTORNEY ISSUES

CITY CLERK ISSUES

EXECUTIVE SESSION

ADJOURNMENT

Final: Tuesday, July 28, 2020, 10:15 AM

CITY OF GAINESVILLE

WORKSESSIONREQUEST

Date Submitted: 7/22/2020
Presenter: Jessica Tullar
Item of Business: Resolution: Adoption of Community Development Block Grant (CDBG) 2020 Annual Action Plan
Meeting Date: 7/30/2020

Purpose of Request:

This request is for City Council to adopt the 2020 CDBG Annual Action Plan.

History/Background:

City of Gainesville is designated by the U. S. Department of Housing and Urban Development (HUD) as a Community Development Block Grant (CDBG) entitlement grantee. As such, the City receives an annual CDBG allocation intended to (1) benefit low- and moderate-income persons, (2) eliminate slum and blight, and/or (3) meet a particular urgent need.

The Annual Action Plan (AAP) provides a detailed budget and description of activities the City will carry out with that year's CDBG allocation.

Facts & Issues for Consideration:

In order to remain in compliance and be eligible to receive the annual CDBG allocation, the City must adopt its Annual Action Plan in accordance with the 2019-2023 Consolidated Plan (as amended).

Staff held three public hearings. Two were held virtually through ZOOM on 6/25/2020 at 5:30 p.m. and on 7/11/2020 at 10:00 a.m., while the third public hearing was held as an "Open-House" style meeting on 7/14/2020 from 10:00 a.m. until 4:00 p.m. Recordings from both virtual public hearings have been uploaded to the "HUD Consolidated Plan" section of the Community & Economic Development Department web page.

A total of three attendees participated. None requested changes to the proposed budget or activities; they only had questions about how the 2020 Census numbers may impact Gainesville's allocation. No written comments were received. Staff received emails from Family Promise and Boys & Girls Club of Lanier asking whether 2020 CDBG funds will be made available to "Public Services" agencies.

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:

CDBG Grant

Finance Comments:

2020 CDBG - Entitlement allocation

Administrative Comments:

ATTACHMENTS:

Description		Type
	2020 CDBG Annual Action - Presentation	Presentation
	Adoption of CDBG 2020 Annual Action Plan	Resolution
	Exhibit A: 2020 CDBG Budget Summary	Attachments/Exhibits
	Exhibit B: 2020 Annual Action Plan	Attachments/Exhibits

CITY OF **GAINESVILLE**

2020 CDBG ANNUAL ACTION PLAN



COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM:

- One of the longest-running programs of the U.S Department of Housing & Urban Development, signed into law in 1974
- CDBG grants must develop a 5-year Consolidated Plan with Annual Action Plans outlining proposed activities & identifying which National Objective & Eligibility Requirements have been met



CONSOLIDATED PLAN, ACTION PLAN & CITIZEN PARTICIPATION PLAN

- Five Year Plan: 2019-2023
 - Identifies local housing & community development needs
 - Provides a strategy for addressing these local needs
- Annual Action Plan:
 - Serves as funding application for CDBG program
 - Describes actions to be undertaken to meet the strategic plan goals
 - Details budget for use of federal funds annual allocation
- Citizen Participation Plan
 - Plan that outlines the process for citizens, nonprofit organizations & other interested parties to participate in determining how local CDBG funds are spent each year



CDBG FUNDING OBJECTIVES

- Development communities through:
 - Decent housing
 - Suitable living environment
 - Expanded economic opportunity
- National Objectives:
 - Benefit low- and moderate-income persons
 - Prevent or eliminate slum/blight
 - Meet urgent community development needs



CDBG ELIGIBLE ACTIVITIES

- Housing & other property activities
- Public facilities & infrastructure
- Economic development activities
- Funding to nonprofit organizations
- Planning & administration
- Other activities





2019-2023 CONSOLIDATED PLAN: COMMUNITY DEVELOPMENT PRIORITIES

1. Housing Affordability*
 - Expand affordable housing supply
 - Homeowner housing rehabilitation/repairs
 - Homebuyer assistance (i.e. down-payment & closing costs assistance)
2. Infrastructure & Public Facility Improvements*
 - Sidewalks, road improvements, parks/trails, stormwater & water/sewer improvements
3. Neighborhood Revitalization*
 - Acquisition/Demolition – vacant, dilapidated properties
 - Tree plantings
4. Economic Development
5. Public Services
6. Fair Housing Activities*
 - Housing Festival – linking residents with local resources
 - Homebuyer Education workshops, Financial classes & Fair Housing workshops
7. Program Administration

() Indicates “HIGH” Priority in the 2019-2023 Plan*



DRAFT 2020 ANNUAL ACTION PLAN

2020 Activities & Budget

Public Facilities & Infrastructure Improvements =	\$ 243,966
Acquisition & Demolition =	\$ 83,225
Homebuyer Assistance / Down-payment Assistance (5 to 8 households) =	\$ 40,000
Homeowner Housing Rehabilitation / Emergency Repairs (up to 3 homes) =	\$ 17,309
General Program Administration =	<u>\$ 96,124</u>
TOTAL =	\$ 480,624

PUBLIC PARTICIPATION

HUD Consolidated Plan | City of Gainesville

https://www.gainesville.org/hud-consolidated-plan

CDBG Public Hearing - Annual Action Plan

A VIRTUAL public hearing held via ZOOM on 6/25/2020 at 5:30 p.m.

CDBG Annual Action Plan
from City of Gainesville Georgia

LIVE DIGITAL ZOOM MEETING & RECORDATION

- The presentation is being offered live through a digital ZOOM meeting and is being recorded. The recording will be available on the City of Gainesville's website at <https://www.gainesville.org/hud-consolidated-plan>
- Documents available on the website:
 - 2020 Annual Action Plan
 - 2019-2023 Consolidated Plan
 - Citizen Participation Plan

2020 CDBG AAP Public Hearing 2

A VIRTUAL public hearing held via ZOOM on 7/11/2020 at 10:00 a.m.

2020 CDBG AAP Public Hearing 2
from City of Gainesville Georgia

CITY OF GAINESVILLE

2020 CDBG ANNUAL ACTION PLAN
PUBLIC HEARINGS & COMMENT

VIRTUAL ZOOM MEETINGS: 6/25/20 AT 5:30 P.M. & 7/11/20 AT 10:00 A.M.
OPEN HOUSE-STYLE MEETING: 7/14/2020, 10 A.M. TO 4 P.M.

4A Weekend Edition - June 20-21, 2020 The Times, Gainesville, Georgia | gainesvilletimes.com LOCAL

Local reaction mixed to Supreme Court DACA ruling

Associated Press

The Supreme Court on Thursday, June 18, rejected President Donald Trump's effort to end legal protections for 800,000 young immigrants, a stunning rebuke to his administration.

"We do not decide whether DACA or its rescission are sound policies. We address only whether the agency complied with the procedural requirement that it provide a reasoned explanation for its action."

"We use a Guardian Tracking system to monitor employees, both good and bad," said a Gainesville police officer. "We are not going to let anyone in here who is not a citizen."

"We use a Guardian Tracking system to monitor employees, both good and bad," said a Gainesville police officer. "We are not going to let anyone in here who is not a citizen."

**PUBLIC HEARING NOTICE
CITY OF GAINESVILLE
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM (CDBG)**

The City of Gainesville will hold a public review and comment period from 06/20/2020 through 07/21/2020 on its draft 2020 CDBG Annual Action Plan, with three public hearings scheduled as follows:

1. Thursday, 6/25/2020 at 5:30 p.m. - VIRTUAL public hearing through ZOOM
2. Saturday, 7/11/2020 at 10:00 a.m. - VIRTUAL public hearing through ZOOM
3. Tuesday, 7/14/2020 from 10:00 a.m. to 4:00 p.m. - "Open House" style meeting at the Gainesville Community & Economic Development Department offices located at 311 Henry Ward Way, SE. Masks, gloves and hand sanitizer will be available.

ZOOM Meeting links and info are posted on the City's HUD Consolidated Plan page of its website at <https://www.gainesville.org/hud-consolidated-plan>.

The AAP details action strategies for carrying out the City's five-year Housing Consolidated Plan and identifies community-specific priorities. A summary of the anticipated budget and activities for the FY2020 AAP include: Total Funding of \$480,624 to be used for Program Administration (\$96,124); Public Facilities/Infrastructure (\$243,966); Acquisition/Demolition (\$83,225); Homeownership Assistance (\$40,000); and Housing Rehabilitation/Emergency Repairs (\$17,309).

Public comments will be accepted in writing by fax at (770) 297-7826, by email at jullar@gainesvillega.gov, or by mail to P.O. Box 2496, Gainesville, GA 32603, and during the three public hearing opportunities.

Persons with special needs relating to handicapped accessibility or foreign language should contact Jessica Tullar at (770) 531-6570.

AVISO DE AUDIENCIA PUBLICA CIUDAD DEL PROGRAMA DE GRANT DE BLOQUEO DE LA COMUNIDAD DE GAINESVILLE (CDBG)

La ciudad de Gainesville celebrará un periodo de revisión y comentarios públicos del 06/20/2020 al 07/21/2020 sobre su proyecto de Plan de Acción Anual del CDBG 2020, con tres audiencias públicas programadas de la siguiente manera:

1. Jueves, 6/25/2020 a las 5:30 p.m. - Audiencia pública VIRTUAL a través de ZOOM
2. Sábado, 7/11/2020 a las 10:00 a.m. - Audiencia pública virtual a través de ZOOM
3. Martes, 7/14/2020 de 10:00 a.m. a 4:00 p.m. - Reunión de estilo "Open House" en las oficinas del Departamento de Desarrollo Económico y Comunitario de Gainesville ubicada en 311 Henry Ward Way, SE. Máscaras, guantes y desinfectante de manos estarán disponibles.

Los enlaces e información de la reunión zoom se publican en la página del Plan Consolidado de HUD de su sitio web en <https://www.gainesville.org/hud-consolidated-plan>.

El AAP detalla las estrategias de acción para llevar a cabo el Plan Consolidado de Vivienda a cinco años de la Ciudad e identifica prioridades específicas de la comunidad. Un resumen del presupuesto previsto y de las actividades para el AAP para el ejercicio 2020 incluyen: Financiación total de 480,624 dólares que se utilizará para la administración del programa (\$96,124 dólares); Instalaciones públicas/infraestructura (\$243,966); Adquisición/Demolición (\$83,225); Asistencia para la propiedad de viviendas (\$40,000); y Rehabilitación de Viviendas/Repaparaciones de Emergencia (\$17,309).

Los comentarios públicos se aceptarán por escrito por fax al (770) 297-7826, por correo electrónico a jullar@gainesvillega.gov o por correo a P.O. Box 2496, Gainesville, GA 32603, y durante las tres oportunidades de audiencia pública.

Las personas con necesidades especiales relacionadas con la accesibilidad para discapacitados o el idioma extranjero deben comunicarse con Jessica Tullar al (770) 531-6570.

Equal Housing Opportunity **Georgia Relay Partner**

The Official Site of the City of Gainesville, Georgia

COVID-19 UPDATES
Click here for information detailing the City of Gainesville's response to the novel coronavirus pandemic.

770-535-6860

About Us Jobs Departments City Council Visitors Recreation Payments Contact Us

**PUBLIC HEARING NOTICE
CITY OF GAINESVILLE
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM (CDBG)**

City of Gainesville has completed a draft of its 2020 Program Year Annual Action Plan for the HUD CDBG program.

Public Comment Period
The draft 2020 will be available for review and public comment from 06/20/2020 through 07/21/2020 and can be viewed at: <https://www.gainesville.org/hud-consolidated-plan>

Townhall and Public Forums
Thursday, 6/25/2020 at 5:30 p.m. - VIRTUAL public hearing through ZOOM
Saturday, 7/11/2020 at 10:00 a.m. - VIRTUAL public hearing through ZOOM
Tuesday, 7/14/2020 from 10:00 a.m. to 4:00 p.m. - "Open House" style meeting at the Gainesville Community & Economic Development Department offices.

Learn more >>

Gainesville enters phase 2 of reopening plan

Check your date
Get real-time information, add to cases are monitored, Review school dates, fine any violations - even your ticket only

Learn More

Welcome to Gainesville. Are you new here? Visitor Center >

HUD Consolidated Plan | City of Gainesville

https://www.gainesville.org/hud-consolidated-plan

CDBG Public Hearing - Annual Action Plan

A VIRTUAL public hearing held via ZOOM on 6/25/2020 at 5:30 p.m.

CDBG Annual Action Plan
from City of Gainesville Georgia

LIVE DIGITAL ZOOM MEETING & RECORDATION

- The presentation is being offered live through a digital ZOOM meeting and is being recorded. The recording will be available on the City of Gainesville's website at <https://www.gainesville.org/hud-consolidated-plan>
- Documents available on the website:
 - 2020 Annual Action Plan
 - 2019-2023 Consolidated Plan
 - Citizen Participation Plan

2020 CDBG AAP Public Hearing 2

A VIRTUAL public hearing held via ZOOM on 7/11/2020 at 10:00 a.m.

2020 CDBG AAP Public Hearing 2
from City of Gainesville Georgia

CITY OF GAINESVILLE

2020 CDBG ANNUAL ACTION PLAN
PUBLIC HEARINGS & COMMENT

VIRTUAL ZOOM MEETINGS: 6/25/20 AT 5:30 P.M. & 7/11/20 AT 10:00 A.M.
OPEN HOUSE-STYLE MEETING: 7/14/2020, 10 A.M. TO 4 P.M.

DRAFT 2020 ANNUAL ACTION PLAN
PUBLIC COMMENT & HEARING NOTICES
CITY OF GAINESVILLE
CDBG CONSOLIDATED PLAN & ANNUAL ACTION PLAN

City of Gainesville has completed a draft of its 2020 Program Year Annual Action Plan for the HUD CDBG program. The plan details proposed activities to be carried out during the 2020/2021 Program Year, which include Program Administration (\$96,124); Public Infrastructure (\$243,966); and Housing activities (\$140,534).

The draft 2020 will be available for review and public comment from 06/20/2020 through 07/21/2020. Comments should be submitted in writing to the Community & Economic Development Department, 311 Henry Ward Way, SE: Gainesville, GA 32601, or by email to jullar@gainesvillega.gov or by fax (Attention: Jessica Tullar) at (770) 297-7826. Comments must be received before 11:59 p.m. on Tuesday, 7/21/2020.

Gainesville's Community & Economic Development staff will hold two virtual public hearings and one in-person. Open House public hearing in accordance with the schedule below. Please attend only one public hearing, as the same information will be presented.

1. Thursday, 6/25/2020 at 5:30 p.m. - VIRTUAL public hearing through ZOOM
2. Saturday, 7/11/2020 at 10:00 a.m. - VIRTUAL public hearing through ZOOM
3. Tuesday, 7/14/2020 from 10:00 a.m. to 4:00 p.m. - "Open House" style meeting at the Gainesville Community & Economic Development Department offices located at 311 Henry Ward Way, SE. Masks, gloves and hand sanitizer will be available.

A copy of the DRAFT 2020 Annual Action Plan and links to the ZOOM Meetings are posted on the City's HUD Consolidated Plan page of its website at <https://www.gainesville.org/hud-consolidated-plan>.

Persons with special needs relating to handicapped accessibility or foreign language should contact Jessica Tullar by email at jullar@gainesvillega.gov or by calling (770) 531-6570.

VIRTUAL Public Hearing - ZOOM Links:

1. Thursday, 6/25/2020 at 5:30 p.m.	2. Sat., 7/11/2020 at 10:00 a.m.
Join Zoom Meeting https://us02web.zoom.us/j/81426283085	Join Zoom Meeting https://us02web.zoom.us/j/85723021271

Meals on Wheels

Related Information:
Community and Economic Development
Applications / Forms
Boards & Commissions
Codes / Guidelines
Fees
Historic Preservation
Links
Maps
Issued Permits Reports
Comprehensive Plan
Urban Redevelopment Plan
HUD Consolidated Plan
Annual CIE Update



TIMELINE

1. 6/20/2020 through 7/21/2020 = Public review & comment period
 - Plan posted on the City of Gainesville's Community & Economic Development webpage & linked from the City's website home page
2. Public Hearings:
 - Thurs., 6/25/2020 at 5:30 p.m. – VIRTUAL Public Hearing through ZOOM (no attendees)
 - Sat., 7/11/2020 at 10:00 a.m. – VIRTUAL Public Hearing through ZOOM (3 attendees)
 - Tues., 7/14/2020 from 10:00 a.m. to 4:00 p.m. – “Open House-Style” public hearing (no attendees)
3. 7/30/2020 – City Council Work Session
4. 8/4/2020 – City Council adoption
5. 8/7/2020 – Submit to HUD for approval

CITY OF
GAINESVILLE

THANK YOU



RESOLUTION PR-2020 - ____

**ADOPTION OF THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)
2020 ANNUAL ACTION PLAN**

WHEREAS, the City of Gainesville is designated an entitlement grantee by the U. S. Department of Housing and Urban Development (HUD) for the purpose of participation in the *Community Development Block Grant (CDBG)* Program; and

WHEREAS, the Community Development Department is directed to prepare and file an application including all appropriate appendages, assurances, and certifications with the U.S. Department of Housing and Urban Development requesting funding under the *Community Development Block Grant Program for Entitlement Cities*; and

WHEREAS, all proposed activities are consistent with the City's 2019-2023 Consolidated Plan, as amended; and

WHEREAS, the City of Gainesville has been awarded CDBG-Entitlement funds from HUD in the total amount of \$480,624.00; and

WHEREAS, all monies distributed from the *2020 Community Development Block Grant* will be utilized only for specifically designated and approved projects as outlined in the Second Program Year 2020 Annual Action Plan and activities list outline in the attached Exhibit A.

NOW, THEREFORE, BE IT RESOLVED THAT the governing body for the City of Gainesville hereby adopts the 2020 Annual Action Plan and authorizes the Mayor or City Manager to sign all necessary resolutions, certifications, applications, subrecipient agreements, and documents directly related to obtaining and administering the *2020 Community Development Block Grant* on behalf of the City of Gainesville.

Adopted this ____ day of _____, 2020.

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

CITY OF GAINESVILLE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) SECOND PROGRAM YEAR 2020 ANNUAL ACTION PLAN

PROGRAM FUNDING SOURCES

2020 Grant Allocation	\$480,624
Projected Program Income	\$ 0

TOTAL FUNDING	\$480,624
----------------------	------------------

PROPOSED ACTIVITIES

BUDGETED AMOUNT

HOUSING REHABILITATION / EMERGENCY REPAIRS

\$ 17,309

Funds will be used to assist income-eligible homeowners with repairs and other housing improvements, including handicap accessibility features and emergency repairs.

ACQUISITION / DEMOLITION

\$ 83,225

Property acquisition of vacant, dilapidated structures for demolition or rehabilitation; or acquisition of vacant property.

PUBLIC FACILITIES OR INFRASTRUCTURE

\$ 243,966

Acquisition, construction, or rehabilitation of parking lots and parking garages. Installation or repair of streets, street drains, storm drains, curbs and gutters, tunnels, bridges, and traffic lights/signs. Improvements to sidewalks that include the installation of trash receptacles, lighting, benches, and trees. Activities limited to tree planting (sometimes referred to as "beautification"). Installation or replacement of water lines, sanitary sewers, storm sewers, and fire hydrants. Site work/development, drainage improvements, and installation of water lines, sanitary sewer and storm sewers associated with developing affordable housing.

HOMEOWNERSHIP ASSISTANCE

\$ 40,000

Financial assistance to low- to moderate-income homebuyers, with high priority to first-time homebuyers, to assist them with the purchase of a home. Eligible uses of these funds include: up to 50% of down-payment, reasonable closing costs and premium for mortgage insurance required up-front.

PROGRAM ADMINISTRATION

\$ 96,124

Funds will be used for the management and oversight of all activities carried out under the CDBG Program. The funds cover expenses for salaries, legal fees, advertisements, supplies, and other administrative costs.

TOTAL EXPENDITURES

\$480,624



2020 Annual Action Plan

Draft

June 19, 2020

DRAFT

This page intentionally left blank.

ANNUAL ACTION PLAN

For Program Year 2020

CITY OF GAINESVILLE, GEORGIA

Community & Economic Development Department

Draft
June 19, 2020

Prepared for the City of Gainesville by
Mosaic Community Planning, LLC



DRAFT

This page intentionally left blank.

TABLE OF CONTENTS

Executive Summary	7
AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b).....	5
The Process.....	8
PR-05 Lead & Responsible Agencies - 91.200(b)	8
AP-10 Consultation - 91.100, 91.200(b), 91.215(l)	9
AP-12 Participation - 91.105, 91.200(c)	13
Expected Resources	16
AP-15 Expected Resources – 91.220(c)(1,2)	16
Annual Goals and Objectives	18
AP-20 Annual Goals and Objectives	18
Projects.....	21
AP-35 Projects – 91.220(d).....	21
AP-38 Project Summary	22
AP-50 Geographic Distribution – 91.220(f)	26
Affordable Housing.....	27
AP-55 Affordable Housing – 91.220(g)	27
AP-60 Public Housing – 91.220(h)	27
AP-65 Homeless and Other Special Needs Activities – 91.220(i)	28
AP-75 Barriers to Affordable housing – 91.220(j)	30
AP-85 Other Actions – 91.220(k)	31
Program Specific Requirements.....	34
AP-90 Program Specific Requirements – 91.220(l)(1,2,4).....	34

DRAFT

This page intentionally left blank.

EXECUTIVE SUMMARY

AP-05 EXECUTIVE SUMMARY - 24 CFR 91.200(C), 91.220(B)

1. Introduction

The City of Gainesville's 2020-2021 Annual Action Plan outlines the City's strategy for the use of Community Development Block Grant (CDBG) funds received from the U.S. Department of Housing and Urban Development (HUD) during the 2020 program year. The Annual Action Plan (AAP) details CDBG projects anticipated to be completed during 2020, along with funding levels, related activities, and anticipated beneficiaries for each. The 2020 program year is the second program year covered under Gainesville's 2019-2023 Five-Year Consolidated Plan, which identified priorities for and provided guidance on investment of HUD funds over a five-year period. During 2020, Gainesville will work toward addressing priorities related to housing affordability, infrastructure and public facility improvements, neighborhood revitalization, fair housing, and program administration.

2. Summary of the Objectives and Outcomes Identified in the Plan

Priority needs for the 2019 through 2023 planning period were developed based on citizen participation and stakeholder consultation, and analysis of the city's top housing, homeless, special needs populations, and non-housing community development needs. These priorities include:

Housing Affordability

- Support the development of affordable rental and owned housing, including projects located near employment and transportation.
- Expand the useful life of existing affordable housing through rehabilitation, repair, or weatherization programs.
- Provide homeownership opportunities for households through downpayment or closing cost assistance.

Infrastructure and Public Facility Improvements

- Provide safe neighborhoods, public facilities, recreational and cultural opportunities which meet both safety and health regulations for citizens of all ages and socioeconomic backgrounds.
- Improve public infrastructure, increase public safety, residential desirability and quality of life in low- and moderate-income neighborhoods.
- Assist community service organizations in improving their physical structures to ensure they are sufficient in size, accessible, safe and meet the organization's service goals.
- Infrastructure improvements including but not limited to sidewalks, roadway, park, and water and sewer replacement or expansion.

Neighborhood Revitalization

- Non-housing community development activities that eliminate blight, including code enforcement, demolition, acquisition, and redevelopment.

- Through property acquisition, increase greenspace, improve housing affordability, or encourage economic development.

Economic Development

- Support business development to create new employment opportunities for low- and moderate-income workers.
- Provide job training assistance to help residents access employment opportunities.

Public Services

- Fund community services such as youth-focused activities, programming for seniors, services for people experiencing homelessness, employment training, housing counseling, transportation assistance, fair housing education and enforcement, legal services, and others.

Fair Housing Activities

- Either in-house or through an award to a local organization, provide fair housing education activities to residents, housing providers, and local agencies in English and Spanish.

Program Administration

- Funding for performance of administrative, implementation, and planning requirements of the CDBG program.

3. Evaluation of Past Performance

Each year, the City of Gainesville reports its progress in meeting its five-year and annual goals by preparing a Consolidated Annual Performance Evaluation Report (CAPER). The CAPER is submitted to HUD within 90 days of the start of a new program year. Copies of recent CAPERs are available for review at Gainesville's Community and Economic Development Department or online at: <https://www.gainesville.org/housing-development>.

4. Summary of Citizen Participation Process and Consultation Process

To be completed following public comment period.

5. Summary of Public Comments

To be completed following public comment period.

6. Summary of Comments or Views Not Accepted and Reasons for Not Accepting Them

To be completed following public comment period.

7. Summary

During the 2020-2021 program year, the City of Gainesville will use CDBG funds to address priorities identified in its 2019-2023 Five-Year Consolidated Plan. Specifically, Gainesville will fund public facility and infrastructure improvements, including improvements to support affordable housing development,

downpayment assistance for first time homebuyers, housing rehabilitation/emergency repair, demolition and acquisition, and program administration.

DRAFT

THE PROCESS

PR-05 LEAD & RESPONSIBLE AGENCIES - 91.200(B)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

TABLE 1 – RESPONSIBLE AGENCIES

Agency Role	Name	Department/Agency
Lead Agency	Gainesville	
CDBG Administrator	Gainesville	Community & Economic Development / Housing & Special Projects Division

Narrative

The City of Gainesville Community & Economic Development Department's Housing & Special Projects Division is responsible for administering the City's Community Development Block Grant Program. Among other City responsibilities, the Division coordinates the planning process, works with other city agencies and nonprofit partners on planning and implementation, and reports on performance to the City Council, city residents, and HUD.

Consolidated Plan Public Contact Information

The primary contact for Gainesville's CDBG Program and the consolidated planning process is:

Jessica Tullar, AICP
Neighborhood Development Manager
Gainesville Community & Economic Development Department
PO Box 2496
Gainesville, Georgia 30503
770-531-6570
jtullar@gainesville.org

AP-10 CONSULTATION - 91.100, 91.200(B), 91.215(L)

1. Introduction

The City of Gainesville conducts a variety of public outreach to garner input from city staff, government agencies, nonprofit agencies, affordable housing developers, local service providers, and Gainesville residents in planning its CDBG program. While the City was unable to hold in-person public meetings during the preparation of this Annual Action Plan due to COVID-19 and related social distancing requirements, the City will hold a virtual engagement session and in-person drop-in day to gather input from interested stakeholders.

In developing the 2019-2023 Consolidated Plan under which this Annual Action Plan falls, the City held public meetings, conducted focus groups with local agencies or committees, interviewed key stakeholders, and conducted a public survey regarding community development and housing priorities. During that process, a total of 50 people attended a community meeting or focus group, 38 people completed the survey, and 25 people participated in an interview.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

The City of Gainesville works closely with public and private sector providers to ensure delivery of services to residents and to promote interagency communication and planning. The City has representatives on many non-profit agency boards and/or advisory committees. The Community & Economic Development Department works with various housing, health, mental health, and service agencies to gather data and identify gaps in services.

In developing this Annual Action Plan, the City strove to include input from housing providers and health, mental health, and other service agencies. During the public comment period, stakeholders will be invited to participate in a virtual meeting or otherwise provide input to City of Gainesville staff. Stakeholders included city elected officials and staff, housing authority staff, housing developers, nonprofit organizations, homeless housing and service providers, mental health service providers, agencies serving people with disabilities, senior services, and others. This Annual Action Plan and the associated Consolidated Plan are designed to promote enhanced coordination amongst local housing and service organizations over the next five years.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

Gainesville and Hall County fall within the Georgia Balance of State Continuum of Care (BoS CoC). The Georgia Department of Community Affairs (DCA) staffs the CoC and allocates Emergency Shelter Grant (ESG) funds across 152 counties statewide to assist with emergency shelter, transitional housing, and homelessness prevention, outreach, and supportive services. The City of Gainesville supports local groups

that apply for funding through DCA to coordinate housing and services for its residents experiencing or at risk of homelessness.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS.

Gainesville and Hall County are parts of the Georgia Balance of State Continuum of Care (BoS CoC), which covers 152 Georgia counties and is staffed by the Georgia Department of Community Affairs. DCA administers ESG funding statewide, and the City of Gainesville provides input regarding local homeless needs and risk of homelessness as requested to assist in determining how to allocate ESG funds, develop performance standards, and evaluate outcomes.

Under CoC guidance, homeless housing and service providers in Hall County are implementing a coordinated entry system that matches households with the most appropriate housing and service intervention based on their needs, with the goals of prioritizing resources and preventing or reducing the time of homelessness. Implementation sites use HMIS to record assessments, manage priorities, track referrals, and enter data.

2. Describe agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities.

Agencies, groups, organizations, and others who participated in the Annual Action Plan planning process are shown in the table on the following pages.

Identify any agency types not consulted and provide rationale for not consulting.

Efforts were made to consult as broad a group of community stakeholders as possible. No agency types were excluded from participation.

TABLE 2 – AGENCIES, GROUPS, ORGANIZATIONS WHO PARTICIPATED

Agency/Group/Organization Name	Type	Section of Plan Addressed	Consultation Method
1	•	•	•

Table to be completed following close of the public comment period.

Other Local/Regional/State/Federal Planning Efforts Considered when Preparing the Plan

TABLE 3 – OTHER LOCAL / REGIONAL / FEDERAL PLANNING EFFORTS

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Georgia Department of Community Affairs	The DCA provides homeless McKinney Vento Act funds to agencies in Gainesville through the Balance of State Continuum of Care. These funds assist with emergency shelter, transitional housing, homelessness prevention, and outreach and supportive services. Point in time homeless counts prepared by the Continuum of Care are reported in the Needs Assessment.
2040 Comprehensive Plan	City of Gainesville	Goals identified in the Community Work Program that overlap with those on the Strategic Plan include development of infill housing, blight reduction, sidewalk improvements, extension of infrastructure, public facility improvements, and economic development/commercial revitalization.
2017-2022 Comprehensive Economic Development Strategy (CEDS) & Regional Plan	Georgia Mountains Regional Commission	City of Gainesville priorities in the CEDS include airport renovation, continuation of the Midtown Greenway, stormwater planning, and a wireless hot zone project. Infrastructure development, possibly to include things such as stormwater and greenway planning, is reflected in the Strategic Plan.
2015 Downtown Gainesville Renaissance Strategic Vision & Plan	Carl Vinson Institute, University of Georgia	Action items overlap with the Strategic Plan relative to pedestrian and bicycle access, safety, and security; transit; and parks/community space.
Westside TAD Redevelopment Plan, 2018	City of Gainesville	Potential benefits of the TAD that are relevant to Strategic Plan goals include infrastructure improvements, redevelopment of vacant/ blighted properties, and economic development.
Midtown Gainesville Redevelopment Plan & Tax Allocation District, 2010	City of Gainesville, Hall County Commission, Gainesville City Schools	Goals that overlap with the Strategic Plan include economic development, blight removal, and new residential development.
Bradford-Ridgewood NPU Vision, Goals & Objectives Statement, 2010	City of Gainesville	Goals that overlap with the Strategic Plan include pedestrian safety, property maintenance, and housing rehabilitation and new development.
Fair Street Area NPU Vision, Goals & Objectives Statement, 2008	City of Gainesville	Goals that overlap with the Strategic Plan include pedestrian safety, sidewalk improvements/expansion, code enforcement, property maintenance, and addition of parks/greenspace.
Community Game Plan	United Way of Hall County	Goals that overlap with the Strategic Plan include adequate affordable housing, supportive housing/ services, emergency and transitional housing, improved connectivity, financial literacy, employment assistance, and healthy food access.

TABLE 3 – OTHER LOCAL / REGIONAL / FEDERAL PLANNING EFFORTS (CONTINUED)

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Hall County Hazard Mitigation Plan Update, 2017-2022	Hall County Emergency Management Agency	This plan contains goals and strategies to mitigate environmental and manmade hazards through prevention, emergency services, public education and awareness, structural projects, and property and natural resource protection.

AP-12 PARTICIPATION - 91.105, 91.200(C)

1. Summary of Citizen Participation and Efforts to Broaden Citizen Participation

Summarize citizen participation process and how it impacted goal-setting.

The City of Gainesville will hold a 30-day public comment period to receive comments on the draft 2020-2021 Annual Action Plan from Saturday, June 20 to Monday, June 20, 2020. During this time, copies of the draft report will be available for public inspection, and residents and stakeholders can provide written comments to the Community & Economic Development Department. Gainesville staff will also conduct a virtual engagement session to present the plan and gather feedback. Following the public comment period, the 2020-2021 Annual Action Plan will be presented to the Gainesville City Council for approval.

This Annual Action Plan builds on the 2019-2023 Consolidated Plan, during which residents could participate in one of three public meetings and/or take a community-wide survey. During that process, a total of 50 people attended a community meeting or focus group and 38 people completed the survey.

Citizen Participation Outreach

TABLE 4 – CITIZEN PARTICIPATION OUTREACH

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Comments not accepted and reasons
1	Newspaper ads	Residents, including minority residents, people with limited English proficiency, people with disabilities, and assisted housing residents; Housing and service providers; Community development practitioners	N/A	Ads in English and Spanish in <i>The Gainesville Times</i>	N/A
2	City webpage and social media	Residents, including minority residents, people with limited English proficiency, people with disabilities, and assisted housing residents; Housing and service providers; Community development practitioners	N/A	N/A	N/A
3	Public meetings	Residents, including minority residents, people with limited English proficiency, people with disabilities, and assisted housing residents; Housing and service providers; Community development practitioners	TBD	TBD	TBD

TABLE 4 – CITIZEN PARTICIPATION OUTREACH (CONTINUED)

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Comments not accepted and reasons
4	Public comment period	Residents, including minority residents, people with limited English proficiency, people with disabilities, and assisted housing residents; Housing and service providers; Community development practitioners	TBD	TBD	TBD
5	Public hearing	Residents, including minority residents, people with limited English proficiency, people with disabilities, and assisted housing residents; Housing and service providers; Community development practitioners	TBD	TBD	TBD

EXPECTED RESOURCES

AP-15 EXPECTED RESOURCES – 91.220(C)(1,2)

Introduction

Due to its size, the City of Gainesville only qualifies for a formula grant under HUD's CDBG program. The table below shows the City's CDBG allocation for the 2020-2021 program year of \$480,624 (as announced by HUD), along with an estimate of anticipated grant funding for the remaining three years covered by the 2019-2023 Consolidated Plan. This estimate assumes that funding over those three years will average to be about the same as the City's 2019 allocation of \$498,567.

Gainesville residents are also eligible for housing assistance through the Section 8 Housing Choice Voucher program and Continuum of Care programs operated by the Georgia Department of Community Affairs. However, the City of Gainesville does not receive direct allocations under either program.

All federal funds will be used in a manner which supports decent affordable housing, a suitable living environment, and expanded economic opportunities to principally benefit low- and moderate-income Gainesville residents.

Anticipated Resources

TABLE 5 - EXPECTED RESOURCES – PRIORITY TABLE

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$480,624	\$0	\$0	\$480,624	\$1,495,701	CDBG funds will be used to carry out activities related to acquisition, administration and planning, housing, economic development, public facility improvements, and public services.

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied.

While CDBG funds do not require a match, the City anticipates leveraging local, federal, and private funds as they address the priorities and goals outlined in the Consolidated Plan. The City will leverage local funds (i.e., City general funds) to complete public improvements and code enforcement activities in neighborhoods and business districts with low- and moderate-income households. Private funds and other federal funds will be leveraged for housing rehabilitation and new construction projects. Additionally, the Gainesville Nonprofit Development Foundation (GNPDF) has been a vital part of revitalization the city for the past 40 years and provides annual financial support to enhance opportunities provided by the CDBG program.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan.

CDBG funding will be used to develop and improve public facilities for the benefit of low- and moderate-income residents using existing publicly owned land. If CDBG funds are used to acquire private land for public purpose, the City will follow CDBG acquisition requirements and procedures.

ANNUAL GOALS AND OBJECTIVES

AP-20 ANNUAL GOALS AND OBJECTIVES

Goals Summary Information

TABLE 6 – GOALS SUMMARY

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Expanded Affordable Housing Supply	2019	2023	Affordable Housing Public Housing Non-Housing Community Development	Citywide	Housing Affordability Infrastructure and Public Facility Improvements	CDBG: \$150,000	Public facility or infrastructure activity: 180 LMI households benefitted
2	Homeowner Housing Rehabilitation	2019	2023	Affordable Housing Non-Homeless Special Needs	Citywide	Housing Affordability	CDBG: \$17,309	Homeowner housing rehabilitated: 2
3	Homebuyer Assistance	2019	2023	Affordable Housing	Citywide	Housing Affordability	CDBG: \$40,000	Financial assistance to homebuyers: 8 households
4	Improved Public Facilities and Infrastructure	2019	2023	Non-Housing Community Development	Citywide	Infrastructure and Public Facility Improvements Neighborhood Revitalization	CDBG: \$93,966	Public facility or infrastructure activity: 5 LMI households benefitted
5	Demolition and Acquisition	2019	2023	Affordable Housing Non-Housing Community Development	Citywide	Housing Affordability Neighborhood Revitalization Economic Development	CDBG: \$83,225	Buildings demolished: 4

TABLE 6 – GOALS SUMMARY (CONTINUED)

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	General Program Administration	2019	2023	Non-Housing Community Development	Citywide	Program Administration Fair Housing	CDBG: \$96,124	Other

Goal Descriptions

TABLE 7 – GOALS DESCRIPTIONS

1	Goal name	Expanded Affordable Housing Supply
	Goal description	Site improvements, public infrastructure, public facilities, or other eligible activities for the support of affordable housing development or re-construction
2	Goal name	Homeowner Housing Rehabilitation
	Goal description	Housing rehabilitation and emergency repair for income-eligible homeowners
3	Goal name	Homebuyer Assistance
	Goal description	Provide downpayment, closing cost, or other eligible assistance to income-eligible homebuyers
4	Goal name	Improved Public Facilities and Infrastructure
	Goal description	Improve public facilities and infrastructure in low- and moderate-income neighborhoods; Potential improvements may include, but are not limited to, parks and open space, community centers, sidewalk construction or improvement, ADA improvements, pedestrian safety devices and lighting, and bus shelters/seating
5	Goal name	Demolition and Acquisition
	Goal description	Demolition and/or acquisition of dilapidated buildings and land to create greenspace, improve housing affordability, or promote economic development
6	Goal name	General Program Administration
	Goal description	Staff salary, planning, and administrative service delivery costs for implementing the Community Development Block Grant program

PROJECTS

AP-35 PROJECTS – 91.220(D)

Introduction

Projects planned for the 2020-2021 program year are identified in the table below, with additional detail provided in AP-38. Over the next year, the City of Gainesville anticipates assisting low- and moderate-income homeowners with home rehabilitation/emergency repair and downpayment assistance. The City will also use CDBG funds for demolition and acquisition and public improvements and construction of infrastructure to support affordable housing development. Using program administration funds, the City will provide fair housing education to its residents.

Projects

TABLE 8 – PROJECT LIST

#	Project Name
1	Tower Heights Infrastructure Improvements
2	Public Facilities and Infrastructure Improvements
3	Demolition and Acquisition
4	Housing Rehabilitation and Emergency Repairs
5	Homeownership Assistance
6	Program Administration

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs.

The City's allocation priorities reflect its focus on a number of high priority needs identified through data analysis, community member input, consultation with City staff and other public agencies, and reviews of relevant recently-completed plans and studies, such as Gainesville's *2040 Comprehensive Plan*. A key priority that emerged from the Consolidated Planning process was the need for more affordable housing for renters and owners and a need for housing rehabilitation. To meet this underserved need, the City will provide infrastructure improvements to support development of new affordable housing construction. The City will also provide funds to homeowners for housing rehabilitation and repair.

The City does not anticipate any obstacles to completing the projects it has identified for the 2020-2021 program year.

AP-38 PROJECT SUMMARY

Project Summary Information

TABLE 9 – PROJECT INFORMATION

1	Project Name	Tower Heights Infrastructure and Site Development
	Target Area	Citywide
	Goals Supported	Expanded Affordable Housing Supply
	Needs Addressed	Housing Affordability, Infrastructure and Public Facility Improvements
	Funding	CDBG: \$150,000
	Description	Infrastructure improvements and site development work to support redevelopment of the Tower Heights Apartments by the Gainesville Housing Authority and Walton Communities
	Target Date	06/30/2022
	Estimate the number and type of persons that will benefit from the proposed activity	180 LMI households benefitted
	Location Description	Westside Redevelopment Area (Tower Heights Road and Jones Street)
	Planned Activities	Infrastructure improvements and site development work (i.e., grading, streetscape, pedestrian facilities)
2	Project Name	Public Facilities and Infrastructure Improvements
	Target Area	Citywide
	Goals Supported	Improved Public Facilities and Infrastructure
	Needs Addressed	Infrastructure and Public Facility Improvements, Neighborhood Revitalization
	Funding	CDBG: \$93,966

	Description	Facility and infrastructure improvement projects such as, but not limited to: • Acquisition, construction, or rehabilitation of parking lots and parking garages. • Installation or repair of streets, street drains, storm drains, curbs and gutters, tunnels, bridges, and traffic lights/signs. • Improvements to sidewalks that include the installation of trash receptacles, lighting, benches, and trees. Activities limited to tree planting (sometimes referred to as “beautification”). • Installation or replacement of water lines, sanitary sewers, storm sewers, and fire hydrants. • Site work/development, drainage Improvements and the installation of water lines, sanitary sewer and storm sewers associated with developing affordable housing.
	Target Date	06/30/2023
	Estimate the number and type of persons that will benefit from the proposed activity	5 LMI households assisted from public facility or infrastructure activity
	Location Description	Locations to be determined during program year
	Planned Activities	Various infrastructure and public facility improvement activities
3	Project Name	Demolition and Acquisition
	Target Area	Citywide
	Goals Supported	Demolition and Acquisition
	Needs Addressed	Housing Affordability, Neighborhood Revitalization
	Funding	CDBG: \$83,225
	Description	Acquire unkempt/abandoned vacant properties; acquire blighted or foreclosed properties with dilapidated structures and demolish dilapidated structures.
	Target Date	06/30/2021

	Estimate the number and type of persons that will benefit from the proposed activity	4 buildings demolished
	Location Description	Citywide in income-eligible census tracts
	Planned Activities	Property acquisition and demolition of dilapidated structures
4	Project Name	Housing Rehabilitation and Emergency Repairs
	Target Area	Citywide
	Goals Supported	Homeowner Housing Rehabilitation
	Needs Addressed	Housing Affordability
	Funding	CDBG: \$17,309
	Description	Housing rehabilitation and emergency repair funding of up to \$10,000 for income-eligible homeowners
	Target Date	06/30/2021
	Estimate the number and type of persons that will benefit from the proposed activity	2 low- and moderate-income homeowners
	Location Description	Citywide
	Planned Activities	Housing rehabilitation and emergency repair funding of up to \$10,000 for income-eligible homeowners
5	Project Name	Homeownership Assistance
	Target Area	Citywide
	Goals Supported	Homebuyer Assistance
	Needs Addressed	Housing Affordability
	Funding	CDBG: \$40,000

	Description	Financial assistance to low- and moderate-income, first-time homebuyers to assist them with the purchase of a home. Eligible uses of these funds include: up to 50% of down payment, reasonable closing costs, and premium for mortgage insurance required up-front.
	Target Date	06/30/2021
	Estimate the number and type of persons that will benefit from the proposed activity	Up to 8 households assisted with direct financial assistance
	Location Description	Location to be determined during program year
	Planned Activities	First-time homebuyer assistance with downpayment, closing cost and/or up-front mortgage insurance premium
6	Project Name	General Program Administration
	Target Area	Citywide
	Goals Supported	General Program Administration
	Needs Addressed	Program Administration, Fair Housing
	Funding	CDBG: \$96,124
	Description	Staff salary, planning, and administrative service delivery costs for implementing the Community Development Block Grant program.
	Target Date	06/30/2021
	Estimate the number and type of persons that will benefit from the proposed activity	Not applicable
	Location Description	Citywide
	Planned Activities	Staff salary, planning, and administrative service delivery costs for implementing the Community Development Block Grant program. Provide fair housing education to Gainesville residents.
CDBG Total		\$480,624

AP-50 GEOGRAPHIC DISTRIBUTION – 91.220(F)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed.

HUD identifies CDBG-eligible block groups where there are concentrations of low- and moderate-income families. In this case, HUD defines a concentration as a block group where low- and moderate-income households make up more than 51% of total households in the block group. As of the 2020 program year, there are 16 such block groups in Gainesville. Notably, 15 of these block groups are located in census tracts that have high rates of housing need (40% or more of households with a cost burden) and/or populations that are majority people of color.

Six of these census tracts (tracts 10.02, 10.03, 11.01, 11.02, 12.01, and 14.03) are contiguous tracts all located south of E.E. Butler Parkway extending roughly from Athens Highway on the east to Dawsonville Highway, McEver Road, and Lake Lanier on the west. These tracts cover the Downtown, Midtown, and Westside neighborhoods. Note that the area that includes the airport, Elachee Nature Preserve, and Chicopee Woods golf course is not included. In all of these tracts, the largest share of the population is Latino, ranging from 42 to 88%.

The remaining two tracts where people of color comprise more than 50% of the population are immediately north of downtown and E.E. Butler Parkway, and include the Fair Street Area NPU and neighborhoods to its east (Tracts 7.01 and 8). In each of these tracts, Latinos and African Americans each make up considerable shares of the population (between 33 and 41%). White residents make up 20-30% of people in these tracts.

Geographic Distribution

Rationale for the Priorities for Allocating Investments Geographically

The City will focus its funding in neighborhoods that have concentrations of low- and moderate-income households and substantial needs related to housing quality and affordability, public facilities and infrastructure, and economic development. While specific target areas are listed in Gainesville's 2019-2023 Consolidated Plan, individual low- and moderate-income persons residing anywhere in the City may be eligible beneficiaries of CDBG funds. CDBG funding may also be spent in eligible block groups / census tracts where at least 51% of households have low- or moderate-incomes (i.e., incomes under 80% of the area median, adjusted for household size).

AFFORDABLE HOUSING

AP-55 AFFORDABLE HOUSING – 91.220(G)

Introduction

Over the 2020-2021 program year, the City of Gainesville estimates that it will assist 2 non-homeless low- and moderate-income homeowner households with the rehabilitation of existing residential units and up to 8 households with downpayment assistance. The City will also make infrastructure improvements to support the construction of 148 new and 32 replacement affordable rental units, completed over multiple phases, with about 90 units in the first phase.

TABLE 10 - ONE YEAR GOALS FOR AFFORDABLE HOUSING BY SUPPORT REQUIREMENT

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	10
Special-Needs	0
Total	10

TABLE 11 - ONE YEAR GOALS FOR AFFORDABLE HOUSING BY SUPPORT TYPE

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
Production of New Units	90
Rehab of Existing Units	2
Acquisition of Existing Units	8
Total	100

AP-60 PUBLIC HOUSING – 91.220(H)

Introduction

Public housing in the city of Gainesville is managed by the Gainesville Housing Authority (GHA). The quasi-governmental authority is governed by its board of commissioners which are appointed by the City. According to HUD's PIC (the HUD Office of Public & Indian Housing Information Center) data, there are 468 public housing units and no housing choice vouchers in Gainesville. The GHA receives federal funds to modernize and repair those units. The City of Gainesville Community Development Department works closely with the GHA to offer financial literacy classes to public housing residents and other citizens. Efforts

have also been made to identify residents that may be ready for homeownership and direct them toward those opportunities. Grant funds from the City of Gainesville down-payment assistance program have been made available to assist residents with purchasing a new home. Such actions will help housing authority residents become more independent and make units available for families with affordable housing needs.

The GHA is independent of the City of Gainesville and the City does not manage or oversee GHA funds.

Actions planned during the next year to address the needs to public housing.

The GHA is applying to HUD for the ability to convert its remaining public housing units under the Rental Assistance Demonstration (RAD) program. If approved, this would give the GHA opportunities to leverage its real estate assets to replace and/or rehabilitate these units. The GHA will also continue to work with Walton Communities, its LIHTC development partner, to secure tax credit funding for the final phase of Walton Summit.

Actions to encourage public housing residents to become more involved in management and participate in homeownership.

The GHA receives a Resident Opportunity and Supportive Services Program (ROSS) grant that supports GHA's residents by linking them with valuable community resources to obtain economic self-sufficiency, independence, improved quality of life, and in some cases, help maintaining stable housing as residents age.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance.

The GHA is rated a "Standard Performer" and is not designated as troubled.

AP-65 HOMELESS AND OTHER SPECIAL NEEDS ACTIVITIES – 91.220(I)

Introduction

The City of Gainesville is covered by the Balance of State Continuum of Care, a network of homeless service providers covering all but the most populous Georgia counties and coordinated by Georgia DCA. The state conducts a biennial homeless count and the most recent data released as of the date this plan was drafted was from January 2019. On the night of the count, there were a total of 149 homeless persons enumerated in Hall County, including 92 residing in shelters and 57 unsheltered.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including:

1. Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs.

The primary source of funding for homelessness programs and services in the Gainesville community comes from DCA through the Balance of State Continuum of Care. The local organizations receiving funding from this stream will continue to be engaged in the work of outreach to homeless persons in order to assess individual needs and share information about available resources.

2. Addressing the emergency shelter and transitional housing needs of homeless persons.

Several local organizations address the emergency and transitional housing needs of homeless persons. In addition, emergency and transitional housing needs may be addressed through grant funding opportunities, such as the competitive Continuum of Care process, or through other state or local funding streams.

3. Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

Stakeholder input suggests that one reason households in transitional housing are slow to transition out is because there are so few decent affordable options available in the private rental market. Increasing support and case management funding associated with shelter and transitional housing programs may help, but adding new units to the overall affordable housing stock may help as well.

The City of Gainesville is not a direct recipient of the Emergency Solutions Grant (ESG) which could assist with housing the homeless and provide services to prevent homelessness, re-house or otherwise permanently house the homeless. ESG funding is made available through a competitive process through the Department of Community Affairs.

4. Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

Service providers in the city, along with housing providers, work together to prevent homelessness in those populations which are vulnerable or at risk of homelessness. These groups include extremely low-income individuals and families, people discharged from institutions, and those receiving assistance from agencies addressing a variety of needs, such as housing, health, social services, employment, education or youth needs.

This plan identifies a need for additional affordable housing in Gainesville. The City and the Gainesville Housing Authority will continue to work toward the goal of creating additional affordable housing options,

which will provide additional housing options for all people exiting an institutional setting and who may otherwise become homeless. The existing nonprofit organizations that serve the homeless population will also continue planning and coordinating procedures to ensure people are not discharged from hospitals or jails into homelessness. Various other homeless prevention efforts will be initiated and maintained by the local organizations participating in the Continuum of Care.

Discussion

Local homeless service providers generally agree that the point-in-time count underestimates the true number of homeless people in the community, yet no more reliable source of data is available. Compared with what is likely a low-end estimate of 149 homeless people in Hall County, the 87 available emergency or transitional housing beds indicate a shortage of at least 36 beds within the community.

AP-75 BARRIERS TO AFFORDABLE HOUSING – 91.220(J)

Introduction

Market data and stakeholder input both suggest a tight housing market in Gainesville, with low vacancy rates and increasing housing costs. While the market depends largely on the private sector to provide housing, there are roles the City and others can play through policy and regulation that may encourage greater private investment in new housing development in Gainesville.

Several aspects of the City's zoning code could potentially have a negative effect on housing development. For example, the City may want to consider adopting means to allow more flexibility in density and affordable housing development by carving out additional residential zoning districts or subdistricts that allow for a greater mix of housing types, lower minimum lot sizes, and higher multifamily density, and other alternatives such as relaxing the infill residential development standards, providing for cluster developments, density blending, and transfer of development rights in appropriate locations. Permitting or incentivizing conversion of single-family dwellings in high opportunity intown neighborhoods to two-family, 3-family, or multifamily dwellings on large lots also is a strategic way to address the need for more density and infill development in established neighborhoods.

Moreover, the City's land use regulations could go beyond just meeting the minimum FHA standards and affirmatively further and incentivize the development of affordable housing with inclusionary zoning policies. Gainesville has not adopted specific development incentives like density bonuses, reduced parking, or design waivers, reduced or waiver of development impact fees, administrative variances, or expedited permitting for the development of affordable or low-income housing or housing for protected classes.

Taken together, these zoning tools could potentially allow for more supply of housing, which helps put downward pressure on rental and sale prices, so that moderate and low-income families have access to those neighborhoods and all the congruent benefits that come with higher opportunity areas such as access to jobs, better schools, access to transportation, and access to cultural amenities and public accommodations.

Actions planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment.

As described more completely in the City's Analysis of Impediments to Fair Housing Choice, the City will work toward removing barriers to affordable housing development related to zoning code issues by reviewing its current code and drafting any amendments that could expand housing choice by making affordable housing development more efficient and less costly. Additionally, the City will continue to be supportive of Low Income Housing Tax Credit development proposals that would add additional affordable rental units to the local housing stock.

AP-85 OTHER ACTIONS – 91.220(K)

Introduction

This section details the City's actions planned to ensure safe and affordable housing for its residents, along with plans to meet underserved needs, reduce poverty, develop institutional structure, and enhance coordination between public and private sector housing and community development agencies.

Actions Planned to Address Obstacles to Meeting Underserved Needs

The City will work with its community partners to assist low- and moderate-income residents in accessing employment services, childcare, health services, substance abuse counseling and treatment, education programs, services for senior citizens, services for people experiencing homelessness, and fair housing counseling.

Actions Planned to Foster and Maintain Affordable Housing

In an effort to maintain the current affordable housing stock, the City of Gainesville will continue to provide funding for owner-occupied housing rehabilitation. Since 2001, the City has rehabilitated 48 homes with a total cost of about \$1.3 million. The City will also provide funding for infrastructure activities to support rental housing development and redevelopment by the Gainesville Housing Authority.

Actions Planned to Reduce Lead-Based Paint Hazards

An important initiative emanating from HUD in the last decade is the reduction of lead-based paint hazards, and many jurisdictions around the country have focused on reaching this goal. The federal Residential Lead-Based Paint Hazard Reduction Act of 1992 (Title X of the Housing and Community Development Act of 1992) amends the Lead-Based Paint Poisoning Prevention Act of 1971, which is the law covering lead-based paint in federally funded housing. These laws and subsequent regulations issued by the U.S. Department of Housing and Urban Development (24 CFR part 35) protect young children from lead-based paint hazards in housing that is financially assisted or being sold by the federal government.

In property rehabilitation projects involving the City of Gainesville, the City will assess whether lead-based paint might be present and, if so, follow the guidelines set forth in the Residential Lead-Based Paint Hazard Reduction Act of 1992.

The City of Gainesville is committed to testing and abating lead in all pre-1978 housing units assisted with federal grant funds in any of the housing programs it implements. Currently, the City has contracted with an agency to provide all lead testing and clearance activities. Clearance testing is performed on all completed units.

Actions Planned to Reduce the Number of Poverty-Level Families

The City of Gainesville's anti-poverty strategy focuses on helping all low-income households improve their economic status and remain above poverty levels. This may include, but is not limited to, job training, education, healthcare services, and emergency assistance. Current programs to reduce poverty through access to education and jobs are provided by through WorkSource Georgia Mountains and Lanier Technical College. Emergency assistance is also provided by several nonprofit housing and service agencies in Gainesville and Hall County. Additionally, City of Gainesville's housing programs and activities that support development of affordable housing inherently address poverty by creating housing opportunities for low-income households. Without these housing opportunities, many low-income households would not be able to afford housing rehabilitation costs or to purchase a home.

Actions Planned to Develop Institutional Structure

The City of Gainesville will continue to work closely with the United Way, Gainesville Housing Authority, state and local agencies and governments, and other service providers to coordinate delivery of services to city residents. The City has representatives on many nonprofit boards and advisory committees, and the Community & Economic Development Department will continue to consult with various housing, social service, elderly and disability resource agencies to gather data and identify service gaps. While there are unmet needs within the City of Gainesville, we have not identified any significant gaps in the service delivery system provided by the institutions within the city.

Actions Planned to Enhance Coordination between Public and Private Housing and Social Service Agencies

Public housing in the city of Gainesville is managed by the Gainesville Housing Authority. The quasi-governmental authority is governed by its board of commissioners which are appointed by the City. According to HUD's PIC (the HUD Office of Public & Indian Housing Information Center) data, there are 468 public housing units in Gainesville. The GHA receives federal funds to modernize and repair those units. The City of Gainesville Community & Economic Development Department will continue to work closely with the GHA to offer financial literacy classes to public housing residents and other citizens. Efforts will be made to identify residents that may be ready for homeownership and direct them toward those opportunities. Grant funds from the City of Gainesville downpayment assistance program will be made available to assist residents with purchasing a new home. Such actions will help housing authority residents become more independent and make units available for families with greater needs.

GHA will continue to partner with area organizations to offer opportunities for residents including:

- English classes
- Income tax assistance
- Case management
- Adult Computer Classes
- Childcare
- Credit Issues
- Community Services
- Educational Goals
- Employment Readiness
- Financial Literacy
- Housing
- Home-ownership Counseling
- Disability Counseling
- Support Services
- Nutrition
- Healthcare
- Accessible Resources
- Senior Employment Volunteer Opportunities

Additionally, the Resident Opportunity and Supportive Services Program (ROSS) will continue to support public housing residents by linking them with valuable community resources to obtain economic self-sufficiency, independence, improved quality of life, and in some cases, helping individuals maintain stable housing as they age.

PROGRAM SPECIFIC REQUIREMENTS

AP-90 PROGRAM SPECIFIC REQUIREMENTS – 91.220(L)(1,2,4)

Introduction

Projects planned with CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

Community Development Block Grant Program (CDBG) (Reference 24 CFR 91.220(l)(1))

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	\$0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan	\$0
3. The amount of surplus funds from urban renewal settlements	\$0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.	\$0
5. The amount of income from float-funded activities	\$0
Total Program Income	

Other CDBG Requirements

1. The amount of urgent need activities	\$0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall benefit – A consecutive period of one, two, or three years may be used to determine that a minimum of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	80% 2019, 2020, 2021

CITY OF GAINESVILLE

WORKSESSIONREQUEST

Date Submitted: 7/27/2020
Presenter: Rusty Ligon
Item of Business: Park Hill Corridor Plan Presentation
Meeting Date: 7/30/2020

Purpose of Request:

To present the Park Hill Corridor Plan.

Other Presenters include: Leigh Askew Elkins, Brad Abernathy and Elizabeth Higgins

History/Background:

Similar to the Downtown Master Plan, the City of Gainesville has partnered with the Carl Vinson Institute of Government to conduct a strategic planning effort for the Park Hill Drive / Riverside Drive area extending 2.5 miles from the Civic Center to the Atlanta Botanical Gardens. The study provides a neighborhood scale vision identifying needs such as better vehicular and pedestrian access, streetscaping, sidewalks, park space opportunities and the repurposing of existing property along the corridor. Input was gained from various community interviews, community surveys and the guidance and input from a 14 member steering committee.

Facts & Issues for Consideration:

Department Recommendation:

N/A

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
 Park Hill Corridor Presentation	Presentation



Park Hill Corridor Plan

The Past, Present, and Future *of the*
Riverside – Park Hill Corridor



CITY
PARK

CVS

ATLANTA
BOTANICAL
GARDEN

Legend

- North Corridor
- South Corridor

20 15

DOWNTOWN gainesville

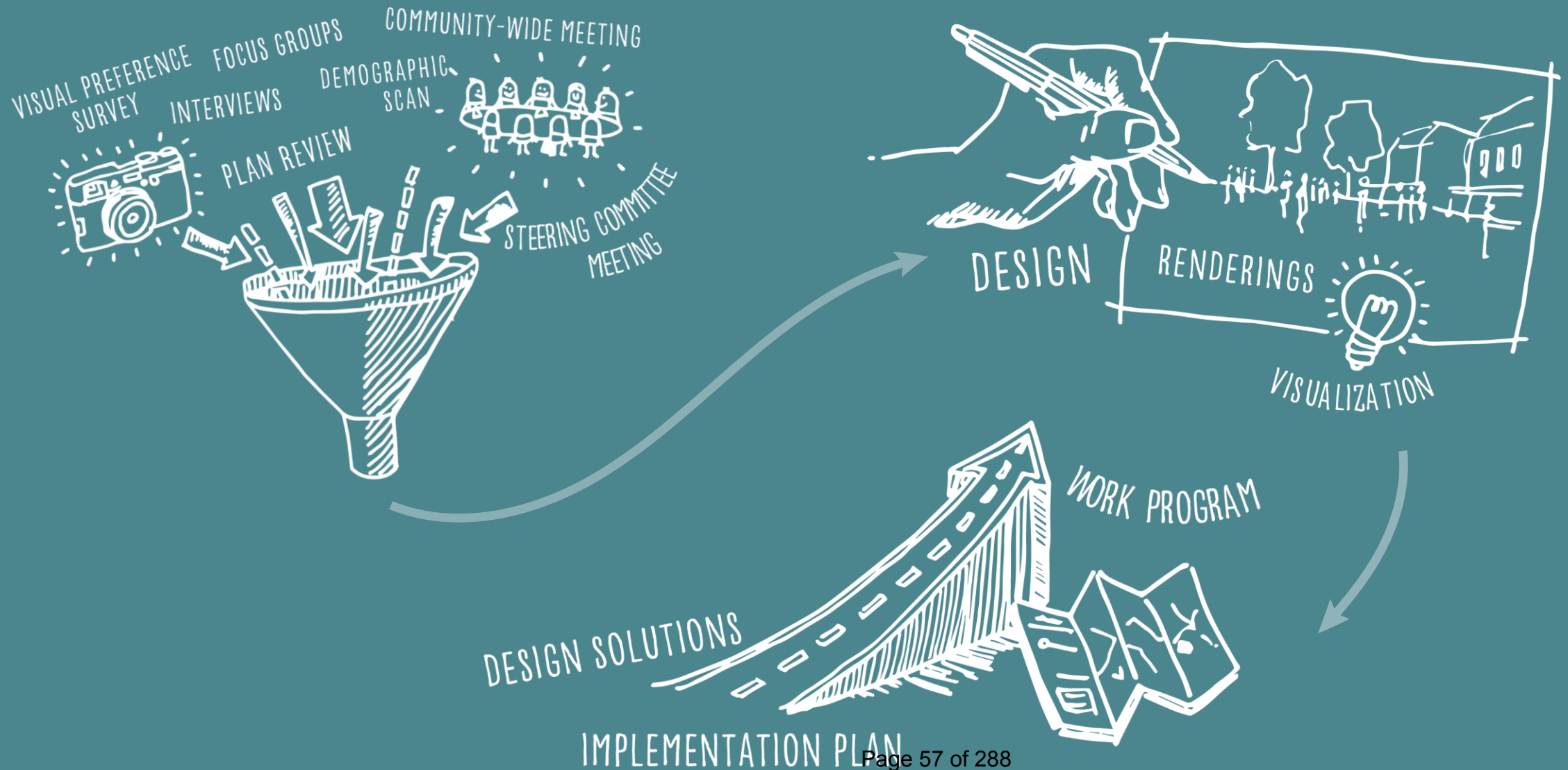
RENAISSANCE STRATEGIC VISION & PLAN

Carl Vinson
Institute of Government
UNIVERSITY OF GEORGIA

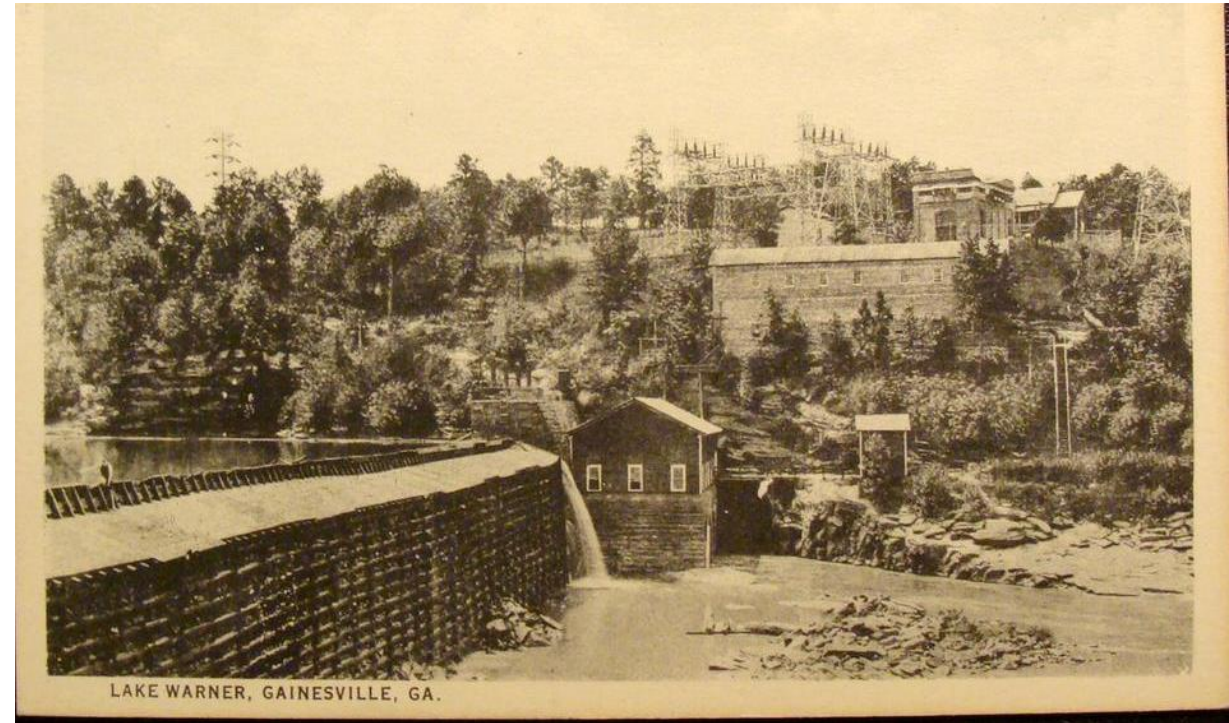


Ongoing
Downtown *and*
Midtown
growth *and*
redevelopment

Process



A look back...





Historic
postcards from
Chattahoochee
Park on
Lake Warner

Early 1900s



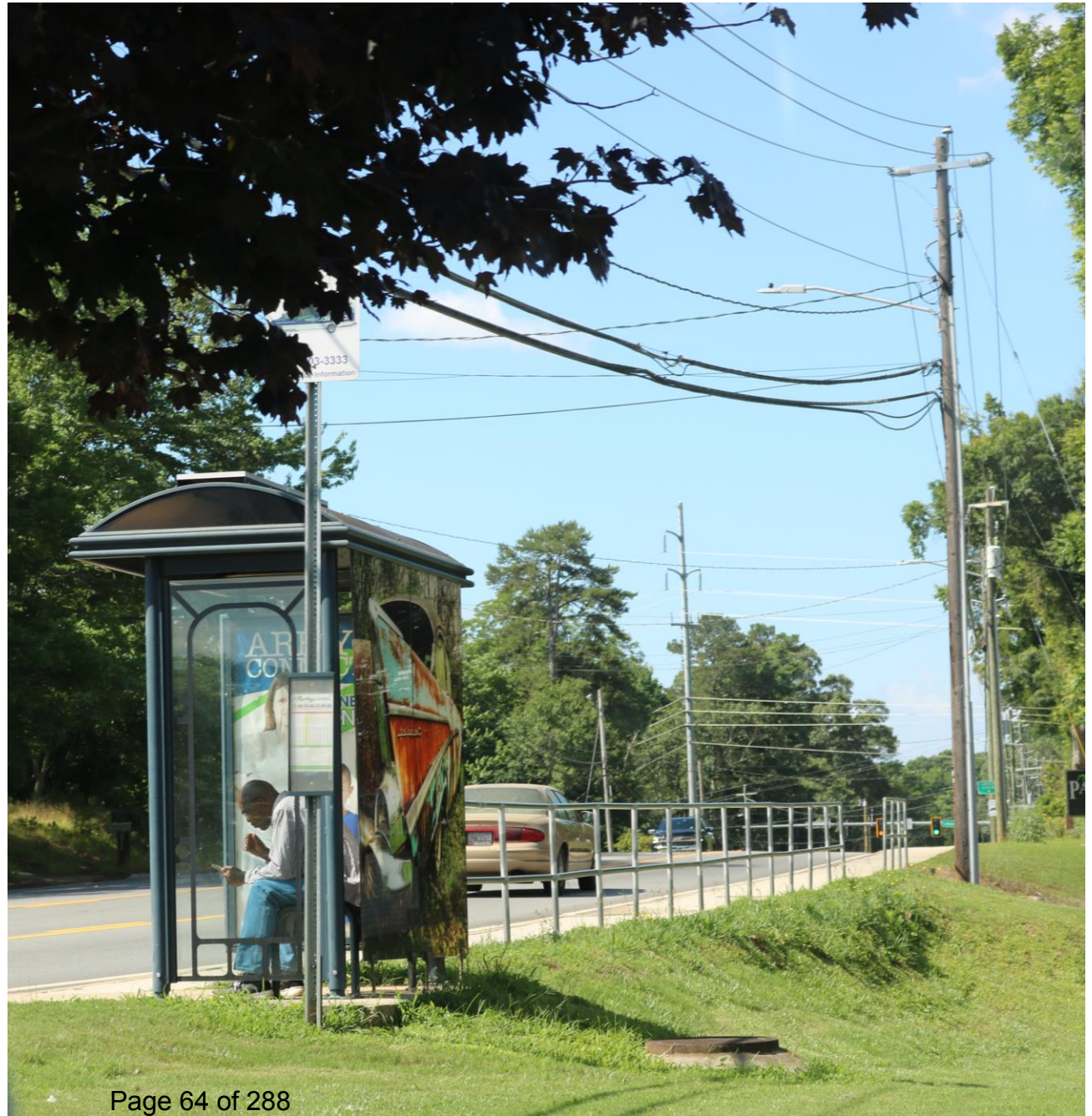
Existing Uses





Existing Uses





What the visual preference survey told us overall:

Top 6 Areas of Promise

- City Park
- Green's Grocery
- Riverside Drive Neighborhood
- Longstreet Hills Neighborhood
- Atlanta Botanical Garden
- Blue Fin

Top 6 Areas of Concern

- Northlake Plaza
- Apartments (Ridgecrest, Park Hill, Glenn Cove, Park Crossing)
- Vacant Houses & Buildings
- La Malandrina Building
- Green's Grocery Building
- Houses & lots around Lake View Dr. & Park Hill Dr.

From the interviews

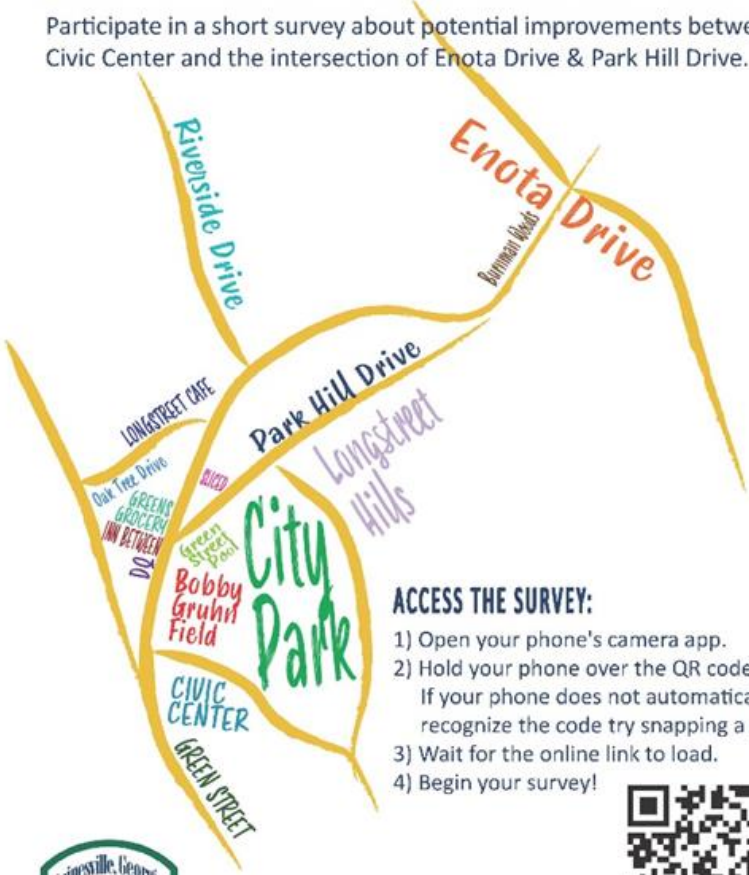
Greatest Issues of Concern

- Connectivity/Sidewalks
- Corridor Apartments
- Cleanliness & Upkeep
- Traffic Congestion

Community Surveys

HELP US HELP YOUR NEIGHBORHOOD

Participate in a short survey about potential improvements between the Civic Center and the intersection of Enota Drive & Park Hill Drive.



ACCESS THE SURVEY:

- 1) Open your phone's camera app.
- 2) Hold your phone over the QR code below- If your phone does not automatically recognize the code try snapping a picture.
- 3) Wait for the online link to load.
- 4) Begin your survey!



Help us help your neighborhood!

Please complete this short survey about potential improvements along Park Hill Drive/Cleveland Highway. Your feedback is important to us.

- 1. What is your primary mode of transportation? Please select one.
 - ☐ Personal Car
 - ☐ Bus
 - ☐ Walking
 - ☐ Biking
 - ☐ Other (please specify): _____
- 2. Where do you primarily grocery shop? Please select one.
 - ☐ Los Tres Compadres
 - ☐ Family Dollar
 - ☐ Kroger
 - ☐ Walmart
 - ☐ Dollar General
 - ☐ Other (please specify): _____
 - ☐ None of the above
- 3. What type of recreational facilities would you most like to see in your neighborhood? Please select one.
 - ☐ Soccer field
 - ☐ Volleyball court
 - ☐ Basketball court
 - ☐ Baseball field
 - ☐ Skate park
 - ☐ Other (please specify): _____
- 4. What do you need most in your neighborhood? Choose up to three.
 - ☐ Improved transportation
 - ☐ Grocery store
 - ☐ Retail stores
 - ☐ Professional offices
 - ☐ Bank/ATM
 - ☐ Parks/Outdoor space
 - ☐ Community center
 - ☐ Restaurants
 - ☐ Health center



5. Please indicate your level of agreement or disagreement with the following statements:

	Strongly Agree	Agree	Disagree	Strongly Disagree	Does Not Apply
I feel safe crossing the street on Park Hill Drive/Cleveland Highway	☐	☐	☐	☐	☐
I feel safe walking on the sidewalk along Park Hill Drive/Cleveland Highway	☐	☐	☐	☐	☐
Available public transportation meets my needs	☐	☐	☐	☐	☐

6. Please indicate your agreement or disagreement with the following statements:

	Strongly Agree	Agree	Disagree	Strongly Disagree	Does Not Apply
I would like to have a public park in our neighborhood	☐	☐	☐	☐	☐
I feel safe in my apartment complex	☐	☐	☐	☐	☐
I regularly shop at the businesses on Park Hill Drive/Cleveland Highway	☐	☐	☐	☐	☐
Northlake Plaza Shopping Center should be improved	☐	☐	☐	☐	☐
There should be more housing options (single family, duplex, townhome) in our neighborhood	☐	☐	☐	☐	☐

Optional:

Age: _____

Race (select all that apply):

- a) White
- b) Black/African American
- c) American Indian/Alaska Native
- d) Asian
- e) Native Hawaiian/Other Pacific Islander
- f) Other (please specify): _____

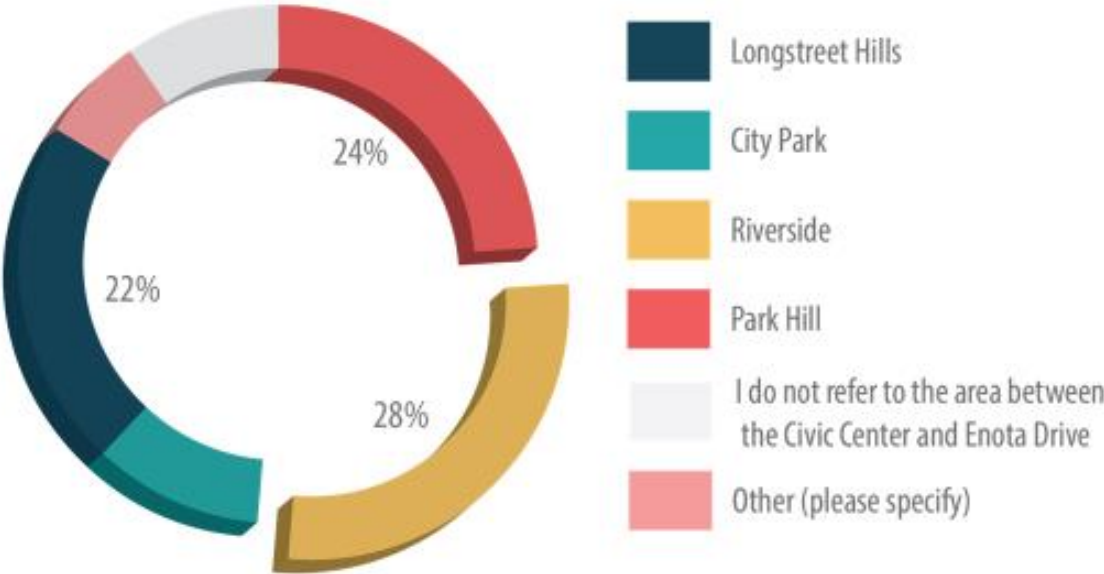
Ethnicity (if applicable, select all that apply):

- a) Hispanic/Latino/a
- b) Other (please specify): _____
- c) None of the above

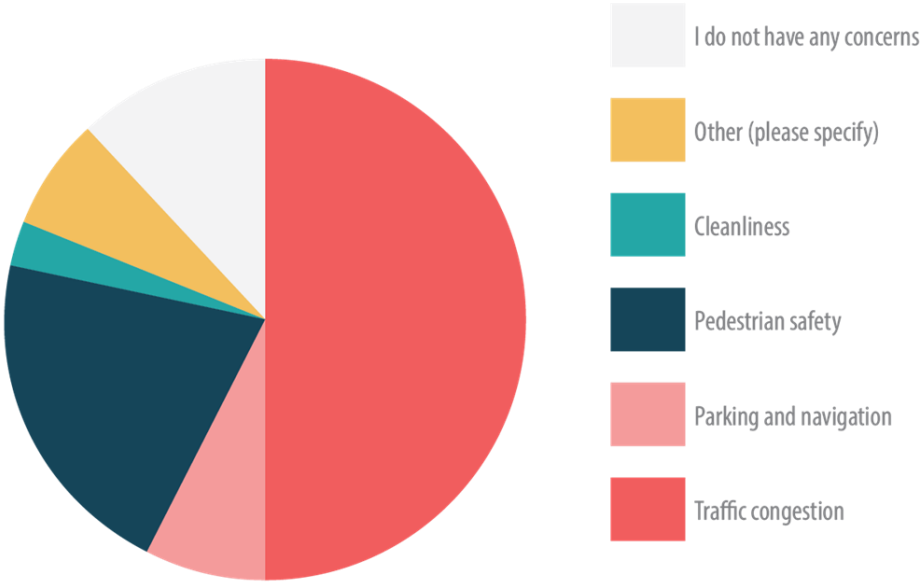


Results

How do you most often refer to the area between the Civic Center and Enota Drive?

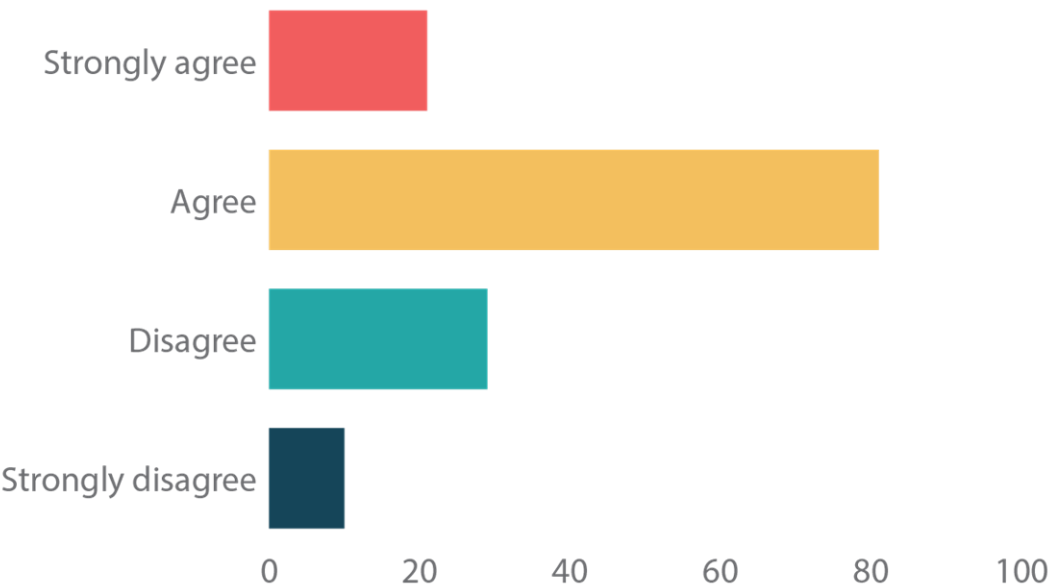


When thinking about the area between the Civic Center and Enota Drive, what is your biggest concern?

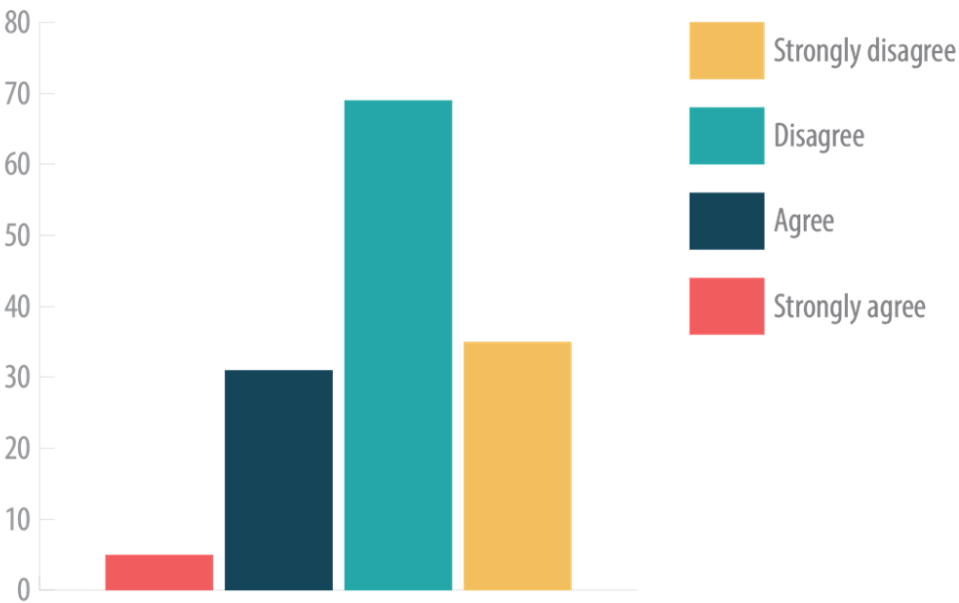


Results

As a pedestrian, I feel safe when I walk, run, or bike along Riverside Drive

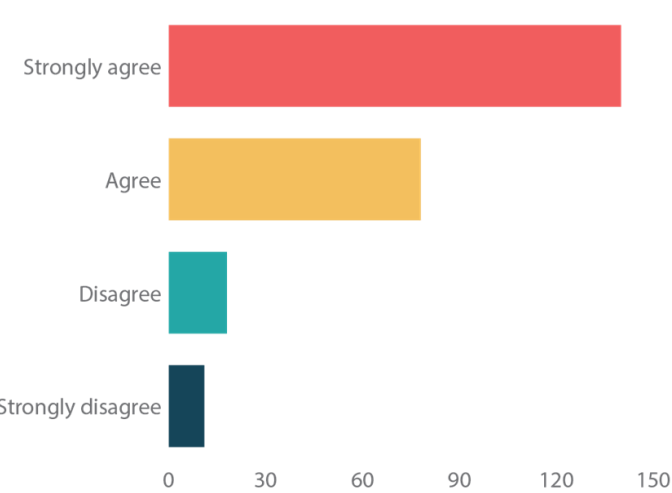


As a pedestrian, I feel safe when I walk, run, or bike between Riverside and City Park

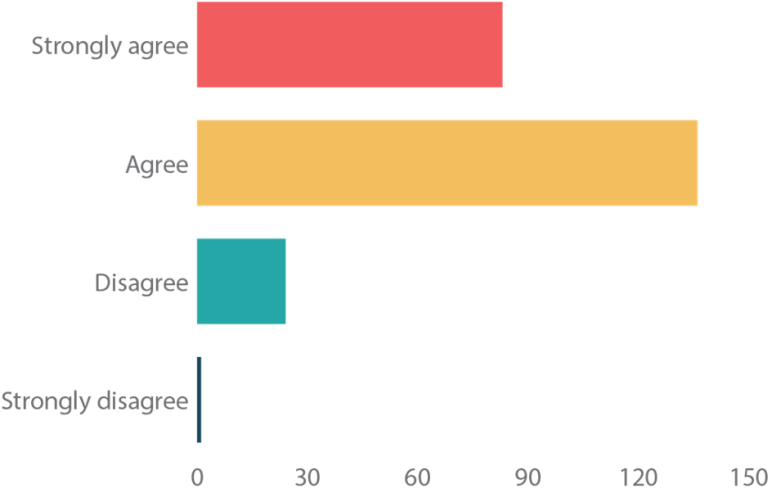


Results

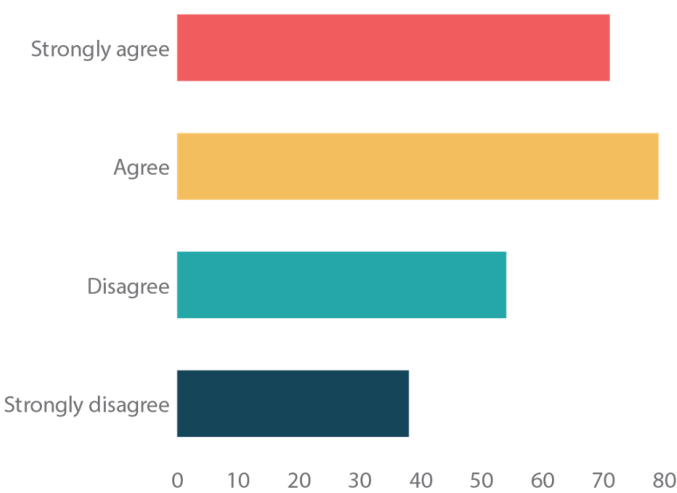
Sidewalks should be extended from Enota Drive along Park Hill and Morningside Drive towards City Park



This area needs better street lighting



A traffic circle would improve traffic flow at Riverside Drive and Morningside Drive





Southside

Top Short-term Issues to Address

- Re-organize and re-paint parking lines
- Add a crosswalk across Oak Tree Dr.
- Add a crosswalk across Riverside Drive, in front of Inn Between
 - Include a center lane refuge island for additional pedestrian safety
- Promote new restaurants/fill vacancies
- Implement the Green Street Trail Head
- Connect existing sidewalk to existing Riverside Drive walking/bike lane
- Reduce curb cuts along Riverside businesses
- Create a unified identity for the area with a strong, descriptive brand



Enhance public perception by cleaning up business exteriors,
adding vegetation, and re-stripping parking lots

| PROPOSED



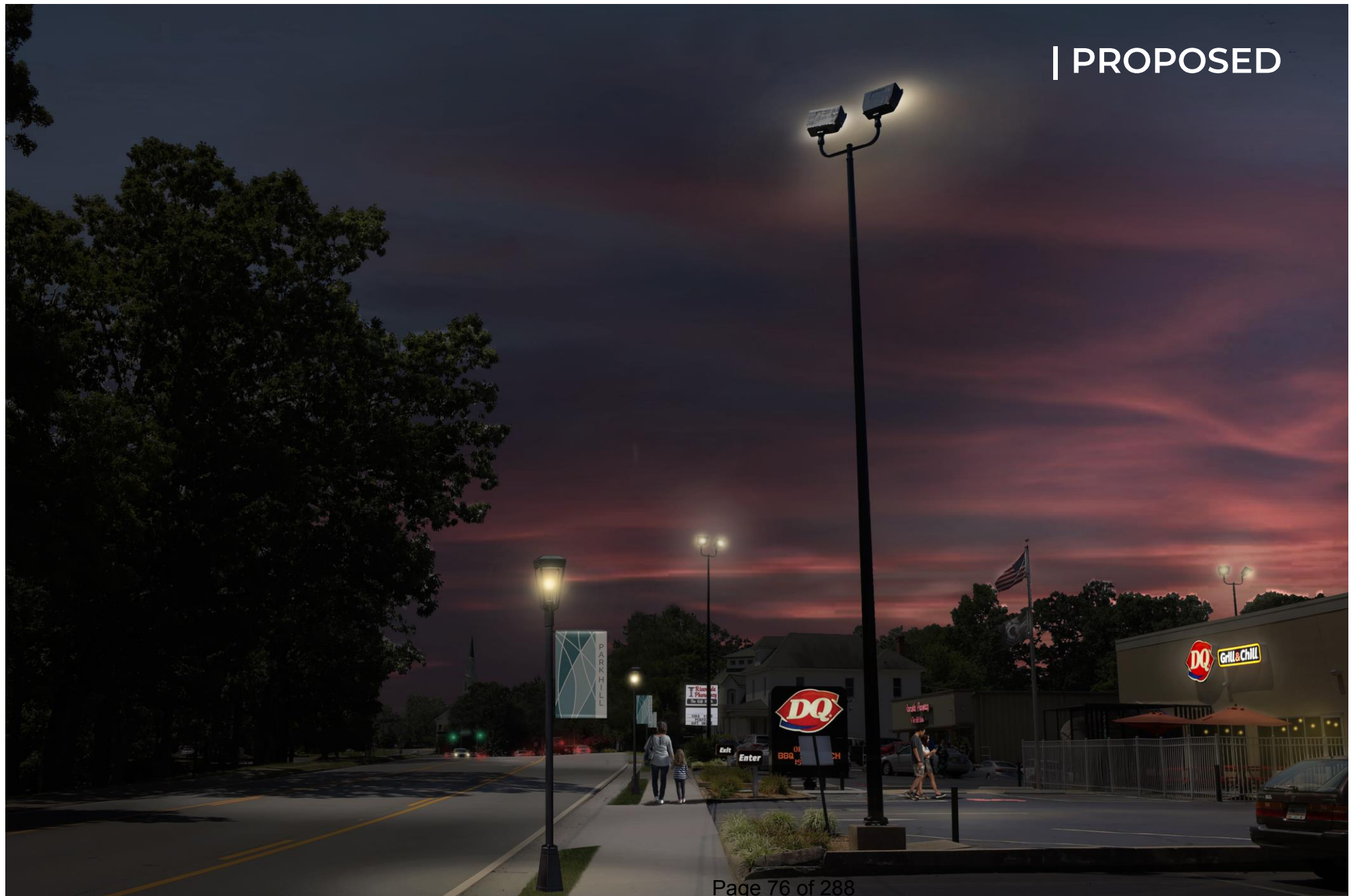


Create neighborhood cohesion with sidewalk
lighting and neighborhood banners

| PROPOSED



| PROPOSED





Repair and complete existing sidewalk network in order to improve pedestrian accessibility





Connect existing sidewalks to improve pedestrian
accessibility and safety.

| PROPOSED





Prioritize pedestrian safety with a crosswalk and refuge island across Riverside Drive/Ronnie Green Parkway

| PROPOSED

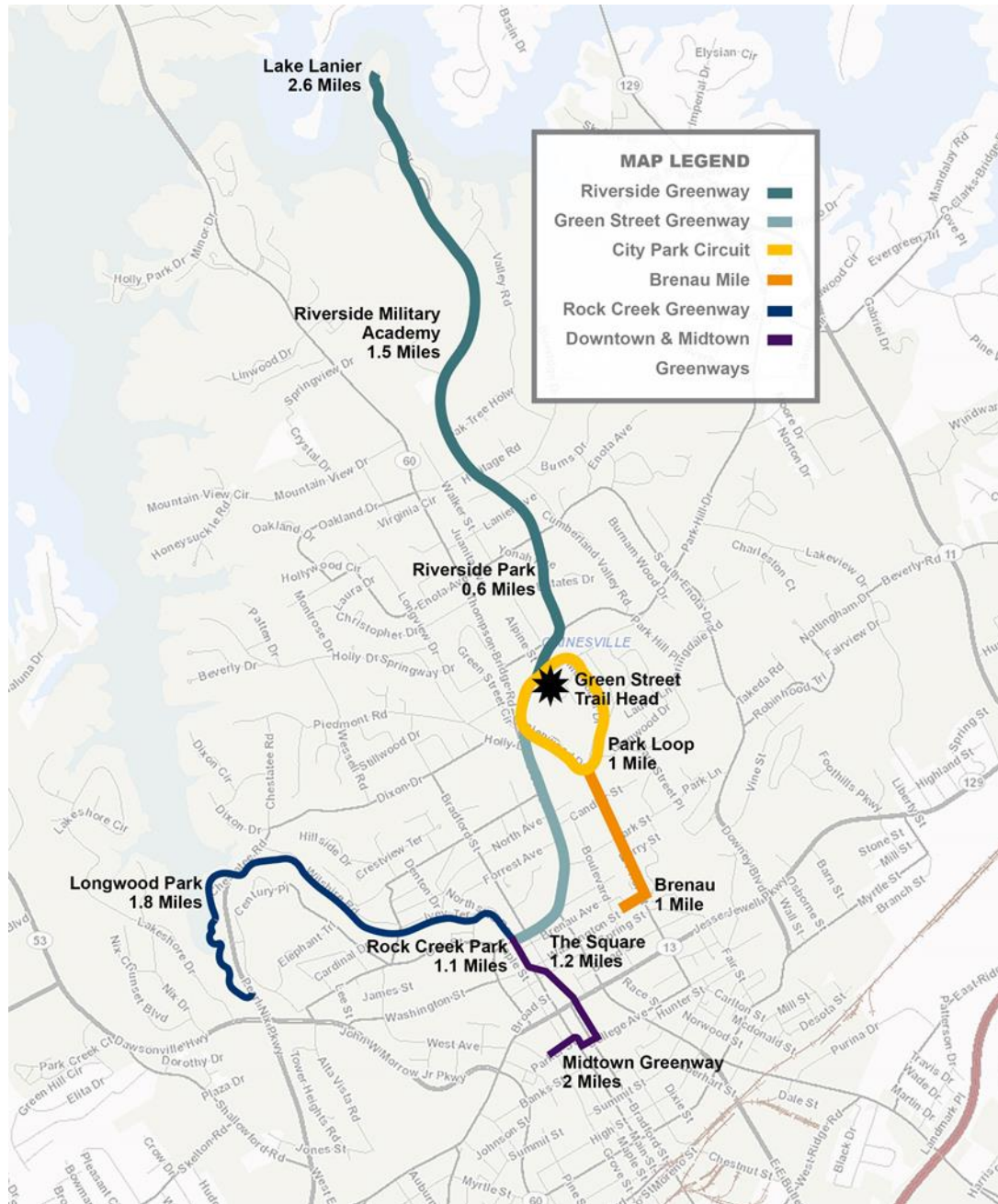




Minimize Riverside Drive curb cuts in order to decrease automotive congestion and improve pedestrian safety

| PROPOSED





Activate Green Street Pool with a neighborhood trail head



| PROPOSED



Activate Green
Street Pool with
a neighborhood
trail head



Page 87 of 288
1.5 MI. TO LAKE LANIER ↑

| PROPOSED



Activate Green
Street Pool with
a neighborhood
trail head





Promote new restaurants and fill vacancies

| PROPOSED





Redevelop corner of Oak Tree
and Riverside.





Create a unified identity for the area with a strong brand

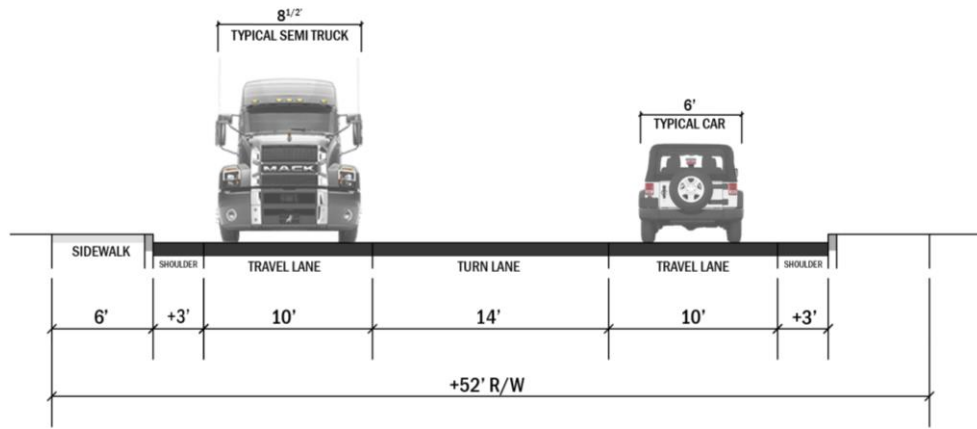
| PROPOSED





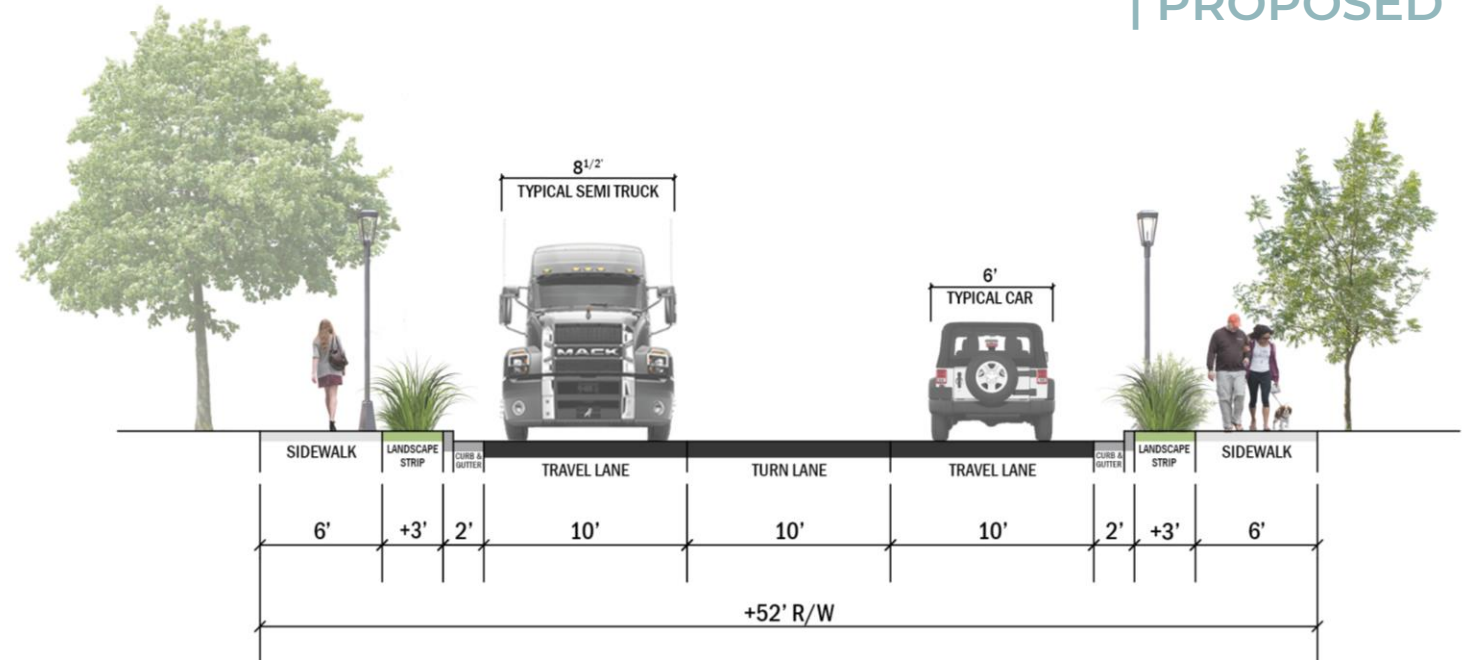
Long-term Projects

- Road Diet for Riverside Dr. (Green's Grocery area)
 - Narrow existing middle turn lane to 10'
 - Complete a consistent 6' wide sidewalk
 - Utilize additional right of way for vegetation and street tree buffers
- Infill or re-develop Green's Grocery lot with mixed use development
- Lengthen Oak Tree Drive right-hand turn lane
- Implement a roundabout at Riverside Dr. and Morningside Dr.



| EXISTING

| PROPOSED



Enhance pedestrian circulation with a road diet on
 Riverside Drive/Ronnie Green Parkway

| EXISTING



Infill or re-develop Green's Grocery lot with
mixed use development



| PROPOSED, OPTION 1



| PROPOSED, OPTION 2

VIEW 2





Improve automotive congestion by lengthening the right-hand turn lane at Oak Tree and Riverside drives





Improve congestion with a roundabout at
Riverside Drive and Morningside Drive

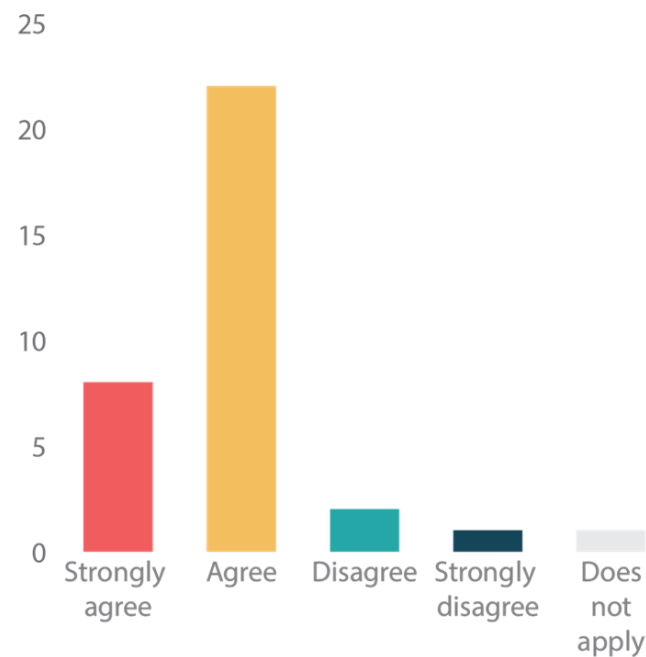


North Corridor

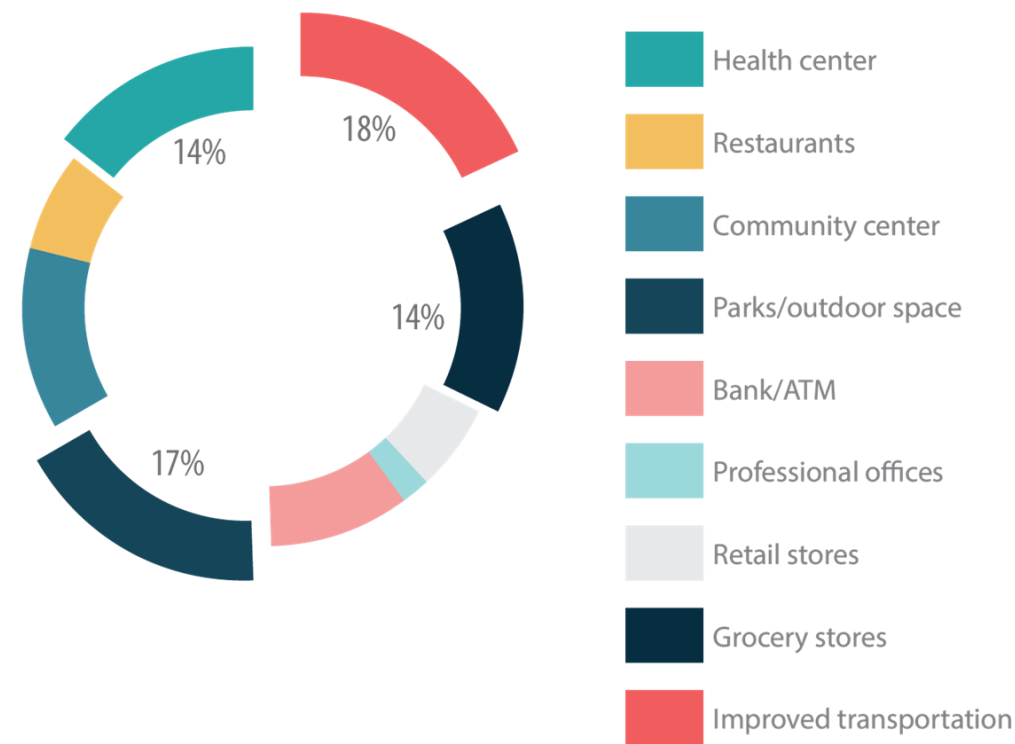


Survey Results

I regularly shop at the businesses on
Park Hill Dr/ Cleveland Hwy

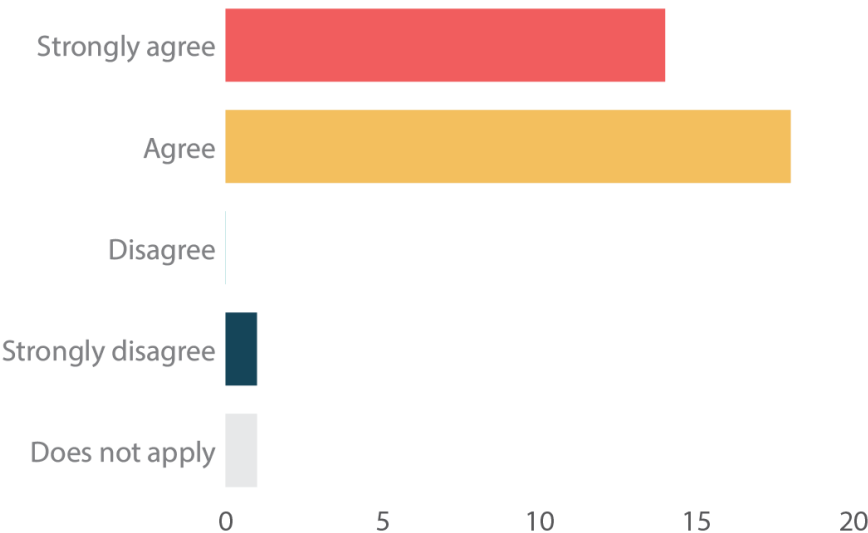


What do you need most in your neighborhood?

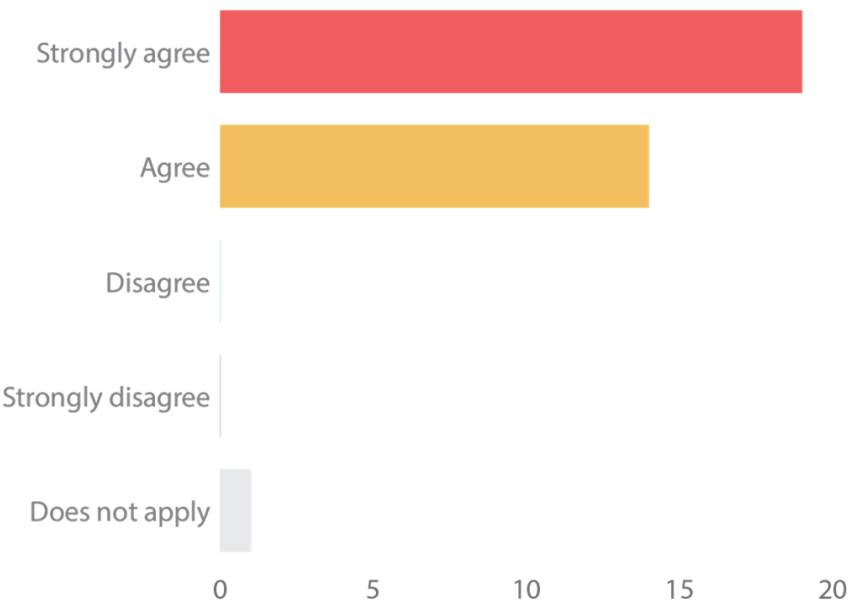


Survey Results

I would like a public park in our neighborhood

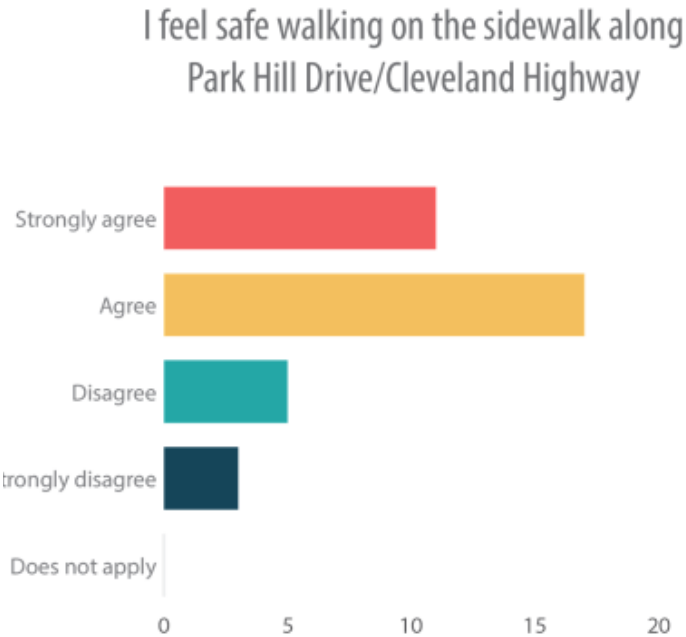
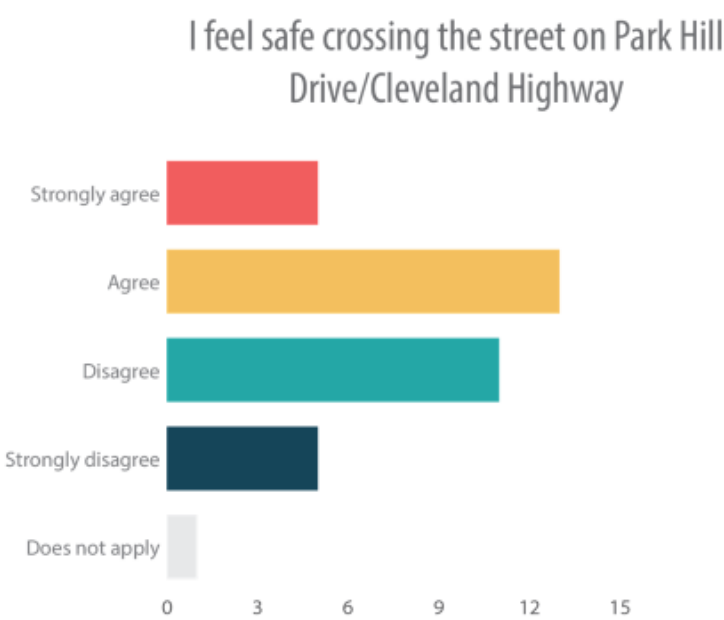
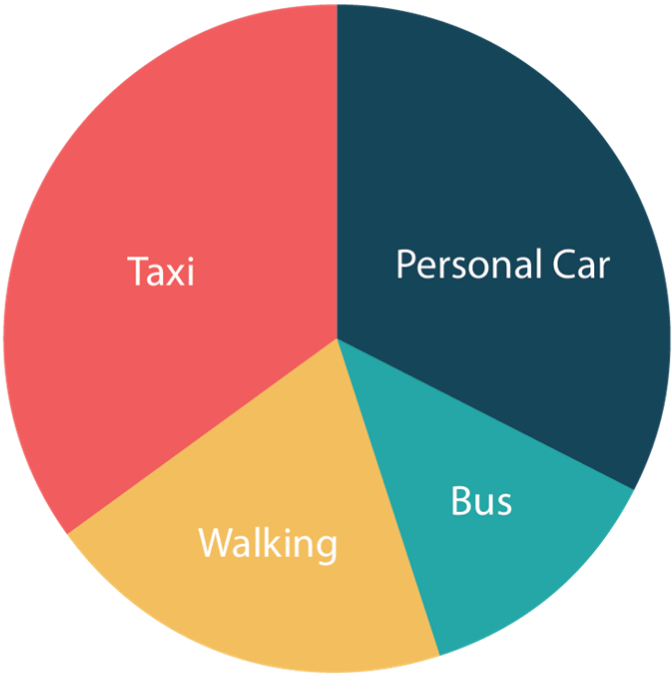


Northlake shopping center should be improved



Survey Results

What is your primary mode of transportation?





Northside Top Short-term Issues to Address

- Prioritize pedestrian safety with a crosswalk and refuge island across Park Hill Drive
- Improve public perception and promote new business by repaving the parking lot, repainting parking spaces, and adding vegetation to Northlake Plaza Shopping Center
- Create recreational opportunities within Northlake Plaza's excess parking lot space
- Increase access to public transportation with increased hours of operation
- Promote public transportation with increased seating and shade at bus stops
- Minimize Park Hill Drive curb cuts in order to decrease automotive congestion



**Prioritize pedestrian safety with a crosswalk and
refuge island across Park Hill Drive**

**Promote public transportation with increased
seating and shade at bus stops**





Improve public perception and promote new business by repaving the parking lot, repainting parking spaces, and adding vegetation to Northlake Plaza Shopping Center

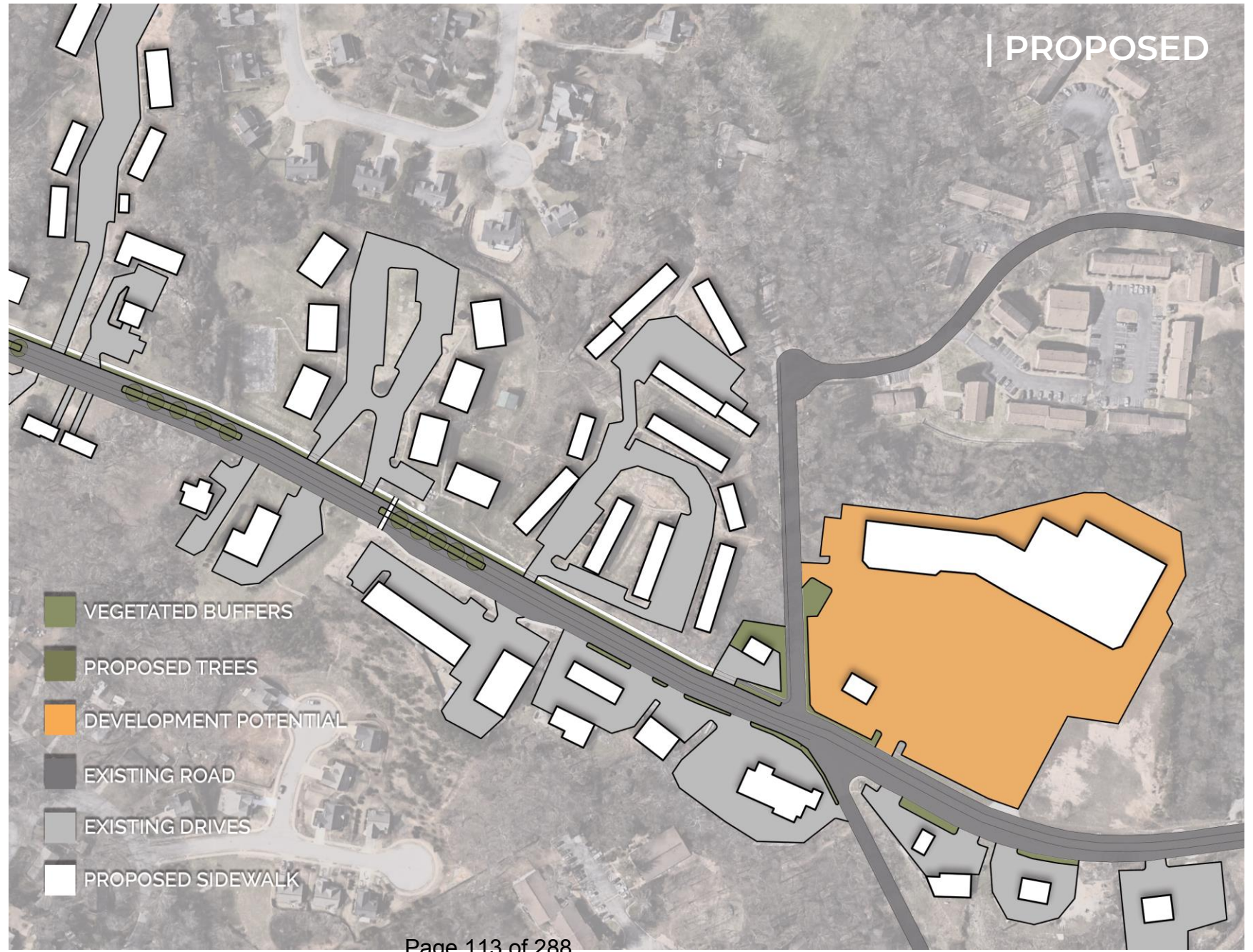
Create recreational opportunities within Northlake Plaza's excess parking lot space

| PROPOSED





Minimize
Park Hill Drive
curb cuts in order to
decrease automotive
congestion





Long-term

- Fill neighborhood needs with the development on vacant land at the NEW corner or Enota Drive and Park Hill Drive
- Redevelop Northlake Plaza with shopping, green space, and housing options in order to better meet the needs of the diverse surrounding community
- Enhance pedestrian circulation with a road diet to Park Hill Drive/Cleveland Hwy

Fill neighborhood needs
with the development on
vacant land at the corner
of Enota Drive and Park
Hill Drive



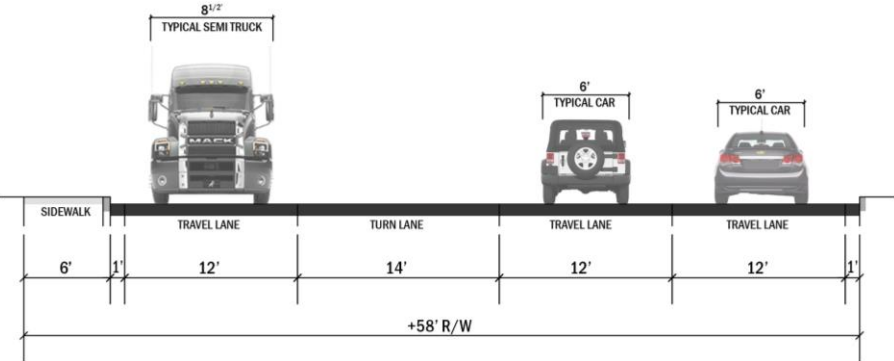


Redevelop Northlake plaza with shopping, green space, and housing options
in order to better meet the needs of the diverse surrounding community

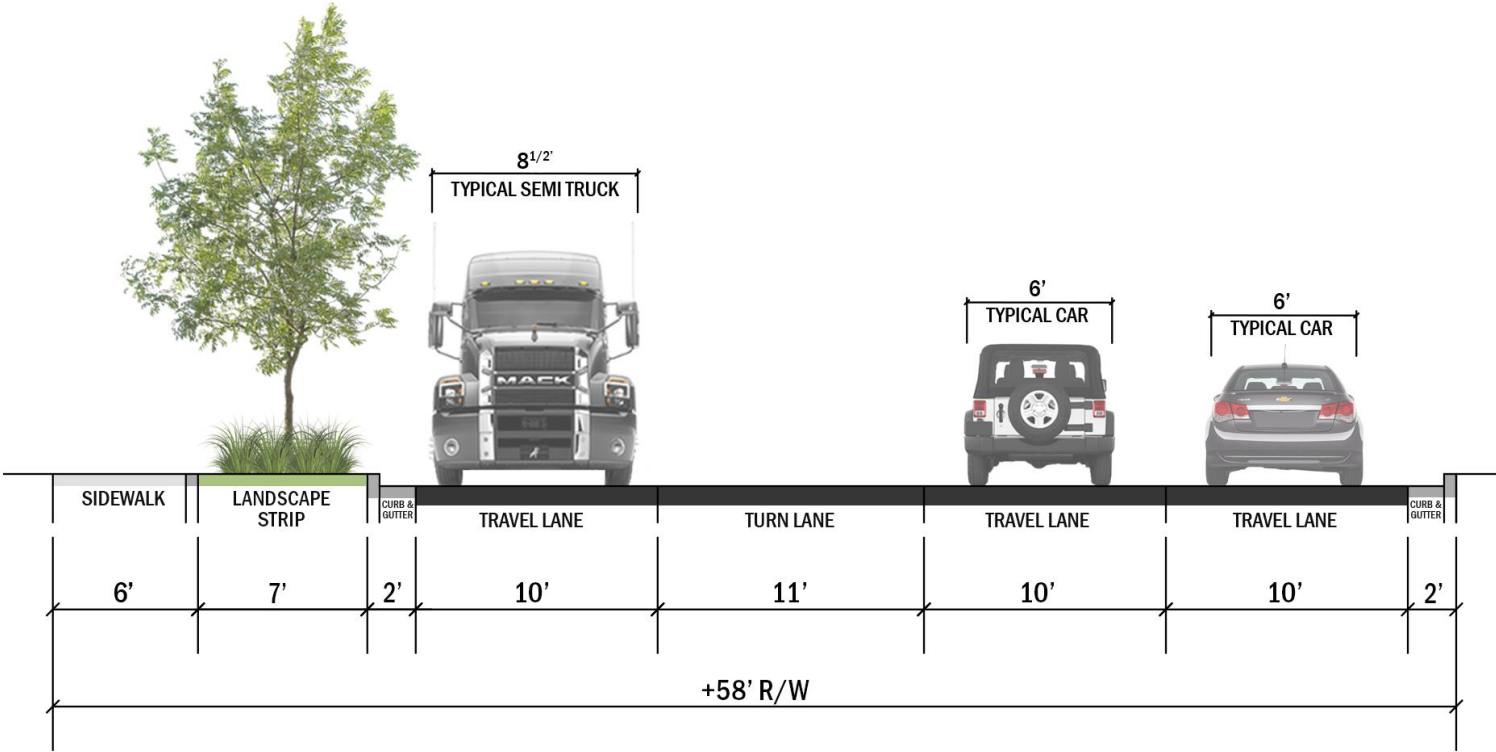
| PROPOSED



| EXISTING



Enhance pedestrian circulation with a road diet to Park Hill Drive/ Cleveland Highway



| PROPOSED



Implementation

The importance of public investment for
private redevelopment

Grant and Funding Opportunities

US DOT BUILD Transportation Discretionary Grants Program

US EPA Brownfield Assessment

G-DOT Transportation Alternatives Program (TAP)

Georgia DNR Recreational Trails Program

Georgia DNR Land and Water Conservation Fund

Tax Allocation District

People for Bikes

Multi-Sport Courts Grant

Creating a Resource Roadmap

Determine top revitalization priorities

Key components

Phases of project implementation

Estimated cost

Sources of Funding – Federal, State, Philanthropic, Local

Funding ranges

Match requirements

Application deadlines



Questions?

CITY OF GAINESVILLE

WORKSESSIONREQUEST

Date Submitted: 7/20/2020

Presenter: Abb Hayes

Item of Business: **Public Hearing Item: August 4, 2020 Council Meeting**
Request from **Mauricio Ortega** to annex a 0.51± acre tract located on the south side of Cherrywood Drive, west of Cherry Circle (a/k/a **23 Cherrywood Drive**) and to establish zoning as Residential-I (R-I). **Ward Number: Four.** Tax Parcel Number(s): 08-015-002-011. **Request: Sewer for a single-family home.**

Meeting Date: 7/30/2020

Purpose of Request:

To provide an overview of the following rezoning request as presented at the July 14, 2020 Planning and Appeals Board Meeting:

The applicant is proposing to annex the subject property in order to utilize sewer for a single-family home that was recently permitted in Hall County. The property is adjacent to the city limits to the south and is zoned Residential-I (R-I) within unincorporated Hall County. The subject property is a vacant, partially wooded lot and has access to Cherrywood Drive. Adjacent uses include single-family homes located within Hall County as well as City owned property that contains sewer utilities and a pump station zoned for light industrial purposes within the city limits.

History/Background:

Facts & Issues for Consideration:

Department Recommendation:

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

SAMPLE MOTIONS

Approval of Ordinance 2020-

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

Approval of Ordinance 2020-

I move to approve the ordinance to establish zoning as Residential-I (R-I) for the subject property as presented.

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
	Site Plan	Backup Material
	Architectural Rendering	Backup Material

**COMBINED LEGAL AD
Gainesville Planning and Appeals Board
Gainesville City Council**

**Publish Saturday, June 27, 2020
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, July 14, 2020 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 **Mauricio Ortega** to annex a 0.51± acre tract located on the south side of Cherrywood Drive, west of Cherry Circle (a/k/a **23 Cherrywood Drive**) and to establish zoning as Residential-I (R-I).
Ward Number: Four
Tax Parcel Number(s): 08-015-002-011
Request: Sewer for a single-family home
- 2) Request from **1430 Calvary Church Rd LLC** to annex a 0.46± acre tract located on the west side of Calvary Church Road, southwest of its intersection with Calvary Drive (a/k/a **1442 Calvary Church Road**) and to establish zoning as Light Industrial (L-I).
Ward Number: Three
Tax Parcel Number(s): 15-035-000-001
Request: Granite South warehouse addition
- 3) Request from the **Gainesville City Board of Education** to annex a 5.934± acres tract located on the east side of Gould Drive between McEver Road and S Smith Road (a/k/a **2550 and 2560 Gould Drive**) and to establish zoning as Office and Institutional (O-I) with a special use.
Ward Number: Four
Tax Parcel Number(s): 08-015-009-001 & 001B
Request: New Middle School / Existing single-family home
- 4) Request from the **Gainesville City Board of Education** to rezone a 16.67± acres tract located on the south side of McEver Road, east of its intersection with Gould Drive (a/k/a **1263 and 1279 McEver Road, SW**) from Residential-I (R-I) to Office and Institutional (O-I).
Ward Number: Four
Tax Parcel Number(s): 08-006-001-070 and 08-015-009-020
Request: New Middle School
- 5) Request from **OHC Lanier North, LLC** to amend the existing Planned Unit Development (P-U-D) zoning on a 26.16± acres tract located northeast of Dawsonville Highway and on the north side of the intersection of Strickland Drive and Sportsman Club Road, with road frontage on Karen Lane (a/k/a **0 and 2209 Karen Lane; 2106, 2234 and 2242 Sportsman Club Road; and 2049 Strickland Drive**).
Ward Number: One
Tax Parcel Number(s): 00-109-003-001, 004, 005; 00-109B-000-001, 002A and 036
Request: Active adult community and up to four residential lots

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, August 4, 2020 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 **Mauricio Ortega** to annex a 0.51± acre tract located on the south side of Cherrywood Drive, west of Cherry Circle (a/k/a **23 Cherrywood Drive**) and to establish zoning as Residential-I (R-I).
Ward Number: Four
Tax Parcel Number(s): 08-015-002-011
Request: Sewer for a single-family home
- 2) Request from **1430 Calvary Church Rd LLC** to annex a 0.46± acre tract located on the west side of Calvary Church Road, southwest of its intersection with Calvary Drive (a/k/a **1442 Calvary Church Road**) and to establish zoning as Light Industrial (L-I).
Ward Number: Three
Tax Parcel Number(s): 15-035-000-001
Request: Granite South warehouse addition
- 3) Request from the **Gainesville City Board of Education** to annex a 5.934± acres tract located on the east side of Gould Drive between McEver Road and S Smith Road (a/k/a **2550 and 2560 Gould Drive**) and to establish zoning as Office and Institutional (O-I) with a special use.
Ward Number: Four
Tax Parcel Number(s): 08-015-009-001 & 001B
Request: New Middle School / Existing single-family home
- 4) Request from the **Gainesville City Board of Education** to rezone a 16.67± acres tract located on the south side of McEver Road, east of its intersection with Gould Drive (a/k/a **1263 and 1279 McEver Road, SW**) from Residential-I (R-I) to Office and Institutional (O-I).
Ward Number: Four
Tax Parcel Number(s): 08-006-001-070 and 08-015-009-020
Request: New Middle School
- 5) Request from **OHC Lanier North, LLC** to amend the existing Planned Unit Development (P-U-D) zoning on a 26.16± acres tract located northeast of Dawsonville Highway and on the north side of the intersection of Strickland Drive and Sportsman Club Road, with road frontage on Karen Lane (a/k/a **0 and 2209 Karen Lane; 2106, 2234 and 2242 Sportsman Club Road; and 2049 Strickland Drive**).
Ward Number: One
Tax Parcel Number(s): 00-109-003-001, 004, 005; 00-109B-000-001, 002A and 036
Request: Active adult community and up to four residential lots

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..... Mauricio Ortega
Location..... 23 Cherrywood Drive
Request..... Annex, with R-I zoning
Total Acres 0.51± acre
Ward..... Four
Proposed Use..... Sewer for a single-family home
Planning Division Staff Recommendation **Approval**
Planning & Appeals Board Recommendation..... **Approval**
Date..... July 14, 2020

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

The applicant is proposing to annex the subject property in order to utilize sewer for a single-family home that was recently permitted in Hall County. The property is adjacent to the city limits to the south and is zoned Residential-I (R-I) within unincorporated Hall County. The subject property is a vacant, partially wooded lot and has access to Cherrywood Drive. Adjacent uses include single-family homes located within Hall County as well as City owned property that contains sewer utilities and a pump station zoned for light industrial purposes within the city limits. The proposed home is approximately 2,193 square feet with one access driveway from Cherrywood Drive.

▪ **Adjacent Land Use and Zoning**

Location	Use	Zoning
North	Single-family home	Residential-I (R-I) County
South	Water Treatment Facility	Light Industrial (L-I) City
East	Single-family home	Residential-I (R-I) County
West	Single-family home	Residential-I (R-I) County

▪ **Zoning History**

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

2017- A request by Pro Building Systems to annex a 0.516± acres tract located at 2431 S Smith Road with General Business (G-B) zoning for Auto Collision Center was approved

2010 – A request by Jose Delagarza to annex a 0.33± acres tract located at 3 Cherry Circle with Residential-I (R-I) zoning for sewer for an existing single-family home was approved.

Staff Analysis

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

The proposed use of the property is for a single-family residence which is appropriate given the adjacent residential properties located to the north, south and east. Nearby properties include single-family residential uses zoned Residential-I (R-I) within jurisdictional Hall County, residential condominiums zoned Office and Institutional (O-I) within the city limits of Gainesville, Georgia Power Substation zoned Neighborhood Business (N-B) within the city limits of Gainesville and undeveloped land zoned Light Industrial (L-I) within the city limits of Gainesville.

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

The proposed single-family home should not affect the existing use or usability of the adjacent or nearby property. Reinvestment within the aging neighborhood should help improve the property. Similar to the single-family properties located north of the subject tract, annexation for sewer services was required due to insufficient land area to provide for private septic system.

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

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

According to the Character Area map for the City of Gainesville, the subject property is located within the Suburban Residential Character Area. The vision for this area is to preserve older, stable residential subdivisions and encourage newer projects with smaller lot sizes, pedestrian infrastructure, and buildings patterned after traditional local housing, possibly containing a small neighborhood-serving "village center". As well, the quality community objectives state that housing choices should continue to be diversified to support a range of household incomes, sizes, types, but consist mostly of traditional single-family detached lots. In areas where natural features or sensitive environments are important, cluster housing or conservation subdivision design may be appropriate. Land uses allowed in the Suburban Residential Character Area include low-density residential, medium-density residential, multi-family residential, public / institutional, commercial, and parks / recreation / conservation, mixed-use.

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

There is no reason that this property cannot be used as it is currently zoned. The applicant is proposing to annex the subject property with a zoning of Residential-I (R-I) for a single-family home. The subject property is currently zoned Residential-I (R-I) within unincorporated Hall County which is intended for single-family uses. The minimum lot size required for Residential-I (R-I) zoned property in the City is 10,000 square feet. The subject property is 14,374.8 square feet in size which makes it conforming.

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

The change from County jurisdiction to City jurisdiction should not substantially affect public facilities or services at this time. The proposed residential use should have no additional impact on existing roads over and above what currently exists from surrounding residential properties. 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 #4 is approximately 1 mile 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 proposed 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 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 July 14, 2020 PAB Meeting Minutes

Applicant Presentation: None

FAVOR: None

OPPOSE: None

Planning and Appeals Board Comments: None

There was a motion to recommend approval of the annexation request with Residential-I (R-I) zoning as presented.

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

Passed: _____

AN ORDINANCE

No. 2020-

AN ORDINANCE ANNEXING A 0.51± ACRE TRACT LOCATED ON THE SOUTH SIDE OF CHERRYWOOD DRIVE, WEST OF CHERRY CIRCLE (A/K/A 23 CHERRYWOOD DRIVE); 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 0.51± acre tract located on the south side of Cherrywood Drive, west of Cherry Circle (a/k/a **23 Cherrywood Drive**), 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 of land, together with all improvements thereon, lying and being in Land Lot No. 15 of the 8th Land District of Hall County, Georgia, and in the Wilson's Militia District of said County, and being part of Lot No. 8 and part of Lot No. 9, Block E, of Cherrywood Subdivision as shown on the survey of the property of Loy Watkins prepared by Henry Grady Jarrard, Registered Surveyor, dated June, 1972, recorded in Plat Book 49, Page 254 of the Hall County Records; which plats are incorporated herein by reference for a more complete description of the subject property. Commence at the northwest corner of the property Thence N 59-00 East 100' along the right-of-way of Cherrywood Drive to an Iron Pin Set, Thence S 30-11 East 218.99' to an to Iron Pin Set, Thence S 57-20 West 100' to an Iron Pin Set, Thence N30.11 West 221.90' to the Point of Beginning, being 0.51± acre in size.

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

ORDINANCE NO. 2020-

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. 2020-

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF GAINESVILLE, GEORGIA BY ESTABLISHING THE ZONING ON A 0.51± ACRE TRACT LOCATED ON THE SOUTH SIDE OF CHERRYWOOD DRIVE, WEST OF CHERRY CIRCLE (A/K/A 23 CHERRYWOOD DRIVE) 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 of land, together with all improvements thereon, lying and being in Land Lot No. 15 of the 8th Land District of Hall County, Georgia, and in the Wilson's Militia District of said County, and being part of Lot No. 8 and part of Lot No. 9, Block E, of Cherrywood Subdivision as shown on the survey of the property of Loy Watkins prepared by Henry Grady Jarrard, Registered Surveyor, dated June, 1972, recorded in Plat Book 49, Page 254 of the Hall County Records; which plats are incorporated herein by reference for a more complete description of the subject property. Commence at the northwest corner of the property Thence N 59-00 East 100' along the right-of-way of Cherrywood Drive to an Iron Pin Set, Thence S 30-11 East 218.99' to an to Iron Pin Set, Thence S 57-20 West 100' to an Iron Pin Set, Thence N30.11 West 221.90' to the Point of Beginning, being 0.51± acre in size.

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.

ORDINANCE NO. 2020-

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.

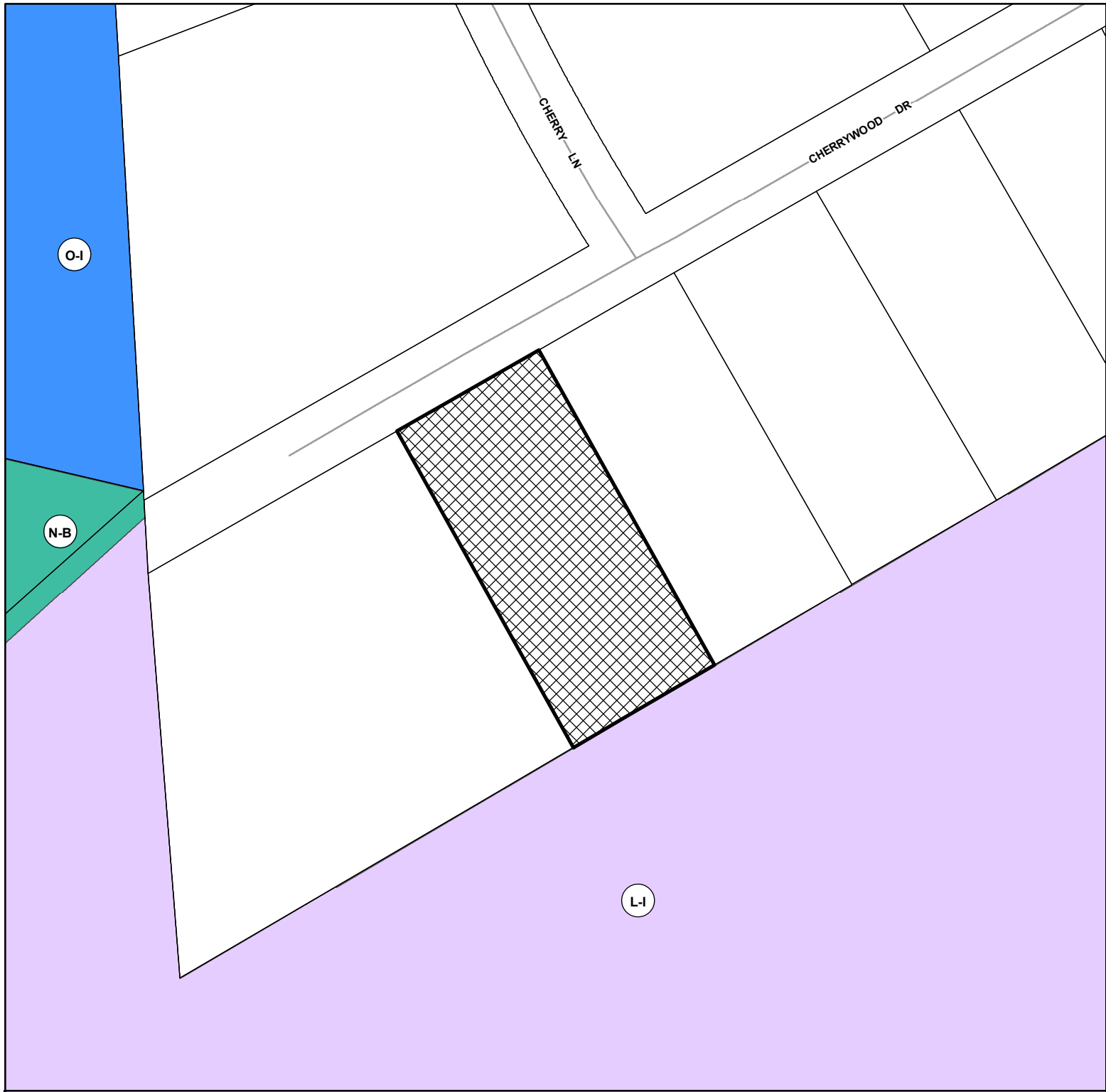
The effective date of this Ordinance shall be the first day of the month following approval by the governing body of the City of Gainesville, Georgia.

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



Applicant:

MAURICIO ORTEGA

ANNEXATION REQUEST

Request:

Annex 0.51+/- acre and establish zoning as Residential-I (R-I) for sewer for a single-family home

Subject Property Address:

23 Cherrywood Drive

Tax Parcel:

08-015-002-011

Meeting Date: 07/14/2020

Map Prepared: 06/01/2020



Subject Property



0 50 100 150 200 Feet

1" = 83'



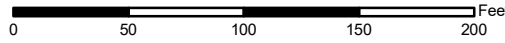
CITY OF

GAINESVILLE

COMMUNITY AND ECONOMIC DEVELOPMENT





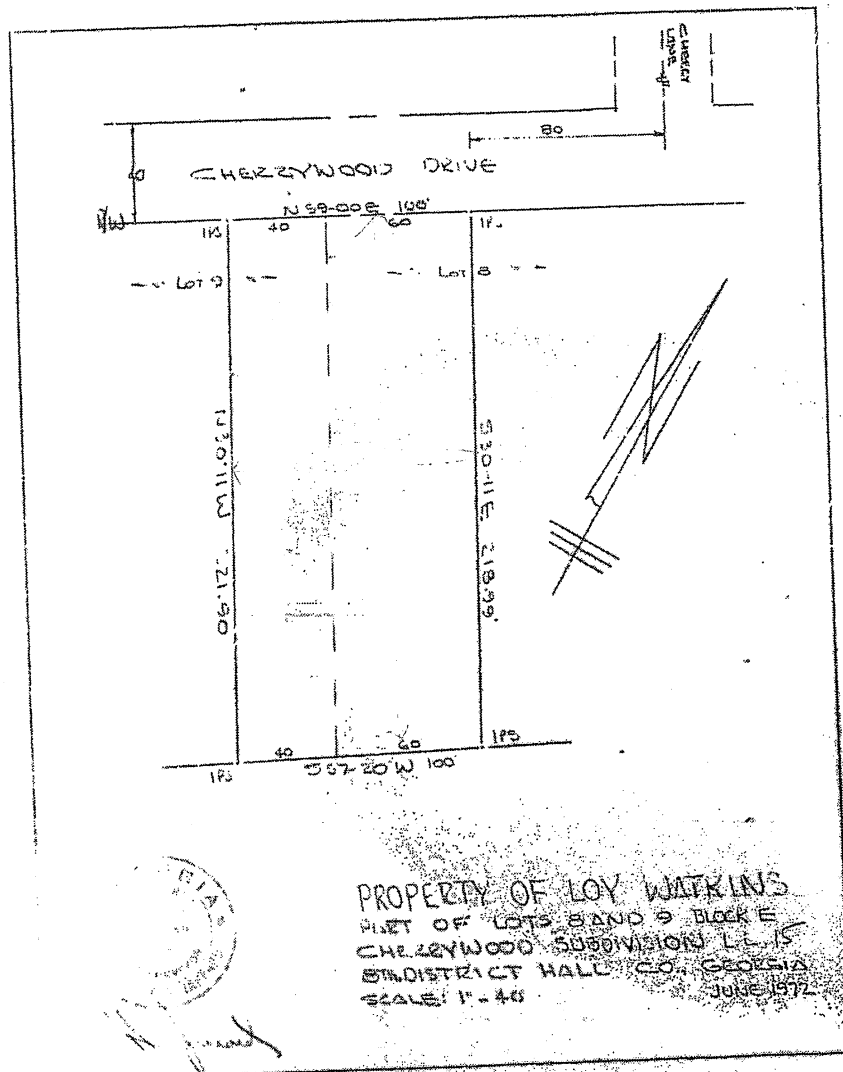
Applicant: MAURICIO ORTEGA		 Subject Property Aerial from 2018  1" = 83' 
ANNEXATION REQUEST		
Request: Annex 0.51+/- acre and establish zoning as Residential-I (R-I) for sewer for a single-family home		 CITY OF GAINESVILLE COMMUNITY AND ECONOMIC DEVELOPMENT 
Subject Property Address: 23 Cherrywood Drive	Tax Parcel: 08-015-002-011	
Meeting Date: 07/14/2020 Map Prepared: 06/01/2020		

Narrative

23 Cherrywood Drive

I am proposing to annex my property with a zoning of Residential-I (R-I). I intend to build a single-family home on public sewer which requires me to annex . The property is 0.51 acres in size and is currently undeveloped.

254



Recorded: June 15, 1972 — M. Grady Watson, clerk

2193 Sq Ft, 4 Bedrooms, 2 Full Baths, 1 Half
Baths, 2 Car Garage



CITY OF GAINESVILLE

WORKSESSIONREQUEST

Date Submitted: 7/20/2020

Presenter: Abb Hayes

Item of Business: **Public Hearing Item: August 4, 2020 Council Meeting**
Request from **1430 Calvary Church Rd LLC** to annex a 0.46± acre tract located on the west side of Calvary Church Road, southwest of its intersection with Calvary Drive (a/k/a **1442 Calvary Church Road**) and to establish zoning as Light Industrial (L-I). **Ward Number: Three.** Tax Parcel Number(s): 15-035-000-001. **Request: Granite South warehouse addition.**

Meeting Date: 7/30/2020

Purpose of Request:

To provide an overview of the following rezoning request as presented at the July 14, 2020 Planning and Appeals Board Meeting:

The applicant is proposing to annex the subject property to expand the existing Granite South business which fabricates granite and cabinets. The subject property contains a vacant single-family home that will be demolished for a 19,500± square foot warehouse addition. The addition will extend from the existing 10,000 square foot office/warehouse building which is located on the larger adjacent property currently within the city limits. The intent is to combine the properties under one jurisdiction. The existing driveway will be redesigned and additional parking will be provided off of Calvary Church Road which is a County maintained road. The property is adjacent to the city limits to the north, south and west and is zoned Agricultural Residential-III (AR-III) within unincorporated Hall County. Adjacent uses include mostly industrial uses within Gainesville and Hall County, residential uses located across Calvary Church Road in the County and land owned by the Gainesville Area Park Commission which includes the Elachee Nature Science Center.

History/Background:

Facts & Issues for Consideration:

Department Recommendation:

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

SAMPLE MOTIONS

Approval of Ordinance 2020-

I move to approve the ordinance to annex the subject property for Granite South warehouse addition.

Approval of Ordinance 2020-

I move to approve the ordinance to establish zoning as Light Industrial (L-I) for the subject property with two conditions as presented.

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
	Site Plans	Backup Material
	Photo	Backup Material

**COMBINED LEGAL AD
Gainesville Planning and Appeals Board
Gainesville City Council**

**Publish Saturday, June 27, 2020
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, July 14, 2020 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 **Mauricio Ortega** to annex a 0.51± acre tract located on the south side of Cherrywood Drive, west of Cherry Circle (a/k/a **23 Cherrywood Drive**) and to establish zoning as Residential-I (R-I).
Ward Number: Four
Tax Parcel Number(s): 08-015-002-011
Request: Sewer for a single-family home
- 2) Request from **1430 Calvary Church Rd LLC** to annex a 0.46± acre tract located on the west side of Calvary Church Road, southwest of its intersection with Calvary Drive (a/k/a **1442 Calvary Church Road**) and to establish zoning as Light Industrial (L-I).
Ward Number: Three
Tax Parcel Number(s): 15-035-000-001
Request: Granite South warehouse addition
- 3) Request from the **Gainesville City Board of Education** to annex a 5.934± acres tract located on the east side of Gould Drive between McEver Road and S Smith Road (a/k/a **2550 and 2560 Gould Drive**) and to establish zoning as Office and Institutional (O-I) with a special use.
Ward Number: Four
Tax Parcel Number(s): 08-015-009-001 & 001B
Request: New Middle School / Existing single-family home
- 4) Request from the **Gainesville City Board of Education** to rezone a 16.67± acres tract located on the south side of McEver Road, east of its intersection with Gould Drive (a/k/a **1263 and 1279 McEver Road, SW**) from Residential-I (R-I) to Office and Institutional (O-I).
Ward Number: Four
Tax Parcel Number(s): 08-006-001-070 and 08-015-009-020
Request: New Middle School
- 5) Request from **OHC Lanier North, LLC** to amend the existing Planned Unit Development (P-U-D) zoning on a 26.16± acres tract located northeast of Dawsonville Highway and on the north side of the intersection of Strickland Drive and Sportsman Club Road, with road frontage on Karen Lane (a/k/a **0 and 2209 Karen Lane; 2106, 2234 and 2242 Sportsman Club Road; and 2049 Strickland Drive**).
Ward Number: One
Tax Parcel Number(s): 00-109-003-001, 004, 005; 00-109B-000-001, 002A and 036
Request: Active adult community and up to four residential lots

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, August 4, 2020 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 **Mauricio Ortega** to annex a 0.51± acre tract located on the south side of Cherrywood Drive, west of Cherry Circle (a/k/a **23 Cherrywood Drive**) and to establish zoning as Residential-I (R-I).
Ward Number: Four
Tax Parcel Number(s): 08-015-002-011
Request: Sewer for a single-family home
- 2) Request from **1430 Calvary Church Rd LLC** to annex a 0.46± acre tract located on the west side of Calvary Church Road, southwest of its intersection with Calvary Drive (a/k/a **1442 Calvary Church Road**) and to establish zoning as Light Industrial (L-I).
Ward Number: Three
Tax Parcel Number(s): 15-035-000-001
Request: Granite South warehouse addition
- 3) Request from the **Gainesville City Board of Education** to annex a 5.934± acres tract located on the east side of Gould Drive between McEver Road and S Smith Road (a/k/a **2550 and 2560 Gould Drive**) and to establish zoning as Office and Institutional (O-I) with a special use.
Ward Number: Four
Tax Parcel Number(s): 08-015-009-001 & 001B
Request: New Middle School / Existing single-family home
- 4) Request from the **Gainesville City Board of Education** to rezone a 16.67± acres tract located on the south side of McEver Road, east of its intersection with Gould Drive (a/k/a **1263 and 1279 McEver Road, SW**) from Residential-I (R-I) to Office and Institutional (O-I).
Ward Number: Four
Tax Parcel Number(s): 08-006-001-070 and 08-015-009-020
Request: New Middle School
- 5) Request from **OHC Lanier North, LLC** to amend the existing Planned Unit Development (P-U-D) zoning on a 26.16± acres tract located northeast of Dawsonville Highway and on the north side of the intersection of Strickland Drive and Sportsman Club Road, with road frontage on Karen Lane (a/k/a **0 and 2209 Karen Lane; 2106, 2234 and 2242 Sportsman Club Road; and 2049 Strickland Drive**).
Ward Number: One
Tax Parcel Number(s): 00-109-003-001, 004, 005; 00-109B-000-001, 002A and 036
Request: Active adult community and up to four residential lots

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..... 1430 Calvary Church Rd LLC
Location..... 1442 Calvary Church Road
Request..... Annex with a zoning of Light Industrial (L-I)
Total Acres 0.46± acre
Ward..... Three
Proposed Use..... Granite South warehouse addition
Planning Division Staff Recommendation **Approval, with conditions**
Planning & Appeals Board Recommendation..... **Approval, with conditions**
Date..... July 14, 2020

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

The applicant is proposing to annex the subject property to expand the existing Granite South business which fabricates granite and cabinets. The subject property contains a vacant single-family home that will be demolished for a 19,500± square foot warehouse addition. The addition will extend from the existing 10,000 square foot office/warehouse building which is located on the larger adjacent property currently within the city limits. The intent is to combine the properties under one jurisdiction. The existing driveway will be redesigned and additional parking will be provided off of Calvary Church Road which is a County maintained road. The property is adjacent to the city limits to the north, south and west and is zoned Agricultural Residential-III (AR-III) within unincorporated Hall County. Adjacent uses include mostly industrial uses within Gainesville and Hall County, residential uses located across Calvary Church Road in the County and land owned by the Gainesville Area Park Commission which includes the Elachee Nature Science Center.

▪ **Adjacent Land Use and Zoning**

Location	Use	Zoning
North	Granite South	Light Industrial (L-I) -City
South	Chicopee Agriculture Center;	Residential I Agriculture (R-I-A) -City
East	Vacant Land	Light Industrial (I-I) -County
	Single Family Home	Agriculture III (AR-III)- County
West	Granite South	Light Industrial (L-I) City

▪ **Other Departmental Comments**

There were no departmental comments for this request.

▪ **Zoning History**

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

2019 – A request by RY Holding Company LLC to annex a 2.01± acres tract located at 2348 Monroe Drive with Heavy Industrial (H-I) zoning for sewer for an office warehouse was approved.

2016- A request by R. Lawton, Esq. Partner, Williams Teusink, LLC to rezone a 3.53± acres tract located at 1305, 1307, 1309, 1311, 1313, 1315, 1317, & 1319 Calvary Church Road from Residential-I-A (R-I-A) and General Business (G-B) to Light Industrial (L-I) was approved with conditions for a recycling center.

▪ **Staff Analysis**

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

The surrounding area has experienced significant industrial growth within the last 10 years. The property has been developed for industrial purposes and appears suitable given the surrounding industrial uses and zoning. Granite South is a business located in the city that has been in operation for over 10 years. This property would become part of that existing business.

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

The proposed development should not adversely affect the adjacent properties. The property will function similarly as the existing light industrial use.

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

The Future Development Map for the City of Gainesville places the property within the Industrial land use category, which includes a wide range of office, business, supportive commercial, light industrial, manufacturing, research and development uses.

According to the Character Area map for the City of Gainesville, the subject property is located within the Economic Development Gateways character area which appears to support the applicant's proposal. This character area represents the industrial, warehousing and other commercial enterprises that parallel the I-985 and Norfolk-Southern railroad corridor. The primary vision for the area is to continue to support economic development while preserving and strengthening important natural and cultural resources. These areas include a wide range of office, business, light industrial, manufacturing, research, and development uses; and commercial uses that directly support or are otherwise linked to the dominant business use as well as mixed-use, residential (existing uses only), public / institutional, transportation / communications / utilities, and parks / recreation / conservation uses.

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

The subject property is currently zoned for residential purposes in the county. The proposed light industrial use will have more impact on the property but is consistent with adjacent nonresidential properties and much of the surrounding area. The applicant desires to develop this property to be part of Granite South.

(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?

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

The peak hour generation for this project was calculated at 6 A.M. / 6 P.M. two-way trips and the 24-hour volume is 48 two-way trips. The applicant will be required to coordinate with Gainesville, Hall County and GDOT regarding any access and driveway improvements.

Existing public safety services respond to the adjacent and nearby properties. Gainesville Fire Station #1 located off of Queen City Parkway is located approximately 2.7 miles away.

Given the proposal is for nonresidential purposes, there should be no negative impact to the Gainesville City School System.

(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 and surrounding area have been impacted by growth along Lanier Parkway (I-985) and nearby industrial growth along Calvary Church Road, Barber Road and New Harvest Road. This development will continue to function the same way but annexation will allow for the business to grow.

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

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

▪ **Staff Recommendation**

The Planning Division staff is recommending **conditional approval** of the proposed annexation request with **Light Industrial (L-I) zoning**, based on the Comprehensive Plan and the adjacent non-residential land uses.

Conditions

1. **An updated as-built boundary survey/plat of the subject property, combining the subject property with the adjacent 1430 Calvary Church Road property and indicating all improvements required for the proposed use, shall be recorded prior to obtaining a Certificate of Occupancy.**
2. **A minimum 3-foot high water table consisting of stucco, brick or rock material shall be required on the exterior front wall of the proposed building.**

Excerpts from the July 14, 2020 PAB Meeting Minutes

Applicant Presentation: **Bradley Rush**, 5351 Mt. Vernon Road, stated the property was purchased at the beginning of the year and they have been updating and renovating the current warehouse. He stated this will be a better use of the space which is an industrial area and really needs the space.

FAVOR: None

OPPOSE: None

Planning and Appeals Board Comments: None

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

Conditions

- 1. An updated as-built boundary survey/plat of the subject property, combining the subject property with the adjacent 1430 Calvary Church Road property and indicating all improvements required for the proposed use, shall be recorded prior to obtaining a Certificate of Occupancy.**
- 2. A minimum 3-foot high water table consisting of stucco, brick or rock material shall be required on the exterior front wall of the proposed building.**

Motion made by Board Member White

Motion seconded by Board Member Delgado

Vote – 6 favor, 1 absent (Carter)

Passed: _____

AN ORDINANCE

No. 2020-

AN ORDINANCE ANNEXING A 0.46± ACRE TRACT LOCATED ON THE WEST SIDE OF CALVARY CHURCH ROAD, SOUTHWEST OF ITS INTERSECTION WITH CALVARY DRIVE (A/K/A 1442 CALVARY CHURCH ROAD); 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 0.46± acre tract located on the west side of Calvary Church Road, southwest of its intersection with Calvary Drive (a/k/a **1442 Calvary Church Road**), 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 consisting of 0.46 acre, more or less, as shown on that Retracement Survey for 1430 Calvary Church Road, LLC; John B. Hulsey, Jr.; Ameris Bank; and Stewart Title Guaranty Company, dated January 28, 2020, prepared by A. Darin Cain, RLS No. 2716, London Land Surveying, Job No. 17150.04, recorded in Plat Book 878, page 215, Hall County Records, and being more particularly described according to said survey as follows:

Commencing at a nail found at the centerline intersection of Calvary Church Road and Calvary Drive; Thence South 29 degrees 23 minutes 27 seconds West 795.83 feet to an iron pin found (2" open top pipe) on the West right of way of Calvary Church Road (R/W Varies), said point being the Point of Beginning. Thence along said right of way along an arc distance of 150.16 feet subtended by a chord bearing of South 14 degrees 39 minutes 17 seconds West and a chord distance of 149.92 feet with a radius of 758.11 feet to an iron pin found (W'rebar) on the West right of way of Calvary Church Road (R/W Varies), Thence

ORDINANCE NO. 2020-

leaving said right of way and with the adjoining property of Gainesville Area Park Commission North 72 degrees 38 minutes 11 seconds West 136.07 feet to an iron pin found (W'rebar); Thence with the adjoining property of John B. Hulsey, Jr. North 12 degrees 28 minutes 00 seconds East 145.03 feet to an iron pin found (Y:z"rebar); Thence South 74 degrees 45 minutes 43 seconds East 141.47 feet to an iron pin found (2"open top pipe) on the West right of way of Calvary Church Road, said point being the Point of Beginning.

Said tract contains 0.46 acre.

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. 2020-

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF GAINESVILLE, GEORGIA BY ESTABLISHING THE ZONING ON A 0.46± ACRE TRACT LOCATED ON THE WEST SIDE OF CALVARY CHURCH ROAD, SOUTHWEST OF ITS INTERSECTION WITH CALVARY DRIVE (A/K/A 1442 CALVARY CHURCH ROAD) AT THE TIME OF ANNEXATION AS LIGHT INDUSTRIAL, WITH CONDITIONS (L-I-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 **Light Industrial, with conditions (L-I-c)**.

Conditions

- 1. An updated as-built boundary survey/plat of the subject property, combining the subject property with the adjacent 1430 Calvary Church Road property and indicating all improvements required for the proposed use, shall be recorded prior to obtaining a Certificate of Occupancy.**
- 2. A minimum 3-foot high water table consisting of stucco, brick or rock material shall be required on the exterior front wall of the proposed building.**

Legal Description

All that tract or parcel of land consisting of 0.46 acre, more or less, as shown on that Retracement Survey for 1430 Calvary Church Road, LLC; John B. Hulsey, Jr.; Ameris Bank; and Stewart Title Guaranty Company, dated January 28, 2020, prepared by A. Darin Cain, RLS No. 2716, London Land Surveying, Job No. 17150.04, recorded in Plat Book 878, page 215, Hall County Records, and being more particularly described according to said survey as follows:

Commencing at a nail found at the centerline intersection of Calvary Church Road and Calvary Drive; Thence South 29 degrees 23 minutes 27 seconds West 795.83 feet to an iron pin found (2" open top pipe) on the West right of way of Calvary Church Road (R/W Varies), said point being the Point of Beginning. Thence along said right of way along an arc distance of 150.16 feet subtended by a chord bearing of South 14 degrees 39 minutes 17

ORDINANCE NO. 2020-

seconds West and a chord distance of 149.92 feet with a radius of 758.11 feet to an iron pin found (W'rebar) on the West right of way of Calvary Church Road (R/W Varies), Thence leaving said right of way and with the adjoining property of Gainesville Area Park Commission North 72 degrees 38 minutes 11 seconds West 136.07 feet to an iron pin found (W'rebar); Thence with the adjoining property of John B. Hulsey, Jr. North 12 degrees 28 minutes 00 seconds East 145.03 feet to an iron pin found (Y:z"rebar); Thence South 74 degrees 45 minutes 43 seconds East 141.47 feet to an iron pin found (2"open top pipe) on the West right of way of Calvary Church Road, said point being the Point of Beginning.

Said tract contains 0.46 acre.

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.

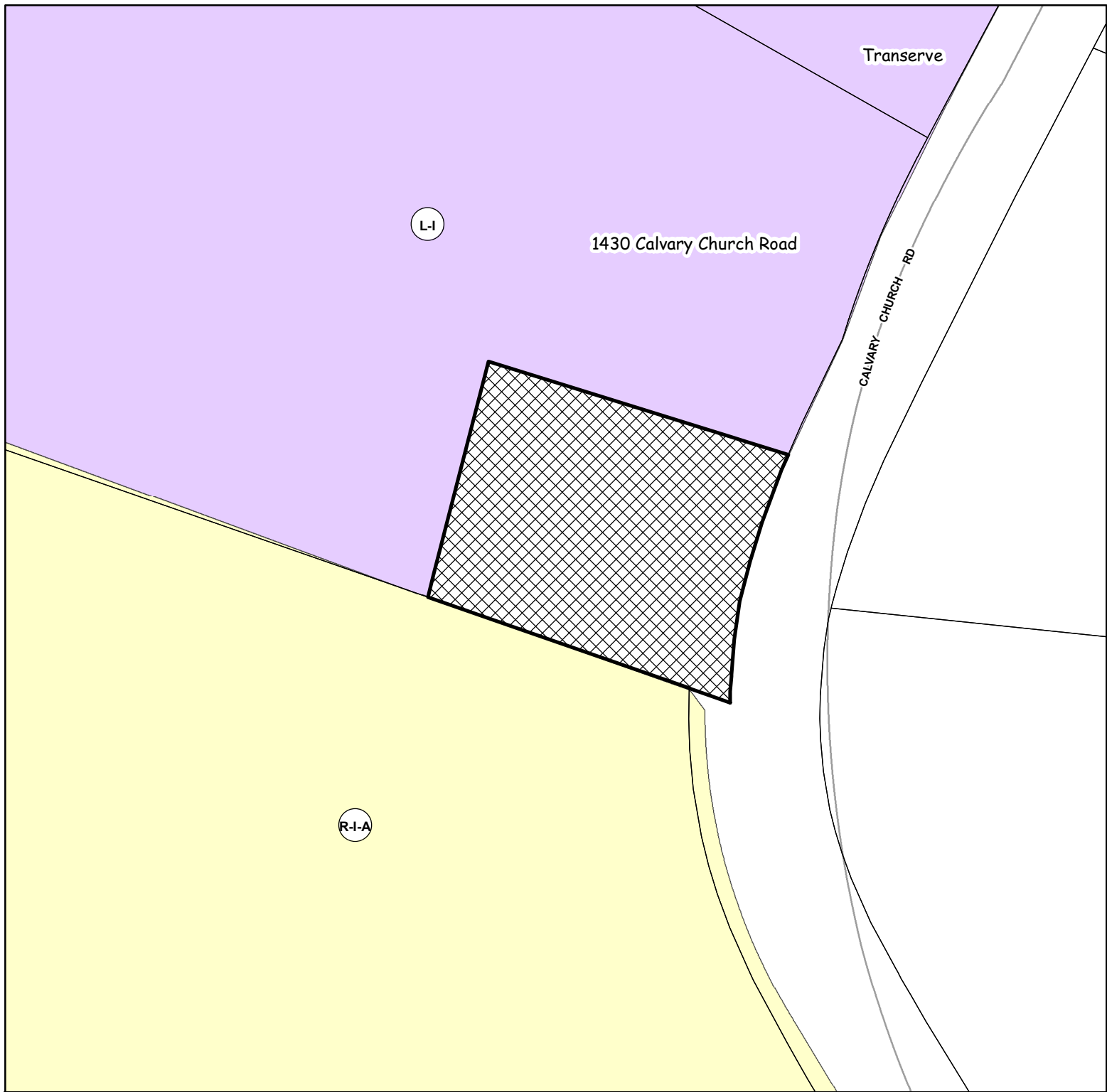
The effective date of this Ordinance shall be the first day of the month following approval by the governing body of the City of Gainesville, Georgia.

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



Applicant:

1430 CALVARY CHURCH RD LLC

ANNEXATION REQUEST

Request:

Annex 0.46+/- acre and establish zoning as Light Industrial (L-I) for a warehouse addition

Subject Property Address:

1442 Calvary Church Road

Tax Parcel:

15-035-000-001

Meeting Date: 07/14/2020

Map Prepared: 06/01/2020

 Subject Property



0 50 100 150 200 Feet

1" = 83'



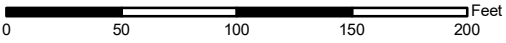
CITY OF

GAINESVILLE

COMMUNITY AND ECONOMIC DEVELOPMENT





Applicant: 1430 CALVARY CHURCH RD LLC		 Subject Property Aerial from 2018  Feet 1" = 83'	
ANNEXATION REQUEST			
Request: Annex 0.46+/- acre and establish zoning as Light Industrial (L-I) for a warehouse addition			
Subject Property Address: 1442 Calvary Church Road	Tax Parcel: 15-035-000-001		
Meeting Date: 07/14/2020 Map Prepared: 06/01/2020		 CITY OF GAINESVILLE COMMUNITY AND ECONOMIC DEVELOPMENT	

**Brad Rush**

Granite South Inc.
3633 Southland Dr.
Flowery Branch, GA 30542
Ph: 770-285-7771

City of Gainesville

Planning and Zoning
Matt Tate
mtate@gainesville.org

Narrative for 1430 Calvary Church Rd,

3rd June, 2020

Granite South is a granite fabricator located in Flowery Branch and has been in Hall County since its inception 5 years ago. Two years ago, we added a line of cabinets to our product mix creating the need for more warehouse space.

At the beginning of this year we bought 1430 Calvary Church Rd. The property consists of a little less than 9 acres, a 10,000-sf metal building and a 1000 sf house. The house sits on a half-acre lot and is zoned residential but is surrounded by commercial zoning on three sides.

We plan on adding a 19,000 sf $\pm$ building that will match the existing building construction with two exceptions. The side wall height will be 20' instead of the 16' for the existing building and the front façade will not be stucco to match the current building but metal siding matching three sides of the current building.

The use of the current building will be a 2500 sf showroom, currently under permit, cabinet storage and cabinet assembly and the new building we will be moving the granite fabrication shop and have more space for granite slab storage and cabinet storage. The estimated amount of personnel for both buildings is 15 which should easily be supported by the current onsite septic system as there were over 50 people working out of the same building for Hulsey Plumbing.

Thanks much.

A handwritten signature in black ink, appearing to read 'Brad Rush', is written over a light blue geometric background.

Brad Rush

President, Granite South Inc.

NOTE:
STATE PLANE COORDINATE BASED UPON GPS OBSERVATIONS
USING A CARLSON SURVEYOR + DUAL FREQUENCY RECEIVER
RUNNING CARLSON SURVEY SOFTWARE. RTK NETWORK UTILIZING
THE TRIMBLE VRS NOW NETWORK.

FLOOD NOTE:
THIS PROPERTY IS NOT IN A FLOOD HAZARD AREA
AS PER FEMA FLOOD INSURANCE RATE MAP OF
CITY OF GAINESVILLE
COMMUNITY PANEL NUMBER: 130263 0189 F
EFFECTIVE DATE: MARCH 21, 2000
REVISION DATE: SEPTEMBER 29, 2006

A LEICA TS06 PLUS TOTAL STATION
WAS USED TO OBTAIN THE LINEAR AND
ANGULAR MEASUREMENTS USED IN THE
PREPARATION OF THIS PLAT.
THE FIELD DATA UPON WHICH THIS MAP
OR PLAT IS BASED HAS A CLOSURE
PRECISION OF ONE FOOT IN 31,706
FEET AND AN ANGULAR ERROR OF 05"
PER ANGLE POINT, AND WAS ADJUSTED
USING THE COMPASS RULE METHOD.
THIS MAP OR PLAT HAS BEEN
CALCULATED FOR CLOSURE AND IS
FOUND TO BE ACCURATE WITHIN ONE
FOOT IN 62,560 FEET.

LEGEND:

AI	ANGLE IRON
ASP	ASPHALT
CB	CATCH BASIN
C&G	CURB & GUTTER
CL	CENTERLINE
CLF	CHAIN LINK FENCE
CMF	CONCRETE MONUMENT FOUND
CMP	CORRUGATED METAL PIPE
CONC	CONCRETE
CO	CLEAN OUT
DWF	DOG WIRE FENCE
EP	EDGE OF PAVEMENT
FH	FIRE HYDRANT
GW	GUY WIRE
HWF	HOG WIRE FENCE
IPF	IRON PIN FOUND
IPS	IRON PIN SET (1/2" REBAR)
LL	LAND LOT
LLL	LAND LOT LINE
MH	MANHOLE
MR	METAL ROD
N/F	NOW OR FORMERLY
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PL	PROPERTY LINE
PP	POWER POLE
P/TP	POWER & TELEPHONE POLE
RB	REBAR
RCP	REINFORCED CONCRETE PIPE
R/W	RIGHT OF WAY
SP	SERVICE POLE
TP	TELEPHONE POLE
WM	WATER METER
WV	WATER VALVE

THIS BLOCK RESERVED FOR
THE CLERK OF SUPERIOR COURT

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

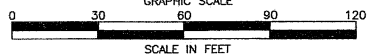
Course	Bearing	Distance
C1	RAD.= 758.11'	ARC.= 150.16'
	Tan: 75.33'	Ch: 1120.56'
	Chd: S14°39'17"W	149.92'

- GENERAL NOTES:
- 1) THIS PLAT IS A SURVEY OF THE EXISTING HALL COUNTY TAX PARCEL 15035 000001.
 - 2) PROPERTY ADDRESS: 1442 CALVARY CHURCH ROAD.

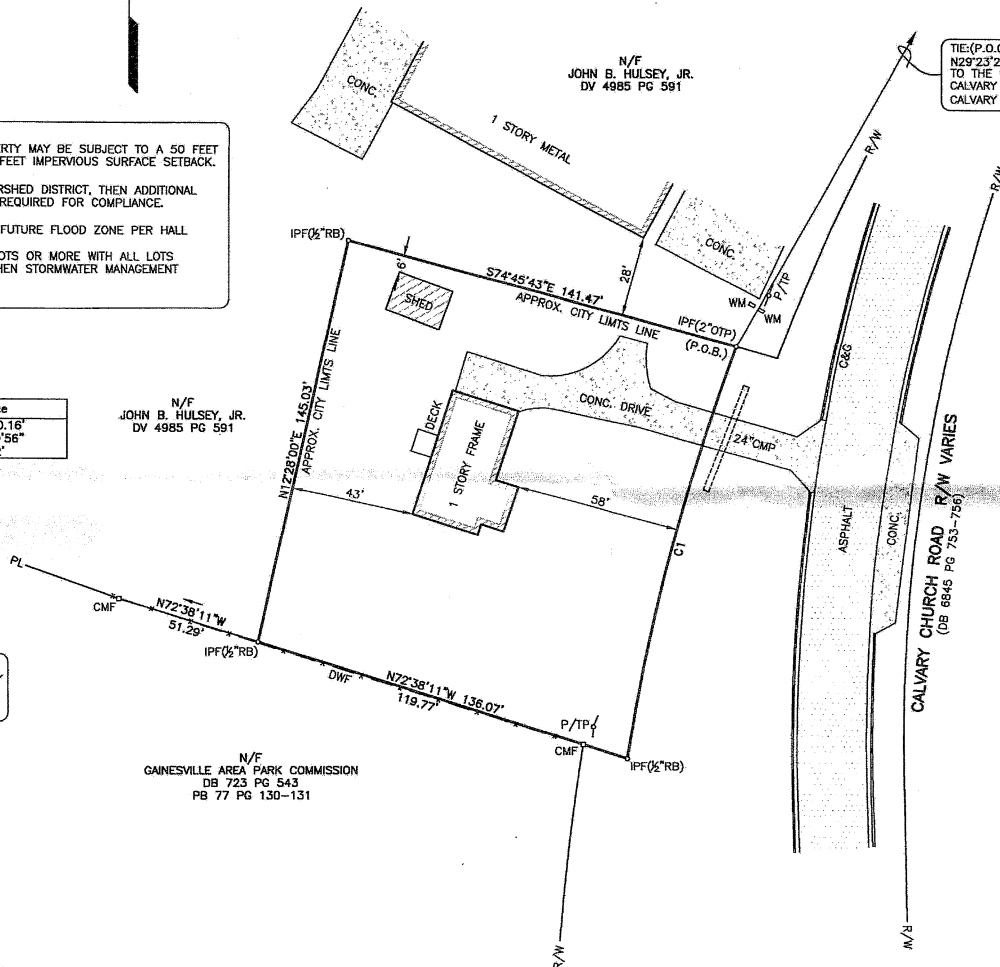
TOTAL AREA = 0.46 ACRE

RETRACEMENT SURVEY FOR
1430 CALVARY CHURCH ROAD, LLC,
JOHN B. HULSEY, JR.,
AMERIS BANK &
STEWART TITLE GUARANTY COMPANY

LOCATED IN
G.M.D. 1385
HALL COUNTY, GEORGIA
SCALE: 1" = 30' JANUARY 28, 2020
GRAPHIC SCALE



FIELD WORK DATES:
DECEMBER 7/8, 2017
MARCH 23, 2018
MAY 17, 2018



DEED REFERENCE:(CURRENT OWNER)
DEED FOR JOHN B. HULSEY, JR.
DATED JANUARY 22, 2004
DEED BOOK 4859 PAGES 206-207.

- PLAT REFERENCES:
- 1) SURVEY FOR GREG LOYD & WALTER HYATT
PREPARED BY FARLEY-COLLINS ASSOC.
DATED JULY 20, 1988
 - 2) REVISED MARCH 6, 1989.
 - 3) SURVEY FOR JOHN HENRY CRUMLEY
PREPARED BY H.C. JARRARD
DATED NOVEMBER 28, 1978.

SURVEYOR'S CERTIFICATE:

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

A. Darin Cain
A. DARIN CAIN, RLS 2716

1-25-2020
DATE

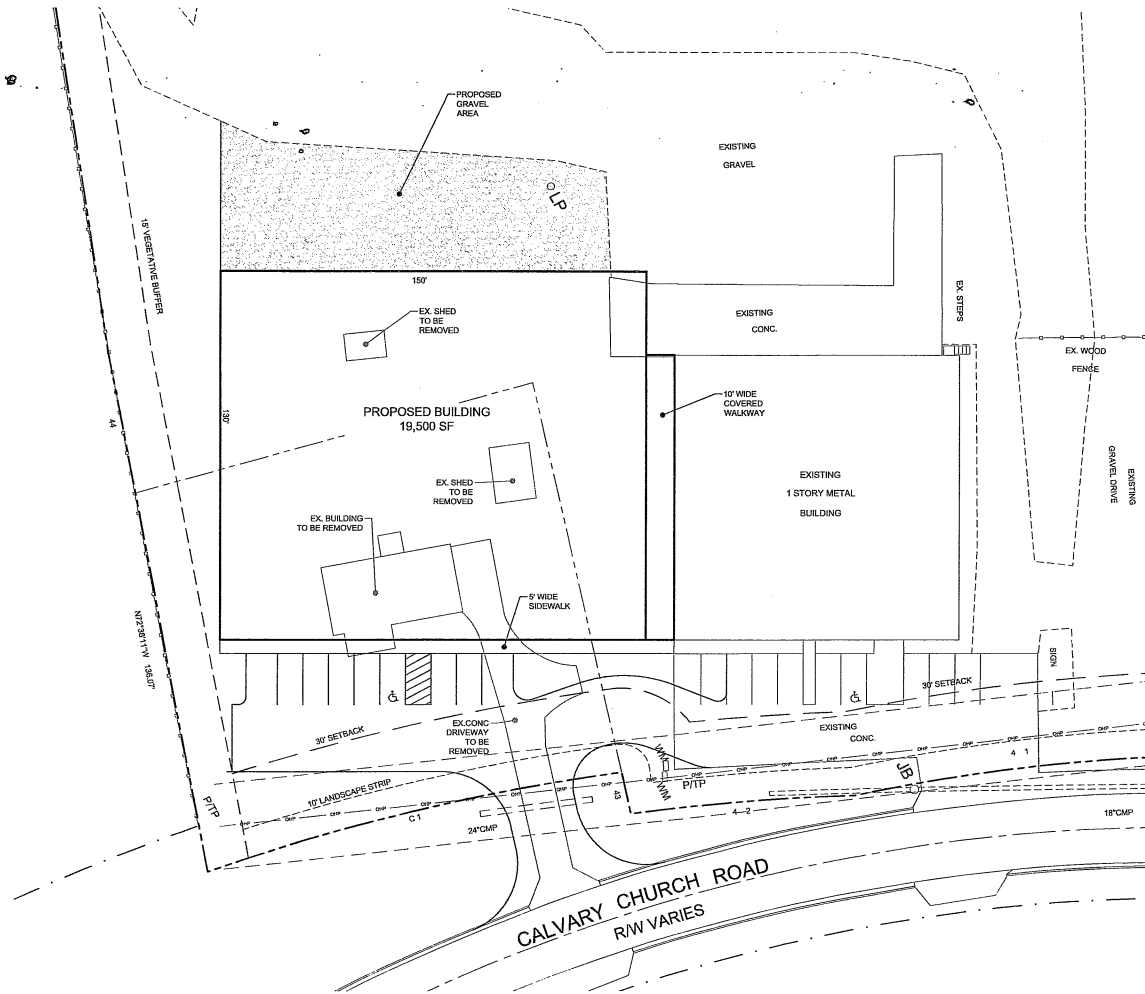


LONDON LAND SURVEYING
& ASSOCIATES, INC.
167 EAST JARRARD STREET
CLEVELAND, GEORGIA 30528
(706) 865-0749
LICENSE No. LSF 522

JOB# 17150.04



NF
GAINESVILLE AREA PARK COMMISSION
ZONED R-4A



0' 20' 40' 60'
SCALE: 1" = 20'



164 PROFESSIONAL DRIVE
SUITE 100
FLOWERY BRANCH, GA 30542
PHONE: (770) 752-8287
FAX: (770) 752-8288
WWW.FOOTHILLSLANDDESIGN.COM

OWNER/DEVELOPER
BRAD RUSH
3033 SOUTHLAND DRIVE
FLOWERY BRANCH, GA 30542
PH: 770-265-7771

ANIMATION PLAN
GRANITE SOUTH
GMD 1385
CITY OF GAINESVILLE
HALL COUNTY, GA

REVISIONS	NO.	DESCRIPTION	DATE



OSWCC LEVEL II #9832

DATE: MAY 29, 2020

SCALE: 1" = 20'

SHEET:
2
JOB #20044



CITY OF GAINESVILLE

WORKSESSIONREQUEST

Date Submitted: 7/20/2020

Presenter: Abb Hayes

Item of Business: **Public Hearing Item: August 4, 2020 Council Meeting**
Request from the **Gainesville City Board of Education** to annex a 5.934± acres tract located on the east side of Gould Drive between McEver Road and S Smith Road (a/k/a **2550 and 2560 Gould Drive**) and to establish zoning as Office and Institutional (O-I) with a special use. **Ward Number: Four.** Tax Parcel Number(s): 08-015-009-001 & 001B. **Request: New Middle School / Existing single-family home.**

Meeting Date: 7/30/2020

Purpose of Request:

To provide an overview of the following rezoning request as presented at the July 14, 2020 Planning and Appeals Board Meeting:

The Gainesville City Board of Education is proposing to annex the subject property with O-I zoning as part of an overall 22.6± acres tract for a new middle school. As well, the applicant is asking for special use approval to continue to rent the existing single-family home located at 2550 Gould Drive. The proposed middle school includes a two-story, 183,400 square foot building, multi-purpose field with field house and bleachers. Primary access/parking and bus access/parking are proposed off of McEver Road. Secondary access drive/parking is proposed off of Gould Drive which is a County maintained road. The property is adjacent to and west of the city limits and is zoned Residential-I (R-I) within unincorporated Hall County. The subject properties include undeveloped wooded land and a single-family rental home. Adjacent uses include single-family homes in the County along Gould Drive, Gainesville City School property, and a Catholic Church.

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 2020-

I move to approve the ordinance to annex the subject property for a new middle school / existing single-family home.

Approval of Ordinance 2020-

I move to approve the ordinance to establish zoning as Office and Institutional (O-I) for the subject property with four conditions as presented.

Approval of Resolution ZR-2020-

I move to approve the resolution for a special use to allow an existing single-family home to remain within Office and Institutional (O-I) zoning district with four conditions as presented.

Denial of the Request:

I move to deny the 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
☐	Proposed Resolution	Resolution
☐	Location Maps	Backup Material
☐	Narrative	Backup Material
☐	Survey	Backup Material
☐	Site Plan	Backup Material
☐	Architectural Renderings	Backup Material
☐	Intersection Evaluation / Traffic Study	Backup Material

**COMBINED LEGAL AD
Gainesville Planning and Appeals Board
Gainesville City Council**

**Publish Saturday, June 27, 2020
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, July 14, 2020 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 **Mauricio Ortega** to annex a 0.51± acre tract located on the south side of Cherrywood Drive, west of Cherry Circle (a/k/a **23 Cherrywood Drive**) and to establish zoning as Residential-I (R-I).
Ward Number: Four
Tax Parcel Number(s): 08-015-002-011
Request: Sewer for a single-family home
- 2) Request from **1430 Calvary Church Rd LLC** to annex a 0.46± acre tract located on the west side of Calvary Church Road, southwest of its intersection with Calvary Drive (a/k/a **1442 Calvary Church Road**) and to establish zoning as Light Industrial (L-I).
Ward Number: Three
Tax Parcel Number(s): 15-035-000-001
Request: Granite South warehouse addition
- 3) Request from the **Gainesville City Board of Education** to annex a 5.934± acres tract located on the east side of Gould Drive between McEver Road and S Smith Road (a/k/a **2550 and 2560 Gould Drive**) and to establish zoning as Office and Institutional (O-I) with a special use.
Ward Number: Four
Tax Parcel Number(s): 08-015-009-001 & 001B
Request: New Middle School / Existing single-family home
- 4) Request from the **Gainesville City Board of Education** to rezone a 16.67± acres tract located on the south side of McEver Road, east of its intersection with Gould Drive (a/k/a **1263 and 1279 McEver Road, SW**) from Residential-I (R-I) to Office and Institutional (O-I).
Ward Number: Four
Tax Parcel Number(s): 08-006-001-070 and 08-015-009-020
Request: New Middle School
- 5) Request from **OHC Lanier North, LLC** to amend the existing Planned Unit Development (P-U-D) zoning on a 26.16± acres tract located northeast of Dawsonville Highway and on the north side of the intersection of Strickland Drive and Sportsman Club Road, with road frontage on Karen Lane (a/k/a **0 and 2209 Karen Lane; 2106, 2234 and 2242 Sportsman Club Road; and 2049 Strickland Drive**).
Ward Number: One
Tax Parcel Number(s): 00-109-003-001, 004, 005; 00-109B-000-001, 002A and 036
Request: Active adult community and up to four residential lots

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, August 4, 2020 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 **Mauricio Ortega** to annex a 0.51± acre tract located on the south side of Cherrywood Drive, west of Cherry Circle (a/k/a **23 Cherrywood Drive**) and to establish zoning as Residential-I (R-I).
Ward Number: Four
Tax Parcel Number(s): 08-015-002-011
Request: Sewer for a single-family home
- 2) Request from **1430 Calvary Church Rd LLC** to annex a 0.46± acre tract located on the west side of Calvary Church Road, southwest of its intersection with Calvary Drive (a/k/a **1442 Calvary Church Road**) and to establish zoning as Light Industrial (L-I).
Ward Number: Three
Tax Parcel Number(s): 15-035-000-001
Request: Granite South warehouse addition
- 3) Request from the **Gainesville City Board of Education** to annex a 5.934± acres tract located on the east side of Gould Drive between McEver Road and S Smith Road (a/k/a **2550 and 2560 Gould Drive**) and to establish zoning as Office and Institutional (O-I) with a special use.
Ward Number: Four
Tax Parcel Number(s): 08-015-009-001 & 001B
Request: New Middle School / Existing single-family home
- 4) Request from the **Gainesville City Board of Education** to rezone a 16.67± acres tract located on the south side of McEver Road, east of its intersection with Gould Drive (a/k/a **1263 and 1279 McEver Road, SW**) from Residential-I (R-I) to Office and Institutional (O-I).
Ward Number: Four
Tax Parcel Number(s): 08-006-001-070 and 08-015-009-020
Request: New Middle School
- 5) Request from **OHC Lanier North, LLC** to amend the existing Planned Unit Development (P-U-D) zoning on a 26.16± acres tract located northeast of Dawsonville Highway and on the north side of the intersection of Strickland Drive and Sportsman Club Road, with road frontage on Karen Lane (a/k/a **0 and 2209 Karen Lane; 2106, 2234 and 2242 Sportsman Club Road; and 2049 Strickland Drive**).
Ward Number: One
Tax Parcel Number(s): 00-109-003-001, 004, 005; 00-109B-000-001, 002A and 036
Request: Active adult community and up to four residential lots

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 City Board of Education
Location..... Annexation: 2550 and 2560 Gould Drive
..... Rezoning: 0 and 1263 McEver Road, SW
Request..... Annex with O-I zoning with a special use
..... Rezone from R-I to O-I
Total Acres Annexation / Special Use: 5.934± acres
..... Rezoning: 16.67± acres
Ward..... Four
Proposed Use..... New Middle School and existing rental
..... home
Planning Division Staff Recommendation **Approval, with conditions**
Planning & Appeals Board Recommendation..... **Approval, with conditions**
Date..... July 14, 2020

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

The Gainesville City Board of Education is proposing to develop a 22.6± acres tract of land for a second middle school campus. As well, part of the proposal includes special use approval to allow an existing single-family rental home to remain.

The property includes an assemblage of four parcels located east of Gould Drive and south of McEver Road, directly across from the older Free Chapel church campus. The intent is to bring all of the parcels under one jurisdiction with a zoning of Office and Institutional (O-I). The proposed middle school is designed to have a maximum enrollment of 1,275 students with a 125 staff including teachers. The development includes a two-story, 183,400 square foot building, multi-purpose field with field house and bleachers. Primary access is proposed off of McEver Road for parent drop-off/pick-up, buses and visitors. The school will operate with 14 buses. Secondary access is proposed off of Gould Drive which is a County maintained road and is for school staff including teachers.

Annexation with a Special Use

The property is 5.934± acres in size and is adjacent to and west of the city limits and is zoned Residential-I (R-I) within unincorporated Hall County. The subject property includes two parcels of which the larger 5.31± acres parcel is undeveloped and wooded. The larger parcel will contain a portion of the school building, parking and access from Gould Drive. The smaller 0.623± acre parcel contains a 1,246 square foot single-family rental home. The special use portion of the annexation request is to allow the existing rental home.

Rezoning

The property is 16.67± acres in size and is currently zoned Residential-I (R-I). The subject property includes two vacant and wooded parcels located within the Gateway Corridor Overlay Zone. The larger 15.693± acres parcel will contain most of the school facilities including a portion of the school building, a multi-purpose field with field house and bleachers, stormwater facilities,

vehicular and bus access/parking and primary access from McEver Road. A future access easement is also planned to provide connection with the adjacent property to the east in the County. The smaller 0.974± acre parcel contains a stream buffer and there are no plans to develop this site at this time.

▪ **Adjacent Land Use and Zoning**

Location	Use	Zoning
North	Free Chapel Church; Single-Family Home	General Business (G-B) City Residential-I (R-I) City
South and East	Catholic Church; Vacant Land; Residential Homes	Planned Unit Development (P-U-D) City Residential-I (R-I) and Agricultural Residential-III (AR-III) County
West	Church of God Prophecy; Single-Family Homes	Residential-I (R-I) County

Other surrounding uses nearby include the Hall County Government Center, Recro Pharmaceutical company, Waters Edge Subdivision and The Fields Apartments.

▪ **Intersection Control Evaluation/Traffic Impact Study**

An Intersection Control Evaluation /Traffic Study was completed for the proposal on May 14, 2020. The study area included the proposed full access driveway on McEver Road directly across from the Free Chapel Church most easterly driveway. The purpose of the study was to determine the traffic impact of the proposal and the most appropriate traffic control measures at this proposed driveway intersection.

The below table is a breakdown of the project trip generation as based on a 1.0% annual growth rate per year.

	Total Trips	Inbound Trips	Outbound Trips
24-Hour Two-Way	2,589	--	--
AM Peak Hour	821	451	370
School Peak Hour	405	186	219

Based on the location of the school in relation to the city limits and school district, the distribution of new trips to/from school traffic assumed that 50% of the trips would be to/from the north on McEver Road (SR 53), 5% of the trips to/from the south on McEver Road (SR 53), 40% to/from the east on Browns Bridge Road (SR 360) and 5% to/from the west on Browns Bridge Road (SR 369). The study revealed that the proposal did not meet the threshold requirements for a signalized intersection or a roundabout on McEver Road (SR 53). Therefore, the conclusions and recommendations from the study identified three improvements.

- A conventional Minor Stop (stop sign and painted stop bar) be installed at the study intersection for the northbound school driveway approach with two existing lanes.
- Existing westbound left turn lane on McEver Road (SR 53) be extended to a minimum of 290' storage length and 100' taper length.
- A deceleration lane be installed on eastbound McEver Road (SR 53) with a minimum 175' storage length and a 100' taper length.

▪ **Other Departmental Comments**

Coordination will be required with the Georgia Department of Transportation (GDOT). 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 Tyler Land Holdings to amend a 2.98± acres tract located at 1209 and 1229 Hillside Gardens Lane Road zoned Planned Unit Development (P-U-D) was conditionally approved for a boat sales dealership.

2017 – A request by Pro Building Systems to annex a 0.516± acres tract located at 2431 S Smith Road was approved with conditional General Business (G-B) zoning for an auto collision center.

2017 – A request by Manor Lake Development, LLC for a special use on a 9.24± acres tract located at 2900 McEver Road was approved with conditional Office and Institutional (O-I) zoning for an assisted living facility.

2015 – A request by the Roman Catholic Archdiocese of Atlanta to amend a 14.233± acres tract located at 2436 S Smith Road zoned Planned Unit Development (P-U-D) was conditionally approved for a church.

2015 – A request by the Roman Catholic Archdiocese of Atlanta to amend and rezone a 4.899± acres tract located at 0 S Smith Road from Residential-I (R-I) to Planned Unit Development (P-U-D) was conditionally approved for a church.

2013 – A request by Foote & Miller Properties, LLC to annex a 2.72± acres tract located at 2420 Browns Bridge Road was approved with General Business (G-B) zoning for sewer for an existing auto dealership.

2012 – A request by Rescate 2000, Inc. for a special use on an 8.19± acres tract located at 2920 Florence Drive was approved with conditional Office and Institutional (O-I) zoning for a daycare center.

2010 – A request by Jose Delagarza to annex a 0.33± acre tract located at 3 Cherry Circle was approved with conditional Residential-I (R-I) zoning for sewer for an existing single-family residence.

Staff Analysis

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

The subject property is adjacent to a mixture of uses including single-family residential, multi-family residential and two churches. The proposed middle school is considered a public use which is allowed by right within all zoning districts within the jurisdictions of Gainesville and Hall County. The purpose of the request is to bring all of the property under one jurisdiction and zoning. The exiting rental home is similar to the neighboring residential homes located off of Gould Drive and will remain as such.

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

The proposed middle school will increase nonresidential traffic onto Gould Drive which serves as a County maintained residential street. The proposed secondary access drive on Gould Drive will need to be further studied to determine what improvements will be needed to handle the additional traffic load. As well, adjacent and nearby residential properties should be properly buffered from the proposed middle school facilities including buildings, parking areas and stormwater management facilities.

(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 *Mixed-Use General* land use category. This category includes areas containing or planned for a mixture of land uses including office, neighborhood retail, and residential.

According to the Character Area map for the City of Gainesville, the subject property is located within the *Suburban Residential* Character Area. The vision for this area is to preserve older, stable residential subdivisions and encourage newer projects with smaller lot sizes, pedestrian infrastructure, and buildings patterned after traditional local housing, possibly containing a small neighborhood-serving "village center". As well, the quality community objectives state that housing choices should continue to be diversified to support a range of household incomes, sizes, types, but consist mostly of traditional single-family detached lots. In areas where natural features or sensitive environments are important, cluster housing or conservation subdivision design may be appropriate. Land uses allowed in the *Suburban Residential Character Area* include low-density residential, medium-density residential, multi-family residential, public / institutional, commercial, and parks / recreation / conservation, mixed-use.

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

The subject property is currently zoned primarily for single-family residential purposes. As previously stated, the proposed middle school is permitted within any zoning district as it is considered a public use. The applicant desires to bring all of the property owned by the school system under one jurisdiction and one zoning of Office and Institutional (O-I). The existing single-family rental home requires special use approval within O-I zoning.

(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?

Public facilities and services are adequate but will require improvements to access, stormwater and water/sewer utilities. The Gainesville Fire and Police Departments currently respond to the property. Gainesville Fire Station #4 is located off of Memorial Park Drive and is 1.6± miles from the proposed access. Hall County Fire Station #4 is located off of McEver Road and is approximately 1.3± miles from the proposed access. The proposal if approved will provide additional student capacity needs for the City school system.

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

It is staff's opinion the proposed use is consistent with the Comprehensive Plan. The majority of the property is located along McEver Road which serves as a connector road spanning from the city limits of Gainesville to Buford. The surrounding area has experienced both residential and commercial growth due to its proximity to Browns Bridge Road and Dawsonville Highway. The residential properties fronting Gould Drive have been established for many years and will continue to provide quality housing near the city limits. Future annexation of the properties may be possible in the future.

(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 subject property's proximity to/within the city limits and surrounding mixture of uses, the proposal, with the zoning conditions recommended by staff, appears to reflect a reasonable balance between the promotion of the public health, safety, morality, or general welfare, and the right to unrestricted use of property.

Additional Special Use Criteria

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

The following additional special use criteria is required for the existing single-family home portion of the overall request and does not involve the proposed middle school. Gould Drive is a county residential street and is sufficient to provide access for the single-family home. Gould Drive will require further study to determine what access improvements may be required for the middle school property.

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

Access will function in a similar manner as it currently does. No changes are proposed for the existing single-family home.

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

Existing public facilities such as water, sewer, police and fire protection are adequate to serve the existing single-family home and are currently provided to nearby properties.

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

The proposed service, parking, loading and lighting appears to be acceptable for the single-family home. City trash service will be provided for the home twice a week.

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

The existing single-family home will continue to function in the same manner and should have no adverse effects on the surrounding properties.

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

The height, size and location of the existing home are not anticipated to change and will remain in character with the existing homes along Gould Drive.

▪ **Staff Recommendation**

The Planning Division staff is recommending **conditional approval** of this annexation request with a special use and rezoning request with a zoning of **Office and Institutional (O-I)** based on the Comprehensive Plan and the adjacent and nearby mixture of uses.

Conditions

1. The owner/developer shall screen the proposed buildings, parking lots, dumpster pad and stormwater facilities from the adjacent single-family homes located at 2550 and 2590 Gould Drive with a mixture of evergreen trees. 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.
2. Prior to a permit being issued for the proposed use, a Traffic Impact Study (TIS) shall be required by the developer/property owner to further study access improvements along Gould Drive. The scope of the study shall be determined by the Gainesville Public Works Department Director.
3. All access point design for the subject property shall be submitted for review by the Gainesville Public Works Director in coordination with Hall County and the Georgia Department of Transportation (GDOT). The approval of said design shall be required prior to issuance of a building permit. All required access/traffic/sidewalk improvements associated with the proposed development shall be at the full expense of the developer/property owner. As determined by the Public Works Director, the proposed sidewalk shall connect with the existing sidewalks along McEver Road.
4. The proposed signs shall adhere to Office and Institutional (O-I) zoning standards except that an internally illuminated sign may be allowed fronting McEver Road. An electronic message board sign shall not be permitted fronting Gould Drive.

Excerpts from the July 14, 2020 PAB Meeting Minutes

Applicant Presentation: Jeremy Williams, 741 Chattahoochee Place, stated Gainesville Middle School currently houses over 1,800 students that was built for less than 1,500. He said all growth over the last decade has been on the southwest side of the city. He stated this would alleviate Mundy Mill elementary school, Gainesville Exploration Academy as well as a portion Centennial Arts Academy. He also said the timeline proposed is the end of this calendar year or first of next year and they agree with all the conditions.

FAVOR: None

OPPOSE: None

Planning and Appeals Board Comments: Vice-Chair Fleming reminded the Board to vote on the requests separately and in order it was presented.

There was a motion to recommend conditional approval of the request to annex the subject property and to establish zoning as Office and Institutional (O-I) with a special use to allow an existing single-family home to remain with the following conditions:

Conditions

1. The owner/developer shall screen the proposed buildings, parking lots, dumpster pad and stormwater facilities from the adjacent single-family homes located at 2550 and 2590 Gould Drive with a mixture of evergreen trees. 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.
2. Prior to a permit being issued for the proposed use, a Traffic Impact Study (TIS) shall be required by the developer/property owner to further study access improvements along Gould Drive. The scope of the study shall be determined by the Gainesville Public Works Department Director.
3. All access point design for the subject property shall be submitted for review by the Gainesville Public Works Director in coordination with Hall County and the Georgia Department of Transportation (GDOT). The approval of said design shall be required prior to issuance of a building permit. All required access/traffic/sidewalk improvements associated with the proposed development shall be at the full expense of the developer/property owner. As determined by the Public Works Director, the proposed sidewalk shall connect with the existing sidewalks along McEver Road.
4. The proposed signs shall adhere to Office and Institutional (O-I) zoning standards except that an internally illuminated sign may be allowed fronting McEver Road. An electronic message board sign shall not be permitted fronting Gould Drive.

Motion made by Board Member Martin

Motion seconded by Board Member White

6 favor, 1 absent (Carter)

There was a motion to recommend conditional approval of the request to rezone the subject property from Residential-I (R-I) to Office and Institutional (O-I) with the following conditions:

Conditions

1. The owner/developer shall screen the proposed buildings, parking lots, dumpster pad and stormwater facilities from the adjacent single-family homes located at 2550 and 2590 Gould Drive with a mixture of evergreen trees. 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.
2. Prior to a permit being issued for the proposed use, a Traffic Impact Study (TIS) shall be required by the developer/property owner to further study access improvements along Gould Drive. The scope of the study shall be determined by the Gainesville Public Works Department Director.
3. All access point design for the subject property shall be submitted for review by the Gainesville Public Works Director in coordination with Hall County and the Georgia Department of Transportation (GDOT). The approval of said design shall be required prior to issuance of a building permit. All required access/traffic/sidewalk improvements associated with the proposed development shall be at the full expense of the developer/property owner. As determined by the Public Works Director, the proposed sidewalk shall connect with the existing sidewalks along McEver Road.

4. The proposed signs shall adhere to Office and Institutional (O-I) zoning standards except that an internally illuminated sign may be allowed fronting McEver Road. An electronic message board sign shall not be permitted fronting Gould Drive.

Motion made by Board Member Thompson

Motion seconded by Board Member Simmons

Vote – 6 favor, 1 absent (Carter)

Passed: _____

AN ORDINANCE

No. 2020-

AN ORDINANCE ANNEXING A 5.934± ACRES TRACT LOCATED ON THE EAST SIDE OF GOULD DRIVE BETWEEN MCEVER ROAD AND S SMITH ROAD (A/K/A 2550 AND 2560 GOULD DRIVE); 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 5.934± acres tract located on the east side of Gould Drive between McEver Road and S Smith Road (a/k/a **2550 and 2560 Gould Drive**), 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

Tract 1

All that tract or parcel of land lying and being in land lot 15, 8th District, Hall County, Georgia, and being more particularly described as follows:

Commence at the centerline intersection of McEver Road, aka State Route 53 (r/w varies) with Gould Drive (r/w varies), south 73°09'49" east a distance of 408.12 feet to an iron pin found (1/2" rebar) on the Hall County and Gainesville city limit line and the southern right-of-way of said McEver Road; thence continue along said county/city limit line and along the properties now or formerly of Church of God of Prophecy and Alana P. Goss, south 34°21'50" east, a distance of 433.31 feet to a concrete monument found and the Point of Beginning; thence continue along said county/city line and along the property now or formerly of Barry Conner, LLC the following courses and distances: south 34°21'50" east, a distance of 452.65 feet to an iron pin found (1/2" rebar); thence along the property now or formerly of AOA Properties Holding, Inc., south 34°12'21" east, a distance of 291.44 feet to an iron pin found (1" open top

ORDINANCE NO. 2020-

pipe); thence leaving said county/city line and along the property now or formerly of Robbie Coleman, north 85°08'15" west, a distance of 370.08 feet to an iron pin found (1/2" rebar); thence along the property now or formerly of America's Home Place, Inc., north 17°27'39" west, a distance of 150.11 feet to an iron pin found (1/2" rebar); thence north 85°01'31" west, a distance of 198.47 feet to an axle found on the eastern right-of-way line of said Gould Drive; thence along said right-of-way the following courses and distances: north 25°52'52" west, a distance of 100.41 feet to an iron pin found (metal plate stamped #50); thence north 26°35'08" west, a distance of 100.04 feet to an iron pin found (2" open top pipe); thence north 23°52'50" west, a distance of 100.07 feet to an iron pin found (metal plate stamped #48); thence north 22°10'50" west, a distance of 99.91 feet to an iron pin found (metal plate stamped #47); thence leaving said right-of-way and along the property now or formerly of said Alana P. Goss, north 80°39'12" east a distance of 363.84 feet to the point of beginning.

Said tract contains 5.311 acres.

Tract 3

All that tract or parcel of land lying and being in land lot 15, 8th District, Hall County, Georgia, and being more particularly described as follows:

Commence at the centerline intersection of McEver Road, aka State Route 53, (r/w varies) with Gould Drive (r/w varies), south 26°14'20" east a distance of 1002.05 feet to an axle found on the eastern right-of-way of said Gould Road and the Point of Beginning; thence leaving said right-of-way and along the property now or formerly of Barry Conner, LLC, south 85°01'31" east, a distance of 198.47 feet to an iron pin found (1/2" rebar); thence south 17°27'39" east, a distance of 150.11 feet to an iron pin found (1/2" rebar); thence along the property now or formerly of Robbie Coleman, north 85°05'41" west, a distance of 199.28 feet to an iron pin found (1/2" rebar) on the eastern right-of-way of said Gould Road; thence along said right-of-way the following courses and distances: north 09°53'23" west, a distance of 50.21 feet to a point; thence north 20°45'23" west, a distance of 100.42 feet to the Point of Beginning.

Said tract contains 27,148 square feet or 0.623 acre.

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.

ORDINANCE NO. 2020-

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. 2020-

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF GAINESVILLE, GEORGIA BY ESTABLISHING THE ZONING ON A 5.934± ACRES TRACT LOCATED ON THE EAST SIDE OF GOULD DRIVE BETWEEN MCEVER ROAD AND S SMITH ROAD (A/K/A 2550 AND 2560 GOULD DRIVE) AT THE TIME OF ANNEXATION AS OFFICE AND INSTITUTIONAL, WITH CONDITIONS (O-I-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 **Office and Institutional, with conditions (O-I-c)**.

Conditions

1. The owner/developer shall screen the proposed buildings, parking lots, dumpster pad and stormwater facilities from the adjacent single-family homes located at 2550 and 2590 Gould Drive with a mixture of evergreen trees. 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.
2. Prior to a permit being issued for the proposed use, a Traffic Impact Study (TIS) shall be required by the developer/property owner to further study access improvements along Gould Drive. The scope of the study shall be determined by the Gainesville Public Works Department Director.
3. All access point design for the subject property shall be submitted for review by the Gainesville Public Works Director in coordination with Hall County and the Georgia Department of Transportation (GDOT). The approval of said design shall be required prior to issuance of a building permit. All required access/traffic/sidewalk improvements associated with the proposed development shall be at the full expense of the developer/property owner. As determined by the Public Works Director, the proposed sidewalk shall connect with the existing sidewalks along McEver Road.
4. The proposed signs shall adhere to Office and Institutional (O-I) zoning standards except that an internally illuminated sign may be allowed fronting McEver Road. An electronic message board sign shall not be permitted fronting Gould Drive

ORDINANCE NO. 2020-

Legal Description

Tract 1

All that tract or parcel of land lying and being in land lot 15, 8th District, Hall County, Georgia, and being more particularly described as follows:

Commence at the centerline intersection of McEver Road, aka State Route 53 (r/w varies) with Gould Drive (r/w varies), south 73°09'49" east a distance of 408.12 feet to an iron pin found (1/2" rebar) on the Hall County and Gainesville city limit line and the southern right-of-way of said McEver Road; thence continue along said county/city limit line and along the properties now or formerly of Church of God of Prophecy and Alana P. Goss, south 34°21'50" east, a distance of 433.31 feet to a concrete monument found and the Point of Beginning; thence continue along said county/city line and along the property now or formerly of Barry Conner, LLC the following courses and distances: south 34°21'50" east, a distance of 452.65 feet to an iron pin found (1/2" rebar); thence along the property now or formerly of AOA Properties Holding, Inc., south 34°12'21" east, a distance of 291.44 feet to an iron pin found (1" open top pipe); thence leaving said county/city line and along the property now or formerly of Robbie Coleman, north 85°08'15" west, a distance of 370.08 feet to an iron pin found (1/2" rebar); thence along the property now or formerly of America's Home Place, Inc., north 17°27'39" west, a distance of 150.11 to an iron pin found (1/2" rebar); thence north 85°01'31" west, a distance of 198.47 feet to an axle found on the eastern right-of-way line of said Gould Drive; thence along said right-of-way the following courses and distances: north 25°52'52" west, a distance of 100.41 feet to an iron pin found (metal plate stamped #50); thence north 26°35'08" west, a distance of 100.04 feet to an iron pin found (2" open top pipe); thence north 23°52'50" west, a distance of 100.07 feet to an iron pin found (metal plate stamped #48); thence north 22°10'50" west, a distance of 99.91 feet to an iron pin found (metal plate stamped #47); thence leaving said right-of-way and along the property now or formerly of said Alana P. Goss, north 80°39'12" east a distance of 363.84 feet to the point of beginning.

Said tract contains 5.311 acres.

Tract 3

All that tract or parcel of land lying and being in land lot 15, 8th District, Hall County, Georgia, and being more particularly described as follows:

Commence at the centerline intersection of McEver Road, aka State Route 53, (r/w varies) with Gould Drive (r/w varies), south 26°14'20" east a distance of 1002.05 feet to an axle found on the eastern right-of-way of said Gould Road and the Point of Beginning; thence leaving said right-of-way and along the property now or formerly of Barry Conner, LLC, south 85°01'31" east, a distance of 198.47 feet to an iron pin found (1/2" rebar); thence south 17°27'39" east, a distance of 150.11 feet to an iron pin found (1/2" rebar); thence along the property now or formerly of Robbie Coleman, north 85°05'41" west, a distance of 199.28 feet to an iron pin found (1/2" rebar) on the eastern right-of-way of said Gould Road; thence along said right-of-way the following courses and distances: north 09°53'23" west, a distance of 50.21 feet to a point; thence north 20°45'23" west, a distance of 100.42 feet to the Point of Beginning.

Said tract contains 27,148 square feet or 0.623 acre.

SECTION II.

ORDINANCE NO. 2020-

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 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

RESOLUTION ZR-2020-____

APPROVAL OF A REQUEST FOR A SPECIAL USE
SUBJECT TO APPROVAL BY THE CITY COUNCIL

WHEREAS, under **Chapter 9-6-1 O-I Office and Institutional District** of the Unified Land Development Code of the City of Gainesville, Georgia; **Section 9-6-1-2 Permitted and Special Uses** allows for a *detached, single-family dwelling* subject to City Council approval after review and recommendation by the Gainesville Planning and Appeals Board; and

WHEREAS, an application has been received from **Gainesville City Board of Education** to allow an *existing single-family rental home* within an Office and Institutional (O-I) zoning district identified as follows:

**08-015-009-001B
2550 Gould Drive
Ward Four**

WHEREAS, the application has been evaluated under any criteria specified in the aforesaid section; and

WHEREAS, the **Gainesville Planning and Appeals Board**, during its public hearing held on **July 14, 2020**, reviewed the application and recommended **conditional approval** of said request with the following conditions:

Conditions

1. The owner/developer shall screen the proposed buildings, parking lots, dumpster pad and stormwater facilities from the adjacent single-family homes located at 2550 and 2590 Gould Drive with a mixture of evergreen trees. 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.
2. Prior to a permit being issued for the proposed use, a Traffic Impact Study (TIS) shall be required by the developer/property owner to further study access improvements along Gould Drive. The scope of the study shall be determined by the Gainesville Public Works Department Director.
3. All access point design for the subject property shall be submitted for review by the Gainesville Public Works Director in coordination with Hall County and the Georgia Department of Transportation (GDOT). The approval of said design shall be required prior to issuance of a building permit. All required access/traffic/sidewalk improvements associated with the proposed development shall be at the full expense of the developer/property owner. As determined by the Public Works Director, the proposed sidewalk shall connect with the existing sidewalks along McEver Road.
4. The proposed signs shall adhere to Office and Institutional (O-I) zoning standards except that an internally illuminated sign may be allowed fronting McEver Road. An electronic message board sign shall not be permitted fronting Gould Drive.

RESOLUTION ZR-2020-____

NOW, THEREFORE, BE IT RESOLVED THAT the governing body for the City of Gainesville hereby approves the applicant's request for a special use permit as stated above and subject to all the terms of the Unified Land Development Code.

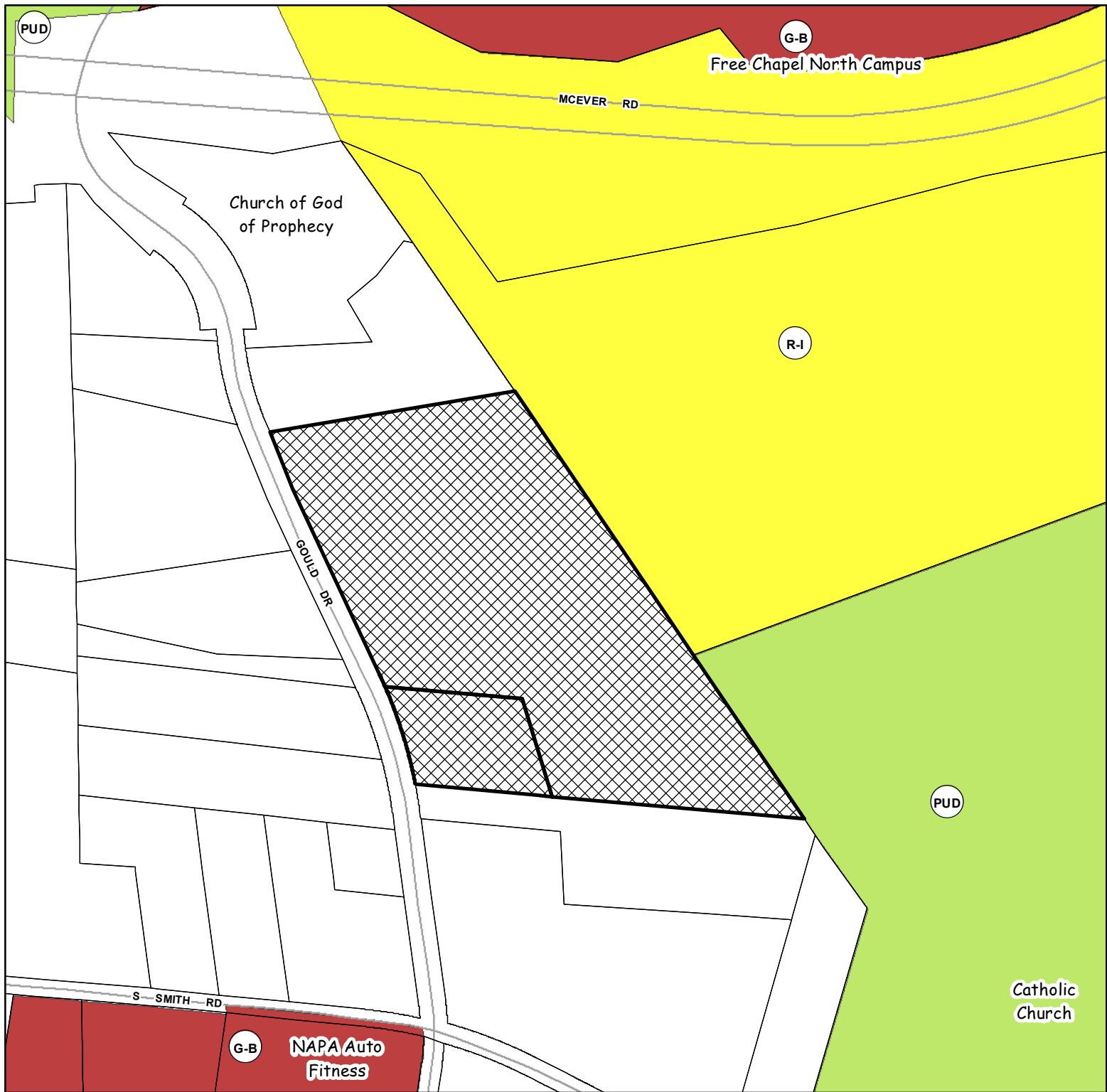
Adopted this _____ day of _____, 2020.

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



Applicant:

**GAINESVILLE CITY
BOARD OF EDUCATION**

ANNEXATION REQUEST

Request:
Annex 5.934+/- acres and establish zoning as Office and Institutional (O-I), with a special use for new middle school

Subject Property Address:
2550 & 2560 Gould Drive

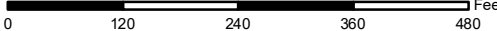
Tax Parcel:
08-015-009-001 and 001B

Meeting Date: 07/14/2020

Map Prepared: 06/03/2020

 Subject Property



 Feet 1" = 200'

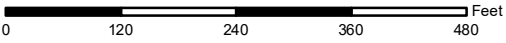


CITY OF
GAINESVILLE

COMMUNITY AND ECONOMIC DEVELOPMENT





Applicant: GAINESVILLE CITY BOARD OF EDUCATION		 Subject Property Aerial from 2018  Feet 1" = 200' 
ANNEXATION REQUEST		
Request: Annex 5.934+/- acres and establish zoning as Office and Institutional (O-I), with a special use for new middle school		 CITY OF GAINESVILLE COMMUNITY AND ECONOMIC DEVELOPMENT 
Subject Property Address: 2550 & 2560 Gould Drive	Tax Parcel: 08-015-009-001 and 001B	
Meeting Date: 07/14/2020 Map Prepared: 06/03/2020		

**Narrative for the Annexation and Rezoning of Acreage for the City of Gainesville
Board of Education**

The City of Gainesville Board of Education has recently completed a purchase of 22.61 acres of land located on McEver Extension and Gould Drive. With the growth of the school system, the need exists to construct a new Middle School. Two of the tracts in the purchase already are located within the city limits. The two remaining tracts would be annexed in order for continuity of all land being located within the city limits of Gainesville

One of the tracts of land has a small house located on it that is used for a rental. We request that a special use permit be included to allow for this continued usage.

[illegible][illegible][illegible][illegible][illegible]

1. CDOT RIGHT-OF-WAY PLANS PROJECT
NUMBER STP-2412(2), DATED 10/4/00.

THIS PLAT IS A RETAINMENT OF AN EXISTING PARCEL, OR PARCELS OF LAND AND DOES NOT SURVEY OR CREATE A NEW PARCEL TO HAVE ANY CHANGES TO ANY AREA, PROPERTY BOUNDARIES, THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WITHIN THE JURISDICTION OF THE PARCELS AS STATIONED FOR REGISTRATION OF THIS PLAT DOES NOT BEWILF APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, ETC., REQUIRED BY ANY FEDERAL, STATE, COUNTY, CITY, OR MUNICIPALITY IN ORDER TO PLACE THE PARCELS OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT HE OR SHE HAS NO KNOWLEDGE OF ANY VIOLATIONS OF ANY FEDERAL, STATE, COUNTY, OR CITY LAWS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTERED PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-87.

DATE _____
12/2/20

REGISTERED GEORGIA LAND SURVEYOR
RICHARD E. MILARDO, G.S. #15 22044
POCCHETER AND ASSOCIATES, INC.
CERTIFICATE OF AUTHORIZATION RPLJ--000484
FILE# _____

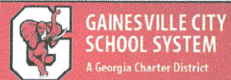
ATTACHMENT SURVEY FOR
JAINESVILLE CITY SCHOOLS
MCNEVER/GOULD SITE
LAND LOTS 6 & 15
IND. DISTRICT

[illegible]

SHEET
1
OF
1



MCEVER ROAD VIEW



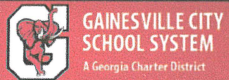
New Gainesville Middle School
Gainesville, Georgia



ROBERTSON LOIA ROOF
ARCHITECTS & ENGINEERS
3460 Preston Ridge Road, Suite 275, Alpharetta, GA 30005
770.674.2600 / www.rlrpa.com



BUS LOOP



New Gainesville Middle School
Gainesville, Georgia



ROBERTSON LOIA ROOF
ARCHITECTS & ENGINEERS
3460 Preston Ridge Road, Suite 275 - Alpharetta, GA 30005
770.674.2600 / www.rlrpc.com

**INTERSECTION CONTROL EVALUATION/TRAFFIC STUDY
FOR
PROPOSED MIDDLE SCHOOL ON SR 53 (McEVER ROAD)
GAINESVILLE, GEORGIA**



A&R Engineering Inc.

2160 Kingston Court, Suite O
Marietta, GA 30067
Tel: (770) 690-9255 Fax: (770) 690-9210
www.areng.com

May 14, 2020
A&R Engineering Project #: 20-034

INTERSECTION CONTROL EVALUATION/TRAFFIC STUDY

Proposed Middle School on SR 53 (McEver Road)

Gainesville, Georgia

LOCATION:

The study intersection is the intersection of SR 53 (McEver Road) at proposed Middle School's full access driveway aligned across from the full access driveway of Free Chapel Church in Gainesville, Georgia. The intersection will be located approximately 1,600' east of the existing un-signalized intersection of SR 53 (McEver Road) at Gould Drive. Figure 1 below provides an aerial view of the study intersection.



Figure 1: Aerial Map of Study Intersection

COUNTY:

The study intersection is in City of Gainesville, Hall County, Georgia.

REQUESTED BY:

This study was requested by Gainesville City Schools District

REASON FOR INVESTIGATION:

The purpose of this study is to determine the traffic impact of the proposed Middle School and the most appropriate traffic control at the school's full access driveway intersection on SR 53 (McEver Road).

DESCRIPTION OF THE INTERSECTION:

SR 53 (McEver Road) is an east-west, four-lane, median-divided roadway with a posted speed limit of 45 mph in the vicinity of the site. GDOT classifies SR 53 (McEver Road) as an Urban Principal Arterial roadway. The proposed driveway will form the northbound approach to the intersection. The southbound approach is a full access driveway of Free Chapel Church. SR 53 has a median break at the study intersection with left-turn lanes in both directions.

PEDESTRIAN ACTIVITY:

Sidewalks exist on both sides of SR 53 (McEver Road).

PARKING:

No parking is allowed in the vicinity of the study intersection.

CRASH ANALYSIS:

There are no crashes reported at the study intersections for the five-year period between 2014-2018. The crash data for 2019 has not been updated in Gears portal yet.

VEHICULAR VOLUMES:

According to GDOT, SR 53 (McEver Road) had an AADT of 21,200 vehicles per day near the study intersection in 2018. We have used these counts in our analysis after adjusting for the annual growth instead of collecting existing counts due to the unusual traffic patterns these days. An annual growth rate of 1% was applied and a growth rate linear regression analysis is attached in the appendix. The Free Chapel Church service hours are on Wednesday 7pm and on Sundays. Therefore, the traffic during weekday peak hours on Church driveway will be very minimal.

SITE INFORMATION:

Gainesville City School's proposed new Middle School development will be located in the southeast corner of the intersection of SR 53 (McEver Road) and Gould Drive in Gainesville, Georgia. The proposed Middle School will have a maximum enrolment of 1,275 students with 125 staff including teachers. The school will operate 14 buses.

The school proposes access at the following two locations:

- Site Driveway 1: Full-access driveway on SR 53 (McEver Road) for parent drop-off/pick-up, buses and visitors
- Site Driveway 2: Full-access driveway on Gould Drive for all school staff including teachers

Trip generation estimates for the project were based on the rates and equations published in the 10th edition of the Institute of Transportation Engineers (ITE) Trip Generation report. This reference contains traffic volume count data collected at similar facilities nationwide. The trip generation was based on the following ITE Land Use: 522 – *Middle School/Junior High School*. The calculated total trip generation for the proposed development is shown in Table 1.

TABLE 1 — TRIP GENERATION								
Land Use	Size	AM Peak Hour			School Peak Hour			24-Hour 2-Way
		Enter	Exit	Total	Enter	Exit	Total	
ITE 522 – Middle School/ Junior High	1,275 Students	451	370	821	186	219	405	2,589
Total School Trips		451	370	821	186	219	405	2,589

SR 53 (McEver Road) at Proposed Middle School Driveway

Based on the location of the school in relation to the City limits and School District, the distribution of school traffic was assumed as follows:

- 50% of the new trips will travel to/from the north on SR 53 (McEver Road)
- 5% of the new trips will travel to/from the south on SR 53 (McEver Road)
- 40% of the school trips will travel to/from east on SR 369
- 5% of the school trips will travel to/from west on SR 369

RIGHT-TURN LANE ANALYSIS:

The projected right turn volumes from the proposed development meet the GDOT criteria for installing a right turn lane at the study intersection. A deceleration lane with 175' storage lane and 100' taper is recommended to be constructed on eastbound SR 53 (McEver Road) for entering right turn vehicles based on GDOT standards as shown in Table 2 below:

TABLE 2 – GDOT REQUIREMENT FOR RIGHT TURN LANES					
	Right Turn Traffic (% Total Entering)	Right Turn Volume Vehicles/day (50% of entering volume)	Roadway Speed /# of Lanes	GDOT Threshold (Veh/day)	Requirement
SR 53 (McEver Rd) @ Middle School Driveway	50%	(1,145*50%) ** 572	45 mph / 4-Lane	75	175' Storage + 100' Taper

** Entering Traffic (Total Trips 2,589 - 300 staff trips using Gould Dr) ÷ 2 = 1,145. EBR distribution = 50% (5% SR 53 S+5% SR 369 W+40% SR 369 E)

LEFT-TURN LANE QUEUING ANALYSIS:

The existing left-turn lane has a storage of 150 feet. Based on a SimTraffic multiple run queue length analysis, the 95th percentile queue length is 191 feet with a maximum of 235 feet in the AM peak. Considering that the school buses will also use this driveway, we recommend extending the existing westbound left-turn lane storage to 290 feet. The available, estimated and recommended queue lengths are shown in Table 3 below and the SimTraffic queueing analysis reports are included in the Appendix.

TABLE 3 – WESTBOUND LEFT-TURN LANE QUEUE ANALYSIS				
	Available Storage	SimTraffic Multiple Run Queue Length AM Peak	SimTraffic Multiple Run Queue Length School PM PEAK	Recommended Storage
SR 53 (McEver Rd) @ Middle School Driveway	150'	191'	96'	290' Storage + 100' Taper

SIGHT DISTANCE:

From a preliminary evaluation, it appears that sufficient sight distance will be available for both left and right turns. Sight distance profiles will be prepared along with the driveway design.

EXPECTED OPERATIONS ANALYSIS:

For the alternative considered from the Stage 1 evaluation, the intersection delay and level-of-service was determined with the intersection control improvements made. The methodology used for evaluating traffic operations at the study intersection is based on the criteria set forth in the Transportation Research Board's Highway Capacity Manual (HCM 6th Edition), and the results are shown in Table 4.

TABLE 4 — FUTURE INTERSECTION OPERATIONS — MINOR STREET STOP CONTROL		
Intersection	Synchro 10 (HCM 6)	
	Stop Control LOS (Delay in seconds)	
	AM Peak	PM School Peak
<u>SR 53 (McEver Rd) @ Proposed Gainesville Middle School Drwy</u>		
-Eastbound Left	A (9.5)	A (9.9)
-Westbound Left	C (18.2)	C (15.6)
-Northbound Approach	F (*)	F (72.2)
-Southbound Approach	A (8.6)	D (29.0)

*Delay exceeds 300 seconds

The results of the analysis indicate that the 'Stop' controlled northbound (driveway) approach at the study intersection will operate at level-of-service "F" in both the AM and PM peak hours. It is not uncommon for 'Stop' controlled minor street approaches at major roads to experience delays waiting to find gaps to turn left. Further, the school driveway approach will not have any significant traffic other than the school start and end peak hours. If the delays and queues are substantial in the AM peak hour during the school start time, assistance of a Police Officer may be sought for the AM peak.

INTERSECTION CONTROL EVALUATION (ICE):

GDOT's Intersection Control Evaluation (ICE) Policy was developed to further leverage safety advancements as part of intersection improvements. The ICE process consists of two distinct stages. The evaluation of Stage 1 identifies potential Intersection Control Types that may provide safety benefits, and Stage 2 further evaluates those alternatives inclusive of safety, operations, cost, environmental impacts, and project support. The Stage 1 screening resulted in the following traffic control alternative:

1. **Conventional (Minor Stop):** A minor stop control on the northbound (Driveway) approach was determined to be the only feasible traffic control.

Due to one alternative being determined as feasible from the Stage 1 evaluation, the GDOT ICE Policy allows for a waiver to be submitted in lieu of completing Stage 2. The ICE Policy results are included in the Appendix.

TRAFFIC SIGNAL WARRANT ANALYSIS:

The school driveway forms the northbound approach and the Free Chapel Church driveway forms the southbound approach to the study intersection. The school trips will be significantly low during all hours of the day except the school start and end peak hours. The service hours of Free Chapel Church are on Wednesdays at 7pm and on Sundays at 9am and 11am and therefore the Church does not have any significant traffic during the weekday peak hours. Based on these circumstances, our preliminary evaluation reveals that the side street volumes do not meet the warrants for installation of a traffic signal at the study intersection.

ROUNABOUT ANALYSIS:

SR 53 (McEver Road) will carry 91.37% of the total traffic which is more than the GDOT threshold of 90% at the study intersection. Therefore, a roundabout analysis is not warranted at the study intersection.

RCUT & RIRO W/DOWNSTREAM U-TURN:

The proposed Middle School driveway approach will be the fourth leg to the existing 3-leg intersection of SR 53 with an existing median break with existing left-turn/U-turn lanes in both directions. RCUT and RIRO with downstream U-turns will not be appropriate at existing intersection with median break and turn lanes.

CONCLUSIONS AND RECOMMENDATIONS:

The purpose of this study was to determine the most effective traffic control at the study intersection after the construction of the proposed development in Gainesville, Georgia. The results of the ICE analysis indicate that a Conventional Minor Stop is determined to be the most appropriate traffic control alternative at the intersection. Therefore, it is recommended that

1. A Conventional Minor Stop be installed at the study intersection for the northbound school driveway approach with two exiting lanes.
2. Existing westbound left turn lane on SR 53 (McEver Road) be extended to a minimum of 290' storage length and a 100' taper length.
3. A deceleration lane be installed on eastbound SR 53 (McEver Road) with a minimum of 175' storage length and a 100' taper length.



PREPARED BY: _____
A&R Engineering, Inc.

DATE: 05-14-20

RECOMMENDED BY: _____
District Traffic Engineer

DATE: _____

Appendix

Site Plan	
Existing Traffic Volumes	
Future Traffic Volumes Worksheet	
Intersection Control Evaluation (ICE)	
Future Capacity Analysis (Synchro – HCM)	

S I T E P L A N

PRELIMINARY SITE & GRADING PLAN

SCALE 1" = 80'
0 40 80
FOOT



McEVER ROAD
AKA STATE ROUTE 53
R/W VARIES
(ODOT STP-2412(2))

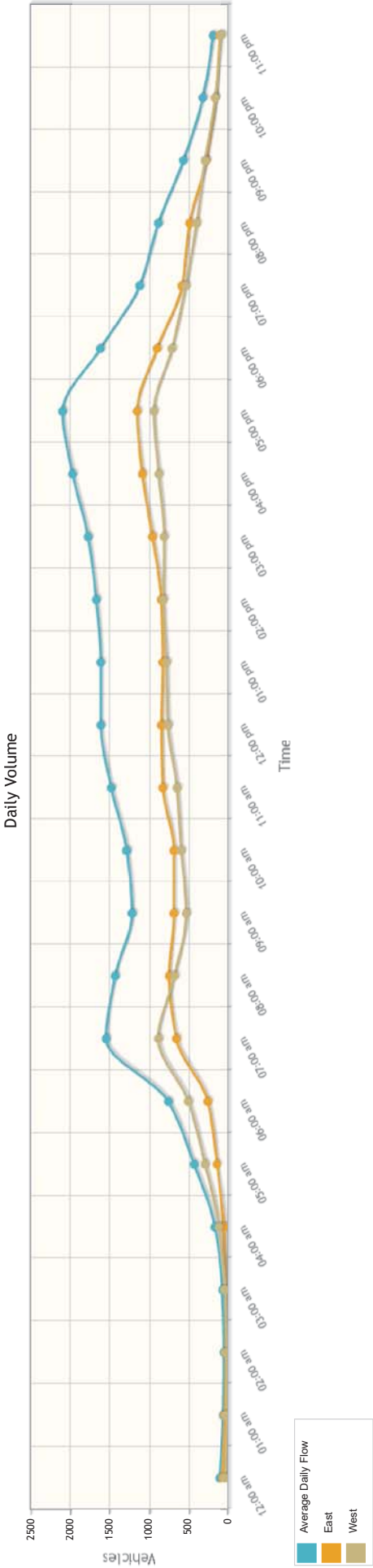
GOULD DRIVE
R/W VARIES

PROPOSED MIDDLE SCHOOL
McEVER ROAD
GAINESVILLE, GEORGIA
FOR
GAINESVILLE CITY SCHOOLS
GAINESVILLE, GEORGIA

ROBERTSON LOIA ROOF
ARCHITECTS & ENGINEERS
3460 Preston
770.674.2600

EXISTING TRAFFIC VOLUMES

Daily Volume Report 139-0276 Tuesday, March 6, 2018 to Thursday, March 8, 2018



Site Name: 139-0276

Site ID: 0000139_0276

Description: MCEVER ROAD

Each Lane Time Period: 1 hour Class: Any Exclude data: None

Average Daily Flow		East	West
12:00 am	104	65 62.5%	39 37.5%
01:00 am	56	36 65.8%	19 34.2%
02:00 am	46	28 60.4%	18 39.6%
03:00 am	68	30 44.9%	38 55.1%
04:00 am	165	54 32.4%	112 67.6%
05:00 am	430	138 32.2%	291 67.8%
06:00 am	758	256 33.8%	502 66.2%
07:00 am	1540	656 42.6%	884 57.4%
08:00 am	1425	746 52.4%	679 47.6%
09:00 am	1216	686 56.4%	530 43.6%
10:00 am	1280	686 53.6%	594 46.4%
11:00 am	1474	826 56.1%	648 43.9%
12:00 pm	1606	844 52.5%	762 47.5%
01:00 pm	1608	827 51.4%	780 48.6%
02:00 pm	1665	847 50.9%	818 49.1%
03:00 pm	1769	958 54.2%	811 45.8%
04:00 pm	1964	1086 55.3%	879 44.7%
05:00 pm	2092	1152 55.1%	940 44.9%
06:00 pm	1611	900 55.9%	710 44.1%
07:00 pm	1121	584 52.1%	537 47.9%
08:00 pm	884	486 55.0%	398 45.0%
09:00 pm	566	276 48.7%	290 51.3%
10:00 pm	320	158 49.6%	161 50.4%
11:00 pm	190	104 54.9%	86 45.1%
7am-7pm	19250	10215 53.1%	9036 46.9%
6am-10pm	22578	11817 52.3%	10762 47.7%
6am-12am	23088	12080 52.3%	11008 47.7%
12am-12am	23955	12431 51.9%	11524 48.1%
am Peak			
Peak Volume	07:00 am	11:00 am	07:00 am
Peak Factor	1540	826	885
pm Peak	0.845	0.914	0.851
Peak Volume	05:00 pm	05:00 pm	05:00 pm
Peak Factor	2092	1152	940
	0.910	0.900	0.922

Event key:

QC failure

Atypical (QC)

Events

Special

Holiday

Offline

Weekends and defined holidays

Notes on data:

Averages are calculated as the simple average of values across the period.

Holidays & Events:

FUTURE TRAFFIC VOLUMES WORKSHEET

20-034 - Proposed Middle School on SR 53 (McEver Road), Gainesville, GA.
Traffic Volumes

A&R Engineering
 May 2020

1. McEver Rd @ Drwy 1 (Parents)

A.M. Peak Hour

Condition	Site Drwy 1 (Parent/Bus/Visitor)			Church Driveway			SR 53 (McEver Road)			SR 53 (McEver Road)		
	L	T	R	L	T	R	L	T	R	L	T	R
2018 GDOT Traffic Counts:	0	0	0	5	0	5	5	746	0	0	679	5
Growth Factor (%):	1	1	1	1	1	1	1	1	1	1	1	1
Estimated Existing 2020 Volumes:	0	0	0	5	0	5	5	761	0	0	693	5
No-Build 2022 Volumes:	0	0	0	5	0	5	5	776	0	0	707	5
Staff Trips:	0	0	0	0	0	0	0	0	0	0	38	0
Parents / Buses / Visitors Trips:	185	0	185	0	0	0	0	0	163	163	0	0
Total New Trips:	185	0	185	0	0	0	0	0	163	163	38	0
Future 2022 Traffic Volumes:	185	0	185	5	0	5	5	776	163	163	745	5

P.M. Peak Hour

Condition	Site Drwy 1 (Parent/Bus/Visitor)			Church Driveway			SR 53 (McEver Road)			SR 53 (McEver Road)		
	L	T	R	L	T	R	L	T	R	L	T	R
2018 GDOT Traffic Counts:	0	0	0	5	0	5	5	958	0	0	811	5
Growth Factor (%):	1	1	1	1	1	1	1	1	1	1	1	1
Estimated Existing 2020 Volumes:	0	0	0	5	0	5	5	977	0	0	827	5
No-Build 2022 Volumes:	0	0	0	5	0	5	5	997	0	0	844	5
Staff Trips:	0	0	0	0	0	0	0	38	0	0	0	0
Parents / Buses / Visitors Trips:	47	0	47	0	0	0	0	0	93	93	0	0
Total New Trips:	47	0	47	0	0	0	0	38	93	93	0	0
Future 2022 Traffic Volumes:	47	0	47	5	0	5	5	1035	93	1133	844	5

INTERSECTION CONTROL EVALUATION (ICE)

2020 Existing Year Volumes

10 (10) [200]

2020	Existing Data Year
2022	Project Opening Year
2022	Project Design Year

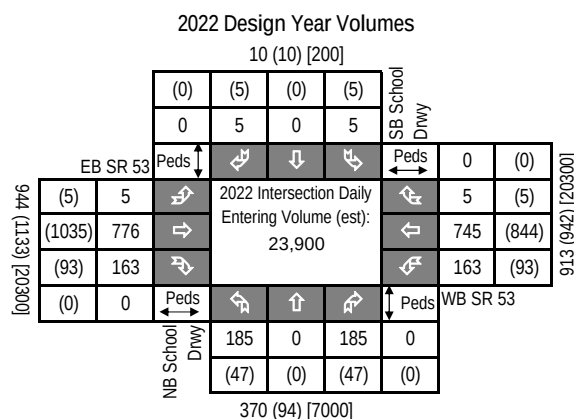
Annual Growth Rate: 1.0%

K Factor: 10%

2020 Intersection Daily Entering Volume (est): 17,900

0 (0) [0]

Approach Splits: SR 53 - 0.99 / School Drwy - 0.01



GDOT PI #	N/A		Note: Up to 5 alternatives may be selected and evaluated; Use this ICE Stage 1 to screen 5 or fewer alternatives to evaluate in Stage 2 1. Does alternative address the project need in a balanced manner and in scale with the project? 2. Does alternative improve safety performance in terms of reducing severe crashes? 3. Does alternative incorporate safety, convenience and accessibility for pedestrians and/or bicyclists? 4. Does alternative improve (or preserve) traffic operations (congestion, delay, reliability, etc.)? 5. Does alternative appear feasible given the site characteristics, constraints & location context? 6. Does alternative appear feasible with respect to other project factors? 7. Overall feasible alternative (select alternative for further evaluation in Stage 2)? Screening Decision Justification:						
Project Location:	SR 53 @ School Drwy								
Existing Control:	Conventional (Minor Stop)								
Prepared by:	A&R Engineering								
Date:	5/14/2020								
Answer "Yes" or "No" to each policy question for each control type to identify which alternatives should be evaluated in the Stage 2 Decision Record; enter justification in the rightmost column									
Intersection Alternative (see "Intersections" tab for detailed description of intersection/interchange type)									
Unsignalized Intersections	Conventional (Minor Stop)	Yes	No	Yes	No	Yes	Yes	Yes	Feasible option to be evaluated
	Conventional (All-Way Stop)	No	Yes	Yes	No	No	No	No	AWS Warrants not met. Causes delays on main line.
	Mini Roundabout	No	Yes	Yes	No	No	No	No	Not a single lane roadway
	Single Lane Roundabout	No	Yes	Yes	Yes	No	No	No	Not a single lane roadway
	Multilane Roundabout	No	Yes	Yes	Yes	No	No	No	Mainline carries more than 90% of traffic. Roundabout warrants not met.
	RCUT (stop control)	No	Yes	Yes	Yes	Yes	No	No	No suitable at existing median break .
	RIRO w/down stream U-Turn	No	Yes	No	Yes	No	No	No	Not suitable at existing median break.
	High-T (unsignalized)	Yes	Yes	Yes	No	No	No	No	Not a 3-leg intersection
	Offset-T Intersections	No	Yes	No	No	No	No	No	Not a 3-leg intersection
	Diamond Interch (Stop Control)	No	No	No	No	No	No	No	Not an interchange
	Diamond Interch (RAB Control)	No	No	No	No	No	No	No	Not an interchange
	No LT Lane Improvements	No	No	No	No	No	No	No	N/A
	No RT Lane Improvements	No	No	No	No	No	No	No	N/A
Other unsignalized (provide description):	No	No	No	No	No	No	No	N/A	
Signalized Intersections	Traffic Signal	Yes	Yes	Yes	Yes	No	No	No	Signal warrants will not be met.
	Median U-Turn (Indirect Left)	No	Yes	Yes	Yes	No	No	No	Not suitable at existing median break.
	RCUT (signalized)	No	Yes	Yes	Yes	No	No	No	Not suitable at existing median break.
	Displaced Left Turn (CFI)	No	No	No	No	No	No	No	Not a favourable location
	Continuous Green-T	No	Yes	No	No	No	No	No	Not a 3-leg intersection
	Jughandle	No	Yes	No	No	No	No	No	Not a favourable location
	Quadrant Roadway	No	Yes	No	No	No	No	No	Not a favourable location
	Diamond Interch (Signal Control)	No	No	No	No	No	No	No	Not an interchange
	Diverging Diamond	No	No	No	No	No	No	No	Not an interchange
	Single Point Interchange	No	No	No	No	No	No	No	Not an interchange
	No LT Lane Improvements	No	No	No	No	No	No	No	N/A
	No RT Lane Improvements	No	No	No	No	No	No	No	N/A
	Other Signalized (provide description):	No	No	No	No	No	No	No	N/A

Waiver Request - Level 2 / 3

In certain circumstances where an ICE would otherwise be required, an ICE may be waived based on appropriate evidence presented with a written request. Scenarios in which an ICE waiver request may be considered include:

- Proposed improvements do not substantially alter the character of the intersection, and are considered minor in nature, such as extending existing turn lane(s) or modifying signal phasing at an existing traffic signal
- The intersection consists of a public roadway intersecting a divided, multilane roadway where the access will be limited to a closed median with only right-in/right-out access that will operate acceptably; or
- The intersection is along an undivided, two-lane roadway that will not be widened and meets the following criteria:
 - Low risk in terms of exposure (total intersection entering volume less than 1,000 vehicles /day)
 - Latest 5 years of crash history is not indicative of a crash problem (no discernible crash patterns coupled with low crash frequency and severity)
 - Layout has no unusual or undesirable geometric features (such as restricted sight distance)
 - The proposed changes are not expected to adversely affect safety

If only one alternative is determined to be feasible from the ICE Stage 1, then a waiver may be submitted in lieu of completing ICE Stage 2. The waiver must clearly explain why there is no other feasible alternative. A Waiver Form should also be submitted to document an agreed upon decision to select a preferred alternative other than the highest scoring alternative in Stage 2.

ICE waiver forms with supporting documentation should be submitted for approval to the Office of Traffic Operations or District Engineer (depending on Waiver level). Questions regarding the waiver process should be routed to the State Traffic Engineer.

Project Information:
Location: SR 53 @ School Drwy
County: Hall
GDOT District: 1 - Gainesville
Area Type: Suburb/Transition
Existing Intersection Control: Conventional (Minor Stop)

GDOT PI # (or N/A): N/A
Requested By: Gainesville City Schools
Prepared By: A&R Engineering
Analyst: NBO
Date: 5/14/2020

Waiver Request Type: Driveway Permit

Traffic and Operations Data:¹

Intersection meets signal/AWS warrants?	None	
Traffic Analysis Type:	Intersection Delay	
Existing Avg Daily Traffic (Major Street):	23,955	
Existing Avg Daily Traffic (Minor Street):	0	
Analysis Period:	AM Peak	PM Peak
2022 Opening Yr Peak Hour Intersection Delay:	300.0 sec	72.2 sec
2022 Opening Yr Peak Hour Intersection V/C:	4.70	0.88
2022 Design Yr Peak Hour Intersection Delay:	300.0 sec	72.2 sec
2022 Design Yr Peak Hour Intersection V/C:	4.70	0.88

¹Crash data required for all existing intersections. ADT's required if available (from data collected or nearest GDOT count station site). Capacity data is optional unless needed to justify basis of the waiver request.

Crash Data (Required): ¹			
Crash Type	Crash Data: Enter most recent 5 years of crash data	Crash Severity	
		PDO	Injury Crash* Fatal Crash*
Angle	0	0	0
Head-On	0	0	0
Rear End	0	0	0
Sideswipe - same	0	0	0
Sideswipe - opposite	0	0	0
Not Collision w/Motor Veh	0	0	0
TOTALS:	0	0	0

* Number of crashes resulting in injuries / fatalities, not number of persons

Description of Work / Justification for Waiver (Required): A conventional Minor Stop is determined to be the only feasible alternative from ICE Stage 1. Warrants for All-Way Stop, Traffic Signal, Roundabout controls will not be met. RCUT and RIRO with downstream U-Turn are not suitable at existing median break location. A Conventional (Minor Stop) control is therefore recommended for the northbound Gainesville School Driveway Approach.

Proposed Intersection Control: Conventional (Minor Stop)

REQUESTED BY:

Abdul K Amer

Date: 5/14/2020

Title: ABDUL K. AMER, PE, PTOE, A&R ENGINEERING INC

APPROVED BY:

Date:

Name:

District Engineer or (Approved Delegate)

**FUTURE CAPACITY ANALYSIS
(SYNCHRO – HCM)**

Intersection												
Int Delay, s/veh	220.8											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	5	776	163	163	745	5	185	0	185	5	0	5
Future Vol, veh/h	5	776	163	163	745	5	185	0	185	5	0	5
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	Yield	-	-	None	-	-	None
Storage Length	180	-	175	150	-	190	0	-	0	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	1	-	-	1	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	50	50	92	92	50	92	50	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	5	843	326	326	810	5	370	0	370	5	0	5
Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	810	0	0	1169	0	0	1910	-	422	1894	2641	405
Stage 1	-	-	-	-	-	-	853	-	-	1462	1462	-
Stage 2	-	-	-	-	-	-	1057	-	-	432	1179	-
Critical Hdwy	4.14	-	-	4.14	-	-	7.54	-	6.94	7.54	6.54	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	6.54	-	-	6.54	5.54	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.54	-	-	6.54	5.54	-
Follow-up Hdwy	2.22	-	-	2.22	-	-	3.52	-	3.32	3.52	4.02	3.32
Pot Cap-1 Maneuver	812	-	-	593	-	-	~ 41	0	580	43	23	595
Stage 1	-	-	-	-	-	-	~ 320	0	-	135	192	-
Stage 2	-	-	-	-	-	-	~ 240	0	-	572	262	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	812	-	-	593	-	-	~ 23	-	580	9	10	595
Mov Cap-2 Maneuver	-	-	-	-	-	-	~ 78	-	-	3688	-	-
Stage 1	-	-	-	-	-	-	~ 318	-	-	134	86	-
Stage 2	-	-	-	-	-	-	~ 107	-	-	206	260	-
Approach	EB			WB			NB			SB		
HCM Control Delay, s	0			5.2			\$ 907			8.6		
HCM LOS							F			A		
Minor Lane/Major Mvmt	NBLn1		NBLn2	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1		
Capacity (veh/h)	78		580	812	-	-	593	-	-	1025		
HCM Lane V/C Ratio	4.744		0.638	0.007	-	-	0.55	-	-	0.011		
HCM Control Delay (s)	\$ 1792.4		21.5	9.5	-	-	18.2	-	-	8.6		
HCM Lane LOS	F		C	A	-	-	C	-	-	A		
HCM 95th %tile Q(veh)	40		4.5	0	-	-	3.3	-	-	0		
Notes												
~: Volume exceeds capacity		\$: Delay exceeds 300s				+: Computation Not Defined				*: All major volume in platoon		

Intersection: 1: Site Drwy 1 (Parents/Buses/Visitors) & SR 53 (McEver Rd)

Movement	EB	EB	WB	WB	WB	NB	NB	SB
Directions Served	L	R	L	T	T	L	R	LTR
Maximum Queue (ft)	25	34	235	254	183	243	236	47
Average Queue (ft)	2	3	72	29	13	208	145	11
95th Queue (ft)	13	17	191	186	122	285	311	39
Link Distance (ft)				1077	1077	221	221	183
Upstream Blk Time (%)						70	46	
Queuing Penalty (veh)						0	0	
Storage Bay Dist (ft)	180	175	150					
Storage Blk Time (%)			9	0				
Queuing Penalty (veh)			37	0				

Intersection												
Int Delay, s/veh	6.4											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	5	1035	93	93	844	5	47	0	47	5	0	5
Future Vol, veh/h	5	1035	93	93	844	5	47	0	47	5	0	5
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	Yield	-	-	None	-	-	None
Storage Length	180	-	175	150	-	190	0	-	0	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	1	-	-	1	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	50	50	92	92	50	92	50	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	5	1125	186	186	917	5	94	0	94	5	0	5
Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	917	0	0	1311	0	0	1966	-	563	1862	2610	459
Stage 1	-	-	-	-	-	-	1135	-	-	1289	1289	-
Stage 2	-	-	-	-	-	-	831	-	-	573	1321	-
Critical Hdwy	4.14	-	-	4.14	-	-	7.54	-	6.94	7.54	6.54	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	6.54	-	-	6.54	5.54	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.54	-	-	6.54	5.54	-
Follow-up Hdwy	2.22	-	-	2.22	-	-	3.52	-	3.32	3.52	4.02	3.32
Pot Cap-1 Maneuver	740	-	-	524	-	-	~ 37	0	470	45	24	549
Stage 1	-	-	-	-	-	-	215	0	-	173	232	-
Stage 2	-	-	-	-	-	-	330	0	-	472	224	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	740	-	-	524	-	-	~ 26	-	470	26	15	549
Mov Cap-2 Maneuver	-	-	-	-	-	-	107	-	-	94	30	-
Stage 1	-	-	-	-	-	-	213	-	-	172	150	-
Stage 2	-	-	-	-	-	-	211	-	-	375	222	-
Approach	EB			WB			NB			SB		
HCM Control Delay, s	0			2.6			72.2			29		
HCM LOS							F			D		
Minor Lane/Major Mvmt	NBLn1		NBLn2	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1		
Capacity (veh/h)	107		470	740	-	-	524	-	-	161		
HCM Lane V/C Ratio	0.879		0.2	0.007	-	-	0.355	-	-	0.068		
HCM Control Delay (s)	129.8		14.6	9.9	-	-	15.6	-	-	29		
HCM Lane LOS	F		B	A	-	-	C	-	-	D		
HCM 95th %tile Q(veh)	5.2		0.7	0	-	-	1.6	-	-	0.2		
Notes												
~: Volume exceeds capacity		\$: Delay exceeds 300s			+: Computation Not Defined				*: All major volume in platoon			

Intersection: 1: Site Drwy 1 (Parents/Buses/Visitors) & SR 53 (McEver Rd)

Movement	EB	EB	WB	WB	NB	NB	SB
Directions Served	L	R	L	T	L	R	LTR
Maximum Queue (ft)	20	12	145	122	236	239	47
Average Queue (ft)	2	1	37	4	107	63	9
95th Queue (ft)	12	7	96	53	262	212	33
Link Distance (ft)				1077	221	221	186
Upstream Blk Time (%)					26	18	
Queuing Penalty (veh)					0	0	
Storage Bay Dist (ft)	180	175	150				
Storage Blk Time (%)			1	0			
Queuing Penalty (veh)			3	0			

CITY OF GAINESVILLE

WORKSESSIONREQUEST

Date Submitted: 7/20/2020

Presenter: Abb Hayes

Item of Business: **Public Hearing Item: August 4, 2020 Council Meeting**
Request from the **Gainesville City Board of Education** to rezone a 16.67± acres tract located on the south side of McEver Road, east of its intersection with Gould Drive (a/k/a 1263 and 1279 McEver Road, SW) from Residential-I (R-I) to Office and Institutional (O-I). **Ward Number: Four.** Tax Parcel Number(s): 08-006-001-070 and 08-015-009-020. **Request: New Middle School.**

Meeting Date: 7/30/2020

Purpose of Request:

To provide an overview of the following rezoning request as presented at the July 14, 2020 Planning and Appeals Board Meeting:

The Gainesville City Board of Education is proposing to rezone the subject property from Residential-I (R-I) to Office and Institutional (O-I) zoning as part of an overall 22.6± acres tract for a new middle school. The proposed middle school includes a two-story, 183,400 square foot building, multi-purpose field with field house and bleachers. Primary access/parking and bus access/parking are proposed off of McEver Road. Secondary access drive/parking is proposed off of Gould Drive which is a County maintained road. The subject properties are vacant, wooded and are located within the Gateway Corridor Overlay Zone. Adjacent uses include Gainesville City School property, a single-family home, three churches and undeveloped property.

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 2020-

I move to approve the ordinance to rezone the subject property from Residential-I (R-I) to Office and Institutional (O-I) with four conditions as presented.

Denial of the Request:

I move to deny the 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
☐	Location Maps	Backup Material
☐	Narrative	Backup Material
☐	Survey	Backup Material
☐	Site Plan	Backup Material
☐	Architectural Renderings	Backup Material
☐	Intersection Evaluation/Traffic Study	Backup Material

**COMBINED LEGAL AD
Gainesville Planning and Appeals Board
Gainesville City Council**

**Publish Saturday, June 27, 2020
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, July 14, 2020 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 **Mauricio Ortega** to annex a 0.51± acre tract located on the south side of Cherrywood Drive, west of Cherry Circle (a/k/a **23 Cherrywood Drive**) and to establish zoning as Residential-I (R-I).
Ward Number: Four
Tax Parcel Number(s): 08-015-002-011
Request: Sewer for a single-family home
- 2) Request from **1430 Calvary Church Rd LLC** to annex a 0.46± acre tract located on the west side of Calvary Church Road, southwest of its intersection with Calvary Drive (a/k/a **1442 Calvary Church Road**) and to establish zoning as Light Industrial (L-I).
Ward Number: Three
Tax Parcel Number(s): 15-035-000-001
Request: Granite South warehouse addition
- 3) Request from the **Gainesville City Board of Education** to annex a 5.934± acres tract located on the east side of Gould Drive between McEver Road and S Smith Road (a/k/a **2550 and 2560 Gould Drive**) and to establish zoning as Office and Institutional (O-I) with a special use.
Ward Number: Four
Tax Parcel Number(s): 08-015-009-001 & 001B
Request: New Middle School / Existing single-family home
- 4) Request from the **Gainesville City Board of Education** to rezone a 16.67± acres tract located on the south side of McEver Road, east of its intersection with Gould Drive (a/k/a **1263 and 1279 McEver Road, SW**) from Residential-I (R-I) to Office and Institutional (O-I).
Ward Number: Four
Tax Parcel Number(s): 08-006-001-070 and 08-015-009-020
Request: New Middle School
- 5) Request from **OHC Lanier North, LLC** to amend the existing Planned Unit Development (P-U-D) zoning on a 26.16± acres tract located northeast of Dawsonville Highway and on the north side of the intersection of Strickland Drive and Sportsman Club Road, with road frontage on Karen Lane (a/k/a **0 and 2209 Karen Lane; 2106, 2234 and 2242 Sportsman Club Road; and 2049 Strickland Drive**).
Ward Number: One
Tax Parcel Number(s): 00-109-003-001, 004, 005; 00-109B-000-001, 002A and 036
Request: Active adult community and up to four residential lots

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, August 4, 2020 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 **Mauricio Ortega** to annex a 0.51± acre tract located on the south side of Cherrywood Drive, west of Cherry Circle (a/k/a **23 Cherrywood Drive**) and to establish zoning as Residential-I (R-I).
Ward Number: Four
Tax Parcel Number(s): 08-015-002-011
Request: Sewer for a single-family home
- 2) Request from **1430 Calvary Church Rd LLC** to annex a 0.46± acre tract located on the west side of Calvary Church Road, southwest of its intersection with Calvary Drive (a/k/a **1442 Calvary Church Road**) and to establish zoning as Light Industrial (L-I).
Ward Number: Three
Tax Parcel Number(s): 15-035-000-001
Request: Granite South warehouse addition
- 3) Request from the **Gainesville City Board of Education** to annex a 5.934± acres tract located on the east side of Gould Drive between McEver Road and S Smith Road (a/k/a **2550 and 2560 Gould Drive**) and to establish zoning as Office and Institutional (O-I) with a special use.
Ward Number: Four
Tax Parcel Number(s): 08-015-009-001 & 001B
Request: New Middle School / Existing single-family home
- 4) Request from the **Gainesville City Board of Education** to rezone a 16.67± acres tract located on the south side of McEver Road, east of its intersection with Gould Drive (a/k/a **1263 and 1279 McEver Road, SW**) from Residential-I (R-I) to Office and Institutional (O-I).
Ward Number: Four
Tax Parcel Number(s): 08-006-001-070 and 08-015-009-020
Request: New Middle School
- 5) Request from **OHC Lanier North, LLC** to amend the existing Planned Unit Development (P-U-D) zoning on a 26.16± acres tract located northeast of Dawsonville Highway and on the north side of the intersection of Strickland Drive and Sportsman Club Road, with road frontage on Karen Lane (a/k/a **0 and 2209 Karen Lane; 2106, 2234 and 2242 Sportsman Club Road; and 2049 Strickland Drive**).
Ward Number: One
Tax Parcel Number(s): 00-109-003-001, 004, 005; 00-109B-000-001, 002A and 036
Request: Active adult community and up to four residential lots

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 City Board of Education
Location..... Annexation: 2550 and 2560 Gould Drive
..... Rezoning: 0 and 1263 McEver Road, SW
Request..... Annex with O-I zoning with a special use
..... Rezone from R-I to O-I
Total Acres Annexation / Special Use: 5.934± acres
..... Rezoning: 16.67± acres
Ward..... Four
Proposed Use..... New Middle School and existing rental
..... home
Planning Division Staff Recommendation **Approval, with conditions**
Planning & Appeals Board Recommendation..... **Approval, with conditions**
Date..... July 14, 2020

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

The Gainesville City Board of Education is proposing to develop a 22.6± acres tract of land for a second middle school campus. As well, part of the proposal includes special use approval to allow an existing single-family rental home to remain.

The property includes an assemblage of four parcels located east of Gould Drive and south of McEver Road, directly across from the older Free Chapel church campus. The intent is to bring all of the parcels under one jurisdiction with a zoning of Office and Institutional (O-I). The proposed middle school is designed to have a maximum enrollment of 1,275 students with a 125 staff including teachers. The development includes a two-story, 183,400 square foot building, multi-purpose field with field house and bleachers. Primary access is proposed off of McEver Road for parent drop-off/pick-up, buses and visitors. The school will operate with 14 buses. Secondary access is proposed off of Gould Drive which is a County maintained road and is for school staff including teachers.

Annexation with a Special Use

The property is 5.934± acres in size and is adjacent to and west of the city limits and is zoned Residential-I (R-I) within unincorporated Hall County. The subject property includes two parcels of which the larger 5.31± acres parcel is undeveloped and wooded. The larger parcel will contain a portion of the school building, parking and access from Gould Drive. The smaller 0.623± acre parcel contains a 1,246 square foot single-family rental home. The special use portion of the annexation request is to allow the existing rental home.

Rezoning

The property is 16.67± acres in size and is currently zoned Residential-I (R-I). The subject property includes two vacant and wooded parcels located within the Gateway Corridor Overlay Zone. The larger 15.693± acres parcel will contain most of the school facilities including a portion of the school building, a multi-purpose field with field house and bleachers, stormwater facilities,

vehicular and bus access/parking and primary access from McEver Road. A future access easement is also planned to provide connection with the adjacent property to the east in the County. The smaller 0.974± acre parcel contains a stream buffer and there are no plans to develop this site at this time.

▪ **Adjacent Land Use and Zoning**

Location	Use	Zoning
North	Free Chapel Church; Single-Family Home	General Business (G-B) City Residential-I (R-I) City
South and East	Catholic Church; Vacant Land; Residential Homes	Planned Unit Development (P-U-D) City Residential-I (R-I) and Agricultural Residential-III (AR-III) County
West	Church of God Prophecy; Single-Family Homes	Residential-I (R-I) County

Other surrounding uses nearby include the Hall County Government Center, Recro Pharmaceutical company, Waters Edge Subdivision and The Fields Apartments.

▪ **Intersection Control Evaluation/Traffic Impact Study**

An Intersection Control Evaluation /Traffic Study was completed for the proposal on May 14, 2020. The study area included the proposed full access driveway on McEver Road directly across from the Free Chapel Church most easterly driveway. The purpose of the study was to determine the traffic impact of the proposal and the most appropriate traffic control measures at this proposed driveway intersection.

The below table is a breakdown of the project trip generation as based on a 1.0% annual growth rate per year.

	Total Trips	Inbound Trips	Outbound Trips
24-Hour Two-Way	2,589	--	--
AM Peak Hour	821	451	370
School Peak Hour	405	186	219

Based on the location of the school in relation to the city limits and school district, the distribution of new trips to/from school traffic assumed that 50% of the trips would be to/from the north on McEver Road (SR 53), 5% of the trips to/from the south on McEver Road (SR 53), 40% to/from the east on Browns Bridge Road (SR 360) and 5% to/from the west on Browns Bridge Road (SR 369). The study revealed that the proposal did not meet the threshold requirements for a signalized intersection or a roundabout on McEver Road (SR 53). Therefore, the conclusions and recommendations from the study identified three improvements.

- A conventional Minor Stop (stop sign and painted stop bar) be installed at the study intersection for the northbound school driveway approach with two existing lanes.
- Existing westbound left turn lane on McEver Road (SR 53) be extended to a minimum of 290' storage length and 100' taper length.
- A deceleration lane be installed on eastbound McEver Road (SR 53) with a minimum 175' storage length and a 100' taper length.

▪ **Other Departmental Comments**

Coordination will be required with the Georgia Department of Transportation (GDOT). 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 Tyler Land Holdings to amend a 2.98± acres tract located at 1209 and 1229 Hillside Gardens Lane Road zoned Planned Unit Development (P-U-D) was conditionally approved for a boat sales dealership.

2017 – A request by Pro Building Systems to annex a 0.516± acres tract located at 2431 S Smith Road was approved with conditional General Business (G-B) zoning for an auto collision center.

2017 – A request by Manor Lake Development, LLC for a special use on a 9.24± acres tract located at 2900 McEver Road was approved with conditional Office and Institutional (O-I) zoning for an assisted living facility.

2015 – A request by the Roman Catholic Archdiocese of Atlanta to amend a 14.233± acres tract located at 2436 S Smith Road zoned Planned Unit Development (P-U-D) was conditionally approved for a church.

2015 – A request by the Roman Catholic Archdiocese of Atlanta to amend and rezone a 4.899± acres tract located at 0 S Smith Road from Residential-I (R-I) to Planned Unit Development (P-U-D) was conditionally approved for a church.

2013 – A request by Foote & Miller Properties, LLC to annex a 2.72± acres tract located at 2420 Browns Bridge Road was approved with General Business (G-B) zoning for sewer for an existing auto dealership.

2012 – A request by Rescate 2000, Inc. for a special use on an 8.19± acres tract located at 2920 Florence Drive was approved with conditional Office and Institutional (O-I) zoning for a daycare center.

2010 – A request by Jose Delagarza to annex a 0.33± acre tract located at 3 Cherry Circle was approved with conditional Residential-I (R-I) zoning for sewer for an existing single-family residence.

Staff Analysis

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

The subject property is adjacent to a mixture of uses including single-family residential, multi-family residential and two churches. The proposed middle school is considered a public use which is allowed by right within all zoning districts within the jurisdictions of Gainesville and Hall County. The purpose of the request is to bring all of the property under one jurisdiction and zoning. The exiting rental home is similar to the neighboring residential homes located off of Gould Drive and will remain as such.

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

The proposed middle school will increase nonresidential traffic onto Gould Drive which serves as a County maintained residential street. The proposed secondary access drive on Gould Drive will need to be further studied to determine what improvements will be needed to handle the additional traffic load. As well, adjacent and nearby residential properties should be properly buffered from the proposed middle school facilities including buildings, parking areas and stormwater management facilities.

(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 *Mixed-Use General* land use category. This category includes areas containing or planned for a mixture of land uses including office, neighborhood retail, and residential.

According to the Character Area map for the City of Gainesville, the subject property is located within the *Suburban Residential* Character Area. The vision for this area is to preserve older, stable residential subdivisions and encourage newer projects with smaller lot sizes, pedestrian infrastructure, and buildings patterned after traditional local housing, possibly containing a small neighborhood-serving "village center". As well, the quality community objectives state that housing choices should continue to be diversified to support a range of household incomes, sizes, types, but consist mostly of traditional single-family detached lots. In areas where natural features or sensitive environments are important, cluster housing or conservation subdivision design may be appropriate. Land uses allowed in the *Suburban Residential Character Area* include low-density residential, medium-density residential, multi-family residential, public / institutional, commercial, and parks / recreation / conservation, mixed-use.

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

The subject property is currently zoned primarily for single-family residential purposes. As previously stated, the proposed middle school is permitted within any zoning district as it is considered a public use. The applicant desires to bring all of the property owned by the school system under one jurisdiction and one zoning of Office and Institutional (O-I). The existing single-family rental home requires special use approval within O-I zoning.

(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?

Public facilities and services are adequate but will require improvements to access, stormwater and water/sewer utilities. The Gainesville Fire and Police Departments currently respond to the property. Gainesville Fire Station #4 is located off of Memorial Park Drive and is 1.6± miles from the proposed access. Hall County Fire Station #4 is located off of McEver Road and is approximately 1.3± miles from the proposed access. The proposal if approved will provide additional student capacity needs for the City school system.

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

It is staff's opinion the proposed use is consistent with the Comprehensive Plan. The majority of the property is located along McEver Road which serves as a connector road spanning from the city limits of Gainesville to Buford. The surrounding area has experienced both residential and commercial growth due to its proximity to Browns Bridge Road and Dawsonville Highway. The residential properties fronting Gould Drive have been established for many years and will continue to provide quality housing near the city limits. Future annexation of the properties may be possible in the future.

(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 subject property's proximity to/within the city limits and surrounding mixture of uses, the proposal, with the zoning conditions recommended by staff, appears to reflect a reasonable balance between the promotion of the public health, safety, morality, or general welfare, and the right to unrestricted use of property.

Additional Special Use Criteria

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

The following additional special use criteria is required for the existing single-family home portion of the overall request and does not involve the proposed middle school. Gould Drive is a county residential street and is sufficient to provide access for the single-family home. Gould Drive will require further study to determine what access improvements may be required for the middle school property.

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

Access will function in a similar manner as it currently does. No changes are proposed for the existing single-family home.

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

Existing public facilities such as water, sewer, police and fire protection are adequate to serve the existing single-family home and are currently provided to nearby properties.

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

The proposed service, parking, loading and lighting appears to be acceptable for the single-family home. City trash service will be provided for the home twice a week.

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

The existing single-family home will continue to function in the same manner and should have no adverse effects on the surrounding properties.

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

The height, size and location of the existing home are not anticipated to change and will remain in character with the existing homes along Gould Drive.

▪ **Staff Recommendation**

The Planning Division staff is recommending **conditional approval** of this annexation request with a special use and rezoning request with a zoning of **Office and Institutional (O-I)** based on the Comprehensive Plan and the adjacent and nearby mixture of uses.

Conditions

1. The owner/developer shall screen the proposed buildings, parking lots, dumpster pad and stormwater facilities from the adjacent single-family homes located at 2550 and 2590 Gould Drive with a mixture of evergreen trees. 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.
2. Prior to a permit being issued for the proposed use, a Traffic Impact Study (TIS) shall be required by the developer/property owner to further study access improvements along Gould Drive. The scope of the study shall be determined by the Gainesville Public Works Department Director.
3. All access point design for the subject property shall be submitted for review by the Gainesville Public Works Director in coordination with Hall County and the Georgia Department of Transportation (GDOT). The approval of said design shall be required prior to issuance of a building permit. All required access/traffic/sidewalk improvements associated with the proposed development shall be at the full expense of the developer/property owner. As determined by the Public Works Director, the proposed sidewalk shall connect with the existing sidewalks along McEver Road.
4. The proposed signs shall adhere to Office and Institutional (O-I) zoning standards except that an internally illuminated sign may be allowed fronting McEver Road. An electronic message board sign shall not be permitted fronting Gould Drive.

Excerpts from the July 14, 2020 PAB Meeting Minutes

Applicant Presentation: Jeremy Williams, 741 Chattahoochee Place, stated Gainesville Middle School currently houses over 1,800 students that was built for less than 1,500. He said all growth over the last decade has been on the southwest side of the city. He stated this would alleviate Mundy Mill elementary school, Gainesville Exploration Academy as well as a portion Centennial Arts Academy. He also said the timeline proposed is the end of this calendar year or first of next year and they agree with all the conditions.

FAVOR: None

OPPOSE: None

Planning and Appeals Board Comments: Vice-Chair Fleming reminded the Board to vote on the requests separately and in order it was presented.

There was a motion to recommend conditional approval of the request to annex the subject property and to establish zoning as Office and Institutional (O-I) with a special use to allow an existing single-family home to remain with the following conditions:

Conditions

1. The owner/developer shall screen the proposed buildings, parking lots, dumpster pad and stormwater facilities from the adjacent single-family homes located at 2550 and 2590 Gould Drive with a mixture of evergreen trees. 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.
2. Prior to a permit being issued for the proposed use, a Traffic Impact Study (TIS) shall be required by the developer/property owner to further study access improvements along Gould Drive. The scope of the study shall be determined by the Gainesville Public Works Department Director.
3. All access point design for the subject property shall be submitted for review by the Gainesville Public Works Director in coordination with Hall County and the Georgia Department of Transportation (GDOT). The approval of said design shall be required prior to issuance of a building permit. All required access/traffic/sidewalk improvements associated with the proposed development shall be at the full expense of the developer/property owner. As determined by the Public Works Director, the proposed sidewalk shall connect with the existing sidewalks along McEver Road.
4. The proposed signs shall adhere to Office and Institutional (O-I) zoning standards except that an internally illuminated sign may be allowed fronting McEver Road. An electronic message board sign shall not be permitted fronting Gould Drive.

Motion made by Board Member Martin

Motion seconded by Board Member White

6 favor, 1 absent (Carter)

There was a motion to recommend conditional approval of the request to rezone the subject property from Residential-I (R-I) to Office and Institutional (O-I) with the following conditions:

Conditions

1. The owner/developer shall screen the proposed buildings, parking lots, dumpster pad and stormwater facilities from the adjacent single-family homes located at 2550 and 2590 Gould Drive with a mixture of evergreen trees. 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.
2. Prior to a permit being issued for the proposed use, a Traffic Impact Study (TIS) shall be required by the developer/property owner to further study access improvements along Gould Drive. The scope of the study shall be determined by the Gainesville Public Works Department Director.
3. All access point design for the subject property shall be submitted for review by the Gainesville Public Works Director in coordination with Hall County and the Georgia Department of Transportation (GDOT). The approval of said design shall be required prior to issuance of a building permit. All required access/traffic/sidewalk improvements associated with the proposed development shall be at the full expense of the developer/property owner. As determined by the Public Works Director, the proposed sidewalk shall connect with the existing sidewalks along McEver Road.

4. The proposed signs shall adhere to Office and Institutional (O-I) zoning standards except that an internally illuminated sign may be allowed fronting McEver Road. An electronic message board sign shall not be permitted fronting Gould Drive.

Motion made by Board Member Thompson

Motion seconded by Board Member Simmons

Vote – 6 favor, 1 absent (Carter)

Passed: _____

AN ORDINANCE

No. 2020-

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF GAINESVILLE, GEORGIA, BY CHANGING THE ZONING ON A 16.67± ACRES TRACT LOCATED ON THE SOUTH SIDE OF MCEVER ROAD, EAST OF ITS INTERSECTION WITH GOULD DRIVE (A/K/A 1263 AND 1279 MCEVER ROAD, SW) FROM RESIDENTIAL-I (R-I) TO OFFICE AND INSTITUTIONAL, WITH CONDITIONS (O-I-c); REPEALING CONFLICTING ORDINANCES; TO PROVIDE FOR SEVERABILITY; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

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 **Office and Institutional, with conditions (O-I-c)**:

Conditions

- 1. The owner/developer shall screen the proposed buildings, parking lots, dumpster pad and stormwater facilities from the adjacent single-family homes located at 2550 and 2590 Gould Drive with a mixture of evergreen trees. 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.**
- 2. Prior to a permit being issued for the proposed use, a Traffic Impact Study (TIS) shall be required by the developer/property owner to further study access improvements along Gould Drive. The scope of the study shall be determined by the Gainesville Public Works Department Director.**
- 3. All access point design for the subject property shall be submitted for review by the Gainesville Public Works Director in coordination with Hall County and the Georgia Department of Transportation (GDOT). The approval of said design shall be required prior to issuance of a building permit. All required access/traffic/sidewalk improvements associated with the proposed development shall be at the full expense of the developer/property owner. As determined by the Public Works Director, the proposed sidewalk shall connect with the existing sidewalks along McEver Road.**
- 4. The proposed signs shall adhere to Office and Institutional (O-I) zoning standards except that an internally illuminated sign may be allowed fronting McEver Road. An electronic message board sign shall not be permitted fronting Gould Drive.**

Legal Description

ORDINANCE NO. 2020-

Tract 2

All that tract or parcel of land lying and being in land lots 15 and 6, 8th District, City of Gainesville, Hall County, Georgia, and being more particularly described as follows:

Commence at the centerline intersection of McEver Road, aka Highway 53 (r/w varies) with Gould Drive (r/w varies); thence south 73°09'49" east, a distance of 408.12 feet to an iron pin found on the southern right-of-way of said McEver Road and the Hall County and Gainesville city limit line and the point of beginning; thence continue along said right-of-way, north 86°41'16" east, a distance of 104.57 feet to a concrete monument found; thence south 49°28'36" east, a distance of 186.01 feet to a concrete monument found; thence north 80°55'09" east, a distance of 418.10 feet to a concrete monument found; thence south 56°01'22" east, a distance of 50.71 feet to an iron pin set (1/2" rebar with yellow plastic cap stamped "rochester-lsf000484"); thence north 79°22'59" east, a distance of 223.38 feet to an iron pin set (1/2" rebar with yellow plastic cap stamped "rochester-lsf000484"); thence north 68°25'26" east, a distance of 274.33 feet to a concrete monument found; thence south 77°49'13" east, a distance of 67.26 feet to a concrete monument found; thence north 64°40'35" east, a distance of 225.98 feet to an iron pin found (1/2" rebar); thence leaving said right-of-way and along the property now or formerly of America's Home Place, Inc., south 35°09'31" east, a distance of 218.89 feet to an iron pin found (1/2" rebar); thence south 37°21'09" west, a distance of 530.44 feet to an iron pin found (1/2" rebar); thence along the property now or formerly of aoa Properties Holding, Inc., south 69°38'48" west, a distance of 799.43 feet to an iron pin found (1/2" rebar) on said county/city limit line; thence along said county/city limit line and along the property now or formerly of Barry Conner, LLC, north 34°21'50" west, a distance of 452.65 feet to a concrete monument found; thence along the properties now or formerly of Alana P. Goss and Church of God of Prophecy, north 34°21'50" west, a distance of 433.31 to the point of beginning.

Said tract contains 15.693 acres.

Tract 4

All that tract or parcel of land lying and being in land lot 6, 8th district, Hall County, Georgia, and being more particularly described as follows:

Commence at the centerline intersection of McEver Road, aka State Route 53 (r/w varies) with Gould Drive (r/w varies), north 89°05'28" east a distance of 1836.23 feet to an iron pin found (1/2" rebar) on the southern right-of-way of said McEver Road and the point of beginning; thence continue along said right-of-way the following courses and distances: north 64°40'35" east, a distance of 70.67 feet to a concrete monument found; thence north 31°36'16" east, a distance of 145.27 feet to a concrete monument found; thence leaving said right-of-way and along the property now or formerly of America's Home Place, Inc., south 33°02'41" east, a distance of 107.63 feet to an angle iron found; thence south 79°19'09" east, a distance of 100.15 feet to an iron pin found (3/4" rebar) on the Hall County and Gainesville city limit line; thence along said county/city limit line, south 37°21'09" west, a distance of 281.95 feet to an iron pin found (1/2" rebar); thence along the property now or formerly of Barry Conner, LLC, north 35°09'31" west, a distance of 218.89 feet to the point of beginning.

Said tract contains 42,444 square feet or 0.974 acre.

SECTION II.

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

ORDINANCE NO. 2020-

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.

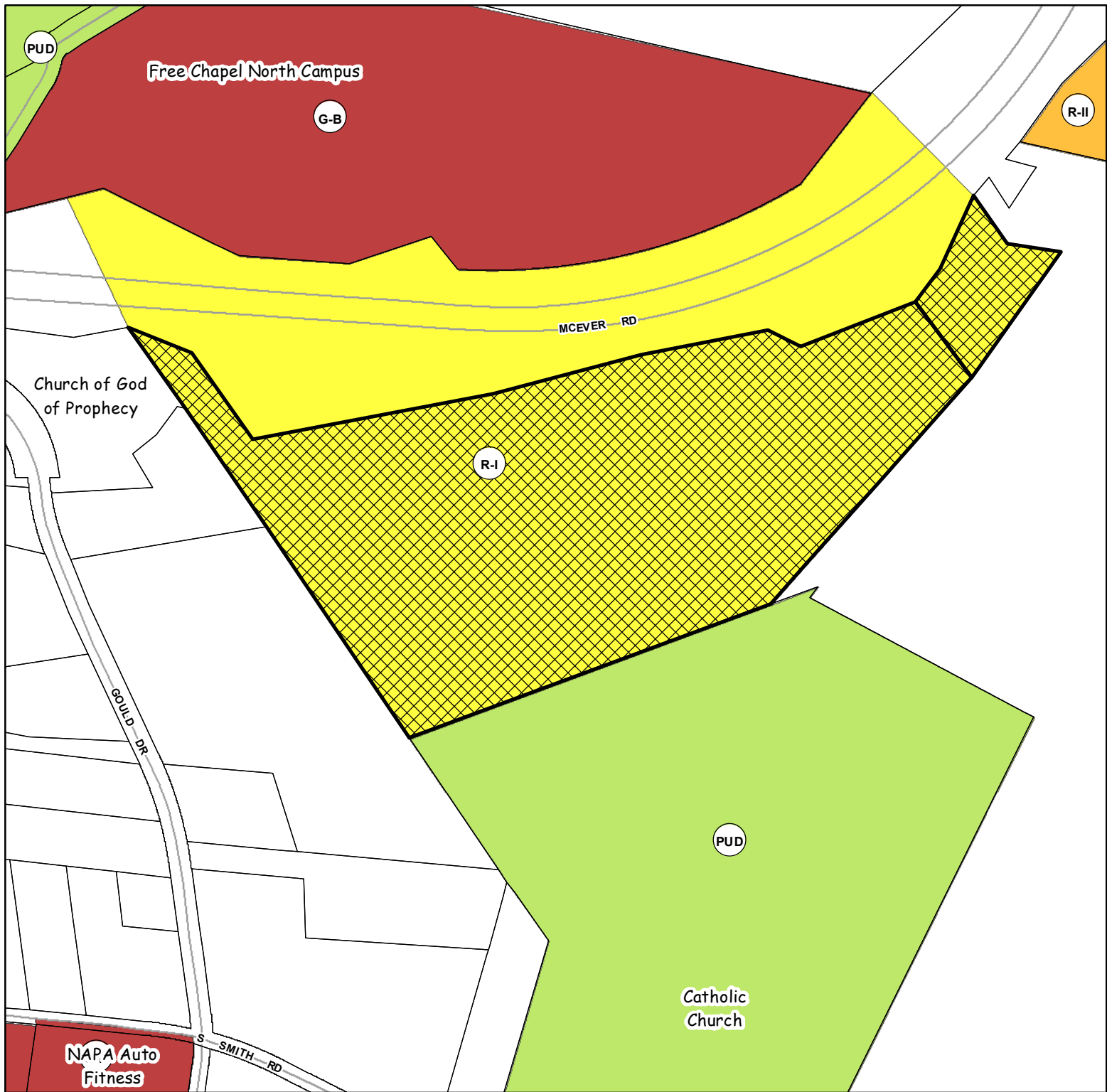
The effective date of this Ordinance shall be upon approval by the governing body of the City of Gainesville, Georgia.

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



Applicant: **GAINESVILLE CITY
BOARD OF EDUCATION**

REZONING REQUEST

Request:
Rezone 16.67+/- acres from Residential-I (R-I) to Office and Institutional (O-I) for new middle school

Subject Property Address:
1263 & 1279 McEver Road, SW

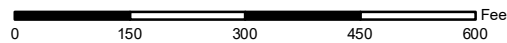
Tax Parcel:
08-006-001-070 and
08-015-009-020

Meeting Date: 07/14/2020

Map Prepared: 06/16/2020

 Subject Property



 Feet 1" = 250'

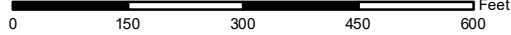


CITY OF
GAINESVILLE

COMMUNITY AND ECONOMIC DEVELOPMENT





Applicant: GAINESVILLE CITY BOARD OF EDUCATION		 Subject Property Aerial from 2018  Feet 0 150 300 450 600 1" = 250' 
REZONING REQUEST		
Request: Rezone 16.67+/- acres from Residential-I (R-I) to Office and Institutional (O-I) for new middle school		
Subject Property Address: 1263 & 1279 McEver Road, SW	Tax Parcel: 08-006-001-070 and 08-015-009-020	
Meeting Date: 07/14/2020 Map Prepared: 06/16/2020		

**Narrative for the Annexation and Rezoning of Acreage for the City of Gainesville
Board of Education**

The City of Gainesville Board of Education has recently completed a purchase of 22.61 acres of land located on McEver Extension and Gould Drive. With the growth of the school system, the need exists to construct a new Middle School. Two of the tracts in the purchase already are located within the city limits. The two remaining tracts would be annexed in order for continuity of all land being located within the city limits of Gainesville

One of the tracts of land has a small house located on it that is used for a rental. We request that a special use permit be included to allow for this continued usage.

[illegible][illegible][illegible]

Line #	Direction	Length
L1	N09°53'23"W	50.21'
L2	N20°45'23"W	100.42'
L4	N31°38'16"E	145.27'
L5	S33°02'41"E	107.63'
L6	S78°19'09"E	100.15'
L7	N42°11'16"E	5.94'

THIS PLAN IS A RETIREMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBSIDIZE 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 INVOLVED IN THE RETIREMENT OF THE EXISTING PARCEL OR PARCELS OF LAND BY THIS PLAN DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE ON OR AROUND THE LAND. THIS PLAN DOES NOT IMPLY ANY GUARANTEE OF THE ACCURACY OF THE DATA. THIS PLAN COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF PROFESSIONAL SURVEYORS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-8-57.


1/28/20

REGISTERED GEORGIA LAND SURVEYOR
RICHARD E. MALLARD, GA RLS #3044
ROCHESTER AND ASSOCIATES, INC.
CERTIFICATE OF AUTHORIZATION #LSF-000484
EMAIL: rem@ardrochester-assoc.com

TRACT 3
 ALL THAT TRACT OR PARCEL, OF LAND LYING AND BEING IN
 8th DISTRICT, HALL COUNTY, GEORGIA, AND BEING MORE
 DESCRIBED AS FOLLOWS:
 COMMENCE AT THE CENTERLINE INTERSECTION OF MAVERICK
 ROAD AND STATE ROUTE 127, 1/2 ACRES OF LAND BEING
 2614'30" EAST A DISTANCE OF 1002.05 FEET TO AN IRON
 PIN, THE EASTERN RIGHT-OF-WAY OF SAID GOLD ROAD AND
 1/2 ACRES OF LAND BEING RIGHT-OF-WAY OF SAID GOLD
 PROPERTY NOW OR FORMERLY OF BARRY CONNER, LLC, S.W.
 1/4, EAST, A DISTANCE OF 187.28 FEET TO AN IRON PIN
 (REMARKS: SOUTH 127°27'37" EAST, A DISTANCE OF 191.28
 FEET TO AN IRON PIN FOUND (1/4) 2830'41" WEST
 OF 199.28 FEET TO AN IRON PIN FOUND (1/2) 2830'41" WEST
 OF 199.28 FEET TO AN IRON PIN FOUND (1/2) 2830'41" WEST
 OF 199.28 FEET TO AN IRON PIN FOUND (1/2) 2830'41" WEST
 RIGHT-OF-WAY, THE FOLLOWING COURSES AND DISTANCES
 OF 53°52'31" WEST, A DISTANCE OF 50.21 FEET TO A POINT;
 11°00'00" WEST, A DISTANCE OF 100.42 FEET TO A POINT;
 BEGINNING.

SAID TRACT CONTAINS 27.148 SQUARE FEET, OR 0.623 ACRES

TRACT 4

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 60 AND DISTRICT CITY OF GAINESVILLE HILL COUNTY, GEORGIA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE CENTERLINE INTERSECTION OF MEYER ROAD, A HIGHWAY, BEING 8705'89" EAST A DISTANCE OF 1838.33 FEET TO AN IRON PIN FOUND IN THE CORNER OF SAID MEYER ROAD; THENCE SOUTHEAST ALONG SAID MEYER ROAD AND THE POINT OF BEGINNING; THENCE CENTRALLY ALONG SAID MEYER ROAD 64°40'35" EAST; A DISTANCE OF 70.67 FEET TO A CONCRETE MONUMENT BEARING SOUTH 32°02'41" WEST A DISTANCE OF 107.63 FEET TO A CONCRETE MONUMENT BEARING SOUTH 32°02'41" WEST A DISTANCE OF 100.15 FEET TO AN IRON PIN FOUND 1/4" REMARKS TO THE IRON PIN FOUND 1/2" REMARKS; THENCE LEAVING SAID COUNTY LINE AND COURSE TO THE IRON PIN 32°00'31" WEST; A DISTANCE OF 218.69 FEET TO THE POINT OF BEGINNING.

SAYD TRACT CONTAINS 42.644 SQUARE FEET OR 0.974 ACRES.

1. GDOT RIGHT-OF-WAY PLANS PROJECT
NUMBER STP-2412(2), DATED 10/4/01
LAST REVISED 8/13/02.

1. GDOT RIGHT-OF-WAY PLANS PROJECT
NUMBER STP-2412(2), DATED 10/4/01
LAST REVISED 8/13/02.

1/28/2

Rochester
& Associates, Inc.
425 Oak Street N.W. • Gainesville, Georgia 32601
18.0500 (770)717-8.9500 Fax • www.rochester-associ.com

RETROAGENT SURVEY FOR
ANNESVILLE CITY SCHOOLS
MCNEVER/GOULD SITE
LAND LOTS 6 & 15
8th DISTRICT
CITY OF GANESVILLE, HALL COUNTY, GEORGIA

[illegible][illegible]

GRAPHIC SCALE

0' 50' 100' 200'



SHEET	DATE: 1/26/10
1	SCALE: 1"=100'
OF	JOB NO. 0219154.JCS
1	DRAWN BY: LIG
	DWG NO. BNDRY



MCEVER ROAD VIEW



New Gainesville Middle School
Gainesville, Georgia



ROBERTSON LOIA ROOF
ARCHITECTS & ENGINEERS
3440 Preston Ridge Road, Suite 275, Alpharetta, GA. 30005
770.674.2600 / www.rlrpc.com



BUS LOOP



New Gainesville Middle School
Gainesville, Georgia



ROBERTSON LOIA ROOF
ARCHITECTS & ENGINEERS
3460 Preston Ridge Road, Suite 275, Alpharetta, GA 30005
770.674.2600 / www.rlrc.com

**INTERSECTION CONTROL EVALUATION/TRAFFIC STUDY
FOR
PROPOSED MIDDLE SCHOOL ON SR 53 (McEVER ROAD)
GAINESVILLE, GEORGIA**



A&R Engineering Inc.

2160 Kingston Court, Suite O
Marietta, GA 30067
Tel: (770) 690-9255 Fax: (770) 690-9210
www.areng.com

May 14, 2020
A&R Engineering Project #: 20-034

INTERSECTION CONTROL EVALUATION/TRAFFIC STUDY

Proposed Middle School on SR 53 (McEver Road)

Gainesville, Georgia

LOCATION:

The study intersection is the intersection of SR 53 (McEver Road) at proposed Middle School's full access driveway aligned across from the full access driveway of Free Chapel Church in Gainesville, Georgia. The intersection will be located approximately 1,600' east of the existing un-signalized intersection of SR 53 (McEver Road) at Gould Drive. Figure 1 below provides an aerial view of the study intersection.



Figure 1: Aerial Map of Study Intersection

COUNTY:

The study intersection is in City of Gainesville, Hall County, Georgia.

REQUESTED BY:

This study was requested by Gainesville City Schools District

REASON FOR INVESTIGATION:

The purpose of this study is to determine the traffic impact of the proposed Middle School and the most appropriate traffic control at the school's full access driveway intersection on SR 53 (McEver Road).

DESCRIPTION OF THE INTERSECTION:

SR 53 (McEver Road) is an east-west, four-lane, median-divided roadway with a posted speed limit of 45 mph in the vicinity of the site. GDOT classifies SR 53 (McEver Road) as an Urban Principal Arterial roadway. The proposed driveway will form the northbound approach to the intersection. The southbound approach is a full access driveway of Free Chapel Church. SR 53 has a median break at the study intersection with left-turn lanes in both directions.

PEDESTRIAN ACTIVITY:

Sidewalks exist on both sides of SR 53 (McEver Road).

PARKING:

No parking is allowed in the vicinity of the study intersection.

CRASH ANALYSIS:

There are no crashes reported at the study intersections for the five-year period between 2014-2018. The crash data for 2019 has not been updated in Gears portal yet.

VEHICULAR VOLUMES:

According to GDOT, SR 53 (McEver Road) had an AADT of 21,200 vehicles per day near the study intersection in 2018. We have used these counts in our analysis after adjusting for the annual growth instead of collecting existing counts due to the unusual traffic patterns these days. An annual growth rate of 1% was applied and a growth rate linear regression analysis is attached in the appendix. The Free Chapel Church service hours are on Wednesday 7pm and on Sundays. Therefore, the traffic during weekday peak hours on Church driveway will be very minimal.

SITE INFORMATION:

Gainesville City School's proposed new Middle School development will be located in the southeast corner of the intersection of SR 53 (McEver Road) and Gould Drive in Gainesville, Georgia. The proposed Middle School will have a maximum enrolment of 1,275 students with 125 staff including teachers. The school will operate 14 buses.

The school proposes access at the following two locations:

- Site Driveway 1: Full-access driveway on SR 53 (McEver Road) for parent drop-off/pick-up, buses and visitors
- Site Driveway 2: Full-access driveway on Gould Drive for all school staff including teachers

Trip generation estimates for the project were based on the rates and equations published in the 10th edition of the Institute of Transportation Engineers (ITE) Trip Generation report. This reference contains traffic volume count data collected at similar facilities nationwide. The trip generation was based on the following ITE Land Use: 522 – *Middle School/Junior High School*. The calculated total trip generation for the proposed development is shown in Table 1.

TABLE 1 — TRIP GENERATION								
Land Use	Size	AM Peak Hour			School Peak Hour			24-Hour 2-Way
		Enter	Exit	Total	Enter	Exit	Total	
ITE 522 – Middle School/ Junior High	1,275 Students	451	370	821	186	219	405	2,589
Total School Trips		451	370	821	186	219	405	2,589

SR 53 (McEver Road) at Proposed Middle School Driveway

Based on the location of the school in relation to the City limits and School District, the distribution of school traffic was assumed as follows:

- 50% of the new trips will travel to/from the north on SR 53 (McEver Road)
- 5% of the new trips will travel to/from the south on SR 53 (McEver Road)
- 40% of the school trips will travel to/from east on SR 369
- 5% of the school trips will travel to/from west on SR 369

RIGHT-TURN LANE ANALYSIS:

The projected right turn volumes from the proposed development meet the GDOT criteria for installing a right turn lane at the study intersection. A deceleration lane with 175' storage lane and 100' taper is recommended to be constructed on eastbound SR 53 (McEver Road) for entering right turn vehicles based on GDOT standards as shown in Table 2 below:

TABLE 2 – GDOT REQUIREMENT FOR RIGHT TURN LANES					
	Right Turn Traffic (% Total Entering)	Right Turn Volume Vehicles/day (50% of entering volume)	Roadway Speed /# of Lanes	GDOT Threshold (Veh/day)	Requirement
SR 53 (McEver Rd) @ Middle School Driveway	50%	(1,145*50%) ** 572	45 mph / 4-Lane	75	175' Storage + 100' Taper

** Entering Traffic (Total Trips 2,589 - 300 staff trips using Gould Dr) ÷ 2 = 1,145. EBR distribution = 50% (5% SR 53 S+5% SR 369 W+40% SR 369 E)

LEFT-TURN LANE QUEUING ANALYSIS:

The existing left-turn lane has a storage of 150 feet. Based on a SimTraffic multiple run queue length analysis, the 95th percentile queue length is 191 feet with a maximum of 235 feet in the AM peak. Considering that the school buses will also use this driveway, we recommend extending the existing westbound left-turn lane storage to 290 feet. The available, estimated and recommended queue lengths are shown in Table 3 below and the SimTraffic queueing analysis reports are included in the Appendix.

TABLE 3 – WESTBOUND LEFT-TURN LANE QUEUE ANALYSIS				
	Available Storage	SimTraffic Multiple Run Queue Length AM Peak	SimTraffic Multiple Run Queue Length School PM PEAK	Recommended Storage
SR 53 (McEver Rd) @ Middle School Driveway	150'	191'	96'	290' Storage + 100' Taper

SIGHT DISTANCE:

From a preliminary evaluation, it appears that sufficient sight distance will be available for both left and right turns. Sight distance profiles will be prepared along with the driveway design.

EXPECTED OPERATIONS ANALYSIS:

For the alternative considered from the Stage 1 evaluation, the intersection delay and level-of-service was determined with the intersection control improvements made. The methodology used for evaluating traffic operations at the study intersection is based on the criteria set forth in the Transportation Research Board's Highway Capacity Manual (HCM 6th Edition), and the results are shown in Table 4.

TABLE 4 — FUTURE INTERSECTION OPERATIONS — MINOR STREET STOP CONTROL		
Intersection	Synchro 10 (HCM 6)	
	Stop Control LOS (Delay in seconds)	
	AM Peak	PM School Peak
<u>SR 53 (McEver Rd) @ Proposed Gainesville Middle School Drwy</u>		
-Eastbound Left	A (9.5)	A (9.9)
-Westbound Left	C (18.2)	C (15.6)
-Northbound Approach	F (*)	F (72.2)
-Southbound Approach	A (8.6)	D (29.0)

*Delay exceeds 300 seconds

The results of the analysis indicate that the 'Stop' controlled northbound (driveway) approach at the study intersection will operate at level-of-service "F" in both the AM and PM peak hours. It is not uncommon for 'Stop' controlled minor street approaches at major roads to experience delays waiting to find gaps to turn left. Further, the school driveway approach will not have any significant traffic other than the school start and end peak hours. If the delays and queues are substantial in the AM peak hour during the school start time, assistance of a Police Officer may be sought for the AM peak.

INTERSECTION CONTROL EVALUATION (ICE):

GDOT's Intersection Control Evaluation (ICE) Policy was developed to further leverage safety advancements as part of intersection improvements. The ICE process consists of two distinct stages. The evaluation of Stage 1 identifies potential Intersection Control Types that may provide safety benefits, and Stage 2 further evaluates those alternatives inclusive of safety, operations, cost, environmental impacts, and project support. The Stage 1 screening resulted in the following traffic control alternative:

1. **Conventional (Minor Stop):** A minor stop control on the northbound (Driveway) approach was determined to be the only feasible traffic control.

Due to one alternative being determined as feasible from the Stage 1 evaluation, the GDOT ICE Policy allows for a waiver to be submitted in lieu of completing Stage 2. The ICE Policy results are included in the Appendix.

TRAFFIC SIGNAL WARRANT ANALYSIS:

The school driveway forms the northbound approach and the Free Chapel Church driveway forms the southbound approach to the study intersection. The school trips will be significantly low during all hours of the day except the school start and end peak hours. The service hours of Free Chapel Church are on Wednesdays at 7pm and on Sundays at 9am and 11am and therefore the Church does not have any significant traffic during the weekday peak hours. Based on these circumstances, our preliminary evaluation reveals that the side street volumes do not meet the warrants for installation of a traffic signal at the study intersection.

ROUNDBOUT ANALYSIS:

SR 53 (McEver Road) will carry 91.37% of the total traffic which is more than the GDOT threshold of 90% at the study intersection. Therefore, a roundabout analysis is not warranted at the study intersection.

RCUT & RIRO W/DOWNSTREAM U-TURN:

The proposed Middle School driveway approach will be the fourth leg to the existing 3-leg intersection of SR 53 with an existing median break with existing left-turn/U-turn lanes in both directions. RCUT and RIRO with downstream U-turns will not be appropriate at existing intersection with median break and turn lanes.

CONCLUSIONS AND RECOMMENDATIONS:

The purpose of this study was to determine the most effective traffic control at the study intersection after the construction of the proposed development in Gainesville, Georgia. The results of the ICE analysis indicate that a Conventional Minor Stop is determined to be the most appropriate traffic control alternative at the intersection. Therefore, it is recommended that

1. A Conventional Minor Stop be installed at the study intersection for the northbound school driveway approach with two exiting lanes.
2. Existing westbound left turn lane on SR 53 (McEver Road) be extended to a minimum of 290' storage length and a 100' taper length.
3. A deceleration lane be installed on eastbound SR 53 (McEver Road) with a minimum of 175' storage length and a 100' taper length.



PREPARED BY: _____
A&R Engineering, Inc.

DATE: 05-14-20

RECOMMENDED BY: _____
District Traffic Engineer

DATE: _____

Appendix

Site Plan	
Existing Traffic Volumes	
Future Traffic Volumes Worksheet.....	
Intersection Control Evaluation (ICE).....	
Future Capacity Analysis (Synchro – HCM)	

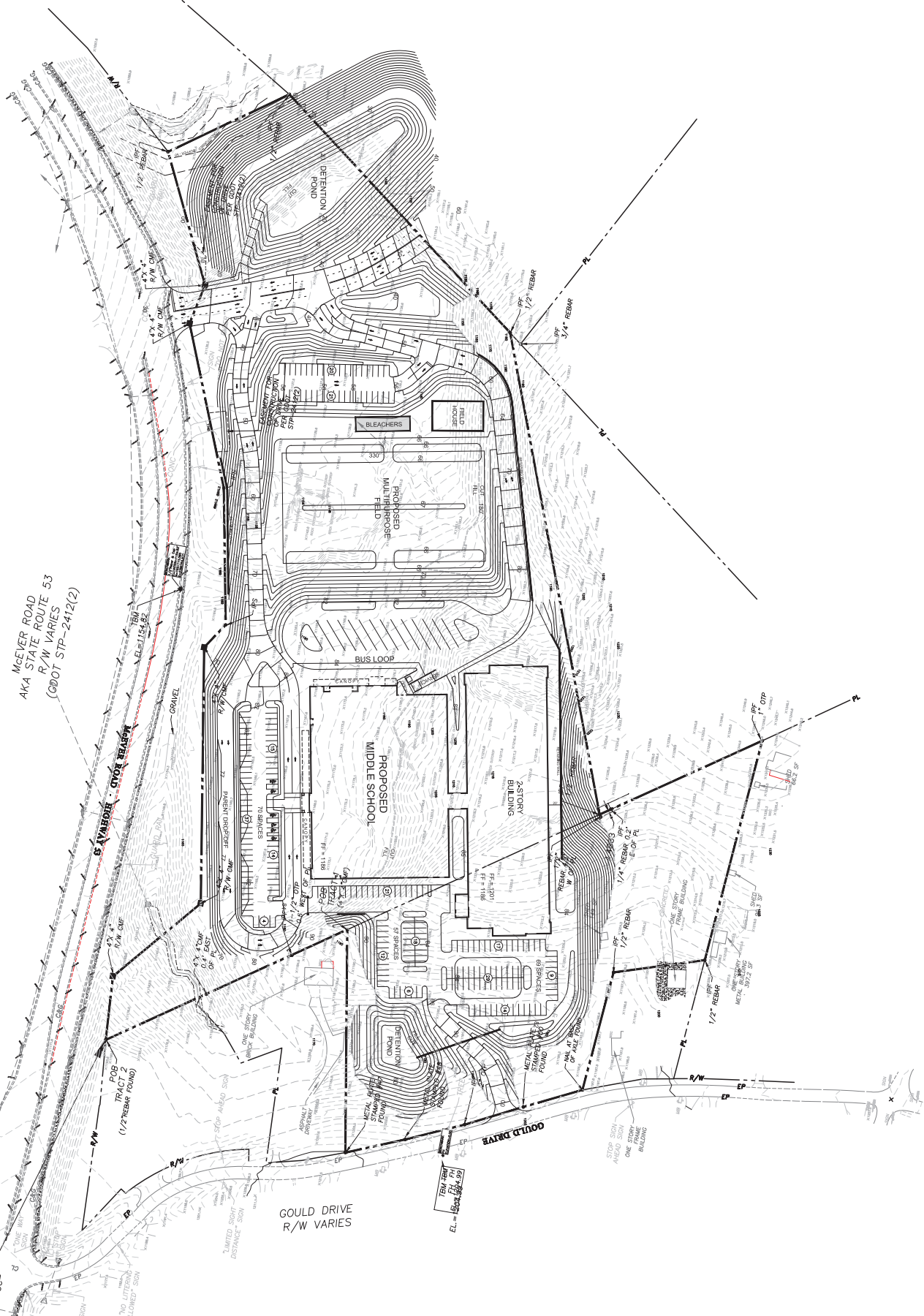
S I T E P L A N

PRELIMINARY SITE & GRADING PLAN

SCALE 1" = 80'
 0 40 80
 FEET



McEVER ROAD
 AKA STATE ROUTE 53
 R/W VARIES
 (ODOT STP-2412(2))



CP - 6

19-3332

02-26-20

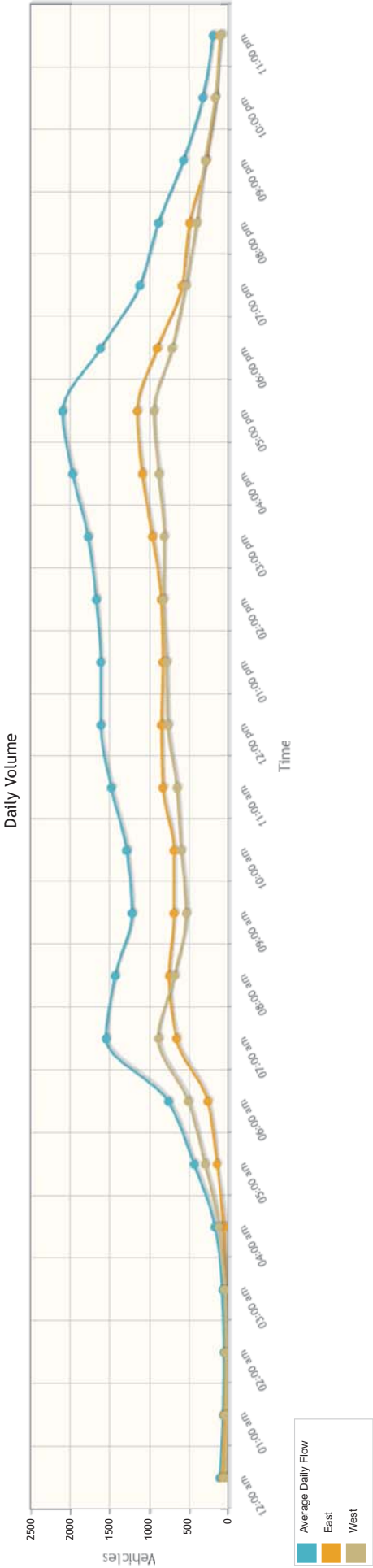
PRELIMINARY
 SITE & GRADING
 PLAN

PROPOSED MIDDLE SCHOOL
 McEVER ROAD
 GAINESVILLE, GEORGIA
 FOR
 GAINESVILLE CITY SCHOOLS
 GAINESVILLE, GEORGIA

ROBERTSON LOIA ROOF
 ARCHITECTS & ENGINEERS
 3460 Preston
 770.674.2600

EXISTING TRAFFIC VOLUMES

Daily Volume Report 139-0276 Tuesday, March 6, 2018 to Thursday, March 8, 2018



Site Name: 139-0276

Site ID: 0000139_0276

Description: MCEVER ROAD

Each Lane Time Period: 1 hour Class: Any Exclude data: None

Average Daily Flow		East	West
12:00 am	104	65 62.5%	39 37.5%
01:00 am	56	36 65.8%	19 34.2%
02:00 am	46	28 60.4%	18 39.6%
03:00 am	68	30 44.9%	38 55.1%
04:00 am	165	54 32.4%	112 67.6%
05:00 am	430	138 32.2%	291 67.8%
06:00 am	758	256 33.8%	502 66.2%
07:00 am	1540	656 42.6%	884 57.4%
08:00 am	1425	746 52.4%	679 47.6%
09:00 am	1216	686 56.4%	530 43.6%
10:00 am	1280	686 53.6%	594 46.4%
11:00 am	1474	826 56.1%	648 43.9%
12:00 pm	1606	844 52.5%	762 47.5%
01:00 pm	1608	827 51.4%	780 48.6%
02:00 pm	1665	847 50.9%	818 49.1%
03:00 pm	1769	958 54.2%	811 45.8%
04:00 pm	1964	1086 55.3%	879 44.7%
05:00 pm	2092	1152 55.1%	940 44.9%
06:00 pm	1611	900 55.9%	710 44.1%
07:00 pm	1121	584 52.1%	537 47.9%
08:00 pm	884	486 55.0%	398 45.0%
09:00 pm	566	276 48.7%	290 51.3%
10:00 pm	320	158 49.6%	161 50.4%
11:00 pm	190	104 54.9%	86 45.1%
7am-7pm	19250	10215 53.1%	9036 46.9%
6am-10pm	22578	11817 52.3%	10762 47.7%
6am-12am	23088	12080 52.3%	11008 47.7%
12am-12am	23955	12431 51.9%	11524 48.1%
am Peak	19250	10215 53.1%	9036 46.9%
Peak Volume	1540	826 53.6%	814 52.4%
Peak Factor	0.845	0.914	0.851
pm Peak	2092	1152 55.1%	940 44.9%
Peak Volume	0.910	0.900	0.922

Event key:

QC failure

Atypical (QC)

Events

Special

Holiday

Offline

Weekends and defined holidays

Notes on data:

Averages are calculated as the simple average of values across the period.

Holidays & Events:

FUTURE TRAFFIC VOLUMES WORKSHEET

20-034 - Proposed Middle School on SR 53 (McEver Road), Gainesville, GA.
Traffic Volumes

A&R Engineering
 May 2020

1. McEver Rd @ Drwy 1 (Parents)

A.M. Peak Hour

Condition	Site Drwy 1 (Parent/Bus/Visitor)			Church Driveway			SR 53 (McEver Road)			SR 53 (McEver Road)		
	L	T	R	L	T	R	L	T	R	L	T	R
2018 GDOT Traffic Counts:	0	0	0	5	0	5	5	746	0	0	679	5
Growth Factor (%):	1	1	1	1	1	1	1	1	1	1	1	1
Estimated Existing 2020 Volumes:	0	0	0	5	0	5	5	761	0	0	693	5
No-Build 2022 Volumes:	0	0	0	5	0	5	5	776	0	0	707	5
Staff Trips:	0	0	0	0	0	0	0	0	0	0	38	0
Parents / Buses / Visitors Trips:	185	0	185	0	0	0	0	0	163	163	0	0
Total New Trips:	185	0	185	0	0	0	0	0	163	163	38	0
Future 2022 Traffic Volumes:	185	0	185	5	0	5	5	776	163	163	745	5

P.M. Peak Hour

Condition	Site Drwy 1 (Parent/Bus/Visitor)			Church Driveway			SR 53 (McEver Road)			SR 53 (McEver Road)		
	L	T	R	L	T	R	L	T	R	L	T	R
2018 GDOT Traffic Counts:	0	0	0	5	0	5	5	958	0	0	811	5
Growth Factor (%):	1	1	1	1	1	1	1	1	1	1	1	1
Estimated Existing 2020 Volumes:	0	0	0	5	0	5	5	977	0	0	827	5
No-Build 2022 Volumes:	0	0	0	5	0	5	5	997	0	0	844	5
Staff Trips:	0	0	0	0	0	0	0	38	0	0	0	0
Parents / Buses / Visitors Trips:	47	0	47	0	0	0	0	0	93	93	0	0
Total New Trips:	47	0	47	0	0	0	0	38	93	93	0	0
Future 2022 Traffic Volumes:	47	0	47	5	0	5	5	1035	93	1133	844	5

INTERSECTION CONTROL EVALUATION (ICE)

2020 Existing Varying Volumes

2020
2022
2022

Existing Data Year

Project Opening Year

Project Design Year

10 (10) [200]

Annual Growth Rate: 1.0%

K Factor: 10%

Peak Hour % Trucks

EB	WB	NB	SB
2%	2%	2%	0%

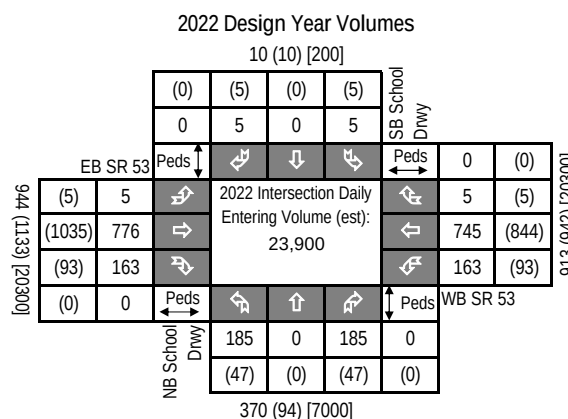
Legend:

000 = AM Peak Approach Volume

(000) = PM Peak Approach Volume

[000] = ADT Volume (Estimate)

Approach Splits: SR 53 - 0.99 / School Drwy - 0.01



GDOT PI #	N/A		Note: Up to 5 alternatives may be selected and evaluated; Use this ICE Stage 1 to screen 5 or fewer alternatives to evaluate in Stage 2 1. Does alternative address the project need in a balanced manner and in scale with the project? 2. Does alternative improve safety performance in terms of reducing severe crashes? 3. Does alternative incorporate safety, convenience and accessibility for pedestrians and/or bicyclists? 4. Does alternative improve (or preserve) traffic operations (congestion, delay, reliability, etc.)? 5. Does alternative appear feasible given the site characteristics, constraints & location context? 6. Does alternative appear feasible with respect to other project factors? 7. Overall feasible alternative (select alternative for further evaluation in Stage 2)? Screening Decision Justification:						
Project Location:	SR 53 @ School Drwy								
Existing Control:	Conventional (Minor Stop)								
Prepared by:	A&R Engineering								
Date:	5/14/2020								
Answer "Yes" or "No" to each policy question for each control type to identify which alternatives should be evaluated in the Stage 2 Decision Record; enter justification in the rightmost column									
Intersection Alternative (see "Intersections" tab for detailed description of intersection/interchange type)									
Unsignalized Intersections	Conventional (Minor Stop)	Yes	No	Yes	No	Yes	Yes	Yes	Feasible option to be evaluated
	Conventional (All-Way Stop)	No	Yes	Yes	No	No	No	No	AWS Warrants not met. Causes delays on main line.
	Mini Roundabout	No	Yes	Yes	No	No	No	No	Not a single lane roadway
	Single Lane Roundabout	No	Yes	Yes	Yes	No	No	No	Not a single lane roadway
	Multilane Roundabout	No	Yes	Yes	Yes	No	No	No	Mainline carries more than 90% of traffic. Roundabout warrants not met.
	RCUT (stop control)	No	Yes	Yes	Yes	Yes	No	No	No suitable at existing median break .
	RIRO w/down stream U-Turn	No	Yes	No	Yes	No	No	No	Not suitable at existing median break.
	High-T (unsignalized)	Yes	Yes	Yes	No	No	No	No	Not a 3-leg intersection
	Offset-T Intersections	No	Yes	No	No	No	No	No	Not a 3-leg intersection
	Diamond Interch (Stop Control)	No	No	No	No	No	No	No	Not an interchange
	Diamond Interch (RAB Control)	No	No	No	No	No	No	No	Not an interchange
	No LT Lane Improvements	No	No	No	No	No	No	No	N/A
	No RT Lane Improvements	No	No	No	No	No	No	No	N/A
Other unsignalized (provide description):	No	No	No	No	No	No	No	N/A	
Signalized Intersections	Traffic Signal	Yes	Yes	Yes	Yes	No	No	No	Signal warrants will not be met.
	Median U-Turn (Indirect Left)	No	Yes	Yes	Yes	No	No	No	Not suitable at existing median break.
	RCUT (signalized)	No	Yes	Yes	Yes	No	No	No	Not suitable at existing median break.
	Displaced Left Turn (CFI)	No	No	No	No	No	No	No	Not a favourable location
	Continuous Green-T	No	Yes	No	No	No	No	No	Not a 3-leg intersection
	Jughandle	No	Yes	No	No	No	No	No	Not a favourable location
	Quadrant Roadway	No	Yes	No	No	No	No	No	Not a favourable location
	Diamond Interch (Signal Control)	No	No	No	No	No	No	No	Not an interchange
	Diverging Diamond	No	No	No	No	No	No	No	Not an interchange
	Single Point Interchange	No	No	No	No	No	No	No	Not an interchange
	No LT Lane Improvements	No	No	No	No	No	No	No	N/A
	No RT Lane Improvements	No	No	No	No	No	No	No	N/A
	Other Signalized (provide description):	No	No	No	No	No	No	No	N/A

Waiver Request - Level 2 / 3

In certain circumstances where an ICE would otherwise be required, an ICE may be waived based on appropriate evidence presented with a written request. Scenarios in which an ICE waiver request may be considered include:

- Proposed improvements do not substantially alter the character of the intersection, and are considered minor in nature, such as extending existing turn lane(s) or modifying signal phasing at an existing traffic signal
- The intersection consists of a public roadway intersecting a divided, multilane roadway where the access will be limited to a closed median with only right-in/right-out access that will operate acceptably; or
- The intersection is along an undivided, two-lane roadway that will not be widened and meets the following criteria:
 - Low risk in terms of exposure (total intersection entering volume less than 1,000 vehicles /day)
 - Latest 5 years of crash history is not indicative of a crash problem (no discernible crash patterns coupled with low crash frequency and severity)
 - Layout has no unusual or undesirable geometric features (such as restricted sight distance)
 - The proposed changes are not expected to adversely affect safety

If only one alternative is determined to be feasible from the ICE Stage 1, then a waiver may be submitted in lieu of completing ICE Stage 2. The waiver must clearly explain why there is no other feasible alternative. A Waiver Form should also be submitted to document an agreed upon decision to select a preferred alternative other than the highest scoring alternative in Stage 2.

ICE waiver forms with supporting documentation should be submitted for approval to the Office of Traffic Operations or District Engineer (depending on Waiver level). Questions regarding the waiver process should be routed to the State Traffic Engineer.

Project Information:

Location: SR 53 @ School Drwy

County: Hall

GDOT District: 1 - Gainesville

Area Type: Suburb/Transition

Existing Intersection Control: Conventional (Minor Stop)

GDOT PI # (or N/A): N/A

Requested By: Gainesville City Schools

Prepared By: A&R Engineering

Analyst: NBO

Date: 5/14/2020

Waiver Request Type: Driveway Permit

Traffic and Operations Data:¹

Intersection meets signal/AWS warrants?	None	
Traffic Analysis Type:	Intersection Delay	
Existing Avg Daily Traffic (Major Street):	23,955	
Existing Avg Daily Traffic (Minor Street):	0	
Analysis Period:	AM Peak	PM Peak
2022 Opening Yr Peak Hour Intersection Delay:	300.0 sec	72.2 sec
2022 Opening Yr Peak Hour Intersection V/C:	4.70	0.88
2022 Design Yr Peak Hour Intersection Delay:	300.0 sec	72.2 sec
2022 Design Yr Peak Hour Intersection V/C:	4.70	0.88

¹Crash data required for all existing intersections. ADT's required if available (from data collected or nearest GDOT count station site). Capacity data is optional unless needed to justify basis of the waiver request.

Crash Data (Required): ¹			
Crash Type	Crash Data: Enter most recent 5 years of crash data	Crash Severity	
		PDO	Injury Crash* Fatal Crash*
Angle	0	0	0
Head-On	0	0	0
Rear End	0	0	0
Sideswipe - same	0	0	0
Sideswipe - opposite	0	0	0
Not Collision w/Motor Veh	0	0	0
TOTALS:	0	0	0

* Number of crashes resulting in injuries / fatalities, not number of persons

Description of Work / Justification for Waiver (Required): A conventional Minor Stop is determined to be the only feasible alternative from ICE Stage 1. Warrants for All-Way Stop, Traffic Signal, Roundabout controls will not be met. RCUT and RIRO with downstream U-Turn are not suitable at existing median break location. A Conventional (Minor Stop) control is therefore recommended for the northbound Gainesville School Driveway Approach.

Proposed Intersection Control: Conventional (Minor Stop)

REQUESTED BY:

Abdul K Amer

Date: 5/14/2020

Title: ABDUL K. AMER, PE, PTOE, A&R ENGINEERING INC

APPROVED BY:

Date:

Name:

District Engineer or (Approved Delegate)

**FUTURE CAPACITY ANALYSIS
(SYNCHRO – HCM)**

Intersection												
Int Delay, s/veh	220.8											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	5	776	163	163	745	5	185	0	185	5	0	5
Future Vol, veh/h	5	776	163	163	745	5	185	0	185	5	0	5
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	Yield	-	-	None	-	-	None
Storage Length	180	-	175	150	-	190	0	-	0	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	1	-	-	1	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	50	50	92	92	50	92	50	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	5	843	326	326	810	5	370	0	370	5	0	5
Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	810	0	0	1169	0	0	1910	-	422	1894	2641	405
Stage 1	-	-	-	-	-	-	853	-	-	1462	1462	-
Stage 2	-	-	-	-	-	-	1057	-	-	432	1179	-
Critical Hdwy	4.14	-	-	4.14	-	-	7.54	-	6.94	7.54	6.54	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	6.54	-	-	6.54	5.54	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.54	-	-	6.54	5.54	-
Follow-up Hdwy	2.22	-	-	2.22	-	-	3.52	-	3.32	3.52	4.02	3.32
Pot Cap-1 Maneuver	812	-	-	593	-	-	~ 41	0	580	43	23	595
Stage 1	-	-	-	-	-	-	~ 320	0	-	135	192	-
Stage 2	-	-	-	-	-	-	~ 240	0	-	572	262	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	812	-	-	593	-	-	~ 23	-	580	9	10	595
Mov Cap-2 Maneuver	-	-	-	-	-	-	~ 78	-	-	3688	-	-
Stage 1	-	-	-	-	-	-	~ 318	-	-	134	86	-
Stage 2	-	-	-	-	-	-	~ 107	-	-	206	260	-
Approach	EB			WB			NB			SB		
HCM Control Delay, s	0			5.2			\$ 907			8.6		
HCM LOS							F			A		
Minor Lane/Major Mvmt	NBLn1		NBLn2	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1		
Capacity (veh/h)	78		580	812	-	-	593	-	-	1025		
HCM Lane V/C Ratio	4.744		0.638	0.007	-	-	0.55	-	-	0.011		
HCM Control Delay (s)	\$ 1792.4		21.5	9.5	-	-	18.2	-	-	8.6		
HCM Lane LOS	F		C	A	-	-	C	-	-	A		
HCM 95th %tile Q(veh)	40		4.5	0	-	-	3.3	-	-	0		
Notes												
~: Volume exceeds capacity		\$: Delay exceeds 300s				+: Computation Not Defined				*: All major volume in platoon		

Intersection: 1: Site Drwy 1 (Parents/Buses/Visitors) & SR 53 (McEver Rd)

Movement	EB	EB	WB	WB	WB	NB	NB	SB
Directions Served	L	R	L	T	T	L	R	LTR
Maximum Queue (ft)	25	34	235	254	183	243	236	47
Average Queue (ft)	2	3	72	29	13	208	145	11
95th Queue (ft)	13	17	191	186	122	285	311	39
Link Distance (ft)				1077	1077	221	221	183
Upstream Blk Time (%)						70	46	
Queuing Penalty (veh)						0	0	
Storage Bay Dist (ft)	180	175	150					
Storage Blk Time (%)			9	0				
Queuing Penalty (veh)			37	0				

HCM 6th TWSC
1: Site Drwy 1 (Parents/Buses/Visitors) & SR 53 (McEver Rd)

Future Build PM

05/12/2020

Intersection												
Int Delay, s/veh	6.4											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	5	1035	93	93	844	5	47	0	47	5	0	5
Future Vol, veh/h	5	1035	93	93	844	5	47	0	47	5	0	5
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	Yield	-	-	None	-	-	None
Storage Length	180	-	175	150	-	190	0	-	0	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	1	-	-	1	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	50	50	92	92	50	92	50	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	5	1125	186	186	917	5	94	0	94	5	0	5
Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	917	0	0	1311	0	0	1966	-	563	1862	2610	459
Stage 1	-	-	-	-	-	-	1135	-	-	1289	1289	-
Stage 2	-	-	-	-	-	-	831	-	-	573	1321	-
Critical Hdwy	4.14	-	-	4.14	-	-	7.54	-	6.94	7.54	6.54	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-	6.54	-	-	6.54	5.54	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.54	-	-	6.54	5.54	-
Follow-up Hdwy	2.22	-	-	2.22	-	-	3.52	-	3.32	3.52	4.02	3.32
Pot Cap-1 Maneuver	740	-	-	524	-	-	~ 37	0	470	45	24	549
Stage 1	-	-	-	-	-	-	215	0	-	173	232	-
Stage 2	-	-	-	-	-	-	330	0	-	472	224	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	740	-	-	524	-	-	~ 26	-	470	26	15	549
Mov Cap-2 Maneuver	-	-	-	-	-	-	107	-	-	94	30	-
Stage 1	-	-	-	-	-	-	213	-	-	172	150	-
Stage 2	-	-	-	-	-	-	211	-	-	375	222	-
Approach	EB			WB			NB			SB		
HCM Control Delay, s	0			2.6			72.2			29		
HCM LOS							F			D		
Minor Lane/Major Mvmt	NBLn1		NBLn2	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1		
Capacity (veh/h)	107		470	740	-	-	524	-	-	161		
HCM Lane V/C Ratio	0.879		0.2	0.007	-	-	0.355	-	-	0.068		
HCM Control Delay (s)	129.8		14.6	9.9	-	-	15.6	-	-	29		
HCM Lane LOS	F		B	A	-	-	C	-	-	D		
HCM 95th %tile Q(veh)	5.2		0.7	0	-	-	1.6	-	-	0.2		
Notes												
~: Volume exceeds capacity		\$: Delay exceeds 300s				+: Computation Not Defined				*: All major volume in platoon		

Intersection: 1: Site Drwy 1 (Parents/Buses/Visitors) & SR 53 (McEver Rd)

Movement	EB	EB	WB	WB	NB	NB	SB
Directions Served	L	R	L	T	L	R	LTR
Maximum Queue (ft)	20	12	145	122	236	239	47
Average Queue (ft)	2	1	37	4	107	63	9
95th Queue (ft)	12	7	96	53	262	212	33
Link Distance (ft)				1077	221	221	186
Upstream Blk Time (%)					26	18	
Queuing Penalty (veh)					0	0	
Storage Bay Dist (ft)	180	175	150				
Storage Blk Time (%)			1	0			
Queuing Penalty (veh)			3	0			

CITY OF GAINESVILLE

WORKSESSIONREQUEST

Date Submitted: 7/20/2020

Presenter: Abb Hayes

Item of Business: **Public Hearing Item: August 4, 2020 Council Meeting**
Request from **OHC Lanier North, LLC** to amend the existing Planned Unit Development (P-U-D) zoning on a 26.16± acres tract located northeast of Dawsonville Highway and on the north side of the intersection of Strickland Drive and Sportsman Club Road, with road frontage on Karen Lane (a/k/a **0 and 2209 Karen Lane; 2106, 2234 and 2242 Sportsman Club Road; and 2049 Strickland Drive**). **Ward Number: One.** Tax Parcel Number(s): 00-109-003-001, 004, 005; 00-109B-000-001, 002A & 036. **Request: Active adult community and up to four residential lots.**

Meeting Date: 7/30/2020

Purpose of Request:

To provide an overview of the following zoning amendment request as presented at the July 14, 2020 Planning and Appeals Board Meeting:

The applicant is proposing to amend an existing Planned Unit Development (P-U-D) to allow for up to four estate lots. The property was previously annexed and zoned Planned Unit Development with sixteen conditions (P-U-D-c) in 2017. The approved use is for 90 active adult units consisting of terrace homes and townhomes to include a community clubhouse and pool. There has been no new development at this time. Presently, the tract of land consists of six parcels which are heavily wooded and contains a single-family home and an abandoned residential structure that will be demolished.

The intent of the request is to retain the original P-U-D standards while giving the owner the ability to subdivide the property into as many as four single family lots. In order to do so, zoning condition #16 will be amended and a new zoning condition #17 is proposed as stated in the narrative. Access to the four lots would be restricted to an existing driveway off of Karen Lane, which is a County maintained road.

History/Background:

Facts & Issues for Consideration:

Department Recommendation:

Staff and PAB recommended approval with seventeen conditions. See PAB memo for details and excerpts from the meeting minutes.

SAMPLE MOTIONS

Approval of Ordinance 2020-

I move to approve the ordinance to amend the existing Planned Unit Development (P-U-D) for the subject property for an active adult community and up to four residential lots with 17 conditions as presented.

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 Zoning Amendment Ordinance	Ordinance
☐	Exhibit A - Narrative	Attachments/Exhibits
☐	Exhibit B - Concept Plan	Attachments/Exhibits
☐	Exhibit C - Architectural Renderings	Attachments/Exhibits
☐	Location Maps	Backup Material
☐	Narrative	Backup Material
☐	Survey	Backup Material
☐	Concept Plan (Currently Approved)	Backup Material
☐	Existing Zoning Conditions	Backup Material

**COMBINED LEGAL AD
Gainesville Planning and Appeals Board
Gainesville City Council**

**Publish Saturday, June 27, 2020
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, July 14, 2020 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 **Mauricio Ortega** to annex a 0.51± acre tract located on the south side of Cherrywood Drive, west of Cherry Circle (a/k/a **23 Cherrywood Drive**) and to establish zoning as Residential-I (R-I).
Ward Number: Four
Tax Parcel Number(s): 08-015-002-011
Request: Sewer for a single-family home
- 2) Request from **1430 Calvary Church Rd LLC** to annex a 0.46± acre tract located on the west side of Calvary Church Road, southwest of its intersection with Calvary Drive (a/k/a **1442 Calvary Church Road**) and to establish zoning as Light Industrial (L-I).
Ward Number: Three
Tax Parcel Number(s): 15-035-000-001
Request: Granite South warehouse addition
- 3) Request from the **Gainesville City Board of Education** to annex a 5.934± acres tract located on the east side of Gould Drive between McEver Road and S Smith Road (a/k/a **2550 and 2560 Gould Drive**) and to establish zoning as Office and Institutional (O-I) with a special use.
Ward Number: Four
Tax Parcel Number(s): 08-015-009-001 & 001B
Request: New Middle School / Existing single-family home
- 4) Request from the **Gainesville City Board of Education** to rezone a 16.67± acres tract located on the south side of McEver Road, east of its intersection with Gould Drive (a/k/a **1263 and 1279 McEver Road, SW**) from Residential-I (R-I) to Office and Institutional (O-I).
Ward Number: Four
Tax Parcel Number(s): 08-006-001-070 and 08-015-009-020
Request: New Middle School
- 5) Request from **OHC Lanier North, LLC** to amend the existing Planned Unit Development (P-U-D) zoning on a 26.16± acres tract located northeast of Dawsonville Highway and on the north side of the intersection of Strickland Drive and Sportsman Club Road, with road frontage on Karen Lane (a/k/a **0 and 2209 Karen Lane; 2106, 2234 and 2242 Sportsman Club Road; and 2049 Strickland Drive**).
Ward Number: One
Tax Parcel Number(s): 00-109-003-001, 004, 005; 00-109B-000-001, 002A and 036
Request: Active adult community and up to four residential lots

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, August 4, 2020 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 **Mauricio Ortega** to annex a 0.51± acre tract located on the south side of Cherrywood Drive, west of Cherry Circle (a/k/a **23 Cherrywood Drive**) and to establish zoning as Residential-I (R-I).
Ward Number: Four
Tax Parcel Number(s): 08-015-002-011
Request: Sewer for a single-family home
- 2) Request from **1430 Calvary Church Rd LLC** to annex a 0.46± acre tract located on the west side of Calvary Church Road, southwest of its intersection with Calvary Drive (a/k/a **1442 Calvary Church Road**) and to establish zoning as Light Industrial (L-I).
Ward Number: Three
Tax Parcel Number(s): 15-035-000-001
Request: Granite South warehouse addition
- 3) Request from the **Gainesville City Board of Education** to annex a 5.934± acres tract located on the east side of Gould Drive between McEver Road and S Smith Road (a/k/a **2550 and 2560 Gould Drive**) and to establish zoning as Office and Institutional (O-I) with a special use.
Ward Number: Four
Tax Parcel Number(s): 08-015-009-001 & 001B
Request: New Middle School / Existing single-family home
- 4) Request from the **Gainesville City Board of Education** to rezone a 16.67± acres tract located on the south side of McEver Road, east of its intersection with Gould Drive (a/k/a **1263 and 1279 McEver Road, SW**) from Residential-I (R-I) to Office and Institutional (O-I).
Ward Number: Four
Tax Parcel Number(s): 08-006-001-070 and 08-015-009-020
Request: New Middle School
- 5) Request from **OHC Lanier North, LLC** to amend the existing Planned Unit Development (P-U-D) zoning on a 26.16± acres tract located northeast of Dawsonville Highway and on the north side of the intersection of Strickland Drive and Sportsman Club Road, with road frontage on Karen Lane (a/k/a **0 and 2209 Karen Lane; 2106, 2234 and 2242 Sportsman Club Road; and 2049 Strickland Drive**).
Ward Number: One
Tax Parcel Number(s): 00-109-003-001, 004, 005; 00-109B-000-001, 002A and 036
Request: Active adult community and up to four residential lots

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})

MEMORANDUM

TO: Mayor and City Council

FROM: Gainesville Planning and Appeals Board

DATE: July 14, 2020

SUBJECT: Request from OHC Lanier North, LLC to amend an existing Planned Unit Development (P-U-D) zoning on a 26.16± acres tract for an active adult community and up to four residential lots.

The applicant is proposing to amend an existing Planned Unit Development (P-U-D) to allow for up to four estate lots. The property was previously annexed and zoned Planned Unit Development with sixteen conditions (P-U-D-c) in 2017. The current approved use for the property includes 90 active adult units consisting of terrace homes and townhomes with a community clubhouse and pool. There has been no development at this time. Presently, the tract of land consists of six parcels which are heavily wooded and contains a single-family home and an abandoned home that will be demolished. Attached with this memo is the previous staff recommendation report and approved zoning conditions.

The intent of the request is to retain the original P-U-D standards while giving the owner the option to subdivide the property into as many as four single family lots. In order to do so, zoning condition #16 will be amended and a new zoning condition #17 is proposed.

The Planning staff is recommending **conditional approval** of the request with the following changes to zoning condition #16 and the addition of zoning condition #17 as stated below.

Existing Condition #16

Access to the development shall be from either Strickland Drive or Karen Lane; provided that if the application to annex and rezone the adjacent 188.78± acres tract zoned Planned Unit Development (P-U-D) submitted concurrently with this application is not approved, access to this development shall be from Strickland Drive. In either case, there shall be no driveways from individual lots allowed onto Sportsman Club Road, Strickland Drive or Karen Lane.

Amended Condition #16

Access to the development shall be from either Strickland Drive or Karen Lane. In the event that the property owner/developer utilizes the property for one, single-family residence, then a driveway to service only such residence shall be allowed from Karen Lane. No other driveways for individual lots shall be allowed onto Sportsman Club Road, Strickland Drive or Karen Lane.

New Condition #17

All conditions above which pertain to the overall development and subdividing of the property shall be enforced at such time as the property owner/developer requests a Land Disturbance Permit to subdivide the property into more than 4 residential lots. In no case shall the total number of proposed homes exceed 90 units.

Excerpts from the July 14, 2020 PAB Meeting Minutes

Applicant Presentation: Tad Braswell, 5256 Peachtree Road, Atlanta, Georgia stated Oak Hall Companies put together and zoned this 26 acres and 188 acres and purchased this portion of the development in 2018. They have been working on the financing which has been challenging. He stated they were approached by a single buyer wanting to build on the lake with a certain view. The buyer would like to build a single-family home on the back of the property, utilize the existing dock and might even want to build more than one house. But the intent for this buyer is to build on 6 to 8 acres and doesn't need 26 acres. There is a first right of refusal in the contract to buy back the balance of the property. Their intent is to have 1 to 4 estate lots in the back six to eight acres and then would buy back the balance of it and develop it. So once this is done we will know more if we develop an attached or detached product and more about the market and best use for it. He stated there are several traffic control and transportation requirements that are conditions of the property that are also conditions of the big piece, so any improvements on Sportsman Club will have to be done in conjunction with it. He said some of the property is too steep to develop and they will be sensitive to the environment. He stated in the zoning conditions require a minimum square footage for the size of the townhome and they couldn't build anything smaller along with being restricted to retirement/age.

FAVOR: None

OPPOSE: Teresa Strayhorn, 2303 Mt. Crest Place, wanted clarification on the property approved for 90 units and is concerned the development is proposing to add 4 residential lots and not adding density which would overcrowd the units in a much smaller area.

Deputy Director Tate read the new zoning conditions again. The developer would submit the development plan to subdivide the property which would probably reduce the overall units to less than a total of 90.

Vice-Chair Fleming stated the developer would need approval from the city and there are conditions in place with the city regarding the size of the square footage if that happened. She also said the board will be glad to give more details after the meeting or answer any questions now.

Cyril Pcolinsky, 2200 Sportsman Club Road, stated he is not in opposition to the proposal but asking for adjustments. He pointed out on a photo the houses seem to be on the bottom side and that area is a large slope and would like to co-exist on R-I zoning and the P-U-D zoning and would propose some transition area between these two zonings. The transition area is specifically on the slope and is asking the developer and City of Gainesville not to build the four units on the slope area. He requested the project be decreased and not build four units on the slope because it would be rear facing sitting directly above their homes.

Brian Pinson, 2254 Karen Lane, stated he would like to know what other modifications would be a part of the development. He was concerned about a traffic signal at Dawsonville Highway and heavy traffic on Karen Lane.

COMMUNITY AND ECONOMIC DEVELOPMENT

Planning and Appeals Board Comments: Board Member Thompson and Vice-Chair Fleming asked if one estate lot was sold then could the other property still be used for multi-family units such as a retirement community. Mr. Tate stated the intent of the conditions is to retain the ability to develop for the current use but if it were to be subdivided for an estate lot then it could not be developed for more than 90 units. He also stated there is no specific plan as to where the property boundary would be subdivided. Mr. Tate stated the conditions require a signal warrant analysis study for the intersection at Dawsonville Highway and any improvements identified will require approval before any development.

There was a motion to recommend conditional approval of the zoning amendment request to allow up to four estate lots within Planned Unit Development (P-U-D) zoning as presented with the following conditions:

Conditions

Development Standards

1. The development standards within the applicant's narrative, concept plan and architectural renderings shall be made part of the zoning ordinance, and shall be subject to the Community Development Director approval. Any zoning conditions adopted as part of this zoning ordinance that conflict with the applicant's narrative, concept plan and architectural renderings shall take precedence over the applicant's development standards.
2. The approved use for the property shall be limited to an active adult community for seniors not to exceed 90 terrace homes / townhome units as stated within the applicant's revised concept plan and narrative.
3. The development shall comply with applicable U. S. Department of Housing and Urban Development (HUD) rules for age-restricted communities. The organization established for the management of the development shall comply with HUD rules for verification of occupancy and shall maintain procedures for routinely determining the occupancy of each unit. Such procedures may be part of a normal leasing or purchasing agreement and must provide for regular updates as required by HUD.
4. A minimum 50-foot perimeter buffer shall be required against all adjacent roads and the adjacent private properties. The exterior 25 feet of this perimeter buffer will be undisturbed, except where disturbance is required for erosion control, storm water management, or the installation of utilities; the interior 25 feet of this buffer may be graded and replanted. Any additional plantings required will be in accordance with City of Gainesville's Buffer Standards. The Community Development Director shall have the final determination on the number, location and type of trees to be planted, as required by Article 9-16 of the Unified Land Development Code.
5. The minimum heated floor space for the terrace homes / townhomes shall be 1,100 square feet.
6. Covenants shall be put in place by the developer restricting against the parking of boats, trailers, and campers within driveways.

COMMUNITY AND ECONOMIC DEVELOPMENT

7. The proposed amenity clubhouse shall include a minimum 3:12 roof pitch and exterior facade materials shall be similar in architecture to the proposed terrace homes / townhomes.
8. A Uniform Sign Plan as identified within Section 9-18-7-4 of the Unified Land Development Code shall be required from the developer and is subject to approval by the Gainesville Community Development Director. All signs associated with residential uses shall be limited to indirect lighting. All signs shall be located outside of utility areas and shall not block visibility of vehicular traffic.
9. The proposed erosion control and water quality measures for the development shall at minimum meet the Georgia Storm Water Management Manual requirements. Storm water management for the development must provide water quality treatment for no less than 110% of the State required treatment volume. The City of Gainesville shall approve the final design of all water quality measures.

Transportation / Traffic

10. Prior to the issuance of a land disturbance permit, the developer shall provide a signal warrant analysis be performed per Georgia Department of Transportation (GDOT) standards for the following intersection:

- a. Dawsonville Highway (SR 53) at Sportsman Club Road

All costs associated with the signal warrant analysis study and, if warranted by such study, any costs associated with the installation of a traffic signal and intersection improvements shall be at the full expense of the developer.

11. The developer shall perform the following traffic improvements identified within the Summary of Study Findings and Recommendations as stated within the revised Traffic Impact Study, dated April 7, 2017, for the proposed development:

- a. Dawsonville Highway (SR 53) at Sportsman Club Road; add a northbound exclusive right turn lane on Dawsonville Highway (SR 53).

The developer shall coordinate these improvements with GDOT and the Gainesville Public Works Director prior to permitting. The Gainesville Public Works Director and GDOT shall have the final determination of the time line of these improvements based on the developer's proposed construction schedule. All costs associated with the improvements shall be at the full expense of the developer.

12. Prior to the issuance of a land disturbance permit, the developer shall evaluate, design and construct the left turn lane on Dawsonville Highway (SR 53) and Sportsman Club Road to meet GDOT storage and design requirements. If the existing left turn lane at this location meets these requirements, this condition will be deemed satisfied.

13. Prior to the issuance of a land disturbance permit, the intersection of Strickland Drive, Karen Lane and the new access road to the proposed development shall be redesigned to include realignment for better traffic circulation, and to meet current roadway design criteria. The improvements shall be completed prior to permitting direct access from the development onto Karen Lane and Strickland Drive and prior to the construction of the most northern Pod of terrace and cottage homes. All costs associated with the improvements shall be at the full expense of the developer.
14. All new streets shall meet the standards within the current Gainesville Unified Land Development Code. All proposed residential uses and amenities shall provide for pedestrian connectivity throughout the development. All costs associated with the improvements shall be at the full expense of the developer.
15. Prior to the issuance of a land disturbance permit, the developer shall seek documentation from Hall County to verify that no improvements will be required to the intersection of Sportsman Club Road and Strickland Drive.
16. Access to the development shall be from either Strickland Drive or Karen Lane. In the event that the property owner/developer utilizes the property for one, single-family residence, then a driveway to service only such residence shall be allowed from Karen Lane. No other driveways for individual lots shall be allowed onto Sportsman Club Road, Strickland Drive or Karen Lane.
17. All conditions above which pertain to the overall development and subdividing of the property shall be enforced at such time as the property owner/developer requests a Land Disturbance Permit to subdivide the property into more than 4 residential lots. In no case shall the total number of proposed homes exceed 90 units.

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

Passed: _____

AN ORDINANCE

No. 2020-

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF GAINESVILLE, GEORGIA, BY AMENDING THE EXISTING PLANNED UNIT DEVELOPMENT, WITH CONDITIONS (P-U-D-c) ZONING ON A 26.16± ACRES TRACT LOCATED NORTHEAST OF DAWSONVILLE HIGHWAY AND ON THE NORTH SIDE OF THE INTERSECTION OF STRICKLAND DRIVE AND SPORTSMAN CLUB ROAD, WITH ROAD FRONTAGE ON KAREN LANE (A/K/A 0 AND 2209 KAREN LANE; 2106, 2234 AND 2242 SPORTSMAN CLUB ROAD; AND 2049 STRICKLAND DRIVE); 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 subject property containing 26.16± acres with **Planned Unit Development, with conditions (P-U-D-c)** zoning is hereby amended as follows:

Conditions

Development Standards

- 1. The development standards within the applicant's narrative, concept plan and architectural renderings shall be made part of the zoning ordinance, and shall be subject to the Community Development Director approval. Any zoning conditions adopted as part of this zoning ordinance that conflict with the applicant's narrative, concept plan and architectural renderings shall take precedence over the applicant's development standards.**
- 2. The approved use for the property shall be limited to an active adult community for seniors not to exceed 90 terrace homes / townhome units as stated within the applicant's revised concept plan and narrative.**
- 3. The development shall comply with applicable U. S. Department of Housing and Urban Development (HUD) rules for age-restricted communities. The organization established for the management of the development shall comply with HUD rules for verification of occupancy and shall maintain procedures for routinely determining the occupancy of each unit. Such procedures may be part of a normal leasing or purchasing agreement and must provide for regular updates as required by HUD.**

ORDINANCE NO. 2020-

4. A minimum 50-foot perimeter buffer shall be required against all adjacent roads and the adjacent private properties. The exterior 25 feet of this perimeter buffer will be undisturbed, except where disturbance is required for erosion control, storm water management, or the installation of utilities; the interior 25 feet of this buffer may be graded and replanted. Any additional plantings required will be in accordance with City of Gainesville's Buffer Standards. The Community Development Director shall have the final determination on the number, location and type of trees to be planted, as required by Article 9-16 of the Unified Land Development Code.
5. The minimum heated floor space for the terrace homes / townhomes shall be 1,100 square feet.
6. Covenants shall be put in place by the developer restricting against the parking of boats, trailers, and campers within driveways.
7. The proposed amenity clubhouse shall include a minimum 3:12 roof pitch and exterior facade materials shall be similar in architecture to the proposed terrace homes / townhomes.
8. A Uniform Sign Plan as identified within Section 9-18-7-4 of the Unified Land Development Code shall be required from the developer and is subject to approval by the Gainesville Community Development Director. All signs associated with residential uses shall be limited to indirect lighting. All signs shall be located outside of utility areas and shall not block visibility of vehicular traffic.
9. The proposed erosion control and water quality measures for the development shall at minimum meet the Georgia Storm Water Management Manual requirements. Storm water management for the development must provide water quality treatment for no less than 110% of the State required treatment volume. The City of Gainesville shall approve the final design of all water quality measures.

Transportation / Traffic

10. Prior to the issuance of a land disturbance permit, the developer shall provide a signal warrant analysis be performed per Georgia Department of Transportation (GDOT) standards for the following intersection:
 - a. Dawsonville Highway (SR 53) at Sportsman Club Road

All costs associated with the signal warrant analysis study and, if warranted by such study, any costs associated with the installation of a traffic signal and intersection improvements shall be at the full expense of the developer.
11. The developer shall perform the following traffic improvements identified within the Summary of Study Findings and Recommendations as stated within the revised Traffic Impact Study, dated April 7, 2017, for the proposed development:
 - a. Dawsonville Highway (SR 53) at Sportsman Club Road; add a northbound exclusive right turn lane on Dawsonville Highway (SR 53).

The developer shall coordinate these improvements with GDOT and the Gainesville Public Works Director prior to permitting. The Gainesville Public Works Director and GDOT shall have the final determination of the time line of these improvements based

ORDINANCE NO. 2020-

on the developer's proposed construction schedule. All costs associated with the improvements shall be at the full expense of the developer.

12. Prior to the issuance of a land disturbance permit, the developer shall evaluate, design and construct the left turn lane on Dawsonville Highway (SR 53) and Sportsman Club Road to meet GDOT storage and design requirements. If the existing left turn lane at this location meets these requirements, this condition will be deemed satisfied.
13. Prior to the issuance of a land disturbance permit, the intersection of Strickland Drive, Karen Lane and the new access road to the proposed development shall be redesigned to include realignment for better traffic circulation, and to meet current roadway design criteria. The improvements shall be completed prior to permitting direct access from the development onto Karen Lane and Strickland Drive and prior to the construction of the most northern Pod of terrace and cottage homes. All costs associated with the improvements shall be at the full expense of the developer.
14. All new streets shall meet the standards within the current Gainesville Unified Land Development Code. All proposed residential uses and amenities shall provide for pedestrian connectivity throughout the development. All costs associated with the improvements shall be at the full expense of the developer.
15. Prior to the issuance of a land disturbance permit, the developer shall seek documentation from Hall County to verify that no improvements will be required to the intersection of Sportsman Club Road and Strickland Drive.
16. Access to the development shall be from either Strickland Drive or Karen Lane. In the event that the property owner/developer utilizes the property for one, single-family residence, then a driveway to service only such residence shall be allowed from Karen Lane. No other driveways for individual lots shall be allowed onto Sportsman Club Road, Strickland Drive or Karen Lane.
17. All conditions above which pertain to the overall development and subdividing of the property shall be enforced at such time as the property owner/developer requests a Land Disturbance Permit to subdivide the property into more than 4 residential lots. In no case shall the total number of proposed homes exceed 90 units.

Legal Description

ALL THAT TRACT OR PARCEL OF land lying and being in Land Lots 161 and 174, of the 9th District Hall County, Georgia, being more particularly described as follows:

Commencing at a **Point of Beginning** formed by the intersection of the Northern right of way of Strickland Drive and the Eastern right of way of Sportsman Club Road; proceed thence along the northern right of way of Sportsman Club Road North 01 Degrees 52 Minutes 49 Seconds West a distance of 104.27 feet to a Point; Thence North 40 Degrees 41 Minutes 42 Seconds East a distance of 63.56 feet to a Point; Thence leaving the northern right of way of Sportsman Club Road North 38 Degrees 33 Minutes 40 Seconds East a distance of 67.92 feet to a Point; Thence North 19 Degrees 50 Minutes 03 Seconds East a distance of 55.17 feet to a Point; Thence North 05 Degrees 05 Minutes 36 Seconds East a distance of 146.71 feet to a Point; Thence North 40 Degrees 01 Minutes 34 Seconds West a distance of 134.21 feet to a Point; Thence North 16 Degrees 22 Minutes 12 Seconds East a distance of 88.48 feet to a Point; Thence North 05 Degrees 38 Minutes 20 Seconds East a distance of 49.24 feet to a Point;

ORDINANCE NO. 2020-

Thence North 04 Degrees 58 Minutes 06 Seconds West a distance of 37.69 feet to a Point; Thence North 07 Degrees 26 Minutes 03 Seconds West a distance of 169.49 feet to a Point; Thence South 75 Degrees 58 Minutes 36 Seconds West a distance of 19.54 feet to a Point located on the eastern right of way of Sportsman Club Road; Thence along a curve to the left having a radius of 190.02 feet and a chord direction of North 11 Degrees 59 Minutes 21 Seconds East and a chord length of 41.57 feet and an arc length of 41.65 feet along said curve; Thence along a curve to the left having a radius of 237.42 feet and a chord direction of North 08 Degrees 00 Minutes 52 Seconds West and a chord length of 89.73 feet and an arc length of 90.27 feet along said curve; Thence leaving the eastern right of way of Sportsman Club Road North 59 Degrees 56 Minutes 16 Seconds East a distance of 68.82 feet to a Point located on the Land Lot Line common to land Lots 161 and 174; Thence along said land Lot Line North 30 Degrees 49 Minutes 32 Seconds West a distance of 60.01 feet to a Point; Thence leaving said Land Lot Line North 60 Degrees 18 Minutes 36 Seconds East a distance of 91.64 feet to a Point; Thence North 60 Degrees 18 Minutes 36 Seconds East a distance of 99.33 feet to a Point; Thence North 60 Degrees 26 Minutes 47 Seconds East a distance of 100.23 feet to a Point; Thence North 60 Degrees 22 Minutes 29 Seconds East a distance of 194.57 feet to a Point; Thence North 60 Degrees 24 Minutes 20 Seconds East a distance of 337.51 feet to a Point; Thence South 60 Degrees 37 Minutes 15 Seconds East a distance of 338.29 feet to a Point; Thence South 30 Degrees 25 Minutes 32 Seconds East a distance of 194.70 feet to a Point; Thence South 59 Degrees 37 Minutes 29 Seconds West a distance of 400.01 feet to a Point; Thence South 29 Degrees 59 Minutes 40 Seconds East a distance of 154.91 feet to a Point; Thence South 59 Degrees 15 Minutes 19 Seconds West a distance of 161.84 feet to a Point; Thence South 31 Degrees 14 Minutes 22 Seconds West a distance of 162.21 feet to a Point; Thence South 28 Degrees 52 Minutes 26 Seconds East a distance of 580.51 feet to a Point located on the western right of way of Karen Lane; Thence South 07 Degrees 01 Minutes 32 Seconds East a distance of 21.97 feet to a Point; Thence along a curve to the left having a radius of 381.37 feet and a chord direction of South 11 Degrees 55 Minutes 32 Seconds East and a chord length of 44.99 feet and an arc length of 45.02 feet along said curve; Thence along a curve to the left having a radius of 164.51 feet and a chord direction of South 20 Degrees 57 Minutes 18 Seconds East and a chord length of 35.42 feet and an arc length of 35.49 feet along said curve; Thence South 29 Degrees 09 Minutes 24 Seconds East a distance of 65.68 feet to a Point; Thence South 28 Degrees 51 Minutes 27 Seconds East a distance of 56.99 feet to a Point; Thence South 27 Degrees 53 Minutes 34 Seconds East a distance of 14.69 feet to a Point; Thence along a curve to the right having a radius of 75.59 feet and a chord direction of South 19 Degrees 30 Minutes 52 Seconds East and a chord length of 32.32 feet and an arc length of 32.57 feet along said curve; Thence along a curve to the right having a radius of 19.90 feet and a chord direction of South 19 Degrees 04 Minutes 43 Seconds West and a chord length of 12.58 feet and an arc length of 12.79 feet along said curve; Thence along a curve to the right having a radius of 72.45 feet and a chord direction of South 47 Degrees 14 Minutes 18 Seconds West and a chord length of 17.78 feet and an arc length of 17.83 feet along said curve; Thence South 52 Degrees 46 Minutes 58 Seconds West a distance of 1.61 feet to a Point; Thence leaving the western right of way of Karen Lane North 28 Degrees 35 Minutes 50 Seconds West a distance of 107.48 feet to a Point; Thence South 58 Degrees 45 Minutes 57 Seconds West a distance of 179.19 feet to a Point located on the northern right of way of Strickland Drive; Thence along a curve to the left having a radius of 262.32 feet and a chord direction of North 87 Degrees 06 Minutes 53 Seconds West and a chord length of 25.48 feet and an arc length of 25.49 feet along said curve; Thence South 88 Degrees 25 Minutes 25 Seconds West a distance of 10.62 feet to a Point; Thence North 29 Degrees 29 Minutes 45 Seconds West a distance of 10.85 feet to a Point; Thence South 89 Degrees 38 Minutes 52 Seconds West a distance of 19.25 feet to a Point; Thence South 85 Degrees 55 Minutes 28 Seconds West a distance of 24.20 feet to a Point; Thence along a curve to the right having a radius of 191.64 feet and a chord direction of North 84 Degrees 13 Minutes 43 Seconds West and a chord length of 47.28 feet and an arc length of 47.40 feet along said curve; Thence North

ORDINANCE NO. 2020-

77 Degrees 07 Minutes 41 Seconds West a distance of 90.43 feet to a Point; Thence along a curve to the right having a radius of 153.21 feet and a chord direction of North 67 Degrees 02 Minutes 01 Seconds West and a chord length of 65.04 feet and an arc length of 65.54 feet along said curve; Thence South 35 Degrees 13 Minutes 15 Seconds West a distance of 10.00 feet to a Point; Thence North 53 Degrees 44 Minutes 51 Seconds West a distance of 5.88 feet to a Point; Thence North 44 Degrees 25 Minutes 57 Seconds West a distance of 22.63 feet to a Point; Thence North 43 Degrees 04 Minutes 51 Seconds West a distance of 57.72 feet to a Point; Thence along a curve to the left having a radius of 532.11 feet and a chord direction of North 46 Degrees 19 Minutes 06 Seconds West and a chord length of 60.10 feet and an arc length of 60.14 feet along said curve; Thence North 51 Degrees 13 Minutes 53 Seconds West a distance of 60.13 feet to a Point; Thence along a curve to the left having a radius of 985.27 feet and a chord direction of North 53 Degrees 01 Minutes 08 Seconds West and a chord length of 61.47 feet and an arc length of 61.48 feet along said curve; Thence North 56 Degrees 18 Minutes 03 Seconds West a distance of 33.11 feet to a Point; Thence along a curve to the left having a radius of 151.77 feet and a chord direction of North 62 Degrees 21 Minutes 01 Seconds West and a chord length of 31.99 feet and an arc length of 32.05 feet along said curve; Thence along a curve to the left having a radius of 181.63 feet and a chord direction of North 86 Degrees 14 Minutes 10 Seconds West and a chord length of 111.27 feet and an arc length of 113.08 feet along said curve; Thence South 69 Degrees 46 Minutes 36 Seconds West a distance of 172.17 feet to a Point being the **Point of Beginning**.

Tract contains 26.16 acres more or less.

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

ORDINANCE NO. 2020-

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



May 29, 2020

Gainesville City Council and
Gainesville Planning and Appeals Board
300 Henry Ward Way
Gainesville, Georgia 30501

Re: 0 and 2209 Karen Lane; 2106, 2234 and 2242 Sportsman Club Road; and 2049
Strickland Drive
26.16 Acres - Zoning Modification

Dear Mayor, City Council and Planning & Appeals Board members,

This letter is to serve as to our intent to revise the Zoning Conditions to Ordinance No. 2017-11. We want to modify the conditions to allow an estate lot and have a driveway for the estate lot off of Karen Lane. We will utilize an existing driveway to the gravel road to access the new home. The remaining property will be developed as to the existing ordinance. We would also like to add a zoning condition #17 to clarify that the conditions that pertain to the developing and subdividing of the overall property will go into effect at the time the owner wishes to subdivide the property into more than 4 residential lots.

The following are the changes:

Condition #16.

Access to the development shall be from either Strickland Drive or Karen Lane. In the event that the property owner/developer utilizes the property for one, single-family residence, then a driveway to serve only such residence shall be allowed from Karen Lane. No other driveways for individual lots shall be allowed onto Sportsman Club Road, Strickland Drive or Karen Lane.

Condition #17.

All conditions above which pertain to the overall development and subdividing of the property shall be enforced at such time as the property owner/developer requests a Land Disturbance Permit to subdivide the property into more than 4 residential lots. In no case shall the total number of proposed homes exceed 90 units.

Please contact us with any questions or comments.

Sincerely,

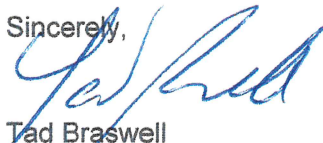

Tad Braswell
Oak Hall Companies, LLC

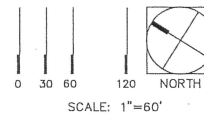
Exhibit B - Concept Plan



OAK HALL
COMPANIES LLC

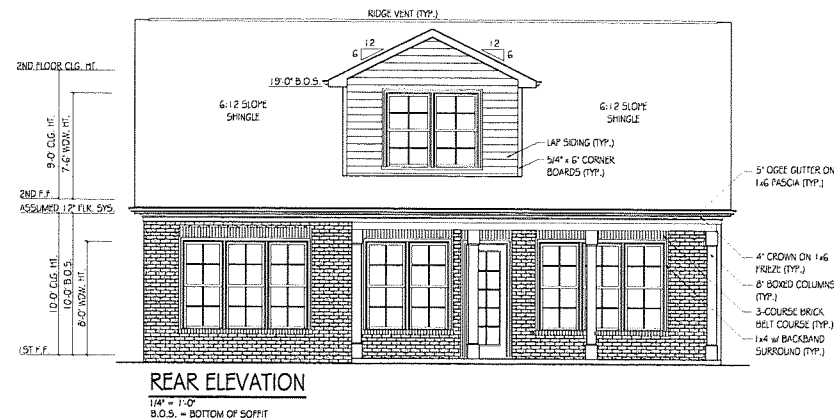
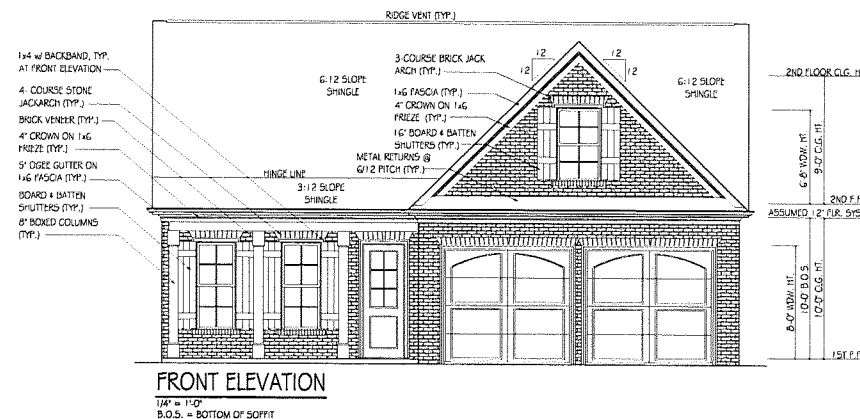
WILLOW SPRINGS CONCEPT PLAN

Prepared for
Oak Hall Companies, LLC
5256 Peachtree Road, Suite 195
770-662-5995
Atlanta, GA 30341
DATE: 4/14/2017



Site Development Consultants, Inc.
Land Planning • Site Development • Landscape Architecture
4432 Ormond Trace, Marietta, GA 30066, Tel 478-303-3036, Cell 678-533-4792

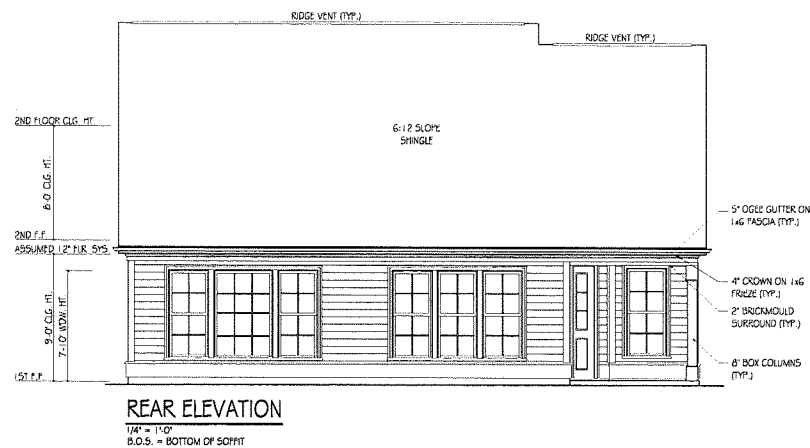
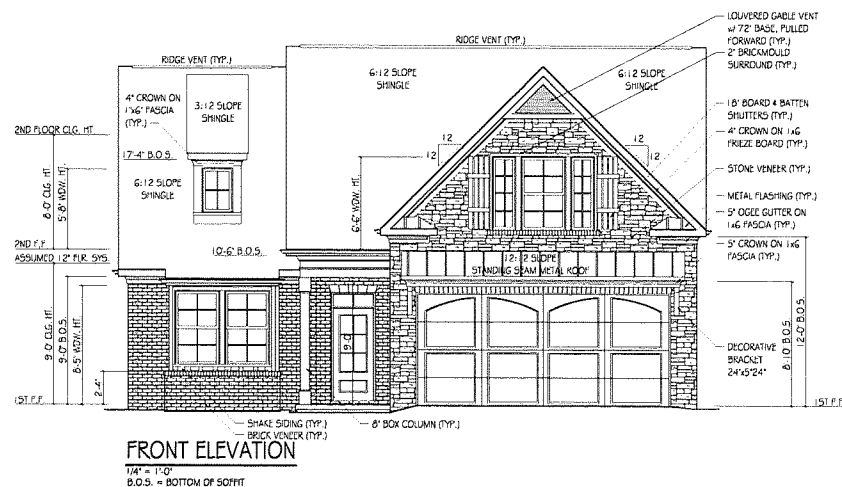
Exhibit C - Architectural Renderings



GENERAL NOTE:
ALL DIMENSIONS MAY VARY FROM ACTUAL SIZE
CONDITIONS IN THE FIELD. THE NUMBER OF STAIRS,
TERRACES AND RISERS AT GARAGE, TERRACES, PORCHES,
DECKS, ETC., ARE TO BE DETERMINED BY THE BUILDER/
CONTRACTOR, ACCORDING TO ACTUAL CONDITIONS.

TUBE	JOB #
1203	15143
DATE	REVISION
08/19/16	
SQUARE FOOTAGE	
2303 SF	
LOT #	SUBDIVISION
	THE OVERLOOK AT OLD ATLANTA
PROJECT	
CUSTOM HOME FOR JIM CHAPMAN COMMUNITIES	
THE NEWBURY -A	
CLASSICAL CONCEPTS ATLANTA	
P.O. BOX 732 FLOWERY BRANCH, GA. 30542	
404-226-6964 (DAVID)	404-401-7298 (MARY)
CCADORAN@YAHOO.COM MFITZDORAN@AOL.COM	
This plan is the property of CLASSICAL CONCEPTS and may not be used reproduced without their permission.	
Please Note: CLASSICAL CONCEPTS is not responsible for and does not warrant the accuracy of the information provided by the client or the contractor. The client is responsible for the accuracy of the information provided by the client or the contractor. The contractor is responsible for the accuracy of the information provided by the contractor. The client is responsible for the accuracy of the information provided by the client or the contractor. The contractor is responsible for the accuracy of the information provided by the contractor.	
DRAWN	SHEET #
BCLLC	D1 of 6

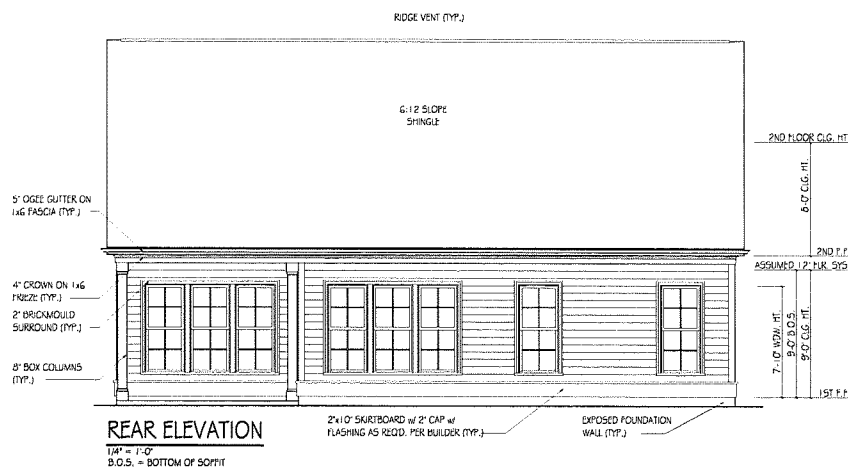
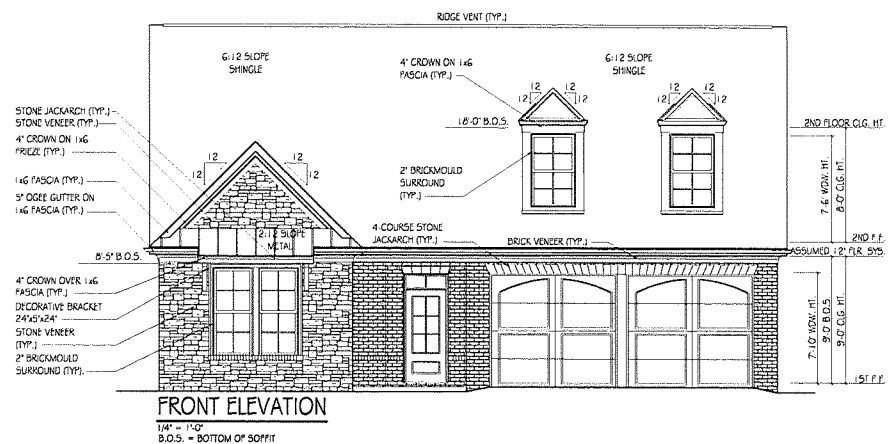
Exhibit C - Architectural Renderings



GENERAL NOTE:
ALL GRADES SHOWN MAY VARY PER ACTUAL SITE CONDITIONS IN THE FIELD. THE NUMBER OF EXTERIOR TREADS AND RISERS AT GARAGE, TERRACES, PORCHES, DECKS, ETC., ARE TO BE DETERMINED BY THE QUALITY CONTRACTOR ACCORDING TO ACTUAL GRADES.

TUBE	JOB #
1283	16178
DATE	REVISED
09/10/16	
SQUARE FOOTAGE	
2229 SF	
LOT #	SUBDIVISION
	NESTLE DOWN FARMS
PROJECT	
CUSTOM HOME FOR JIM CHAPMAN COMMUNITIES	
THE DALTON - A	
CLASSICAL CONCEPTS ATLANTA	
P.O. BOX 732 FLOWERY BRANCH, GA. 30542	
404-226-6964 (DAVID)	404-401-7298 (MARY)
CCADORAN@YAHOO.COM MFTZDORAN@AOL.COM	
This plan is the property of CLASSICAL CONCEPTS and may not be used reproduced without their permission.	
Please Note: CLASSICAL CONCEPTS is not responsible for any errors or omissions in this plan. It is the responsibility of the contractor to verify all dimensions and conditions before construction. 1. The owner is responsible for obtaining ALL NECESSARY permits for the project. 2. The owner is responsible for obtaining ALL NECESSARY permits for the project. 3. The owner is responsible for obtaining ALL NECESSARY permits for the project. 4. The owner is responsible for obtaining ALL NECESSARY permits for the project. 5. The owner is responsible for obtaining ALL NECESSARY permits for the project.	
DRAWN	SHEET #
BCLLC	D1 of 5

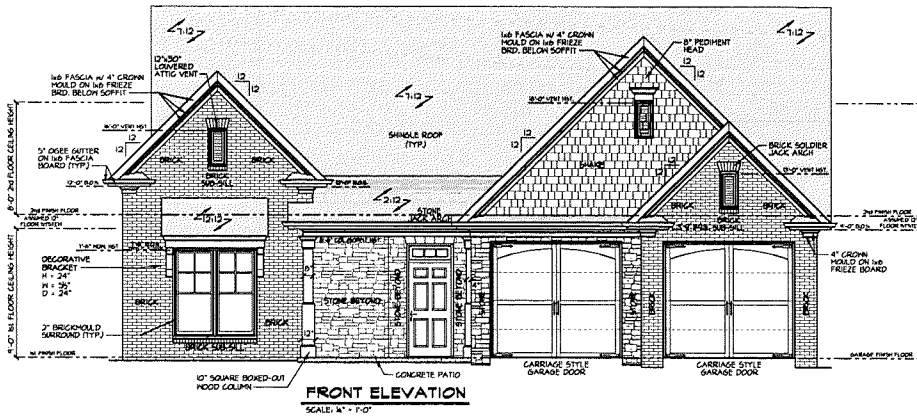
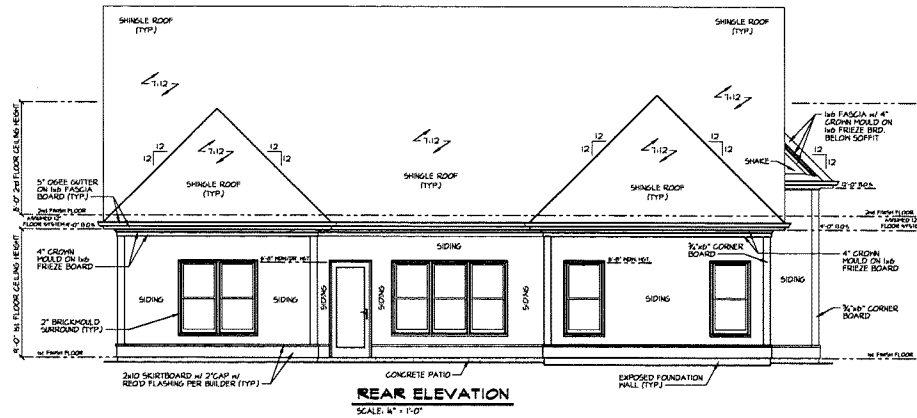
Exhibit C - Architectural Renderings



GENERAL NOTE:
ALL GRADES SHOWN MAY VARY PER ACTUAL SITE CONDITIONS IN THE FIELD. THE NUMBER OF EXTERIOR STAIRS AND RISERS AT GARAGE, TERRACES, PORCHES, DECKS, ETC., ARE TO BE DETERMINED BY THE SUBMITTER. CONTRACTOR ACCORDING TO ACTUAL GRADES.

TUBE	JOB #
1284	16179
DATE	REVISED
09/10/16	
SQUARE FOOTAGE	
2375 SF	
LOT #	SUBDIVISION
	NESTLE DOWN FARMS
PROJECT	
CUSTOM HOME FOR JIM CHAPMAN COMMUNITIES	
THE HANOVER - A	
CLASSICAL CONCEPTS ATLANTA	
P.O. BOX 732 FLOWERY BRANCH, GA. 30542	
404-226-6964 (DAVID)	404-401-7298 (MARY)
CCADORAN@YAHOO.COM MFITZDORAN@AOL.COM	
This plan is the property of CLASSICAL CONCEPTS and may not be used reproduced without their permission.	
Please Note: CLASSICAL CONCEPTS is not responsible for any errors or omissions in this plan. It is the responsibility of the submitter to verify all information and conditions before construction. 1. All dimensions are given in feet and inches. All dimensions are to be verified by the submitter. 2. All dimensions are given in feet and inches. All dimensions are to be verified by the submitter. 3. All dimensions are given in feet and inches. All dimensions are to be verified by the submitter. 4. All dimensions are given in feet and inches. All dimensions are to be verified by the submitter.	
DRAWN	SHEET #
BCLLC	D1 of 5

Exhibit C - Architectural Renderings



GENERAL NOTE:
ALL GRADES SHOWN MAY VARY PER ACTUAL SITE CONDITIONS IN THE FIELD. THE NUMBER OF EXTERIOR TREADS AND RISERS AT GARAGE TERRACES, PORCHES, DECKS, ETC., ARE TO BE DETERMINED BY THE BUILDER/CONTRACTOR ACCORDING TO ACTUAL GRADES.

TUBE	JOB #
1277	16172
DATE	REVISED
9/12/16	
SQUARE FOOTAGE	
2,576 Square Feet	
LOT #	SUBDIVISION
	Nestle Down Farms
PROJECT	

Custom Home for
JIM CHAPMAN Communities
Brighton "A"
"2-Car Garage"

CLASSICAL CONCEPTS ATLANTA

P.O. BOX 492973
LAWRENCEVILLE, GA. 30049
404-226-6964 404-401-7298
(DAVID) (MARY)
CCADORAN@YAHOO.COM
MFITZDORAN@AOL.COM

This plan is the property of **CLASSICAL CONCEPTS** and may not be used reproduced without their permission.

Please Note:
CLASSICAL CONCEPTS assumes no liability for any errors, omissions, or inaccuracies in this plan. It is the responsibility of the purchaser to verify the accuracy of the information provided in this plan. The purchaser is responsible for obtaining all necessary permits and approvals from the appropriate authorities. The purchaser is responsible for obtaining all necessary insurance coverage. The purchaser is responsible for obtaining all necessary utility information. The purchaser is responsible for obtaining all necessary zoning information. The purchaser is responsible for obtaining all necessary environmental information. The purchaser is responsible for obtaining all necessary historical information. The purchaser is responsible for obtaining all necessary archaeological information. The purchaser is responsible for obtaining all necessary geotechnical information. The purchaser is responsible for obtaining all necessary hydrological information. The purchaser is responsible for obtaining all necessary meteorological information. The purchaser is responsible for obtaining all necessary seismic information. The purchaser is responsible for obtaining all necessary other information.

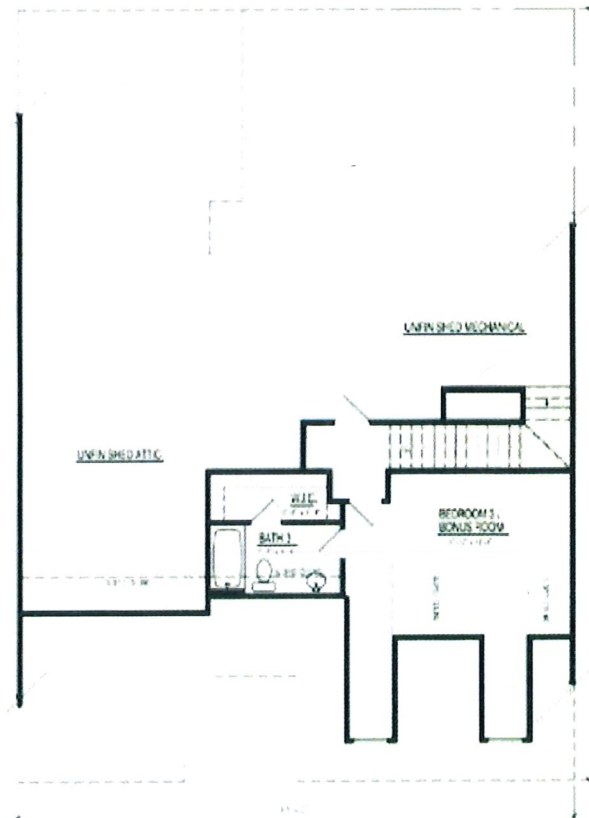
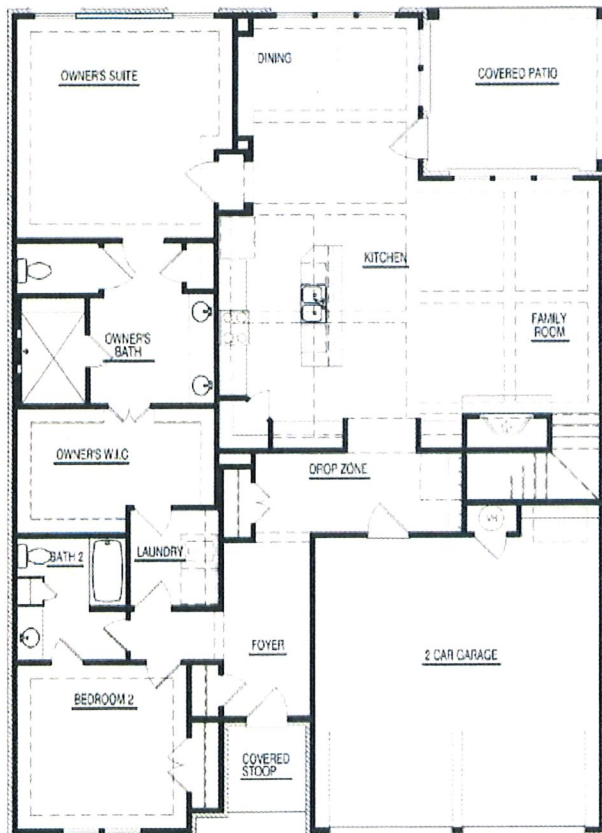
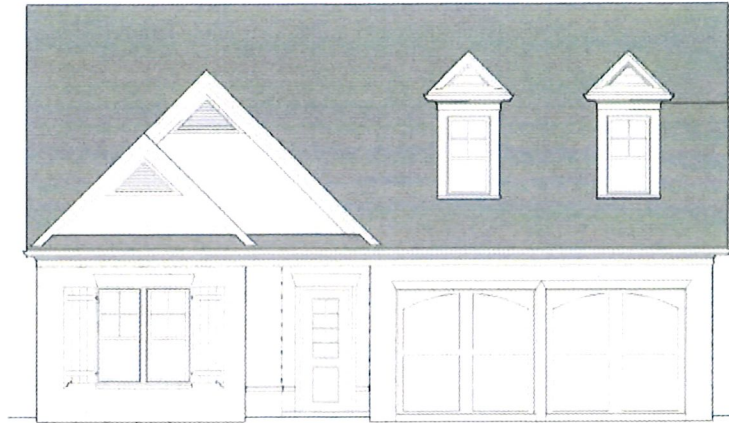
DRAWN	SHEET #
MKH	D1 of 6

FRONT & REAR ELEV.'S

Exhibit C - Architectural Renderings

THE OVERLOOK AT OLD ATLANTA *Attached Villas*

Hanover A Plan
2,339 Square Feet



Due to the evolutionary nature of our design improvement process, there may be actual versus design variations in room dimensions, door swings and window and door locations. These floor plans and any dimensions and square footages shown herein are only approximations. Any homeowner who is concerned about any representations regarding the floor plans should do his or her own investigation as to the dimensions, measurements and square footage of his/her home. We reserve the right to substitute materials of comparable quality. These plans are the sole and absolute property of Jim Chapman Communities, Inc. Use or copying of these plans, without the express written consent of Jim Chapman Communities, Inc., is illegal. Revised 3/31/2016



**JIM
CHAPMAN**
COMMUNITIES

Building Trust. Building Futures.

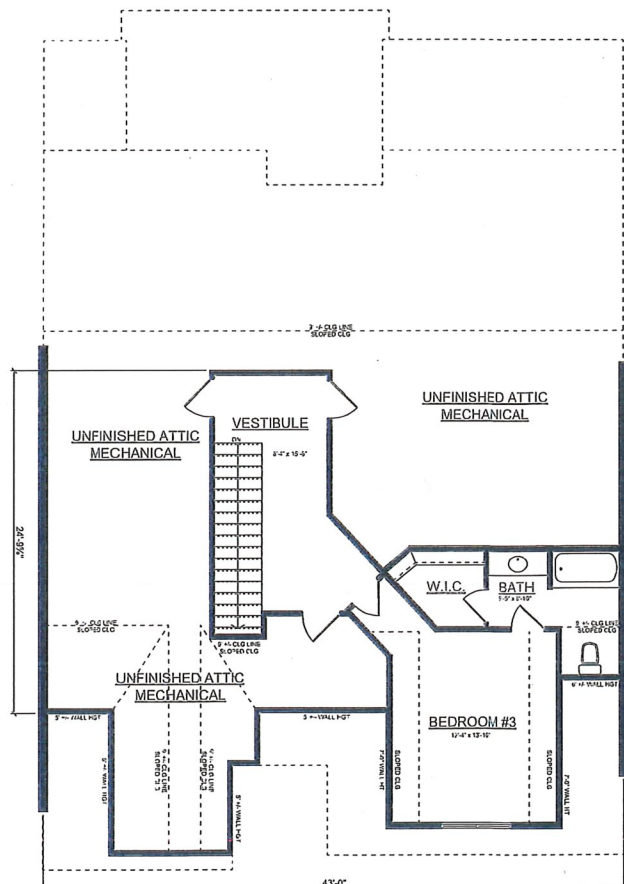
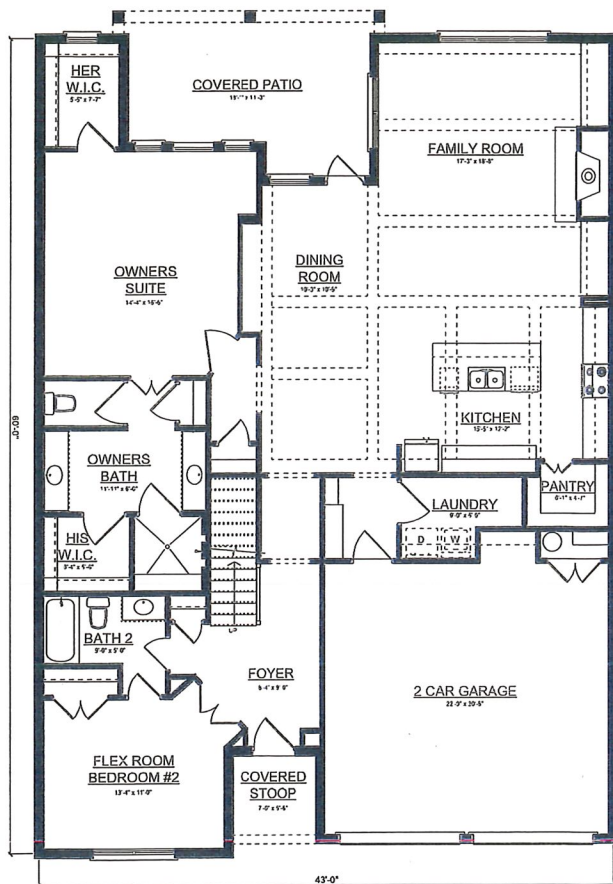
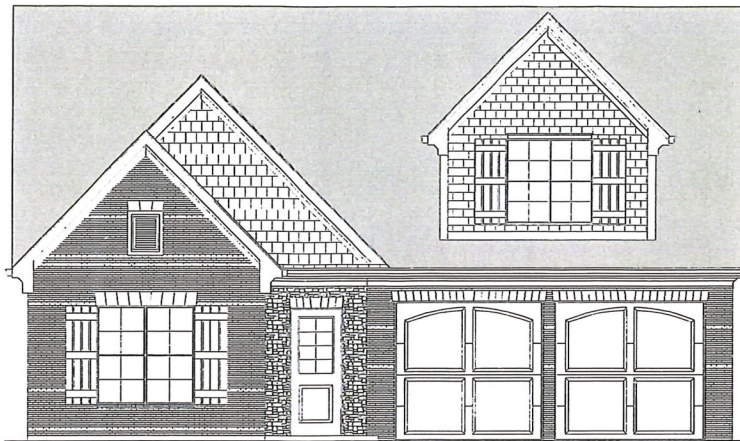
JimChapmanCommunities.com

THE OVERLOOK

AT OLD ATLANTA

Attached Villas

Avery Plan
2,305 Square Feet



**JIM
CHAPMAN**
COMMUNITIES

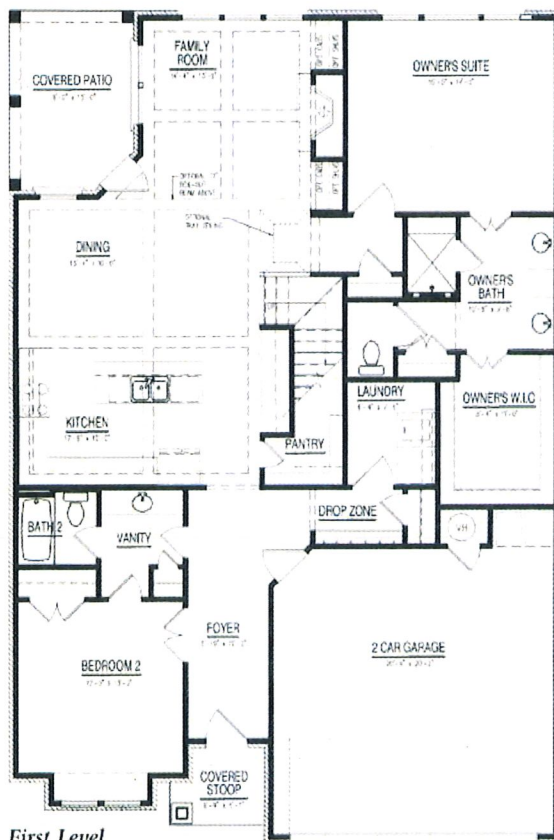
Building Trust. Building Futures.
JimChapmanCommunities.com

Due to the evolutionary nature of our design improvement process, there may be actual versus design variations in room dimensions, door swings and window and door locations. These floor plans and any dimensions and square footages shown herein are only approximations. Any homeowner who is concerned about any representations regarding the floor plans should do his or her own investigation as to the dimensions, measurements and square footage of his/her home. We reserve the right to substitute materials of comparable quality. These plans are the sole and absolute property of Jim Chapman Communities, Inc. Use or copying of these plans, without the express written consent of Jim Chapman Communities, Inc., is illegal. Revised 3/31/2016

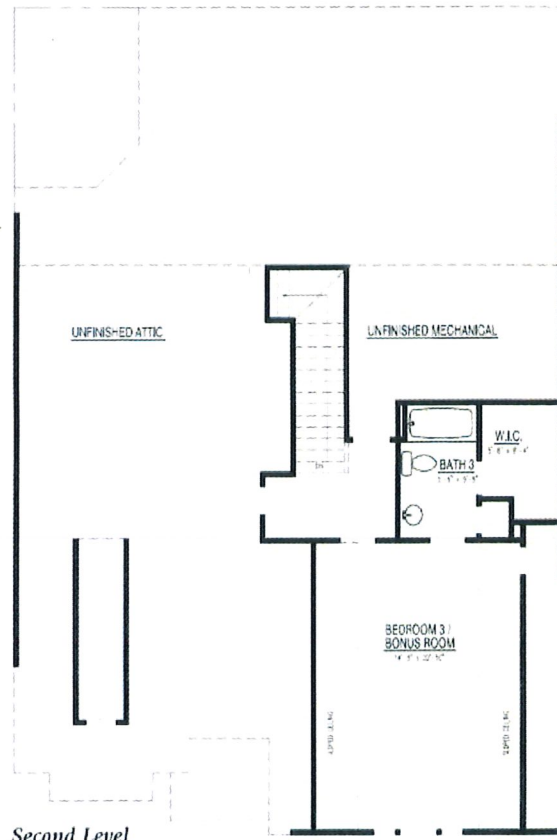
Exhibit C - Architectural Renderings

THE OVERLOOK AT OLD ATLANTA Attached Villas

Dalton Plan
2,270 Square Feet



First Level



Second Level

**JIM
CHAPMAN**
COMMUNITIES

Building Trust. Building Futures.
JimChapmanCommunities.com

Due to the evolutionary nature of our design improvement process, there may be actual versus design variations in room dimensions, door swings and window and door locations. These floor plans and any dimensions and square footages shown herein are only approximations. Any homeowner who is concerned about any representations regarding the floor plans should do his or her own investigation as to the dimensions, measurements and square footage of his/her home. We reserve the right to substitute materials of comparable quality. These plans are the sole and absolute property of Jim Chapman Communities, Inc. Use or copying of these plans, without the express written consent of Jim Chapman Communities, Inc., is illegal. Revised 3/31/2016





Applicant:

OHC LANIER NORTH, LLC

ZONING AMENDMENT REQUEST

Request:

Amend existing Planned Unit Development (P-U-D) on 26.16+/- acres for an active adult community and up to four residential lots

Subject Property Address:

0 & 2209 Karen Lane; 2106, 2234 & 2242 Sportsman Club Road; & 2049 Strickland Dr.

Tax Parcel:

00-109-003-001, 004, 005; 00-109B-000-001, 002A, 036

Meeting Date: 07/14/2020

Map Prepared: 06/16/2020

 Subject Property



0 150 300 450 600 Feet

1" = 250'



CITY OF

GAINESVILLE

COMMUNITY AND ECONOMIC DEVELOPMENT





Applicant:

OHC LANIER NORTH, LLC

ZONING AMENDMENT REQUEST

Request:

Amend existing Planned Unit Development (P-U-D) on 26.16+/- acres for an active adult community and up to four residential lots

Subject Property Address:

0 & 2209 Karen Lane; 2106, 2234 & 2242 Sportsman Club Road; & 2049 Strickland Dr.

Tax Parcel:

00-109-003-001, 004, 005; 00-109B-000-001, 002A, 036

Meeting Date: 07/14/2020

Map Prepared: 06/16/2020



Subject Property

Aerial from 2018



0 150 300 450 600 Feet

1" = 250'



CITY OF
GAINESVILLE

COMMUNITY AND ECONOMIC DEVELOPMENT





May 29, 2020

Gainesville City Council and
Gainesville Planning and Appeals Board
300 Henry Ward Way
Gainesville, Georgia 30501

Re: 0 and 2209 Karen Lane; 2106, 2234 and 2242 Sportsman Club Road; and 2049
Strickland Drive
26.16 Acres - Zoning Modification

Dear Mayor, City Council and Planning & Appeals Board members,

This letter is to serve as to our intent to revise the Zoning Conditions to Ordinance No. 2017-11. We want to modify the conditions to allow an estate lot and have a driveway for the estate lot off of Karen Lane. We will utilize an existing driveway to the gravel road to access the new home. The remaining property will be developed as to the existing ordinance. We would also like to add a zoning condition #17 to clarify that the conditions that pertain to the developing and subdividing of the overall property will go into effect at the time the owner wishes to subdivide the property into more than 4 residential lots.

The following are the changes:

Condition #16.

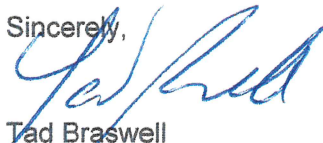
Access to the development shall be from either Strickland Drive or Karen Lane. In the event that the property owner/developer utilizes the property for one, single-family residence, then a driveway to serve only such residence shall be allowed from Karen Lane. No other driveways for individual lots shall be allowed onto Sportsman Club Road, Strickland Drive or Karen Lane.

Condition #17.

All conditions above which pertain to the overall development and subdividing of the property shall be enforced at such time as the property owner/developer requests a Land Disturbance Permit to subdivide the property into more than 4 residential lots. In no case shall the total number of proposed homes exceed 90 units.

Please contact us with any questions or comments.

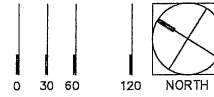
Sincerely,


Tad Braswell
Oak Hall Companies, LLC

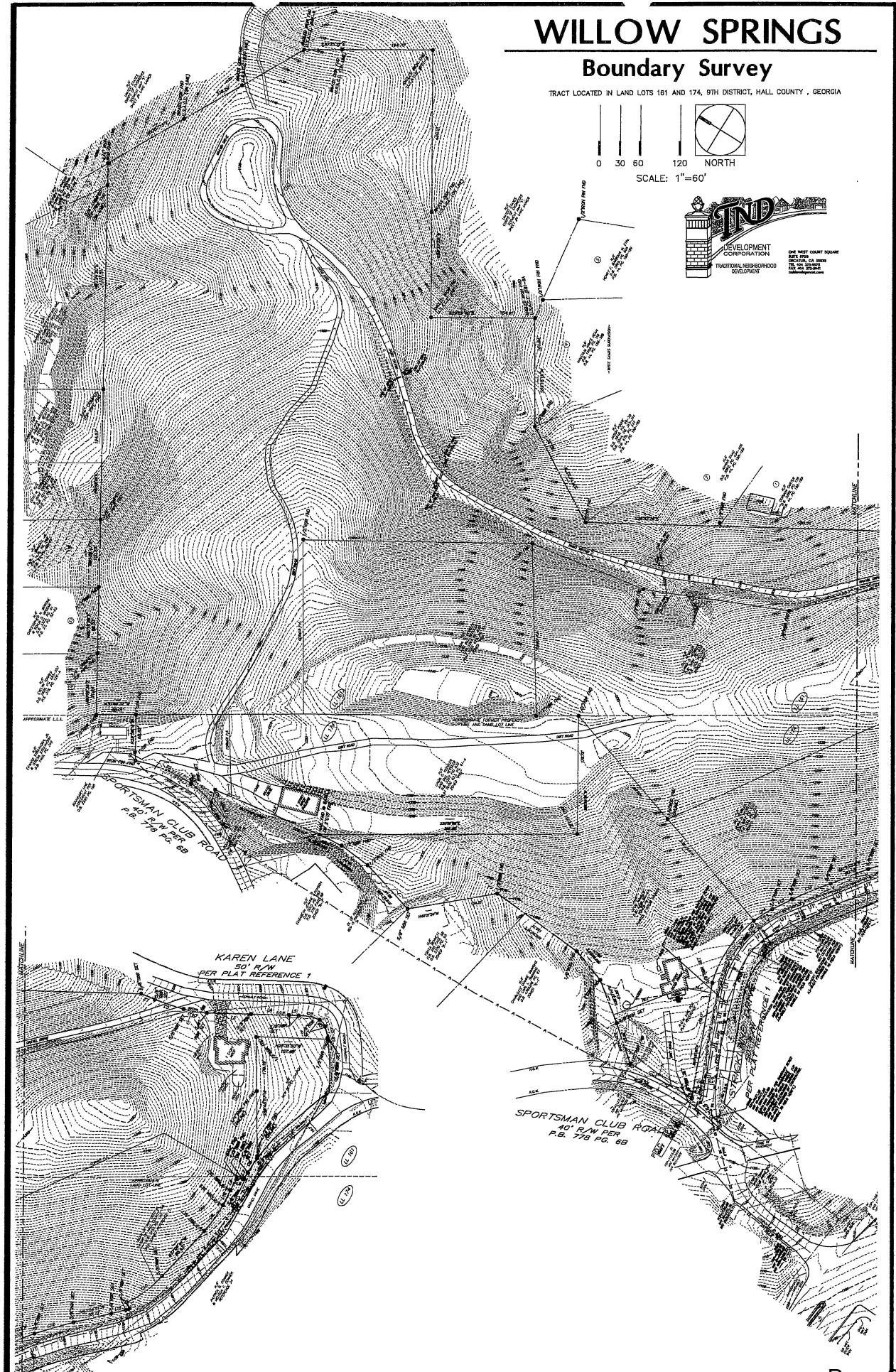
WILLOW SPRINGS

Boundary Survey

TRACT LOCATED IN LAND LOTS 181 AND 174, 9TH DISTRICT, HALL COUNTY, GEORGIA



SCALE: 1"=60'

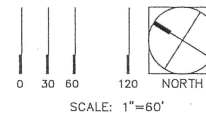




OAK HALL
COMPANIES LLC

WILLOW SPRINGS CONCEPT PLAN

Prepared for
Oak Hall Companies, LLC
5256 Peachtree Road, Suite 195
770-662-5995
Atlanta, GA 30341
DATE: 4/14/2017



First Reading: 06/06/2017
Passed: 06/20/2017

AN ORDINANCE

No. 2017-11

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF GAINESVILLE, GEORGIA BY ESTABLISHING THE ZONING ON A 26.16± ACRES TRACT LOCATED EAST OF DAWSONVILLE HIGHWAY AND ON THE NORTH SIDE OF THE INTERSECTION OF STRICKLAND DRIVE AND SPORTSMAN CLUB ROAD, WITH ROAD FRONTAGE ON KAREN LANE (A/K/A 0 AND 2209 KAREN LANE; 2106, 2234 AND 2242 SPORTSMAN CLUB ROAD; AND 2049 STRICKLAND DRIVE) AT THE TIME OF ANNEXATION AS PLANNED UNIT DEVELOPMENT, WITH CONDITIONS (P-U-D-c); REPEALING CONFLICTING ORDINANCES; TO PROVIDE FOR SEVERABILITY; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

(Amendment to Zoning Map)

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

SECTION I.

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

Conditions

Development Standards

1. The development standards within the applicant's narrative, concept plan and architectural renderings shall be made part of the zoning ordinance, and shall be subject to the Community Development Director approval. Any zoning conditions adopted as part of this zoning ordinance that conflict with the applicant's narrative, concept plan and architectural renderings shall take precedence over the applicant's development standards.
2. The approved use for the property shall be limited to an active adult community for seniors not to exceed 90 terrace homes / townhome units as stated within the applicant's revised concept plan and narrative.
3. The development shall comply with applicable U. S. Department of Housing and Urban Development (HUD) rules for age-restricted communities. The organization established for the management of the development shall comply with HUD rules for verification of occupancy and shall maintain procedures for routinely determining the occupancy of each unit. Such procedures may be part of a normal leasing or purchasing agreement and must provide for regular updates as required by HUD.

ORDINANCE NO. 2017-11

4. A minimum 50-foot perimeter buffer shall be required against all adjacent roads and the adjacent private properties. The exterior 25 feet of this perimeter buffer will be undisturbed, except where disturbance is required for erosion control, storm water management, or the installation of utilities; the interior 25 feet of this buffer may be graded and replanted. Any additional plantings required will be in accordance with City of Gainesville's Buffer Standards. The Community Development Director shall have the final determination on the number, location and type of trees to be planted, as required by Article 9-16 of the Unified Land Development Code.
5. The minimum heated floor space for the terrace homes / townhomes shall be 1,100 square feet.
6. Covenants shall be put in place by the developer restricting against the parking of boats, trailers, and campers within driveways.
7. The proposed amenity clubhouse shall include a minimum 3:12 roof pitch and exterior facade materials shall be similar in architecture to the proposed terrace homes / townhomes.
8. A Uniform Sign Plan as identified within Section 9-18-7-4 of the Unified Land Development Code shall be required from the developer and is subject to approval by the Gainesville Community Development Director. All signs associated with residential uses shall be limited to indirect lighting. All signs shall be located outside of utility areas and shall not block visibility of vehicular traffic.
9. The proposed erosion control and water quality measures for the development shall at minimum meet the Georgia Storm Water Management Manual requirements. Storm water management for the development must provide water quality treatment for no less than 110% of the State required treatment volume. The City of Gainesville shall approve the final design of all water quality measures.

Transportation / Traffic

10. Prior to the issuance of a land disturbance permit, the developer shall provide a signal warrant analysis be performed per Georgia Department of Transportation (GDOT) standards for the following intersection:

- a. Dawsonville Highway (SR 53) at Sportsman Club Road

All costs associated with the signal warrant analysis study and, if warranted by such study, any costs associated with the installation of a traffic signal and intersection improvements shall be at the full expense of the developer.

11. The developer shall perform the following traffic improvements identified within the Summary of Study Findings and Recommendations as stated within the revised Traffic Impact Study, dated April 7, 2017, for the proposed development:

- a. Dawsonville Highway (SR 53) at Sportsman Club Road; add a northbound exclusive right turn lane on Dawsonville Highway (SR 53).

The developer shall coordinate these improvements with GDOT and the Gainesville Public Works Director prior to permitting. The Gainesville Public Works Director and GDOT shall have the final determination of the time line of these improvements based on the developer's proposed construction schedule. All costs associated with the improvements shall be at the full expense of the developer.

ORDINANCE NO. 2017-11

12. Prior to the issuance of a land disturbance permit, the developer shall evaluate, design and construct the left turn lane on Dawsonville Highway (SR 53) and Sportsman Club Road to meet GDOT storage and design requirements. If the existing left turn lane at this location meets these requirements, this condition will be deemed satisfied.
13. Prior to the issuance of a land disturbance permit, the intersection of Strickland Drive, Karen Lane and the new access road to the proposed development shall be redesigned to include realignment for better traffic circulation, and to meet current roadway design criteria. The improvements shall be completed prior to permitting direct access from the development onto Karen Lane and Strickland Drive and prior to the construction of the most northern Pod of terrace and cottage homes. All costs associated with the improvements shall be at the full expense of the developer.
14. All new streets shall meet the standards within the current Gainesville Unified Land Development Code. All proposed residential uses and amenities shall provide for pedestrian connectivity throughout the development. All costs associated with the improvements shall be at the full expense of the developer.
15. Prior to the issuance of a land disturbance permit, the developer shall seek documentation from Hall County to verify that no improvements will be required to the intersection of Sportsman Club Road and Strickland Drive.
16. Access to the development shall be from either Strickland Drive or Karen Lane; provided that if the application to annex and rezone the adjacent 188.78± acres tract zoned Planned Unit Development (P-U-D) submitted concurrently with this application is not approved, access to this development shall be from Strickland Drive. In either case, there shall be no driveways from individual homes allowed onto Sportsman Club Road, Strickland Drive or Karen Lane.

Legal Description

ALL THAT TRACT OR PARCEL OF land lying and being in Land Lots 161 and 174, of the 9th District Hall County, Georgia, being more particularly described as follows:

Commencing at a Point of Beginning formed by the intersection of the Northern right of way of Strickland Drive and the Eastern right of way of Sportsman Club Road; proceed thence along the northern right of way of Sportsman Club Road North 01 Degrees 52 Minutes 49 Seconds West a distance of 104.27 feet to a Point; Thence North 40 Degrees 41 Minutes 42 Seconds East a distance of 63.56 feet to a Point; Thence leaving the northern right of way of Sportsman Club Road North 38 Degrees 33 Minutes 40 Seconds East a distance of 67.92 feet to a Point; Thence North 19 Degrees 50 Minutes 03 Seconds East a distance of 55.17 feet to a Point; Thence North 05 Degrees 05 Minutes 36 Seconds East a distance of 146.71 feet to a Point; Thence North 40 Degrees 01 Minutes 34 Seconds West a distance of 134.21 feet to a Point; Thence North 16 Degrees 22 Minutes 12 Seconds East a distance of 88.48 feet to a Point; Thence North 05 Degrees 38 Minutes 20 Seconds East a distance of 49.24 feet to a Point; Thence North 04 Degrees 58 Minutes 06 Seconds West a distance of 37.69 feet to a Point; Thence North 07 Degrees 26 Minutes 03 Seconds West a distance of 169.49 feet to a Point; Thence South 75 Degrees 58 Minutes 36 Seconds West a distance of 19.54 feet to a Point located on the eastern right of way of Sportsman Club Road; Thence along a curve to the left having a radius of 190.02 feet and a chord direction of North 11 Degrees 59 Minutes 21 Seconds East and a chord length of 41.57 feet and an arc length of 41.65 feet along said curve;

CITY OF GAINESVILLE

WORKSESSIONREQUEST

Date Submitted: 7/23/2020
Presenter: Bryan Lackey
Item of Business: Resolution: Sale of Real Property - 0.16 Acre Tract to L&L Properties 2017, Inc.
Meeting Date: 7/30/2020

Purpose of Request:

The purpose of this request is to authorize the sale of property.

History/Background:

Facts & Issues for Consideration:

The City Manager recommends the sale of a 0.16 acre tract of real property to the abutting property owner, L&L Properties 2017, Inc., for the sum of \$17,000.

Department Recommendation:

Adopt the resolution as presented.

Department Director:

Bryan Lackey

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
☐ Sale of Real Property - 0.16 Acre Tract to L&L Properties 2017, Inc.	Resolution
☐ Resolution Exhibit A - Map	Attachments/Exhibits
☐ City Manager Determination	Backup Material

RESOLUTION BR-2020-

SALE OF REAL PROPERTY – 0.16 ACRE TRACT TO L&L PROPERTIES 2017, INC.

WHEREAS, the City of Gainesville owns a 0.16 acre tract of real property shown on the attached Exhibit “A” (hereinafter referred to as “the Property”); and

WHEREAS, the Gainesville City Manager has made determinations pursuant to Sec. 2-3-2(b) of the Gainesville Code of Ordinances and a recommendation of sale pursuant to Sec. 2-3-2(d) of the Gainesville Code of Ordinances; and

WHEREAS, the City of Gainesville agrees with the recommendation made by the City Manager.

NOW, THEREFORE, BE IT RESOLVED THAT the governing body for the City of Gainesville hereby approves of the sale of the Property to the abutting property owner, L&L Properties 2017, Inc., for the sum of \$17,000.00.

BE IT FURTHER RESOLVED THAT the governing body for the City of Gainesville hereby authorizes the Mayor, the City Manager and City Attorney to execute all such documents and agreements that may be necessary to complete the closing of the sale of the Property.

Adopted this _____ day of _____, 2020.

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

Section 6 - Property Description Before Disposition

The subject property is existing right of way at the intersection of Airport Drive and Atlanta Hwy and is shown of the exhibits below.



Disposition Map of Subject as provided by the City of Gainesville



Aerial View of Disposition (GIS approximation)

CITY MANAGER DETERMINATIONS

Bryan Lackey, City Manager of the City of Gainesville, Georgia, hereby makes the following determinations pursuant to Sec. 2-3-2(b) of the Gainesville Code of Ordinances:

The 0.16 acre tract of real property shown on the attached Exhibit "A" (hereinafter referred to as "the Property") is a narrow strip of land, so shaped and so small as to be incapable of being used independently as zoned and under applicable subdivision and other development ordinances, and is also incapable of being used as a street, whether owned in fee or used by easement. The sale of the Property to abutting property owners will facilitate the enjoyment of the highest and best use of the abutting owners' property. The reasonable fair market value of the Property, based upon an appraisal conducted by a licensed real estate appraiser within the last twelve (12) months, is \$17,000.00.

Based on the aforementioned determinations, the abutting property owners, Fred Lovell, Luke Lovell, S&R Property Management, LLC, L&L Properties 2017, Inc., Lenda R. Welz, as Trustee of the Lenda R. Welz Trust dated 11-11-94, and OBC Gainesville LLC have been notified of the availability of the Property for purchase at the fair market value of \$17,000.00, and an abutting property owner, L&L Properties 2017, Inc., has expressed its desire to purchase the Property for the sum of \$17,000.00.

I hereby recommend that the governing body of the City of Gainesville authorize the sale of the Property to L&L Properties 2017, Inc. for the sum of \$17,000.00.

This 22nd day of July, 2020.



Bryan Lackey, City Manager

ASH/lcg/15100/11401/W238458