CITY OF
GAINESVILLE

Work Session Agenda
Thursday, September 16, 2021, 9:00 AM
Administration Building, Boardroom (3rd Floor)
300 Henry Ward Way, Gainesville, GA 30501
Mayor or Mayor Pro Tem Presides

COMMUNITY ISSUES

Community & Economic Development	New Construction Activity Map Presentation	Caleb Davidson, Rusty Ligon & Matt Tate

DEPARTMENT ISSUES

Community & Economic Development	**Public Hearing Item: September 21, 2021 Council Meeting** Request from **Optum Development** to annex a 7.77± acres tract located on the northeast side of Limestone Parkway, across from the intersection of Tapawingo Drive and Riverwood Drive (a/k/a **1744 Cleveland Highway**) and to establish zoning as Planned Unit Development (P-U-D). **Ward Number: Two**. Tax Parcel Number(s): 09-126-000-024 (Part). **Request: 36 residential townhomes**.	Abb Hayes

CITY MANAGER ISSUES

	Resolution: Tax Allocation District (TAD) Funding for "The National" at 111 Green Street	Angela Sheppard

MAYOR/COUNCIL ISSUES

	Appointment(s): Airport Advisory Committee	Danny Dunagan
	Appointment(s): Housing Authority	Danny Dunagan
	Ex-Officio Report(s)	

CITY ATTORNEY ISSUES

CITY CLERK ISSUES

EXECUTIVE SESSION

ADJOURNMENT

Final: Tuesday, September 14, 2021, 2:19 PM

CITY OF GAINESVILLE

WORKSESSIONREQUEST

Date Submitted: 9/10/2021

Presenter: Caleb Davidson, Rusty Ligon & Matt Tate

Item of Business: New Construction Activity Map Presentation

Meeting Date: 9/16/2021

Purpose of Request:
To present the New Construction Activity Map to City Council.

History/Background:
Are you constantly being asked, "What's all this development?" In light of this, the Community and Economic Development Department has created an interactive New Construction Activity Map. The map provides the public a location and description of current development projects within the city limits that can be easily accessed from the Gainesville web site.

Facts & Issues for Consideration:
Access to the City Web site necessary.

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:

CITY OF GAINESVILLE

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WORKSESSIONREQUEST

Date Submitted: 9/10/2021

Presenter: Abb Hayes

Item of Business: **Public Hearing Item: September 21, 2021 Council Meeting**
Request from **Optum Development** to annex a 7.77± acres tract located on the northeast side of Limestone Parkway, across from the intersection of Tapawingo Drive and Riverwood Drive (a/k/a **1744 Cleveland Highway**) and to establish zoning as Planned Unit Development (P-U-D). **Ward Number: Two**. Tax Parcel Number(s): 09-126-000-024 (Part). **Request: 36 residential townhomes**.

Meeting Date: 9/16/2021

Purpose of Request:
To provide an overview of the following zoning request as presented at the August 10, 2021 Planning and Appeals Board Meeting:

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

History/Background:
Item was tabled at the July 13, 2021 Planning and Appeals Board Meeting to allow neighbors time to meet with the applicant.

Facts & Issues for Consideration:

Department Recommendation:
Staff recommended approval with eight (8) conditions and PAB recommended approval with eighteen (18) conditions. See the PAB Recommendation report for details and excerpts from the meeting minutes.

SAMPLE MOTIONS

Approval of Ordinance 2021- :
I move to approve the ordinance to annex the subject property for 36 residential townhomes as presented.

Approval of Ordinance 2021- :
I move to approve the ordinance to establish zoning as Planned Unit Development (P-U-D) with eighteen 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 Newspaper Article	Legal Ad
🗋	PAB Recommendation Report	Report
🗋	Proposed Annexation Ordinance	Ordinance
🗋	Proposed Zoning Ordinance	Ordinance
🗋	Location Maps	Backup Material
🗋	Narrative	Backup Material
🗋	Community Benefit Statement	Backup Material
🗋	Site Plan	Backup Material
🗋	Elevation Rendering	Backup Material
🗋	Topographic Survey	Backup Material
🗋	Color Renderings	Backup Material
🗋	Architectural Renderings	Backup Material

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Attorneys for Petitioner
100246 9/1,8,15,22

SUPERIOR COURT OF HA LL COUNTY
STATE OF GEORGIA
In re the Name Change of:
Jade Alexis Lamoreaux
Petitioner.
Civil Action Case Number 2021CV1357J
NOTICE OF PETITION TO CHANGE NAME OF ADULT
Jade Alexis Lamoreaux filed a petition in the Superior Court of Hall County on August 2 2021, to change the name from: Jade Alexis Lamoreaux to Jade Alexis West
Any interested party has the right to appear in this case and file objections within 30 days after the Petition was filed.
Dated August 2 2021
/s/ Jade Alexis Lamoreaux
Petitioner Pro se
99969 8/18,25,9/1,8

SUPERIOR COURT OF HALL COUNTY
STATE OF GEORGIA
In re the Name Change of Child(ren):
Ali Reza Ali Mohammad
Ali Safa Ali Mohammad
Ali Wafa Ali Mohammad
Ali Hamraz
Petitioner,
Civil Action File No 202l CV 1153W
Respondent.
NOTICE OF FILING PETITION TO CHANGE NAME(S) OF MINOR CHILD(REN)
A petition was filed in the Superior Court of Hall County on July 2 2021 to change the name of the following minor children):
From Ali Reza Ali Mohammad Proposed New Name Ali Rez Hamraz
From Ali Safa Ali Mohammad Proposed

of Rebecca Meers
Petitioner
Civil Action Case Number 2021 CV1175KJ
NOTICE OF PETITION TO CHANGE NAME OF ADULT
Rebecca Lynn Meers filed a petition in the Superior Court of Hll County on July 7 2021 to change the name from Rebecca Lynn Meers to Rebecca Lynn Platto. Any interested party has the right to appear in this case and file objections within 30 days after the Petition was filed.
Dated 7/7/2021
/s/ Rebecca Meers
100117 8/25,9/1,8,15

Public Hearings

Aviso Público de Audiencia Pública y Solicitud de Comentarios Públicos con Respecto al Borrador del Reporte de Evaluación del Desempeño del Plan Consolidado Anual 2020-2021
Del Estado de Georgia
El Estado de Georgia, de conformidad con las regulaciones aplicables del Departamento de Vivienda y Desarrollo Urbano de EE.UU. (HUD, por sus siglas en inglés), ha preparado un borrador del Reporte de Evaluación del Desempeño del Plan Consolidado Anual (CAPER, por sus siglas en inglés) por el año fiscal federal 2020. El estado de Georgia organizará una audiencia pública y un seminario web para presentar El CAPER. El CAPER es la revista anual de los desempeños del Estado de lograr las metas y los objetivos identificados por el Plan Consolidado 2018-2022 y el Plan de Acción 2020. Note que el CAPER también incluye el Reporte del Desempeño y Evaluación por el Paquete de Subvención

Zoned AR-III & AR-IV; Tax Parcel 15021B000050. Proposed Use: auto repair and used auto sales. ** Commission District 3.
3. Application of Bilal Gillani to rezone from Agricultural Residential-III (AR-III) & Agricultural Residential-IV (AR-IV) to Highway Business (H-B) on a 5.08± acre tract located on the west side of Old Cornelia Highway approximately 539 feet from its intersection with Shady Valley Road; a.k.a. 2633 Old Cornelia Highway; Zoned AR-III & AR-IV; Tax Parcel 15021B000050. Proposed Use: auto repair and used auto sales. ** Commission District 3.
4. Application of Casey Walker/CSC Properties, LLC to rezone from Agricultural Residential-III (AR-III) to Highway Business (H-B) on a 3.63± acre tract located on the north side of McEver Road at its intersection with Lights Ferry Road; a.k.a. 5820 McEver Road; Zoned AR-III; Tax Parcel 08119 000003(pt.). Proposed Use: gas station & convenience store. ** Commission District 1.
5. Application of Atlas Development to rezone from Agricultural Residential-III (AR-III) and Residential-I (R-I) to Planned Residential Development (PRD) on a 79.18± acre tract located on the west side of Union Church Road at its intersection with Union Circle; a.k.a. 5166 & 5154 Union Church Road; Zoned AR-III & R-I; Tax Parcels 15043 000059 & 000073. Proposed Use: 148 lot subdivision. ** Commission District 1.
6. Application of Friends to the Forlorn Pitbull Rescue, Inc. to rezone from Agricultural Residential-IV (AR-IV) to Planned Residential Development (PRD) on a 38.399± acres on the

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, September 21, 2021 at 5:30 p.m. in the Gainesville Civic Center (Ballroom), 830 Green Street, N.E. in Gainesville on the following request:
1) Request from Optum Development to annex a 7.77± acres tract located on the northeast side of Limestone Parkway, across from the intersection of Tapawingo Drive and Riverwood Drive (a/k/a 1744 Cleveland Highway) and to establish zoning as Planned Unit Development (P-U-D).
Ward Number: Two
Tax Parcel Number(s): 09-126-000-024 (Part)
Request: 36 residential townhomes
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})
100212 9/1

intersection of Mabry Ridge Drive and Carter Road; THENCE traveling South 21 Degrees 13 Minutes 16 Seconds East for a distance of 31.94 feet to a point on the southeast right of way of Carter Road (60' right of way), said point having Georgia State Plane Coordinates (West Zone) of North 1511616.2140 and East 2359762.5650 and being marked by a ½ inch rebar pin set, said point being THE TRUE POINT OF BEGINNING.
THENCE traveling on said right of way along a curve to the right having a radius of 455.47 feet and an arc length of 100.47 feet being subtended by a chord bearing of North 53 Degrees 17 Minutes 29 Seconds East and a chord distance of 100.26 feet to a point at the intersection of the Land Lot Line common to Land Lots 151 and 158 and said right of way, said point marked by a 5/8 inch rebar pin found; THENCE leaving said right of way and traveling on said Land Lot Line South 30 Degrees 28 Minutes 00 Seconds East for a distance of 277.72 feet to a point, said point marked by a ½ inch rebar pin set; THENCE leaving said Land Lot Line South 52 Degrees 57 Minutes 34 Seconds West for a distance of 99.81 feet to a point, said point marked by an Axle found; THENCE traveling North 30 Degrees 34 Minutes 21 Seconds West for a distance of 278.24 feet to a point on the southeast right of way of Carter Road (60' right of way), said point marked by a ½ inch rebar pin set, said point being THE TRUE POINT OF BEGINNING.
Said property contains 0.639 Acres.
100095 8/25,9/1,8

GAINESVILLE PLANNING and APPEALS BOARD
RECOMMENDATION

Applicant ..... Optum Development
Property Owners ..... Patricia O'Kelley & Betty Hulsey
Location ..... 1744 Cleveland Highway
Request ..... Annex with P-U-D zoning
Total Acres ..... 7.77± acres
Ward ..... Two
Proposed Use ..... 36 residential townhomes
Planning Division Staff Recommendation ..... **Approval, with conditions**
Planning & Appeals Board Recommendation ..... **Approval, with conditions**
Date ..... August 10, 2021

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

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

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

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

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

- ***Adjacent Land Use and Zoning***

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

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

- ***Other Departmental Comments***

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

There were no other departmental comments for this request.

- ***Zoning History***

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

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

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

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

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

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

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

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

- ***Staff Analysis***

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

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

adjacent non-residential uses and single-family properties. In addition, the annexation of the property seems logical given that most of the nearby office, medical, institutional, commercial, entertainment and utility services are located within the city limits.

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

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

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

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

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

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

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

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

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

City water, sewer and public safety services are currently provided to the adjacent properties and are sufficient to provide service to the proposed development. Stormwater facilities will be located onsite and will be required to meet the current stormwater regulations. The new Gainesville Fire Station #2 is located off of Park Hill Drive/Cleveland Highway and is approximately 0.5± mile from the subject property.

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

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

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

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

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

Based on the Comprehensive Plan and the adjacent residential and nonresidential uses, the proposed annexation request with the recommended conditions appears to reflect a reasonable balance between the promotion of the public health, safety, morality, or general welfare and the right to unrestricted use of property.

- ***Staff Recommendation***

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

Conditions

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

planted between the townhome units and stream where deemed necessary and adjacent to all proposed stormwater detention pond areas. The location, spacing, size and type of trees planted shall be subject to the approval of the Community and Economic Development Department Director.

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

Excerpts from the August 10, 2021 PAB Meeting Minutes

Applicant Presentation: Attorney Steve Gilliam, 301 Green Street, stated he represents Ed Maxwell the developer for the request. He said the neighbors have met with the developer on two different occasions and presented Mr. Maxwell with nineteen conditions. He advised Mr. Maxwell reviewed and highlighted the conditions that are agreeable. Attorney Gilliam presented the board members with the conditions which already had been emailed to each board member and then Mr. Gilliam reviewed each condition stating if the developer agreed/disagreed with comments.

Ed Maxwell, 1974 Delta Drive, explained the elevation site plan and topography from the lake up to the development. He stated the trees on the corps property will have a short retaining wall coming up the slope, grading up to the first row of buildings, planting trees along that slope to mitigate water out. He explained the storm drain, the area around it would capture and keep water from running around the buildings. He stated the upper building closer to Limestone will have six feet of fill dirt with elongated windows on the lower level of the building.

OPPOSE: Attorney Joshua Scoggins, 202 Tribble Gap Road, Suite 200, Cumming, stated he prepared the conditions for the neighbors and the only conditions agreed by the developer were the ones required by code. He stated the main concern in condition one was the Future Land Use Map states the property to be low to medium density residential with a maximum of 4 units an acre. He stated the development is currently at 4.7 and asks the board recommend the density not exceed 4 units an acre. Attorney Scoggins stated the condition of a 10 percent limitation on rental units is reasonable and should remain. He stated the top decks should be eliminated on the ends of the buildings which would impact the surrounding neighbors. Attorney Scoggins said the developer is only agreeing to conditions that are required to be done by the ordinance and are concerned with the project

being completed within a reasonable length of time and not to drag out. He stated the condition regarding pre- and post- siltation studies of Lake Lanier be added to the conditions.

Dean Davis, 2000 Riverwood Drive, said everyone appreciates the weeks given to understand the project including meeting with the neighbors each night in the streets but they are concerned about the stone wall, the height of it and it being the type of retaining wall as behind Kroger but a wall that is lined with actual stone would fit into the neighborhood. Mr. Davis stated another concern was the lighting standards and reduce the nighttime glow of lights by using a national standard for low nighttime lighting. He stated the properties around the lake are 1 to 4 units per acre, it is in Hall County which is considered Lake Area Residential in the Hall County Future Land Use Map with intent to preserve the established neighborhoods and create opportunities for permanent and vacation residences at lower residential densities which is the reason to limit to 4 units per acre.

Tim Meyer, 1947 Tapawingo Drive, stated his concern was the environmental impact if the development is approved and if so the conditions should be included. He said the property is zoned R-I and should not change. Mr. Meyer said the lake, woods, streams and wildlife would be affected and should remain residential.

Stacey Rutherford, 2022 Riverwood Drive, asked if the board members had physically walked the property, the wall and height was a major concern for the neighbors. She stated Mr. Maxwell was asked about the number of townhomes that would need to be sold before breaking ground but gave no answer to them and are concerned with the clearing trees and nothing happening due to not selling $500,000 condos. Ms. Rutherford said if spending that amount of money for a townhome on the lake why not just purchase a house on the lake instead.

REBUTTAL: Attorney Gilliam stated the Future Land Use Plan is a guide, not zoning and staff can override by making a recommendation with a Planned Unit Development. He stated Limestone Parkway is basically a commercial corridor and this development is transitional housing, residential and will remain residential. He said the topography of the land, steep grade will not work with one house per acre lot subdivision and is the reason for a P-U-D which allows changes due to the topography.

Ed Maxwell, stated he wanted to address concerns not agreed to in the conditions which they are working with Georgia Power regarding the lighting, no street lights will be behind the buildings which are 300 feet from the nearest building, street lights will be in between buildings and not as tall as the buildings. He said the Corps property will remain heavily wooded which buffers the development and the residential homes. Mr. Maxwell said they will propose erosion control measures as per code including an extra row along the Corps line to control any runoff. He stated one of the conditions the neighbors are asking is for the development not to exceed 36 months but there is no guarantee it can be completed within that time frame. Mr. Maxwell stated the retaining wall circle around property where it drops off sharply, the end units will have a sub-level underneath which will have brick, stucco and stone. He said the wall will remain the same height, wrap the corner and as the topography falls away the sub-walls of the units will fall with it which will be a stair-step of walls but no 60 foot wall. Mr. Tate asked Mr. Maxwell to go through the highlighted conditions and its number which were agreeable.

PLANNING AND APPEALS BOARD COMMENTS: None

There was a motion to recommend conditional approval of the annexation request and establish zoning as Planned Unit Development (P-U-D) with the original eight conditions along with the nine conditions agreed by the developer.

Motion made by Board Member Martin
Motion seconded by Board Member White
Vote – 5 favor, 2 oppose (Fleming, Delgado)

There was an amended motion to recommend conditional approval of the annexation request and establish zoning as Planned Unit Development (P-U-D) with the original eight conditions along with the ten conditions agreed by the developer.

Motion made by Board Member Martin
Motion seconded by Board Member White
Vote – 5 favor, 2 oppose (Fleming, Delgado)

Conditions

1. **The proposed development shall not exceed 36 fee-simple residential townhome units.**
2. **The development shall be consistent with the concept plan and architectural renderings provided with this annexation application.**
3. **Signage for the development shall adhere to the Residential-II (R-II) zoning requirements of the Unified Land Development Code.**
4. **The development shall require a minimum 50-foot wide undisturbed vegetated buffer on both sides of the stream adjacent to the single-family properties located off of Tapawingo Drive and Wildwood Circle. Additional evergreen trees shall be planted between the townhome units and stream where deemed necessary and adjacent to all proposed stormwater detention pond areas. The location, spacing, size and type of trees planted shall be subject to the approval of the Community and Economic Development Department Director.**
5. **The existing trees located within the Limestone Parkway right-of-way shall remain undisturbed except for where required for access, signage and regular maintenance.**
6. **Vehicular access shall be limited to Limestone Parkway, with a single entrance/exit as shown on the submitted concept plan. No vehicular access on Tapawingo Drive will be allowed.**
7. **All streets within the development shall be privately maintained with a minimum width of 24-feet (back of curb to back of curb). Minimum 5-foot wide sidewalks shall be provided on both sides of the street with a 2-foot grass beauty strip between the curb and the sidewalk.**
8. **All access point design for the subject property shall be submitted for review by the Gainesville Public Works Director and the Georgia Department of Transportation. The approval of said design shall be required prior to issuance of a land development permit. All required access/traffic/sidewalk improvements associated with the proposed development shall be at the full expense of the developer/property owner.**
9. **The development shall comply with all relevant sections of the Unified Land Development Code of the City of Gainesville, including all amendments passed on 11/30/20.**
10. **The development shall comply with all relevant sections of City of Gainesville Unified Land Development Code CHAPTER 9-16-5 – Tree Protection.**
11. **No rentals for less than 30 days will be permitted as part of the HOA.**

12. **Any trail system shall not be accessible to the general public.**
13. **There shall be no above ground, open air detention or retention for control of storm water. All storm water detention and retention shall be sub-terrain.**
14. **There shall be no vehicular access from the subject property onto Tapawingo Drive.**
15. **Neither the developer/builder nor its successors and assigns shall seek a dock permit of any kind from the Corps of Engineers for access to Lake Lanier per the HOA.**
16. **Siding will consist of a mixture of masonry siding i.e. Shakes, lag, board Batten on the front facade.**
17. **The only fencing that will be installed is fencing required by code and at the entrance.**
18. **Developer and/or builder shall purchase Contractor's Pollution Liability Coverage acceptable to the City to indemnify against any pollution damage caused to Lake Lanier or any other adjacent or nearby properties as a result of land disturbance activities and the construction of homes on the subject property. Said Liability Coverage shall contain a policy limit of no less than one million dollars ($1,000,000.00) and shall remain in effect throughout the entire duration of development and build- out of the proposed neighborhood and will be maintained until permanent vegetation is established on the downhill slopes. Developer agrees to install three rows of silt fence between the proposed townhomes and the stream buffer prior to construction.**

Passed: _____

AN ORDINANCE

No. 2021-

AN ORDINANCE ANNEXING A 7.77± ACRES TRACT LOCATED ON THE NORTHEAST SIDE OF LIMESTONE PARKWAY, ACROSS FROM THE INTERSECTION OF TAPAWINGO DRIVE AND RIVERWOOD DRIVE (A/K/A 1744 CLEVELAND HIGHWAY); ADJACENT TO BUT NOT NOW WITHIN THE CORPORATE LIMITS OF THE CITY OF GAINESVILLE, GEORGIA; TO REPEAL 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 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 126, 9th district of Hall County, Georgia and being more particularly described as follows:

Commencing at a point at the centerline intersection of Limestone Parkway and Clarks Bridge Road, thence N 12°25'22" W for a distance of 914.53' to a found concrete monument on the easterly right-of-way of said Limestone Parkway, said point being the point of beginning for the parcel herein described;

Thence continuing along said right-of-way N 17°38'35" W a distance of 268.26' to a found concrete monument; thence N 20°43'27" W a distance of 437.08' to a found concrete monument; thence N 45°09'19" W a distance of 115.06' to a found concrete monument; thence N 51°58'26" W a distance of 224.62' to a point; thence N 17°01'59" W a distance of 157.78' to a found concrete monument; thence N 78°24'17" W a distance of 151.72' to a point at the intersection of said right-of-way of Limestone Parkway and the southerly right-of-way of Tapawingo Drive (40' r/w); thence along said southerly right-of-way with a curve turning to the left with an arc length of 147.30', with a radius of 438.43', with a chord bearing of N 83°02'38" E, with a chord length of 146.61' to a point; thence N 71°39'05" E a distance of 105.54' to a point; thence with a curve turning to the right with an arc length of 118.98', with a radius of 218.82', with a chord bearing of N 88°13'06" E, with a chord length of 117.52' to a point; thence S 78°31'33" E a distance of 128.20' to a point; thence with a curve turning to the left with an

arc length of 155.05', with a radius of 307.75', with a chord bearing of N 87°02'26" E, with a chord length of 153.42' to a found 3/8" rebar; thence leaving said southerly right-of-way of Tapawingo Drive S 20°27'17" W a distance of 89.67' found Corps of Engineers monument; thence S 38°50'11" W a distance of 52.81' to a found angle iron; thence S 31°49'05" E a distance of 530.34' to a found angle iron; thence N 59°14'44" E a distance of 117.57' to a found 3/4" solid at angle iron; thence S 36°32'19" W a distance of 13.87' to a found 5/8" rebar; thence S 41°42'51" W a distance of 90.03' to a 3/4" open top pipe; thence S 42°04'07" W a distance of 89.95' to a found 2" open top pipe; thence S 16°15'51" W a distance of 90.38' to a found 2" open top pipe; thence S 10°04'35" W a distance of 88.11' to a found 1/2" open top pipe; thence S 14°12'30" W a distance of 89.51' to a found 1/2" open top pipe; thence S 14°53'14" W a distance of 90.44' to a found 1/2" open top pipe; thence S 36°10'19" E a distance of 54.51' to a found angle iron; thence S 67°54'26" W a distance of 80.02' to a found 1/2" open top pipe; thence S 32°21'18" W a distance of 23.41' to the point of beginning.

Said parcel contains 7.61 acres.

Tract 2

All that tract or parcel of land lying and being in land lot 126, 9th district of Hall County, Georgia and being more particularly described as follows:

Commencing at a point at the centerline intersection of Limestone Parkway and Clarks Bridge Road, thence N 12°25'22" W for a distance of 914.53' to a found concrete monument on the easterly right-of-way of said Limestone Parkway, thence continuing along said right-of-way N 17°38'35" W a distance of 268.26' to a found concrete monument; thence N 20°43'27" W a distance of 437.08' to a found concrete monument; thence N 45°09'19" W a distance of 115.06' to a found concrete monument; thence N 51°58'26" W a distance of 224.62' to a point; thence N 17°01'59" W a distance of 157.78' to a found concrete monument; thence N 78°24'17" W a distance of 246.07' to a point; thence N 73°05'09" W a distance of 41.99' to point at the intersection of said right-of-way of Limestone Parkway and the southerly right-of-way of Tapawingo Drive (40' r/w), said point being the point of beginning for the parcel herein described; thence continuing along said right-of-way of Limestone Parkway N 73°05'09" W a distance of 58.13' to a point; thence N 82°53'32" W a distance of 125.49' to a found concrete monument; thence leaving said right-of-way of Limestone Parkway N 10°52'22" E a distance of 65.44' to a point on the aforementioned southerly right-of-way of Tapawingo Drive; thence along said right-of-way S 59°34'00" E a distance of 153.94' to a point; thence with a curve turning to the left with an arc length of 39.77', with a radius of 351.64', with a chord bearing of S 61°53'20" E, with a chord length of 39.75' to the point of beginning.

Said parcel contains 0.12 acres.

The annexation is to include all that portion of the right-of-way known as Limestone Parkway located between the subject property and the existing city limits as shown on the location map.

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. 2021-

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF GAINESVILLE, GEORGIA BY ESTABLISHING THE ZONING ON A 7.77± ACRES TRACT LOCATED ON THE NORTHEAST SIDE OF LIMESTONE PARKWAY, ACROSS FROM THE INTERSECTION OF TAPAWINGO DRIVE AND RIVERWOOD DRIVE (A/K/A 1744 CLEVELAND HIGHWAY) AT THE TIME OF ANNEXATION AS PLANNED UNIT DEVELOPMENT, WITH CONDITIONS (P-U-D-c); TO REPEAL 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 **Planned Unit Development, with conditions (P-U-D-c)**.

Conditions

1. **The proposed development shall not exceed 36 fee-simple residential townhome units.**
2. **The development shall be consistent with the concept plan and architectural renderings provided with this annexation application.**
3. **Signage for the development shall adhere to the Residential-II (R-II) zoning requirements of the Unified Land Development Code.**
4. **The development shall require a minimum 50-foot wide undisturbed vegetated buffer on both sides of the stream adjacent to the single-family properties located off of Tapawingo Drive and Wildwood Circle. Additional evergreen trees shall be planted between the townhome units and stream where deemed necessary and adjacent to all proposed stormwater detention pond areas. The location, spacing, size and type of trees planted shall be subject to the approval of the Community and Economic Development Department Director.**
5. **The existing trees located within the Limestone Parkway right-of-way shall remain undisturbed except for where required for access, signage and regular maintenance.**
6. **Vehicular access shall be limited to Limestone Parkway, with a single entrance/exit as shown on the submitted concept plan. No vehicular access on Tapawingo Drive will be allowed.**

7. **All streets within the development shall be privately maintained with a minimum width of 24-feet (back of curb to back of curb). Minimum 5-foot wide sidewalks shall be provided on both sides of the street with a 2-foot grass beauty strip between the curb and the sidewalk.**
8. **All access point design for the subject property shall be submitted for review by the Gainesville Public Works Director and the Georgia Department of Transportation. The approval of said design shall be required prior to issuance of a land development permit. All required access/traffic/sidewalk improvements associated with the proposed development shall be at the full expense of the developer/property owner.**
9. **The development shall comply with all relevant sections of the Unified Land Development Code of the City of Gainesville, including all amendments passed on 11/30/20.**
10. **The development shall comply with all relevant sections of City of Gainesville Unified Land Development Code CHAPTER 9-16-5 – Tree Protection.**
11. **No rentals for less than 30 days will be permitted as part of the HOA.**
12. **Any trail system shall not be accessible to the general public.**
13. **There shall be no above ground, open air detention or retention for control of storm water. All storm water detention and retention shall be sub-terrain.**
14. **There shall be no vehicular access from the subject property onto Tapawingo Drive.**
15. **Neither the developer/builder nor its successors and assigns shall seek a dock permit of any kind from the Corps of Engineers for access to Lake Lanier per the HOA.**
16. **Siding will consist of a mixture of masonry siding i.e. Shakes, lag, board Batten on the front facade.**
17. **The only fencing that will be installed is fencing required by code and at the entrance.**
18. **Developer and/or builder shall purchase Contractor's Pollution Liability Coverage acceptable to the City to indemnify against any pollution damage caused to Lake Lanier or any other adjacent or nearby properties as a result of land disturbance activities and the construction of homes on the subject property. Said Liability Coverage shall contain a policy limit of no less than one million dollars ($1,000,000.00) and shall remain in effect throughout the entire duration of development and build- out of the proposed neighborhood and will be maintained until permanent vegetation is established on the downhill slopes. Developer agrees to install three rows of silt fence between the proposed townhomes and the stream buffer prior to construction.**

Legal Description

Tract 1

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easterly right-of-way of said Limestone Parkway, said point being the point of beginning for the parcel herein described;

Thence continuing along said right-of-way N 17°38'35" W a distance of 268.26' to a found concrete monument; thence N 20°43'27" W a distance of 437.08' to a found concrete monument; thence N 45°09'19" W a distance of 115.06' to a found concrete monument; thence N 51°58'26" W a distance of 224.62' to a point; thence N 17°01'59" W a distance of 157.78' to a found concrete monument; thence N 78°24'17" W a distance of 151.72' to a point at the intersection of said right-of-way of Limestone Parkway and the southerly right-of-way of Tapawingo Drive (40' r/w); thence along said southerly right-of-way with a curve turning to the left with an arc length of 147.30', with a radius of 438.43', with a chord bearing of N 83°02'38" E, with a chord length of 146.61' to a point; thence N 71°39'05" E a distance of 105.54' to a point; thence with a curve turning to the right with an arc length of 118.98', with a radius of 218.82', with a chord bearing of N 88°13'06" E, with a chord length of 117.52' to a point; thence S 78°31'33" E a distance of 128.20' to a point; thence with a curve turning to the left with an arc length of 155.05', with a radius of 307.75', with a chord bearing of N 87°02'26" E, with a chord length of 153.42' to a found 3/8" rebar; thence leaving said southerly right-of-way of Tapawingo Drive S 20°27'17" W a distance of 89.67' found Corps of Engineers monument; thence S 38°50'11" W a distance of 52.81' to a found angle iron; thence S 31°49'05" E a distance of 530.34' to a found angle iron; thence N 59°14'44" E a distance of 117.57' to a found 3/4" solid at angle iron; thence S 36°32'19" W a distance of 13.87' to a found 5/8" rebar; thence S 41°42'51" W a distance of 90.03' to a 3/4" open top pipe; thence S 42°04'07" W a distance of 89.95' to a found 2" open top pipe; thence S 16°15'51" W a distance of 90.38' to a found 2" open top pipe; thence S 10°04'35" W a distance of 88.11' to a found 1/2" open top pipe; thence S 14°12'30" W a distance of 89.51' to a found 1/2" open top pipe; thence S 14°53'14" W a distance of 90.44' to a found 1/2" open top pipe; thence S 36°10'19" E a distance of 54.51' to a found angle iron; thence S 67°54'26" W a distance of 80.02' to a found 1/2" open top pipe; thence S 32°21'18" W a distance of 23.41' to the point of beginning.

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turning to the left with an arc length of 39.77', with a radius of 351.64', with a chord bearing of S 61°53'20" E, with a chord length of 39.75' to the point of beginning.

Said parcel contains 0.12 acres.

The annexation is to include all that portion of the right-of-way known as Limestone Parkway located between the subject property and the existing city limits as shown on the location map.

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

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.

_____

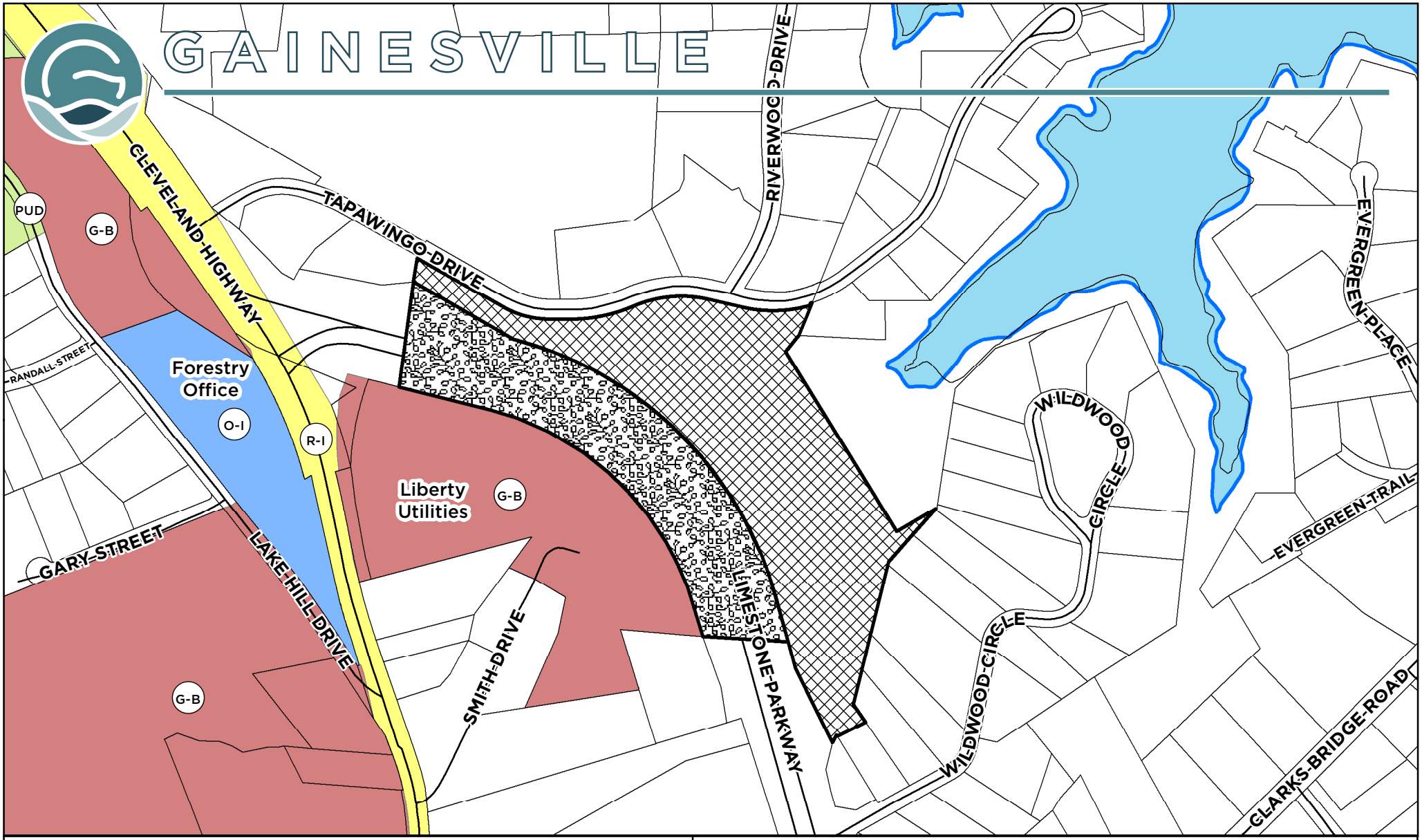
C. Danny Dunagan, Jr., Mayor

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: OPTUM DEVELOPMENT	Request: Annex 7.77+/- acres tract and establish zoning as Planned Unit Development (P-U-D) for 36 residential townhomes
ANNEXATION REQUEST	
Subject Property Address: 1744 Cleveland Highway	Tax Parcel: 09-126-000-024 (Part)
Meeting Date: 08/10/2021	Map Prepared: 07/20/2021

Subject Property

Right-of-way to be annexed

0 190 380 760 Feet

SCALE: 1 " = 333 '

N W E S

Applicant: OPTUM DEVELOPMENT

ANNEXATION REQUEST

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

Subject Property Address:
1744 Cleveland Highway

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

Subject Property and Right-of-way to be annexed

Aerial from 2018

Meeting Date: 08/10/2021

Map Prepared: 07/20/2021

0 190 380 760 Feet

SCALE: 1 " = 333 '

N W E S

foothills land design

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

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

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

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

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

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

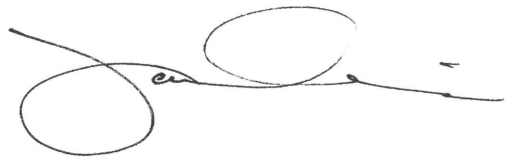
This proposed development provides an appropriate transition from the commercial and office use on Limestone Parkway with the residential properties around Tapawingo Drive. There are also state waters buffers on both the north and south side of the property, adjacent to residences.

Foothills Land Design, LLC
164 Professional Drive
Baldwin, GA 30511

Ph: 706-778-0067
Fax: 706-778-0069
www.foothillsld.com

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

Sincerely,



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

Foothills Land Design, LLC
164 Professional Drive
Baldwin, GA 30511

Ph: 706-778-0067
Fax: 706-778-0069
www.foothillsld.com

Limestone Townhomes Benefit Statement

The biggest benefit for the community is that this project will provide a safe and energy efficient home for families and pets with the peace of mind of security and limited access.

Community Benefits

- Only one gated entrance instead of multiple entrances to not negatively impact traffic.
- The one entrance is off Limestone Parkway and there is already a turning lane in place near entrance.
- Only 36 townhomes proposed on 7.7 acres which allows for approximately 4 acres of green space.
- Price point is projected $550,000 – $650,000
- Gated entrance provides security against any concerns of crime increase
- Owner occupied and owned fee simple residences – not rentals
- Natural features such as creek and vegetation protected
- Tree line buffer from neighboring properties and Limestone Parkway
- Visually appealing high-quality townhomes
- The townhomes will be 2'-14' lower than Limestone Parkway and the average will be 8' below the road.
- Privacy Retaining walls 5' in height and visually obstructed from neighboring properties by the buffer and US Army Corp property.
- Approximately 300 feet from the closest surrounding residence.
- Providing a high-quality home in a gated community with a smaller footprint for residents to downsize and still be close to town for conveniences such a shopping, medical and access to 985.
- If not a residential development this could be a more intense commercial development site.
- HOA - Covenants

Future Residents Benefits

- Quality Construction and Development
- Owner occupied
- HOA - Covenants
- Green Space
- Natural walking trail
- Easy access to local parks and lake
- Six minutes from town Square and amphitheater
- Professionally maintained grounds
- Outdoor led lighting for safety
- Energy efficient designs
- Townhome design to minimize impact on the lake side land development to ensure larger Greenbelt
- Easy access to shopping
- Less than five minutes to a major hospital
- Single entry point with security gate
- High-end finishes both inside and out
- Professionally landscaped with sidewalks on both sides of the road
- Half mile loop walking trail for residence to maintain it active lifestyle yet still being inside a private security

GENERAL NOTES:

1. APPLICANT: OPTUM CONSTRUCTION
   1974 DELTA DRIVE
   GAINESVILLE, GA 30501
2. 24 HOUR CONTACT: EDWIN MAXWELL @ 770-235-2824
3. ENGINEERING CONTACT: JAMES IRVIN @ 706-776-0067
4. SITE AREA 7.77 ACRES
5. EXISTING ZONING : R-I
   PROPOSED ZONING: PUD
6. PROPERTY IS LOCATED WITHIN THE LIMESTONE OVERLAY DISTRICT.

0' 50' 100' 150'
SCALE: 1" = 50'

foothills land design
164 PROFESSIONAL DRIVE
BALDWIN, GA 30511
PHONE: (770) surveyor
FAX: (706) 778-0069
www.foothillsld.com

DEVELOPER:
OPTUM CONSTRUCTION
1974 DELTA DRIVE
GAINESVILLE, GA 30501

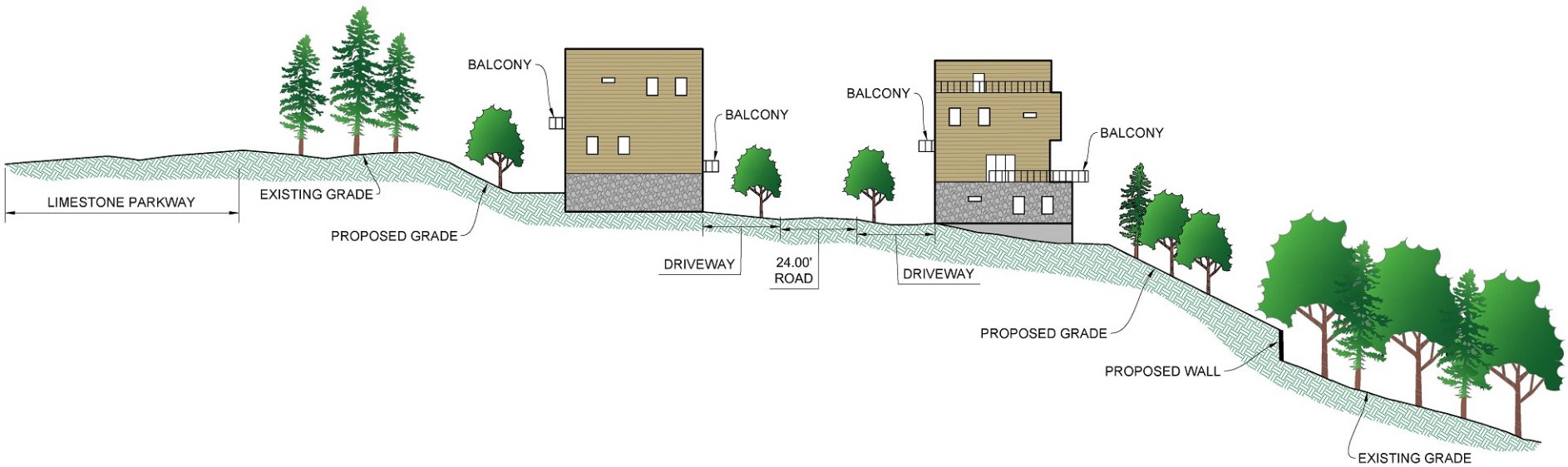
ANNEXATION AND REZONING PLAN
LIMESTONE TOWNHOMES
CITY OF GAINESVILLE
LAND LOT 126, 9th DISTRICT
HALL COUNTY, GA

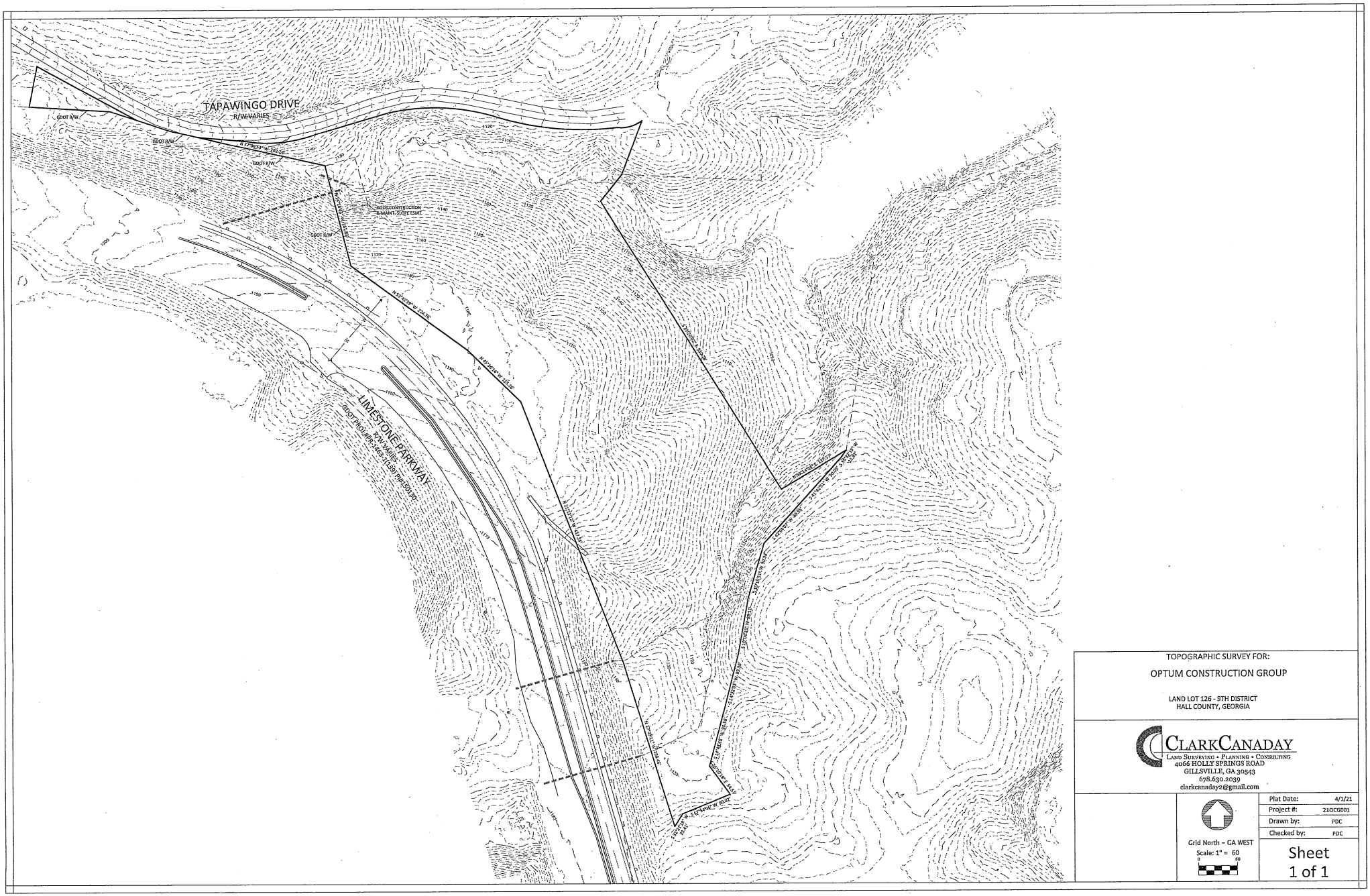
REVISIONS NO	DESCRIPTION	DATE

DATE: JULY 9, 2021

SCALE: 1" = 50'

SHEET: 1
JOB #21058


BALCONY
BALCONY
BALCONY
BALCONY
LIMESTONE PARKWAY
EXISTING GRADE
PROPOSED GRADE
DRIVEWAY
24.00'
ROAD
DRIVEWAY
PROPOSED GRADE
PROPOSED WALL
EXISTING GRADE



TOPOGRAPHIC SURVEY FOR:

OPTUM CONSTRUCTION GROUP

LAND LOT 126 - 9TH DISTRICT
HALL COUNTY, GEORGIA

CLARKCANADAY
LAND SURVEYING • PLANNING • CONSULTING
4066 HOLLY SPRINGS ROAD
GILLSVILLE, GA 30543
678.630.2039
clarkcanaday2@gmail.com

Grid North – GA WEST
Scale: 1" = 60
0 60

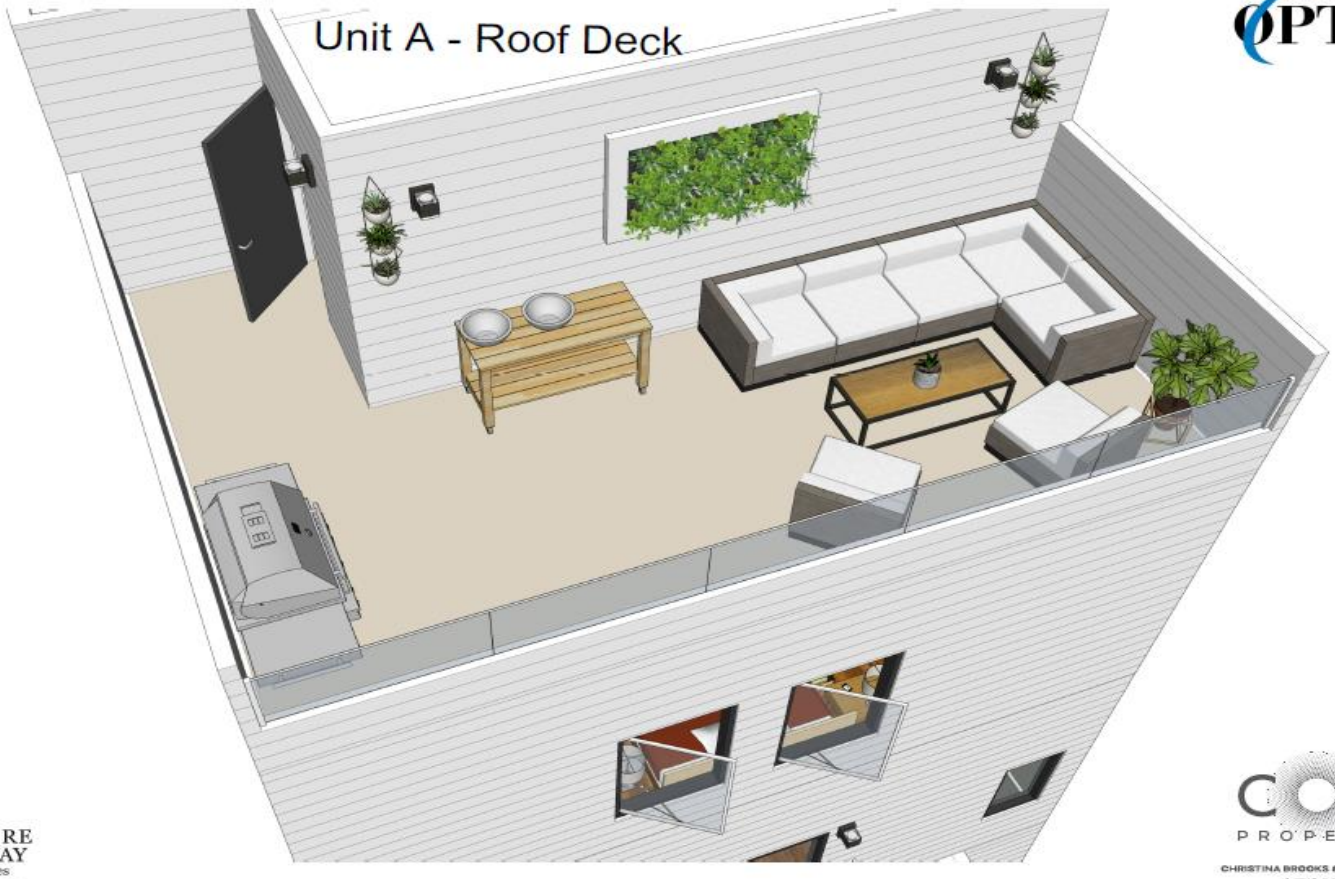
Plat Date:	4/1/21
Project #:	21OCG001
Drawn by:	PDC
Checked by:	PDC

Sheet
1 of 1

Limestone Parkway is on the left.

Looking at Limestone Parkway side.

Rear View



OPTUM Development

BERKSHIRE HATHAWAY HomeServices Georgia Properties

CORE PROPERTIES

CHRISTINA BROOKS & JOEY ABERCROMBIE
(470) 228-0846

OPTUM
Development

Unit A - Ground Floor

BERKSHIRE HATHAWAY HomeServices
Georgia Properties

CORE PROPERTIES
CHRISTINA BROOKS & JOEY ABERCROMBIE
(470) 228-0846
coreproperties@bhhsgeorgia.com

OPTUM
Development

Unit A - First Floor

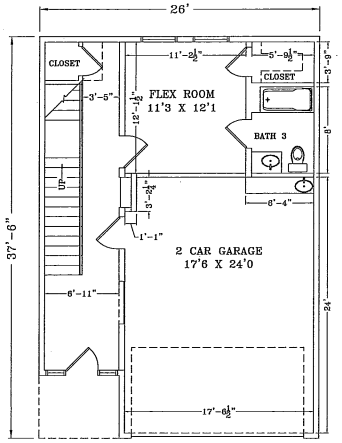
BERKSHIRE HATHAWAY HomeServices
Georgia Properties

CORE PROPERTIES
CHRISTINA BROOKS & JOEY ABERCROMBIE
(470) 228-0846

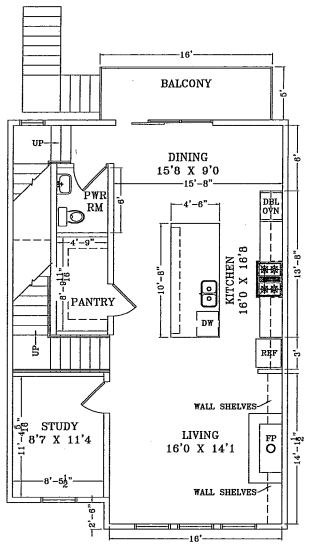
Unit A - First Floor

Unit A - First Floor

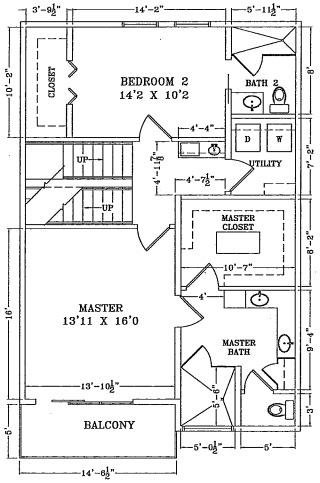
Unit A - Second Floor



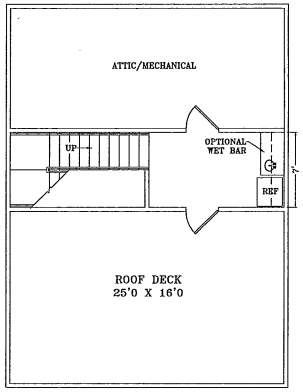
1 UNIT A – GROUND
Scale: 3/16" = 1'-0"



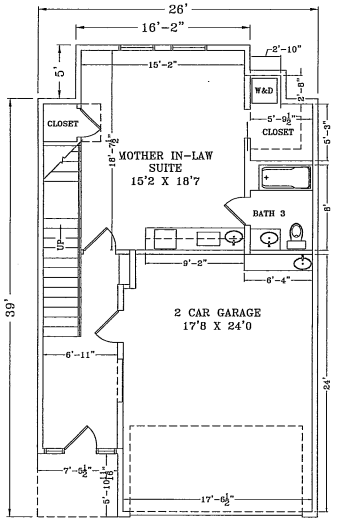
2 UNIT A – 1ST
Scale: 3/16" = 1'-0"



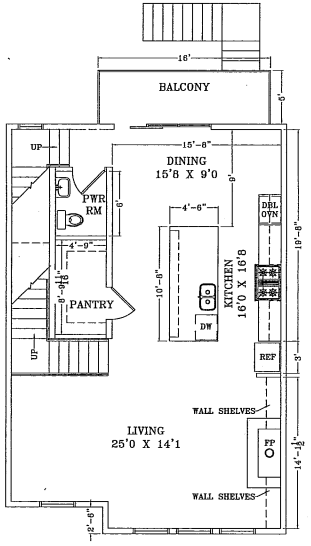
3 UNIT A – 2ND
Scale: 3/16" = 1'-0"



4 UNIT A – ROOF DECK
Scale: 3/16" = 1'-0"



5 UNIT A1 – GROUND
Scale: 3/16" = 1'-0"



6 UNIT A1 – 1ST
Scale: 3/16" = 1'-0"

UNIT A
2241 SF – HEATED
408 SF – GARAGE
407 SF – ROOF DECK
279 SF – ATTIC/MECHANICAL
152 SF – BALCONY

UNIT A1
2357 SF – HEATED
408 SF – GARAGE
407 SF – ROOF DECK
279 SF – ATTIC/MECHANICAL
152 SF – BALCONY

CEILING HEIGHTS
GROUND: 10'6
1ST: 11'0
2ND: 10'0

SEAL:

ENGINEER:

OPTUM
Construction Group

PROPOSED SCHEMATIC DESIGN FOR NEW TOWNHOUSES
LIMESTONE PARKWAY
GAINESVILLE, GEORGIA

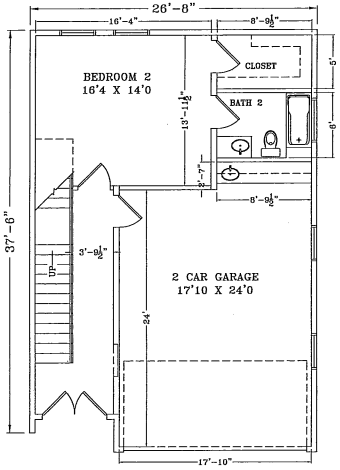
DRAWING REVISIONS
NO. DATE DESCRIPTION

PROJECT #: 2105B
DRAWN BY: AMcE
CHECKED BY: EW
DATE: 05.26.21

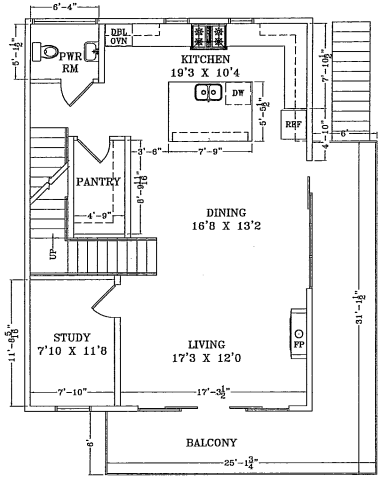
DRAWING TITLE:
UNIT A

DRAWING:
A1.1

SHEET OF



1 UNIT B – GROUND
Scale: 3/16" = 1'-0"



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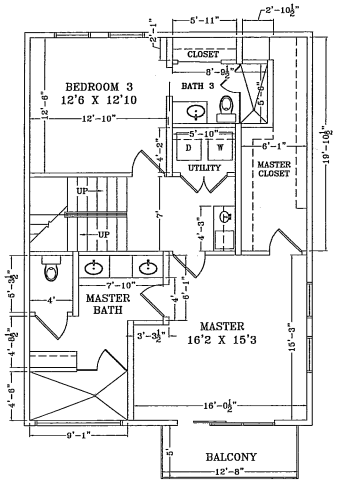
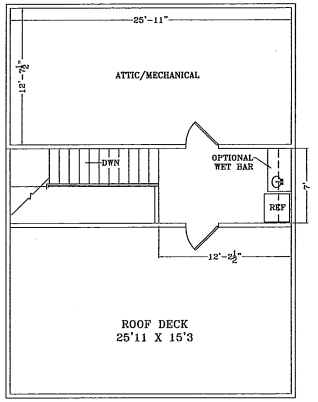
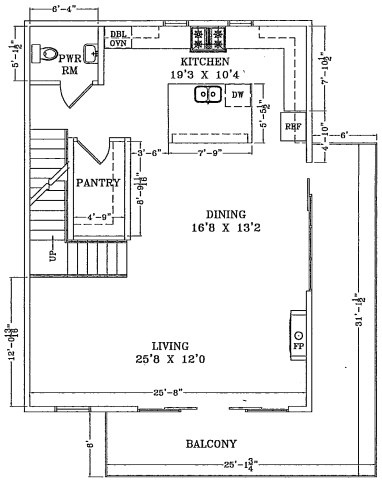
Scale: 3/16" = 1'-0"



3 UNIT B – 2ND
Scale: 3/16" = 1'-0"



4 UNIT B – ROOF DECK
Scale: 3/16" = 1'-0"



5 UNIT B1 – 1ST
Scale: 3/16" = 1'-0"

UNIT B & B1
2314 SF – HEATED
433 SF – GARAGE
398 SF – ROOF DECK
327 SF – ATTIC/MECHANICAL
366 SF – BALCONY

CEILING HEIGHTS
GROUND: 10'6
1ST: 11'0
2ND: 10'0

SEAL:

ENGINEER:

OPTUM Construction Group

PROPOSED SCHEMATIC DESIGN FOR NEW TOWNHOUSES
LIMESTONE PARKWAY
GAINESVILLE, GEORGIA

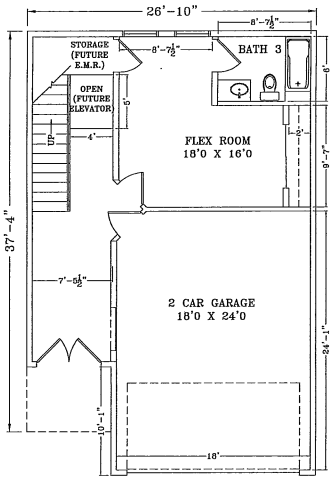
DRAWING REVISIONS
NO. DATE DESCRIPTION

PROJECT #: 2105B
DRAWN BY: AMcK
CHECKED BY: EW
DATE: 05.28.21

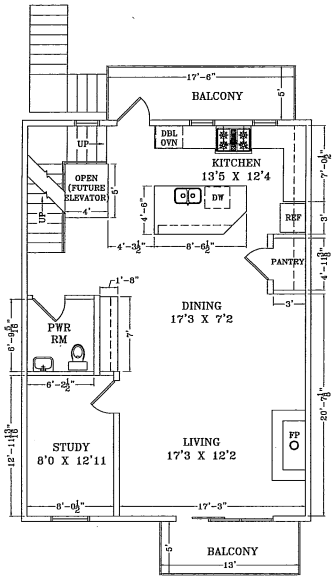
DRAWING TITLE:
UNIT B

DRAWING:
A1.2

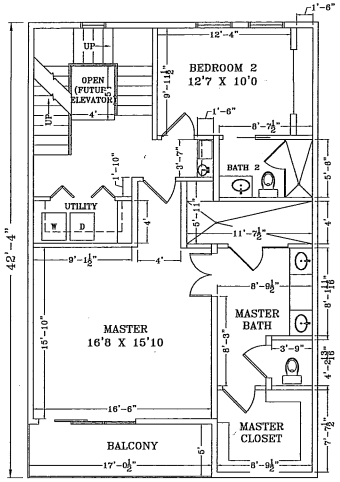
SHEET OF



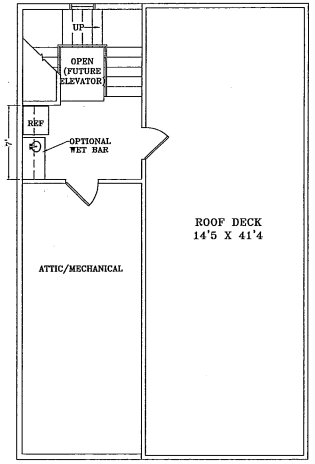
1 UNIT C – GROUND
Scale: 3/16" = 1'-0"



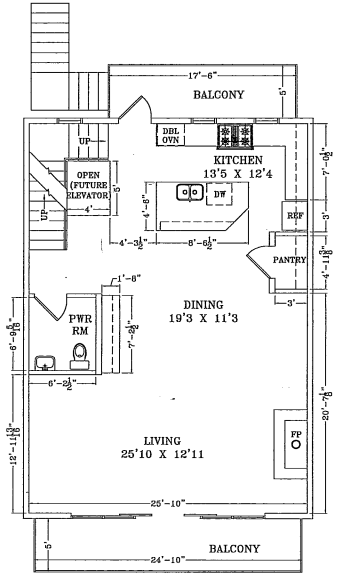
2 UNIT C – 1ST
Scale: 3/16" = 1'-0"



3 UNIT C – 2ND
Scale: 3/16" = 1'-0"



4 UNIT C – ROOF DECK
Scale: 3/16" = 1'-0"



5 UNIT C1 – 1ST
Scale: 3/16" = 1'-0"

UNIT C
2446 SF – HEATED
430 SF – GARAGE
606 SF – ROOF DECK
276 SF – ATTIC/MECHANICAL
274 SF – BALCONY

UNIT C1
2446 SF – HEATED
430 SF – GARAGE
606 SF – ROOF DECK
276 SF – ATTIC/MECHANICAL
297 SF – BALCONY

CEILING HEIGHTS
GROUND: 10'6
1ST: 11'0
2ND: 10'0

SEAL:

ENGINEER:

OPTUM
Construction Group

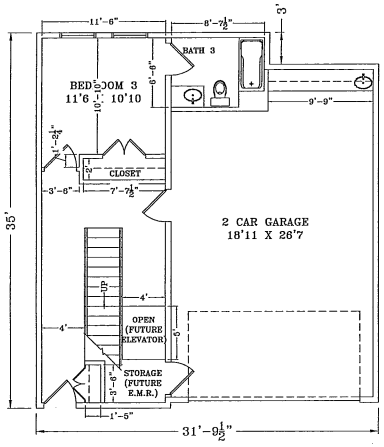
PROPOSED SCHEMATIC DESIGN FOR NEW TOWNHOUSES
LIMESTONE PARKWAY
GAINESVILLE, GEORGIA

DRAWING REVISIONS
REV. DATE DESCRIPTION

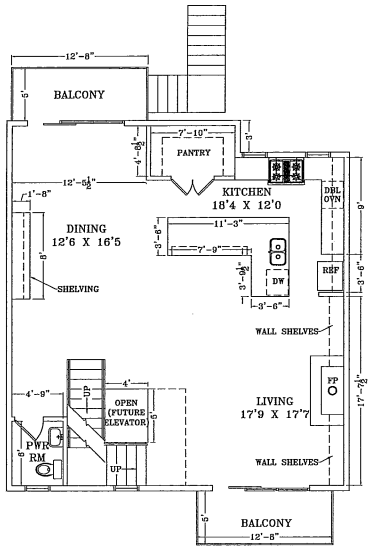
PROJECT #: 2105B
DRAWN BY: AMcK
CHECKED BY: EW
DATE: 05.28.21

DRAWING TITLE:
UNIT C

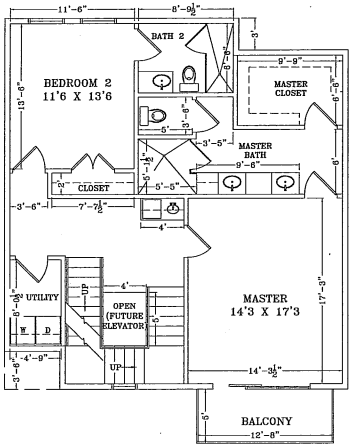
DRAWING:
A1.3
SHEET OF



1 UNIT D – GROUND
Scale: 3/16" = 1'-0"



2 UNIT D – 1ST
Scale: 3/16" = 1'-0"



3 UNIT D – 2ND
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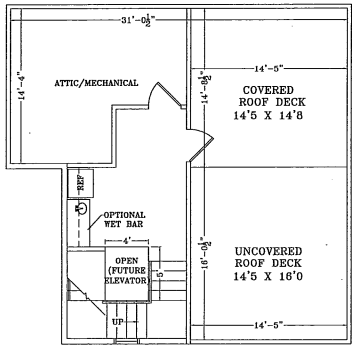
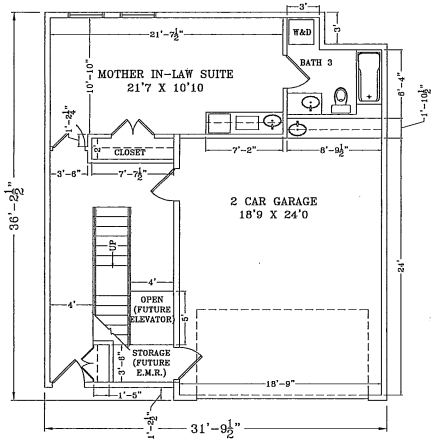


4 UNIT D – ROOF DECK
Scale: 3/16" = 1'-0"



5 UNIT D1 – GROUND
Scale: 3/16" = 1'-0"

UNIT D	UNIT D1
2439 SF – HEATED	2549 SF – HEATED
518 SF – GARAGE	450 SF – GARAGE
212 SF – ROOF DECK – COVERED	212 SF – ROOF DECK – COVERED
231 SF – ROOF DECK – UNCOVERED	231 SF – ROOF DECK – UNCOVERED
196 SF – ATTIC/MECHANICAL	196 SF – ATTIC/MECHANICAL
192 SF – BALCONY	192 SF – BALCONY

CEILING HEIGHTS
GROUND: 10'6
1ST: 11'0
2ND: 10'0

SEAL:

ENGINEER:

OPTUM Construction Group

PROPOSED SCHEMATIC DESIGN FOR NEW TOWNHOUSES
LIMESTONE PARKWAY
GAINESVILLE, GEORGIA

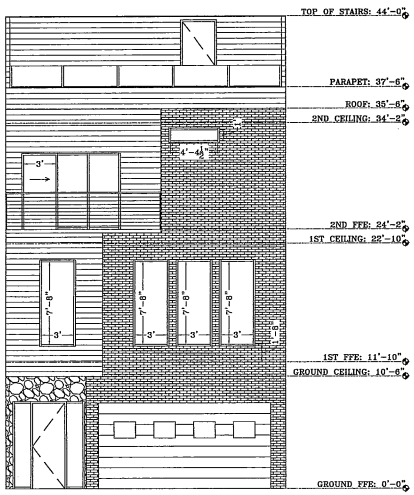
DRAWING REVISIONS
NO. DESCRIPTION DATE

PROJECT #: 2105B
DRAWN BY: AMcK
CHECKED BY: KW
DATE: 05.28.21

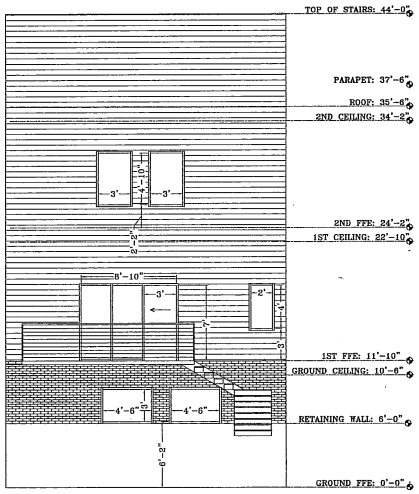
DRAWING TITLE:
UNIT D

DRAWING:
A1.4

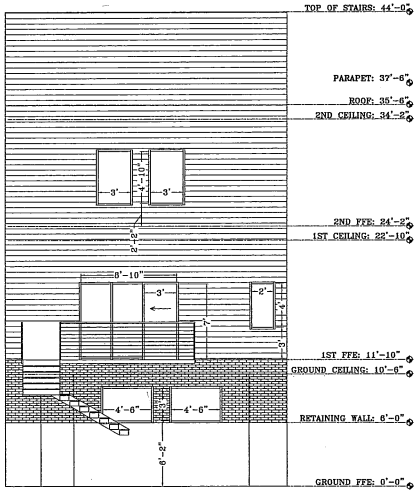
SHEET OF



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



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



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

SEAL:

ENGINEER:

OPTUM Construction Group

PROPOSED SCHEMATIC DESIGN FOR NEW TOWNHOUSES
LIMESTONE PARKWAY
GAINESVILLE, GEORGIA

DRAWING REVISIONS

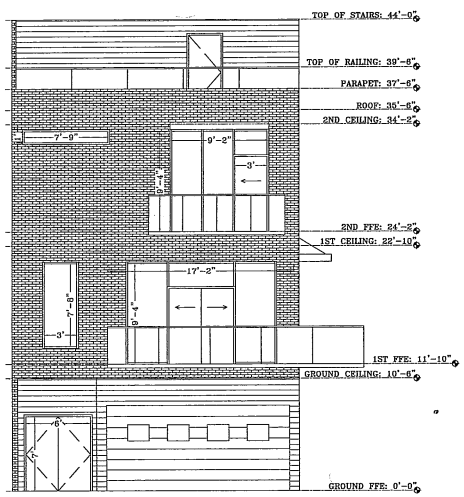
REV.	DATE	DESCRIPTION

PROJECT #: 2105B
DRAWN BY: AMcK
CHECKED BY: EW
DATE: 05.26.21

DRAWING TITLE:
UNIT A – EXTERIOR ELEVATIONS

DRAWING:
A2.1

SHEET OF



1 UNIT B – FRONT ELEVATION
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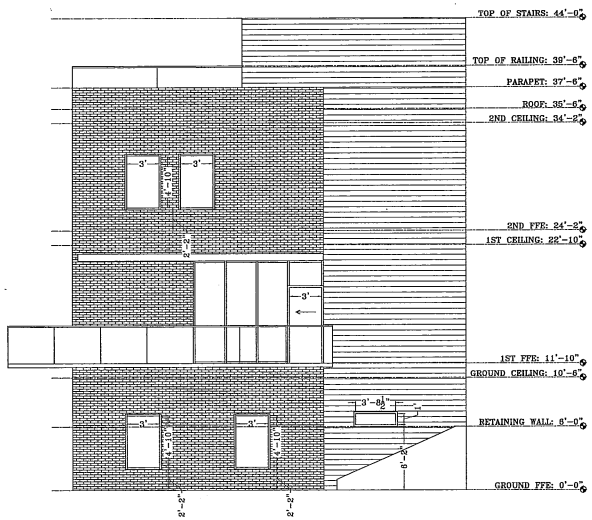
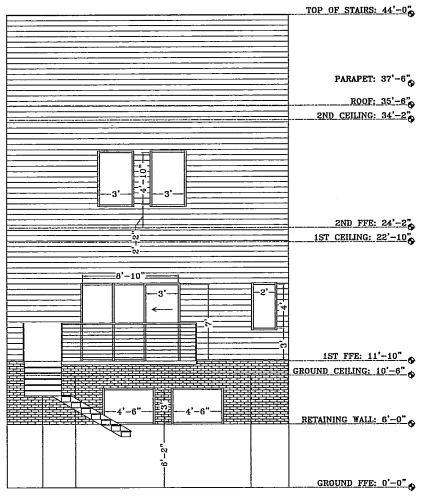


2 UNIT B – SIDE ELEVATION
Scale: 3/16" = 1'-0"



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

SEAL:

ENGINEER:

OPTUM Construction Group

PROPOSED SCHEMATIC DESIGN FOR NEW TOWNHOUSES
LIMESTONE PARKWAY
GAINESVILLE, GEORGIA

DRAWING REVISIONS

REV.	DATE	DESCRIPTION

PROJECT #: 2105B
DRAWN BY: AMcK
CHECKED BY: EW
DATE: 05.26.21

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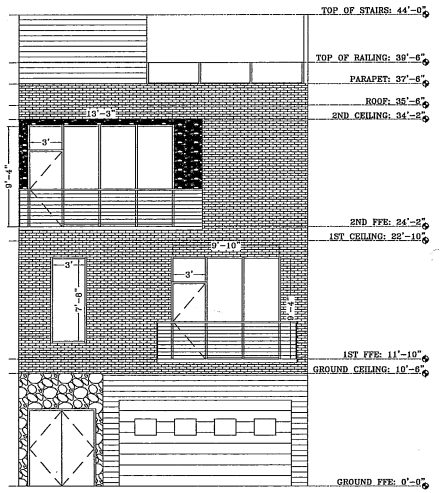
DRAWING TITLE:
UNIT B – EXTERIOR ELEVATIONS

DRAWING:
A2.2

SHEET OF



1 UNIT C – FRONT ELEVATION
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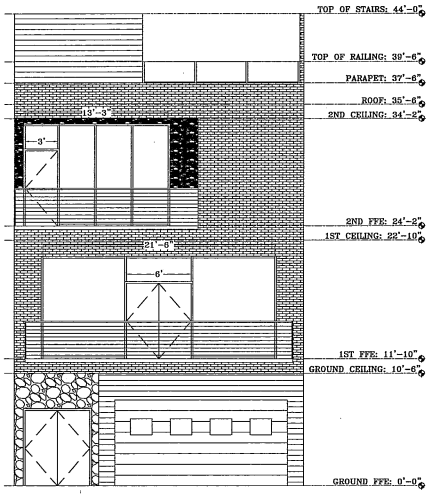

2 UNIT C1 – FRONT ELEVATION
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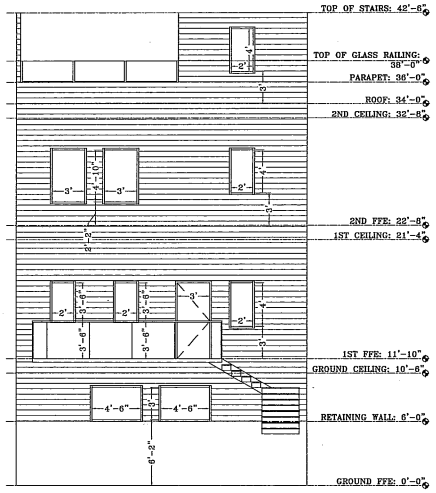


3 UNIT C – REAR ELEVATION
Scale: 3/16" = 1'-0"

SEAL:

ENGINEER:

OPTUM Construction Group

PROPOSED SCHEMATIC DESIGN FOR NEW TOWNHOUSES
LIMESTONE PARKWAY
GAINESVILLE, GEORGIA

DRAWING REVISIONS

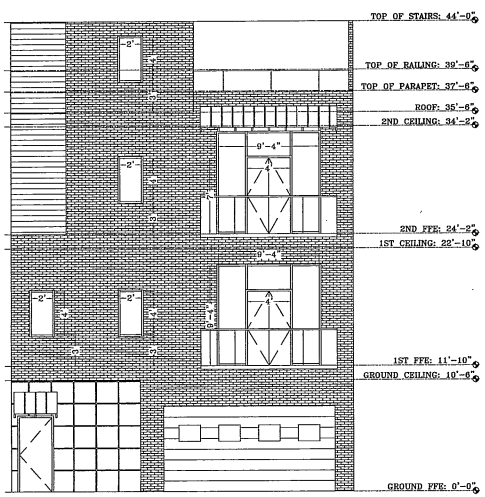
NO.	DATE	DESCRIPTION

PROJECT #: 2105B
DRAWN BY: AM+K
CHECKED BY: EW
DATE: 05.28.21

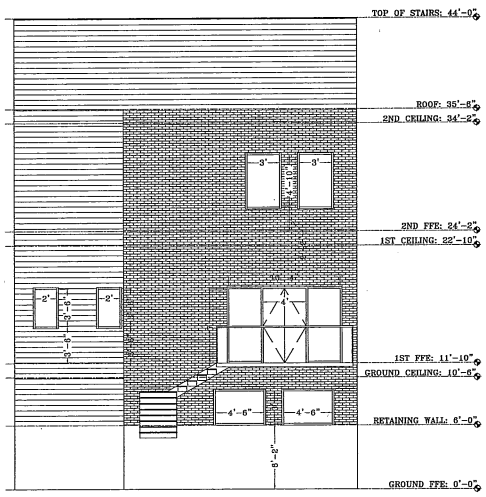
DRAWING TITLE:
UNIT C – EXTERIOR ELEVATIONS

DRAWING:
A2.3

SHEET OF



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



② UNIT D – FRONT ELEVATION
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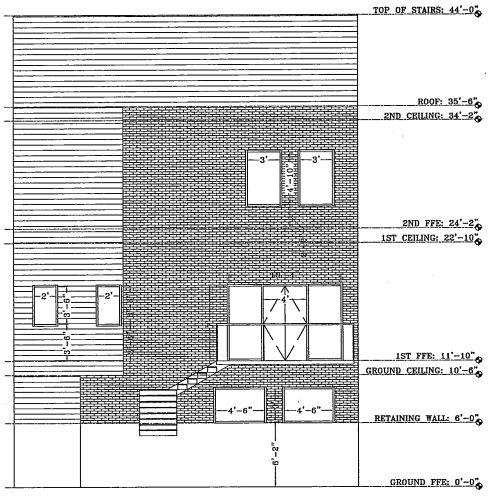


③ UNIT D1 – REAR ELEVATION
Scale: 3/16" = 1'-0"

SEAL:

ENGINEER:

PTUM Construction Group

PROPOSED SCHEMATIC DESIGN FOR NEW TOWNHOUSES
LIMESTONE PARKWAY
GAINESVILLE, GEORGIA

DRAWING REVISIONS

NO.	DATE	DESCRIPTION

PROJECT #: 2105B
DRAWN BY: AM+K
CHECKED BY: EW
DATE: 05.28.21

DRAWING TITLE:
UNIT D – EXTERIOR ELEVATIONS

DRAWING:
A2.4

SHEET OF

CITY OF GAINESVILLE

WORKSESSIONREQUEST

Date Submitted: 9/10/2021

Presenter: Angela Sheppard

Item of Business: Resolution: Tax Allocation District (TAD) Funding for "The National" at 111 Green Street

Meeting Date: 9/16/2021

Purpose of Request:
To consider a recommendation from the TAD Advisory Committee regarding TAD Funding for The National.

History/Background:
The National project will include a 130 room Courtyard by Marriott, 143 one and two bedroom apartment units, a parking deck and public plaza. The National has submitted an application for TAD Funding.

Facts & Issues for Consideration:
The TAD Advisory Committee met on 8/16/21 to consider the request from The National.

Department Recommendation:
Approve the recommendation from the TAD Advisory Committee

Department Director:
Bryan Lackey

If funding is involved, are funds approved within the current budget?
No

Amount Requested:
10,972,750

Source of Funds:
TAD

Finance Comments:

Administrative Comments:

ATTACHMENTS:

Description	Type
Resolution: TAD Funding for The National	Resolution
Presentation : The National	Powerpoint Presentation

RESOLUTION BR-2021-

TAX ALLOCATION DISTRICT (TAD) FUNDING FOR "THE NATIONAL" AT 111 GREEN STREET

WHEREAS, the governing body of the City of Gainesville is committed to the success of the redevelopment of Midtown Gainesville into a live, work and play area; and

WHEREAS, on October 17, 2006 the governing body of the City of Gainesville adopted the Midtown Redevelopment Plan and created Tax Allocation District (TAD) Number One – Midtown pursuant to the Georgia Redevelopment Powers Law (O.C.G.A. § 36-44-1 et seq.) as the next steps in the City's redevelopment effort to reinvigorate Midtown; and

WHEREAS, the City of Gainesville will only consider applications for TAD financing for purposes or uses that are consistent with the definition of "redevelopment" as defined in the Georgia Redevelopment Powers Law [O.C.G.A. § 36-44-3(5)], with said eligible purposes or uses including public works and utilities, telecommunications infrastructure, street/streetscape improvements, parks and open space amenities, transit facilities and public parking structures, pedestrian amenities and safety improvements, and site preparation; and

WHEREAS, upon approval of a request for TAD funding, a TAD Development Agreement between the applicant/developer and the City shall be executed, and shall specify the eligible expenses, what method of funding will be utilized (i.e. pay-as-you-go, bank financing, bond financing or other method), and any special conditions and performance standards of the developer; and

WHEREAS, an application involving the construction of a 130 room Courtyard by Marriott hotel and a 143-unit multi-family development at 111 Green Street known as The National, hereinafter "project," was reviewed by the TAD Advisory Committee and determined to achieve the TAD criteria; and

WHEREAS, the TAD Advisory Committee unanimously recommended approval of the TAD funding request of up to $10,972,750 for the following uses with the following conditions and payment schedule:

Use:

- **Land**
- **Grading and Excavation**
- **Utilities and Stormwater**
- **Curbs, Sidewalk and Paving**
- **Landscaping**
- **Soil Stabilization**
- **Demolition**
- **Concrete Finishing and Masonry**
- **Handrails, Balconies & Louvers**
- **Plaza and Waterproofing**

Conditions:

- **Permitted project must be in substantial conformance with the architectural renderings and budget submitted with the TAD application.**
- **In order to receive TAD funds, new sidewalks, curb & gutter, and landscaping must be installed at the developer's expense on Washington, Green and Spring streets, in accordance with the City's streetscaping standards, as evidenced by the streetscaping in the surrounding downtown area.**

RESOLUTION BR-2021-

TAX ALLOCATION DISTRICT (TAD) FUNDING FOR "THE NATIONAL" AT 111 GREEN STREET

Payment Schedule:

Up to $10,972,750 in TAD funds shall be made payable upon submittal of paid invoices for the purchase of and/or labor to complete or install the items specified under "Use" above, based upon the schedule and conditions listed below:

- **Reimbursement will be distributed on an annual basis based on the TAD increment generated by The National for that calendar year.**
- **Reimbursement will begin the calendar year after the calendar year in which the first Certificate of Occupancy is obtained for either the hotel or apartments.**
- **The total period for reimbursement of up to the maximum of $10,972,750 shall not exceed a period of 15 calendar years, which period shall commence upon the first calendar year in which any reimbursement is paid to the applicant.**

NOW, THEREFORE, BE IT RESOLVED THAT the governing body for the City of Gainesville hereby approves the TAD application of up to $10,972,750 for The National at 111 Green Street.

BE IT FURTHER RESOLVED THAT that the governing body for the City of Gainesville hereby approves funding for the redevelopment improvement from the increment generated by The National project and that is deposited into the Tax Allocation District Fund.

BE IT FURTHER RESOLVED THAT the governing body authorizes the City Manager and City Attorney to prepare and execute a TAD Development Agreement to effectuate the terms and conditions of the funding, use and payment schedule.

Adopted this _____ day of _____, 2021.

_____

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

THE NATIONAL
TAD RECOMMENDATION

September 16, 2021
Council Work Session

Engine 209 Park
Internal Revenue Service (IRS) Taxpayer...
Rock Creek Veterans Park
Gainesville Square
The National
111 Green Street
Hall County Probate Court
Hall County Courthouse
Gainesville City Hall
Gainesville Inspection Services Division
Westminster Christian School

Green
Spring St

MARRIOTT
COURTYARD
THE NATIONAL
PARKING
COURTYARD BY MARRIOTT

MARRIOTT
COURTYARD
COURTYARD BY MARRIOTT

Project Overview
Hotel

- Hotel- Courtyard by Marriott
  - 130 Rooms (including 5 Suites)
  - Limited-Service Restaurant
  - Indoor/Outdoor Bar
  - Fitness Center
  - Gathering Meeting Space

Project Overview
Hotel Interior Design

Project Overview
The National Apartments

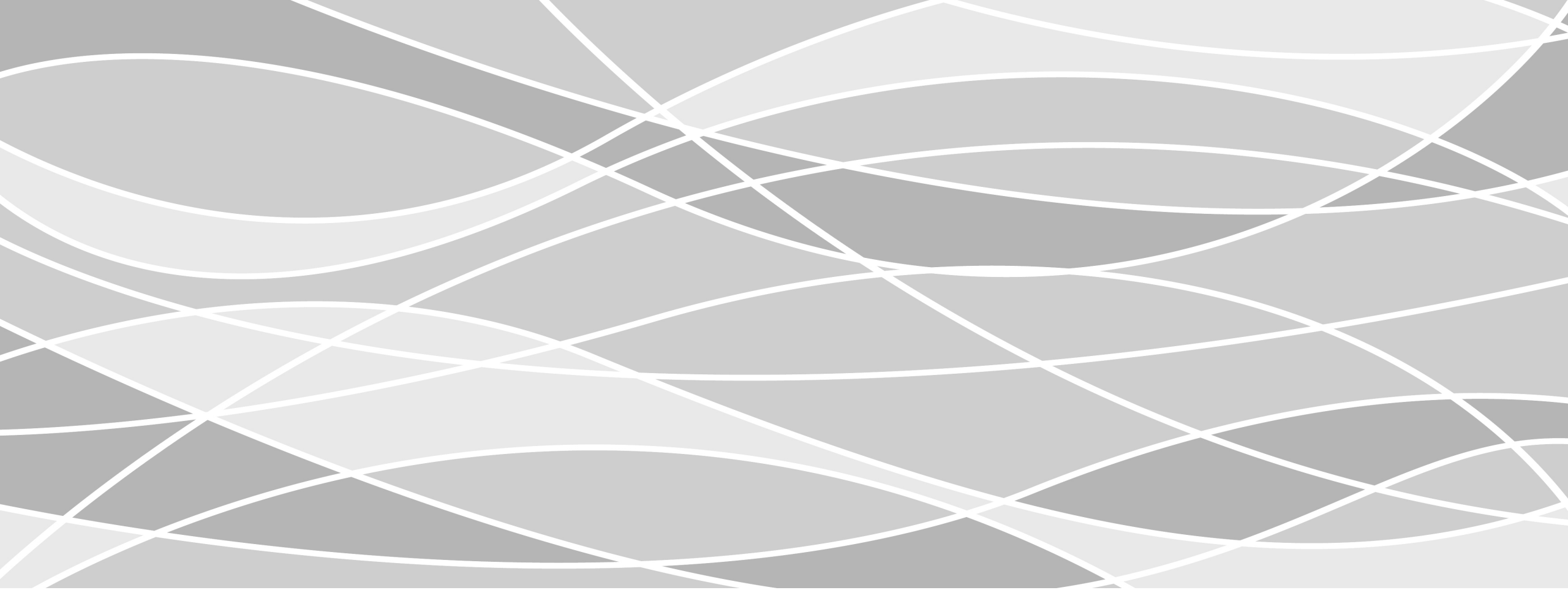
- The National Apartments
  - 143 High-end Apartment Units
  - Common Gathering Space
  - Fitness Center
  - Storage Units

Project Overview
Plaza Design

- Outdoor Plaza
  - Outdoor Space
  - Lawn
  - Outdoor Seating and Dining
  - Fire pits
  - Multiple Points of Access

Development Project Cost

Courtyard Hotel	$27,819,999
Structured Parking Deck	$8,508,703
The National Apartment Tower	$35,144,699
PROJECT TOTAL	**$71,473,402**
TAD REQUEST	**$11,718,333.12**



PROPERTY VALUATION

Steve Watson

ESTIMATED VALUE AT COMPLETION

	1/1/2024 EST	CONDITIONS
HOTEL	$28,441,489	Hotel/Motels on Income Countywide ty2024
APARTMENTS	$40,229,170	Apartments on Income - Classified A+ Downtown/Walkable
TOTAL	$68,670,659	

"We Appraise Property & We Value People"

HALL COUNTY
GEORGIA

TAD ADVISORY COMMITTEE RECOMMENDATION

TAD POTENTIAL

	The National
Valuation	
2006 Base Fair Market Value	$3,612,374
2021 Assessed Value	$2,300,000
TAD Potential	
Based on Tax Assessor's Value of:	$68,670,659
15 Year Estimated TAD (100% Assessed Value)	$11,841,063

TADAC RECOMMENDATION

Payment Schedule:

- Up to $10,972,750 in TAD funds shall be made payable upon submittal of paid invoices based upon the schedule and conditions listed below:
  - Reimbursement will be distributed on an annual basis based on the TAD Increment generated by the project for that calendar year.
  - Reimbursement will begin the calendar year after the first Certificate of Occupancy is obtained for either the Hotel or Apartments.
  - Reimbursement shall not exceed a period of 15 calendar years or $10,972,750, whichever occurs first.

STAFF RECOMMENDATION

Conditions:

- Permitted project is in substantial conformance with the architectural renderings and budget submitted with the application.
- New sidewalks, curb and gutter and landscaping must be installed on Washington, Green and Spring streets, in accordance with the City's streetscaping standard.

QUESTIONS

CITY OF GAINESVILLE

WORKSESSIONREQUEST

Date Submitted: 9/10/2021

Presenter: Danny Dunagan

Item of Business: Appointment(s): Airport Advisory Committee

Meeting Date: 9/16/2021

Purpose of Request:
The purpose of this request is to address the expired terms for positions held by Casey Graybeal and Rodney Smith.

History/Background:
The AAC follows the guidelines of the City Charter and the Code of Ordinances as well as the requirements set forth in Business Resolution 2011-43. Members serve three-year terms.

Facts & Issues for Consideration:
Casey Graybeal and Rodney Smith have confirmed a willingness to serve another term. The outstanding debt verification process has been completed with no concerns.

Department Recommendation:
Consider the nominations as submitted by the Mayor.

Department Director:
Danny Dunagan

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
AAC Members	Backup Material
AAC Attendance Report	Backup Material

AIRPORT ADVISORY COMMITTEE

POST	LAST NAME	FIRST NAME	APPOINTED	REAPPOINTED	EXPIRATION
Ward 1	Graybeal	Casey	5/2/2017	8/21/2018	9/4/2021
Ward 2	Smith	Rodney	9/5/2006 UE	3/17/2009 9/4/2012 9/1/2015 8/21/2018	9/4/2021
Ward 3	Haynes	John	3/4/2014	5/2/2017 6/16/2020	6/16/2023
Ward 4	Nivens	Allen	5/19/2020		5/19/2023
Ward 5	Kemp, Jr.	Alvin (Lee)	1/6/2004 UE	2/7/2006 3/17/2009 3/4/2014 5/2/2017 5/19/2020	5/19/2023
Hall County Representative	Wayne	Alan	12/13/2007	6/5/2012 8/18/2015 8/21/2018 7/20/2021	6/5/2024
EX-OFFICIO Representative	Brooks	Barbara	1/19/2021		1/4/2022
EX-OFFICIO Representative	Clay	Juli	1/19/2021		1/4/2022
Airport Manager Chair	Poole	Lisa			

TERM: Three year terms

NOTE: Council makes all appointments
Hall County makes recommendations to the Council
Public Works Director (or designee) serves as Chair with voting privileges

CONTACT: Lisa Poole, Lee Gilmer Airport Manager

UPDATED: 7/29/21 ag

AIRPORT ADVISORY COMMITTEE ATTENDANCE REPORT

MEETING			BOARD MEMBER							
	DATE	TYPE	GRAYBEAL	SMITH	HAYNES	NIVENS	KEMP	WAYNE	CLAY	BROOKS
1	8/13/2019	R	1	1	1	1	1	0	N/A	N/A
2	11/12/2019	R	0	0	1	1		0	N/A	N/A
3	2/11/2020	R	1	0	1	1	1	1	1	N/A
4	5/12/2020	CANCELED								
5	8/11/2020	CANCELED								
6	11/10/2020	R	1	1	1	1	0	0	1	1
7	2/9/2021	R	0	1	1	1	0	1	1	1
8	5/11/2021	R	0	1	1	0	0	1	1	1
9	8/10/2021	R	0	1	0	1	0	0	1	0
10										
11										
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27										
28										
	TOTAL	**7**	**3**	**5**	**6**	**6**	**2**	**3**	**5**	**3**
	ATTENDANCE %		**43%**	**71%**	**86%**	**86%**	**29%**	**43%**	**100%**	**75%**

TYPE MEETING: **R** = Regular Scheduled Meeting **C** = Called Meeting

ATTENDANCE: **0** = Absent **1** = Attended

NOTES:

Submitted By: Lisa Poole **Date:** 8/25/2021

Recording Secretary

CITY OF GAINESVILLE

WORKSESSIONREQUEST

Date Submitted: 9/14/2021

Presenter: Danny Dunagan

Item of Business: Appointment(s): Housing Authority

Meeting Date: 9/16/2021

Purpose of Request:
The purpose of this request is to address the expired term position for Mary Brown. The appointment term will be for one-year.

History/Background:
The Housing Authority follows the guidelines within Georgia Code (Section 8-3-50) as well as the City Charter and the City Code of Ordinances. Appointees serve a five-year term.

Facts & Issues for Consideration:
Mary Brown serves as the Resident Commissioner. The outstanding debt verification process has been completed with no concerns.

Department Recommendation:
To consider the nomination as submitted by the Mayor.

Department Director:
Danny Dunagan

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
Housing Authority Members	Backup Material
HA Attendance Report	Backup Material

HOUSING AUTHORITY

POST	LAST NAME	FIRST NAME	APPOINTED	REAPPOINTED	EXPIRES
Commissioner	Thompson	Faron	8/16/2011 UE	8/18/2015 7/21/2020	8/18/2025
Commissioner	Cochran	Broughton	2/16/2010	5/5/2015 5/19/2020	5/19/2025
Commissioner	Smallwood	Darryl	10/1/1997	8/20/2002 9/2/2008 3/4/2014 2/19/2019	3/4/2024
Resident Commissioner	Brown	Mary	8/16/2011	9/6/2016	9/6/2021
Commissioner	Figueras	Myrtle	1/19/2016 UE	1/22/2019	2/4/2024
Ex-Officio	Couvillon	Sam	1/7/2020	1/19/2021	1/4/2022

TERM: Five year terms

CONTACT: Beth Brown, Executive Director
Housing Authority
P.O. Box 653
Gainesville, GA 30503
770-536-1294
bbrown@gainesvillehousing.org
www.gainesvillehousing.org

UPDATED: 1/20/2021

HOUSING AUTHORITY ATTENDANCE REPORT

MEETING			BOARD MEMBER					
	DATE	TYPE	NAME	NAME	NAME	NAME	NAME	NAME
			Cochran	Thompson	Smallwood	Brown	Figueras	Couvillon
1	8/21/2019	R	1	1	1	1	1	N/A
2	9/18/2019	R	1	1	0	1	0	N/A
3	10/28/2019	R	0	1	1	1	1	N/A
4	11/20/2019	R	1	1	0	1	1	N/A
5	12/18/2019	R	1	1	1	0	0	N/A
6	1/15/2020	R	1	0	1	0	1	0
7	2/19/2020	Cancelled						
8	3/18/2020	Virtual	1	1	1	1	1	0
9	4/29/2020	Virtual	1	1	0	0	1	0
10	5/20/2020	Virtual	0	1	1	1	1	1
11	6/17/2020	Cancelled						
12	7/15/2020	Virtual	1	0	1	1	1	1
13	8/19/2020	Virtual	1	1	1	1	0	1
14	9/16/2020	Virtual	1	1	1	1	1	1
15	10/14/2020	Virtual	1	1	1	1	1	1
16	11/6/2021	Virtual	1	1	0	0	1	1
17	12/16/2021	Cancelled						
18	1/20/2021	Virtual	1	1	1	1	1	1
19	2/17/2021	Virtual	1	1	1	1	1	1
20	3/17/2021	Cancelled						
21	4/21/2021	Virtual	0	1	1	0	1	1
22	5/26/2021	Virtual	1	1	1	1	1	1
23	6/23/20221	R	1	1	1	1	0	1
24	7/21/2021	Cancelled						
25	8/18/2021	R	0	1	1	1	1	1
26								
26								
	TOTAL	**20**	**16**	**18**	**16**	**15**	**16**	**12**
	ATTENDANCE %		**80%**	**90%**	**80%**	**75%**	**80%**	**80%**

TYPE MEETING: **R** = Regular Scheduled Meeting **C** = Called Meeting

ATTENDANCE: **0** = Absent **1** = Attended

NOTES:

Submitted By: Shanna Kennedy **Date:** **9/15/2021**

Recording Secretary