



**CALL TO ORDER**

**MINUTES**

**A. Minutes of November 8, 2022**

**OLD BUSINESS**

**NEW BUSINESS**

**A. Annexation**

- 1) Request from **Jaime Torres** to annex a 0.35± acre tract located on the north side of Mountain View Road, between Atlanta Highway and Memorial Park Place (a/k/a **1930 and 1942 Mountain View Road**) and to establish a zoning of Residential-II (R-II).  
Ward Number: Five  
Tax Parcel Number(s): 08-009-007-002 and 002A  
Request: Four townhomes
- 2) Request from **Rochester & Associates, LLC** to annex a 3.674± acres tract located on the north side of Aviation Boulevard, between Queen City Parkway and Dorsey Street (a/k/a **1010 Aviation Boulevard**) and to establish a zoning of Heavy Industrial (H-I).  
Ward Number: Four  
Tax Parcel Number(s): 00-051-002-011 (Part)  
Request: Expansion of poultry freezer and processing

**MISCELLANEOUS**

**ADJOURNMENT**



## CITY OF GAINESVILLE

### Planning and Appeals Board Agenda Request

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**Item Created:** December 5, 2022  
**Date Submitted:** December 6, 2022  
**Final Approval Date:** December 6, 2022  
**Presenter:** Matt Tate, Community & Economic Development Dept Deputy Director  
**Item of Business:** Minutes of November 8, 2022  
**Meeting Date:** January 10, 2023

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**Purpose of Request:**

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

**Facts & Issues / History & Background:**

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

**Department Recommendation:**

Approval of the minutes as presented.

**Department Director:**

Rusty Ligon

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

**Amount Requested:**

**Sources of Funds:**

**Finance Comments:**

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**Administrative Comments:**

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**Attachments:**

1. 2022-11-08 PAB DRAFT minutes

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

**CALL TO ORDER**     Chairman Carter at 5:30 p.m.

**Members Present:**   Chairman Doug Carter and Board Members Rich White, Eddie Martin, Kelvin Simmons and Ryan Thompson

**Members Absent:**   Vice-Chair Jane Fleming and Board Member Carmen Delgado

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

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

**MINUTES OF OCTOBER 11, 2022**

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

Motion made by Board Member White

Motion seconded by Board Member Simmons

**Vote – 4 favor, 3 absent (Fleming, Delgado, Thompson arrived at 5:32 pm)**

**OLD BUSINESS**

**NEW BUSINESS**

**A. Annexation Request**

- 1) Request from **Jim Shorkey Real Estate 12, LLC** to annex a total of 6.76± acres located on the south side of Browns Bridge Road, east of Old Flowery Branch Road, having road frontage on Zander Drive (a/k/a **0 Browns Bridge Road**) and to establish a zoning of Light Industrial (L-I).

Ward Number:             Five

Tax Parcel Number(s): 08-007-003-003

Request:                    Expansion of existing auto dealership

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

The applicant is proposing to annex the 6.76± acres subject property with a zoning of Light Industrial (L-I). The property is zoned Light Industrial (L-I) within unincorporated Hall County and is located within the Gateway Corridor Overlay Zone. The adjacent uses include auto sales and service-related uses and Georgia Powder Coating. The front half of the property contains a large asphalt parking lot. The rear half of the property is mostly wooded and contains a small family graveyard known as the Stringer Family Cemetery which will remain undisturbed. The applicant desires to bring the remaining portion of property within the city limits in order to expand the auto dealership. The intent is to replace the existing Mazda sales and service building with a two-story, 26,730 square foot building that will complement the adjacent Jim Shorkey Cadillac dealership.

The property is located within the *Commercial* land use category and within the *West Side* character area which supports a mixture of commercial uses.

The Planning Division staff is recommending **conditional approval** of this annexation request with **Light Industrial (L-I)** zoning, based on the Comprehensive Land Use Plan and the adjacent commercial land use.

**Applicant Presentation:** **David Anderson**, 2491 Thrasher Road, Buford, Georgia stated he is a surveyor with Alliance Engineering and Planning, the civil engineers for the site. He said they agree with the request and are glad to answer any questions about the property.

**FAVOR:** None

**OPPOSE:** None

**There was a motion to recommend conditional approval of the annexation request for expansion of an existing auto dealership and establish zoning as Light Industrial (L-I) with the following conditions:**

**Conditions**

- 1. The proposed buildings shall meet the exterior building material requirements of the Gateway Corridor Overlay Zone.**
- 2. Prohibited uses for the subject property shall include adult novelty stores, group homes, crisis centers, adult entertainment centers, pawn shops, dollar-type stores, massage parlors, hookah lounge, tobacco or vaping stores, gas station/convenience stores, tire stores, auto parts stores, marine sales or repair stores, automated or non-automated car washes, truck stops, coin-laundry facilities, tattoo parlors, psychics, fortune tellers, clairvoyants and the like.**

Motion made by Board Member Martin

Motion seconded by Board Member White

**Vote – 5 favor, 2 absent (Fleming, Delgado)**

**ADJOURNMENT**

**There was a motion to adjourn the meeting at 5:35 p.m.**

Motion made by Board Member Thompson

Motion seconded by Board Member Martin

**Vote – 5 favor, 2 absent (Fleming, Delgado)**

Respectfully submitted,

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Doug Carter, Chairman

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Gwen Fleming, Recording Secretary



## CITY OF GAINESVILLE

### Planning and Appeals Board Agenda Request

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**Item Created:** December 5, 2022  
**Date Submitted:** December 19, 2022  
**Final Approval Date:** December 20, 2022  
**Presenter:** Matt Tate, Community & Economic Development Dept Deputy Director  
**Item of Business:** Request from **Jaime Torres** to annex a 0.35± acre tract located on the north side of Mountain View Road, between Atlanta Highway and Memorial Park Place (a/k/a **1930 and 1942 Mountain View Road**) and to establish a zoning of Residential-II (R-II).  
**Meeting Date:** January 10, 2023

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#### **Purpose of Request:**

The applicant is proposing to annex the subject property with a zoning of Residential-II (R-II) in order to connect to sewer for a maximum of four townhome units. The property is zoned Residential-II (R-II) within unincorporated Hall County. The property consists of two parcels and contains two older rental homes that will be demolished. The townhomes will be two stories and approximately 1,260 square feet of heated floor space with a one-car garage. Access is planned from one driveway on Mountain View Road. The adjacent properties include various office, retail, restaurant and undeveloped property.

#### **Facts & Issues / History & Background:**

#### **Department Recommendation:**

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

#### **Department Director:**

Rusty Ligon

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

**Amount Requested:**

**Sources of Funds:**

**Finance Comments:**

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**Administrative Comments:**

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#### **Attachments:**

1. Staff Recommendation Report
2. Location Maps
3. Narrative
4. Site plan
5. Subdivision plat
6. Survey
7. Floor plan
8. Elevations



**GAINESVILLE PLANNING and APPEALS BOARD  
STAFF RECOMMENDATION**

**Applicant and Property Owner**..... Jaime Torres  
**Location**..... 1930 and 1942 Mountain View Road  
**Request**..... Annex with R-II  
**Total Acres** ..... 0.35±  
**Ward**..... Five  
**Proposed Use**..... Four townhomes  
**Planning Division Staff Recommendation** ..... **Approval, with conditions**  
**Date**..... January 10, 2023

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

The applicant is proposing to annex the subject property with a zoning of Residential-II (R-II) in order to connect to sewer for a maximum of four townhome units. The property is zoned Residential-II (R-II) within unincorporated Hall County. The property consists of two parcels and contains two older rental homes that will be demolished. The townhomes will be two stories and approximately 1,260 square feet of heated floor space with a one-car garage. Access is planned from one driveway on Mountain View Road. The adjacent properties include various office, retail, restaurant and undeveloped property.

▪ **Adjacent Land Use and Zoning**

| Location  | Use                                                 | Zoning                 |
|-----------|-----------------------------------------------------|------------------------|
| Northeast | Plaza Tapatia (City)                                | General Business (G-B) |
| Northwest | Single-family homes (County)                        | Residential-II (R-II)  |
| Southeast | Plaza Tapatia (City)                                | General Business (G-B) |
| Southwest | Abandoned property and Single-family homes (County) | Residential-II (R-II)  |

▪ **Other Departmental Comments**

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:*

**2022** – A request by CA Holdings, LLC to amend a 17.28± acres tract located within the Mundy Mill development at 0 Mundy Mill Road, SW and 0 Old Oakwood Road, SW zoned Planned Unit Development (P-U-D) was conditionally approved for industrial warehouse / distribution uses.

**2021** – A request by Scott Stringer to amend a 57.29± acres tract located within the Mundy Mill development at 0 Mundy Mill Road, SW and 0 Old Oakwood Road, SW zoned Planned Unit Development (P-U-D) was conditionally approved to change the location of multi-family apartments and industrial/ office/ warehouse uses.

**2020** – A request by Smith, Gambrell & Russell, LLP to annex a 4.01± acres tract with a zoning of Light Industrial (L-I) located at 2500 West Park Drive was conditionally approved for an existing industrial warehouse use.

**2018** – A request by Hydro Extruder, LLC to annex a 10.98± acres tract and a 11.29± acres tract with a zoning of Light Industrial (L-I) located at 2829 Mountain View Road and 2949 Old Oakwood Road was conditionally approved to expand the existing industrial use.

▪ **Staff Analysis**

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

The adjacent and nearby property consists of a mixture of single-family, multi-family, and commercial uses. The surrounding zonings are Residential-II (R-II) and Highway Business (H-B) within unincorporated Hall County and Residential-II (R-II) and General Business (G-B) within the City of Gainesville. Much of the development within the immediate area has included multi-family and commercial retail/restaurant growth. The Retreat at Chicopee single-family and townhome subdivision is currently under development in the county to the west off of Titshaw Road. It appears the proposal is suitable given the variety of uses that surround the property.

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

The proposed use should not adversely affect the existing use or usability of adjacent or nearby property over and above what uses are currently zoned for the property. The proposal includes residential space limited to four townhomes which will function similarly to the nearby multi-family and single family uses.

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

Housing would be an appropriate long-term use for this area. The Future Development Map for the City of Gainesville places the property within the *Commercial* land use category. The proposed rental townhomes will serve as a transitional use between the adjacent commercial and single-family property.

According to the Character Area map for the City of Gainesville, the subject properties are located within the Westside character area which appears to support the applicant's proposal. The Westside character area is abound with traditional neighborhoods and includes more diverse housing such as ranch homes built between 1930 and 1960, mobile homes, a few apartment complexes and some new construction. Many of the older neighborhoods need revitalization.

If approved the proposed rental townhomes should have minimal impacts on the adjacent and nearby property given the assortment of uses that surround the property and the small scale of the proposal. The surrounding properties should continue to operate without being impacted negatively.

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

The subject property is zoned Residential-II (R-II) in Hall County. In Hall County, this zoning district prohibits the development of multi-family housing. Once annexed into the City of Gainesville Residential-II (R-II) could be developed for multi-family housing.

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

City water, sewer and public safety services are currently provided to the property. Gainesville Fire Station #4 is located off of Memorial Park Drive and is approximately 0.5± mile from the subject property.

The proposal will slightly increase ingress and egress traffic movements on Mountain View Road. According to the Institute of Transportation Engineers (ITE) Trip Generation Handbook (9th Edition), the townhomes on average could generate 23± new trips per day, 2± A.M. and P.M. peak hour trips.

The proposed use will have minimal impact on the Gainesville City School System given there are only four residential units proposed. Nearby larger residential developments such as the Catalina Subdivision have children that attend City schools which are provided bus service.

**(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?**

This property is located near older single family and multi-family residential development. A residential development appears to make sense and would be a compatible use for this property. The proposed four townhomes would serve a larger number of people, than the allowed two single-family rental homes, without negatively impacting the character of the area. It would also help revitalize the existing neighborhood.

Revitalizing neighborhoods is an important goal of the Gainesville Comprehensive Plan. The city does this by engaging in neighborhood revitalization activities, demolition of dilapidated housing, and acquisition of vacant parcels. This development would provide a well-established neighborhood with new quality construction and a desirable housing option.

**(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, the proposal, with the recommended zoning conditions appears to promote a reasonable balance between the interests of the City, the property owner, and neighboring residents and property owners.

▪ **Staff Recommendation**

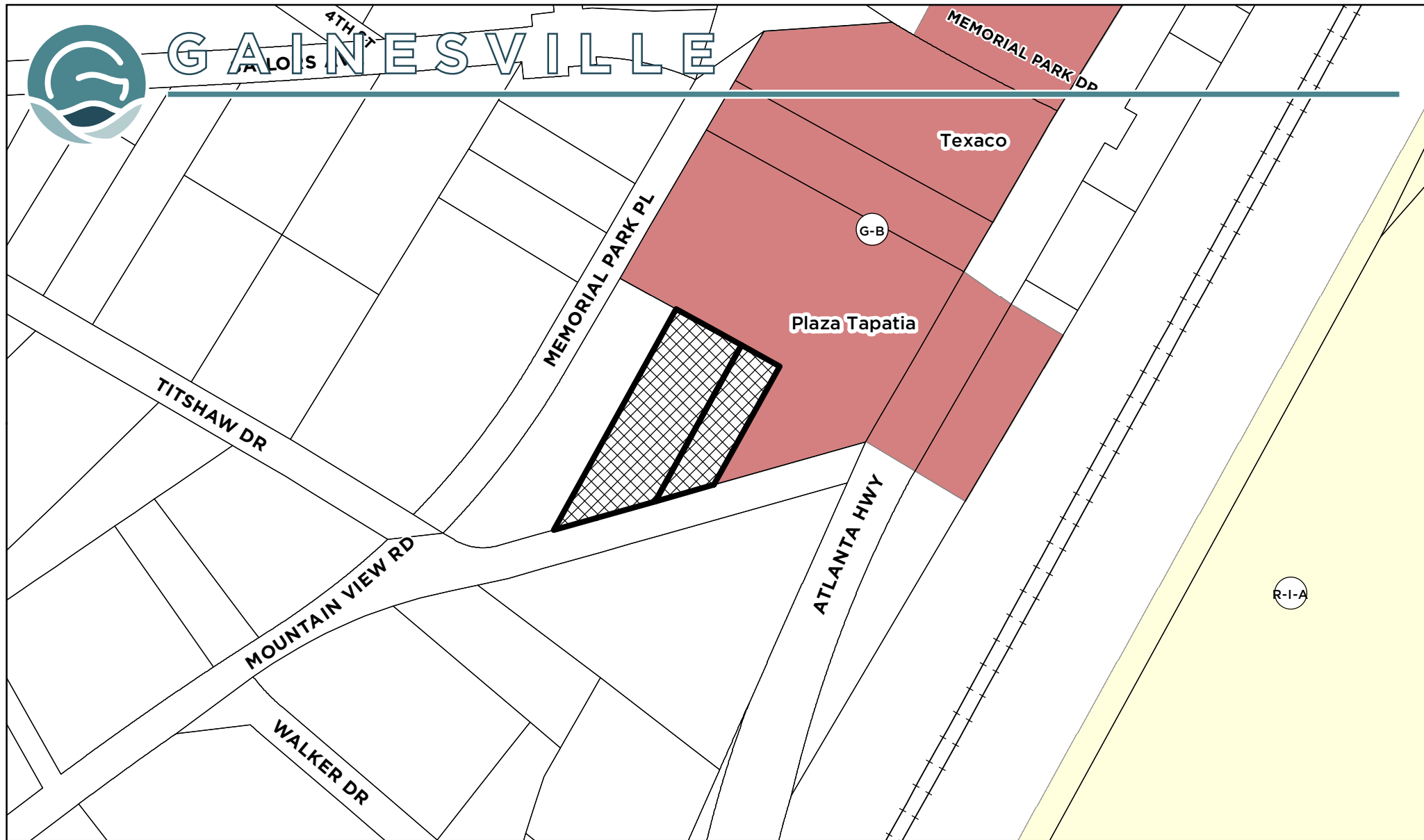
The Planning Division staff is recommending **conditional approval** of this annexation request with **R-II zoning**, based on the Comprehensive Plan and the adjacent residential and non-residential land uses.

**Conditions**

1. The development shall be generally consistent with the site plan and the architectural style of the elevation drawings submitted with this annexation application to include a mixture of cementitious siding and brick or stone materials on the front and two sides of the building. In addition, each townhome unit shall be constructed with architectural roof shingles and provide for a side-by-side or tandem two car garage.
2. All outdoor equipment and items such as trash receptacles, grills, recreational equipment and such shall be screened from view from Mountain View Road and Memorial Park Place.
3. All access point design for the subject property shall be submitted for review by Hall County Public Works, and 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.
4. An updated as-built boundary survey/plat of the subject property, indicating all improvements required for the proposed use, shall be recorded prior to obtaining a Certificate of Occupancy.



# GAINESVILLE



Applicant:

**JAIME TORRES**

Request:

Annex 0.35+/- acre tract and establish zoning as Residential-II (R-II) for four townhomes

## ANNEXATION REQUEST

Subject Property Address:

1930 & 1942 Mountain View Road

Tax Parcel:

08-009-007-002 & 002A



Subject Property

Meeting Date: 01/10/2023

Map Prepared: 11/30/2022

0 60 120 180 240 Feet

SCALE: 1" = 117'





# GAINESVILLE



Applicant:

**JAIME TORRES**

Request:

Annex 0.35+/- acre tract and establish zoning as Residential-II (R-II) for four townhomes

## ANNEXATION REQUEST

Subject Property Address:

1930 & 1942 Mountain View Road

Tax Parcel:

08-009-007-002 & 002A



Subject Property

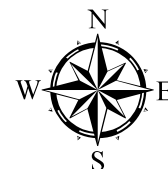
Aerial from 2021

Meeting Date: 01/10/2023

Map Prepared: 11/30/2022

0 110 220 330 440 Feet

SCALE: 1" = 208'

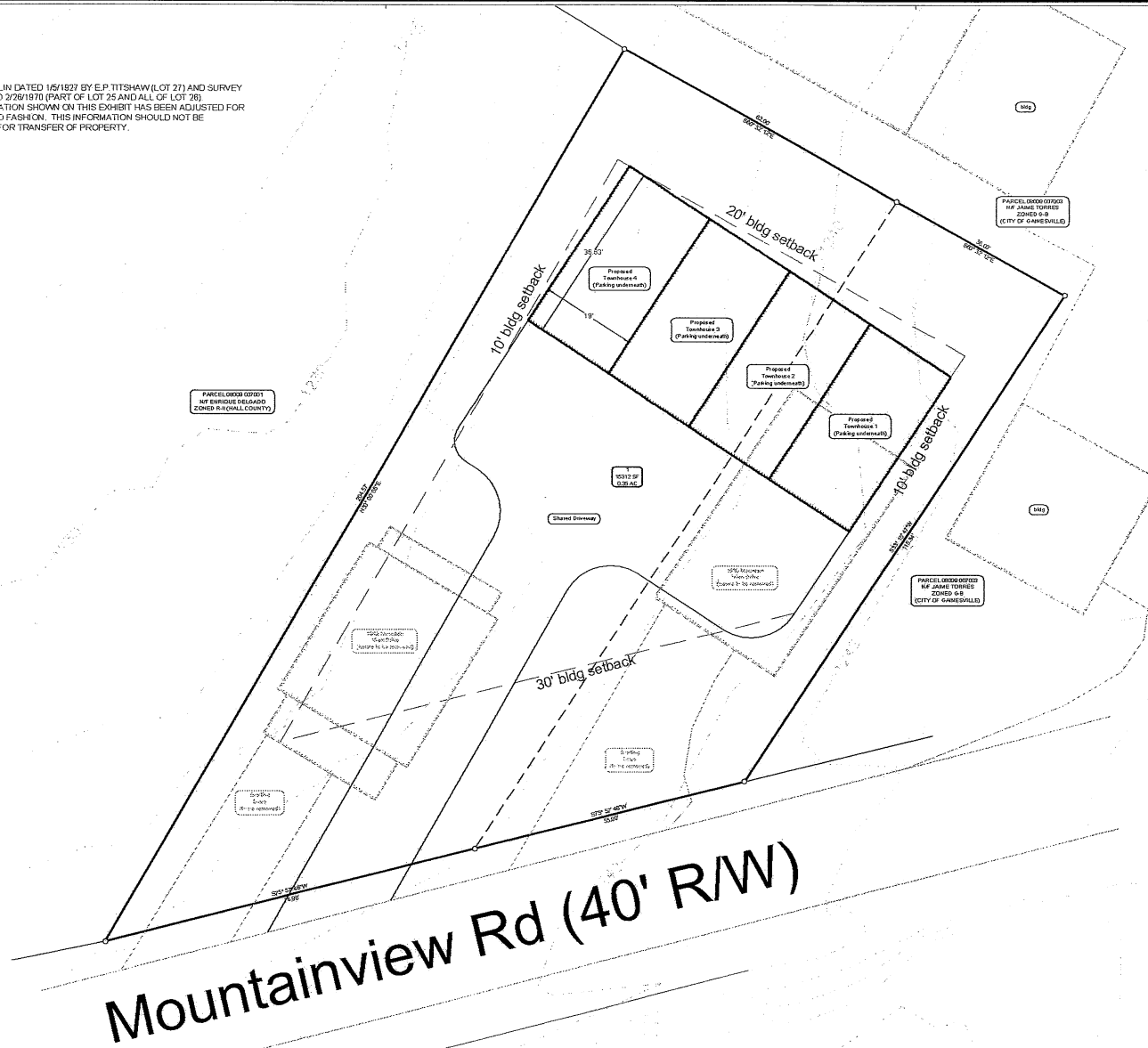


## Narrative

Owner wishes to remove two older and run-down single family residential units on Mountainview Drive and replace with 4 townhomes. The owner wishes to annex the property into the City of Gainesville in order to have access to sewer. The site is currently zoned R-II in Hall County. Surrounding property is commercially zoned and developed and owned by the applicant except for the parcel directly to the west which is zone R-II, undeveloped, and not owned by the applicant. This area has a mix of commercial and residential uses that would lend itself well to a townhome use on the property. All of the townhomes will share a single drive. The area underneath the townhomes will be utilized for parking and storage.

P:\Users\j226... 2/22/2022 2:02:09 Mountainview Townhomes\Map\_2022-02-09.dwg Plotter: New York, 2022-10-10 10:30am Printed By: JMS/Karm Copyright © 2022 • ALL RIGHTS RESERVED • DRAWINGS MAY NOT BE REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION

ANNEXATION (ZONED R-II)  
SETBACKS  
30 FT FRONT  
10 FT SIDE  
20 FT REAR  
SEWER TYPE - PUBLIC SEWER - CITY OF GAINESVILLE  
WATER TYPE - PUBLIC WATER - CITY OF GAINESVILLE  
BOUNDARY INFORMATION FROM PLAT OF SUBDIVISION FOR F. M. TUMLIN DATED 1/5/1927 BY E.P. TITSHAW (LOT 27) AND SURVEY OF PROPERTY OF BILLY J. PETHEL BY HENRY GRADY JARRARD DATED 2/26/1970 (PART OF LOT 25 AND ALL OF LOT 26).  
TOPOGRAPHY INFORMATION FROM USGS TOPOGRAPHY. THE INFORMATION SHOWN ON THIS EXHIBIT HAS BEEN ADJUSTED FOR CLOSURE AND FITTED TO STATE PLANE COORDINATES IN A COMPILED FASHION. THIS INFORMATION SHOULD NOT BE CONSIDERED A PLAT OF THE PROPERTY AND SHOULD NOT BE USED FOR TRANSFER OF PROPERTY.



CONCEPT PLAN - NOT FOR CONSTRUCTION



J M Smith Engineering LLC  
ENGINEERS AND CONSULTANTS  
1000 PEARCE BLVD, SUITE 200  
GAINESVILLE, FLORIDA 32609  
LOCAL (888) 344-1111  
TOLL FREE (800) 344-1111  
WWW.JMSMITHENGINEERING.COM

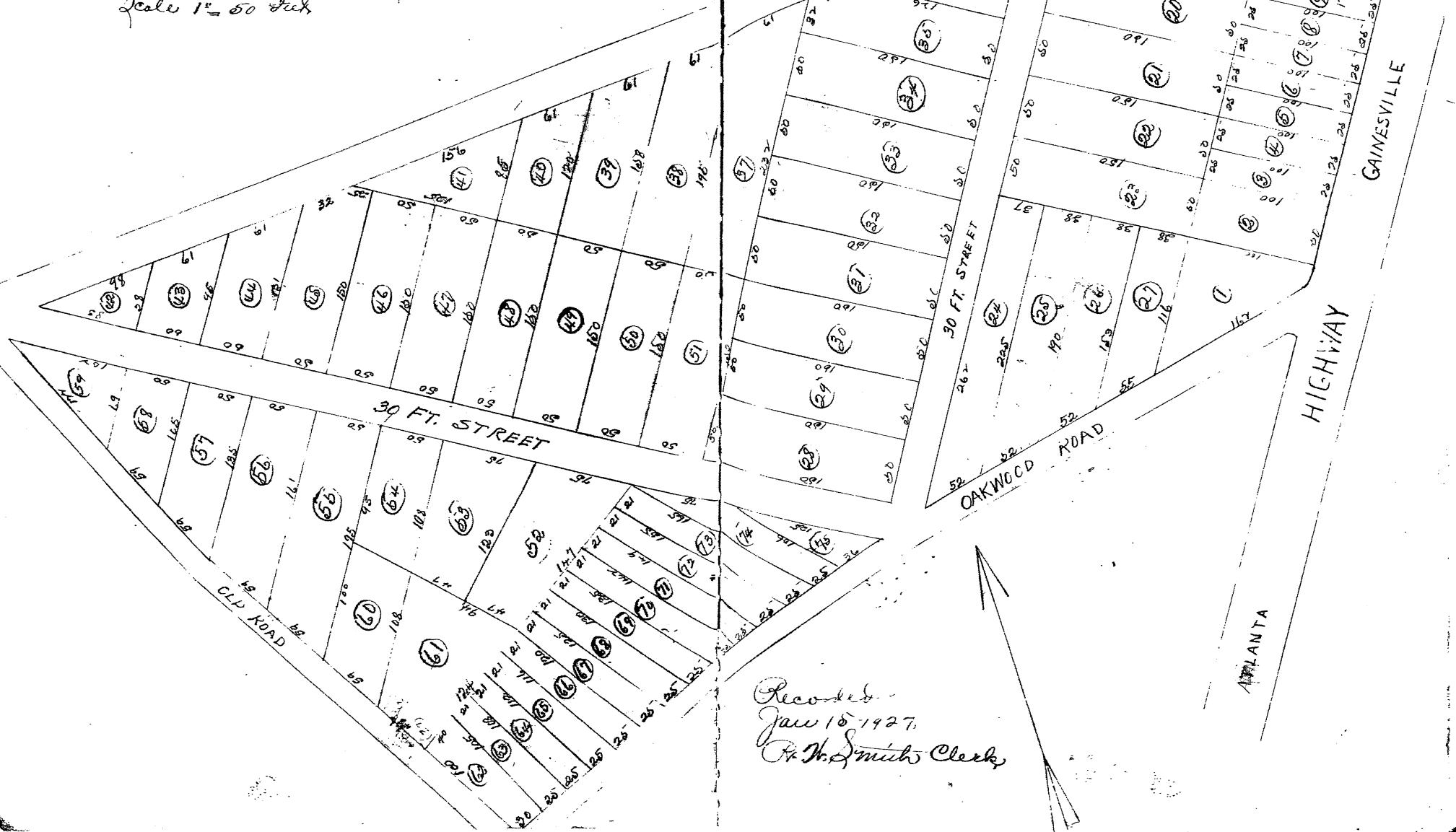


|        |        |        |
|--------|--------|--------|
| DATE   | DATE   | DATE   |
| 1/1/22 | 1/1/22 | 1/1/22 |
| 1/1/22 | 1/1/22 | 1/1/22 |
| 1/1/22 | 1/1/22 | 1/1/22 |

Mountainview Drive Townhomes  
Residential  
J. M. Smith, Inc.  
J. M. Smith, Inc.  
J. M. Smith, Inc.  
J. M. Smith, Inc.

SHEET NUMBER  
**EX1**  
OF 13

Subdivision  
 Property of F. M. Tumlin  
 Gainesville, Hall County Georgia  
 Surveyed Jan'y 5-1927, by E. L. Fitcher.  
 Scale 1" = 50 Feet



Recorded  
 Jan 15 1927.  
 F. W. Smith Clerk



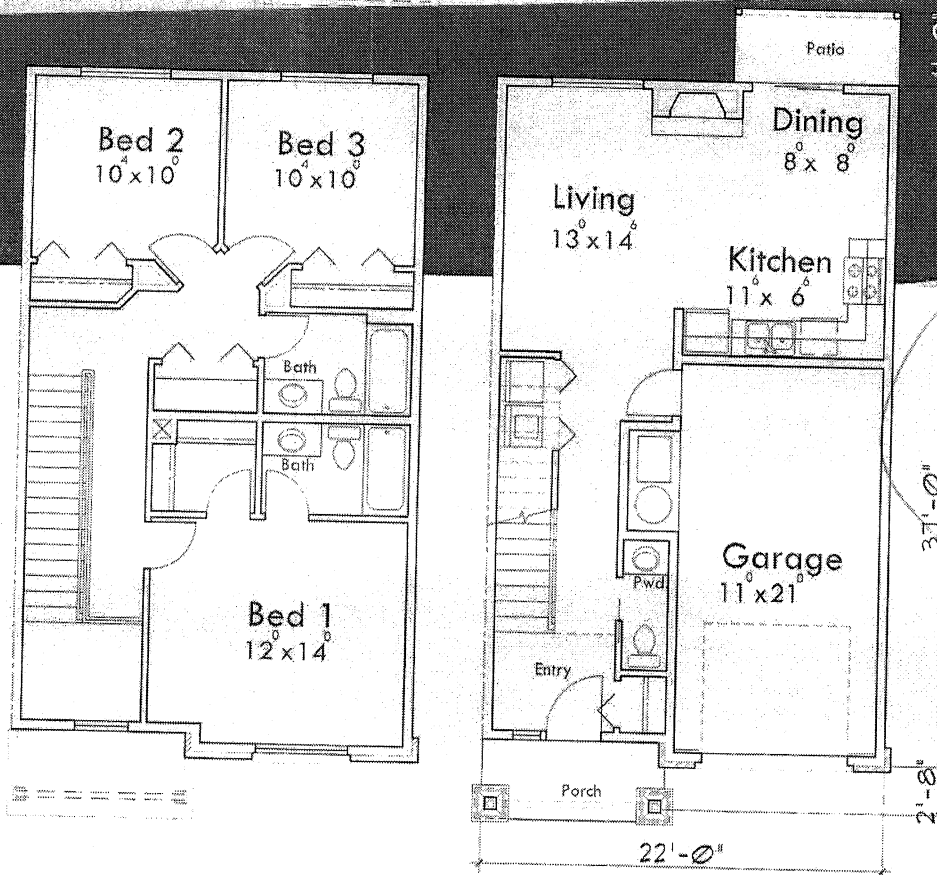
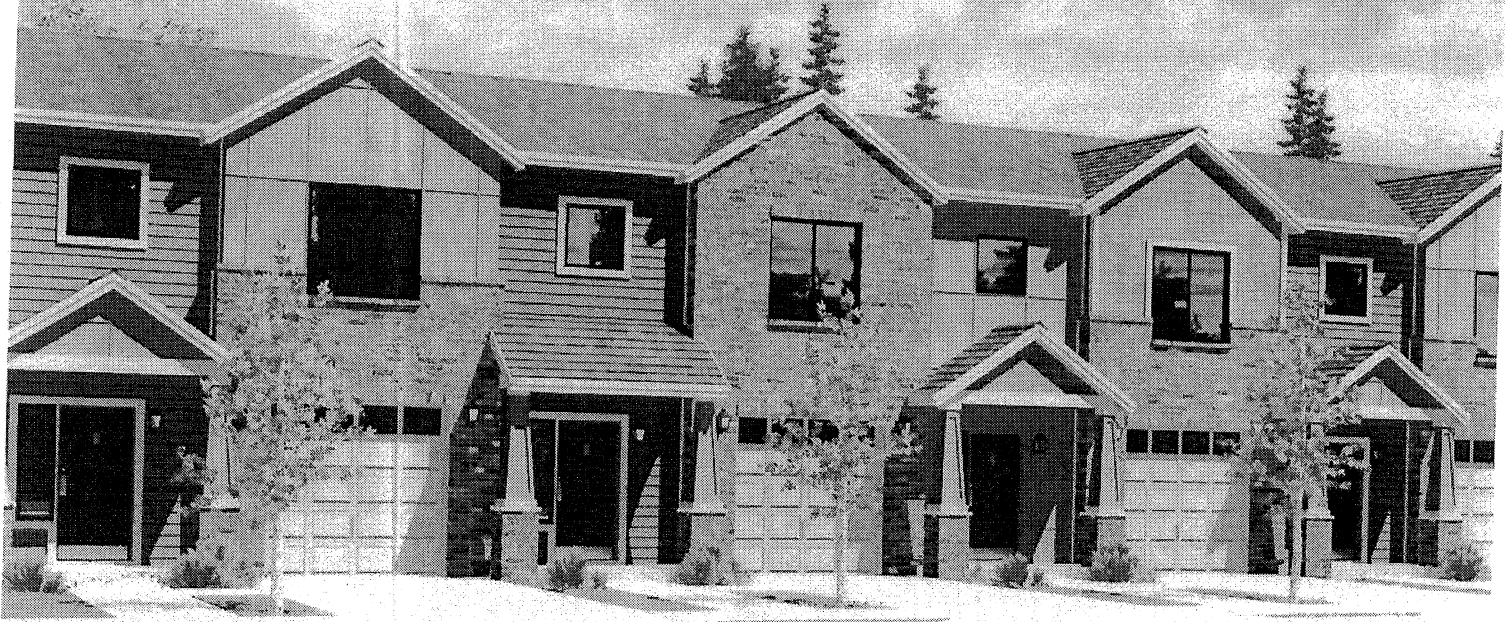
## PLAN #F-597

MAIN FLR. 540 SQ. FT.

UPPER FLR. 720 SQ. FT.

TOTAL 1260 SQ. FT.

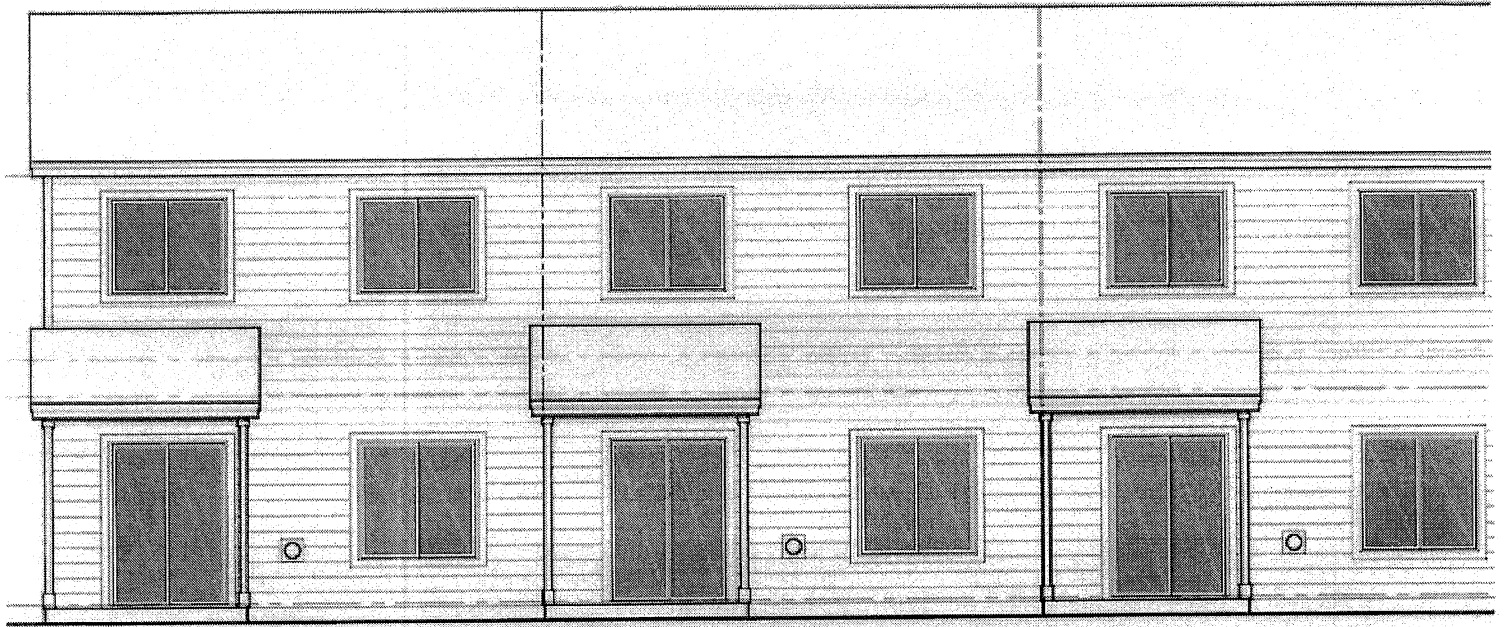
GARAGE 263 SQ. FT.



Art work may vary  
from building plans

1930 AND 1942  
MOUNTAIN VIEW  
GARAGE UNIT GA 30504





REAR ELEVATION



## CITY OF GAINESVILLE

### Planning and Appeals Board Agenda Request

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**Item Created:** December 5, 2022  
**Date Submitted:** December 19, 2022  
**Final Approval Date:** December 20, 2022  
**Presenter:** Matt Tate, Community & Economic Development Dept Deputy Director  
**Item of Business:** Request from **Rochester & Associates, LLC** to annex a 3.674± acres tract located on the north side of Aviation Boulevard, between Queen City Parkway and Dorsey Street (a/k/a **1010 Aviation Boulevard**) and to establish a zoning of Heavy Industrial (H-I).  
**Meeting Date:** January 10, 2023

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#### **Purpose of Request:**

The applicant is proposing to annex the subject property with a zoning of Heavy Industrial (H-I) in order to connect to sewer for the expansion of the MarJac Poultry facility. The property is zoned Heavy Industrial (I-II) within unincorporated Hall County and was part of the former Department of Driver Services (DDS) complex. Flat Creek and the Southern Railway are located along the northerly boundary. The proposed addition is to include approximately 156,000 square feet of processing and freezer space which will be similar in architecture as the existing metal and concrete masonry building. Truck access is proposed from Aviation Boulevard. The adjacent properties include Lee Gilmer Memorial Airport, DDS building, industrial uses, offices and vacant property.

#### **Facts & Issues / History & Background:**

#### **Department Recommendation:**

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

#### **Department Director:**

Rusty Ligon

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

**Amount Requested:**

**Sources of Funds:**

**Finance Comments:**

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**Administrative Comments:**

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#### **Attachments:**

1. Staff Recommendation Report
2. Location Maps
3. Narrative
4. Site plan
5. Survey

**GAINESVILLE PLANNING and APPEALS BOARD  
STAFF RECOMMENDATION**

**Applicant** ..... Rochester & Associates, LLC  
**Property Owners** ..... Mar-Jac Poultry, Inc.  
**Locations** ..... 1010 Aviation Boulevard  
**Request** ..... Annex with H-I zoning  
**Size** ..... 3.674± acres  
**Ward** ..... Four  
**Proposed Use** ..... Expansion of poultry freezer and processing  
**Planning Division Staff Recommendation** ..... **Approval, with conditions**  
**Date** ..... January 10, 2023

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

The applicant is proposing to annex the subject property with a zoning of Heavy Industrial (H-I) in order to connect to sewer for the expansion of the Mar-Jac Poultry facility. The property is zoned Heavy Industrial (I-II) within unincorporated Hall County and consists of an asphalt parking lot that was formerly part of the State of Georgia Department of Driver Services (DDS) established in 1990. Flat Creek and the Southern Railway are located along the northerly boundary.

The proposed addition is to include approximately 156,000 square feet of processing and freezer space which will be similar in architecture as the existing metal and concrete masonry building. Operations will include food processing, storage and distribution, processing support and freezer storage. The proposed building will be a maximum of 75-feet in height which will adhere to the Airport Overlay Zone standards. An additional 90+ employees are anticipated over three shifts. Existing access to the Mar-Jac poultry processing plant will remain except for an additional driveway which is planned off of Aviation Boulevard for truck access.

▪ **Adjacent Land Use and Zoning**

| Location | Use                                   | Zoning                          |
|----------|---------------------------------------|---------------------------------|
| North    | Southern Railway, Pilgrim's Pride     | Heavy Industrial (H-I) -City    |
| South    | Lee Gilmer Memorial Airport           | Heavy Industrial (H-I) -City    |
| East     | Georgia Department of Driver Services | Heavy Industrial (I-II) -County |
| West     | Mar-Jac Poultry Processing Plant      | Heavy Industrial (H-I) -City    |

▪ **Zoning History**

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

**2021-** A request by the Koch Foods of Gainesville, LLC to annex 0.572± acre tract located at 950 and 966 Industrial Boulevard, SW, with Heavy Industrial (H-I) zoning and to rezone a 0.55± acre

tract located at 911, 913 and 919 Davis Street, SW from Residential-II (R-II) to Heavy Industrial (H-I) for a poultry processing plant expansion was approved with conditions.

**2020-** A request by the City of Gainesville to rezone 39.0± acres consisting of 25 properties located within Midtown Gainesville from Heavy Industrial (H-I), Light Industrial (L-I), General Business (G-B), Residential-II (R-II) to Office and Institutional (O-I) for existing uses was approved.

▪ **Staff Analysis**

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

The surrounding uses include mostly heavy industrial uses which involve poultry processing, governmental and public uses such as the Lee Gilmer Memorial Airport. The adjacent property where Mar-Jac currently operates has functioned as a poultry processing facility for approximately 40+ years and has expanded numerous times. The proposed expansion of Mar-Jac appears logical given the surrounding uses.

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

The surrounding uses include heavy industrial uses which have been in operation for many years. The planned expansion includes an additional driveway off of Aviation Boulevard which will increase the amount of truck turning movements due to the increased volume processing and storage. However, the property is very accessible given its proximity to Aviation Boulevard, Queen City Parkway and I-985.

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

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

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 uses such as industrial, commercial, general mixed-use, public and institutional, limited multi-family residential, and parks and recreation.

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

The subject property is currently zoned Heavy Industrial (I-II) in Hall County which allows the proposed use. The applicant desires to operate within the City of Gainesville where most of the poultry processing plant currently exists. The adjacent property where the processing plant exists is landlocked and is not large enough to accommodate the proposed addition. The expansion will update and address long standing logistical, operational and capacity issues.

**(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 property and capacity is sufficient. Gainesville Fire Station #1 is located approximately 1.0± mile away off of Queen City Parkway. City of Gainesville Police currently patrol the area.

There should be no direct impacts to the City school system as the request is for future industrial purposes.

The applicant proposes to improve access and parking off of Aviation Boulevard.

**(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 anticipated that the use of the surrounding properties will remain mostly unchanged. However, the adjacent Department of Driver Services will be relocated further south off of Calvary Church Road. Most of the surrounding properties have remained mostly industrial for decades due to the close proximity to the interstate, railroad and airport.

**(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 industrial uses, the proposal 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.

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▪ **Staff Recommendation**

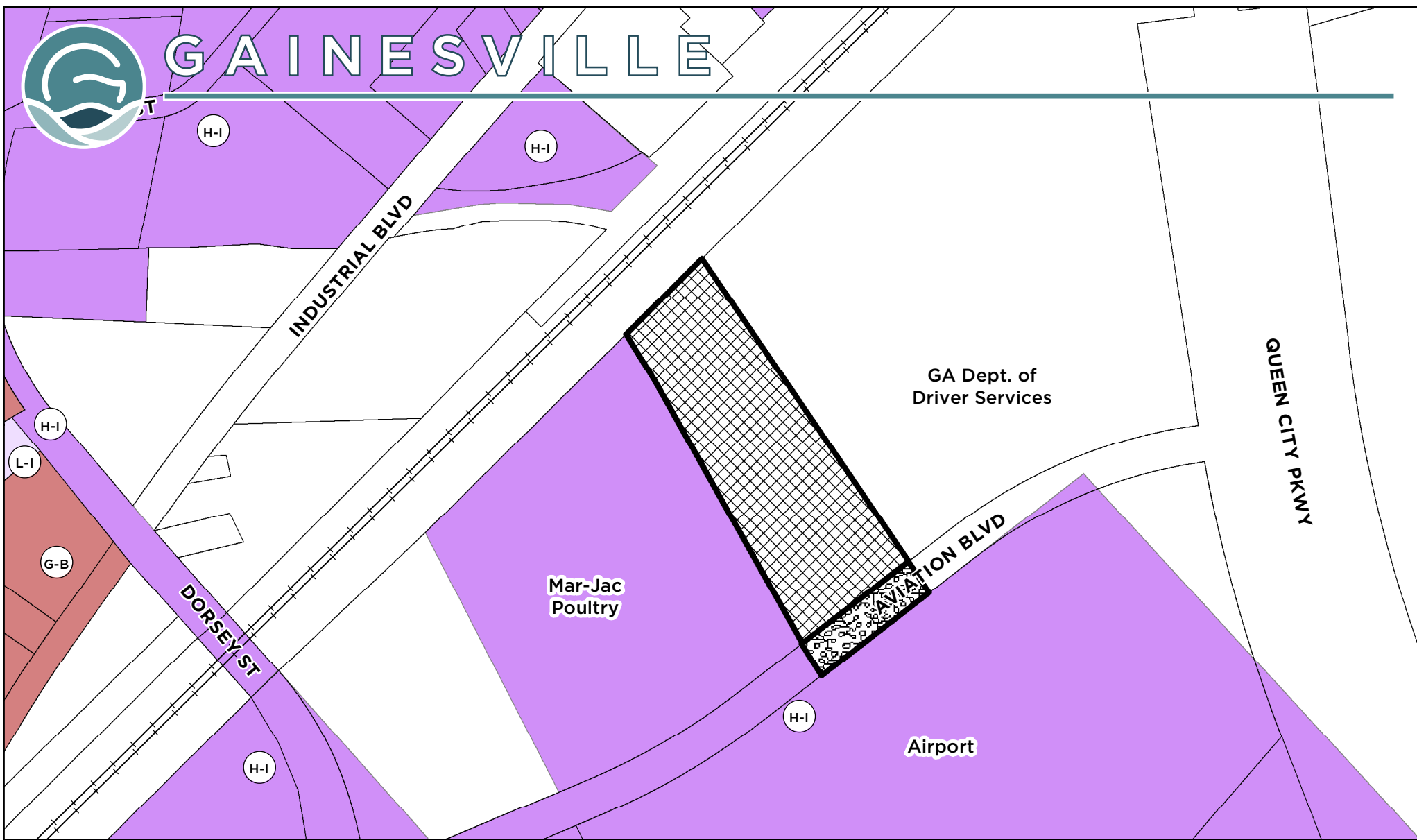
The Planning Division staff is recommending **conditional approval** of the annexation request based on the Comprehensive Plan and the adjacent industrial uses.

**Conditions**

1. Prior to a certificate of occupancy being issued for the subject property, a Traffic Impact Study shall be required if determined necessary by the Gainesville Public Works Department Director.
2. All access point design for the subject property shall require review and approval by the Gainesville Public Works Department Director. All required access/traffic/sidewalk improvements associated with the proposed development along Aviation Boulevard or any additional improvements identified within the Traffic Impact Study, if determined necessary, shall be at the full expense of the developer/property owner.
3. An updated as-built survey/plat shall be required combining the subject property with the adjacent property owned by Mar-Jac Poultry, Inc.



# GAINESVILLE



Applicant: **ROCHESTER & ASSOCIATES, LLC**

## ANNEXATION REQUEST

Subject Property Address:  
1010 Aviation Boulevard

Tax Parcel:  
00-051-002-011 (Part)

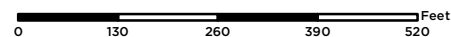
### Request:

Annex 3.674+/- acres tract and establish zoning as Heavy Industrial (H-I) for expansion of poultry freezer and processing



Subject Property

Right-of-way to be annexed

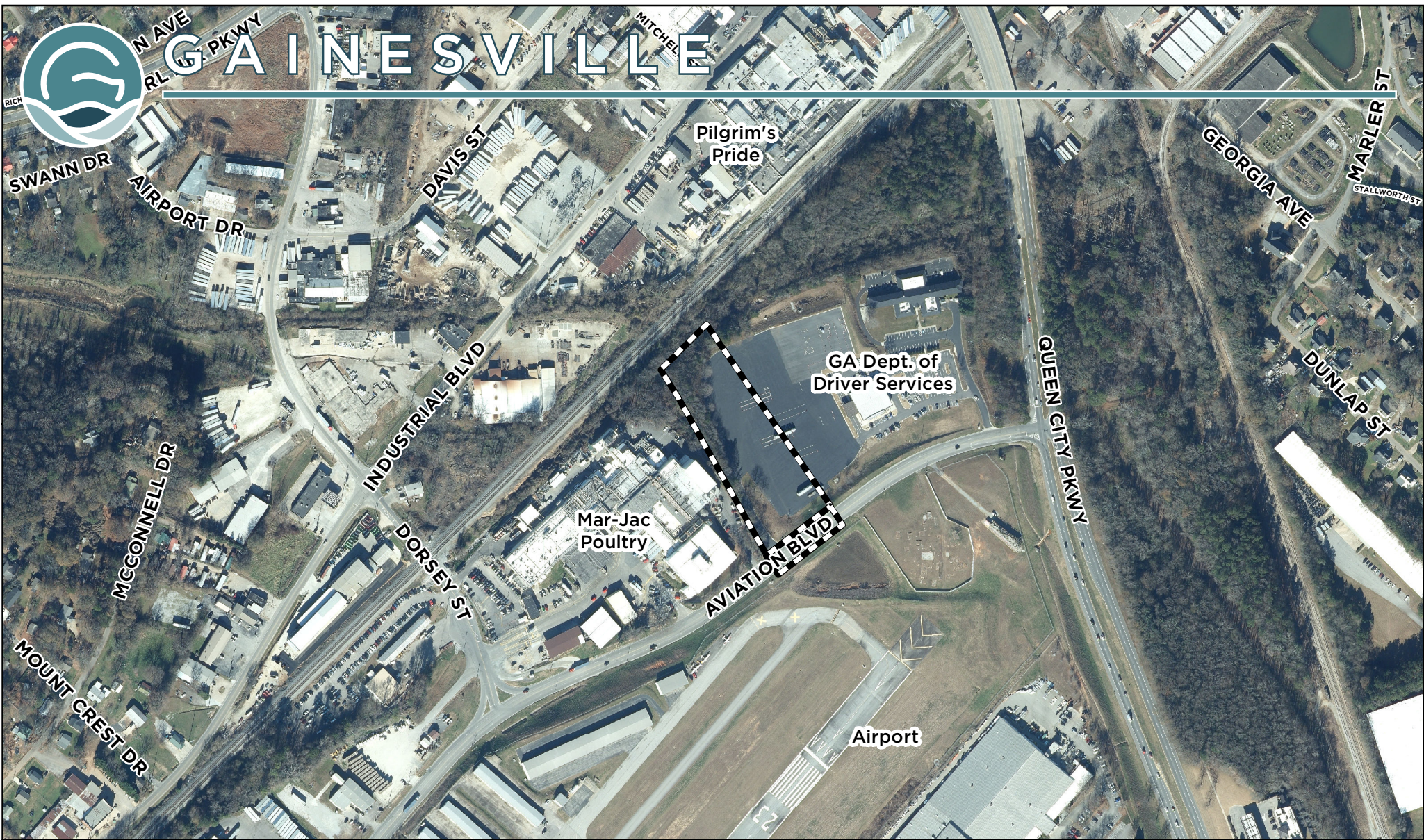


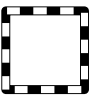
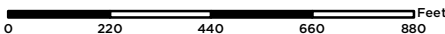
SCALE: 1" = 250'



Meeting Date: 01/10/2023

Map Prepared: 11/30/2022



|                                                      |                                      |                                                                                                                                          |                                                                                                        |
|------------------------------------------------------|--------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|
| Applicant: <b>ROCHESTER &amp; ASSOCIATES, LLC</b>    |                                      | Request:<br>Annex 3.674+/- acres tract and establish zoning as Heavy Industrial (H-I) for expansion of poultry freezer and processing    |                                                                                                        |
| <b>ANNEXATION REQUEST</b>                            |                                      |                                                                                                                                          |                                                                                                        |
| Subject Property Address:<br>1010 Aviation Boulevard | Tax Parcel:<br>00-051-002-011 (Part) |  Subject Property and<br>Right-of-way to be annexed | Aerial from 2021<br><br>SCALE: 1" = 417'                                                               |
| Meeting Date: 01/10/2023                             | Map Prepared: 11/30/2022             |                                                     | <br>Page 25 of 30 |

# Project Narrative – Annexation

**LOCATION** – 1010 Aviation Blvd.

**ACREAGE** – 3.67 acres +/-

**APPLICANT** – Mar-Jac Poultry, Inc.

## Summary

The accompanying application seeks an annexation and zoning change from I-II (Light Industrial) in Hall County to H-I (Heavy Industrial) in the City of Gainesville for a 3.67 +/- acre tract that is currently part of the former Department of Driver Services complex. The parcel is located on Aviation Blvd., approximately 700' west of its intersection with Queen City Parkway (SR 60). The intent is to utilize the property for an expansion (approximately 156,000 SF) the adjacent Mar-Jac poultry processing and freezer facility. The proposed land use is consistent with the City's 2040 Comprehensive Plan for this area, which is described as "Industrial" and the Character Area, which is noted as an "Economic Development Gateway".

## Site Description

The site consists of a portion of parcel 00051 112011:



### **Adjacencies**

The property is surrounded by a variety of Industrial zoned properties including the Lee Gilmer Memorial Airport directly across Aviation Blvd. from the site. The rear of the property is adjacent to the Norfolk-Southern right-of-way.

### **Access**

Access to the property is planned from a new driveway location near the eastern end of the annexation parcel and approximately 700' from Queen City Parkway (SR 60). The current driveway, which served the DDS site, will be abandoned. All other existing driveways serving the Mar-Jac facility will be retained along Aviation Blvd. and Dorsey St. The property is strategically located with access to Exit 20 on Interstate 985, located approximately 0.9 miles to the south.

### **Comprehensive Plan Consistency**

The project is located within the "Economic Development Gateway" character area designation of the 2040 Comprehensive Plan, which describes its primary vision for the area being continued support of economic development.

### **Proposed Uses**

- Food Processing
- Storage & Distribution
- Processing Support
- Freezer Storage

### **Airport Overlay District**

The property is located within the horizontal zone of the overlay, which limits building heights to 150' above the airport elevation. The maximum height proposed for the building expansion is 75'.

### **Lighting, Signage & Graphics**

All outdoor lighting and signage will follow the guidelines and requirements of the City of Gainesville code. Low spill fixtures, up lighting and low impact signage will be utilized to mitigate negative impacts.

### **Architectural**

The building expansion will be similar architecture to the existing facility and will utilize steel frame construction with insulated metal wall panels, concrete masonry units and a TPO roof system. The exterior finished to match the surrounding structures.

### **Stormwater Management**

Stormwater Management for the expansion is proposed as a re-design of the existing pond located on the DDS site and through an agreement with State of Georgia for its perpetual use.

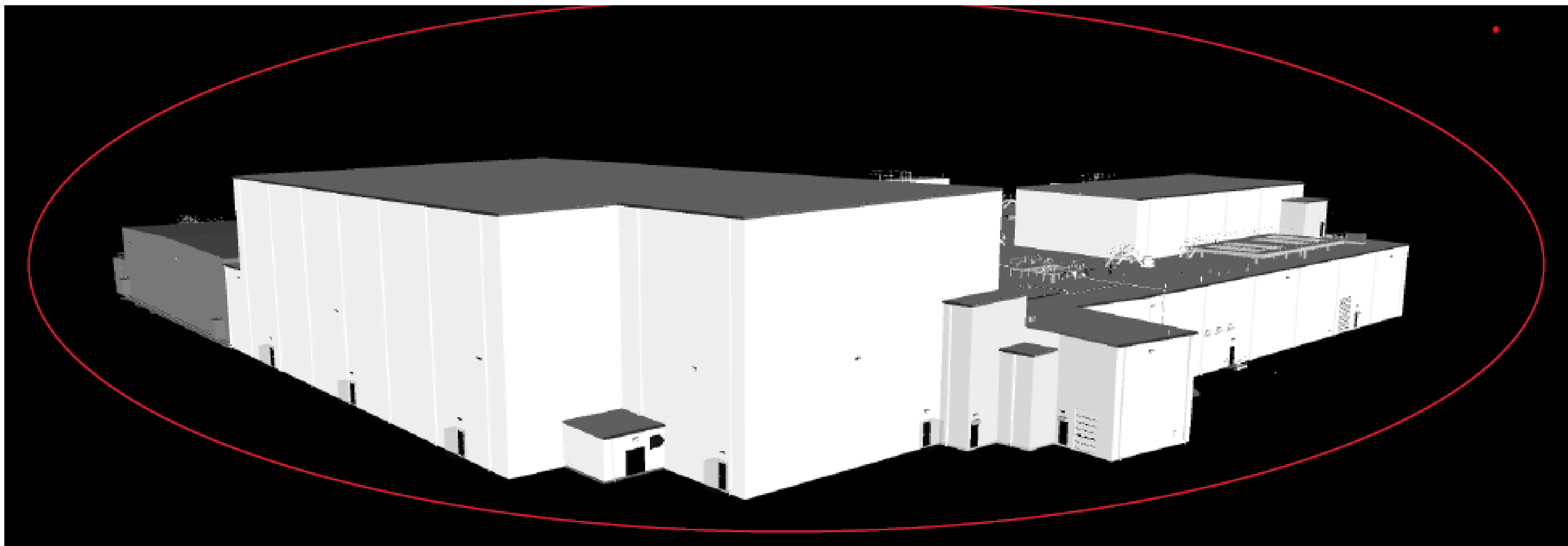
### **Dimensional Requirements**

Dimensional Requirements shall follow those outlined in Table 9-6-2.

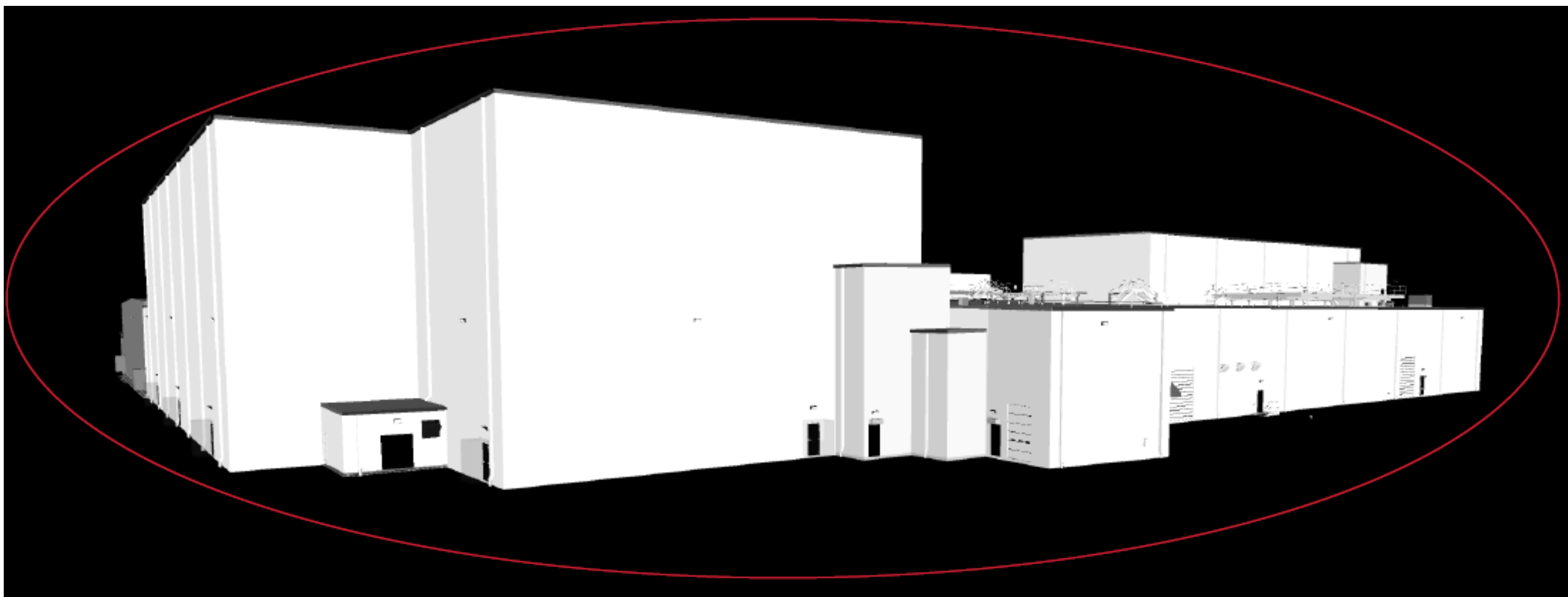
### **Hours of Operation/New Employees**

- 1<sup>st</sup> Shift – 8 am to 5 pm (production shift)
- 2<sup>nd</sup> Shift – 3 pm to 11 pm (maintenance, sanitation & shipping shift)
- 2<sup>rd</sup> Shift – 11 pm to 8 am (production shift)

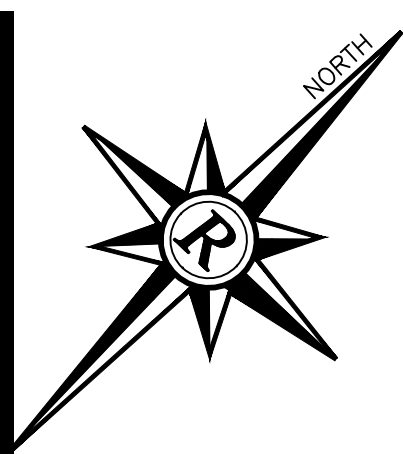
At full utilization of the expansion, the number of employees could increase by 90+.



Front View



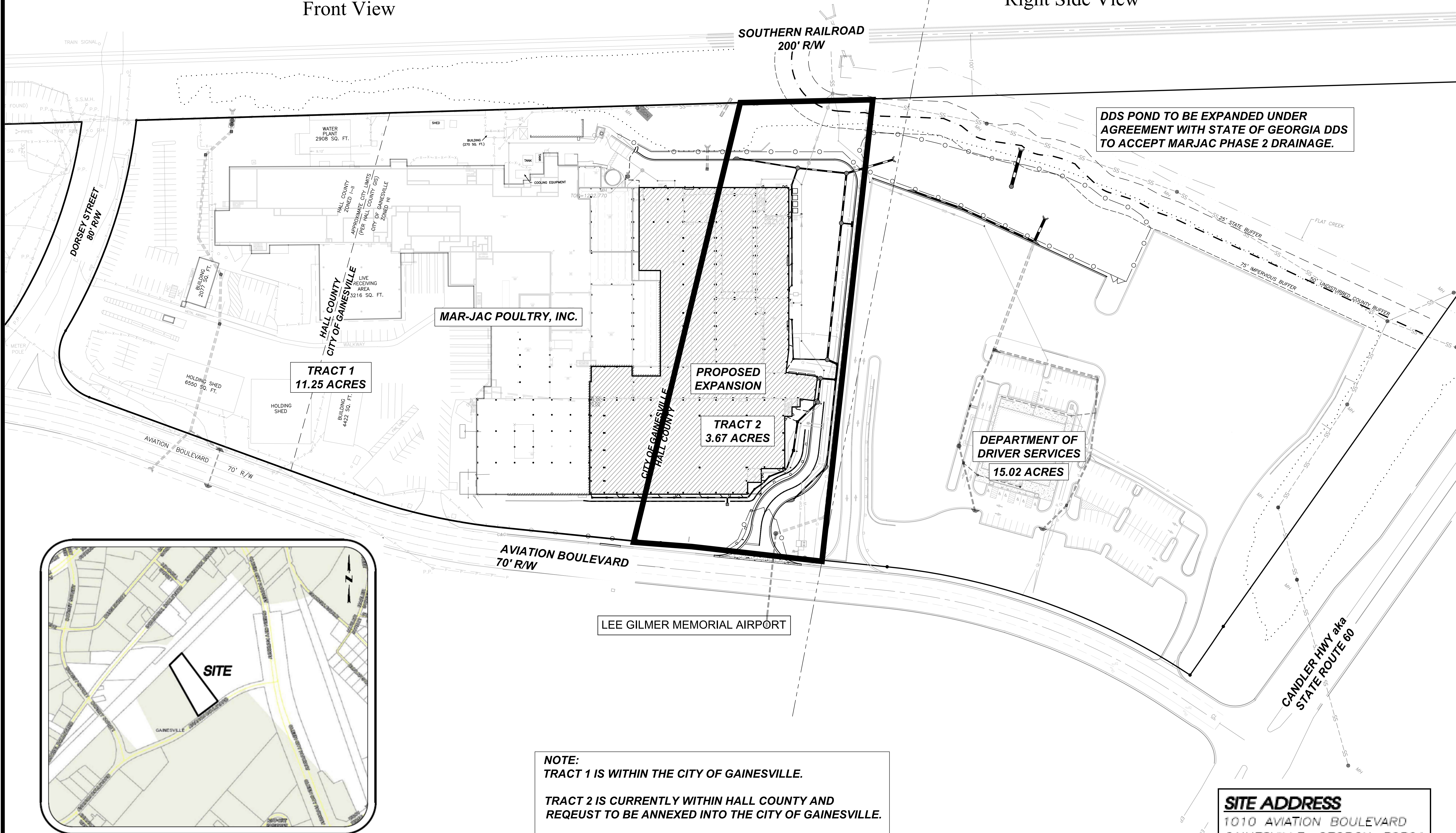
Right Side View



Rochester

DCCM

425 Oak St NW, Gainesville, GA 30501  
770.718.0600 p | rochester-assoc.com



**NOTE:**  
TRACT 1 IS WITHIN THE CITY OF GAINESVILLE.  
  
TRACT 2 IS CURRENTLY WITHIN HALL COUNTY AND  
REQUEST TO BE ANNEXED INTO THE CITY OF GAINESVILLE.  
  
REMAINING DEPARTMENT OF DRIVER SERVICES PARCEL TO  
REMAIN WITHIN HALL COUNTY.

**SITE ADDRESS**  
1010 AVIATION BOULEVARD  
GAINESVILLE, GEORGIA 30501

project no.  
RAL P#: G219144.PRI  
seal  
NOT FOR CONSTRUCTION  
GRAPHIC SCALE: 1"=60'  
title  
**ANNEXATION PLAN**  
LOCATED IN:  
LAND LOTS 152 & 167, 9TH DISTRICT  
CITY OF GAINESVILLE  
HALL COUNTY, GEORGIA  
DATE: 10/21/2022  
FILE: SITE.dwg  
DRAWN BY: ATM  
sheet  
**1**

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 167, 9th DISTRICT, HALL COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHERN RIGHT-OF-WAY OF AVIATION BOULEVARD (70' R/W) AND THE WESTERN RIGHT-OF-WAY OF QUEEN CITY PARKWAY (R/W VARIES); THENCE CONTINUING ALONG THE NORTHERN RIGHT-OF-WAY OF SAID AVIATION BOULEVARD 481.32 FEET ALONG AN ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 995.00 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 66 DEGREES 44 MINUTES 03 SECONDS WEST 476.64 FEET; THENCE SOUTH 52 DEGREES 52 MINUTES 34 SECONDS WEST A DISTANCE OF 95.43 FEET TO AN IRON PIN SET (1/2" REBAR WITH YELLOW PLASTIC CAP STAMPED "ROCHESTER LSFO00484") ON THE COMMON LAND LOT LINE OF LAND LOT 152 AND LAND LOT 167, BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH 52 DEGREES 52 MINUTES 34 SECONDS WEST A DISTANCE OF 282.01 FEET TO AN IRON PIN SET (1/2" REBAR WITH YELLOW PLASTIC CAP STAMPED "ROCHESTER-LSFO00484") ON THE COMMON LINE OF THE CITY OF GAINESVILLE AND HALL COUNTY; THENCE LEAVING SAID RIGHT-OF-WAY AND ALONG SAID CITY/COUNTY LINE AND ALONG THE PROPERTY NOW OR FORMERLY OF MAR-JAC, INC., NORTH 29 DEGREES 14 MINUTES 28 SECONDS WEST A DISTANCE OF 668.48 FEET TO AN IRON PIN FOUND (1/2" REBAR) ON THE SOUTHERN RIGHT-OF-WAY OF SOUTHERN RAILROAD (200' R/W); THENCE LEAVING SAID CITY/COUNTY LINE AND ALONG THE SOUTHERN RIGHT-OF-WAY OF SAID SOUTHERN RAILROAD, NORTH 45 DEGREES 24 MINUTES 32 SECONDS EAST A DISTANCE OF 195.73 FEET TO AN IRON PIN SET (1/2" REBAR WITH YELLOW PLASTIC CAP STAMPED "ROCHESTER LSFO00484"); THENCE LEAVING SAID RIGHT-OF-WAY AND INTO THE PROPERTY NOW OR FORMERLY OF DEPARTMENT OF CORRECTIONS, SOUTH 36 DEGREES 48 MINUTES 43 SECONDS EAST A DISTANCE OF 687.61 FEET TO THE TRUE POINT OF BEGINNING.

SAID TRACT CONTAINS 3.674 ACRES.  
THE ABOVE DESCRIBED PROPERTY IS THE SAME AS THE CURRENT TITLE COMMITMENT.

SITE AREA

|                   |              |
|-------------------|--------------|
| TRACT 1           | 3.674 ACRES  |
| REMAINDER TRACT 1 | 15.024 ACRES |
| TOTAL             | 18.698 ACRES |

SITE

VICINITY MAP  
SCALE: NTS

FLOOD MAP  
SCALE: NTS

LEGEND

|        |                           |        |                               |
|--------|---------------------------|--------|-------------------------------|
| AIF    | ANGLE IRON FOUND          | MH     | MANHOLE                       |
| AKA    | ALSO KNOWN AS             | MON    | MONUMENT                      |
| APPROX | APPROXIMATE               | N/F    | NOW OR FORMERLY               |
| BC     | BACK OF CURB              | P      | POWER LINE                    |
| BL     | BUILDING SETBACK LINE     | P-T    | POWER & TELEPHONE LINE        |
| BWF    | BARBED WIRE FENCE         | PB, PG | PLAT BOOK, PAGE               |
| C&G    | CURB & GUTTER             | PBX    | POWER BOX                     |
| CBX    | CABLE BOX                 | PL     | PROPERTY LINE                 |
| CCN    | CONCRETE NAIL             | PM     | POWER METER                   |
| CTP    | CRIMP TOP PIPE            | PMB    | POINT OF BEGINNING            |
| CT     | CURB INLET                | PP     | POWER POLE                    |
| CL     | CENTERLINE                | PLP    | POWER & LIGHT POLE            |
| CLF    | CHAIN LINK FENCE          | PTLP   | POWER, TELEPHONE & LIGHT POLE |
| CMF    | CONCRETE MONUMENT FOUND   | PTP    | POWER & TELEPHONE POLE        |
| CMF    | CORRUGATED METAL PIPE     | PVC    | POLYVINYLCHLORIDE PIPE        |
| CO-SS  | CLEARIT-SANITARY SEWER    | RCP    | REINFORCED CONCRETE PIPE      |
| CONC   | CONCRETE                  | R/W    | RIGHT OF WAY                  |
| CTF    | CRIMP TOP PIPE FOUND      | -SS-   | SANITARY SEWER LINE           |
| DB, PG | DEED BOOK, PAGE           | SSE    | SANITARY SEWER EASEMENT       |
| DE     | DRAINAGE EASEMENT         | S/W    | SIDEWALK                      |
| DIP    | DROP INLET                | SWCB   | SINGLE-WING CATCH BASIN       |
| DIR    | DIRECTION                 | TBM    | TEMPORARY BENCHMARK           |
| DMCB   | DOUBLE-WING CATCH BASIN   | TBX    | TELEPHONE BOX                 |
| EP     | EDGE OF PAVEMENT          | TMH    | TELEPHONE MANHOLE             |
| EP     | EDGE OF CONCRETE          | TPOB   | TRUE POINT OF BEGINNING       |
| FFE    | FINISHED FLOOR ELEVATION  | TSP    | TRAFFIC SIGNAL POLE           |
| FI     | FIRE HYDRANT              | TYP    | TYPICAL                       |
| GM     | GAS METER                 | -UC-   | UNDERGROUND COMMUNICATION     |
| GP     | GUY POLE                  | -UE-   | UNDERGROUND ELECTRIC          |
| GV     | GAS VALVE                 | W      | WEIR INLET                    |
| GW     | GUY WIRE                  | WL     | WATER LINE                    |
| HW     | HEADWALL                  | WLF    | WETLAND FLAG                  |
| IPS    | IRON PIN SET (1/2" REBAR) | WM     | WATER METER                   |
| JB     | JUNCTION BOX              | WMH    | WATER MANHOLE                 |
| LL     | LAND LOT                  | WV     | WATER VALVE                   |
| LLL    | LAND LOT LINE             |        |                               |
| LP     | LIGHT POLE                |        |                               |

2021 SURVEYORS ALTA CERTIFICATION

TO MAR-JAC POULTRY, INC.,  
STATE OF GEORGIA,  
CHICAGO TITLE INSURANCE COMPANY:  
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR THE ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1,2,3,4,9,13 & 14 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 4/19/21.

*Richard E. Millard*  
RICHARD E. MILLARD, GA PLS #3044  
remillard@rochester-assoc.com

4/19/21  
DATE

ROCHESTER AND ASSOCIATES, LLC.  
LSFO00484 EXPIRATION 6/30/24  
www.rochester-assoc.com

SURVEYOR'S CERTIFICATE

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements herein. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned and 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 the O.C.G.A. Section 15-6-67.

*Richard E. Millard*  
RICHARD E. MILLARD, GA PLS #3044  
remillard@rochester-assoc.com

4/19/21  
DATE

ROCHESTER AND ASSOCIATES, LLC.  
LSFO00484 EXPIRATION 6/30/24  
www.rochester-assoc.com

ALTA/NSPS LAND TITLE SURVEY FOR  
MAR-JAC POULTRY, INC., STATE OF GEORGIA  
& CHICAGO TITLE INSURANCE COMPANY

LOCATED IN  
LAND LOT 167, 9th DISTRICT  
HALL COUNTY, GEORGIA

REVISIONS

GRAPHIC SCALE  
0' 50' 100' 200' 300'



SHEET  
1  
OF  
1  
DATE: 4/19/21  
SCALE: 1" = 100'  
JOB NO.: 0219144  
DRAWN BY: LUG  
DWG NO.: 1-PRIALTA

NOTES PERTAINING TO  
CHICAGO TITLE INSURANCE COMPANY  
COMMITMENT NO.: 65513-AB  
COMMITMENT DATE: APRIL 23, 2021

SCHEDULE B PART II EXCEPTIONS

9. Matters as shown on the following plats of survey: Plat of Survey entitled "Property of Deering-Milliken Incorporated Gainesville Plant", dated July 8, 1974, prepared by Farley-Collins and Assoc., Georgia Registered Land Surveyors, recorded in Plat Book 58, pages 104-105 of the Hall County, Georgia Plat Records, and Plat of Survey entitled "Boundary Survey for Proposed Acquisition by the State of Georgia", prepared by Tribble & Richardson, Inc., Tommie M. Donaldson, Jr., Georgia Registered Land Surveyor, dated July 19, 1980, recorded in Plat Book 146, pages 196-197 of the aforementioned records. AFFECTS SUBJECT PROPERTY AS SHOWN HEREON (a) SANITARY SEWER LINE & EASEMENTS, (b) FLAT CREEK, (c) CLEAR ZONE EASEMENT, (d) AVIATION BOULEVARD R/W, (f) SOUTHERN RAILROAD R/W.

10. Individual Plat of Survey dated July 19, 1990, prepared by Tommie M. Donaldson, Jr., GRLS No. 1817, discloses the following:  
a. Sanitary sewer lines crossing the northerly portion of the Land;  
b. Flat Creek crosses the northerly portion of the Land; and  
c. Clear Zone Easement rights of the Gainesville Municipal Airport as granted in Clear Zone Easement recorded in Deed Book 322, pages 392-396 of the Hall County, Georgia Deed Records. MAY AFFECT SUBJECT PROPERTY, HOWEVER, THE PLAT WAS NOT PROVIDED AT THE TIME OF THIS ALTA SURVEY.

11. Rights of upper and lower riparian owners in and to the waters of Flat Creek crossing or adjoining the Land, and the natural flow thereof, free from diminution or pollution. AFFECTS SUBJECT PROPERTY AS SHOWN HEREON.

12. Clear Zone Easement for the Gainesville Municipal Airport dated February 14, 1966, recorded in Deed Book 322, Pages 392-396 of the Hall County, Georgia Deed Records. AFFECTS SUBJECT PROPERTY AS SHOWN HEREON.

13. Right of Way Deed to the Department of Transportation recorded in Deed Book 395, Pages 17-19 of the Hall County, Georgia Deed Records conveys access rights to the Land along the right of way of Queen City Parkway and its approaches. DOES NOT AFFECT SUBJECT PROPERTY.

14. Easements to the City of Gainesville for the construction and maintenance of sewer lines across the Land dated May 9, 1950, recorded in Deed Book 127, page 166; Deed Book 127, Pages 166-167; and Deed Book 127, pages 167-168 and dated August 29, 1968, recorded in Deed Book 405, pages 506-508, all of the Hall County, Georgia Deed Records. MAY AFFECT SUBJECT PROPERTY, HOWEVER, ITS EXACT LOCATION CANNOT BE DETERMINED FROM THE DEED DESCRIPTIONS.

15. Easement to Georgia Power Company dated April 20, 1945, recorded in Deed Book 104, page 275 of the Hall County, Georgia Deed Records. MAY AFFECT SUBJECT PROPERTY, HOWEVER, ITS EXACT LOCATION CANNOT BE DETERMINED FROM THE DEED DESCRIPTION.

16. Easement to Georgia Power Company dated August 12, 1953, recorded in Deed Book 142, page 147 of the Hall County, Georgia Deed Records. MAY AFFECT SUBJECT PROPERTY, HOWEVER ITS EXACT LOCATION CANNOT BE DETERMINED FROM THE DEED DESCRIPTION.

17. Easement to Hall County, Georgia to clean and dredge Flat Creek dated September 25, 1969, recorded in Deed Book 415, page 395 of the Hall County, Georgia Deed Records. MAY AFFECT SUBJECT PROPERTY, HOWEVER, ITS EXACT LOCATION CANNOT BE DETERMINED FROM THE DEED DESCRIPTION.

18. Variances in property lines as reflected by the individual plat of survey referenced above and those shown in the Property Line Agreement with the City of Gainesville dated November 20, 1974, recorded in Deed Book 562, page 248 of the Hall County, Georgia Deed Records, which property lines are as shown on the plat of survey referenced therein. MAY AFFECT SUBJECT PROPERTY, HOWEVER ITS EXACT LOCATION CANNOT BE DETERMINED FROM THE DEED DESCRIPTION.

HALL COUNTY ENGINEERING NOTES

- 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 § 167-8.170.070)
- IF PROPERTY IS LOCATED IN THE NORTH OCOONE WATERSHED DISTRICT, THEN ADDITIONAL STREAM BUFFERS AND IMPERVIOUS SETBACKS MAY BE REQUIRED FOR COMPLIANCE. (HALL COUNTY CODE § 167-17.225.040)
- PORTIONS OF THIS PROPERTY ARE LOCATED IN THE HALL COUNTY FUTURE FLOOD ZONE PER HALL COUNTY GIS.

SURVEY NOTES

- THE FIELD DATA DATED 4/19/21 UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 63,296 FEET AND AN ANGULAR ERROR OF 5 SECONDS PER ANGLE AND WAS ADJUSTED USING THE COMPASS RULE. A TRIMBLE S-SERIES ROBOTIC TOTAL STATION WAS USED FOR ANGULAR AND LINEAR MEASUREMENTS.
- THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 497,781 FEET.
- THE HORIZONTAL DATUM FOR THIS SURVEY IS THE NORTH AMERICAN DATUM OF 1983 (NAD 83 GEORGIA WEST ZONE) AS DETERMINED BY UTILIZING GPS. THE EQUIPMENT USED TO OBTAIN THIS DATA WAS A DUAL FREQUENCY TRIMBLE R10 GNSS GPS RECEIVER WITH A TRIMBLE TSC3 DATA COLLECTOR RECEIVING RTK CORRECTIONS VIA A WIRELESS NETWORK FROM BASE STATIONS OPERATED BY TRIMBLE NAVIGATION. THE AVERAGE RELATIVE POSITIONAL ACCURACY OBTAINED ON THE POSITIONS UTILIZED IN THIS SURVEY WAS 0.04 FT. HORIZONTAL. THIS VALUE WAS DERIVED FROM GPS PROCESSING SOFTWARE. THE REMAINDER OF THE FIELD WORK WAS PERFORMED WITH CONVENTIONAL EQUIPMENT AS DESCRIBED ABOVE.
- THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, RESERVATIONS, RIGHT-OF-WAY, OR RESTRICTIONS WHICH ARE NOT RECORDED OR NOT REFLECTED BY THE TITLE COMMITMENT OR OTHERWISE UNKNOWN TO THE SURVEYOR; THEREFORE EXCEPTION IS TAKEN TO ANY SUCH ITEMS.
- THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN MARKED BY UTILITY MARKING, LLC (678-357-1946) AND FIELD LOCATED BY ROCHESTER & ASSOCIATES, LLC. PERSONNEL OF THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- THE WETLANDS SHOWN ON THIS PLAT ARE UNDER THE JURISDICTION OF THE CORPS OF ENGINEERS. SAID WETLANDS WERE DELINEATED BY U.S.A.C.O.E. AND FIELD LOCATED BY ROCHESTER & ASSOCIATES, LLC. THE OWNERS MAY BE SUBJECT TO PENALTY OF LAW FOR DISTURBANCE OF THESE WETLAND AREAS WITHOUT PROPER AUTHORIZATION.
- PORTIONS OF THIS PROPERTY ARE LOCATED IN FLOOD HAZARD ZONE "AE" PER F.E.M.A. INSURANCE RATE MAP OF HALL COUNTY, GEORGIA. MAP NO. 13139C01896, REVISED DATE APRIL 4, 2018.
- DURING THE FIELD SURVEY PERFORMED ON THIS SITE THERE WAS NO VISIBLE ABOVE GROUND EVIDENCE OF A HUMAN BURIAL AREA OR CEMETERY OBSERVED. HOWEVER, THIS SURVEYOR DID NOT PERFORM A THOROUGH INSPECTION OF THE INTERIOR OF THIS SITE. THEREFORE EXCEPTION IS MADE HEREIN TO ANY HUMAN AREAS OR CEMETERIES THAT MAY EXIST WITHIN THE BOUNDARIES OF THIS SITE.
- ALL PROPERTY CORNERS REFERENCED AS "IPS" INDICATES A 1/2" REBAR PLACED WITH A YELLOW PLASTIC CAP STAMPED "ROCHESTER-LSFO00484", UNLESS OTHERWISE NOTED.
- THIS PLAT IS FOR THE EXCLUSIVE USE OF THE ENTITIES SHOWN HEREON; ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.
- ALL DISTANCES AS SHOWN ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET (39.37 INCHES = 1 METER).
- ZONING INFORMATION TAKEN FROM HALL COUNTY GIS WEBSITE.
- SITE ADDRESS SHOWN HEREON IS TAKEN FROM HALL COUNTY GIS WEBSITE.
- PORTIONS OF THIS PROPERTY IS LOCATED IN THE HALL COUNTY GATEWAY DISTRICT PER THE HALL COUNTY GIS WEBSITE.
- NO BUILDINGS WERE OBSERVED ON THE PROPERTY AT THE TIME OF THE SURVEY.

REFERENCES

- RETRACEMENT & TOPOGRAPHIC SURVEY FOR GEORGIA DDS, PREPARED BY ROCHESTER & ASSOCIATES, INC., DATED 11/25/18.
- GDOT RIGHT OF WAY PROJECT F-013-1(19) LOOP (SOUTH).

SITE ADDRESS

1010 AVIATION BOULEVARD  
GAINESVILLE, GEORGIA 30501